

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION**

CITY COUNCIL CHAMBERS

April 27, 2016



AGENDA

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

ADOPTION OF MINUTES OF April 13, 2016

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

7800 Royal Street East #16 – Plat Amendment for Building E Unit 16 of Sterlingwood Condos. The amendment will change a current Common Area staircase to Private Area in order to enclose it. PL-15-03110 39
Planner
Hawley
Public hearing and continuation to date uncertain

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

Park City Mountain Resort Development Agreement Mountain Upgrade Plan and MPD Amendment. PL-14-02600 41
Planner
Astorga,
Grahn
Consideration of an extension of a Condition of Approval related to Historic Preservation

Historic Kimball Garage at 638 Park Avenue – Plat Amendment combining two blocks in order to remove the block line that runs through the property. PL-16-03039 65
Planner
Grahn
Public hearing and possible recommendation to City Council on May 19, 2016

803 Norfolk Avenue, Plat Amendment – Combining Lot 1 and the south half of Lot 2, Block 14 of Snyder’s Addition to the Park City Survey PL-16-03049 85
Planner
Grahn
Public hearing and possible recommendation to City Council on May 19, 2016

100 Daly Avenue – Plat Amendment to combine two (2) existing lots into one (1) legal lot of record at 100 Daly Avenue. PL-16-03116 103
Planner Tech
Scarff
Public hearing and possible recommendation to City Council on May 12, 2016

1750 Sidewinder Drive – Conditional Use Permit for construction within the Frontage Protection Zone for the Intermountain Healthcare clinic proposed to replace the Pizza Hut building. PL-16-03125 119
Planner
Whetstone,
Hawley
Public hearing and possible action

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

Land Management Code amendments as continued from April 13, 2016 PL-16-03115 173
Planner
Whetstone

ADJOURN

K CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
APRIL 13, 2016

COMMISSIONERS IN ATTENDANCE:

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

EX OFFICIO:

Bruce Erickson, Planning Director, Francisco Astorga, Planner; Kirsten Whetstone, Planner; Anya Grah, Planner; Hannah Turpen, Planner; Makena Hawley, Planning Tech; Polly Samuels McLean, Assistant City Attorney

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REGULAR MEETING

ROLL CALL

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

ADOPTION OF MINUTES

March 23, 2016

Commissioner Suesser referred to page 17, last paragraph, which reflected that she asked the applicant to address some of the concerns raised in the letter. She corrected that statement to accurately reflect that she had asked the applicant to address **the** concerns raised in the letter.

MOTION: Commissioner Band moved to APPROVE the minutes of March 23, 2016 as amended. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Planning Director Erickson stated that the Commissioners were sent an update from the County Transportation. He thought the key take away from the update was the number of employee trips and the rate of growth of employment, relative to the rate of growth for

housing. Director Erickson remarked that job growth is at approximately 40%. To the best of his recollection housing growth in the City is approximately 1% and approximately 5% in the County. He pointed out that most of the trip generation is from employees and he believed that would play into the transportation discussions in the General Plan. Director Erickson stated that if the Commissioners had further questions they could be addressed in a work session forum.

Director Erickson reported that the HPB has approved the material deconstruction to do three openings in the roof of the white barn this Spring and insert steel trusses so it is seismically and wind loaded strengthened. CRSA is the project architect and there is a rigorous preservation plan. Director Erickson stated that if anyone had questions, Planner Hannah Turpen had a presentation from the CRSA Architects explaining how they intend to accomplish the work.

Chair Strachan asked if the barn would be closed to the public, and if so, for how long. Assistant City Attorney McLean pointed out that currently the barn is not open not accessible to the public. Planner Turpen explained that a building permit application has not yet been submitted so the Staff was unclear when construction would begin. However, she understood that they would try to keep as much of the property accessible as possible, but still keep the public safe and the site secure. Director Erickson assumed a late May, early June start date. Planner Turpen stated that the goal is to do the work during the shoulder season.

Assistant City Attorney McLean noted that the Treasure Hill application will be coming back to the Planning Commission at some point. She reminded the Commissioners and the public that this is a pending application and any public comment should be sent in writing to the Planning Department or directly to Director Erickson or Planner Astorga. Ms. McLean clarified that if the Planning Commission appears to be rude if they are approached by the public, it is only because they are not allowed to talk to the public about a pending application. All conversations should occur during a meeting.

Commissioner Joyce stated that he would not be able to attend the next Planning Commission meeting on April 27th.

Chair Strachan announced an agenda change this evening. He noted that the Blue Ribbon Commission would be the next item on the agenda. The LMC work session items would be discussed at the end of the meeting.

WORK SESSION

Review of the Blue Ribbon Housing Commission Report dated March 30, 2016 and preparation of comments to City Council per City Council Request

Rhoda Stauffer, the Housing Specialist for the City introduced the member of the Blue Ribbon Commission - Meg Ryan, Nicole Butolph, Ron Hunt, Mike Stewart, Glenn Wright, Tom Horton and Mark Sletten.

Ms. Stauffer noted that not every member would be giving a presentation this evening. She assumed the Planning Commission had read the report and would ask questions when necessary. Meg Ryan was also prepared to highlight the high notes if the Commissioner were interested. Chair Strachan thought it would be helpful.

Meg Ryan reported that the Blue Ribbon Commission would be attending the City Council meeting the following evening. They were before the Planning Commission this evening to here initial feedback. This is a work in progress and the Blue Ribbon Commission was asked to provide the Council with feedback on the EPS Study that was commissioned in order to look at the regulatory components of housing in the LMC. Ms. Ryan stated that that piece was still being finalized. She understood that the Planning Commission and the City Council were scheduled for a joint meeting on April 28th to discuss the details of the EPS Study. Ms. Ryan noted that what would be presented to the City Council tomorrow is an overview of other policy considerations. The regulatory component is in the EPS study such as the current in-lieu fee, requiring things of developers, etc. She anticipated future conversations once they share their policy thoughts with the City Council.

Ms. Stauffer stated that the Planning Commission was not given the full Staff report, which gives the background on the Blue Ribbon Housing Commission. She explained that the members were appointed in October and they have been meeting two to three times a month since October and they completed their work in March. They were asked to be the community filter for the regulatory work that Economic and Planning Systems are doing, and looking at Code and the Housing Resolution to determine its effectiveness and whether or not changes need to be made. Ms. Stauffer stated that the Blue Ribbon Housing Commission had other thoughts on the education pieces they wanted to provide to the City Council and that would be part of their presentation to the Council the following afternoon.

Chair Strachan stated that Blue Ribbon Commissions are often overworked and under-appreciated. However, this group was very much appreciated and it was a good report. Chair Strachan especially liked the recommendation that all development should pay something towards the affordable goals. He wholeheartedly agreed, and thought it was a good move to make it a top priority.

Chair Strachan asked if the group had discussed requiring that affordable housing be built first in most developments. He noted that many times larger projects are have promised and are legally required to put in affordable housing, but the profitable part gets built first and the affordable housing comes at a later, undetermined time, and in some cases not at all. He asked if that had come up in their discussions and what ideas they had for addressing it.

Mike Stewart stated that it was very appropriate to have milestones depending on the size of the development where affordable housing is provided concurrent with market based housing. Mr. Stewart stated that he is a developer who has done a lot of affordable housing in his past on a number of very large projects, and he always produced it upfront. He has seen a lot of agreements in both the City and the County where it has been discussed and the assumption was that it would be done upfront. He noted that they asked Ms. Stauffer and the Staff why the affordable housing that was supposed to be built with already approved projects was not built.

Chair Strachan hoped the City Council and Summit County would put some teeth in it and issue a stop building order unless they see affordable housing going in.

Commissioner Joyce recalled previous discussions where they suggested withholding a Certificate of Occupancy for any part of the development until the correct threshold of affordable housing is provided. Commissioner Joyce stated that he has also been frustrated by the fee-in-lieu piece. It is not high enough to be sufficient and it does not involve enough projects. He questioned whether a fee-in-lieu was an easy way out. Commissioner Joyce preferred to have the fee-in-lieu be the less desirable option than the building alternative. It should be more punitive so building affordable housing is less expensive than paying the fee-in-lieu. Commissioner Joyce pointed out that fee-in-lieu also puts the burden of land acquisition on the City for providing affordable housing.

Ms. Ryan stated that the group had discussed that at length. One of the things was prioritization and fee-in-lieu was low down on the priority list. They also talked about making it fractional units so it was not used at all.

Ms. Stauffer explained that it was not in the Blue Ribbon Commission report because fee-in-lieu is going to be addressed heavily by Economic and Planning System at the April 28th meeting.

Chair Strachan thought they needed to be careful of annexing more land to make room for affordable housing because that is a double-edged sword. Space is scarce, but in his opinion, annexing more space and building homes on it is not the answer.

Ms. Ryan stated that the group talked about that as well, and there are a lot of infill and acquisition opportunities. With the funds committed and the current zoning there are many opportunities. They also had many discussions about being more aggressive with zoning. Ms. Ryan stated that if they choose not to do that there are still opportunities within the parameters. She remarked that it is not a competition between open space and other goals. The housing in town can also solve transportation goals and potentially historic preservation. That led to the conversation about it being instrumental to have a partnership with the County.

Commissioner Phillips stated that the Park City Planning Commission meets with the Snyderville Planning Commission to try to align their goals and to learn from each other as well. He hoped that would prove to be fruitful.

Commissioner Phillips referred to the calculation for single residents and remodels and asked if the group had any recommendations on whether it should be by square foot or by valuation. He understood that they would get into the details with the City Council, but he was curious as to whether the Blue ribbon Commission had even discussed it.

Ms. Stauffer stated that Economic and Planning Systems has gone into more detail in their work, and the Blue Ribbon Commission agreed with where they were ending up. She did not have information with her, but they will learn more about their recommendation on April 28th.

Commissioner Phillips clarified that his reason for raising the question is because if it's based off of valuation, being in the construction industry he knows it's very common for applicant's to under value their scope of work. If it's based off of evaluation there should be some standard average number for different types of construction. Based on his explanation, Ms. Stauffer better understood the question. She stated that most of what they do in the Housing Resolution is based on square footage. They do their own valuations. They do not take value from the application.

Commissioner Phillips noted that the report made reference to buying current stock and converting it. Of all things, that is disappearing rapidly. He thought they should buy the current stock before it is no longer affordable to purchase because it may never come back.

Commissioner Phillips stated that on the flip of side of being punitive on the in-lieu-fee, he suggested having incentives on the other end in an effort to change the mood and the way people think about the bonuses, and encourage developers to start using the bonuses. If it gets abused they could scale it back. Commissioner Phillips stated that if affordable housing is a priority he preferred to see it over-used rather than under-used.

Nicole Butolph stated that the Blue Ribbon Commission had a long discussion about in-lieu-fees. Ms. Stauffer made it clear that using in-lieu fees are actually the discretion of the City Council and it is low on the priority list in terms of allowing people to use it. The circumstances in which in-lieu-fees are actually used are very low. Ms. Butolph clarified that because it does not happen often, they decided not to spend an exorbitant amount of time talking about in-lieu-fees.

Ms. Ryan stated that the density bonus was also discussed at length and the group basically thought that it was not being utilized and it was not useful. They thought it should be revisited. Mr. Stewart thought it was a political challenge because in most places the density bonus is insufficient to attract the developer community economically to make it work. In addition, it is very difficult to get approved by the public. The group determined that it needs to be looked at differently than it is today. Mr. Stewart stated that as they looked at the inventory in town and the available development opportunities, they were very few major developments left where that incentive might actually apply. To get the development community engaged it would have to be more substantial, but it is more difficult to get approved from a zoning regulation standpoint as well as from the public.

Commissioner Phillips asked if any of the members of the Blue Ribbon Commission had input on what the Planning Commission could do to make a difference. Ms. Ryan stated that she is the planner out of the group. In her opinion, once the Planning Commission and City Council figure out the policy direction, the challenge is looking at the Code. If they are serious about doing affordable housing they need to streamline the process. If they want affordable housing upfront they need to put that in the Code.

Glenn Wright stated that from a policy standpoint there are difficult but potential decisions to make. There are fewer opportunities to build and if affordable housing is a priority and they want more housing in the City they need to think about allowing more height and density, particularly in the transit corridors. Mr. Wright commented on the importance of having affordable housing in transit corridors.

Mr. Wright stated that the Blue Ribbon Commission also looked at City-owned land. Some of the decision made in the past have excluded some of the land from housing purposes. As decisions are made on City-owned land or purchasing land, affordable housing should be part of the discussion.

Commissioner Band asked how much time the group spent discussing what type of housing is appropriate, such as houses versus apartments. She understood that the convention wisdom is to keep families in town, and they need to have a patch of grass. She understood there were limited land resources, and she asked how much of that should

be given to make sure people get people get a patch of grass. Mr. Stewart stated that the Blue Ribbon Commission sees this as creating a menu of opportunities because there is not one simple solution. One thing that stood out from an affordability standpoint was the importance of segmenting each affordable section and setting specific goals for each one because the housing need varies. On the low end the City has done well with apartments and what they have today. The middle income families are the ones who are currently lost in Park City. It is one constituency but it is not the only one.

Ms. Stauffer stated that they do regular assessments of need, as well as a survey of the community and what they want. The City was hiring consultants to do the actual study of what people want when they buy to help them understand the market. Ms. Stauffer noted that anecdotally, the best way to get the best housing in Park City is condos and stacked flats. However, she knows from experience that many young families would rather live in Heber than buy a condo in Park City. They do not want to exclude young families but it is impossible to do all single family homes in the City.

Commissioner Band asked if they would be surveying people who already own a house in Park City, or the people who actually have the needs. Ms. Stauffer replied that it would be a survey of people who have the needs and what they would buy.

Commissioner Joyce referred to a comment about more land being available in the County. He stated that when they talk about working with the County it suddenly becomes easier to put housing outside the City limits; but it adds to the existing transportation issues. He asked if the Blue Ribbon Commission had discussed that issue.

Ms. Ryan replied that it was discussed. They concluded that the City should do what it can within the finite borders, but development in the County will occur anyway and there are partnership opportunities that may meet those goals. It would enable corroboration to work with the transit corridors. As they work through joint transportation and recreation, housing is an integral part. Ms. Ryan stated that the City should not ignore the opportunities they may have in a working partnership with the County. The message from the Blue Ribbon Commission is that it was time to explore it.

Mr. Wright remarked that the County has some of the same ideas; and working together with the County they have talked about some type of joint venture Regional Housing Authority. He stated that the key is developing the transportation infrastructure and developing dense nodes in the western part of the County. Park City proper is a dense node, as well as the Canyons base, Kimball Junction, and the new development that has been approved at Silver Creek. Those are the four major dense nodes and that is where the affordable housing needs to be. Mr. Wright stated that both the City and the County have goals of affordable housing and transportation, and energy in becoming a green

community. Those are all centrally related by creating density, creating transportation and doing it together.

Commissioner Thimm agreed with the comment about building height. In his profession he tends to work with developers and property owners who want to get the highest and best use for their property. A density bonus in his mind can be very meaningless if you do not have the platform to have additional density someplace. Commissioner Thimm believed that creating building height or more buildable area was important. He remarked that reducing setbacks was probably impractical, but creating sensitive ways within the zoning ordinance that would allow for a height bonus in addition to a density bonus could make a density bonus more meaningful.

Mr. Wright agreed with Commissioner Thimm; however, it becomes a political issue within the community. The sentiment is that the community will not accept it. Mr. Wright stated that if this is a goal, the political leaders need to lead and recognize that height is a tool they need to consider.

Commissioner Thimm stated that in working with the development community over the years he has found two key interests. One is the profit motive and the other is time. He asked if consideration was given to the notion of reducing or waiving plan check and permit fees, and possibly providing for preferential or accelerate review of documents when the City issues permits.

Mr. Wright replied that the group did not get specific but they did talk about the time it takes. Mr. Stewart remarked that it was part of the menu and he agreed that time is money. They had discussed the possibility of fee waivers and other things the City could do. He believed that with most developers, particularly on larger projects, time savings would be the most impactful thing they could do.

Ann Laurent, Community Development Director, stated that the Building Department was currently talking about what could be most effective from a building perspective. She believed fee waivers could be looked at and recommended. Ms. Laurent stated that expediting the process is more difficult because two parties are involved with plan review. It is difficult to expedite a project when the plans are not complete, and she was concerned that it would give the perception that drawings do not have to be complete or meet Code. Ms. Laurent noted that the City has been careful not to set an expectation that may not come to fruition if there are problems with the plan check. She was more interested in how to move projects through the entitlements and the plan review pieces, as well as the planning and land use components. That has been more controversial in the estimation of why the resolution has not been as heavily applied as they would like. Ms. Laurent

emphasized that from a regulation perspective there is no way to expedite the process.

Commissioner Thimm clarified that he was not suggesting that they ignore the IBC or other Codes. However, he knows of communities where if drawings come and there is some threshold of affordable housing it gets priority. Ms. Laurent thought that could be an option. Another option she has done in past communities is when developments have standard units the City can approve a model for site adapts. So if the developer has pre-approved plans that they want to apply in multiple circumstances, they would not have to go through the whole review. Ms. Laurent was open to options.

Commissioner Thimm stated that in terms of the definition of affordable housing and income basis, he noticed in the report a HUD standard of 80% AMI. He asked if thought had been given to a deeper target. He is involved with multiple projects where 60% AMI is a goal that appears to be attainable. Ms. Stauffer explained that it was only an explanation of how RDAs are run, which is why 80% was cited. She stated that they target a “work force wage” by calculating what real wages are like locally. She is currently in the process of doing that calculation because the 2015 numbers must be completed by April or early May. That is an annual deadline for the prior year numbers to be available. Ms. Stauffer noted that consistently the median wage for Park City ends up equaling approximately 60% of AMI.

Chair Strachan thanked the Blue Ribbon Commission members for their time and a good report. He believed all of their recommendations were right on point. Chair Strachan encouraged them to keep moving forward and to keep the Planning Commission updated.

Commissioner Phillips requested that the Commission members come to the meetings and provide input when the Planning Commission discusses the Code changes.

The Planning Commission adjourned the Work Session and moved to the Regular Agenda.

CONTINUATION(S) – (conduct a public hearing and Continue to date specified)

1. 844 Empire Avenue – Plat Amendment creating one (1) lot of record from the lot and portions of Lots at 844 Empire Avenue (Application PL-15-03034)

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

MOTION: Commissioner Phillips moved to CONTINUE Empire Avenue plat amendment to May 11, 2016. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

2. 803 Norfolk Avenue Plat Amendment – Combining lot 1 and the south half of Lot 2, Block 14 of Snyder’s Addition to the Park City Survey (Application PL-15-03049)

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

MOTION: Commissioner Thimm moved to CONTINUE 803 Norfolk Avenue plat amendment to May 11, 2016. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

3. 7800 Royal Street East #16 – Plat Amendment for Building E Unit 16 of Sterlingwood Condos. The amendment will change a current Common Area staircase to Private Area in order to enclose it. (Application PL-15-03110)

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

MOTION: Commissioner Joyce moved to CONTINUE 7800 royal Street East #16 plat amendment to April 17, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

4. 1000 Ability Way – Master Planned Development (MPD) – request for approval of an MPD for future expansion of the National Ability Center including additional lodging, expansion of the Equestrian Arena and Administrative Building, and other activity additions and/or improvements (Application PL-16-03096)

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

MOTION: Commissioner Band moved to CONTINUE 1000 Ability Way master planned development to May 11, 2016. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

1. **1280 Park Avenue – 1280 Park AVENUE Condominium Record of Survey – proposal to create a two-unit condominium from the existing two (2) residential units (Application PL-15-03043)**

Planner Hannah Turpen reviewed the condominium plat application for the 1280 Park Avenue condominiums. The property is located in the HRM zone and consists of a historic house in the front and a new addition in the back. The new addition is currently under construction. The property owner would like to create a 2 unit residential condo unit so they can sell each unit separately.

The Staff recommended that the Planning Commission review the application, conduct a public hearing and consider forwarding a positive recommendation to the City Council.

Chair Strachan opened the public hearing.

There were no comments.

Chair Strachan closed the public hearing.

Commissioner Joyce noted that the house is historic and there is a piece of the house that is not historic. Currently it is one house, but if they cleave it into two condos he wanted to know how the historic registry piece would apply since half would be historic and the other half would not. He questioned how changes could be made to each unit.

Planner Turpen did not believe this was the only condo with this situation. She explained that it is in the Historic District and either unit would have to meet the Historic District Design Guidelines. It would be treated the same as if it were any other single family home or a condo.

Commissioner Joyce pointed out that the older historic piece is listed as a Landmark structure, which has tighter restrictions. He stated that even if it remained a house rather than a condo, what could be done with the addition is different than what could be done to the historic portion. Commissioner Joyce ask if the back half would lose its historic consideration once it becomes a separate condo, or whether it is treated as a Landmark.

Assistant City Attorney McLean explained that it is part of the site. She noted that currently with the addition the structure becomes a duplex. The condominium application allows each unit to be sold to two different owners. Ms. McLean remarked that anything on the site is subject to the Historic District Guidelines, the front of the house will continue to be maintained as a Landmark, but the back of the houses, Unit B, would have to meet the Historic District Guidelines for newer construction. Because they are tied together, it would

be subject to all of the same restrictions that applied when the addition was initially added. Ms. McLean pointed out that the address would be the same because the second unit would not have its own address. Commissioner Joyce questioned why it would not be two addresses since the units front different streets. Planner Turpen stated that Sullivan Road is not a plated right-of-way. Therefore, Park Avenue is the official right-of-way for that property. Ms. McLean noted that the address would be 1280 Park Avenue Unit A or Unit B. Commissioner Joyce asked if the Fire Department would understand that it would not be a Sullivan Drive address if they received an emergency call. Ms. McLean stated that they would check with the City Engineer to make sure the Fire Department has that understanding. Chair Strachan reiterated that Sullivan Road is not a plated road. Ms. McLean assumed that in the event of an emergency the called would articulate that they were the unit in the back.

Commissioner Joyce stated that if he were buying the condo and he looked in the HSI, he wanted to know if it would be obvious that his new address being 1280 B would show up other than just being zoned in the Historic District. Planner Turpen replied that the entire site is known as 1280 Park Avenue. They designate the site and not just the house, so it would be affiliated with that despite it being Unit B.

Assistant City Attorney McLean suggested that the Planning Commission could add a condition of approval regarding that the CC&Rs shall reflect that Unit A is on the Historic Sites Inventory. Commissioner Joyce did not think that was necessary. He was comfortable with the explanations.

Commissioner Campbell asked if there should be a plat note on Unit B stating that all historic restrictions on Unit A are applicable to Unit B. It would be unfortunate if a potential buyer in the future was not aware of the restrictions that may be enforced before they make the purchase. He thought a plat note would make it clear when doing a title search. Planner Turpen offered to meet with Ms. McLean to draft a plat note.

Director Erickson suggested an additional condition of approval #4 that the plat reflect the location and the requirements to comply with the Historic District Design Guidelines. It should also be repeated in the CC&Rs. Director Erickson preferred to address it as a condition of approval because it is easier to find it in the CC&Rs when doing a title search than finding it on the plat.

MOTION: Commissioner Thimm moved to forward a POSITIVE recommendation to the City Council for the 1280 Park Avenue condominiums plat based upon the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1280 Park Avenue

1. The duplex dwelling is located at 1280 Park Avenue in the HR-M zone. A duplex dwelling is an allowed use in the HR-M zone.
2. The duplex dwelling consists of a Historic Structure with a non-historic rear addition. The Historic Structure was constructed in 1904 and the new addition is currently under construction.
3. A Historic District Design Review (HDDR) application for the new rear addition to the Historic Structure (creating the duplex dwelling) was approved on July 20, 2015.
4. The Historic Structure is designated as Unit A and the new rear addition is designated as Unit B on the proposed condominium record of survey plat
5. The site is listed as “Landmark” on Park City’s Historic Site’s Survey.
6. There are no existing physical encroachments on the site.
7. The minimum lot size for the HR-M is 3,750 square feet for a duplex dwelling. The property is 5,154 square feet. In the HR-M zone no maximum footprint calculation is established, as the size of a structure is determined by the setback and height requirements.
8. The maximum height for a structure is 27 feet above existing grade. The maximum height of the new rear addition is 27 feet and the maximum height of the Historic Structure is 18 feet.
9. A lot line adjustment was approved by City Council on March 27, 2003 creating the 1280 Park Avenue Subdivision. The 1280 Park Avenue Subdivision combined the existing platted lots and remnant parcels into one (1) lot of record and brought the lots into compliance with the minimum lot size for the HR-M zone.
10. Historic Structures that do not comply with Building Setbacks are valid Complying Structures. The north Side Yard Setback of the Historic Structure is 2.9 feet to 3.1 feet (west to east). The south Side Yard Setback of the Historic Structure is 3.7 feet to 3.6 feet (west to east).
11. Under § 15-14-1, the Planning Director may deem existing violations in substantial

compliance with the Land Management Code. On April 6, 2016 the Planning Director deemed the south Side Yard Setback violation of the rear addition as 1280 Park Avenue de minimis, and in substantial compliance with the LMC.

12. The south wall of the new rear addition is clad in horizontal cedar siding with a two inch (2") profile. The horizontal cedar siding falls under Side Yard Exceptions in LMC § 15-2.4-4. Therefore, the level of non-compliance of the south Side Yard Setback is reduced from 0.25 feet (3 inches) and 0.4 feet (4.8 inches) (west to east) to .083 feet (1 inch) and .24 feet (2.8 inches) (west to east).

13. The error extends a maximum of 2.8 inches (2.8") beyond the vertical plane of the south Side Yard Setback. As no additional square footage was achieved in the rear addition due to this violation, the Planning Director has determined that the violation is de minimis and not advantageous to the scope of the development.

14. Any new additions to the structure will have to meet the five foot (5') Side Yard Setback as outlined in § 15-2.4-4 (G) SIDE YARD.

15. Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or an Accessory Apartment. The new addition (Unit B) creates a Lockout Unit. The new rear addition (Unit B) has a two-car garage arranged in a tandem configuration accessed from Sullivan Road. In addition, the driveway for Unit B has a one-car parking space. In total, Unit B provides three (3) parking spaces

16. The Historic Structure (Unit A) is exempt from Parking Requirements as defined in LMC § 15-2.4-6; however, the Historic Structure has a driveway (accessed from Park Avenue) which provides a parking space for one (1) vehicle.

17. Vehicular and pedestrian access for Unit A is proposed to come from Park Avenue.

18. Vehicular and pedestrian access for Unit B is proposed to come from Sullivan Road.

19. In 2008, a Conditional Use Permit was approved for a concrete driveway and curb cut located in the rear of the Historic Structure. Staff determined that a new Conditional Use Permit would not be required because the new driveway accommodating vehicular access for the new rear addition (Unit B) would utilize the existing curb cut and would not intensify the use of the vehicular access.

20. Unit A contains 2,265 square feet (including the lower level).

21. Unit B contains 3,410 square feet (including the garage). Unit B contains 968 square feet of private interior garage space. The driveway of Unit B can accommodate one (1) car and is designated as Limited Common for the Benefit of Unit B.

22. The driveway of Unit A can accommodate one (1) car and is designated as Limited Common for the Benefit of Unit A.

23. A Common Area and Non-Exclusive Utility and Drainage Easement extend along the entire length of the north lot line. The easement extends to the northern exterior facades of Unit A and Unit B.

24. A Non-Exclusive Utility and Drainage Easement extends along the entire length of the south lot line and west lot line. The easement extends to the southern exterior facades of Unit A and Unit B.

25. The property is located in a FEMA Flood Zone A which requires the lowest occupied floor to be equal to or above the base flood elevation.

26. Utilities, including sewer, water, gas, and electricity for both units will originate from Park Avenue, as service is not available from Sullivan Road.

27. The findings within the Analysis section of this report are incorporated within.

Conclusions of Law – 1280 Park Avenue

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

Conditions of Approval – 1280 Park Avenue

1. The City Attorney and City Engineer will review and approve the final form and content of the Record of Survey and Condominium Documents and CC&Rs for compliance with State law, the Land Management Code, and conditions of approval, prior to recordation of the plat.
2. The applicant will record the Record of Survey at Summit County within one year

from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. The CC&Rs shall include a tie breaker mechanism.

4. The CC&Rs shall reflect that the site is listed on the Park City Historic Sites Inventory and any development shall be in substantial compliance with the requirements outlined in the Land Management Code for Historic Sites.

5. A Plat note shall be added and state that the site is listed on the Park City Historic Sites Inventory and any development shall be in substantial compliance with the requirements outlined in the Land Management Code for Historic Sites.

2. **2300 Deer Valley Drive East – Deer Crest Hotel Conditional Use Permit Amendment – request to amend conditions of approval regarding construction phasing for Phases 2 and 3 of the St. Regis Hotel at the Snow Park Site (Application PL-16-03101)**

Planner Whetstone introduced Michael Zicarro and Tom Bennett, representatives for the applicant, Deer Crest Janna, the property owner of the Deer Crest CUP.

Planner Whetstone reviewed the request to amend conditions of approval of the Deer Crest CUP, which is the St. Regis Hotel, regarding the timing of construction of phases two and three. Planner Whetstone reported that the St. Regis was originally approved in 2005 and was amended in 2008. More recently language was extended in 2014. The entire hotel project was approved as a conditional use permit, which included all phases, and everything from the site to the architecture. Conditions were placed having to do with the timing of the parking structures and condominiums at the Snow Park site.

Planner Whetstone noted that the address is 2300 Deer Valley Drive, where the funicular goes up and the funicular building sits in the building. She noted that the north side over by Powder Run was always intended to be the third phase. The south side, which had the temporary sales building was phase two.

Planner Whetstone stated that when this was amended in 2014 to address the timing, it only referred to the timing of Phase 3, and required building plans by June of 2016. She noted that the language did not address Phase 2. Therefore, the owner has submitted an application to request an amendment to the CUP. She pointed out that essentially the amendment changes some conditions of approval, but it actually clarifies and extends the

conditional use for construction of Phases 2 and 3. Planner Whetstone referred to page 91 of the Staff report which contained the proposed request to change Conditions 3 and 4.

Planner Whetstone reviewed the proposed changes to the Conditions.

Condition #3 – Instead of saying that the applicant shall submit a complete application and building plans for construction of the parking structure and condominium units at Snow Park North on or before June 18th, the applicant was asking to change that to **construction of the Phase 2, parking structure and condominium units at Snow Park South, prior to December 31, 2017. If plans are not submitted within that time frame that CUP will expire and they will have to submit a new one. The language further states that they will submit a building permit application for Phase 3 within 18 months following the issuance of final certificates of occupancy for the South.**

Condition #4 – This condition would be modified slightly to address updating the parking study. Planner Whetstone noted that this was important because there is existing surface parking at both sites. Certain things have to happen with that parking to ensure that they have the necessary parking for the hotel. She pointed out that some of the required parking is at Snow Park. The new condominiums will require parking but they need to make sure that parking will be provided during construction. Planner Whetstone stated that the City is requesting a parking study at the time of the building permit for Phase 3, but also requesting a general parking study because there have been comments about how the parking is actually working. When the CUP comes back there is the opportunity to get a more general parking study. The study will be presented to the Planning Commission as an information item if the Staff finds any issues in their review.

The Staff had reviewed the request against the conditional use permit criteria and requested that the Planning Commission conduct a public hearing and consider approving the amendments regarding the timing of construction for Phases 2 and 3 at the St. Regis.

Approximately 200 noticing letters were sent out and Planner Whetstone had received four or five emails and phone calls from people requesting the Staff report and the exhibits. She did not receive any follow up on those requests. There was interest from Black Diamond, Powder Run and others in the neighborhood.

Tom Bennett, representing the applicant, stated that this was a situation where it takes a lot of words to lay out something that is quite simple. He thought Planner Whetstone outlined it accurately and he had nothing further to add at this time. He was prepared to answer questions.

Chair Strachan asked why the Phase 2 extension was not requested with the previous amendment. Mr. Bennett Zicarro replied that there was never a timing deadline set for Phase 2. The timing deadline was always with respect to Phase 3. As mentioned in the Staff report, this goes back to an issue that rose in 2009 by a neighbor within Deer Crest. Mr. Zicarro stated that they have a surface lot and the Planning Commission at that time wanted to know whether it would always be a surface lot or whether it would eventually be a parking structure with building above it. Therefore, they were given a time frame to do that. In 2014 the time frame was addressed and extended; however, it essentially put Phase 3 ahead of Phase 2. When they started planning for Phases 2 and 3 last summer they realized that the phases were now out of order. Mr. Zicarro remarked that they have to build on the south side first because that is the parking garage that would add parking availability when they build on the existing parking lot. He reiterated that there has never been a timeframe by which Phase 2 had to move forward. Mr. Zicarro clarified that the intent of this request is to put the phases back in the right order.

Chair Strachan opened the public hearing.

There were no comments.

Chair Strachan closed the public hearing.

Commissioner Joyce thought this proposal defeated what was originally trying to be addressed. He stated that there is open parking on the north side and the Planning Commission tried to address the concern of how long it would be an open parking space versus a parking structure or parking under condos. That was the big debate and they established an end date. Commissioner Joyce stated that he was on the Planning Commission in 2014 and it was not accidental that they focused on the north side for Phase 3. They specifically talked about when that open parking lot would get its construction. It was the purpose in 2009 and it was talked about again in 2014. Commissioner Joyce did not believe Phase 2 was relevant in 2014. The deadlines were about that north parking lot.

Commissioner Joyce believed the current request exacerbates the concern because instead of having a clear deadline, Phase 2 would be moved out to December of next year and the parking lot would be tied to a building permit within 18 months after the CO of Phase 2. He pointed out that granting this request could potentially extend having the parking lot for another 10 or 15 years without ever triggering the condition that was agreed to with much debate and the appeal process in 2009. Commissioner Joyce thought they were very specific in 2014 and the deadlines were set in place for a reason.

Planner Whetstone explained that in 2009 there was an amendment to the CUP to build a structure. The applicant came in with a request and the condition was changed to say that they could build a parking lot. Planner Whetstone referred to the action letter from the 2009 meeting and read Condition of Approval #14 on page 109 of the Staff report. Condition #14 – “Within five years of approval, the applicant will either submit building plans for construction of the parking structure at the Snow Park north side or apply for an amendment to the Deer Crest Hotel CUP to be approved by the Planning Commission that either extends the time frame for an additional year, or allows the parking lot as a permanent solution at the Snow Park North”.

Commissioner Joyce understood that neither of those were part of the request this evening. Planner Whetstone answered yes. She noted that in 2014 the applicant requested a change to the condition, and at that time a date was set. Planner Whetstone stated that if the parking on the north side is taken away before the replacement parking is built there would be no parking for the hotel. Therefore, Phase 2 has to occur before Phase 3.

Planner Whetstone noted that the Planning Commission could approve the request to amend the conditions for the construction; they could deny the request; or they could continue the discussion and direct the Staff to prepare findings. She pointed out that if the Planning Commission denies the request the applicant would have to bring in plans for the north side by June 2016.

Assistant City Attorney McLean recalled that the issue regarding the building of the parking lot was that initially it was temporary and it needed to be turned into a permanent parking lot. She noted that it was turned into a permanent parking lot as part of what occurred in 2009. Ms. McLean stated that the Planning Commission did not want a temporary parking lot without an end date because then it would not be temporary. She referred to page 109 of the Staff report, which was the exhibit from the Jerry Rice appeal. She noted that the condition #14 talks about within five years of the approval that either extends the time frame for an additional year, or allows the parking lot as a permanent parking solution at Snow Park north. Her recollection wasn't that they needed to build a parking structure, it was that they wanted a permanent parking lot.

Assistant City Attorney remarked that in terms of extending this out, the Staff discussed whether conditions have changed in the Code that would prevent the applicant from getting the CUP if they were to reapply today. She recalled that the Staff conclusion was no, and a Finding was added to make it clear because the City does not like to extend things out.

Commissioner Joyce noted that the Planning Commission has a list of LMC changes they will be looking at over the next 18 months, yet this could possibly extend out ten years. He believed it took away their flexibility.

Chair Strachan agreed with Commissioner Joyce in terms of what happened during the 2014 meeting. However, if they do not grant this request and the CUP expires in June 2016, the applicant will submit a new CUP. The Codes are the same and the Planning Commission would have to approve it because the impacts have already been proven to be mitigated. That would put them in the same situation of having a flat parking lot for the next five or more years while the applicant continues through the process with a pending application for a CUP. Chair Strachan pointed out that they end up in the same place with a flat parking lot and no way out under either scenario. Either they grant the extension this evening, or they deny it and applicant comes back with a new application and the flat parking lot remains.

Commissioner Joyce understood Chair Strachan's point, but based on that logic the whole negotiation for an end date to the parking lot has no teeth whatsoever. He stated that if the options Chair Strachan laid out were the only options, the only teeth would be if somewhere in that time a substantive LMC change was made that would affect bringing the CUP back under a new set of rules, which could be better or worse for the applicant.

Chair Strachan remarked that in many other circumstances there are teeth to deadlines. He believed if they asked the applicant's representatives what the detriment would be, it would be that they have to spend a lot of time and money on a new CUP.

Commissioner Joyce had two issues. One was that he did not agree with the idea that this was a mistake. It was what they talked about and cared about in 2014 and the reason they set a deadline. Secondly, he was comfortable with the extension until he saw it kick off of the Certificate of Occupancy. He was concerned that they got away from a hard date and instead were setting a date based on something that is 95% in the applicant's control.

Commissioner Joyce clarified that he did not want the applicant to repeat the CUP process, but the Planning Commission either needed to reach the conclusion that the parking lot was fine as is; or they set a hard date for Phase 3 and the building plans.

Chair Strachan thought they needed to reach a compromise where the CO does not mark the line. It would be some other benchmark.

Mr. Zicarro noted that something new that they were proposing was to set a time deadline on the start of Phase 2, which does not currently exist. Their goal is to set time frames on this project going forward. Mr. Zicarro stated that they were willing to set an outside date

which is three years from the date that Phase 2 is required to proceed to start Phase 3. He noted that they also agreed to provide a second parking study. One was submitted in 2012 and they were agreeing to do another one over a 12 month period so the Planning Staff could accurately assess the parking for the project and whether or not it is appropriate. If it is not appropriate, the applicant would have to address it before starting Phase 2.

Commissioner Campbell asked Commissioner Joyce if his objection was to the flat parking lot itself or whether he was trying to do a minimum number of parking spaces to make sure the parking does not fall below that. Commissioner Campbell thought the Commissioners had agreed that if they were going to restrict parking spaces generally that they wanted maximum numbers rather than minimum numbers to keep traffic down. He asked if the other Commissioners shared his recollection.

Commissioner Joyce explained that his concern was that in 2009 there was an agreement that said no one wanted a flat temporary parking lot. Commissioner Campbell asked if his opposition was to the big wall or because there were not enough parking spaces. He asked Commissioner Joyce to disregard what was done in 2009 and to explain his opposition based on present day. Commissioner Joyce replied that he was trying to get rid of the big wall. He explained that at some level he personally did not care, but a lot of work and energy took place in 2009, as well as an appeals process, that produced an end result. Commissioner Campbell pointed out that seven years later the Planning Commission has concluded that traffic is a bigger problem than parking, and he thought they had agreed not to impose minimum parking spaces. Commissioner Joyce remarked that when the applicant submits building plans for Phases 2 and 3 and the parking study, they could look back and determine at that point whether they were requiring the applicant to build too much parking.

Commissioner Campbell stated that one of the conditions is a new parking study and if it has more than two spaces he would be against it because each space will be filled with a car that uses City streets and that is what they want to avoid. It would not bother him at all if they build Phase 2 first and it obliterates every parking space up there for five years. In the end parking will be self-regulating and the result will be the right number of parking spaces. Commissioner Joyce believed this was an LMC discussion that needs to take place. However, the LMC currently requires a number of parking spaces based on the type of business or residence. If they want to focus on mass transit and less parking they have to change the LMC.

Commissioner Campbell was concerned about asking the applicant to come back with a traffic study with results that they do not really care about. Commissioner Joyce argued that Commissioner Campbell might not care, but that was not the case for everyone.

Planner Whetstone clarified that the applicants needed the parking to meet the minimum parking requirement for the hotel on top because of the Settlement Agreement restricting the number of overnight spaces at the Roosevelt Gap site. Therefore, they are counting on the parking at Snow Park required by the CUP and the settlement Agreement to meet the parking for the hotel. Planner Whetstone stated that it is fairly under parked because the parking standards do not required parking for employees. They must have a 200 space parking lot on the Mayflower site for the employees that are shuttled up through Deer Crest. She noted that they were already meeting the minimum parking requirements.

Commissioner Campbell recalled from the 2014 renegotiation that the Planning Commission had requested some type of beautification to make the wall look nicer. Planner Whetstone stated that the idea was to make it a permanent parking space with permanent landscaping and drainage. Commissioner Campbell asked if one of the options this evening would be to allow the applicant to make the parking lot as it exists a permanent lot. Planner Whetstone clarified that it is basically a permanent parking lot now. She explained that the original Conditional Use Permit expires in one year unless it is extended. This one is 80% complete. If it were not for the phasing issue and the condition that required the parking structure before issuing the CO, and the fact that no one wanted a parking structure before there were units on top to cover it up, this discussion would not be taking place because the conditional use permit was not expired.

Commissioner Campbell remarked that the language Assistant City Attorney McLean read from page 109 ends with, "...or allows the parking lot as a permanent parking solution". Planner Whetstone stated that the condition was put on the CUP when it was phased.

The Commissioners discussed options to resolve this issue. Chair Strachan noted that the applicant has UEs that they are entitled to. Commissioner Joyce stated that if Planning Commission decides that this was permanent parking, the applicant could come back with a new CUP request.

Commissioner Campbell wanted it clear that he was opposed to any regulation of parking spaces. Commissioner Joyce reiterated that currently the LMC has parking requirements that the Planning Commission needs to enforce. If Commissioner Campbell felt that strongly he needed to raise his concerns and be a big proponent for making changes when they discuss the LMC and whether or not to change the parking requirements.

Chair Strachan understood that the applicant and some of the Commissioners were in favor of imposing a new hard deadline based on a new benchmark that is not just the CO plus 18 months. Everyone concurred. Chair Strachan stated that the next step was to figure out the deadline and the benchmarks.

Mr. Zicarro stated that currently there is no deadline on Phase 2. If they intend to impose a deadline that needed to be done first. He remarked that in discussions with the Planning Staff they talked about various time frames to start Phase 3. They came up with the proposal that was mentioned earlier and they were willing to change that to set a firm date, which is three years of the commencement of Phase 2, or three years from the December 31, 2017 date. Chair Strachan asked how they would define commencement. Mr. Zicarro defined it as building permit. However, if the deadline for Phase 2 becomes December 31st, 2017, then they would set three years from that date as the firm deadline for the commencement of the building permit. Mr. Bennett clarified that it would be the submission of an application for a building permit, which would be 12/31/2020.

Commissioner Joyce referred to page 92 of the Staff report, the recommended amendment, and understood that based on what Mr. Bennett had stated, the language would be revised to read, "A complete building permit for Phase 3 shall be submitted by December 31st, 2020." Mr. Bennett concurred. Commissioner Joyce noted that the amended language that was proposed already identified the date for a building permit for Phase 2 as December 31, 2017.

Chair Strachan thought it should be clarified that Phase 2 is required to be completed before Phase 3 begins. Commissioner Joyce believed the amended language on the bottom of page 91 already sets the building permit piece for Phase 2. He thought that should be left intact. Planner Whetstone stated that the south side has to be completed so they can use that parking before they tear up the north side.

Chair Strachan was bothered by Mr. Bennett's comment that 2017 is the submission of a building permit. He thought that deadline should be the actual construction of Phase 2 rather than just submitting plans. Mr. Bennett stated that once the permit plans and applications are submitted the timing is out of their hands and in the hands of the City. He preferred the date to be within the developer's control. The submission of a building permit application would be in their control. Commissioner Joyce was comfortable with the timing of the submission of the building permit. He was not interested in forcing the building phases. His concern was to make sure there was an adequate parking plan. Mr. Bennett pointed out that when the Phase 2 building is built, the parking is built first. Therefore, the parking could potentially be serviceable six months before the condos are built on top.

Commissioner Joyce summarized the changes per their discussion. He referred to the bottom of page 91 with the amendment to Condition #3, and suggested that they leave it intact as written. As the language continues on page 92, the bottom sentence should be revised to read, "A complete building permit application for Phase 3 shall be submitted by December 31st, 2020". That was the only change he would request. Mr. Bennett and Mr. Zicarro were comfortable with that change.

Commissioner Campbell asked if they could strike Condition of Approval #4 regarding the parking study. Chair Strachan stated that the last time the applicant came before the Planning Commission they had already completed a parking study. His concern then and still now is the fact that everyone parks in the Snow Park parking lots. Not everyone would agree, but he believed it was true based on what he sees. Chair Strachan stated that in regards to the last parking study, the Minutes reflect that Mr. Bennett had said, On the busiest day of the year approximately 40% of the spaces were still open and he was clearly demonstrating to the Planning Commission that the project has more parking than has ever been used. Chair Strachan stated that if that was the case it creates three problems. One is why would they build more parking. The second is how to discourage people from parking in Snow Park. The third was whether they needed another study if the evidence is clear that it is already an over parked facility. Chair Strachan clarified that he was talking about the Deer Valley Snow Park lot.

Mr. Zicarro stated that they have taken great strides to make sure their hotel guests and employees do not park in the Deer Valley lots. Deer Valley is quick to let them know whenever that happens. Mr. Zicarro noted that during the last winter season they were only informed that one employee parked there twice. However, the hotel cannot control people who come to the restaurant and park there. Mr. Zicarro stated that the parking shown in the preliminary plan is exactly the number of spaces they were required to provide in 2009. He explained that the hotel has evolved even since 2012 and the Planning Staff thought it was important to have an idea of the current parking needs. That was the reason for suggesting another traffic study. Mr. Zicarro noted that the results may be the same or similar to what it was in 2012. He noted that in 2012, on a Saturday during Sundance at the busiest hour, they were at 44% capacity. The parking lots are for hotel guests. Employees park outside the lower Jordanelle gate by Route 40 and they are shuttled to the hotel.

Mr. Zicarro stated that they were willing to do the parking study because they have other "homework" to do over that one year period. The parking study would be presented to the Planning Staff and the Planning Commission if the parking result was different. It would be early enough in the process to modify what they were originally directed to provide in 2009.

Director Erickson thought it was important to keep the parking study as a condition for several reasons. If it does support the position of being over parked they would have fact based analysis to consider when they discuss changing the regulations. Combined with other parking studies coming in from other projects, they will have more than an anecdotal set of evidence. Director Erickson could see trip generation for the hotels changing again from hotel shuttles from Salt Lake City to the Black Car solutions. He was unsure where it would shift again for guests in the next five years. Director Erickson stated that they need

to be planning ahead to 2020 to look at changes in the hotel operations and whether or not it would be over parked.

Chair Strachan asked if the parking study was required by the Settlement Agreement. Mr. Bennett answered yes. Planner Whetstone stated that the proposed language in the condition was requested by the City Engineer.

Commissioner Joyce thought the parking studies ignore the one thing that he and Commissioner Campbell disagree on, which is the effects of having insufficient parking. On the ski area it flows over into the Library and surrounding streets and shopping center, and the burden is on those owners to enforce parking. For the Deer Crest Hotel people park in the Deer Valley parking lot and walk up. He pointed out that the parking study does not take into account the people who park where they are not supposed to be parking.

Director Erickson offered to take his comments to the City Engineer, who would be helping with the scope of the traffic study. He agreed that a peak hour of a peak day during Sundance is a high level of high end destination guests. The Saturday before the Fourth of July could more likely be people from surrounding states who choose to drive. Commissioner Joyce thought the worst scenarios were the local events where everyone drives and they all park in the Deer Valley lot. Director Erickson agreed that they should look at that piece as well. He also agreed that the parking study needs to be done correctly with the correct scopes of work, more off-site focus, and less focus on the peak high-end period and more focus on the marginal times when people bend the rules.

Chair Strachan thought it should be tied to Phase 2, the potential construction of the parking structure. Planner Whetstone replied that it was tied to Phase 2. Chair Strachan was concerned that if the study was not tied earlier than the deadline, it would only have to be completed by the end date. Director Erickson suggested that they tie the total number of parking spaces allowed in Phase 2 to the results of the parking study. He noted that as the approval stands, they are vested under the old ordinance, but they could request to be covered under the new ordinance if they reduce the maximum parking demand.

Chair Strachan was concerned that the parking study would be submitted as part of the application for building of a parking structure. Before reaching that point he would like some analysis that may say they are already over parked. In that case, the applicant should come to the Planning Commission with another CUP which may be in their best interest. It would give them the option of using the UEs to put in condos instead of parking.

Mr. Zicarro stated that in Phase 2 the current plan is to build one level of parking with approximately 35 parking spaces. The total requirement for Phases 2 and 3 are 105 spaces. They currently have approximately 68 spaces. If they submit a parking study that

dictates either more or less parking, the Planning Commission would be able to address the requirements for parking for Phase 3, which at this point with no change is an additional 70 parking spaces.

Commissioner Band understood that they should leave Condition #4 as proposed and revise Condition #3 as previously stated by Commission Joyce.

MOTION: Commissioner Joyce moved to APPROVE the amendments to Conditions # 4 of the Deer Crest Hotel CUP as proposed and to revise the proposed Condition #3 to read:

“The applicant shall submit a complete application and building plans for construction of the Phase 2, parking structure and condominium units at Snow Park South on or prior to December 31, 2017. If plans are not submitted within this date, the prior CUP approval for Snow Park South shall expire and a new Conditional Use Permit application will be required to be reviewed by the Planning Commission prior to submittal of such building plans for the Snow Park Site. A complete building permit application for Phase 3 shall be submitted by December 31st, 2020”.

Commissioner Band seconded the motion.

Planner Whetstone clarified that they were eliminating the extension that was in the language that was deleted in Condition #3. Chair Strachan answered yes.

VOTE: The motion passed unanimously.

The Planning Commission adjourned the regular meeting and moved back into Work Session to discuss the Land Management Code. That discussion can be found in the Work Session Minutes dated April 13, 2016.

The Park City Planning Commission Meeting adjourned at 8:45 p.m.

Approved by Planning Commission: _____

**PARK CITY PLANNING COMMISSION
WORK SESSION MINUTES
April 13, 2016**

PRESENT: Chair Adam Strachan, Melissa Band, Preston Campbell, Steve Joyce, John Phillips, Laura Suesser, Doug Thimm.

Bruce Erickson, Ann Laurent, Kirsten Whetstone, Francisco Astorga, Polly Samuels McLean,

WORK SESSION ITEMS

Land Management Code Amendments 2016 Annual Review

Director Erickson stated that the Staff had identified a number of LMC changes that are primarily administrative changes that do not require a lot of discussion. These also include definition issues. The changes would not take much time and the Commissioners should be able to take action quickly.

Director Erickson requested that the Planning Commission review a list of items outlined in the Staff report and agree on which items need minimal discussion moving forward, which ones need moderate discussion, and which ones may require significant discussion. Director Erickson stated that the General Plan settles most of the main issues at the policy level. However, if there are new ones that are significant, the Staff could provide additional data and they could schedule the discussion over several meetings. Director Erickson noted that Ann Laurent, the Community Development Director, has offered to work with the Planning Commission on this endeavor. She would also be directly involved with policy matters.

Community Development Director Laurent reiterated that the goal this evening was to go through how they want to categorize and prioritize their discussions for future meetings. She discouraged the Commissioners from talking about specific items; however, if someone has a specific discussion point, they should express it so it can be included as a future discussion item. Ms. Laurent emphasized the importance of first prioritizing the list to help the Staff move forward on which items to bring back for each meeting.

Director Erickson stated that Ms. Laurent would be bringing forth a full list of items having to do with lighting, energy and housing as her part in helping the Planning Department. Ms. Laurent noted that she would be involved with anything related to building code.

The Planning Commission prioritized the list outlined on page 58 of the Staff report. Commissioner Joyce remarked that in addition to deciding the importance of the item, they also needed to consider the amount of work discussion it would take at each meeting.

1. Appeals process for extensions of HDDR and CUP approvals for consistency with Chapter 1 and throughout the Code.

The Commissioners considered this a minimum discussion item.

2. Standards for expiration of inactive or stayed applications (Chapter 1).

The Commissioners thought this item needed a higher level of discussion. Chair Strachan thought this item was important, but he thought the actual work of fixing the Code sections would not take long.

Director Erickson stated that over the course of the past few years the Staff has delayed talking about the State mandated code changes. He believed they would redline those changes and bring them back to the Planning Commission as quickly as possible for compliance with State law.

3. Standards for application revisions and requirements for submittal of new application when changes are substantial (Chapter 1).

Planner Whetstone thought they needed to clarify what would be considered “substantial” because that is currently not addressed in the LMC.

4. Clarify General Plan analysis standard of review for Conditional Use Permits and other types of applications (Chapter 1).

Chair Strachan believed this was a policy issue. Director Erickson thought it was more of a legal issue than policy. Assistant City Attorney McLean thought it was mischaracterized as written. She explained that the LMC should not be separate from the General Plan. For example, currently there is a requirement that there be a finding that it complies with the General Plan. If they move forward and make the LMC reflect what they want it to, they should be referencing the General Plan in the LMC. Ms. McLean stated that the General Plan should be the more policy related items. The Commissioners agreed. Chair Strachan pointed out that there are many things that meet the LMC do not meet the General Plan.

Commissioner Band thought the State Ombudsman was clear when he said that it is not legally defensible and that they should not be referencing the LMC and the General Plan at all. It is more of a Best Practices and visionary statement, but not policy.

Stated that he would draft specific language to address the issue.

5. Review Allowed and Conditional Uses in all Districts for consistency and for consideration of other uses (Agricultural Uses, Accessory Apartments, Portable

Storage Units, Resort Accessory Uses, Resort Summer Uses, Essential Municipal Uses, Temporary Improvements, Tents, Special Events) (Chapter 2).

The Commissioner agreed that this was a minimal discussion item.

6. Clarify Steep Slope CUP and setback applicability (regarding vertical plane) (Chapter 2).

Director Erickson stated that steep slope designation setbacks are on flat ground and the Staff would like to put them on a vertical plane similar to all other setbacks.

This was a definition change and the Commissioners thought it was important.

7. Allow common wall development with Party Wall Agreement for all Districts, as in R-1 (Chapter 2).

Planner Whetstone noted that this was a way to allow units to be individually sold without a condominium plat. Commissioner Band thought they should definitely allow this. Planner Whetstone stated that they would also have the Legal Department review the language.

8. Exception for ten foot horizontal step back for historic structures in HRL, HR-1, HR-2 and RC District as legal non-complying structures (Chapter 2).

Planner Whetstone stated that a historic structure is considered a legal non-complying structure for heights, setbacks, etc., but not for the ten-foot setback. They would not expect the historic structure to go 23 feet up and then create a ten-foot step.

Director Erickson did not believe there were any General Plan implications in making this change.

9. Consistent requirements for screening of mechanical equipment in GC and LI District (Chapter 2).

Director Erickson noted that his change would add language in the LMC that would require developers to identify the location of equipment as well as screening. Chair Strachan thought they needed to be more specific about screening in terms of how it looks.

10. Parking and driveway regulations regarding maximum driveway grades; parking areas for vehicles, boats and trailers; maximum parking standards; parking in

Historic District standards consistent with Parking Chapter (Chapter 3).

Director Erickson stated that this was a bad section of the Code for a number of reasons. He noted that some driveways are twice as steep as the City streets and it allows building to be pushed higher and deeper on a steep slope lot. This proposed change would bring it back down to what can be seen in the foothills of Salt Lake.

Chair Strachan did not believe this would take a lot of Staff and Planning Commission time, but he thought they would get a lot of pushback. The Commissioners listed this as a moderate discussion item. Commissioner Campbell was concerned that half of the remaining lots in Park City would be unbuildable if they made this change.

Director Erickson added that particular concern to the discussion list.

11. Align Special Events regulations with recent Municipal Code changes (Special Events, Temporary Structures and Tents, Outdoor Events, etc. in all Districts (Chapter 2) and in Chapter 4.

Director Erickson remarked that this change would bring the LMC into alignment with the Municipal Code regarding tents, Sundance, large parties, temporary structures, etc.

Chair Strachan was uncomfortable making a decision without knowing what exactly would change. Director Erickson explained that someone could question on what authority special events regulate Sundance with a master festival license when it is not addressed in the LMC. He stated that it would simply the Code and identify Tier 1, 2, 3 and 4 events based on number of people expected. They could also add for City services. Director Erickson stated that the intent is to deregulate a personal wedding, and do a better job of regulating longer term tenants at Stein's, St. Regis, and Park City performances. They would also look at the larger event regulations to make sure it is consistent with the Master Festival Licenses.

Chair Strachan asked if the language would mirror the Municipal Code. Director Erickson replied that it would mirror the intent but it would be written a little different.

This was identified as a moderate discussion item.

12. Portable Storage Unit and Group Mail Box regulations (Chapters 2 and 4).

The Commissioners were in favor but Commissioner Band thought the community might have issues.

13. Landscape review standards for water conservation and energy efficiency, prohibit synthetic mulches (Chapter 5).

Planner Whetstone noted that this change was due to an issue that came up over rubber mulch. However, synthetic mulches was a small part of the proposed change. The rest relates to methods of water conservation and energy efficiency.

Ms. Laurent thought these were standalone issues and she was not comfortable tying it all together. The Commissioners agreed. The items were split into 13a, which was water conservation and energy efficiency, and 13b was synthetic mulches. The Commissioners agreed that 13b was a minimum discussion and 13a would require more discussion.

Ms. Laurent explained that the Environmental Group will be evaluating the General Plan and do an analysis on what items in the General Plan have the biggest impacts to make the biggest gains on the goals. She stated that they could spend a lot of time rezoning some part of the neighborhoods, but they first need to understand the impacts. She wanted to be able to present the Planning Commission with analytical data on energy related conservation measures and associated impacts.

Commissioner Joyce remarked that his frustration is that the City takes measures to conserve energy but they have not done anything to help anyone else in the community. Ms. Laurent noted that the City Council recently split the goals into municipal goals and community goals. This would be the first step in how to meet a community goal. Commissioner Joyce stated that another frustration is that the City studies everything but then does nothing. He will continue to nag on the low hanging fruit that could be done right away. Unless something happens quickly on major items such as housing and energy, he would not be voting to just sick back and wait for studies. Ms. Laurent preferred to call it an analysis as opposed to a study. The idea is that when something is controversial they will have the data point of what the impact would actually be.

14. Lighting standards for energy efficiency (Chapters 3 and 5).

15. Codify requirements for Net Zero Buildings and other energy efficiencies (Chapters 5 and 6).

Director Erickson stated that items 14 and 15 could go into the policy discussion with one exception. He would like to be able to deal with glare as a separate issue. Planner Whetstone replied that color was also a separate issue because glare and color relate to the LED.

Director Erickson requested that glare be singled out as moderate discussion. Commissioner Phillips agreed that glare would require significant discussion because it is a problem in several areas.

The Commissioners agreed that glare should be listed as a moderate discussion item. Commissioner Campbell noted that if they intend to spend a lot of time in discussion the Planning Commission would have to be educated on lighting measurements, etc. He thought this item could be subjective and very controversial. Chair Strachan pointed out that the Staff would do the analysis and that should reduce the amount of time the Planning Commission would have to spend in discussion.

Ms. Laurent suggested that they should leave it in moderate.

16. Barrel roofs as a permitted roof form (Chapter 5) and codify how height is measured (Chapter 2).

Commissioner Band explained that a barrel roof is like half of a circle. Director Erickson noted that they allow height exceptions for roof pitch, but they do not found a way of measuring the pitch of a curved roof.

The Commissioners agreed that this item would require significant discussion.

17. Unit Equivalent requirements in Master Planned Developments (Chapter 6) and for various Public Uses (in ROS and CT Districts).

Director Erickson believed the discussion would be significant for this item. The Planning Commission agreed.

18. Master Planned Development requirements (Ski Lockers, Soils Ordinance, Mine Sites, Support Commercial and Meeting Space, and Back of House Uses) (Chapter 6).

There was agreement to list this item as significant discussion. Director Erickson noted that currently they only require the identification of mine hazard site. As in the case of PCMR, they did not have to identify all mine sites; only mine hazard sites. It was simply a matter of changing the wording and Director Erickson thought mine sites could be pulled out and listed as minimum discussion.

19. Expand Annexation Expansion Boundary to include City Owned property to the North and East of current City Limits (Chapter 8).

Planner Whetstone noted that this item was direction from the General Plan to look at where they might expand and annex in.

Chair Strachan remarked that every annexation he has seen is a large piece of land with

significant sprawl. In his opinion, annexation should be limited to 100% for affordable housing or for open space. He pointed out that Park City Heights has some affordable housing but it was not entirely affordable housing.

Planner Whetstone stated that another part of this is the criteria for allowing expansion. Ms. Laurent noted that annexation criteria would be included as part of the discussion.

20. Definitions in Chapter 15 (agriculture, back of house uses, barrel roof, billboard, portable storage units (PODs), intensive office, setback and steep slope area vertical planes, publicly accessible, and others).

Director Erickson placed this as a moderate discussion item so the Planning Commission could decide whether chickens should be allowed in the Historic District or the Single Family zones.

Chair Strachan believed some of the categories listed in Item 20 would require significant discussion. Director Erickson noted that some of the things were repeats of other items, and this was primarily for definitions. Ms. Laurent questioned whether they should be handling definitions as it relates to other items. Planner Whetstone thought they should if it relates to what is being changed. Ms. Laurent stated that in addition to bringing back the State mandated code changes they would also bring back the sub-standard definitions.

21. Clarification of Planning Director approval of “diminimus adjustments.”

Chair Strachan remarked that they currently enjoy a good Planning Director; however, there have been times when a Planning Director abused the diminimus adjustment loophole. He thought this item was worthy of a moderate discussion. The Commissioners concurred.

Ms. Laurent wanted to use the remaining time to go through the list of items prepared by Commissioner Band, Commissioner Joyce, and Commissioner Strachan. She asked the Commissioners to identify which ones were priorities. Commissioner Band stated that her list was more general than specific. Chair Strachan stated that his list was not ready to be discussed.

Commissioner Joyce stated that the difference between the Staff’s list that they just reviewed and his list, is that is items were more along the lines of driving the City through the Code. It changes things. He thought the list they just went through were more administrative. They need definitions and they need to change language for consistency. Even the more significant ones were still insignificant. Commissioner Joyce was concerned that when all this has been done, they will have made administrative changes but they would not have changed the energy policy or pollution or housing.

Director Erickson explained the strategy they were asking the Planning Commission to put forward. He stated that if they could clean up some of the administration fights they have every day, it would give the Staff more time to focus on the major issues and the big policy decisions. He had reviewed Commissioner Joyce's list and many of the items fit it with what they plan to do. One fit in with Ms. Laurent's energy policy, one fit in with the General Plan first and the LMC second. His item regarding fireplace restrictions is already in the development agreements for Empire and Deer Valley. Director Erickson stated that at the next meeting they will incorporate some of the items into the other calculations.

Ms. Laurent noted that fireplaces is an item that the analysis will address for both gas and burning fireplaces and talk about the impacts. She stated that if the Planning Commission wanted to address fireplace restrictions on principle, they should add it to the list. Or they could address it as part of energy and how to approach the LMC from a carbon reduction perspective.

Commissioner Band thought this was the low hanging fruit that Commissioner Joyce mentioned earlier. She did not believe they needed a study to tell them that wood burning fireplaces are bad. Other cities and municipalities are already enacting laws to restrict them and Park City could do the same.

Ms. Laurent suggested that they add wood burning fireplaces under the significant column.

Director Erickson remarked that Commissioner Joyce had done a great job preparing his list and going through the General Plan. They had two options to address his list. They could either filter it out the same they did with the Staff list, or they could put numbers on them and come back at the next meeting and do a quick filter at that point. He noted that Commissioner Joyce had 20 items on his list.

Ms. Laurent believed that some of the items on Commissioner Joyce's list were already covered tonight with the Staff list. She thought his idea of energy tax was probably not a LMC discussion. Commissioner Joyce clarified that tax was probably not the right word. His intent was to actually imply a program that would include non-profit, prohibitions, fees, alternatives with renewable energy, and many other things that could be part of the energy discussion as well as the LMC. Commissioner Joyce stated that his main concern was that they would wait for all of the energy studies to be completed before they even look at making changes. He suggested that members from the Planning Commission could be part of the energy discussions because at this point they are not contributing at all. Commissioner Joyce understood that the Planning Commission could not set a tax, but there were other things they could be doing.

Ms. Laurent stated that the three critical goals are energy, transportation and housing. She

asked if it made sense to have brainstorming work sessions around those three goals. Planner Whetstone asked if Ms. Laurent was suggesting that their discussion focus on the LMC or if she was talking about general discussion. Ms. Laurent replied that the purview of the Planning Commission would be the LMC. However, the Planning Commission could still make recommendations to the City Council on other policy issues they would like the Council to consider. Ms. Laurent clarified that the ultimate goal at the end of these work session is to recommend changes to the LMC that better supports the Staff and better supports the City's goals.

Commissioner Joyce explained how he compiled his list and his purpose for going through the General Plan. His concern was that a lot of time and effort went into writing the General Plan, but not all of the issues were resolved and there are notes indicating that those issues should be revisited. Some of the issues are big and interesting. For example, one issue was whether or not to set a maximum house size in some districts. Ms. Laurent noted that they could add maximum house size as an item for discussion. Commissioner Band stated that house size also relates to energy.

Commissioner Band stated that TDR is a major issue that needs to be looked at, but no one is currently using it and she personally thought it should be a low priority item. However, she thought Back of House should be a higher priority because Vail is already at the table with their parking lots and Deer Valley will be coming in soon.

Ms. Laurent suggested that they add everything on the list as moderate and significant, as well as the three critical issues as it relates to the General Plan. They could have a discussion on all of those items and then go through the same process after that to determine priority.

Commissioner Joyce pointed out that when they went through the Staff list this evening, they categorized based on how much discussion each item would require, but they did not sort the items by importance. He thought there were some items listed as moderate that may not be a priority versus other items that relate to the three main goals. Ms. Laurent pointed out that Items 13a, 14, and 15 were goal based. Chair Strachan believed the problem is that everything was too broad. For example, screening could be a housing or an energy issue. He believed every item on the list could be categorized under energy or transportation. Ms. Laurent agreed, but she was not confident that they had captured everything in the General Plan that could be Land Management Code. She thought the discussions might flush out the missing items or give them confidence that the list is complete. The suggestion was made to have another work session to prioritize. Chair Strachan pointed out that Commissioner Joyce would not be at the next meeting.

Ms. Laurent suggested that they use the next meeting that Steve is present to prioritize. As part of that she would share the matrix of all the different things in the LMC and they

could decide how they want to tackle getting the confidence that they capture everything.

Director Erickson stated that his preference is to take LMC changes to the City Council about every two weeks, depending on the Staff workload and the significance of the issue.

Director Erickson reported that when he sent out the housing report for the Blue Ribbon Commission and the EPS, he put in the email that this meeting would be held tonight to take their input and to deliver the input to the City Council at the joint meeting on April 28th. He stated that apparently he was not clear in his email and he would send it out again tomorrow. Director Erickson noted that the City Council specially asked for input from the Planning Commission on what the Blue Ribbon Housing Committee reported.

The Planning Commission was reminded of the joint meeting with the City Council on April 28th.

The Work Session was adjourned.



Planning Commission Staff Report

Subject: 7800 Royal Street East #16
Author: Makena Hawley, City Planner
Project Number: PL-16-03110
Date: April 27, 2016
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the item to a date uncertain, to allow additional time for the Sterlingwood HOA vote to take place in order to properly approve the plat according to State requirements.

Description

Applicant: Juan I. Casanueva and Carmen Gill represented by Marshall King
Location: 7800 Royal Street East #16
Zoning: Residential Development (RD) District
Adjacent Land Uses: Single-family residences and duplex dwellings
Reason for Review: Plat amendments require Planning Commission review and City Council action

Planning Commission Staff Report

Subject: Park City Mountain Resort MPD Development Agreement
Mountain Upgrade Plan
Author: Anya Grahn, Historic Preservation Planner
Francisco Astorga, AICP, Senior Planner
Project Number: PL-14-02600
Date: 27 April 2016
Type of Item: Administrative – MPD Amendment Historic Preservation
Condition of Approval Date Extension

Summary Recommendations

Staff requests that the Planning Commission hold a public hearing and review the Historic Preservation Condition of Approval No. 4 of the PCMR Master Planned Development (MPD), Development Agreement Mountain Upgrade Plan amendments approved on March 25, 2015. Staff recommends extending the deadline 120 days to July 23, 2016.

Description

Applicant: VR CPC Holdings, Inc. d/b/a Park City Mountain
Property Owner: TCFC LEASECO LLC and TCFC PROPCO LLC
Location: 1345 Lowell Avenue
Zoning: Recreation and Open Space (ROS) District
Adjacent Land Uses: Recreation open space
Reason for Review: MPD Amendments are reviewed and approved by the Planning Commission

Proposal

Staff recommends the Planning Commission approve the amendment to the MPD to extend the deadline specified in the Historic Preservation condition of approval above of March 25, 2016, to July 23, 2016, (120 days), to allow Staff to work with the applicant as the Planning Department is reviewing the submitted document and specifically waiting for the ALTA/ACSM Survey of the PCMR Development Agreement property as specified in section (b) to be completed. Section (c) of the condition can only be met after the inventory of historically significant structures and preservation/restoration for such structure is finalized to be able to dedicate preservation easements, contribute the specified monetary amount, etc.

Background

On December 23, 2014 the applicant submitted a request to amend the existing Master Planned Development & Development Agreement. The current application was for the following items:

- a. Amendment to the Mountain Upgrade Plan for the Interconnect Gondola and expansion of the Snow Hut on-mountain restaurant.
- b. Amendment to the Park City Mountain Resort Master Plan Development (MPD) to satisfy requirements of the 2007 annexation which added the upper mountain ski terrain to PCMR's original MPD.

On March 25, 2015, the Park City Planning Commission approved the requested amendment to the Mountain Upgrade Plan for the Interconnect Gondola and expansion of the Snow Hut on-mountain restaurant; Amendment to the Park City Mountain Resort Master Plan Development (MPD) to satisfy requirements of the 2007 annexation which required the addition of the upper mountain ski terrain to PCMR's original MPD; and Conditional Use Permit (CUP) for a ski lift (interconnect). Click on this [link](#) to view the published staff report, page 85.

In addition, there was a City Council work session discussion in July 2015. Pursuant to direction given at that work session, Planning Department Staff, Historic Preservation Planner Anya Grahn and Planning Director Bruce Erickson, met with the Park City Historical Society and Museum to develop a prioritized list of mine structures that needed immediate stabilization.

On March 23, 2016, the Planning Commission had a work session annual check-in discussion regarding the historic preservation efforts as outlined on the condition of approval. The Planning Commission indicated that they would be willing to consider the proposed extension to July 23, 2016.

Additionally, Park City Mountain Resort, Park City Historical Society, and Park City Municipal announced the formation of a new group dedicated to preserving the historic mining structures located at various locations at Park City Mountain Resort on April 8, 2016. The Friends of Ski Mountain Mining History is dedicated to overseeing a five-year fundraising plan to preserve the mine sites located on the resort property. The group will be planning various fundraising events throughout the year, with Park City Mountain Resort continuing to provide ski mining tours for locals and visitors. The group's primary focus will on the seven (7) priority mine sites:

- Thaynes Mine—Hoist house
- Thaynes Mine— Conveyor gallery
- Jupiter Mine—Ore bin
- Silver King Mine –Head Frame Building
- King Con Mine—Ore bin
- King Con Mine— Counter weight
- California Comstock Mine

Park City Mountain has already committed to \$50,000 toward the preservation of the California/Comstock Mill, and Vail as owner of Park City Mountain is prepping to start the rehabilitation work on the California Comstock this spring.

Analysis

The MPD Amendment application approved in March 2015 is subject to specific Findings of Fact, Conclusions of Law, and Conditions of Approval found by clicking on this [link](#), page 29 (Adopted Planning Commission minutes). MPD Amendment condition of approval no. 4 required a number of items relating to historic preservation be completed prior to March 25, 2016. See the exact language below with the proposed amendments redlined:

Historic Preservation

*In furtherance of assisting the developers in meeting their obligations under Section 2.9.3 of the Amended and Restated Development Agreement for Flagstaff Mountain dated March 2, 2007, the Developer under the PCMR Development Agreement shall, (a) identify historically significant structures within the PCMR Development Agreement Property by October 1, 2015, (b) complete the inventory of historically significant structures and the preservation and restoration plan for such structures, as located within the PCMR Development Agreement Property (provided such sites are confirmed to be located within the property either owned by VR CPC Holdings, Inc. or held by VR CPC Holdings, Inc. pursuant to its ground lease from TCFC LeaseCo LLC) by ~~March 25, 2016~~ **July 23, 2016**; (upon completion of the staff approval of the preservation and restoration plan, the applicant shall come back to the Planning Commission to report on the prioritization, annual check-in schedule and progress report on work complete to date) and (c) no later than ~~March 25, 2016~~ **July 23, 2016**, dedicate and/or secure preservation easements for the historically significant structures (or reasonably equivalent long-term rights satisfactory to the City if easements are unavailable) for the City with respect to the identified sites within the PCMR Development Agreement Property. In addition, by October 1, 2015, the Developer under the PCMR Development Agreement shall contribute a total of \$50,000 towards the preservation of the prioritized historically significant structures on the PCMR Development Agreement Property as approved by the Planning Department/Preservation Planner, and propose a five (5) year capital fundraising plan dedicated towards restoration/stabilization of the historically significant structures. Nothing herein shall release the original Flagstaff Mountain Developer (e.g., United Park City Mines) or current property owner from any existing obligation under the Ordinance 07-10, and all related agreements including the Amended and Restated Development Agreement for Flagstaff Mountain dated March 2, 2007.*

The 2015 amended MPD Development Agreement requires the resort to identify and stabilize extant mining structures within its leasable area. The applicant contracted SWCA Environmental Consultants (SWCA) to conduct a reconnaissance level survey of their property, which was completed in September 2015. Following the survey, the applicant, SWCA, and the Planning Department met to create a prioritized list of endangered buildings. Prioritized list of structures has been agreed to by the Park City Historical Society and Museum, the applicant, and Park City Municipal. The prioritization was based on the physical condition of the structure, its historical integrity, and its

historical significance in telling the Park City story. See Exhibit A - Draft Prioritized list and Draft Fundraising Priority, also Exhibit B- Draft Mining Structure Easement.

Staff finds that the submittal of the reconnaissance level survey in September 2015 meets section (a) of this condition of approval. Staff is currently working on a Memorandum of Understanding (MOU) between the applicant, the Park City Historical Society and Museum, underlying land owners, and Park City Municipal to coordinate fund raising and preservation efforts required by Condition of Approval no. 4. The applicant continues to work on an ALTA/ACSM Survey to determine their exact property.

The applicant has committed \$50,000 prior to October 1, 2015, to stabilizing the initial list of structures in accordance with the MPD Amendment condition of approval. Park City Municipal is responsible for the disbursement of the funds and approval of the work. The first project with the initial stabilization of the California Comstock started in November 2015, and Vail intends to complete the stabilization and preservation work in late-spring 2016; this work is dependent on the accessibility of the site for large construction equipment and weather permitting.

The MPD required a five (5) year fund-raising plan by the applicant to further support stabilization of the historic structures. The plan was submitted according to the terms of the approval. The City, working with a draft from the Park City Historical Society and Museum, has drafted a Memorandum of Understanding (MOU) between the City, the Park City Historical Society and Museum, and the applicant for a working group to direct the distribution of funds both from the initial \$50,000 contribution and for the funds raised during the remaining portion of the five (5) year plan. It also incorporated the SWCA historic sites survey and prioritized list of mine structures. Drafts of the MOU have been reviewed by the City and the Park City Historic Society and Museum. The MOU is currently being reviewed by applicant representatives.

The applicant continues to work on an ALTA/ACSM Survey to determine their exact property boundaries. Staff is preparing separate Geographic Information System (GIS) mapping to assist in determining if boundaries of the Annexation Agreement and Development Agreement(s) are consistent and there are no remnant parcels.

Staff will continue to monitor the applicant's progress to ensure they meet the conditions of approval specified in their MPD and Conditional Use Permit approvals.

Staff recommends the Planning Commission approve the amendment to the MPD to extend the deadline specified in the Historic Preservation condition of approval above of March 25, 2016, to July 23, 2016, (120 days), to allow Staff to work with the applicant as the Planning Department is reviewing the submitted document and specifically waiting for the ALTA/ACSM Survey of the PCMR Development Agreement property as specified in section (b) to be completed. Section (c) of the condition can only be met after the inventory of historically significant structures and preservation/restoration for such structure is finalized to be able to dedicate preservation easements, contribute the specified monetary amount, etc.

Staff identifies that all Findings of Fact, Conclusions of Approval, and Conditions of Approval of the MPD Development Agreement Mountain Upgrade Plan Amendments & Conditional Use Permit dated March 25, 2015 shall continue to apply with the exception of MPD Amendment Condition of Approval no. 4 Historic Preservation. See Exhibit B – PCMR MPD & CUP Action Letter.

Process

The approval of this MPD Historic Preservation Condition of Approval extension by the Planning Commission constitutes Final Action that may be appealed following the procedures found in Land Management Code § 1-18.

Department Review

The proposed extension has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet on April 13, 2016. Legal notice was published in the Park Record on April 9, 2016 according to requirements of the Land Management Code.

Public Input

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

Alternatives

- The Planning Commission may approve the proposed Historic Preservation Condition of Approval date extension; or
- The Planning Commission may deny the proposed Historic Preservation Condition of Approval date extension and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the proposed Historic Preservation Condition of Approval date extension.

Significant Impacts

There are no significant fiscal or environmental impacts from this application other than what is listed on the Consequences section below.

Consequences of not taking the Planning Department's Recommendation

The site would be in violation of their MPD approved on March 25, 2015

Summary Recommendations

Staff requests that the Planning Commission hold a public hearing and review the Historic Preservation Condition of Approval no. 4 of the PCMR Master Planned Development (MPD), Development Agreement Mountain Upgrade Plan amendments approved on March 25, 2015. Staff recommends extending the deadline 120 days to July 23, 2016.

Findings of Fact:

1. All Findings of Fact, Conclusions of Approval, and Conditions of Approval of the MPD Development Agreement Mountain Upgrade Plan Amendments & Conditional Use Permit dated March 25, 2015 shall continue to apply with the exception of MPD Amendment Condition of Approval no. 4 Historic Preservation as listed on the updated Condition of Approval section below.
2. Park City Mountain has already committed to \$50,000 toward the preservation of the California/Comstock Mill.
3. Vail Resorts as owner of Park City Mountain is prepping to start the rehabilitation work on the California Comstock this spring.
4. The 2015 amended MPD Development Agreement requires the resort to identify and stabilize extant mining structures within its leasable area.
5. The applicant contracted SWCA Environmental Consultants (SWCA) to conduct a reconnaissance level survey of their property, which was completed in September 2015.
6. Following the survey, the applicant, SWCA, and the Planning Department met to create a prioritized list of endangered buildings.
7. The prioritized list of structures has been agreed to by the Park City Historical Society and Museum, the applicant, and Park City Municipal.
8. The submittal of the reconnaissance level survey in September 2015 meets section (a) of this condition of approval.
9. The City is currently working on a Memorandum of Understanding (MOU) between the applicant, the Park City Historical Society and Museum, underlying land owners, and Park City Municipal to coordinate fund raising and preservation efforts required by Condition of Approval no. 4.
10. The applicant continues to work on an ALTA/ACSM Survey to determine their exact property.
11. The first project with the initial stabilization of the California Comstock started in November 2015, and Vail intends to complete the stabilization and preservation work in late-spring 2016; this work is dependent on the accessibility of the site for large construction equipment and weather permitting.
12. The MPD required a five (5) year fund-raising plan by the applicant to further support stabilization of the historic structures.
13. The plan was submitted according to the terms of the approval.
14. The City, working with a draft from the Park City Historical Society and Museum, has drafted a Memorandum of Understanding (MOU) between the City, the Park City Historical Society and Museum, and the applicant for a working group to direct the distribution of funds both from the initial \$50,000 contribution and for the funds future raised during the remaining portion of the five (5) year plan.
15. The applicant continues to work on an ALTA/ACSM Survey to determine their exact property boundaries.
16. The City is preparing separate Geographic Information System (GIS) mapping to assist in determining if boundaries of the Annexation Agreement and Development Agreement(s) are consistent and there are no remnant parcels.
17. On April 8, 2016, Park City Mountain Resort, Park City Historical Society, and

Park City Municipal announced the formation of a new group dedicated to preserving the historic mining structures located at various locations at Park City Mountain named Friends of Ski Mountain Mining History.

18. Friends of Ski Mountain Mining History is dedicated to overseeing a five-year fundraising plan to preserve the mine sites located on the resort property.
19. Friends of Ski Mountain Mining History will be planning various fundraising events throughout the year, with Park City Mountain Resort continuing to provide ski mining tours for locals and visitors.
20. Friends of Ski Mountain Mining History's primary focus will on the seven (7) priority mine sites:
 - Thaynes Mine—Hoist house
 - Thaynes Mine— Conveyor gallery
 - Jupiter Mine—Ore bin
 - Silver King Mine –Head Frame Building
 - King Con Mine—Ore bin
 - King Con Mine— Counter weight
 - California Comstock Mine

Conclusions of Law:

1. The MPD Historic Preservation Condition of Approval Amendment, complies with all the requirements of the Land Management Code;
2. The MPD Historic Preservation Condition of Approval Amendment, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
3. The MPD Historic Preservation Condition of Approval Amendment, as conditioned, is consistent with the Park City General Plan;
4. The MPD Historic Preservation Condition of Approval Amendment has been noticed and public hearing held in accordance with this Code.

Updated Condition of Approval No. 4:

Historic Preservation

*In furtherance of assisting the developers in meeting their obligations under Section 2.9.3 of the Amended and Restated Development Agreement for Flagstaff Mountain dated March 2, 2007, the Developer under the PCMR Development Agreement shall, (a) identify historically significant structures within the PCMR Development Agreement Property by October 1, 2015, (b) complete the inventory of historically significant structures and the preservation and restoration plan for such structures, as located within the PCMR Development Agreement Property (provided such sites are confirmed to be located within the property either owned by VR CPC Holdings, Inc. or held by VR CPC Holdings, Inc. pursuant to its ground lease from TCFC LeaseCo LLC) by **July 23, 2016**; (upon completion of the staff approval of the preservation and restoration plan, the applicant shall come back to the Planning Commission to report on the prioritization, annual check-in schedule and progress report on work complete to date) and (c) no later than **July 23, 2016**, dedicate and/or secure preservation easements for the historically significant structures (or reasonably equivalent long-term rights satisfactory to the City if easements are unavailable) for the City*

with respect to the identified sites within the PCMR Development Agreement Property. In addition, by October 1, 2015, the Developer under the PCMR Development Agreement shall contribute a total of \$50,000 towards the preservation of the prioritized historically significant structures on the PCMR Development Agreement Property as approved by the Planning Department/Preservation Planner, and propose a five (5) year capital fundraising plan dedicated towards restoration/stabilization of the historically significant structures. Nothing herein shall release the original Flagstaff Mountain Developer (e.g., United Park City Mines) or current property owner from any existing obligation under the Ordinance 07-10, and all related agreements including the Amended and Restated Development Agreement for Flagstaff Mountain dated March 2, 2007.

Exhibits

Exhibit A – Draft Prioritized list

Exhibit B – PCMR MPD & CUP Action Letter

Exhibit A - Draft Prioritized list

1. Thaynes Mine Hoist Hs.
2. Silver King Hoist Hs.
3. Thaynes- West Conveyor Gallery
4. Silver King Con- Ore Bin
5. Silver King Con- Tramway Counterweight
6. Silver King Coalition- Stores Department bldg.
7. Silver King- Change House
8. Silver King Boarding House
9. Thaynes- North Conveyor Gallery
10. Silver King – Water Tanks A & B
11. Thaynes- West Accessory Building
12. Jupiter Mine- Ore Bin
13. Silver King – Boarding House vault
14. Thaynes- Northwest bldg.

Draft Fundraising Priority under the MOU:

- Silver King Consolidated Mine – Counter Weight
- Thaynes Mine – Conveyor Gallery
- Jupiter Mine- Ore Bin
- Thaynes Mine – Hoist House
- Silver King – Head Frame Building and water tanks
- Claimjumper (King Con) –Ore Bin
- California/Comstock Mill



7 April 2015

VR CPC Holdings, Inc. d/b/a Park City Mountain Resort
C/O Tim Beck
1310 Lowell Avenue
PO Box 39
Park City, Utah 84068

NOTICE OF PLANNING COMMISSION ACTION

Application #: PL-14-02600
Subject: Master Planned Development, Development Agreement, and Mountain Upgrade Plan Amendments & Conditional Use Permit
Address: 1345 Lowell Avenue
Action Taken: Approved with Conditions
Date of Action: March 25, 2015

On March 25, 2015, the Park City Planning Commission approved your requested: Amendment to the Mountain Upgrade Plan for the Interconnect Gondola and expansion of the Snow Hut on-mountain restaurant; Amendment to the Park City Mountain Resort Master Plan Development (MPD) to satisfy requirements of the 2007 annexation which requires the addition of the upper mountain ski terrain to PCMR's original MPD; and Conditional Use Permit (CUP) for a ski lift (interconnect). Your submitted application was approved subject to the following MPD/CUP Findings of Fact, Conclusions of Law, and Conditions of Approval:

MPD - Findings of Fact:

1. The site is known as Park City Mountain Resort.
2. The site address is 1345 Lowell Avenue.
3. On December 23, 2014 the applicant submitted a request to amend the existing Master Planned Development & Development Agreement.
4. The current application is an amendment to the Mountain Upgrade Plan for the Interconnect Gondola and expansion of the Snow Hut on-mountain restaurant

- AND an amendment to the Park City Mountain Resort Master Plan Development (MPD) to satisfy requirements of the 2007 annexation which requires the addition of the upper mountain ski terrain to PCMR's original MPD.
5. A Ski Lift is listed as a Conditional Use Permit (CUP) in the ROS District. CUPs are reviewed and approved by the Park City Planning Commission.
 6. In June 1997, the Park City Planning Commission approved the Park City Mountain Resort Large Scale Master Plan.
 7. The Development Agreement was recorded with the County in July 1998.
 8. The approved Master Plan includes development according to the PCMR Concept Master Plan and conditions of approval.
 9. The conditions of approval include development of skiing and related facilities identified in the Mountain Upgrade Plan.
 10. In March 2007, additional Park City Mountain Resort ski terrain was annexed into Park City Municipal Corporation known as the Annexation Agreement for the United Park City Mines Company Lands at Park City Mountain Resort.
 11. The annexation indicated that the next Development Activity Application or amendment under the PCMR MPD must add the PCMR lease land annexed to the PCMR MPD.
 12. In conjunction with the other amendments the applicant requests to fulfill the requirements of the annexation by incorporating PCMR's upper terrain into the PCMR Master Planned Development & Development Agreement.
 13. The Mountain Upgrade Plan was recorded with the Development Agreement and identifies the background/methodology, design criteria, existing ski resort facilities, Mountain upgrading plan, future expansion potential, and conclusion.
 14. The amendment of the Mountain Upgrade Plan includes the construction of those portions of the interconnect lift with Canyons Resort, and related lift towers, ski trails, terminals, buildings, infrastructure, and related appurtenances located in Park City.
 15. The interconnect gondola is not specifically referenced in the Mountain Upgrade Plan, the terrain in which the lift is proposed is already designated in the Mountain Upgrade Plan for future ski pod development.
 16. The proposed interconnect gondola will connect Park City Mountain Resort and Canyons Resort.
 17. The amendment of the Mountain Upgrade Plan also includes the expansion of the Snow Hut on-mountain restaurant.
 18. The improvement and enlargement of the Snow Hut is to improve mountain guest services.
 19. The Planning Commission held a public hearing and reviewed this request on February 25, 2015.
 20. During the February 25, 2015 Planning Commission meeting staff requested discussion by the Planning Commission on four items: building height, parking, employee housing, and historic preservation.
 21. The purpose of the Master Planned Development Amendment application public meeting is to have the applicant present their amendments and give the public and Planning Commission an opportunity to evaluate those amendments in accordance with the applicable code criteria.

22. The proposed amendment to the Development Agreement does not change approved densities.
23. The site is not located in the HR-1 or HR-2 District. The proposed amendments take place with the areas shown in the Mountain Upgrade Plan, located in the Recreation and Open Space District (zone).
24. The proposed amendments are not nearby the exterior boundary of the MPD with the exception of the interconnect line.
25. The Snow Hut on-mountain restaurant and the PCMR interconnect line terminal are a minimum of 2,000 feet from PMCR perimeter.
26. Open space is established by the approved MPD. Of the approximately 3,700 acres in the ski resort, nearly 95% of the property is considered recreation/open space (i.e. trails and forested areas).
27. The proposed projects will not materially affect the required open space.
28. The LMC indicates that the Planning Department shall review the parking analysis and provide a recommendation to the Planning Commission. The Commission is to make a finding during review of the MPD as to whether or not the parking analysis supports a determination to increase or decrease the required number of Parking Spaces.
29. The Developer shall comply with the parking mitigation plan. This plan shall be reviewed and modified, if necessary, as a part of the Small Scale MPD (CUP) for each phase to evaluate transit alternatives and demonstrated parking needs.
30. If, in practice, the parking mitigation plan fails to adequately mitigate peak day parking requirements, the City shall have the authority to require the Resort to limit ticket sales until the parking mitigation plan is revised to address the issues. The intent is that any off-site parking solution include a coordinated and cooperative effort with the City, other ski areas, the Park City School District, Summit County, and the Park City Chamber/Bureau to provide creative solutions for peak day and special event parking.
31. The replacement of the Snow Hut does not affect skier capacity and subsequently does not affect parking requirements.
32. Skiers and riders are already on the mountain during operations, and the replacement Snow Hut Lodge is designed to significantly improve service at a major connection area in a central area of the ski resort.
33. The Interconnect Gondola functions only as an access/transfer lift between existing ski operations and has not been designed with round trip skiing on it. Given it is an access lift only between the two areas there is no skier capacity increase associated with it.
34. No additional parking is impacted by the Snow Hut on-mountain restaurant expansion.
35. The applicant indicated that in 2014 the Snow Hut has 154 indoor seats and 200 outdoor seats.
36. The Mountain Upgrade Plan called for several items in the conclusion of Section III - Existing Ski Resort Facilities, one of which was to position additional on-mountain seating to accommodate existing and upgrade facilities.
37. The Mountain Upgrade Plan indicated that the Snow Hut needed additional seating based on the seating requirement summary based on logical distribution

- of the CCC. As indicated in the document in 1997, the Snow Hut had 168 indoor seats available but should have 414 indoor seats.
38. The applicant currently proposes to increase the indoor seating from the 168 indicated in 1997 to approximately 500 and the outdoor seating to stay the same at approximately 250 seats (indicated in 1997).
 39. The net increase, from what was necessary in 1997, is 86 seats, which is 21% above the required number of seats.
 40. The increase of 86 indoor seats (1997) from the identified CCC necessitates no additional parking at the base since the skier capacity is not affected.
 41. Skiers are already on the mountain during operations and the CCC remains unchanged.
 42. The proposed Interconnect Gondola does not need more parking as it functions only as an access/transfer lift between existing ski operations and has not been designed with round trip skiing on it.
 43. The approved and recorded Development Agreement states that parking mitigation is reviewed at each Small Scale Master Planned Development (Conditional Use Permit) approval.
 44. The review that occurred for "Parcel A," was satisfied, noting that no additional parking issues would be occurring until later phases were built-out at the base.
 45. The applicant requests an increase in building height for the Snow Hut expansion.
 46. In the ROS District no structure may be erected to a height greater than twenty-eight feet (28') from existing grade.
 47. To allow for a pitched roof and to provide usable space within the structure, a gable, hip, or similar pitched roof may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
 48. The majority of the proposed new building does not meet the maximum roof height, according to its corresponding roof pitch, of either 28 or 33 feet.
 49. The corner on the left on the front elevation is approximately 52 feet above existing grade.
 50. The corner on the right on the front elevation is approximately 68 feet above existing grade.
 51. The front elevation has the tallest points found on the proposed snow hut expansion.
 52. When viewed from the side elevation, north, about a quarter of the building on the right meets the maximum of height 28/33 feet.
 53. When viewed from the other side, south elevation, two thirds (2/3s) of the building from the left on the lowest form and about 1/3 of the ridge towards the left meets the maximum building height.
 54. When reviewing the rear of the building, west elevation, the entire wall (rear façade) meets the maximum height.
 55. The roof however, as indicated on the other elevations does not meet the height.
 56. It is estimated that approximately 70% of the overall roof does not meet the maximum corresponding building height.

57. In order to grant building height in addition to that which is allowed in the ROS District, underlying zone, the Planning Commission is required to make specific findings Outlined in LMC § 15-5-5(F)(1)-(5).
58. The proposed increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density.
59. Even though the building is indeed tall, not just in form but also due to the terrain (height measured from existing grade per Park City codes), the proposed building is a one (1) story building which maximizes sun-light exposure from the windows on the front, east elevation.
60. There is no density increase as the existing support commercial use for the restaurant does not require use of unit equivalents. A different design with the same capacity at height would result in greater site disturbance, grading and less architectural variation.
61. The proposed Snow Hut is remote from any other building.
62. The minimum setback for the building is 2,000 feet. No other structures, except ski lifts are within this area. No impact to view, solar access, shadows, or other criteria will occur.
63. The site is centralized in the upper mountain of the existing ski resort, and not generally visible from developed off-site locations in Park City. As a ski resort operation, the site will be re-vegetated with a proven seed mix.
64. The adjacent open space is designated ski terrain. With approximately 3,700 acres of ski terrain the proposed projects 17,200 square feet of footprint will have no effect on open space or its usability.
65. The proposed height of the building is the result of a combination of the single story accessible design and the roof design which does not shed snow to public areas or decks, and does not require heat taping in roof valleys or edges to prevent large icicle development.
66. The large glazed areas are designed to maximize solar gain in support of the project sustainability goals. Interruptions in the roof plane would interrupt snow shed and possible increase height with no purpose.
67. There are no other buildings within one-half mile to match roof façade or variations.
68. The proposed roof form maximizes sun-light exposure on the east elevation.
69. The proposed one (1) story structure meets the following Architectural Design Guidelines outlined in LMC § 15-5-5.
70. The Architectural Style and Motif is not prohibited by the LMC.
71. The proposed siding is not prohibited by the LMC.
72. The applicant proposes the following three (3) main exterior wall materials on the front and side elevations: 1. reclaimed board and batten; 2. horizontal chinked trestlewood; and 3. rusted corten ribbed siding. The applicant proposes concrete masonry unit (CMU) on the bottom half of the rear elevation.
73. Applicant proposes a dark green shingle roof and a metal standing seam for the two smaller shed roofs as seen on the rear, west elevation.
74. The combination roof shape is not listed under prohibited roof forms.
75. Window treatments are not prohibited by the code.

76. The applicant has not submitted plans regarding this provision.
77. The project shall fully comply with any provisions indicated in the LMC or approved MPD regarding lighting.
78. The applicant has not submitted plans regarding this provision.
79. The project shall fully comply with any provisions indicated in the LMC or approved MPD regarding trash/recycling enclosures.
80. The applicant has not submitted plans regarding this provision.
81. The project shall fully comply with any provisions indicated in the LMC or approved MPD regarding mechanical equipment.
82. LMC § 15-5-8 indicates the following regarding façade length and variations, following: Structures that exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the Structure at each 120 foot interval, or less if the Developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen foot (15') change in Building Facade alignment or a fifteen foot (15') change in the Building Height. A combination of both the Building Height and Building Facade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.
83. The east elevation, front does not meet the façade façade length and variations requirement.
84. The façade is 140 feet long and does not provide a prominent shift in the mass of the structure.
85. The north and south elevations provide appropriate breaks, both horizontally and vertically (height) where a shift was incorporated in the design.
86. The west elevation, rear, meets the shift in the form of a fifteen foot (15') change in the building height.
87. LMC § 15-5-7 indicates that in some cases, the Planning Director, may vary from these standards if warranted by unusual or unique circumstances. This may result in variation from the strict interpretation of this section and may be granted by the Planning Director.
88. The Planning Director has reviewed the submitted plans and finds that the site is unusual and unique due to its remote location.
89. The Snow Hut is located on the mountain, accessible to skiers.
90. The location of the Snow Hut is not in a typical Park City neighborhood.
91. The intent of the façade length and variation criteria is to break up the massing of buildings so that they relate to the pedestrian scale.
92. The amount of glass on the front, east elevation, also helps mitigate the width of the building adding an aesthetically pleasing component.
93. When the Planning Commission grants additional Building Height due to a Site Specific analysis and determination, that additional Building Height shall only apply to the specific plans being reviewed and approved at the time. Additional Building Height for a specific project will not necessarily be considered for a different, or modified, project on the same Site.
94. The additional height due to the specific site analysis is not detrimental and in compliance with applicable LMC standards regarding the height allowance.

95. The Snow Hut Lodge is located on the footprint of the existing building and against an existing hill side to maximize skier circulation in the area.
96. Placing excavated material on site will remove the reverse slope between the King Con run and the building location. Skier circulation down to the King Con lift will be improved by the site grading on Broadway and the new location of the building.
97. The Interconnect Gondola is located not to interfere with skier circulation and provides direct access to the Snow Hut Lodge.
98. No retaining structures are proposed. Site grading is minimized while providing an on-snow / no stairs access to Snow Hut.
99. Existing summer biking and hiking trails on the Park City Mountain Resort side of the project are avoided to extent possible. Within the Summit County portion of the site, the evacuation routes may cross existing biking / hiking trails within the terms of the property agreements with trail operators and landowners.
100. Snow storage is on-site. The building is designed to shed snow away from public areas and service doors.
101. Refuse and recycling will take place in the building footprint consistent with the sustainability goals of Park City Mountain Resort. Refuse removal will not change from current operations.
102. Transportation to the site is via lifts, skiing and snowboarding only. No public vehicle access is proposed.
103. Significant vegetation is retained and protected.
104. Vegetation removed for site grading consists mainly of existing ski runs grasses and brush. The lift line corridor will require tree removal but ground disturbance will only occur in lift tower areas, base terminal area and evacuation route construction.
105. The visual simulations have been conducted properly for review of viewshed and ridgeline protection. The terminal structure minimizes the intrusion on the ridgeline from either east or west sight lines.
106. The lift line impacts are reduced as it is below the sky line and in many places within a forested area.
107. A visual analysis from designated viewpoints has been submitted to illustrate the visual effects of the proposed lift system.
108. The interconnect gondola system, towers and terminals, and evacuation route in Thaynes Canyon are shown on the visual simulation from the designated viewpoints.
109. The location of the proposed Snow Hut building is also shown in the simulations.
110. All other elements of the Sensitive Land analysis for the original MPD remain in effect and unchanged by this project.
111. The MPD Development Agreement states the following:
Developer shall construct or provide deed restricted off-site housing for 80 PCMR employees on or before October 1, 2003. The rental rate (not including utilities) for the employee housing will be determined by the City Council Housing Resolutions Establishing Guidelines and Standards, but will not exceed 1/3 of the employee's base gross wages. The rental rate shall be assured in perpetuity through deed restrictions in form and substance satisfactory to the City.

Developer must commence construction or complete the purchase of housing to accommodate 80 employees within 90 days of receiving a Small Scale MPD which, in combination with previously granted Small Scale MPDs, represent approvals for a total of 50% of the total square footage of the Concept Master Plan. Developer must work expeditiously to complete the employee housing project(s). In no case shall Small Scale MPDs, which represent approvals for a total of 60% of the Small Scale MPDs within the PCMR Concept Master Plan, be issued until the required housing is available for occupancy. Park City will provide Developer a letter of compliance when it fulfills this requirement.

If there is a downturn in the market, and the Developer fails to obtain approval for 60% of the Small Scale MPDs within the PCMR Concept Master Plan, on or before October 1, 2003, Developer shall, at a minimum acquire, by lease or by purchase its proportionate obligation to produce employee housing, and shall offer such housing to employees at a price at or below Park City's applicable affordable housing rates and standards. For example, if only 40% of the Small Scale MPDs have been approved by October 1, 2003, Developer shall provide housing for 32 PCMR employees at the lesser of the City's Affordable Housing rate or no more than 1/3 of the employee's monthly income. Once Developer ultimately achieves the 60% Small Scale MPD approval, it must provide deed restricted housing for all 80 employees as detailed above.

112. The existing MPD contains the requirement for employee housing, this project does not change these requirements.
113. Employee housing is actually triggered ONLY by the receipt and approval of Conditional Use Permits (Small Scale MPD's) of the base area, "Parcels A - E."
114. As indicated in the Development Agreement, there was a trigger date of October 1, 2003, for 60% of the Small Scale MPDs (CUPs for each parcel), with an exception of a market downturn hit, which did take place.
115. Under this situation, the employee requirement was proportionally based on approved Small Scale MPD's (CUPs for each parcel).
116. The Planning Department calculates, Parcel A, the first and only approved Small Scale MPD/CUP for Marriott Mountainside/Legacy Lodge, accounted for approximately 334,000 total s.f. of the total 1,156,787 s.f. in the Large Scale Master Plan or 28.8% of the required housing for 80 PCMR employees. This equates to housing for 23 PCMR employees required after October 1, 2003.
117. Section 2.2 of the Development Agreement states, "In no case shall Small Scale MPDs...be issued until the required housing is available for occupancy."
118. No additional base parcels can be approved until the housing for the 23 PCMR employees are available and in use.
119. The employee housing requirement is not triggered by the requested amendment for on-mountain upgrades, updates, etc.
120. No child care is proposed in this application.
121. The project does not affect possible child care demands.
122. The City has received a map and list of known Physical Mine Hazards on the property.

123. A mine hazard mitigation plan has also been submitted to the City with appropriate mitigation. The map and mitigation plan are filed in the office of the City's Environmental Regulatory Program Manager and mitigation is scheduled to be completed by December 1, 2015.
124. Proposed development activity is not anticipated to encounter known historic mine waste.
125. The site is not within the soils boundary. In the event mine waste is encountered, it must be handled in accordance to State and Federal Law.
126. In accordance with LMC §15-8-5 (B)(15) and (C)(9), the prior applicants at the time of the 2007 annexation agreed to update the Preservation Plan submitted in 2000 for the additional annexed area.
127. The 2007 annexation included the following analysis in the February 1, 2007 staff report:

18. Historic and cultural resources. This annexation will include historic mining era structures within the Park City limits. The Silver King mine and other mining structures throughout the annexation area are more than 50 years old and would be considered to be historic structures due to the age of construction. No determination of historical significance has been made. Any changes to the historic buildings would require review by the Planning Department for compliance with the LMC preservation ordinance and Historic Design Guidelines. The Flagstaff Historic Preservation Technical Report will necessarily need to be amended to include those resources within the annexed area. The annexation therefore has a significant public benefit in the area of historic or cultural resources, in that several historic structures will be included within the City limits. If the structures are rehabilitated to building code, resort support uses could be permitted subject to a Conditional Use Permit.
128. Finding of Fact no. 7, of the 2007 annexation indicated that the proposed annexation protects the general interests and character of Park City including several historic mining era structures within the Park City Boundary.
129. The applicants agreed to update the mitigation as identified in the original Annexation Agreement regarding historic preservation:

Historic Preservation. The Historic Preservation Plan, at a minimum, shall contain an inventory of historically significant structures located within the Project and shall set forth a preservation and restoration plan, including a commitment to dedicating preservation easements to the City, with respect to any such historically significant structures. The head frame at Daly West site is historically significant.
130. The Annexation Agreement for the United Park City Mines Company Lands at PCMR tied the various agreements together.
131. This 2007 Annexation is conditioned upon the Amended and Restated Development Agreement For Flagstaff Mountain, the Talisker Conservation Deed Restriction and the Conservation Easement executed and recorded herewith. (Annexation Agreement paragraph 26).
132. The inventory is to be completed to comply with the 2007 Annexation and the Preservation and Restoration Plans are finished and approved by the City.

133. A Condition of Approval to this MPD amendment requiring completion of the outstanding inventory and subsequent Preservation and Restoration Plans prior to the City accepting any application for base area development is to be added.
134. The Preservation and Restoration plans shall also indicate a stabilization timeframe for each site.
135. In accordance with LMC §15-8-5(C)(3), the prior applicants at the time of the 2007 annexation acknowledged numerous trails in the annexed area, and their public use through dedication to the Park City Master Trails Map. See exact language below:
5. Trails. Numerous trails exist on the annexation property. These trails will be available for public use subject to reasonable restrictions due to construction, maintenance, and environmental factors including wildlife and erosion. The existing and any newly required trails shall be added to the Park City Master Trails and as necessary dedicated to the City either on the Annexation plat or at the time of PCMR MPD amendment.
136. A Condition of Approval to this MPD amendment requiring trails language needs to be added to this approval.
137. The proposed Interconnect Gondola and Snow Hut on-mountain restaurant are not detrimental impacts of the Mountain Upgrade Plan.
138. The Interconnect increases accessible terrain as it connects PCMR with the Canyons Resort.
139. The Snow Hut expansion reduces the resort's restaurant seating deficiencies.

MPD - Conclusions of Law:

- A. The MPD Amendment, as conditioned, complies with all the requirements of the Land Management Code;
- B. The MPD Amendment, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
- C. The MPD Amendment, as conditioned, is consistent with the Park City General Plan;
- D. The MPD Amendment, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
- E. The MPD Amendment, as conditioned, strengthens and enhances the resort character of Park City;
- F. The MPD Amendment, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
- G. The MPD Amendment, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
- H. The MPD Amendment, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
- I. The MPD Amendment, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.

- J. The MPD Amendment, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- K. The MPD Amendment, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
- L. The MPD Amendment has been noticed and public hearing held in accordance with this Code.
- M. The MPD Amendment, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
- N. The MPD Amendment, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
- O. The MPD Amendment, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.

MPD - Conditions of Approval:

- 1. The project shall fully comply with any provisions indicated in the LMC or approved MPD regarding lighting, trash/recycling enclosures, mechanical equipment, etc.
- 2. In the event mine waste is encountered, it must be handled in accordance to State and Federal Law.
- 3. **Employee Housing**
Unless Section 2.2 of the Development Agreement is previously satisfied by the developer in an off-site location which shall include employee housing required by the development of Parcel A (the "Required Employee Housing"), or an updated housing plan is approved by the Housing Authority, the Developer shall include as part of the next application for a Small Scale MPD/CUP approved after March 25, 2015 under the Development Agreement for Parcels A-E (the "Next Small Scale MPD Application") an affordable housing plan subject to Park City Housing Authority approval per the Housing Resolution in effect at the time of application for the Required Employee Housing and the employee housing required for the Next Small Scale MPD/CUP Application as determined by such resolution. Unless otherwise approved in the housing plan or previously satisfied, a completion bond or letter of credit in a form approved by the City Attorney will be required for the Required Housing as a condition of building permit issues for the Next Small Scale MPD. Nothing in this condition shall be deemed to relieve any owner or prior developer of Parcel A from any liability that may exist to the City, the Developer, or any future developers in the MPD for failure to comply with Section 2.2 of the Development Agreement.

4. Historic Preservation:

In furtherance of assisting the developers in meeting their obligations under Section 2.9.3 of the Amended and Restated Development Agreement for

Flagstaff Mountain dated March 2, 2007, the Developer under the PCMR Development Agreement shall, (a) identify historically significant structures within the PCMR Development Agreement Property by October 1, 2015, (b) complete the inventory of historically significant structures and the preservation and restoration plan for such structures, as located within the PCMR Development Agreement Property (provided such sites are confirmed to be located within the property either owned by VR CPC Holdings, Inc. or held by VR CPC Holdings, Inc. pursuant to its ground lease from TCFC LeaseCo LLC) by March 25, 2016; (upon completion of the staff approval of the preservation and restoration plan, the applicant shall come back to the Planning Commission to report on the prioritization, annual check-in schedule and progress report on work complete to date) and (c) no later than March 25, 2016, dedicate and/or secure preservation easements for the historically significant structures (or reasonably equivalent long-term rights satisfactory to the City if easements are unavailable) for the City with respect to the identified sites within the PCMR Development Agreement Property. In addition, by October 1, 2015, the Developer under the PCMR Development Agreement shall contribute a total of \$50,000 towards the preservation of the prioritized historically significant structures on the PCMR Development Agreement Property as approved by the Planning Department/Preservation Planner, and propose a five (5) year capital fundraising plan dedicated towards restoration/stabilization of the historically significant structures. Nothing herein shall release the original Flagstaff Mountain Developer (e.g., United Park City Mines) or current property owner from any existing obligation under the Ordinance 07-10, and all related agreements including the Amended and Restated Development Agreement for Flagstaff Mountain dated March 2, 2007.

5. Trails:

Public trails existing at the time of annexation in 2007 were added to the Park City Master Trails Plan in 2008 as depicted on Exhibit P. Developer is finalizing survey and other closing matters with regards to their acquisition and ground lease of the property. A final trails plan shall be submitted and evaluated as part of the next application for a Small Scale MPD/CUP approved after March 25, 2015 under the Development Agreement for Parcels A-E (the "Next Small Scale MPD Application") to determine which existing trails or any newly required trails are required to be dedicated to the City. Unless such trails are previously dedicated by plat/subdivision, prior to the issuance of a Certificate of Occupancy for the Next Small Scale MPD Application, the Developer and any other necessary owner/party shall execute an irrevocable offer of dedication or easement in compliance with the requirements of Section 5 of the Annexation Agreement which remains in full force and effect, and states: Numerous trails exist on the annexation property. These trails will be available for public use subject to reasonable restrictions due to construction, maintenance, and environmental factors including wildlife and erosion. The existing and any newly required trails shall be added to the Park City Master Trails and as necessary dedicated to the city either on the Annexation plat or at the time of PCMR MPD amendment.

CUP - Findings of Fact

1. LMC § 15-4-18 indicates that the location and use of a passenger tramway, including a ski tow or ski lift, is a Conditional Use.
2. CUPs under this section shall be issued only after public hearing before the Planning Commission, and upon the Planning Commission finding that all the following conditions can be met.
3. The interconnect complies with the Ownership of Liftway and Public Purpose criteria.
4. The interconnect complies with the Width, Utility Clearance, Liftway Setback, State Regulation, criteria, as conditioned.

CUP Conclusions of Law:

1. The application complies with all requirements of the Land Management Code.
2. The use will be compatible with surrounding structures in use, scale, mass, and circulation.
3. The use is consistent with the Park City General, as amended.
4. The effects of any differences in use or scale have been mitigated through careful planning.

CUP - 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. 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.
7. This Conditional Use Permit approval will expire on March 25, 2016, if a building permit has not issued by the building department before the expiration date, unless an extension of this approval has been granted by the Planning Commission.

Please be aware that the approval of this MPD Amendment and Conditional Use Permit by Park City in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is

the responsibility of the property owner/applicant to ensure compliance with these regulations.

Land Management Code (LMC) § 15-6-4(G) indicates the following regarding Development Agreement ratification:

The Development Agreement shall be ratified by the Planning Commission, signed by the City Council and the Applicant, and recorded with the Summit County Recorder. The Development Agreement shall contain language, which allows for minor, administrative modifications to occur to the approval without revision of the agreement. The Development Agreement must be submitted to the City within six (6) months of the date the project was approved by the Planning Commission, or the Planning Commission approval shall expire.

As the applicant, this letter is intended as a courtesy to document the status of your request. The official minutes from the Planning Commission are available in the Planning Office. We will continue to work with you closely on the project. If you have questions regarding your application or the action taken please don't hesitate to contact me at 435-615-5064 or fastorga@parkcity.org.

Sincerely,



Francisco Astorga
City Planner

Planning Commission Staff Report

Subject: The Kimball on Main Plat Amendment at 638 Park Avenue
Author: Anya Grahn, Historic Preservation Planner
Project Number: PL-16-03039
Date: April 27, 2016
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Kimball on Main Plat Amendment located at 638 Park Avenue and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Tony Tyler, CPP Kimball LLC (Represented by Michael Demkowicz, Alliance Engineering)
Location: 638 Park Avenue
Zoning: Historic Recreation Commercial (HRC)
Adjacent Land Uses: Residential, Commercial, Condo and MPD projects
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action.

Proposal

The site known as 638 Park Avenue consists of parts of Block 7 of the Park City Survey and Block 53 Synder’s Addition to Park City. The owner requests this plat amendment in order to create a legal platted lot of record and to develop the site.

Background

On February 16, 2016, the City received a Plat Amendment application for the Kimball on Main plat amendment at 638 Park Avenue; the application was deemed complete on March 9, 2016. The property is in the Historic Recreation Commercial (HRC) District and within the Heber Avenue Subzone. The subject property consists of parts of Block 7 of the Park City Survey and Block 53 Synder’s Addition to Park City.

This site is listed on Park City’s Historic Sites Inventory (HSI) and is designated as a Landmark Site. The historic Kimball Garage was built circa 1929 during the Mature Mining Historic Era (1894-1930). The historic structure was constructed on Block 7 of the Park City Survey.

In 2013, the Kimball Art Center approached the City about construction of an addition to the Landmark Building and submitted a Historic District Design Review (HDDR) application; however, this HDDR was denied as the proposal did not comply with the Design Guidelines or zoning requirements of the Land Management Code (LMC). The

applicant did not appeal staff's determination. The sale of the property to the current owners was finalized in 2015.

On December 9, 2014, the current owners submitted an HDDR for the development of the site. The plans did not comply with the LMC and the applicant applied to amend the LMC to add a fourth criterion LMC 15-2.5-10 Heber Avenue Subzone to allow the existing zone height to reflect that of the Historic Commercial Business (HCB) District.

On April 8, 2015, the Planning Commission reviewed the applicant's request for proposed amendments to the Land Management Code (LMC) regarding the Heber Avenue Sub-zone in LMC Chapter 15-2.5-10. The Planning Commission forwarded a negative recommendation to City Council on the proposed LMC amendments and the application was withdrawn by the applicant prior to the May City Council meeting.

On November 19, 2015, the applicant submitted new HDDR plans for a redesign based on staff's feedback of the 2014 plans; however, these are still under review by the Planning Department for compliance with the Design Guidelines and the LMC.

On March 20, 2015, the Planning Director found that the Kimball Art Center was current in their assessment to the Main Street Parking Special Improvement District as of January 1, 1984, for parking requirements up to a Floor Area Ratio (FAR) of 1.5, which is the parking requirement of the HCB District outlined in LMC 15-2.6-9(D) Pre-1984 Parking Exception. It should be noted that in 1984, the Kimball Art Center was located in the Historic Commercial Business (HCB) District; however, the zone changed in 2006 to Historic Recreation Commercial (HRC).

Per the applicant's revised Historic District Design Review (HDDR) application submitted on November 19, 2015, the applicant is proposing a non-residential FAR of 1.5. Because 638 Park Avenue is located in the Heber Avenue Subzone, the Floor Area Ratio (FAR) limitation of the HRC District does not apply. As previously noted, the HDDR application is still under review. Based on the current proposal, the Planning Commission will only be reviewing the plat amendment application for this site.

The plat amendment is necessary to remove the interior block lines that currently exist. This will allow the applicant to move forward with a building permit to construct a new addition to the existing Kimball Garage.

Purpose

The purpose of the Historic Recreation Commercial (HRC) District is to:

- A. Maintain and enhance characteristics of Historic Streetscape elements such as yards, trees, vegetation, and porches,
- B. Encourage pedestrian oriented, pedestrian-scale Development,
- C. Minimize visual impacts of automobiles and parking,
- D. Preserve and enhance landscaping and public spaces adjacent to Streets and thoroughfares,

- E. Provide a transition in scale and land Uses between the HR-1 and HCB Districts that retains the character of Historic Buildings in the Area,
- F. Provide a moderate Density bed base at the Town Lift,
- G. Allow for limited retail and Commercial Uses consistent with resort bed base and the needs of the local community,
- H. Encourage preservation and rehabilitation of Historic Buildings and resources
- I. Maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

Analysis

The proposed Plat Amendment creates one (1) lot of record from the existing two (2) blocks. The proposed Plat Amendment combines parts of Block 7 of the Park City Survey and Block 53 Snyder’s Addition to Park City the property into one (1) lot of record measuring 18,550.13 square feet in area. There is no minimum lot size requirement in the HRC District.

This property is located within the Heber Avenue Sub-Zone of the HRC District. Per LMC 15-2.5-10, all of the Site Development standards and land Use limitations of the HRC District apply within the Heber Avenue Sub-Zone except for:

- (A) The Allowed Uses within the sub-zones are identical to the Allowed Uses in the HCB District.
- (B) The Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District.
- (C) The Floor Area Ratio limitation of the HRC District does not apply.

There is an existing historic structure—the Kimball Garage—that is currently located on the southwestern half of the property at 638 Park Avenue. The applicant intends to develop this site and construct a three (3) story commercial structure adjacent to the historic structure. The following table outlines the allowed and existing conditions for this plat amendment:

Required	HRC Zone Designation-WITHIN HEBER SUBZONE	Existing
Lot size	Not specified	18,550.13 SF
Setbacks		
Front (West/Park Ave.)	10 feet	1 foot ²
Rear (East/Main St.)	10 feet	55 feet
Side (South/Heber Ave.)	10 feet ¹	1 foot ²
Side (North)	5 feet	6 feet
Height above existing grade	32 feet	29 feet
Floor Area Ratio	Floor Area Ratio (FAR) limitation of the HRC	0.69 FAR

	District does not apply to property within the Heber Avenue Subzone.	
--	--	--

¹ LMC § 15-2.3-3(E)(2) states that on corner lots, the side yard that faces a street is 10 ft. for both main and accessory structures.

² LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.

The submitted survey reveals several existing encroachments. There is a concrete retaining wall along the west property line and adjacent to the rear lot line of 690 Park Avenue. There are also several aspen, deciduous, and evergreen trees planted along the north property line that straddle the property line shared with 690 Park Avenue.

The City Engineer will also require the applicant to grant three (3) – ten foot (10') snow storage easements along the front (Park Avenue) as well as rear (Main Street) and side (Heber Avenue) property lines to address snow storage along street frontages, per Condition of Approval #3. The City Engineer will also require a sidewalk easement along Heber Avenue, per Condition of Approval #4. Finally, there is an existing water line in the street along Park and Heber Avenues as well as Main Street, necessitating the provision of a public utilities easement per Condition of Approval #5.

Per LMC 15-2.5-3(E)(3), a Side Yard between connected Structures is not required where the Structures are designed with a common wall on a Property Line and the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official. The longest dimension of a Building joined at the Side Lot Line may not exceed one hundred feet (100'). As currently proposed, the applicant does not intend to connect the new development at 638 Park Avenue with the existing development to its south on Main Street.

Good Cause

Staff finds good cause for this Plat Amendment as the interior block line running through the property will be removed and existing encroachments will be resolved. Public snow storage easements will be provided along Park Avenue, Heber Avenue, and Main Street. Additionally, sidewalk and utility easements will be provided along Park and Heber Avenues as well as Main Street.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has gone through an interdepartmental review. At that time, the City Engineer and Water Department discussed the need for easements along Park and Heber Avenues as well as Main Street, which are reflected in the analysis of this report.

Notice

On April 9, 2016, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record on April 13, 2016, according to requirements of the Land Management Code.

Public Input

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

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for The Kimball on Main Plat Amendment located at 638 Park Avenue as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for The Kimball on Main Plat Amendment located at 638 Park Avenue and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on The Kimball on Main Plat Amendment located at 638 Park Avenue.

Significant Impacts

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

Consequences of not taking recommended action

Consequences of not taking the Planning Department's recommendation are that the Site would remain as is and the interior block line would not be removed. The site would continue to maintain two partial blocks, the encroachments will not be resolved, and no easements will be dedicated to the City.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for The Kimball on Main Plat Amendment located at 638 Park Avenue and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – County Tax Map

Exhibit D – Aerial Photographs with 500' Radius

Exhibit E– Historic Site Inventory Form

Ordinance No. 16-XX

AN ORDINANCE APPROVING THE KIMBALL ON MAIN PLAT AMENDMENT AT 638 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 638 Park Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on April 9, 2016, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on April 13, 2016, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on April 27, 2016, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on April 13, 2016, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on May 12, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve The Kimball on Main Plat Amendment at 638 Park Avenue.

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

SECTION 1. APPROVAL. The Kimball on Main Plat Amendment at 638 Park Avenue, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 638 Park Avenue.
2. The property is in the Historic Recreation Commercial (HRC) District and Heber Avenue Subzone.
3. The subject property consists of parts of Block 7 of the Park City Survey and Block 53 Synder's Addition to Park City. The proposed plat amendment creates one (1) lot of record.
4. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Landmark.

5. The proposed Plat Amendment combines the property into one (1) lot measuring 18,550.3 square feet.
6. The minimum front/rear yard setbacks are ten feet (10'). The historic structure has a 1 foot front yard setback along Park Avenue and a 55 feet rear yard setback along Main Street.
7. The minimum side yard setbacks are five feet (5'); the historic structure currently has a side yard setback of 6 feet along the north property line.
8. On corner lots, such as this, the side yard setback that faces a street is ten feet (10'). The historic structure has a 1 foot side yard setback along Heber Avenue.
9. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.
10. There is a non-historic concrete retaining wall along the west property line and adjacent to the rear property line of 690 Park Avenue. There are also several aspen, deciduous, and evergreen trees planted along the north property line shared with 690 Park Avenue.
11. This property is located within the Soils Ordinance Boundary and flood plain.
12. There is an existing water line in the sidewalk along Park and Heber Avenues as well as Main Street; no public utilities easement currently exists for this water line.
13. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A ten feet (10') wide public snow storage easement is required along the Park Avenue, Heber Avenue, and Main Street frontages of the property and shall be indicated on the final plat.
4. A sidewalk easement is required along Heber Avenue and Main Street and shall be indicated on the final plat.
5. A public utilities easement is required along Park and Heber Avenues as well as Main Street and shall be indicated on the final plat.

6. This property is current in their assessment to the Main Street Parking Special Improvement District as of January 1, 1984, for parking requirements up to a Floor Area Ratio (FAR) of 1.5. Any additions or remodels that generate an FAR of greater than 1.5 will be required to provide parking in accordance with LMC 15-3.
7. Storm water run-off due to the expansion will be required to be addressed on site.
8. Utility infrastructure such as transformer must be located on site.
9. Per LMC 15-2.5-3(E)(3), a Side Yard between connected Structures is not required where the Structures are designed with a common wall on a Property Line and the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official. The longest dimension of a Building joined at the Side Lot Line may not exceed one hundred feet (100').

SURVEYOR'S CERTIFICATE

I, Martin A. Moser, certify that I am a Registered Land Surveyor and that I hold Certificate No. 633729 in the State of Utah. I have prepared this Record of Survey map of KIMBALL OFFICE BUILDING PLAT OF BLOCK 53, SNYDER'S ADDITION TO PARK CITY, and that the ground as shown on this plat. I further certify that the information on this plat is accurate.



BOUNDARY DESCRIPTION

Part of the west one-half of the northeast quarter and the northwest quarter of the southeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, containing 10 acres, more or less, of Block 53, of Snyder's Addition to Park City, and commencing at the southeast corner of said Block 53; thence South 69°29' West 166.70 feet along the east line of said Block 53 to the southeast corner of Block 53; thence North 28°50' West 86.20 feet; thence North 61°10' East 100.00 feet; thence North 28°50' West 29.25 feet; thence North 61°10' East 72.10 feet; thence South 32°25' East 47.81 feet; thence South 25°36' East 94.98 feet to the place of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that OPP Kimball L.L.C., the undersigned, does hereby dedicate and consent to the recording of this plat, and that the undersigned, as the authorized representative of OPP Kimball L.L.C., does hereby consent to the recording of this plat.

ACKNOWLEDGMENT

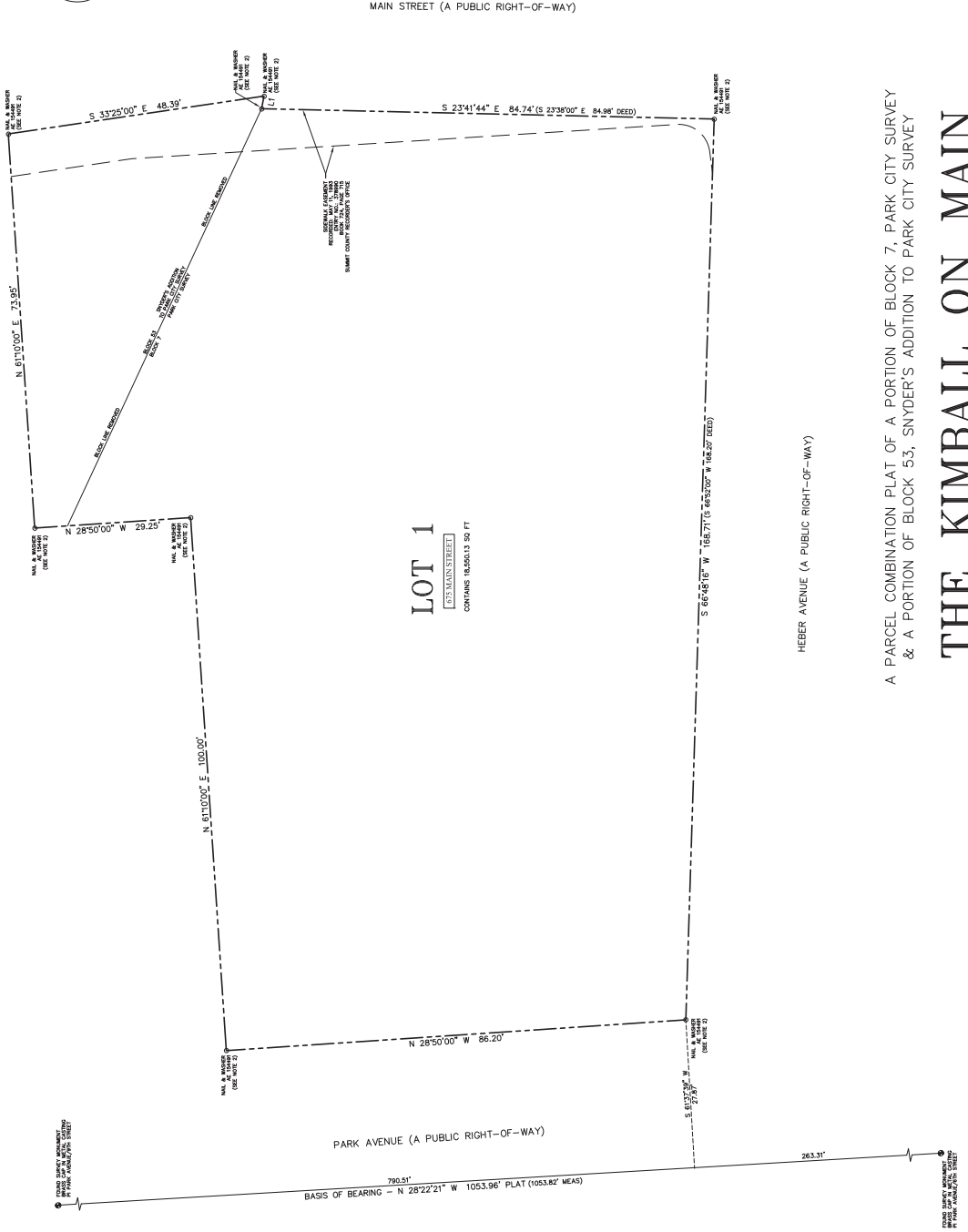
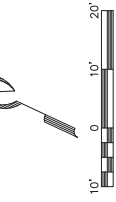
State of _____
County of _____
On this _____ day of _____, 2015, Tony Tyler, personally appeared before me, the undersigned Notary Public, in and for said County of _____, State of _____, and he is the authorized representative of OPP Kimball L.L.C., and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public _____
A Notary Public commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____

NOTES

- 1. This subdivision is subject to the Conditions of Approval in Ordinance 15-_____.
- 2. All property corners were set in conjunction with a survey performed December 5, 2011, and recorded December 30, 2011, in Summit County, Utah, Book No. S-1416 in the Summit County Recorder's Office.

LINE	BEARING	DISTANCE
L1	S. 75°51'10" W.	2.40



THE KIMBALL ON MAIN

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

A PARCEL COMBINATION PLAT OF A PORTION OF BLOCK 7, PARK CITY SURVEY & A PORTION OF BLOCK 53, SNYDER'S ADDITION TO PARK CITY SURVEY

FILE: X:\Snyder\addition\kimb\wp\2016\9-2-16 kimb.dwg
JOB NO. 9-2-16
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ ENTRY NO. _____
BY _____ FEE _____
CERTIFICATE OF ATTEST
I, CLYDE S. REED, CLERK OF SURVEY, do hereby certify that this plat was filed in my office on _____ DAY OF _____, 2015, at _____ O'CLOCK _____ OF THE AFTERNOON, and that it is the authorized representative of OPP Kimball L.L.C., and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.
COUNCIL APPROVAL AND ACCEPTANCE
APPROVED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2015, BY _____ MAYOR
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2015, BY _____ PARK CITY ATTORNEY
ENGINEER'S CERTIFICATE
FIND THIS PLAT TO BE IN ACCORDANCE WITH THE STANDARD FILED IN MY OFFICE THIS _____ DAY OF _____, 2015, BY _____ CHAIR
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2015, BY _____ S.B.W.R.D.
PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2015, BY _____

SURVEYOR'S CERTIFICATE

I, **MARTIN MORRISON**, do hereby certify that I am a registered land surveyor in the State of Utah. I further certify that this topographic survey has been made under my direction of the books shown and that the same is a true and correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.



NOTES

1. Site Benchmark: Water Manhole Lid, Elevation: 7020.8
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on November 15, 16, 17, 2011.
4. Property corners were set.

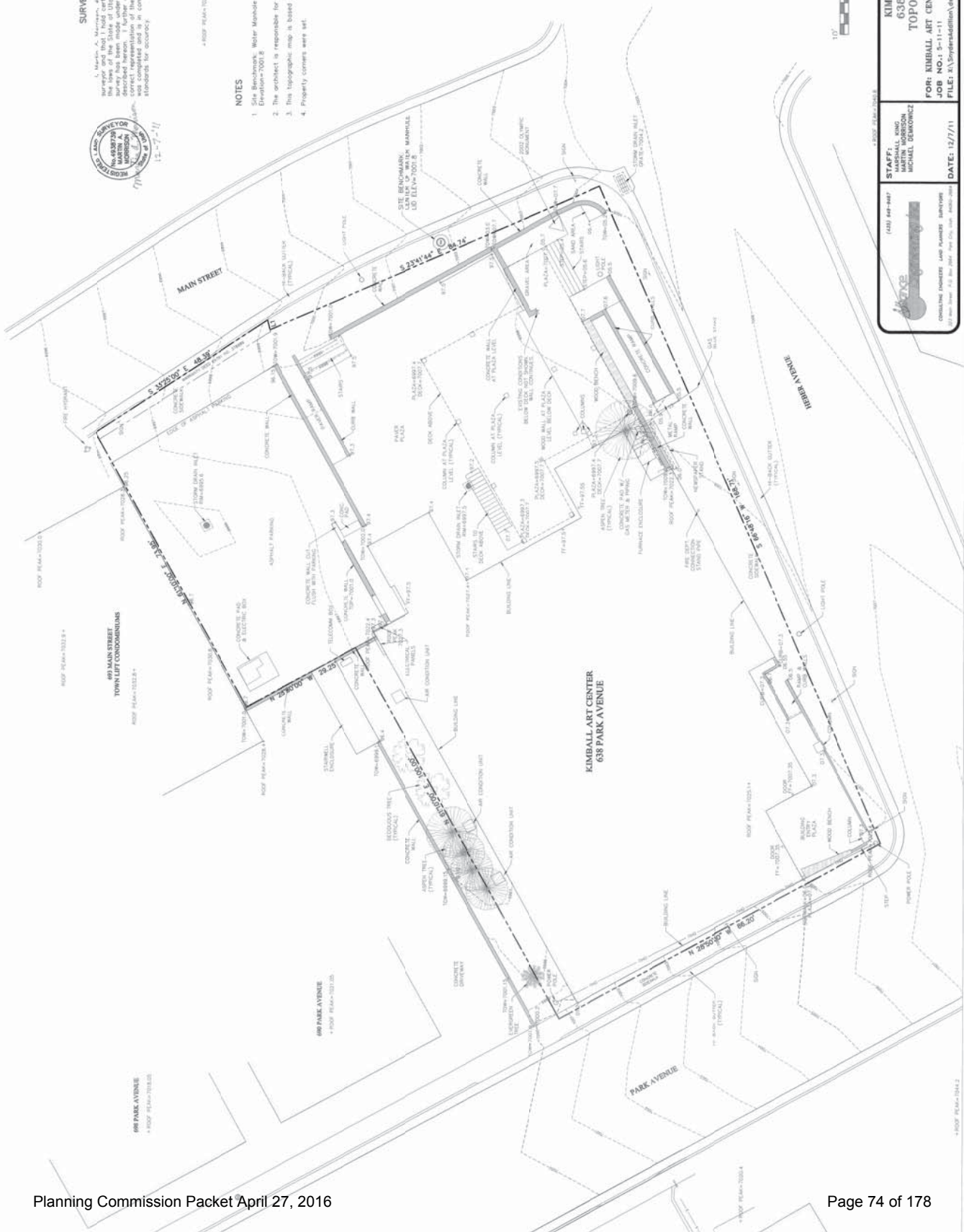
LINE	TABLE	DATE
11	S 355110' W	2.40

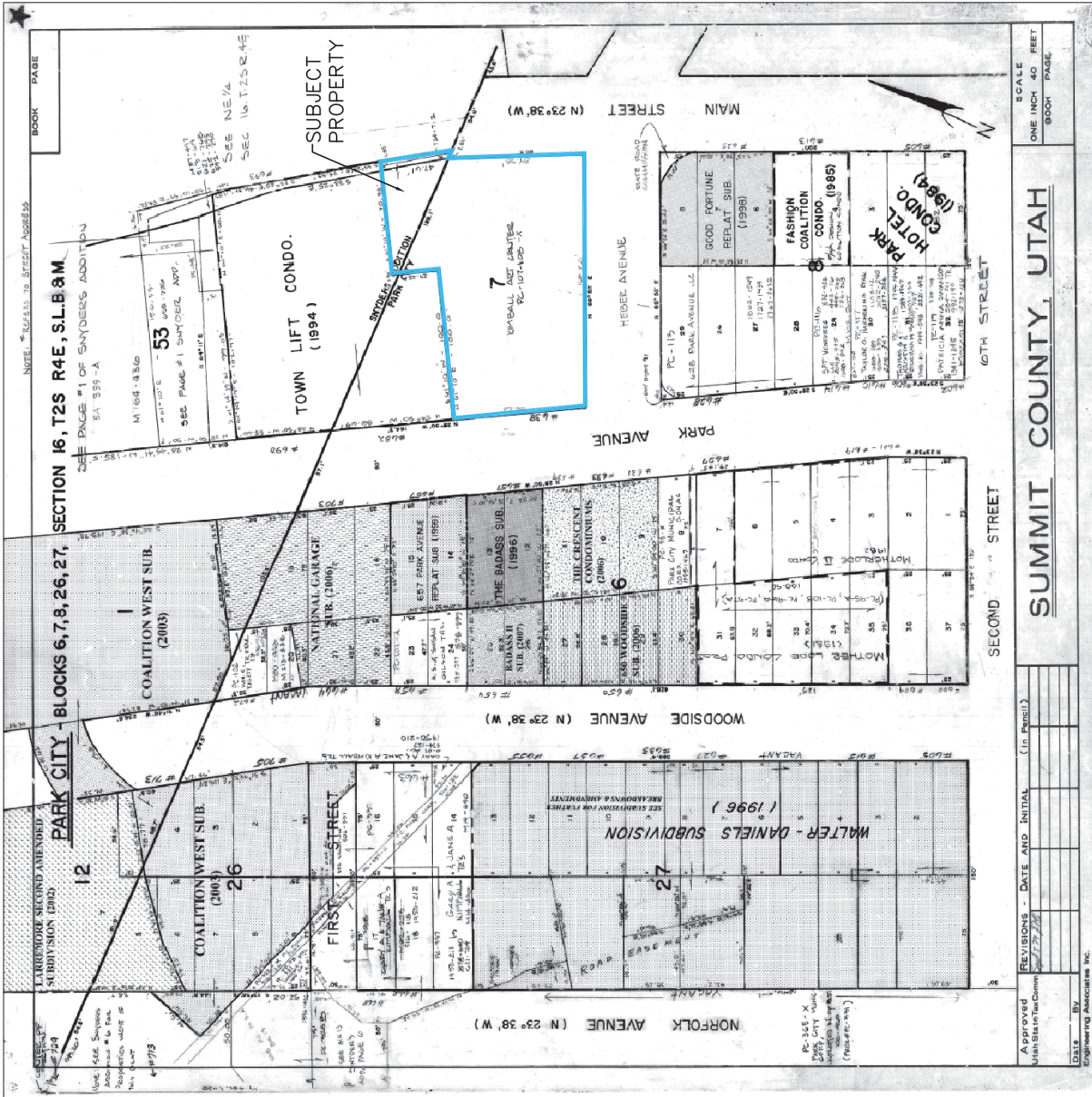


STAFF: LANCE MORGAN, MICHAEL MORRISON, MICHAEL DEMONICZ
DATE: 12/7/11
CONSULTING ENGINEER: LANCE MORGAN, SURVEYOR
 (435) 447-9847
 377 West Center, Salt Lake City, Utah 84143-2000

KIMBALL ART CENTER
638 PARK AVENUE
TOPOGRAPHIC SURVEY
FOR: KIMBALL ART CENTER
JOB NO: 5-11-11
FILE: K:\5\pdr\addition\topo\topo2011\051111.dwg

SHEET 1 OF 1





APPROVED: _____ DATE AND INITIAL: _____ (in pencil)
 Utah State Office Building
 Salt Lake City, Utah 84143

DATE: _____ BY: _____
 Engineering Associates, Inc.

SCALE: ONE INCH = 40 FEET

SUMMIT COUNTY, UTAH

BOOK PAGE

OWNERSHIP PLAT
THE KIMBALL ON MAIN
 675 MAIN STREET

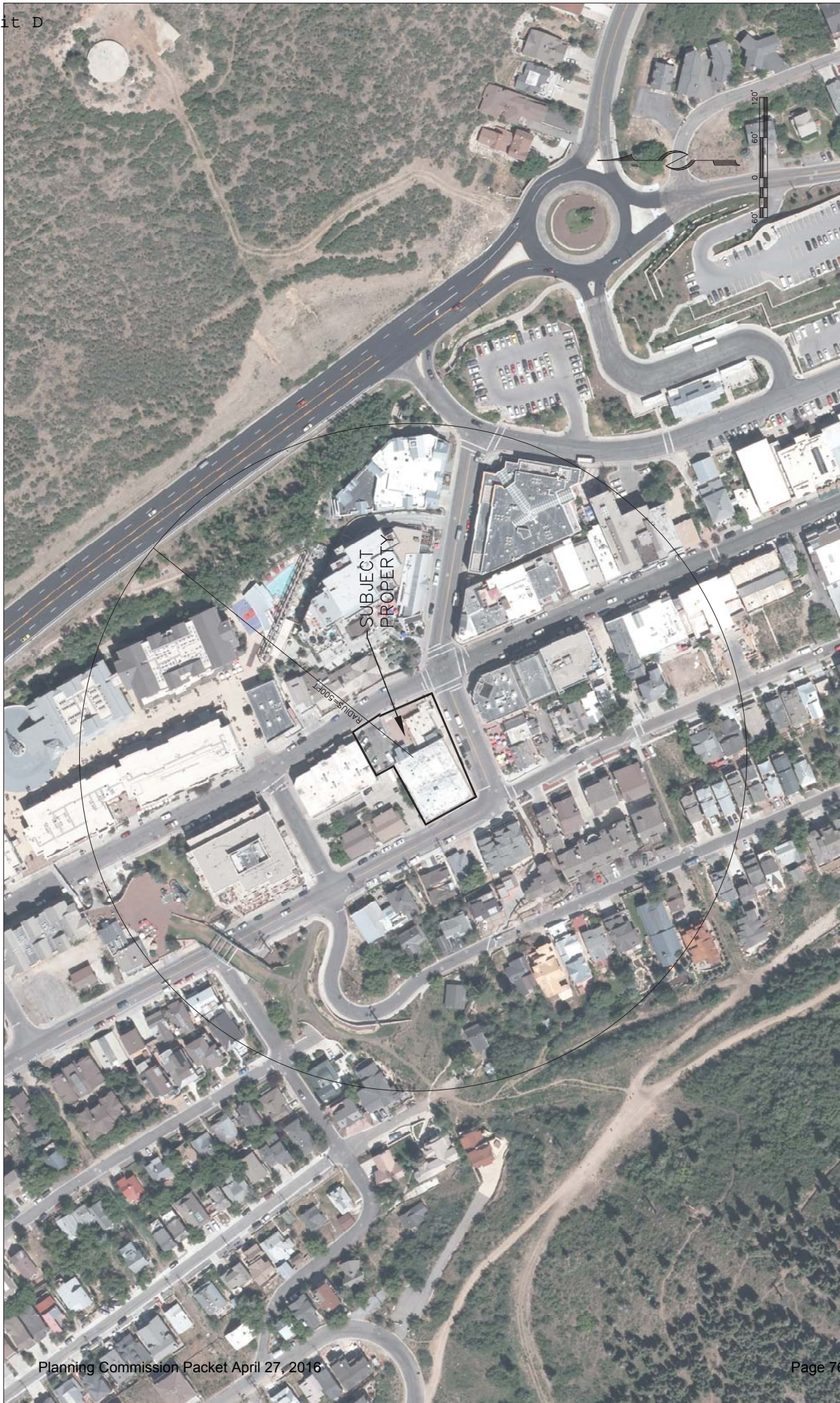
FOR: COP. KIMBALL, LLC
 JOB NO. - 9-2-15
 FILE: K:\Snyder\addition\dwg\Exhibit\kimball-ownership.mpp.dwg

STAFF:
 MICHAEL DEMKOWICZ
 MARSHALL KING

(435) 644-4447


DATE: 2/15/16

SHEET 1 OF 1



SUBJECT PROPERTY

RADIUS=300FT

 <small> ALLSTATE REALTY SERVICES, INC. 322 West Street, 5th Floor, Allentown, PA 18101-3000 </small>	STAFF: MICHAEL DEMKOWICZ	DATE: 2/15/16	SHEET 1 OF 1
	AERIAL PHOTOGRAPH THE KIMBALL ON MAIN 675 MAIN STREET FOR: CDP KIMBALL, LLC JOB NO.: 9-2-15 FILE: K:\Snyders\addition\new\Exhibit\kimball-aerial.dwg		

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Kimball's Garage**

Address: 638 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-107-108-X

Current Owner Name: KIMBALL ART CENTER

Parent Parcel(s):

Current Owner Address: PO BOX 1478 PARK CITY, UT 84060-1478

Legal Description (include acreage) PART OF BLK 7 PARK CITY SURVEY & BLK 53SNYDERS ADDITION TO PARK CITY COM SE'LY COR SD BLK 7 TH S 66*52' W 168.20 FT ALG S'LY LN BLK 7 TO SW COR BLK 7 TH N 28* 50' W 86.20 FT, N 61*10' E 100 FT, N 28* 50' W 29.25 FT N 61*10' E 72.10 FT, S 32*25' E 47.61 FT; S 23*38' E 84.98 FT TO BEG ALSO: BEG AT A PT THAT IS W 168.55 FT FR THE SW COR OF THE SW 1/4 OF THE NE 1/4 OF SEC 16, T2SR4E, SLBM & RUN TH S 75*51'10" W 2.83 FT; TH N 32*25'00" W 47.61 FT; TH N 61*10'00" E 1.85 FT; TH S 33*25'00" E 48.39 FT TO THE PT OF BEG CONT 109 SQ FT; Acres 0.42

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Commercial
- Current Use: Commercial

*National Register of Historic Places: ineligible eligible
 listed (date: 03/07/1979 - Park City Main Street Historic District)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA: Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

-----, "Kimball Garage." Structure/Site Form. Utah State Historical Society Historic Preservation Research Office. Salt Lake City: 1978.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other Commercial type

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

 Good (Well maintained with no serious problems apparent.) Fair (Some problems are apparent. Describe the problems.): Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Uninhabitable/Ruin**Materials** (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete.

Walls: Pressed brick, concrete and glazing.

Roof: Bow-truss roof form with rolled roofing material.

Windows/Doors: Expansive single-pane casement type with narrow transoms and multi-pane casement type.

Essential Historical Form: Retains Does Not Retain, due to:Location: Original Location Moved (date _____) Original Location:**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story brick structure reflects the building types being constructed in Utah to accommodate the automobile. It was built in 1929 to replace the Kimball Brothers Livery Stable with is seen on the 1907 Sanborn Insurance map. The structure underwent extensive interior alterations in 1976 to accommodate use as an art center, but the exterior remains largely as it was originally constructed. The changes are minor and do not affect the site's original design character.**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered over time, though the drive-through bays on the west side of the building have been enclosed to accommodate use as a art center.**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era commercial building are the simple methods of construction, the use of pressed brick and concrete, the span of bays--some glazed, others open-- that are typical of automobile-related buildings built in Park City and Utah during the 1920s.**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the automobile-related activity in a Utah town of the late nineteenth and early twentieth centuries.**Association** (Describe the link between the important historic era or person and the property.): The structure was built in 1929 and represents the shift in Park City's transportation modes from horse to the automobile. Also, it is the site of the long-standing Kimball Brothers Livery and then, as noted, the Kimball Brothers Garage. The early livery was significant in providing transportation during the mining era boom.This site was listed on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period, is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.**5 SIGNIFICANCE**

Architect: Not Known Known: (source:)

Date of Construction: c. 1929¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district².

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: South oblique. Camera facing north, 2006.

Photo No. 2: South oblique. Camera facing north, 1995.

¹ Notarianni, Structure/Site Form, 1978.

² From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

1 IDENTIFICATION

Street Address: 638 Park Avenue	Plat Bl. Lot
Name of Structure: Kimball Garage	T. R. S.
Present Owner: William Kimball	UTM:
Owner Address: c/o Kimball Arts Center, Inc., Park City, Utah	Tax #:

2 AGE/CONDITION/USE

Original Owner:	Construction Date: @1929	Demolition Date:
Original Use: commercial		
Present Use:		Occupants:
<input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Public <input type="checkbox"/> Commercial	<input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	<input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other
Building Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated		
Integrity: <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations		

3 STATUS

Preliminary Evaluation: <input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion	Final Register Status: <input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register <input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic
--	--

4 DOCUMENTATION

Photography: Date of Slides: Oct., 1977 Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	Date of Photographs: Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>
Research Sources:	
<input type="checkbox"/> Abstract of Title <input type="checkbox"/> Plat Records <input type="checkbox"/> Plat Map <input type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input checked="" type="checkbox"/> Sanborn Maps	<input type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Utah State Historical Society Library
<input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> Other	

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
 Utah State Gazetteer and Business Directory, 1892-1893; and 1920-1921.
 Sanborn Maps, Park City, Utah, 1900 and 1907.

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: commercial

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame structure; altered in 1975-1976 to accommodate an Arts Center. The interior has been significantly altered; but the exterior, while changed, resembles the original appearances.

Statement of Historical Significance:

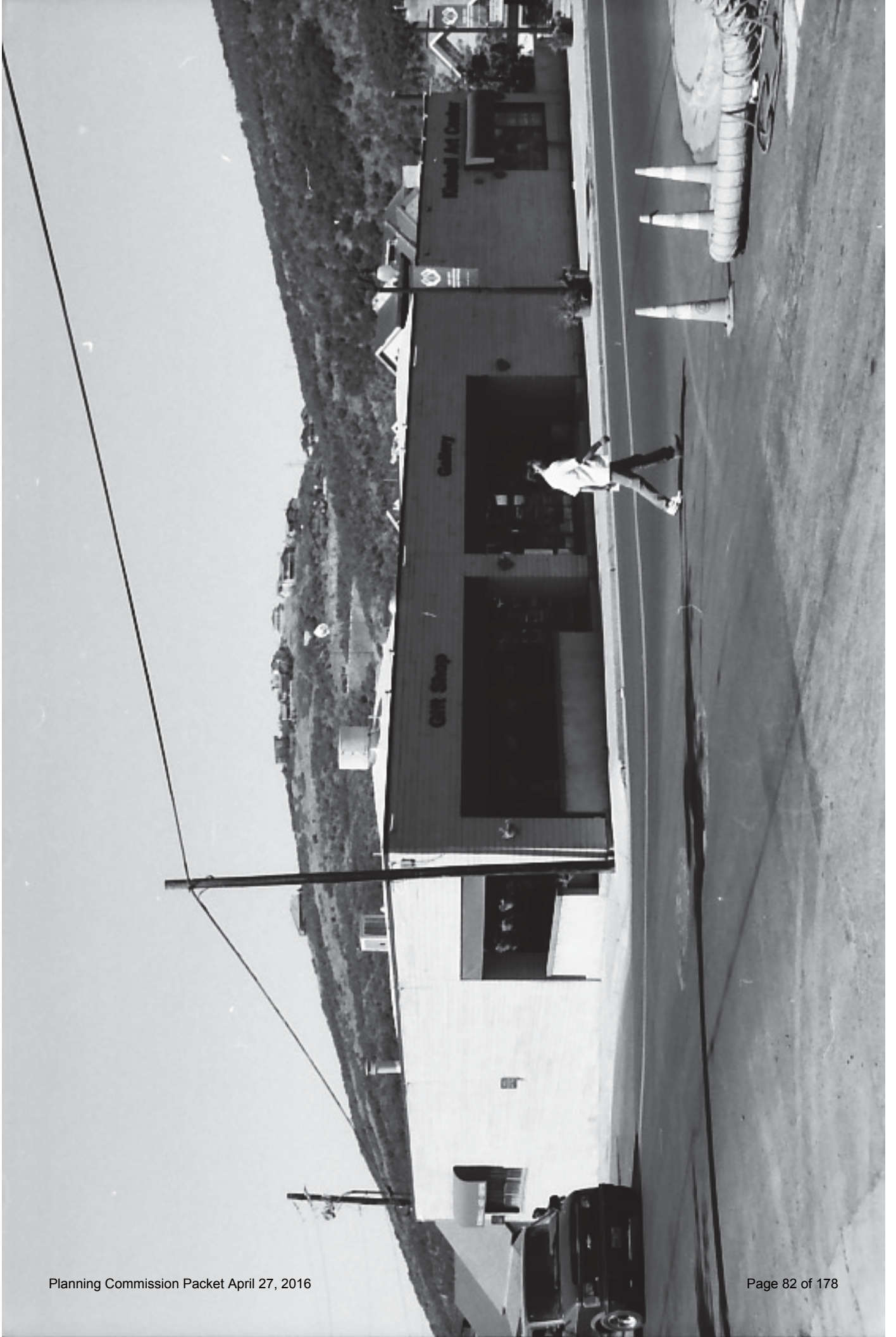
- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input checked="" type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

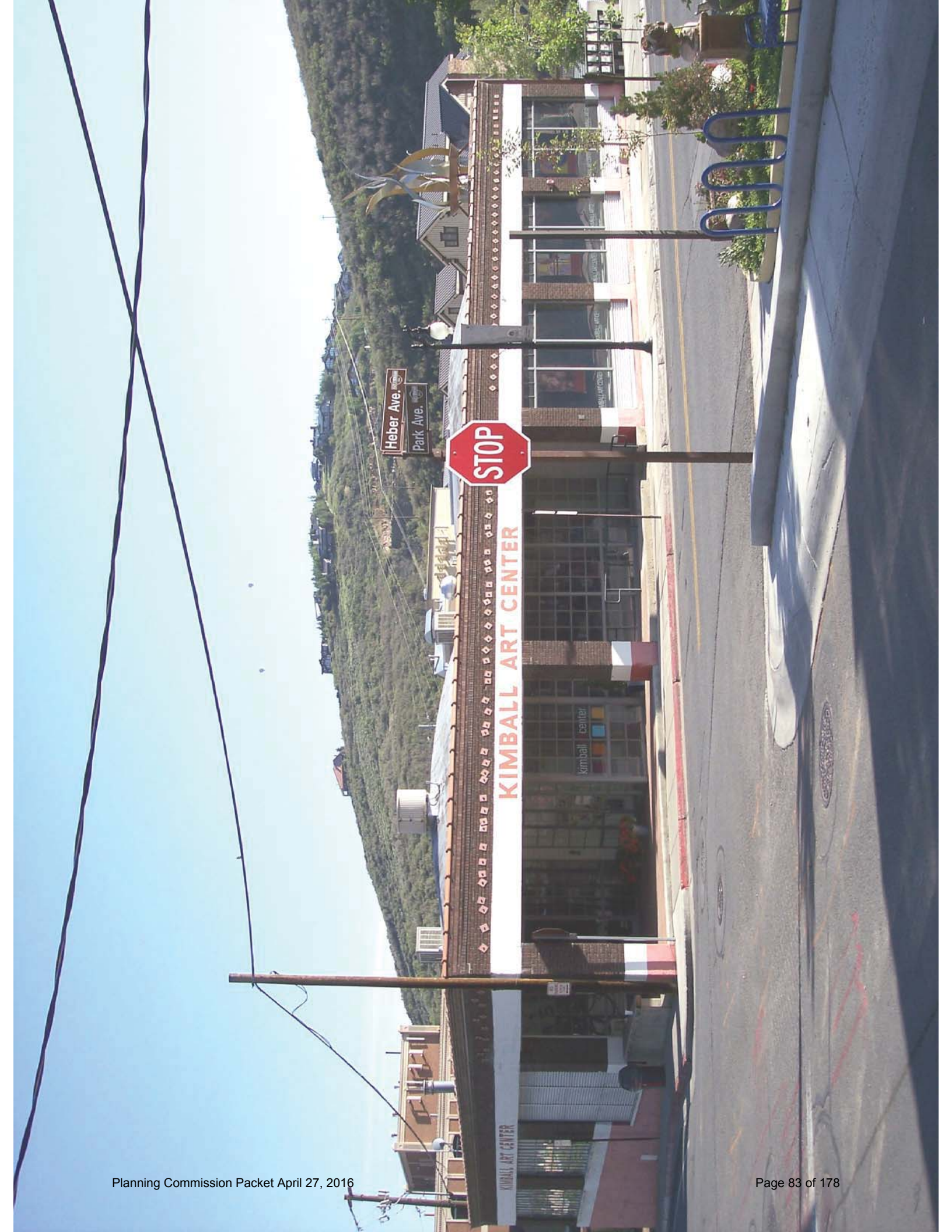
This site housed the Kimball Bros. Livery, a long established business in Park City, occupying this same "corner" for many years.

In 1929, the Kimball Garage (the present structure), was constructed representing the shift from horses to automobiles, a shift most livery enterprises made. Later, the business became "Eley's Garage."

In 1975-1976 "The Kimball Arts Center" remodeled the building, and its present use represents that of a community arts center.

The early Kimball Bros. livery was most significant in providing residents and miners with transportation.







PLANNING DEPARTMENT

Planning Commission Staff Report

Subject: 803 Norfolk Avenue Plat Amendment
Author: Anya Grahn, Historic Preservation Planner
Project Number: PL-15-03049
Date: April 27, 2016
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 803 Norfolk Plat Amendment located at the same address and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Jim Hewitson, represented by Gary Bush
Location: 803 Norfolk Avenue
Zoning: Historic Residential-1 (HR-1)
Adjacent Land Uses: Residential
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action.

Proposal

The site known as 803 Norfolk Avenue consists of all of Lot 1 and the south half of Lot 2, Block 14 of Snyders Addition to Park City. The property owner requests to combine his property into one (1) lot of record. A portion of the historic structure sits over Lots 1 and 2. The entire site contains a total area of 3,745.0 square feet.

Background

On December 29, 2015, the City received a Plat Amendment application for the 803 Norfolk Plat Amendment; the application was deemed complete on February 4, 2016. The property is located at the same address. The property is in the Historic Residential (HR-1) District. The subject property consists of all of Lot 1 and the south half of Lot 2 of Block 14, Snyder's Addition to Park City.

This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as a Significant Site. The property was built circa 1916 during the Mature Mining Historic Era (1894-1930). The historic structure was built over the internal property line between Lots 1 and 2.

The current owners submitted a Historic District Design Review (HDDR) Pre-Application in September 2015 to discuss renovation options for this historic property. The applicant has not yet submitted a HDDR application for the improvements, but has

chosen to move forward with the plat amendment in order to make future site improvements.

The plat amendment application has been continued at each of the Planning Commission meetings since March 9, 2016, due to errors in noticing and the applicant working with staff and the City Engineer to find a way to maintain the existing driveway.

Purpose

The purpose of the HR-1 District is to:

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

Analysis

The proposed Plat Amendment creates one (1) lot of record from the existing one and one-half (1.5) lots. The Plat Amendment removes one (1) interior lot line going through the historic structure. The proposed Plat Amendment combines the property into one (1) lot measuring 3,745 square feet. The site contains one (1) whole Old Town lot, identified as Lot 1, and one (1) remnant parcel, Lot 2, of Block 14, Snyder's Addition to Park City.

The property currently contains 3,745 square feet. A portion of Crescent Tram/8th Street cuts across the west side and southwest corner of the property, consuming a total of 431 square feet. The portion that includes the street will be dedicated to the City during this plat amendment, and the street dedication shall be noted on the recorded plat, as reflected in Condition of Approval #6. The portion of the street dedication will reduce the overall lot size to 3,314 square feet and is included on the calculations for footprint below.

A single-family dwelling is an allowed use in the HR-1 District. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lot meets the minimum lot area for single-family dwellings. The proposed lot width is 47.46 feet. The minimum lot width required in the HR-1 District is twenty-five feet (25'); the proposed lot meets the minimum lot width requirement. The following table shows applicable Land Management Code (LMC) development parameters in the HR-1 District:

Required	Existing	Permitted
Lot size	3,314 SF ¹	1,875 square feet minimum Complies
Allowed Footprint	711 square feet (Includes house, but not 350 SF historic garage) ²	1,375.5 square feet, maximum. Complies
Front/rear yard setbacks	13 feet front yard (Norfolk), 7.5 feet rear yard (Garage)	12 feet, for total of 25 feet Complies³
Side yard setbacks	0 feet (north), 11.5 feet (south)	5 feet, minimum for total of 10 feet. Complies³

¹ This represents the size of the lot after the street dedication.

² LMC § 15-2.2-3(D) states that Accessory Buildings listed on the HSI that are not expanded, enlarged, or incorporated into the Main Building shall not count in the total Building Footprint of the Lot.

³ LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.

The maximum building footprint of structures located on a lot is regulated by the footprint formula found in the LMC. The formula is determined by the size of the lot. The current building footprint is approximately 711 square feet. The proposed lot area (3,314.0 square feet) yields a maximum footprint of 1,375.5 square feet. The existing historic house is less than the maximum footprint. Any new construction will be required to comply with setbacks, height, building footprint, and the Design Guidelines for Historic Sites.

The submitted survey reveals that the c.1938 garage along Crescent Tram encroaches over the north property line and into the neighboring property at 811 Norfolk Avenue. Staff recommends that the property owner enter into an encroachment agreement with the City for this encroachment, per Condition of Approval #4. Staff has made the applicant aware of this encroachment and aware of applicable applications that would have to be resolved prior to any physical work involving the historic garage and house, i.e., a Historic District Design Review (HDDR) application. The property backs up to Crescent Tram, a substandard street.

Site lines are impeded along Crescent Tram/8th Street on the west and south sides of the property. The applicant has worked with the City Engineer in order to maintain the existing drive access to 803 Norfolk via Crescent Tram/8th Street, per Condition of Approval #8. This Condition requires the application to install caution signs indicating “hidden driveway” and mirrors, limiting improvements within the site triangle of Crescent Tram along the south property line, and constructing additional landscape along the west (rear) property line.

In addition to the historic garage, other encroachments also exist on the site. There is a stone retaining wall along the north and east property lines that encroaches into the

neighboring property at 811 Norfolk and the City right-of-way; staff does not believe this wall is historic. Further, the area between the east property line and the edge of Norfolk Avenue within the City right-of-way has been improved with a stone retaining wall; the applicant will need to remove these improvements or enter into an encroachment agreement with the City Engineer's office for these improvements as well. Finally, there are stone steps leading from 811 Norfolk across 803 Norfolk and on to Crescent Tram in the northwest corner of the site. Conditions of Approval #4 and #5 have been added to require that encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment agreements shall be provided.

The City Engineer will also require the applicant to grant two (2) – ten foot (10') snow storage easements along the front (Norfolk Avenue) as well as rear and side (Crescent Tram/8th Street) property lines to address street frontages, per Condition of Approval #7.

Good Cause

Staff finds good cause for this Plat Amendment as the interior lot lines running through the historic structure will be removed, existing encroachments will be resolved, and a portion of the Crescent Tram/8th Street right-of-way will be dedicated to the City. Public snow storage and utility easements are provided on the lots.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18.

Department Review

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

Notice

On March 9 and April 13, 2016, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record on March 5, 2016, according to requirements of the Land Management Code.

Public Input

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

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the 803 Norfolk Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 803 Norfolk Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the 803 Norfolk Plat Amendment.

Significant Impacts

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

Consequences of not taking recommended action

Consequences of not taking the Planning Department's recommendation are that the Site would remain as is and the historic structure would sit over the interior lot line. The site would continue to maintain two lots and a partial lot.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the 803 Norfolk Plat Amendment located at the same address and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – County Tax Map

Exhibit D – Aerial Photographs with 500' Radius

Exhibit E– Site Photographs

Ordinance No. 16-XX

AN ORDINANCE APPROVING THE 803 NORFOLK AVENUE PLAT AMENDMENT LOCATED AT 803 NORFOLK AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 803 Norfolk Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on March 9 and April 13, 2016, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 5, 2016, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on April 27, 2016, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on April 27, 2016, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on May 19, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 803 Norfolk Avenue Plat Amendment.

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

SECTION 1. APPROVAL. The 803 Norfolk Avenue Plat Amendment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 803 Norfolk Avenue.
2. The property is in the Historic Residential (HR-1) District.
3. The subject property consists of all of Lot 1 and the south half of Lot 2, Block 14 of Snyders Addition to Park City. The proposed plat amendment creates one (1) lot of record.
4. This site is listed on Park City’s Historic Sites Inventory (HSI) and is designated as Significant.
5. The Plat Amendment removes one (1) lot line going through the historic structure.

6. The proposed Plat Amendment combines the property into one (1) lot measuring 3,314.0 square feet.
7. A single-family dwelling is an allowed use in the District.
8. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lots meet the minimum lot area for single-family dwellings.
9. The proposed lot width is 47.46 feet along Norfolk Avenue. Crescent Tram borders the west (rear) and Crescent Tram/8th Street borders the south (side) edges of the property; this property has three (3) frontages.
10. The minimum lot width required is twenty-five feet (25'). The proposed lot meets the minimum lot width requirement.
11. The maximum building footprint allowed based on proposed lot size of 3,314 square feet is 1,375.5 square feet. The historic house equates to a footprint of approximately 711 square feet.
12. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.
13. The existing historic garage has a footprint of 350 square feet. LMC 15-2.2-3(D) states that Accessory Buildings listed on the HSI that are not expanded, enlarged, or incorporated into the Main Building shall not count in the total Building Footprint of the Lot.
14. The minimum front/rear yard setbacks are twelve feet (12'); the minimum total front/rear yard setbacks are twenty-five feet (25'). The historic house has a front yard setback of 13 feet; the garage in the rear yard has a 7.5 foot rear yard setback.
15. The minimum side yard setbacks are five feet (5'); the minimum total front/rear yard setbacks are 10 feet. The historic garage has a 0 foot setback on the north side yard, and the historic house has an 11.5 foot setback on the south side yard. The existing historic garage has a 0 foot side yard setback on the north and a rear yard setback of 6.5 feet. The existing historic garage structure does not meet the north side yard setback or the west rear yard setback along Crescent Tram.
16. Crescent Tram/8th Street consumes 431 square feet of the lot along the west and south sides of the property.
17. The historic garage encroaches into the neighboring property at 811 Norfolk by approximately 6 inches.
18. There is a non-historic stone retaining wall along the north and east property lines that encroaches into the neighboring property at 811 Norfolk and the City right-of-way. There are also stone steps leading from 811 Norfolk across 803 Norfolk and on to Crescent Tram in the northwest corner of the site.
19. The area between the east property line and the edge of Norfolk Avenue within the City right-of-way has been improved with a non-historic stone retaining wall, as well.
20. Sites lines are impeded along Crescent Tram/8th Street on the west and south sides of the property.
21. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A ten feet (10') wide public snow storage easement will be required along the Norfolk Avenue and Crescent Tram/8th Street frontages of the property.
4. The property owner shall resolve the encroachment of the stone retaining walls over the front (east) property line into the City Right-of-Way (ROW) by either removing the retaining walls or entering into an encroachment agreement with the City Engineer.
5. An encroachment agreement for the historic garage is recommended. The non-historic remaining stone retaining walls and stone steps encroaching over the north property line into the neighboring property at 811 Norfolk shall be removed or the applicant shall enter into an encroachment agreement with their neighbor for these improvements.
6. The applicant shall dedicate a portion of Lots 1 and 2 that include Crescent Tram/8th Street to the City.
7. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
8. Ten foot (10') public snow storage easements shall be granted along the front, rear, and side property lines on Norfolk Avenue and Crescent Tram/8th Street.
9. In order to mitigate the hazard of the existing driveway access off of Crescent Tram, the owner will install caution signs indicating "hidden driveway" and mirrors in locations approved by the City Engineer. Additionally, the owner will limit improvements within the site triangle of Crescent Tram along the south property line in order to not impede the line of site, to the satisfaction of the City Engineer. Finally, the owner will construct additional landscaping along the west (rear) property line and Crescent Tram to further aid in mitigating the dangers of the placement of the existing driveway.
10. New construction shall comply with Land Management Code Section 15-2.2-3 regarding setbacks, building height, building envelope, building footprint, etc.

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

PASSED AND ADOPTED this 31st day of March, 2016.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

OWNER'S DEDICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of the herein described tract of land, to be known hereafter as 803 NORFOLK AVENUE PLAT AMENDMENT, do hereby consent to the preparation and recording of this Plat Amendment, and we do hereby consent to the recreation of this Plat.
 In witness whereof, the undersigned set their hands this _____ day of _____, 2016.

By: Dorothy L. Foster
 Trustee of the Foster Family Trust U/J/V/D April 18, 2003
 Elizabeth A. Foster
 Trustee of the Foster Family Trust U/J/V/D April 18, 2003

ACKNOWLEDGMENT
 State of _____
 County of _____
 On this _____ day of _____, 2016, Dorothy L. Foster personally appeared before me, a Notary Public in and for the State of Utah, who being duly sworn/affirmed, did say that she is a Trustee of the Foster Family Trust U/J/V/D April 18, 2003, and that the above described document was signed freely and voluntarily by her on behalf of said trust.

Notary Public _____
 Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

ACKNOWLEDGMENT
 State of _____
 County of _____
 On this _____ day of _____, 2016, Dorothy L. Foster personally appeared before me, a Notary Public in and for the State of Utah, who being duly sworn/affirmed, did say that she is a Trustee of the Foster Family Trust U/J/V/D April 18, 2003, and that the above described document was signed freely and voluntarily by her on behalf of said trust.

Notary Public _____
 Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

ACKNOWLEDGMENT
 State of _____
 County of _____
 On this _____ day of _____, 2016, Dorothy L. Foster personally appeared before me, a Notary Public in and for the State of Utah, who being duly sworn/affirmed, did say that she is a Trustee of the Foster Family Trust U/J/V/D April 18, 2003, and that the above described document was signed freely and voluntarily by her on behalf of said trust.

Notary Public _____
 Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

ACKNOWLEDGMENT
 State of _____
 County of _____
 On this _____ day of _____, 2016, Dorothy L. Foster personally appeared before me, a Notary Public in and for the State of Utah, who being duly sworn/affirmed, did say that she is a Trustee of the Foster Family Trust U/J/V/D April 18, 2003, and that the above described document was signed freely and voluntarily by her on behalf of said trust.

Notary Public _____
 Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

NOTE
 This subdivision is subject to the Conditions of Approval in Ordinance 16-_____.

SURVEYOR'S CERTIFICATE
 I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the Utah State Board of Land Surveying. I have examined the Survey map of 803 NORFOLK AVENUE PLAT AMENDMENT and find that the same complies with the provisions of the Utah State Board of Land Surveying. I further certify that the information on this plat is accurate.



BOUNDARY DESCRIPTION
 All of Lot 1, and the South half of Lot 2, Block 14, Snyder's Addition to Park City, according to the official plat thereof recorded in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD
 KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereafter as 803 NORFOLK AVENUE PLAT AMENDMENT, does hereby certify that the consent of the Board of Park City Commissioners and the Planning Commission of the City of Park City, Utah, to the dedication of this tract of land to the public, as shown on this Plat, was obtained on this _____ day of _____, 2016, and that the undersigned hereby consents to the recreation of this Plat.

ACKNOWLEDGMENT
 State of _____
 County of _____
 On this _____ day of _____, 2016, James L. Hewitson personally appeared before me, whose identity is known to me and who being duly sworn/affirmed, did say that he is the Trustee of the James L. Hewitson Trust dated February 19, 2015, and that the above described document was signed freely and voluntarily by him on behalf of said trust.

Notary Public _____
 Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

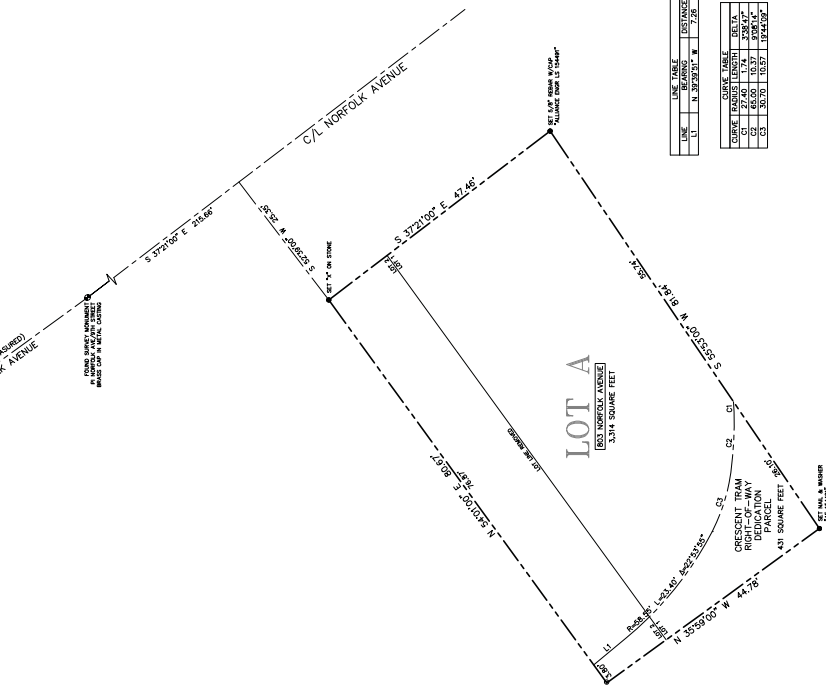
ACKNOWLEDGMENT
 State of _____
 County of _____
 On this _____ day of _____, 2016, James L. Hewitson personally appeared before me, whose identity is known to me and who being duly sworn/affirmed, did say that he is the Trustee of the James L. Hewitson Trust dated February 19, 2015, and that the above described document was signed freely and voluntarily by him on behalf of said trust.

Notary Public _____
 Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

ACKNOWLEDGMENT
 State of _____
 County of _____
 On this _____ day of _____, 2016, James L. Hewitson personally appeared before me, whose identity is known to me and who being duly sworn/affirmed, did say that he is the Trustee of the James L. Hewitson Trust dated February 19, 2015, and that the above described document was signed freely and voluntarily by him on behalf of said trust.

Notary Public _____
 Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

NOTE
 This subdivision is subject to the Conditions of Approval in Ordinance 16-_____.



803 NORFOLK AVENUE PLAT AMENDMENT
 A COMBINATION OF LOT 1 & THE SOUTH HALF OF LOT 2 IN BLOCK 14, SNYDER'S ADDITION TO PARK CITY SURVEY

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

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2016
 BY _____ MAYOR
 _____ PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE
 FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AS SET FORTH IN THE UTAH ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT IS ACCURATE AND COMPLETE.
 DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

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

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2016
 BY _____ MAYOR
 _____ PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE
 FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AS SET FORTH IN THE UTAH ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT IS ACCURATE AND COMPLETE.
 DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

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

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2016
 BY _____ MAYOR
 _____ PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE
 FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AS SET FORTH IN THE UTAH ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT IS ACCURATE AND COMPLETE.
 DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

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

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2016
 BY _____ MAYOR
 _____ PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE
 FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AS SET FORTH IN THE UTAH ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT IS ACCURATE AND COMPLETE.
 DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

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

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2016
 BY _____ MAYOR
 _____ PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE
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 DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

CERTIFICATE OF ATTEST
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DAY OF _____, 2016
 DATE _____ TIME _____ ENTRY NO. _____
 FEE _____
 RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016
 BY _____ MAYOR
 _____ PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE
 FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AS SET FORTH IN THE UTAH ENGINEERING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT IS ACCURATE AND COMPLETE.
 DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

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

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2016
 BY _____ MAYOR
 _____ PARK CITY ATTORNEY

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 DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
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 BY _____ S.B.W.R.D.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2016
 BY _____ MAYOR
 _____ PARK CITY ATTORNEY

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 DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016
 BY _____ CHAIR
 _____ PARK CITY ENGINEER

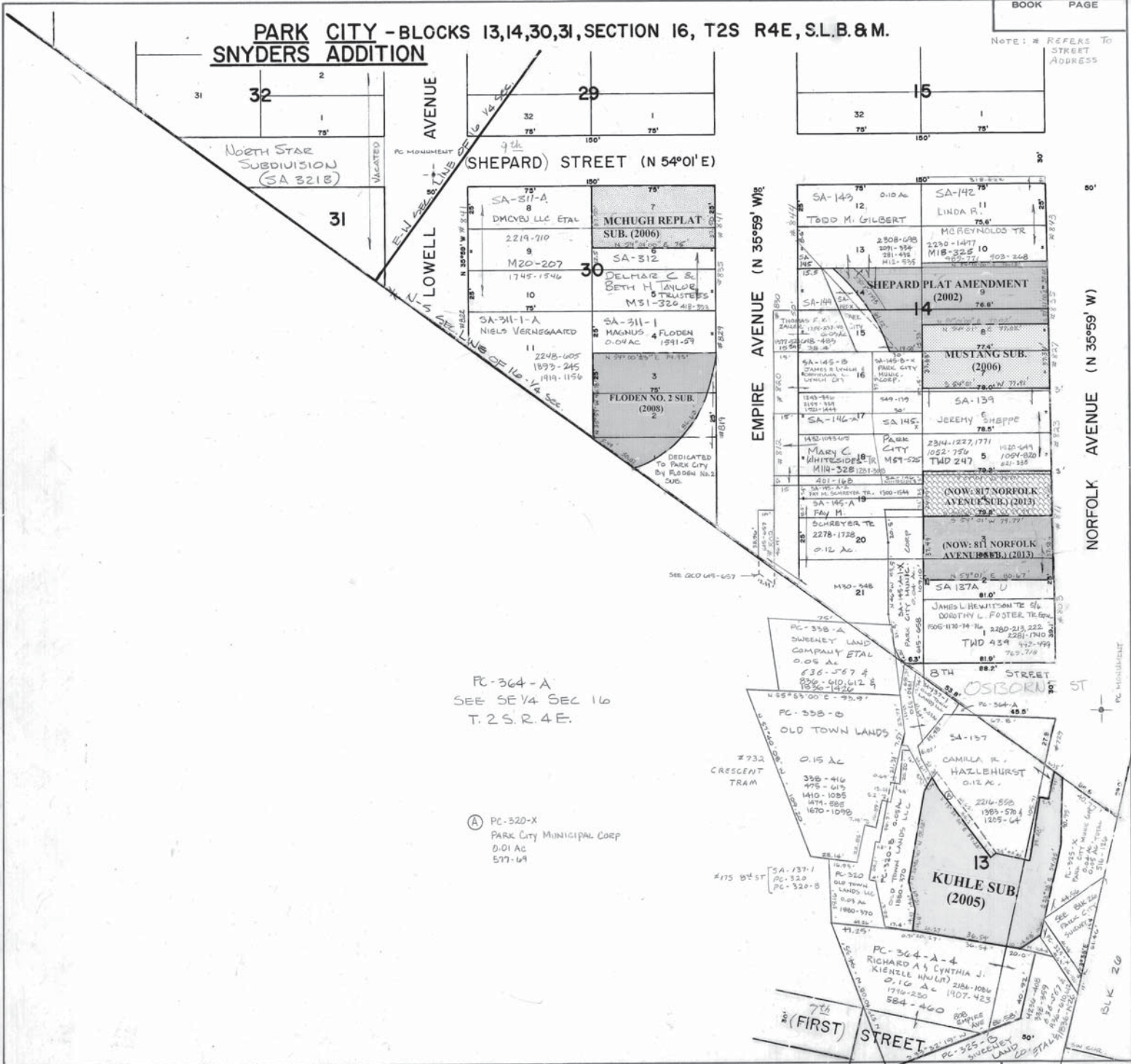
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016
 BY _____ S.B.W.R.D.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2016
 BY _____ MAYOR
 _____ PARK CITY ATTORNEY

PARK CITY - BLOCKS 13,14,30,31, SECTION 16, T2S R4E, S.L.B. & M.
SNYDERS ADDITION

BOOK PAGE

Note: * REFERS TO STREET ADDRESS



PC-364-A
 SEE SE 1/4 SEC 16
 T. 2 S. R. 4 E.

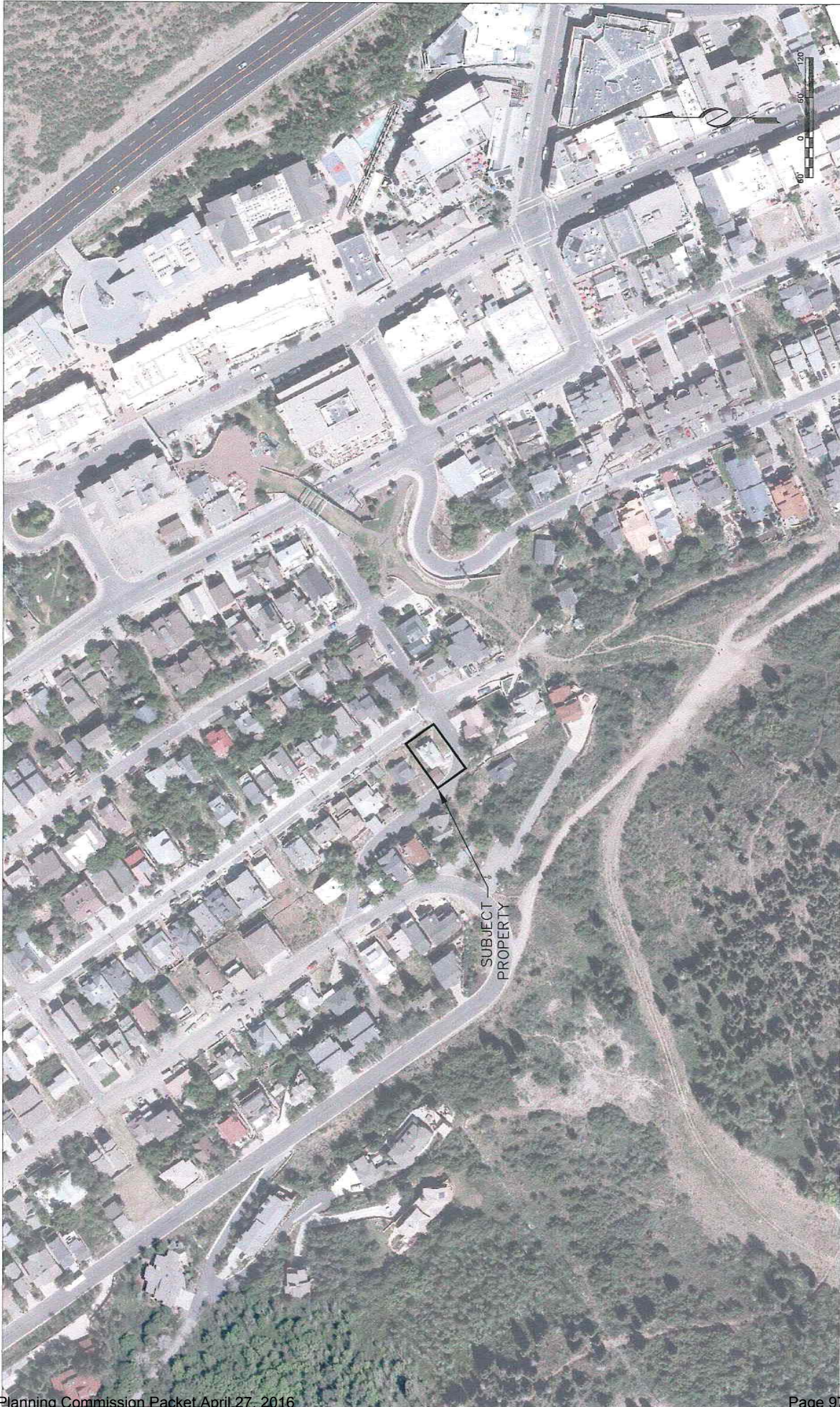
(A) PC-320-X
 PARK CITY MUNICIPAL CORP
 0.01 AC
 577-69

SUMMIT COUNTY, UTAH

SCALE
 ONE INCH = 40 FEET
 BOOK PAGE

Approved	REVISIONS - DATE AND INITIAL (In Pencil)
Utah State Tax Comm	
Date	By

Engineering Associates Inc.



	STAFF: MASSIMILIANO JESSIE WILSON	AERIAL PHOTOGRAPH 803 NORFOLK AVENUE BLOCK 14, SNYDER'S ADDITION FOR: G BUSH CONSTRUCTION JOB NO.: 2-9-15 FILE: X:\SnyderAddition\Gwg\Gmbh\803_norfolk_avenue-aerial.dwg	SHEET 1 OF 1
	DATE: 1/11/16		









Planning Commission Staff Report



Subject: 100 Daly Avenue Plat Amendment
Author: Ashley Scarff, Planning Technician
Project Number: PL-16-03116
Date: April 27, 2016
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 100 Daly Avenue Plat Amendment and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: The Daly Avenue Trust, represented by Matt Sneyd
Location: 100 Daly Avenue
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Residential
Reason for Review: Plat amendments require Planning Commission review and City Council action

Proposal

The applicant is requesting a Plat Amendment for the purpose of combining Lot 14 of the Millsite Reservation and the Easterly ½ of vacated Anchor Avenue, Block 74, Park City Survey, to create one (1) legal lot of record. The applicant currently owns both lots and requests to combine them by removing the property line which separates them.

Background

On March 11, the City received a Plat Amendment application for the 100 Daly Avenue Plat Amendment; the application was deemed complete on March 22, 2016. The affected lots include 100 Daly Avenue and the adjacent portion of the easterly ½ of vacated Anchor Avenue in the HR-1 District. Both lots are recognized by Summit County as Parcel PC-656-A (Tax ID).

Currently, the proposed lot is vacant of any structures. The applicant states his intention is to build one (1) new single-family dwelling on the proposed lot. No Historic District Design Review (HDDR) or Steep Slope Conditional Use Permit (CUP) applications have been submitted by the applicant at this time. There has not been any other previous planning or building applications for this property.

Purpose

The purpose of the HR-1 District is to:

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

Analysis

The proposed plat amendment creates one (1) lot of record consisting of approximately 2,973 square feet. A single-family dwelling is an allowed use in the HR-1 District. The minimum lot area for a single family dwelling is 1,875 square feet. The proposed lot meets the minimum lot area for a single-family dwelling. A duplex dwelling is a conditional use in the HR-1 District. The minimum lot area for a duplex dwelling is 3,750 square feet. The proposed lot does not meet the minimum lot area for a duplex dwelling.

The minimum lot width allowed in the HR-1 District is twenty-five feet (25'). The proposed plat amendment will not alter the existing lot width of approximately 32.6 feet (32.6'). The proposed lot meets the minimum lot width requirement. The proposed plat amendment meets the lot and site requirements of the HR-1 District described below:

Land Management Code (LMC) Regulation	Existing	Permitted
Lot Size	Approx. 2,973 square feet combined.	1,875 square feet minimum for Single Family Dwelling.
Building Footprint	N/A	Approx. 1,258 square feet maximum (based on proposed lot area).
Front/rear yard setbacks	N/A	12 feet minimum, 25 feet total (based on average lot depth of 91.36 feet).
Side yard setbacks	N/A	3 feet minimum, 6 feet total (based on lot width of approx. 32.6 feet).
Height	N/A	27 feet above existing grade, maximum.
Height (continued)	N/A	A Structure shall have a

		maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
Final Grade	N/A	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.
Vertical Articulation	N/A	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.
Roof Pitch	N/A	Between 7:12 and 12:12. A roof that is not part of the primary roof design may be below the required 7:12 roof pitch.
Parking	N/A	Two (2) parking spaces per dwelling unit.

There are no existing encroachments on the affected parcels. The proposed plat amendment does not create any non-conformities. This plat amendment is consistent with the LMC and applicable State law regarding plat amendments. Any new structures must comply with applicable LMC requirements and Design Guidelines for Historic Districts and Historic Sites. A Steep Slope CUP may be required for development on the amended lot.

The property is not within the soils ordinance boundary. In the event that mine wastes or impacts are encountered, the applicant is responsible for handling the material properly.

Good Cause

Planning Staff finds there is good cause for this plat amendment. Combining the parcels will allow the property owner to develop a single-family dwelling and will create one (1)

legal lot of record out of the existing two (2) parcels. The plat amendment will also utilize best planning and design practices while preserving the character of the neighborhood and of Park City, while furthering the health, safety, and welfare of the Park City community.

Staff finds that the plat will not cause undue harm to adjacent property owners and all future development will be reviewed for compliance with requisite Building and Land Management Code, as well as applicable Historic District Design Guidelines requirements and Steep Slope CUP requirements, if necessary.

Department Review

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

Notice

The property was posted and notice was mailed to property owners within 300 feet in accordance with the requirements in the LMC on April 13, 2016. Legal notice was also published in the Park Record on April 9, 2016, and on the public notice website in accordance with the requirements of the LMC.

Public Input

Staff has not received public input on this application at the time of this report. Public input may be taken at the regularly scheduled City Council public hearing.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. Any new structures may require a Steep Slope CUP and will require a Historic District Design Review. A Building Permit is publicly noticed by posting of the permit.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for approval of the 100 Daly Avenue Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 100 Daly Avenue Plat Amendment and direct staff to make findings for this decision; or
- The Planning Commission may continue the discussion on the plat amendment to a date certain and provide direction to the applicant and/or staff to provide additional information necessary to make a decision on this item.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The proposed plat amendment would not be recorded and the existing lots would not be adjoined and would remain as is. The parcels at 100 Daly Avenue would remain vacant and would need to comply with the current LMC requirements for any new structures built in the HR-1 District.

Recommendation

Staff recommends the Planning Commission hold a public hearing for the 100 Daly Avenue Plat Amendment and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance with Proposed Plat
- Exhibit B – Existing Conditions Survey
- Exhibit C – Vicinity Map/Aerial
- Exhibit D – Site Photographs

Exhibit A – Draft Ordinance with Proposed Plat

Ordinance 16-

AN ORDINANCE APPROVING THE 100 DALY AVENUE PLAT AMENDMENT, LOCATED AT 100 DALY AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as 100 Daly Avenue located at 100 Daly Avenue, have petitioned the City Council for approval of the 100 Daly Avenue Plat Amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on April 27, 2016 to receive input on the proposed subdivision;

WHEREAS, on April 27, 2016 the Planning Commission forwarded a ____ recommendation to the City Council; and,

WHEREAS, on May 12, 2016 the City Council held a public hearing on the proposed 100 Daly Avenue Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 100 Daly Avenue Plat Amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 100 Daly Avenue Plat Amendment, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The plat is located at 100 Daly Avenue within the Historic Residential (HR-1) District.
2. The 100 Daly Avenue Plat Amendment consists of Lot 14 of the Millsite Reservation and the easterly ½ of vacated Anchor Avenue, Block 74 of the Park City Survey.
3. On March 11, 2016, the current owner and applicant submitted an application for a plat amendment to combine two (2) existing lots into one (1) legal lot of record containing a total of approximately 2,973 square feet.
4. The plat amendment application was deemed complete on March 22, 2016.
5. The subject parcels at 100 Daly Ave are currently vacant of any structures.

6. The HR-1 zone requires a minimum lot area of 1,875 square feet for a single-family dwelling. The proposed lot area meets the minimum lot area for a single-family dwelling.
7. The proposed lot area does not meet the requirement for a duplex (minimum lot size of 3,750 square feet), which is a Conditional Use in the HR-1 zone.
8. The minimum lot width allowed in the district is twenty-five feet (25'). The proposed plat amendment will not alter the existing lot width of approximately 32.6 feet (32.6').
9. The minimum side yard setbacks for a 32.6 foot (32.6') wide lot are 3 feet (3'), six feet (6') total.
10. The proposed plat amendment will not cause undo harm to adjacent property owners.
11. There are no existing encroachments on the affected parcels.
12. The proposed lot area of 2,973 square feet is a compatible lot combination as the entire Historic Residential-1 District has an abundance of sites with the same or similar dimensions and lot area.
13. The maximum footprint allowed in the HR-1 zone is 1257.8 square feet for the proposed lot.
14. As conditioned, the proposed plat amendment does not create any new non-complying or non-conforming situations.
15. Any new structures must comply with applicable LMC requirements and Design Guidelines for Historic Districts and Historic Sites.
16. A Steep Slope CUP may be required for development on the amended lot.
17. The property is not within the soils ordinance boundary. In the event that mine wastes or impacts are encountered, the applicant is responsible for handling the material properly.
18. The property does not fall within the 100 or 500 year flood plains.
19. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an

extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. No building permit for any work shall be issued until the plat is recorded and until the Historic District Design Review and Steep Slope CUP, if required, applications are submitted and approved for the lot.
4. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
5. Storm water detention will be required on site.
6. A ten foot (10') wide public snow storage easement is required along the frontage of Daly Avenue and shall be shown on the plat.

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

PASSED AND ADOPTED this ____day of _____, 2016

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

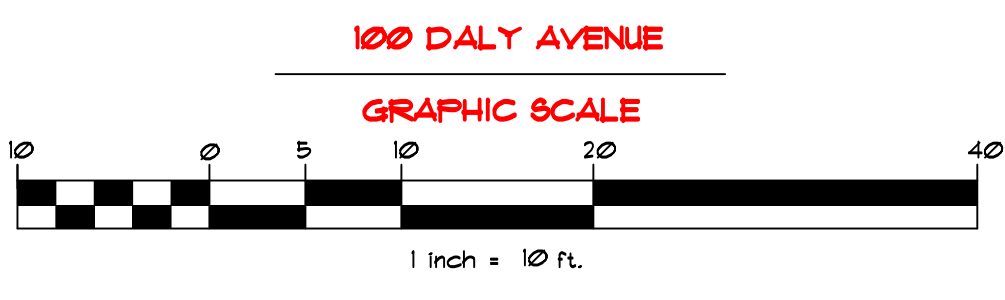
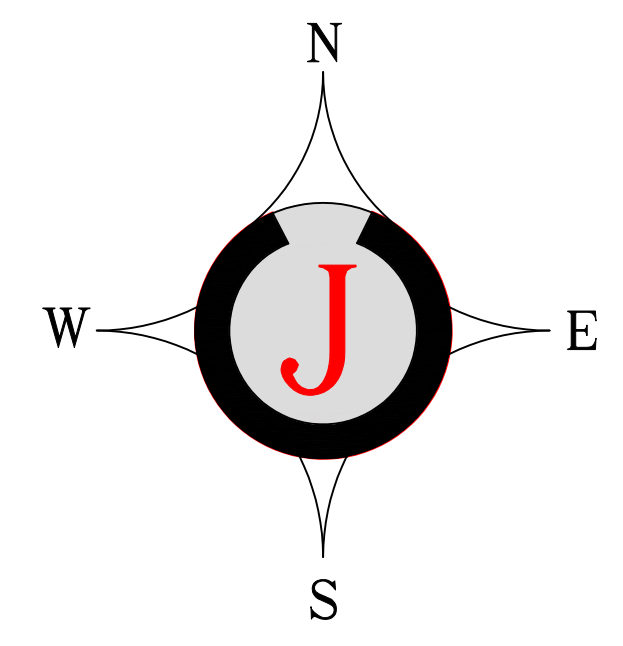
ATTEST:

Michelle Kellogg, City Recorder

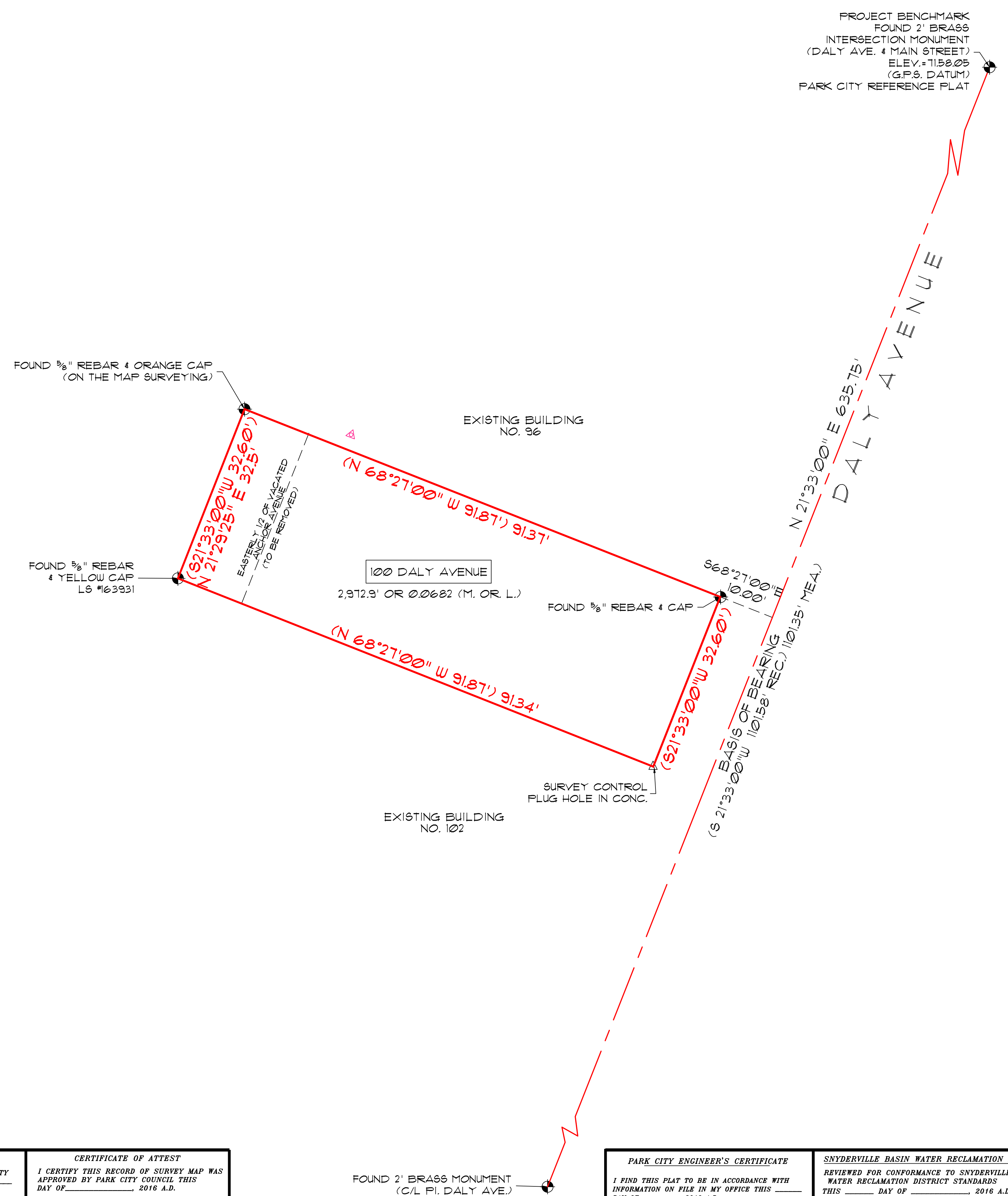
APPROVED AS TO FORM:

Mark Harrington, City Attorney

100 DALY AVENUE
 PARK CITY,
 SUMMIT COUNTY, UTAH 84060



- LEGEND**
- SECTIONAL MONUMENT
 - FOUND STREET MONUMENT
 - FOUND PLUG
 - SURVEY REFERENCE PT.



PROJECT BENCHMARK
 FOUND 2" BRASS
 INTERSECTION MONUMENT
 (DALY AVE. & MAIN STREET)
 ELEV. = 7152.05
 (G.P.S. DATUM)
 PARK CITY REFERENCE PLAT

RE-PLAT
100 DALY AVENUE SUBDIVISION
 LOT 14, OF THE MILLSITE RESERVATION COMBINING
 THE EASTERLY 1/2 VACATED ANCHOR AVENUE
 BLOCK 74, PARK CITY SURVEY
 100 DALY AVENUE, PARK CITY, UTAH
 LOCATED IN THE SECTION 16,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE & MERIDIAN
 SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE
 I, TIMOTHY R. JOHANSON, Do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that I have made a survey of the tract of land shown on this plat.

PRELIMINARY
 03-28-2016 REV.

PROPERTY DESCRIPTION
 Real Advantage Title Insurance Agency, LLC
 Order Number: 463402-1
 EXHIBIT A

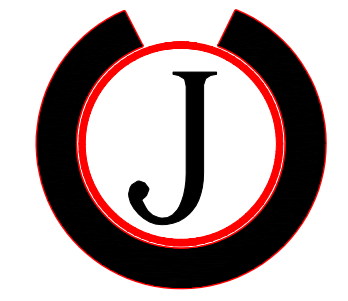
All of Lot 14, Block 74, MILLSITE RESERVATION TO PARK CITY, according to the official plat thereof, on file and of record in the Summit County Recorder's Office, together with the Easterly one-half of vacated Anchor Avenue located adjacent to said Lot.

OWNERS CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND TO BE KNOWN HEREAFTER AS 100 DALY AVENUE SUBDIVISION, CERTIFY THAT I HAVE CAUSED THIS LOT LINE ADJUSTMENT PLAT TO BE MADE AND CONSENT TO THE RECORDATION AT THIS LOT LINE ADJUSTMENT PLAT. ALSO, THE OWNER, OR HIS/HER REPRESENTATIVE, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF PARK CITY ALL THE STREETS, LAND FOR LOCAL GOVERNMENT USES, EASEMENTS, PARKS, AND REQUIRED UTILITIES AND EASEMENTS SHOWN ON THE PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION. IN WITNESS WHEREBY, THE UNDERSIGN SET THEIR HAND THIS DAY OF _____, 2016 AD.

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SUMMIT S.S.
 ON THIS _____ DAY OF _____, 2016 A.D., PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE _____
 NOTARY PUBLIC MY COMMISSION EXPIRES _____



JOHANSON LAND CONSULTANTS
 SURVEYING • PLANNING • LAND DEVELOPMENT
 770 EAST MAIN STREET
 SUITE 131
 LEHI CITY, UTAH 84043
 PHONE (801) 707-9463
 johansonsurvey@gmail.com

* SEE RECORD OF SURVEY
 ALLIANCE ENGINEERING INC.
 SURVEY DONE BY:
 MARTIN A. MORRISON
 PLS #4938739
 DATE: 02-27-2013

COPYRIGHT
 This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC shall not be used with out complete authorization and written support.

COUNCIL APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 A.D.	CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2016 A.D.	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS DAY OF _____, 2016 A.D.
MAYOR _____	CHAIRMAN _____	PARK CITY RECORDER _____

FOUND 2" BRASS MONUMENT
 (C/L P. DALY AVE.)

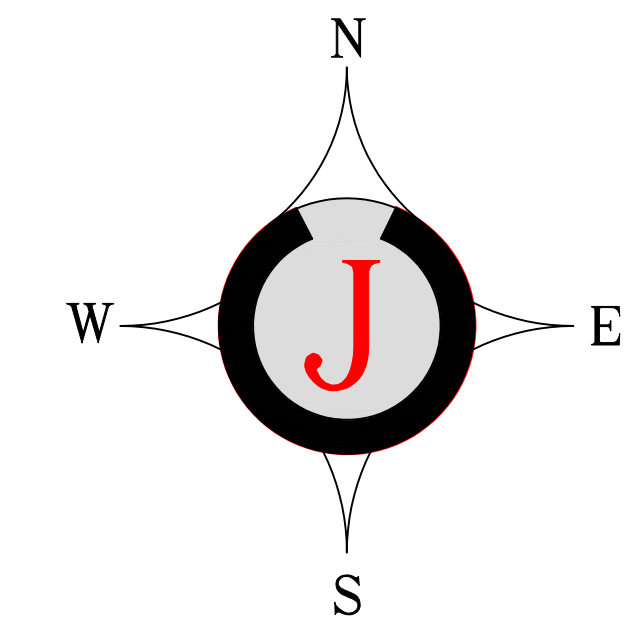
PARK CITY ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS DAY OF _____, 2016 A.D. PARK CITY ENGINEER _____	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS _____ DAY OF _____, 2016 A.D. SBWRD _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 A.D. PARK CITY ATTORNEY _____	RECORDED STATE OF UTAH COUNTY OF SUMMIT FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK _____ PAGE _____ FEE: _____ COUNTY RECORDER _____
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SITE SURVEY

100 DALY AVENUE
PARK CITY,
SUMMIT COUNTY, UTAH 84060

LOT 14, BLOCK 74, PARK CITY SURVEY
A PARCEL LOCATED WITHIN THE
SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B.#M.

PROJECT BENCHMARK
FOUND 2" BRASS
INTERSECTION MONUMENT
(DALY AVE. & MAIN STREET)
ELEV. = 7158.05
(G.P.S. DATUM)
PARK CITY REFERENCE PLAT



SITE SURVEY

GRAPHIC SCALE



LEGEND

- = SECTIONAL MONUMENT
- = FOUND STREET MONUMENT
- = FOUND PLUG
- = SURVEY REFERENCE PT.
- = LARGE TREES

PROPERTY DESCRIPTION

Real Advantage Title Insurance Agency, LLC
Order Number: 463402-1
EXHIBIT A

All of Lot 14, Block 74, MILLSITE RESERVATION TO PARK CITY, according to the official plat thereof, on file and of record in the Summit County Recorder's Office, together with the Easterly one-half of vacated Anchor Avenue located adjacent to said Lot.

SURVEYOR'S NARRATIVE

This is a preliminary survey. Topographical survey was performed at the request of The Muve Group. For the purpose to locate existing TOPOGRAPHICAL FEATURES.

The basis of bearing was derived from the Found Survey monuments along the existing DALY Avenue Street platted alignment. At time of Field Survey, approximately 3' of snow cover, some ground features and improvements utilities etc. are not shown preliminary status only.
* NO UNDERGROUND UTILITIES SURVEYED.
* CALL BLUE STAKING FOR GROUND LOCATIONS. AS THEY MAY EXIST.

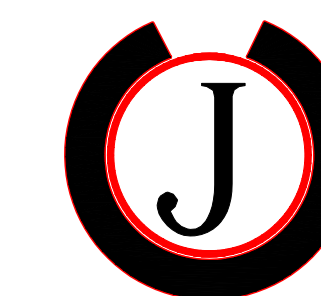
TOPOGRAPHIC SURVEY

SHOWN ARE 2' CONTOUR INTERVALS
HIGHLIGHTED AT A 10' CONTOUR INTERVAL
PROJECT BENCHMARK = SURVEY CONTROL PT.
PROJECT BENCHMARK ELEV. = (PARK CITY, DATUM)
(AS SHOWN HERE ON)

1. THIS IS NOT A BOUNDARY & TITLE SURVEY.
2. THIS IS A PARTIAL TOPOGRAPHIC SURVEY OF LOT 14 ONLY.
3. DATA CRUCIAL TO DESIGN TO BE FIELD VERIFIED.
4. PRELIMINARY FIELD SURVEY DONE ON FEB. 11th, 2016 WITH APPROXIMATELY 3 FEET OF SNOW COVER.

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. JOHANSON, Do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that I have made a survey of the tract of land shown on this plat.



JOHANSON LAND CONSULTANTS

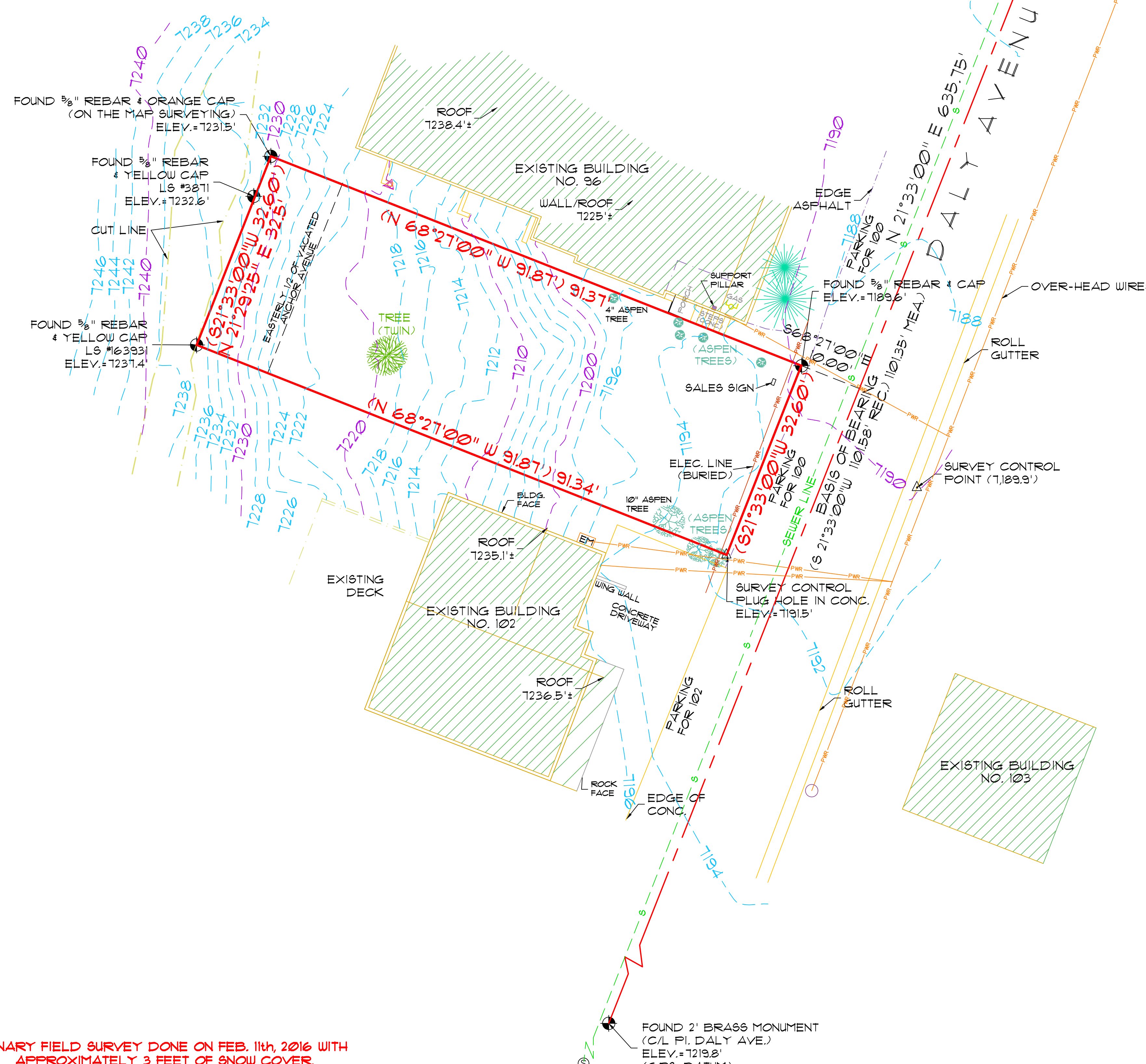
SURVEYING • PLANNING • LAND DEVELOPMENT

770 EAST MAIN STREET
SUITE 131
LEHI CITY, UTAH 84043
PHONE (801) 707-9463
johansonsurvey@gmail.com

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This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC shall not be used without complete authorization and written support.

STAMP	PROJECT NO. JLC-16-001 100 DALY AVE. PARK
	DATE: 03-28-2016 REV.
03-10-2016 REV.	DRAWN BY: TIMOTHY R. JOHANSON P.L.S. CK'D BY:
PRELIMINARY	SHEET NUMBER SITE SURVEY



PROPERTY ADDRESS:
100 DALY AVENUE
PARK CITY,
SUMMIT COUNTY, UTAH 84060

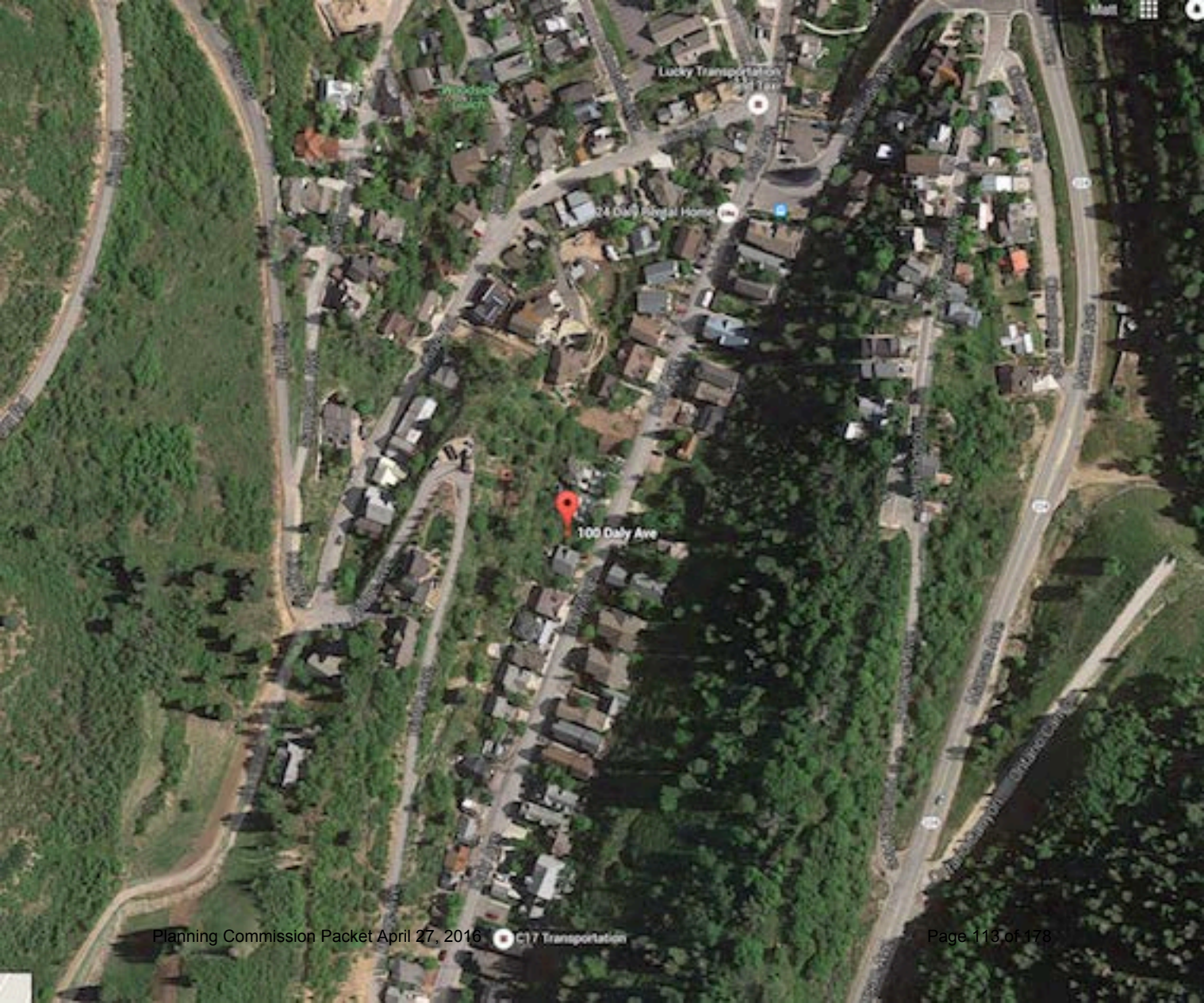
GENERAL NOTES

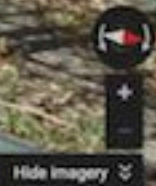
1. UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP. CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.
2. (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES RESTRICTIVE COVENANTS OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRENT TITLE INSURANCE POLICY.
3. SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR INFORMATION REGARDING FLOOD AND EARTHQUAKE INFORMATION ON THIS REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS Commission Packet April 27, 2016
4. SEE CITY AND/OR COUNTY PLANNING, AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS Commission Packet April 27, 2016

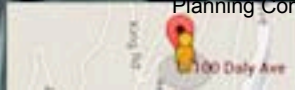
PRELIMINARY FIELD SURVEY DONE ON FEB. 11th, 2016 WITH APPROXIMATELY 3 FEET OF SNOW COVER

* SEE RECORD OF SURVEY
ALLIANCE ENGINEERING INC.
SURVEY DONE BY:
MARTIN A. MORRISON
P.L.S. #4938139
DATE: 02-21-2013

FOUND 2" BRASS MONUMENT
(C/L PL. DALY AVE.)
ELEV. = 7193.8'
(G.P.S. DATUM)











Planning Commission Staff Report



Application #: PL-16-03125
Subject: Intermountain Park City Instacare
Authors: Kirsten Whetstone, Senior Planner
Makena Hawley, Planner
Project #: PL-16-03125
Date: 27 April 2016
Type of Item: Administrative - Conditional Use Permit for construction within the Frontage Protection Zone

Summary Recommendations

Staff recommends the Planning Commission review the proposed Conditional Use Permit application for construction within the Frontage Protection Zone (FPZ) Overlay, conduct a public hearing, and consider approving the Conditional Use Permit based on the findings of fact, conclusion of law, and conditions of approval found in this staff report.

Description

Applicant: Intermountain Healthcare, represented by Jimmy Nielsen
Location: 1750 Sidewinder Avenue, aka "Old Pizza Hut"
Zoning: General Commercial (GC) District and Frontage Protection Zone (FPZ)
Adjacent Land Uses: Commercial uses
Reason for Review: Conditional Use Permit (CUP) requires Planning Commission review and final action.

Project Description

This application is a request for a Conditional Use Permit (CUP) for construction within the Frontage Protection Zone (FPZ). The FPZ is an overlay zone, located on the northern one-hundred feet (100') of the subject property. The first 30' of the FPZ, as measured from the Kearns Blvd right-of-way, is a "no-build" zone. Between 30' and 100' a CUP is required for all construction activity in order to ensure that impacts of construction are adequately mitigated by careful site planning, building design, landscaping, and other measures. The property is also located in the General Commercial (GC) District. Medical Clinics are an allowed use in the GC District.

The applicant proposes to construct a 6,992 sf (net) building for a new Intermountain Healthcare Instacare Medical Clinic. Gross building area is 8,631 sf with a 12,773 sf underground parking garage. The existing Clinic on Bonanza Drive would be relocated to the new location at 1750 Sidewinder Drive, with access off Sidewinder Drive only.

A CUP is required for proposed construction, of the northern 25' of the building and driveway below final grade, within the FPZ, in order to ensure that potential impacts of construction are adequately mitigated. This area consists of approximately 1,950 sf of

building footprint, as well as 1,950 sf of underground parking/circulation staircase. Approximately 500 sf of below grade driveway accessing the garage is proposed within the FPZ.

The property is located at the southeast corner of Sidewinder Drive and Kearns Blvd and is described as Lot 42A of the 1986 Resubdivision of Lot 42 Prospector Square. The lot consists of a total of 31,531 square feet (sf). A platted buffer easement, indicated on the recorded plat as a “bike path, trail, and snow storage easement”, is located on the northern seventy-five (75’) of the lot and consists of approximately 8,550 sf of the lot. No portion of the proposed building is located within the seventy-five (75’) foot platted buffer easement area. There are existing utilities in this buffer area.

A landscape plan was submitted with the application indicating the existing trees in the buffer easement area are to remain with additional trees, foundation plantings, and planting beds provided for screening, buffering and softening of the building, as well as the driveway and small surface parking lot. A site plan, floor plans, architectural elevations, and utility plans were submitted with the application (Exhibit E).

Purpose

The purpose of the **Frontage Protection Zone (FPZ)** is to:

- (A) preserve Park City’s scenic view corridors,
- (B) preserve and enhance the rural resort character of Park City’s entry corridor,
- (C) provide a significant landscaped buffer between Development and highway Uses,
- (D) minimize curb cuts, driveways and Access points to highways,
- (E) allow for future pedestrian and vehicular improvements along the highway corridors.

The purpose of the **General Commercial (GC)** District (LMC Section 15-2.18-1) is to:

- (A) allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited Residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,
- (B) allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,
- (C) protect views along the City’s entry corridors,
- (D) encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,
- (E) allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,

- (F) encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and
- (G) encourage commercial Development that incorporates design elements related to public outdoor space including pedestrian circulation and trails, transit facilities, plazas, pocket parks, sitting Areas, play Areas, and Public Art.

Background

On March 25, 2016, the Planning Department received a complete CUP application for construction within the Frontage Protection Zone (FPZ) Overlay District for a portion of the proposed Intermountain Healthcare Instacare building; underground parking garage, and driveway (Exhibit A- applicant's letter). The property is located at 1750 Sidewinder Drive in the General Commercial (GC) District. The Frontage Protection Zone (FPZ) is located on the northern 100' of the property (Exhibit B- vicinity map).

The property is described as Lot 42A of the Resubdivision of Lot 42 Prospector Square Subdivision. The replat was approved by City Council on April 3, 1986 and recorded at Summit County on December 30, 1986 (Exhibit C). The replat included a 75' platted buffer easement area designated for "bike path, trail, and snow storage easement".

On March 26, 1986 the Planning Commission approved a similar CUP for construction within the FPZ for the Pizza Hut Restaurant previously located at this site (Exhibit D). Conditional Use Permits run with the property. The Planning Department determined that a new CUP was required due to the larger footprint (1,950 sf for the IHC Clinic versus 1,875 sf for the Pizza Hut) and the proposed underground parking structure for the IHC building. The Pizza Hut was a single story building with surface parking. It was also determined by the Planning Director that the exception for minor remodels and façade improvements for existing Structures within the FPZ does not apply to the proposed building because a new building was proposed.

In 2015 Intermountain Healthcare purchased the property and submitted a permit to demolish the Pizza Hut building. Demolition of the building is complete and soil remediation work has commenced on the site. The building area is currently fenced with approved limits of disturbance fencing.

On January 15, 2016, an Administrative Conditional Use permit was approved by the Planning Department for the retaining wall height within the front setback along Sidewinder Drive to retain driveway access to the parking garage.

Analysis

The FPZ is an overlay zone, located on the northern one-hundred feet (100') of Kearns Blvd and Hwy 224 and as further described in LMC Section 15-2.20. The first 30' of the FPZ, as measured from the right-of-way, is a "no-build" zone (see Exhibit B). Between 30' and 100' a CUP is required for all construction activity in order to ensure that impacts of construction are adequately mitigated by careful site planning, building design, landscaping, and other measures. Certain exceptions apply for essential public facilities and signs, free standing signs, minor remodels, and façade improvements, which are reviewed as either an administrative CUP or an administrative permit with approval by the Planning Director.

The Planning Commission must review each of the following items when considering whether or not an application for a Conditional Use Permit and the proposed use mitigates impacts of and addresses the following items as outlined in LMC § 15-1-10(E):

	Review Criteria -	Project Proposal -
1	<p>Size and Location of the Site –</p> <p>LMC requires 20’ front yard setbacks and 10’ side yard setbacks. The plat requires 75’ front setback along Kearns (due to platted buffer easement area).</p>	<p>The proposal complies with a 75’ setback to Kearns, 20’ front setback along Sidewinder, and 10’ side setback on the east property line.</p> <p>The lot is approximately 31,531 sf in area. The FPZ area covers approximately 11,400 sf of the lot. Approximately 1,950 sf of building footprint, 1,950 sf of underground parking, and 500 sf of below grade driveway are proposed within the FPZ area. No construction is proposed within the 75’ platted buffer area. Please see Exhibit B. <u>No unmitigated Impacts.</u></p>
2	<p>Traffic considerations including capacity of the existing streets in the Area -</p>	<p>The CUP for construction within the FPZ provides no access directly onto Kearns Blvd from the site. Two access points onto Sidewinder provide access for emergency vehicles. The Clinic is an allowed use replacing a restaurant which is also an allowed use. - <u>No unmitigated Impacts.</u></p>
3	<p>Utility capacity -</p>	<p>Existing utilities are available at the site and may need to be upgraded for the use. Surface utilities will be screened with landscaping per conditions. <u>No unmitigated Impacts, as conditioned.</u></p>
4	<p>Emergency vehicle access -</p>	<p>Emergency vehicles can access the site as designed. Fire department has approved the site plan for emergency access. <u>No unmitigated Impacts.</u></p>
5	<p>Location and amount of off-street parking -</p>	<p>The 26 underground, 8 surface, and 1 ambulance parking spaces meet the minimum parking requirement of 35 spaces located on site. Bike parking is provided at the entrance and within the garage. <u>No unmitigated Impacts.</u></p>
6	<p>Internal vehicular and pedestrian circulation system -</p>	<p>Vehicular access is from Sidewinder Drive. There are sidewalks along Sidewinder Drive and a bike/pedestrian path along Kearns providing good pedestrian connections to the site. The City Engineer will review a turning movement report at the time of the building permit to determine whether right turn only signs are required for one of the access points. <u>No unmitigated Impacts.</u></p>
7	<p>Fencing, screening, and landscaping to separate the Use from adjoining uses -</p>	<p>Fencing, screening, and landscaping are shown on the landscaping plan to provide screening, buffering,</p>

		separation and softening of the building facades and parking area. No fencing along Kearns is proposed. Existing trees in the FPZ are stressed and condition recommended that they be inspected by a certified arborist and properly cared for or replaced. <u>No unmitigated Impacts.</u>
8	Building mass, bulk, and orientation, and the location of Buildings on the site; including orientation to buildings on adjoining lots -	The building height proposed is 26' for the sloping architectural roof element on the west side of the building. The majority of the building is 24' or less. The GC District allows 35' with an additional 5' allowed for roofs with a pitch of 4:12 or greater to a maximum of 40'. The building is lower and generally smaller in mass and scale when compared to the adjacent buildings in the area. The façade is articulated with an 8' change in building height and a 20' horizontal shift. <u>No unmitigated Impacts.</u>
9	Usable Open Space -	Platted buffer easement area and landscaping of parking area along Sidewinder provides approximately 10,000 sf of landscaped open space. <u>No unmitigated Impacts.</u>
10	Signs and lighting -	Lighting is down directed and shielded. The façade facing the FPZ has fewer windows, and where there are windows they are screened and buffered with landscaping to reduce potential glare. Signs have not been submitted. Separate permits are required prior to installation. Any free-standing sign is conditioned to orient to Sidewinder, not Kearns. <u>Impacts mitigated, as conditioned.</u>
11	Physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing	Proposed architectural design is compatible with the eclectic mix of various architectural styles and materials in the commercial area. Materials include natural stone (Brown's Canyon sandstone rough cut), brick, and metal panels with standing seam metal roofing similar to materials used on surrounding structures. The building is generally smaller in mass and scale compared to adjacent buildings; however, the sloping west roof line lends a more mountain contemporary feel to the building. <u>Impacts mitigated as conditioned.</u>
12	Noise, vibration, odors, steam, or other mechanical factors that might affect people and property off site -	All uses are proposed to take place within the building, including most of the parking. Mechanical equipment and vents will be screened. Noise, vibration, odors, steam and other mechanical factors are mitigated by the site plan and design. <u>No unmitigated Impacts.</u>
13	Control of delivery and service vehicles, loading	Delivery and service vehicle activities, as well as loading

	and unloading zones, and screening of trash and recycling pickup areas -	and unloading zones, occur on the south side of the building away from the FPZ. Trash and recycling areas are located within the parking structure and/or within an enclosed and fenced area on the east and south side of the building. <u>No unmitigated Impacts.</u>
14	Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities	The building will be owned by the applicant. <u>No unmitigated Impacts.</u>
15	Within and adjoining the site. Environmentally sensitive lands, physical mine hazards, historic mine waste, and Park City soils ordinance, steep slopes, and appropriateness of the proposed structure to the existing topography of the site -	Soils Ordinance regulations apply to the site and soil remediation has started. The building is not located on steep slopes, ridgelines, or within other environmentally sensitive areas. <u>Impacts mitigated as conditioned.</u>

Department Review

This project has gone through an interdepartmental review. Issues raised, such as emergency vehicle access, utility locations, storm water, soils remediation, easements and other issues pertaining to the building permitting process, have been addressed by conditions of approval.

Public Input

No input has been received regarding the Conditional Use Permit.

Process

Approval of this CUP application constitutes Final Action that may be appealed to the City Council following appeal procedures found in LMC § 15-1-18.

Alternatives

- The Planning Commission may approve the Conditional Use Permit as proposed and conditioned; or
- The Planning Commission may deny the request and direct staff to prepare findings supporting this recommendation; or
- The Planning Commission may continue the discussion to a date certain to allow the Staff and applicant time to respond to any additional concerns or issues raised at the Planning Commission hearing.

Significant Impacts

Approval of this Conditional Use Permit application, as conditioned, allows the applicant to construct a portion of the proposed Instacare clinic within the southern 25' of the FPZ, and outside of the platted 75' buffer easement area, per the submitted plans.

Consequences of not taking the Suggested Recommendation

If this application is not approved, the applicant would not be able to construct the building as designed.

Findings of Fact:

1. The property is located at 1750 Sidewinder Drive on the southeast corner of Sidewinder Drive and Kearns Blvd.
2. The applicant proposes to construct an approximately 8,631 sf gross (6,992 sf net leasable floor area), building for a new Intermountain Healthcare Instacare Medical Clinic. Also proposed is an underground parking structure that is approximately 12,770 sf.
3. The CUP is required for construction of the northern 25' of the building, parking garage and driveway proposed within the Frontage Protection Zone (FPZ), to ensure that potential impacts of construction are adequately mitigated.
4. Approximately 1,950 sf of building footprint, as well as 1,950 sf of underground parking/circulation staircase are proposed within the southern 25' of the FPZ. Approximately 500 sf of below grade driveway accessing the garage is proposed within the FPZ.
5. Medical Clinics and Offices are an allowed use within the General Commercial (GC) District.
6. The property is located within the Park City Soils Ordinance Boundary.
7. The property is described as Lot 42A of the Resubdivision of Lot 42 Prospector Square Subdivision. The replat was approved by City Council on April 3, 1986 and recorded at Summit County on December 30, 1986.
8. The lot contains 31,531 square feet (sf) of lot area. The FPZ area covers approximately 11,400 sf (36%) of the lot.
9. There is no minimum lot size in the General Commercial District.
10. There is a platted buffer easement area on the northern 75' of Lot 42A. The buffer area is indicated as a bike path, trail, and snow storage easement and is dedicated to the public in perpetuity. The buffer area encumbers approximately 8,550 square feet (27%) of the lot. No portion of the building is proposed on the buffer easement area. There is a paved trail as well as several large existing evergreen trees located within the buffer area. Several of the trees appear stressed and in poor health. The applicant proposes to protect the trees during construction of the clinic.
11. On March 26, 1986 the Planning Commission approved a similar CUP for construction within the FPZ for the Pizza Hut Restaurant previously located at this site.
12. The Planning Director determined that a new CUP was required due to the larger footprint (1,975 sf for the IHC Clinic versus 1,875 sf for the Pizza Hut) as well as the proposed underground parking structure and driveway for the IHC building. The Pizza Hut was a single story building with only surface parking.
13. The Planning Department determined that the exception for minor remodels and façade improvements for existing Structures within the FPZ did not apply to the proposed building and an Administrative Permit was not allowed.
14. Access to the site is from Sidewinder Drive.
15. No access exists or is proposed from Kearns Blvd.
16. Parking is proposed in an underground parking structure, under the building footprint with an additional eight (8) surface spaces on the south side of the building at the

main entrance. The twenty-six (26) structured parking space are accessed by a driveway located on the west side of the building. One ambulance parking space is accommodated within the small surface lot. Bike parking is provided on the south side of the building at the entrance as well as within the parking garage.

17. The proposed 35 parking spaces meet the minimum requirements of the Land Management Code.
18. On January 15, 2016 an Administrative Conditional Use permit was approved by the Planning Department for the height of the retaining wall within the front setback along Sidewinder Drive for the driveway access to the parking garage.
19. The proposal has been reviewed by the Park City Fire District and approved for emergency access, including ambulance.
20. The proposed structure complies with all setbacks in the GC District. There is a proposed twenty foot front setback (20' required) along Sidewinder Drive, a seventy foot (70') setback along Kearns Blvd, and a 10'2" setback (10' required) along the east side property line.
21. The maximum building height proposed is 26' for the sloping architectural roof element on the west side of the building. The majority of the building is 24' or less in height.
22. The General Commercial District has a maximum allowed building height of 35' with an additional 5' allowed for roofs with a pitch of 4:12 or greater.
23. The building is lower and generally smaller in mass and scale when compared to the adjacent medical office building to the east and the commercial/office buildings to the north and south. The north elevation meets the façade variation requirements with an 8' change in height and a 20' horizontal shift.
24. The proposed building is compatible with the surrounding structures in mass, scale, materials, and architecture. Materials include natural stone (Brown's Canyon sandstone rough cut), brick, and metal panels with standing seam metal roofing.
25. The Prospector Square commercial area is comprised of an eclectic mix of various architectural styles and materials.
26. Utility services exist at the site and a utility plan was submitted with the application indicating the location of all utilities, include a storm water plans. The electrical transformer located within the buffer area along Kearns is highly visible and shall be screened with landscaping to minimize visual impacts. Any new utilities located in the buffer easement area will require a recorded utility easement within the buffer zone easement.
27. Exterior lighting is proposed to be down-directed, shielded, and in compliance with the LMC lighting requirements with final review of fixtures by staff at time of building permit application review.
28. A landscape plan was submitted with the application indicating that existing trees in the buffer area are proposed to remain with additional trees, foundation plantings, and planting beds provided for screening, buffering and softening of the building, as well as the driveway and small surface parking lot.
29. No fencing is proposed within the FPZ area.
30. Staff observed the existing evergreen trees along Kearns Blvd and finds that they appear to be in poor health and in need of treatment from a tree specialist.
31. As conditioned, the application complies with the FPZ requirements in LMC Chapter 15-2.20.
32. The findings in the Analysis section of this report are incorporated herein.

33. The applicant stipulates to these conditions of approval.

Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Land Management Code.
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 and conditions of approval.

Conditions of Approvals

1. All Standard Project Conditions shall apply.
2. Significant trees shall be protected from damage during construction.
3. Prior to issuance of a certificate of occupancy the applicant shall submit a report from a licensed arborist documenting the type, size and condition of all existing trees on the site. The report shall include recommendations regarding treatments necessary to bring these trees back to health, or if replacement is necessary, recommendations as to type and size of trees required to mitigate for removal of any existing trees due to disease and/or overall poor health based on the arborist report.
4. A final landscape plan consistent with the landscape plan submitted with this conditional use permit application shall be submitted for approval by the Planning Department, prior to issuance of a building permit.
5. Soil from the disturbed areas on site shall be managed according to the City's Soils Boundary Ordinance regulations.
6. A Construction Mitigation Plan (CMP) shall be submitted for approval by the Planning and Building Departments, prior to issuance of a building permit. The CMP shall include all items required by the Building Department, as well as the location and method of protection of all existing trees on the site and within twenty feet (20' of the site). The CMP shall address recycling and reuse of construction waste to reduce the amount of construction waste sent to the landfill.
7. Final grading and storm water drainage plans shall be submitted for approval by the City Engineer, prior to issuance of a building permit.
8. A final utility plan shall be submitted for approval by the City Engineer, prior to issuance of a building permit. Surface utility boxes shall be screened with landscaping elements.
9. An easement for utilities within the 70' platted buffer easement area, in a form approved by the City Engineer, shall be recorded at Summit County prior to issuance of a certificate of occupancy.
10. Final plan approval and sign off from the Snyderville Basin Water Reclamation District is required prior to issuance of a building permit.
11. No permanent signs may be installed on the site without approval of a Sign Permit from the Planning and Building Departments.
12. All exterior lighting shall be reviewed by Planning Staff for compliance with the LMC at the time of building permit review.
13. Any proposed free standing sign shall orient towards Sidewinder Drive. Wall and hanging signs on the portion of the building within the FPZ are permitted through this CUP; however a sign permit is required prior to installation of any signs.

14. Any damage to public sidewalks, trails, streets, and curb and gutter shall be repaired and/or replaced in a manner approved by the City, prior to issuance of a certificate of occupancy.
15. The City Engineer shall review a turning movement study and will make a final determination regarding right turn only signs from the driveways on Sidewinder.
16. No vehicular access to the site is permitted from Kearns Blvd.
17. Final architectural plans and materials, consistent with the plans reviewed by the Planning Commission on April 27, 2016, shall be submitted with the building permit application for approval by the Planning Staff, prior to issuance of a building permit. Final plans shall comply with requirements of LMC Chapter 5.

Exhibits

- Exhibit A – Applicant’s letter
- Exhibit B – Vicinity Map
- Exhibit C – Subdivision plat
- Exhibit D – Pizza Hut CUP approval
- Exhibit E – Proposed IHC Clinic plans
- Exhibit F – Standard Project Conditions
- Exhibit G – Building Perspectives

PROJECT EXPLANATION

A. For at least the last two (2) decades, Intermountain Healthcare has been providing healthcare services to the area, the greater Park City community, and the local resort areas, including at the Intermountain Healthcare clinic on Bonanza Drive. To continue to adequately and effectively serve the healthcare needs of the area, consistent with best healthcare practices, Intermountain Healthcare proposes to develop the subject property as a new clinic, which will allow Intermountain Healthcare to better provide the necessary and appropriate healthcare services, respond to the changes in healthcare delivery and meet current healthcare practices.

B. Intermountain Healthcare has spent significant time and effort determining how to optimize the subject property for healthcare uses. These efforts have led to the development of a plan that includes a clinic main floor size of just over 8,600 square feet, the accommodation of accessible parking and emergency drop off areas on the ground level, and general underground parking in a 12,000 square foot parking garage.

C. As you are aware, the subject property is located in the General Commercial (GC) District and, in part, the Frontage Protection Zone and, consistent therewith:

1. All setback requirements are met with the proposed site plan;
2. The proposed site plan maintains the seventy-five (75) foot setback required by the Frontage Protection Zone, consistent with the structure (the Pizza Hut) previously constructed on the subject property;
3. The proposed improvements follow all current zoning regulations and design standards for development; and
4. The use of the proposed improvements is a permitted use.

D. Also with respect to the GC District and the Frontage Protection Zone, please also note that, for purposes of this Application:

1. Given that (a) a structure of comparable size, height and footprint has been approved by Park City and, in fact, was constructed on the subject property, and within twenty-five (25) feet of the Frontage Protection Zone (the "Protected Area"), pursuant to a Condition Use Permit already issued by Park City for improvements on the subject property

(which, as you know, remains in effect) (the “Existing CUP”) and (b) Park City already has issued a Administrative Conditional Use Permit, on January 15, 2016, for the retaining wall part of Intermountain Healthcare’s planned improvements (and, in part, within the Protected Area), the appropriateness of structures within the Protected Area are not at issue.

2. Rather, for purposes of this Application, the only relevant considerations should be architectural detailing, compatibility with surrounding structures, and façade design/style considerations of structures within the Protected Area.

3. To these ends, Intermountain Healthcare, since late 2014, has worked closely with the Park City planning and building departments in an effort to ensure that the architectural detailing and façade design/style requirements and guidelines of Park City have been met and, further, to ensure that the Intermountain Healthcare’s proposed improvements are compatible with surrounding structures, meet any zoning requirements and, otherwise, are appropriate for the subject property.

E. Specifically with respect to the questions part of Submittal Requirement No. 2, please be advised that:

1. **How will the proposed use “fit-in” with surrounding uses?** The proposed facility’s pitched roof line, within the Protected Area, substantively matches the height, size and footprint of the structure previously located on the subject property and approved by the Existing CUP.

2. **What type of service will it provide to Park City?** Healthcare services consistent with healthcare services currently provided by Intermountain Healthcare in the area and to the greater Park City community.

3. **Is the proposed use consistent with the current zoning district and with the General Plan?** Yes - see above.

4. **Is the proposed use similar or compatible with other uses in the same area?** Yes - the proposed use is consistent with Intermountain Healthcare’s use of other property in the area, a permitted use under the GC District and, further, compatible and supportive of other commercial and business uses in the area.

5. **Is the proposed use suitable for the proposed site?** Given the need for continued, and accessible, healthcare services in the area and, notably, the location of the subject property, the proposed healthcare use will benefit the area and the greater Park City community.

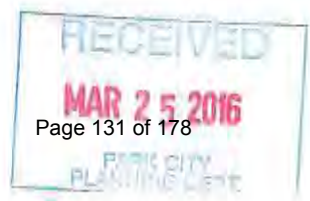


6. Will the proposed use emit noise, glare, dust, pollutants, and odor? No.

7. What will be the hours of operation and how many people will be employed?

Hours of operation will be 8 am to 8 pm, seven days a week. 20-25 EMPLOYEES

8. Are there other special issues that need to be mitigated? No.



Kearns Boulevard

Sidewinder Drive



Legend





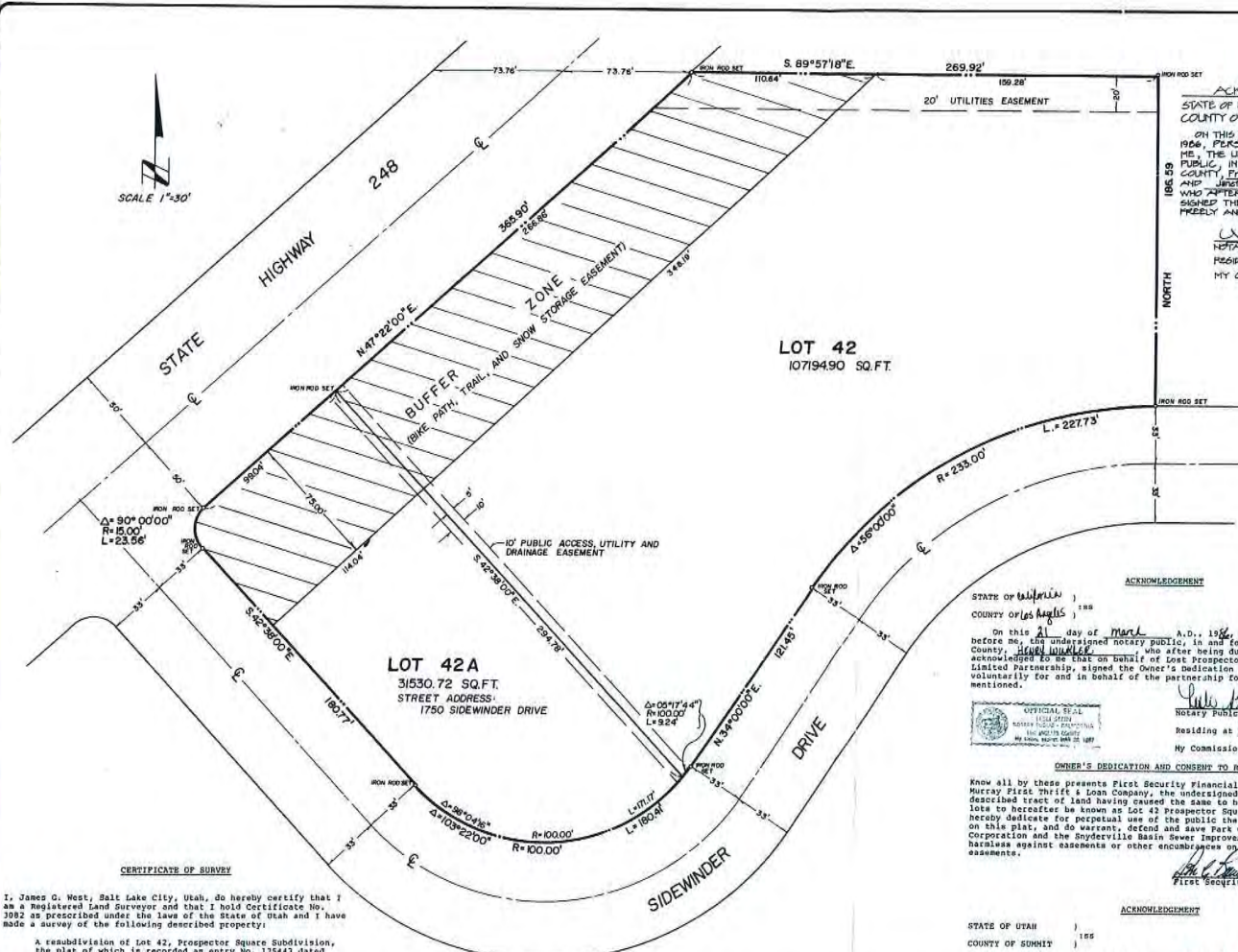
-  Lot 42-A
-  Frontage Protection Zone (FPZ) No Build Area (30')
-  Platted Buffer Easement Area (70')
-  Frontage Protection Zone (FPZ) Total Area (100')



EXHIBIT C

OWNER'S DEDICATION AND CONSENT TO RECORD



SCALE 1"=30'

ACKNOWLEDGEMENT
 STATE OF UTAH
 COUNTY OF SUMMIT
 ON THIS 29th DAY OF DECEMBER, 1986, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY, FRANK E. FURSTBERG AND JANE J. JOHNSON WHO AFTER BEING DULY SWORN SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY.

Know all by these present that we, the undersigned owners of this described tract of land, on behalf of Lost Prospector Associates, a Utah Limited Partnership, and Ellen R. Anderson, Frank E. and Jane J. Furstberg, having caused the same to be subdivided into lots to hereafter be known as Lot 42 Prospector Square Resubdivision, do hereby dedicate for perpetual use of the public the easements as shown on this plat, and do warrant, defend and save Park City Municipal Corporation and the Snyderville Basin Sewer Improvement District harmless against easements or other encumbrances on these easements.

Jane J. Johnson
 Notary Public
 My Commission Expires 8/18/90

STATE OF UTAH)
 COUNTY OF SUMMIT) SS

On this 29th day of March, A.D., 1986, personally appeared before me, the undersigned notary public, in and for the state and county, Ellen R. Anderson, who after being duly sworn, signed the owner's dedication freely and voluntarily.

Ellen R. Anderson
 Notary Public
 My Commission Expires 7/18/92

ACKNOWLEDGEMENT
 STATE OF UTAH)
 COUNTY OF SUMMIT)
 ON THIS 21st DAY OF MARCH, A.D., 1986, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE STATE AND COUNTY, JANE J. JOHNSON WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT ON BEHALF OF LOST PROSPECTOR ASSOCIATES, A UTAH LIMITED PARTNERSHIP, SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF THE PARTNERSHIP FOR THE PURPOSE THEREIN MENTIONED.

STATE OF UTAH)
 COUNTY OF SUMMIT) SS

On this 21st day of March, A.D., 1986, personally appeared before me the undersigned notary public, in and for the state and county, Jane J. Johnson who after being duly sworn, acknowledged to me that on behalf of Lost Prospector Associates, a Utah Limited Partnership, signed the Owner's Dedication freely and voluntarily for and in behalf of the partnership for the purpose therein mentioned.

Jane J. Johnson
 Notary Public
 My Commission Expires 8/18/90

OWNER'S DEDICATION AND CONSENT TO RECORD
 Know all by these presents First Security Financial, formerly known as Murray First Thrift & Loan Company, the undersigned owner of this described tract of land having caused the same to be subdivided into lots to hereafter be known as Lot 42 Prospector Square Resubdivision, do hereby dedicate for perpetual use of the public the easements as shown on this plat, and do warrant, defend and save Park City Municipal Corporation and the Snyderville Basin Sewer Improvement District harmless against easements or other encumbrances on these public easements.

STATE OF UTAH)
 COUNTY OF SUMMIT) SS

On this 27th day of March, A.D., 1986, personally appeared before me the undersigned notary public, in and for the state and county, Jane J. Johnson who after being duly sworn, acknowledged to me that on behalf of Lost Prospector Associates, a Utah Limited Partnership, signed the Owner's Dedication freely and voluntarily for and in behalf of the partnership for the purpose therein mentioned.

Jane J. Johnson
 Notary Public
 My Commission Expires 7/18/92

CERTIFICATE OF SURVEY
 I, James G. West, Salt Lake City, Utah, do hereby certify that I am a registered Land Surveyor and that I hold Certificate No. 3082 as prescribed under the laws of the State of Utah and I have made a survey of the following described property:
 A resubdivision of Lot 42, Prospector Square Subdivision, the plat of which is recorded as entry No. 12443 dated December 26, 1974, in the Office of the Recorder of Summit County, Utah, located in section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian.
 I further certify that by authority of the owners I have made a survey of the tract of land as described and shown on this plat and have set iron rods at property corners as shown and have subdivided said tract of land into two lots.
 March 26, 1986
James G. West
 James G. West - License No. 1092
 J. J. JOHNSON & ASSOCIATES



LENDER'S CONSENT
 The undersigned lender hereby consent to this resubdivision plat.
 DATED this 25th day of March, 1986.
 AMERICAN SAVINGS & LOAN ASSOCIATION
 By: *James R. Madsen*

RESUBDIVISION OF LOT 42 PROSPECTOR SQUARE
 LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 T.2S., R.4E., S.L.B.&M. IN PARK CITY, SUMMIT COUNTY, UT.

CITY COUNCIL APPROVAL
 PRESENTED TO THE BOARD OF Park City CITY COUNCIL THIS 30th DAY OF April, A.D. 1986, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.
John C. Taylor
 MAYOR

CITY ENGINEER
 APPROVED AND ACCEPTED BY THE Park City CITY ENGINEERING DEPARTMENT ON THIS 26th DAY OF MARCH, A.D. 1986.
Eric W. DeLan
 CITY ENGINEER

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 26th DAY OF March, A.D. 1986.
Bruce D. Swanson
 CHAIRMAN

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS 4th DAY OF March, A.D. 1986.
Thomas S. Cole
 CITY ATTORNEY

RECORDED
 NB 26309
 STATE OF UTAH
 COUNTY OF SUMMIT
 RECORDED AND FILED AT THE REQUEST OF:
 Summit County Title Company
 12-30-86
 \$20.00
 COUNTY RECORDER

J.J. Johnson & Associates
 Park Meadows Plaza,
 Highway 24B
 P.O. Box 1051
 Park City, Utah 84080
 (801) 649-9811



Community Development/Engineering
Building and Planning Departments

April 10, 1986

DUPLICATE

Mr. Richard Dudley
Gump & Ayers
Park Meadows Plaza
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Name: Pizza Hut Restaurant

Project Description: Conditional use permit for a restaurant to be constructed at 1750 Sidewinder Drive within the Frontage Protection Zone.

Date of Meeting: March 26, 1986

Action Taken By Planning Commission: Approved

Conditions of Approval:

(*Condition number 3 of this approval was reinforced by the Planning Commission during the discussion and subsequent approval of the resubdivision of Lot 42(a).

1. Final architectural plans shall be approved by the Planning Staff, prior to the issuance of any building permits, in accordance with Section 9 of the Land Management Code and the city's adopted Design Guidelines. Specific elements to be addressed and resolved include; compliance with the facade variation requirements, additional detail provided on all building materials/treatments/colors, the screening of all mechanical devices and trash/utility meter enclosures, and the integration of the proposed signage with the design of the building.
2. The conditional use approval is only valid if the approval of the formal subdivision of the property is consummated prior to the commencement of construction.
3. Final landscape and irrigation plans (including any signage and the bike path/sidewalk) shall be reviewed and approved by Planning Staff prior to construction.

NOTE: *The Planning Commission reiterated that the bike path along Lot 42(a) shall be constructed concurrent with the Pizza Hut project.

4. Any soils or existing materials on the site to be transported elsewhere must be disposed of in an approved manner and location/facility, with actual haul routes and methodology to be approved by the Building Official prior to exportation. All native soils must be covered with at least 6" of topsoil and landscaped or otherwise sealed in place in an acceptable manner.
5. Final grading, drainage, and utility plans shall be reviewed by the City Engineer prior to the initiation of any construction on the site.
6. Any proposed freestanding signage shall not orient toward Kearns Boulevard but rather to Sidewinder Drive. All signs shall be reviewed and approved in accordance with adopted standards.

and in addition to the above conditions;

7. That the Planning Commission has seen the renderings, referred to as Exhibit "A", and that the Commissioners have approved in principle the design as presented.
8. Standard Project Review Requirements (attached).

Date of Expiration: March 26, 1987.

David S. Boesch
David S. Boesch
Current Planning Administrator

4-10-86
Date

ACKNOWLEDGEMENT

I the undersigned, hereby acknowledge the conditions by which the project referred to above was approved.

Richard Dudley, Agent

7/11/86
Date

NO CONSTRUCTION SHALL BE PERMITTED UNTIL A SIGNED COPY OF THIS LETTER, SIGNIFYING CONSENT TO THE CONDITIONS OUTLINED ABOVE, HAS BEEN RETURNED TO THE PLANNING DEPARTMENT.

PARK CITY PLANNING COMMISSION

MINUTES OF MEETING

Wednesday, March 26, 1986, 7:00 p.m.

PARK CITY MUNICIPAL CORPORATION
COUNCIL CHAMBERS
MARSAC OFFICES
PARK CITY, UTAH

COMMISSIONERS IN ATTENDANCE:

Vice Chairperson, Ruth Gezelius, Ron Whaley, Steve Deckert, Cal Cowher, Ray Robinson, Paul Bickmore

COMMISSIONERS ABSENT

Brad Olch (excused)

EX OFFICIO:

Dave Boesch, Current Planning Administrator, Bill Ligety, Planning Director, Nora Seltenrich, Planner, Ron Ivie, Acting Community Development Director/Building Official, Jennifer Harrington, Landscape Architect, Arlene Loble, City Manager, Hal Taylor, Mayor, Kristen Rogers, Councilwoman, Ann MacQuoid, Councilwoman, Al Horrigan, Councilman, Craig Smith, Asst. City Attorney, Erna Wilson, Planning Secretary

REGULAR MEETING

I. Roll Call

The regular meeting began at 7:05 p.m.

II. Public Input

Bill Ligety gave a brief update on the Swede Alley request for proposals for an urban design study. Mr. Ligety said that he is interested in putting together a selection committee that would include staff members, one person from the Planning Commission, the Historic District Commission, and one City Council member. The team would be responsible for narrowing down the proposals submitted and subsequently selecting a firm for the city to work with. Ruth Gezelius said that she would represent the Planning Commission.

Dave Boesch said that the Permitted Use Infrastructure Review Ordinance was noticed for Public Hearing and will be heard before the City Council on April 3, 1986. All interested Commissioners were invited to attend the meeting.

Mr. Boesch also went over some changes regarding tonight's agenda and the staff's recommendations.

III. Minutes of March 26, 1986 meeting

Motion

Cal Cowher: "I move that we approve the minutes of March 26, 1986, as written". Paul Bickmore seconded the motion and the vote was unanimous.

IV. Consent Agenda

1. Lot 42 Prospector Square Resubdivision - Preliminary and final subdivision plat approval for the division of Lot 42 of the Prospector Square Subdivision into two distinct parcels.
2. Pizza Hut Restaurant - Conditional use permit for a restaurant to be constructed at 1750 Sidewinder Drive within the Frontage Protection Zone.

Motion

Ray Robinson: "I move that we remove items number one and two into New Business at the request of the applicant". Ron Whaley seconded the motion and the vote was unanimous.

3. Powder Pointe Condominiums - Decision on proposed modification to the previously approved Small Scale MPD to convert a portion of the existing common area into an additional residential unit.

Motion

Ron Whaley: "I move that we approve item number 3 per the Staff Report." Paul Bickmore seconded the motion and the vote was unanimous.

4. 655 Coalition View Ct. Nightly Rental - Conditional Use Permit for nightly rental use of the existing residence.

Motion

Ron Whaley: "I move that we table item number 4 at the request of the proponent." Cal Cowher seconded the motion.

Discussion

Paul Bickmore suggested that if the Commission was seemingly inclined to approve the nightly rental application, contrary to staff's recommendation to deny, tabling may not be necessary. Applicant's representative, Tom Urbin, said his colleague (Mr. Strachan) requested tabling action because he was unable to be in attendance.

The Commissioners decided to place this item under New Business for additional discussion.

Motion

Ron Whaley: "I move that we rescind the motion to table and place item No. 4 into New Business for discussion."

Vote

The vote was unanimous.

V. Old Business

1. Deer Valley Special Exception Permit - Decision on proposed revisions to the Deer Valley Special Exception Permit (SEP).

Dave Boesch said that staff received the latest draft Special Exception Permit on March 21st. Since staff did not have the opportunity to thoroughly review the language and highlight the changes, the recommendation for this evening was to table action.

Mr. Boesch reiterated the major topics discussed at the last meeting and gave an update on the issues as follows:

1. Access (resolved);
2. Lockouts/commercial space (resolved);
3. Employee housing (resolved), subject to the City Attorney's review; and,
4. Trails (unresolved). The staff is still not satisfied with Deer Valley's proposal. The key issues remain as follows:
 - (a) Year-round pedestrian pathways in parcels will be provided and maintained by the individual project developer;
 - (b) Pedestrian connections between communities will be provided and maintained by Deer Valley; and
 - (c) Hiking trails.

Mr. Boesch said that hiking trails is the main issue. In the latest SEP draft, Deer Valley is proposing to allow public access to the mountains without formalizing the actual trail connections. However, when the real need for those connections is identified, easements will be defined. The staff recommends that Deer Valley construct the trails and then, the hiking trail system would be dedicated to the city. At that time, the city would be responsible for liability, maintenance, and operation.

In order to clarify the Commissioners position on this issue, Mr. Boesch asked the following questions:

1. Who is responsible for hiking trail construction? The Commissioners answered that Deer Valley should be.
2. Should the city require easements for the hiking trails? The Commissioners responded that the easement decision was between Deer Valley and the City Attorney. However, the consensus of the Commissioners is that there should be liberal public access to the mountain and easements dedicated after the trail system has been specified and constructed.
3. Who should be responsible for maintaining the hiking trail system after dedication? The consensus of the Commissioners was that the city should be.
4. Who should be responsible for the liability of the hiking trail system after dedication? The consensus of the Commissioners was that the city should be responsible.
5. Who should be responsible for construction of pedestrian paths connecting the different communities? The Commissioners responded that Deer Valley should be responsible. Deer Valley is proposing to maintain these connections as hard surfaced in the summer and "winter-groomed" in the winter.
6. Who should be responsible for maintaining pedestrian pathways within the parcels? The Commissioners agree that the developer should construct and maintain these sidewalks/pathways.
7. Who should be responsible for constructing pedestrian pathways in parcels that are now built-out in Deer Valley? This question remains unanswered.
8. Should pedestrian paths be maintained year-round? The consensus was: "Yes".
9. Should pedestrian paths be hard-surfaced? The consensus was: "Yes".
10. Should public easement on the pedestrian pathways be required by the city? The Commissioners said that provisions should be made in the current SEP draft to specifically address this in the future or when a need is established.

Dave Boesch summarized this discussion by saying that the city staff will continue working to complete a "clean" draft highlighting the proposed changes for the Commissioners. Mr. Boesch said this item may appear on the April 9, 1986 agenda for possible action.

Motion

Cal Cowher: "I move that we table the Deer Valley Special Exception Permit." Ray Robinson seconded the motion and the vote was unanimous.

VI. New Business

1. Queen Esther Village MPD Revisions - Decision on proposed revisions to the Queen Esther Village MPD concept plan.

Motion:

Cal Cowher: "I move that we table the Queen Esther Village MPD revisions at the request of the applicant." Ron Whaley seconded the motion and the vote was unanimous.

2. Sign Code Modifications - General discussion regarding proposed changes to the ordinance and clarifying its application in the Historic Recreation Commercial (HRC) zone.

Bill Ligety gave a slide presentation of signage around town that is possible under today's ordinance. After the slide show, Mr. Ligety explained the reason for a number of proposed changes to the Sign Ordinance including those adjustments necessary for the newly created Historic Recreation Commercial (HRC) zone. Mr. Ligety then went through the staff report, item by item, and the following consensus was reached by the Planning Commission.

1. Allowable Size for Freestanding Nameplates for Multi-family Residences. Okay as drafted.
2. Menu Displays. Okay as drafted.
3. Clarification and Revision of Size Requirements. Okay as drafted.
4. Sign Materials - The Commissioners felt that the Sign Ordinance should not be changed as proposed. Ray Robinson said that he would bring in some information on plastics, a prohibitive material under today's ordinance, for review and consideration by staff.
5. Signs on Parked Vehicles - The Commissioners recommended deleting this paragraph due to a number of concerns.

There were no changes on the remaining numbers 6 through 10 outlined in the memorandum prepared, dated March 21, 1986.

Bill Ligety summarized the discussion by saying that this item will come back to the Commissioners in a final draft form, probably at their next meeting for a recommendation to the City Council.

3. Lot 42 Prospector Square Resubdivision (from Consent Agenda)

Dave Boesch said that the applicant, Richard Dudley, wanted to discuss one of the conditions recommended in the staff report.

Mr. Dudley said that in the proposed resubdivision of these two lots, the owners of Lot 42 refused to comply with the bike path condition and post a letter of credit guaranteeing that the bike path

and walkway continue to the end of their property. Mr. Dudley proposed instead for the Commissioners to approve the (re)subdivision without including Lot 42 in the condition of approval.

Cal Cowher asked Dave Boesch if staff had any problems with Mr. Dudley's request. Mr. Boesch responded that since the property was illegally divided nine years ago this was an opportunity for getting the necessary trail connections in place. Mr. Boesch said, however, other options are available since Lot 42 is in the Frontage Protection Zone and would also be reviewed under the proposed Permitted Use Infrastructure Review Ordinance. Mr. Boesch asked the Commission to reinforce the condition for the bike path as part of the conditional use action for the Pizza Hut.

Motion

Cal Cowher: "I move that we approve the (re)subdivision of Lot 42 into two distinct parcels subject to the following modifications:

- (a) that the 8 foot wide bike path/sidewalk connection shall be constructed on Lot 42(a) as per agreement between the developer and staff; and,
- (b) that the 8 foot wide bike path/sidewalk connection on Lot 42 shall be subject to future conditional use or permitted use review and approval;

and subject to the following conditions recommended by staff:

1. The City Engineer and City Attorney shall review and approve the subdivision verifying compliance with applicable ordinances; including, the Land Management Code, Subdivision Ordinance and Park City Design Standards, Construction Specification, and Standard Drawings.
2. An access and utilities easement shall be provided between the two new lots (42 and 42a) such that utility service(s) and internal circulation may be combined and provided for in the future.

Second and Vote

Paul Bickmore seconded the motion and the vote was unanimous.

4. Pizza Hut Restaurant (from Consent Agenda)

Mr. Boesch said that staff is recommending approval of the proposed Pizza Hut Restaurant. The request to remove this item from the Consent Agenda by Mr. Dudley was to clarify one of the issues identified in the Staff Report.

Mr. Dudley said he was concerned about Section III, point number one, which states that architectural plans are to be approved by the staff prior to the issuance of any building permits. He then proceeded

to read the requirements contained in that paragraph. Mr. Dudley requested assurance from the Commissioners that it was okay for his client to proceed forward with the preliminary architectural plans and design concept as presented.

Mr. Boesch said that the Staff Report attempted to clarify two things; (1) that the shape of the roof was not for housing mechanical equipment as had been represented previously, but was a Pizza Hut trademark; and, (2) because of the preliminary nature of the plans submitted, staff requests the opportunity to review certain details for design guideline conformance.

Mr. Robinson asked if the Pizza Hut's main concern was primarily over the roof shape.

Mr. Dudley responded "yes", but in addition to that there were other concerns over some additional architectural elements in the facade including the shape of the windows. Mr. Dudley said he wanted clarification from the Planning Commission that the general design would be okay.

Mr. Bickmore said that in an earlier work session the basic design concept met with approval from the consensus of the Commissioners. Mr. Bickmore said he still stands behind that statement.

Motion

Ray Robinson: "I move that we approve the requested conditional use permit subject to the staff recommendations and conditions as follows: (*Condition number 3 of this approval was reinforced by the Planning Commission during the discussion and subsequent approval of the resubdivision of Lot 42(a).

1. Final architectural plans shall be approved by the Planning Staff, prior to the issuance of any building permits, in accordance with Section 9 of the Land Management Code and the city's adopted Design Guidelines. Specific elements to be addressed and resolved include; compliance with the facade variation requirements, additional detail provided on all building materials/treatments/colors, the screening of all mechanical devices and trash/utility meter enclosures, and the integration of the proposed signage with the design of the building.
2. The conditional use approval is only valid if the approval of the formal subdivision of the property is consummated prior to the commencement of construction.
3. Final landscape and irrigation plans (including any signage and the bike path/sidewalk) shall be reviewed and approved by Planning Staff prior to construction. NOTE: *The Planning Commission reiterated that the bike path along Lot 42(a) shall be constructed concurrent with the Pizza Hut project.

4. Any soils or existing materials on the site to be transported elsewhere must be disposed of in an approved manner and location/facility, with actual haul routes and methodology to be approved by the Building Official prior to exportation. All native soils must be covered with at least 6" of topsoil and landscaped or otherwise sealed in place in an acceptable manner.
5. Final grading, drainage, and utility plans shall be reviewed by the City Engineer prior to the initiation of any construction on the site.
6. Any proposed freestanding signage shall not orient toward Kearns Boulevard but rather to Sidewinder Drive. All signs shall be reviewed and approved in accordance with adopted standards.

and in addition to the above conditions;

7. That the Planning Commission has seen the renderings, referred to as Exhibit "A", and that the Commissioners have approved in principle the design as presented.

Second and Vote

Cal Cowher seconded the motion and the vote was unanimous.

5. 655 Coalition View Court - Nightly Rental (from Consent Agenda)

Dave Boesch asked that this item be tabled to allow the proponent's attorney additional time to prepare his findings. Staff is recommending denial of the conditional use permit based primarily on neighborhood compatibility (in accordance with the adopted Comprehensive Plan) and other conditions as outlined in the Staff Report.

Paul Bickmore said that the Planning Commission addressed the nightly rental issue in depth and sent a recommendation to the City Council about one year ago. The recommendation would have made nightly rentals a permitted use unless there were significant health and safety reasons that would have precluded that use. Mr. Bickmore said that this particular property does not exhibit any of the characteristics identified for denial.

The consensus of the Commissioners agreed with Mr. Bickmore. Mr. Robinson asked if the CC & R's were amended to prohibit nightly rental use and the response was that there had been no revisions or changes to the covenants.

Mr. Boesch added that the only change from last year was the adoption of the Comprehensive Plan that identifies single family areas for permanent-type (i.e. owner occupied) uses although the particular subdivisions have not yet been identified.

Motion

Ron Whaley: "I move we approve the application for 655 Coalition View Court for nightly rental with the following modifications made to staff's recommendations for approval:

That item #1 be stricken; and

Item #2 should read...The property shall be managed by a property management firm licensed to do business in Park City; and,

Item #3 stay the same and reads....That the receipt of 3 valid complaints within a 12-month time period would be sufficient cause to schedule the possible revocation of the conditional use permit.

Second and Vote

Cal Cowher seconded the motion and the vote was unanimous.

The regular meeting was adjourned at 8:55 p.m. to work session on the following items:

1. Golf Course Hotel MPD - General discussion regarding the proposed Large Scale Master Planned Development (MPD) concept submitted for the property located on the northwest corner of Empire and Park Avenues and located on the southwest corner of Thaynes Canyon Drive and Park Avenue/U.224.
2. Parking Standards & Dimensions - General discussion regarding possible scope of proposed revisions to the Land Management Code.

Ruth Gezelius, Vice Chairperson
Park City Planning Commission

Date

PARK CITY PLANNING DEPARTMENT
Staff Report

TO: Planning Commission
FROM: Planning Staff
DATE: March 21, 1986
RE: Lot 42 Prospector Square Resubdivision

I. PROJECT STATISTICS:

Applicant: Richard Dudley, agent
Proposal: Resubdivision of Lot 42 into two
distinct parcels, preliminary and
final plat approval
Location: 1750-1850 Sidewinder Drive
Parcel Size: 3.18 acres (total area)
Existing Zoning: General Commercial (GC)
Comprehensive Plan: Community Commercial
Surrounding Uses: Vacant, Mixed Commercial
Application Date: February 21, 1986

II. STAFF RECOMMENDATIONS and FINDING

The staff recommends that the proposed resubdivision be APPROVED by the Planning Commission, and then subsequently by the City Council. The proposed subdivision has been reviewed for compliance with applicable codes and ordinances and in accordance with the Subdivision Ordinance. In support of our recommendation, the staff has made the following Findings:

1. The proposed subdivision complies with all relevant zoning ordinances and design/review standards.
2. The conditions recommended will ensure that required pedestrian and vehicular circulation needs have been met.
3. Required on-site parking for the range of uses envisioned can be reasonably provided.
4. Sufficient utility capacity is available to service the lots created.

III. DEVELOPMENT PARAMETERS and CONDITIONS

The staff recommendation for approval is subject to the following terms or conditions:

1. The City Engineer and City Attorney shall review and approve the subdivision verifying compliance with applicable ordinances; including, the Land Management Code, Subdivision Ordinance and Park City Design Standards, Construction Specification, and Standard Drawings.

2. An 8' wide bike path/sidewalk shall be constructed along the entire length of the property, roughly parallel to Kearns Blvd., with its center-line located directly opposite from the existing path.
3. An access and utilities easement shall be provided between the two new lots (42 and 42a) such that utility service(s) and internal circulation may be combined and provided for in the future.

IV. BACKGROUND

Lot 42 Prospector Square Subdivision currently contains a total of 3.18 acres and is situated between Sidewinder Drive and Kearns Boulevard/U.248. The site is one of a half-dozen larger peripheral parcels that were platted as part of the original subdivision. The large lots within Prospector do not adjoin the common parking areas or the pedestrian mall, and as such do not participate directly or benefit from those features. All parking must be provided on-site and the standard General Commercial (GC) zone setbacks apply.

V. MAJOR ISSUES

Subdivision. The major issue considered by the staff has been the apparent illegal subdivision of this lot which occurred on March 11, 1977. The formalization of the subdivision was a requirement precedent to our consent to review any project proposed on only a portion of the original property. Realizing that the property had already been divided for purposes of being sold-off from the larger parcel over 9 years ago, we have concentrated on the technical planning concerns rather than the policy or long-range implications. A number of staff did express significant concerns relative to seeing a proliferation of this kind of subdivision. The issue being that, as more smaller lots are created at the expense of larger sites, that we are effectively creating a void or shortage of parcels that can reasonably accommodate large land users (i.e: shopping centers, bowling alleys, etc.). For example, there are currently available in Park City corporate limits only a handful of sites that could be considered for another large grocery store. The staff anticipates the possible development of a specific city policy to discourage the resubdivision of existing lots over the upcoming months.

PARK CITY PLANNING DEPARTMENT
Staff Report

TO: Planning Commission
FROM: Planning Staff
DATE: March 21, 1986
RE: PIZZA HUT RESTAURANT

I. PROJECT STATISTICS:

Applicant: Richard Dudley, agent
Proposal: Conditional use permit for development
within the Frontage Protection Zone
Location: 1750 Sidewinder Drive
Parcel Size: 31,530 square feet (.72 acres)
Existing Zoning: General Commercial (GC)
Comprehensive Plan: Community Commercial
Surrounding Uses: Vacant, Mixed Commercial
Application Date: February 21, 1986

II. STAFF RECOMMENDATION and FINDING

The Planning Department and other agency participants in the Staff Review team process recommend that the Planning Commission APPROVE the requested conditional use permit subject to the specific conditions outlined. The proposed Pizza Hut restaurant to be located within the Frontage Protection Zone (refer to Section 8.8 of the Land Management Code) has been evaluated for and been found in compliance with the review criteria and process outlined in Section 1.12 of the Land Management Code. In support of our positive recommendation, the staff has made the following Findings:

1. The project has been reviewed for compliance with the requirements of the Frontage Protection Zone in accordance with the applicable procedures and criteria as identified in the Land Management Code, and has been found to be in conformance.
2. The proposed use is compatible with the area and is consistent with the Park City Comprehensive Plan.
3. The site planning accounts for adequate internal circulation and sufficient off-street parking can and will be provided.
4. The landscaping and building design will be compatible with the surrounding area.

III. DEVELOPMENT PARAMETERS AND CONDITIONS

The staff recommendation for approval is predicated on and subject to the following:

1. Final architectural plans shall be approved by the Planning Staff, prior to the issuance of any building permits, in accordance with Section 9 of the Land Management Code and the city's adopted Design Guidelines. Specific elements to be addressed and resolved include; compliance with the facade variation requirements, additional detail provided on all building materials/treatments/colors, the screening of all mechanical devices and trash/utility meter enclosures, and the integration of the proposed signage with the design of the building.
2. The conditional use approval is only valid if the approval of the formal subdivision of the property is consummated prior to the commencement of construction.
3. Final landscape and irrigation plans (including any signage and the bike path/sidewalk) shall be reviewed and approved by Planning Staff prior to construction.
4. Any soils or existing materials on the site to be transported elsewhere must be disposed of in an approved manner and location/facility, with actual haul routes and methodology to be approved by the Building Official prior to exportation. All native soils must be covered with at least 6" of topsoil and landscaped or otherwise sealed in place in an acceptable manner.
5. Final grading, drainage, and utility plans shall be reviewed by the City Engineer prior to the initiation of any construction on the site.
6. Any proposed freestanding signage shall not orient toward Kearns Boulevard but rather to Sidewinder Drive. All signs shall be reviewed and approved in accordance with adopted standards.

IV. BACKGROUND

An application for a conditional use permit was submitted on February 21, 1986 and subsequently reviewed by the Staff Review members at several meetings. On February 26, 1986 a work session was held with the Planning Commission to discuss the question of roof form/shape.

The proposed restaurant, although a permitted use elsewhere in the GC (General Commercial) zone district, is

required to be reviewed for compliance with the procedures and standards of a conditional use because it is located within the 100'-deep Frontage Protection Zone. The pertinent sections of the Land Management Code are 8.8 and 1.12 for the Frontage Protection Zone and Conditional Use Review Process, respectively.

As a part of reviewing the project, the staff has required that the development parcel be formally (and legally) subdivided from the balance of Lot 42 Prospector Square Subdivision as originally platted. The larger lots ringing the Prospector Square area are not a part of the common parking lot/pedestrian mall association and are therefore required to provide both setbacks and parking on-site.

V. NARRATIVE

The proposed Pizza Hut restaurant contains a total of 2380 square feet and will provide 24 parking spaces on-site. In order to minimize future access points onto Sidewinder Drive and facilitate internal circulation between projects, an access (and utility) easement has been required along the eastern property line contiguous to the balance of Lot 42. The building will be setback 75' from Kearns Boulevard/U.248 and 25' from Sidewinder Drive. Ingress-egress is provided from Sidewinder across from the existing driveway that accesses the 7-Eleven Store and other businesses.

VI. MAJOR ISSUES

The following is a synopsis of the primary issues identified through the Staff Review process:

Subdivision. The original Lot 42 was illegally subdivided on March 11, 1977. The exchange of a deed with a metes and bounds description effectively separately the subject property (.72 acres) from the originally-platted, 3.185 acre parcel. To bring this prior subdivision into compliance with current city standards, a record of survey plat has been prepared at the staff's insistence. Although we support formalizing the resubdivision of Lot 42 at this time, the staff is concerned that a proliferation of this kind of parcelization may limit future desirable land uses in the future. Currently, there does not exist within city limits very many sites which could accommodate larger-scale commercial development.

Architecture. The plans submitted for the building are too preliminary for staff to ascertain whether it fully complies with the requirements of Section 9 of the Land Management Code and the city's adopted Design Guidelines. Specifically, conformance with the facade variation requirement, materials and treatment/coloration, door and

window details, mechanical and utility meter and trash dumpster screening, and signage shall all be carefully reviewed and approved by the Planning Staff prior to the issuance of building permits. The Planning Commission, at their meeting of February 26, 1986 reviewed the proposed roof shape requested for the Pizza Hut at staff's behest. The unique styling of the roof is a franchise trademark and was stated to be an enclosure for all roof-top mechanical equipment. In fact, only a small portion of the required mechanical ventilation equipment is actually housed within the modified parapet located along the ridgeline.

Soils. This area has been identified by the Environmental Protection Agency (EPA) as containing elevated levels of heavy metals and has been proposed by them for listing on the Superfund National Priorities List. Any soils transported from this site must be disposed of in an approved facility to be reviewed by the Building Official. All native soils remaining shall be covered by a minimum of 6" of topsoil and revegetated, or otherwise appropriately sealed in place in an acceptable manner.

Landscaping. While the preliminary landscape plan submitted is adequate for purposes of conditional use permit/conceptual approval, the final landscape and irrigation plan will be reviewed and approved by Planning Staff prior to actual construction. This property adjoins the area included in Phase 2 of the Prospector Square Improvements program which includes extensive landscaping, and should be designed to be compatible with those improvements. A bike path/sidewalk shall be constructed along the entire frontage of Lots 42 and 42a, and incorporated into the planting plan.

PARK CITY PLANNING DEPARTMENT
Staff Report

TO: Planning Commission
FROM: Planning Staff
DATE: March 21, 1986
RE: Lot 42 Prospector Square Resubdivision

I. PROJECT STATISTICS:

Applicant: Richard Dudley, agent
Proposal: Resubdivision of Lot 42 into two
distinct parcels, preliminary and
final plat approval
Location: 1750-1850 Sidewinder Drive
Parcel Size: 3.18 acres (total area)
Existing Zoning: General Commercial (GC)
Comprehensive Plan: Community Commercial
Surrounding Uses: Vacant, Mixed Commercial
Application Date: February 21, 1986

II. STAFF RECOMMENDATIONS and FINDING

The staff recommends that the proposed resubdivision be APPROVED by the Planning Commission, and then subsequently by the City Council. The proposed subdivision has been reviewed for compliance with applicable codes and ordinances and in accordance with the Subdivision Ordinance. In support of our recommendation, the staff has made the following Findings:

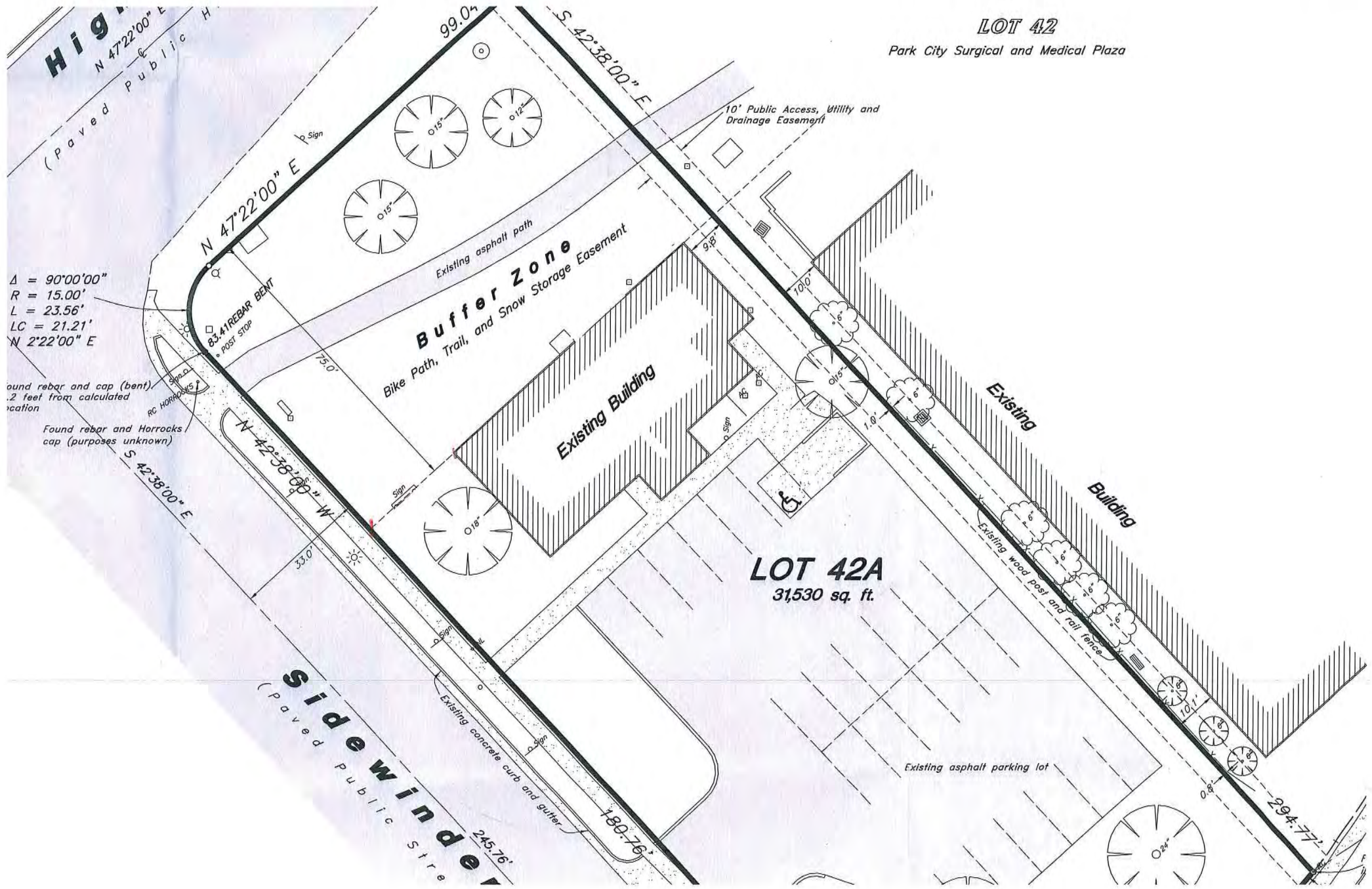
1. The proposed subdivision complies with all relevant zoning ordinances and design/review standards.
2. The conditions recommended will ensure that required pedestrian and vehicular circulation needs have been met.
3. Required on-site parking for the range of uses envisioned can be reasonably provided.
4. Sufficient utility capacity is available to service the lots created.

III. DEVELOPMENT PARAMETERS and CONDITIONS

The staff recommendation for approval is subject to the following terms or conditions:

1. The City Engineer and City Attorney shall review and approve the subdivision verifying compliance with applicable ordinances; including, the Land Management Code, Subdivision Ordinance and Park City Design Standards, Construction Specification, and Standard Drawings.

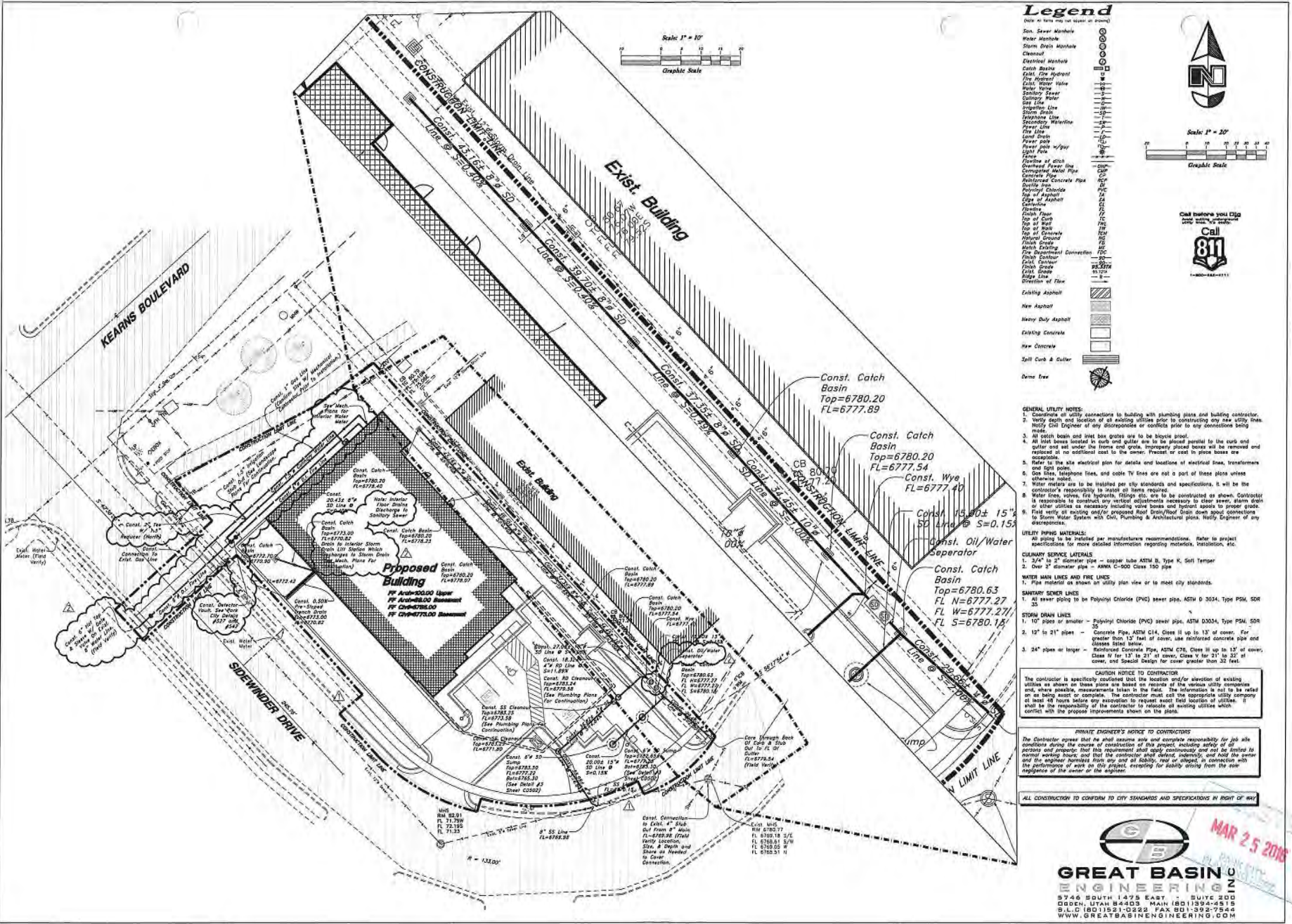
LOT 42
Park City Surgical and Medical Plaza



$\Delta = 90^{\circ}00'00''$
 $R = 15.00'$
 $L = 23.56'$
 $LC = 21.21'$
 $N 2^{\circ}22'00'' E$

Found rebar and cap (bent) 0.2 feet from calculated location
 Found rebar and Horrocks cap (purposes unknown)

LOT 42A
31,530 sq. ft.



Legend

(Note all items are not shown on plan)

- San. Sewer Mainline
- Water Mainline
- Storm Drain Mainline
- Cleanout
- Electrical Mainline
- Catch Basin
- Exit, Fire Hydrant
- Fire Mains
- Water Valve
- Sanitary Sewer
- Utility Water
- Oil Line
- Gasoline Line
- Storm Drain
- Fireline Line
- Secondary Waterline
- Power Line
- The Line
- Level Grade
- Power pole
- Power pole w/spur
- Line
- Flow
- Location of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Joint
- Joint
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Finish Floor
- Top of Wall
- Top of Concrete
- Original Ground
- Finish Grade
- Match Existing
- Finish Contour
- Finish Contour
- Finish Grade
- Finish Grade
- Edge Line
- Direction of Flow

Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Spill Curb & Culler
Demo Tree

Scale 1" = 20'
Graphic Scale

Call before you dig
811
1-800-4-A-SHIFT

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of existing utilities prior to constructing any new utility lines. Notify City Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grade. Improperly placed boxes will be removed and replaced at the contractor's cost to the center. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, filling etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant apertures to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.

UTILITY SERVICE MATERIALS:
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE MATERIALS

- 1/4" to 3/4" diameter pipe - copper tube ASTM B, Type K, Soil Term
- One 2" diameter pipe - ANSI C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

1. 10" pipe or smaller - Concrete Pipe (CP) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 24" pipes - Concrete Pipe (CP) sewer pipe, ASTM D3034, Type PSM, SDR 35
For greater than 12' feet of cover, use reinforced concrete pipe and classen listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 15' of cover, Class IV for 15' to 21' of cover, Class V for 21' to 30' of cover, and Special Design for cover greater than 32 feet.

CAUTION NOTICE TO CONTRACTOR
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and where possible, measurements taken in the field. The contractor is not to be held out as being acted on complete. The contractor must cut the appropriate utility company out in front of hours before any excavation to request exact location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this responsibility shall only continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the center and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the negligence of the center or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

JRCA ARCHITECTS
577 South 200 East
S L C, Utah 84111
ph: (801) 533-2100
jrcadesign.com

IHC InstaCare Park City
198 SOUTH 200 WEST
PARK CITY, UTAH

PROJECT # XXXXXX

DATE	REVISION
1 10.15.11	As/Edmund-G1
2 02.25.11	AHJ Comments

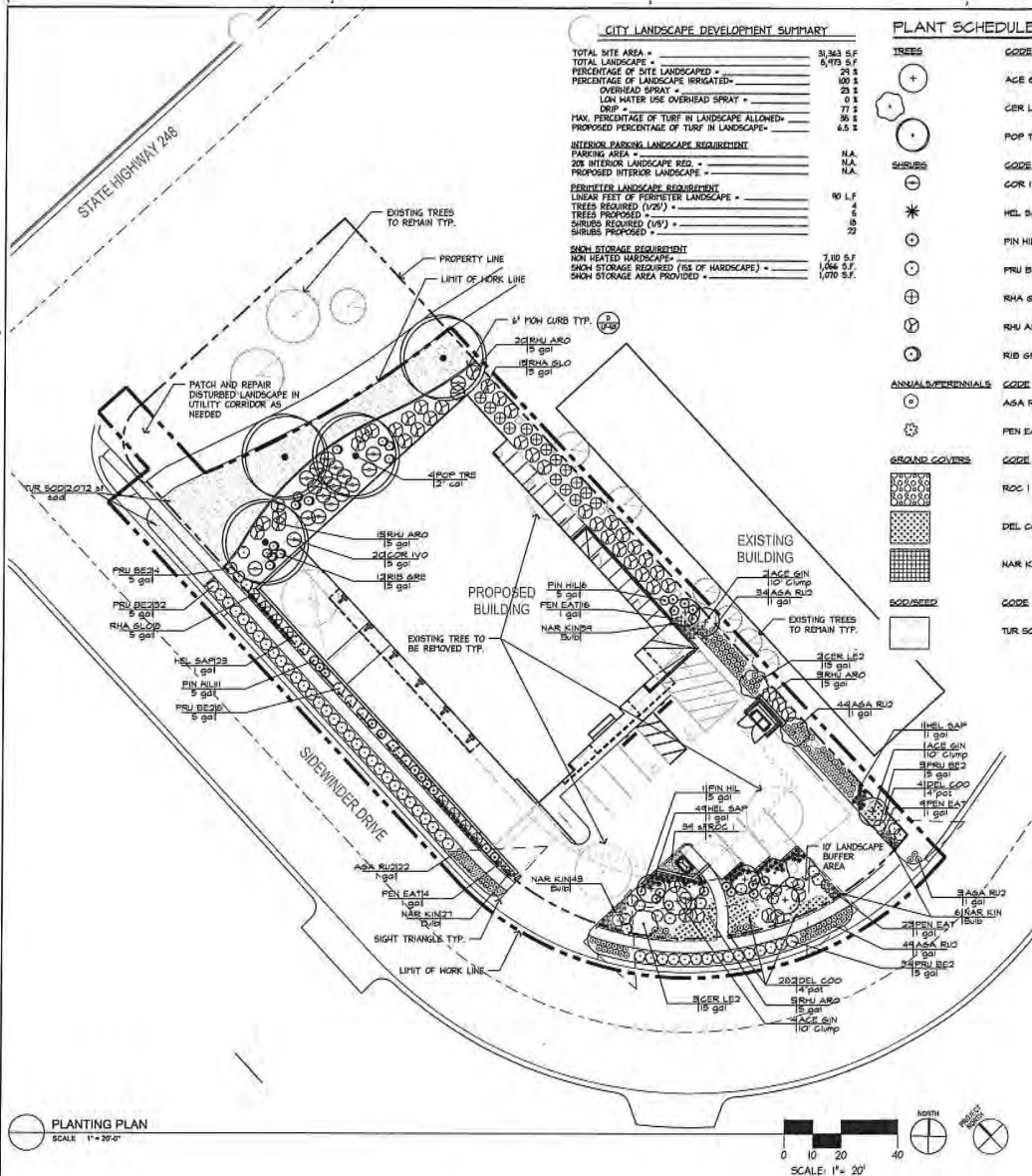


UTILITY PLAN

CU101

MAR 25 2016

GREAT BASIN ENGINEERING INC.
5746 SOUTH 1475 EAST • SUITE 200
EDDIE, UTAH 84203 • MAIN (801) 533-4611
S.L.C. (801) 533-0222 • FAX (801) 533-7546
WWW.GREATBASINENGINEERING.COM



CITY LANDSCAPE DEVELOPMENT SUMMARY

TOTAL SITE AREA -	3,263 S.F.
TOTAL LANDSCAPE -	6,978 S.F.
PERCENTAGE OF SITE LANDSCAPED -	213%
PERCENTAGE OF LANDSCAPE IRRIGATED -	100%
OVERHEAD SPRAY -	23%
LOW WATER USE OVERHEAD SPRAY -	4%
DRIP -	77%
MAX. PERCENTAGE OF TURF IN LANDSCAPE ALLOWED -	20%
PROPOSED PERCENTAGE OF TURF IN LANDSCAPE -	4.5%
INTERIOR PARKING LANDSCAPE REQUIREMENT	
PARKING AREA -	N.A.
20% INTERIOR LANDSCAPE REQ. -	N.A.
PROPOSED INTERIOR LANDSCAPE -	N.A.
PERIMETER LANDSCAPE REQUIREMENT	
LINEAR FEET OF PERIMETER LANDSCAPE -	90 LF
TREES REQUIRED (1/2") -	4
TREES PROPOSED -	5
SHRUBS REQUIRED -	8
SHRUBS PROPOSED -	22
SACH STORAGE REQUIREMENT	
NON HEATED HARDSCAPE -	7,100 S.F.
SACH STORAGE REQUIRED (1% OF HARDSCAPE) -	1,066 S.F.
SACH STORAGE AREA PROVIDED -	1,070 S.F.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	QTY.	
+	ACE GIN	ACER GINNALIA 'FLAME'	'FLAME' AMUR MAPLE	10' CLUMP	1	
+	GER LEB	CERCOCARPUS LEDIFOLIUS	CURL-LEAF MOUNTAIN MAHONIA	15 GAL	5	
+	POP TRE	POPULUS TREMULOIDES	QUAKING ASPEN	2" GAL	4	
+	SHRUBS					
+	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	
+	COR IV0	CORNUS ALBA 'IVORY HALO' TM	TATARIAN DOGWOOD	5 GAL	20	
+	HEL SAP	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	BLUE OAT GRASS	1 GAL	55	
+	PIN HIL	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	5 GAL	25	
+	FRU BE2	PRUNUS BESSEYI 'PANNKE BUTTES'	PANNKE BUTTES SAND CHERRY	5 GAL	81	
+	RHA SLO	RHAMNUS FRANGULA	ALDER BUCKTHORN	5 GAL	25	
+	RHU ARO	RHUS AROMATICA 'SREG-LOH'	SREG-LOH FRAGRANT SUMAC	5 GAL	49	
+	RIB GRE	RIBES ALPIMUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	12	
+	ANNUALS/PERENNIALS					
+	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	
+	ASA RU2	ASASTACHE RUPESTRIS	THREADLEAF GIANT HYSSOP	1 GAL	152	
+	PEN EAT	PENSTEMON EATONI	FIRECRACKER BEARD TONSUE	1 GAL	52	
+	GROUND COVERS					
+	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
+	ROC 1	COBBLE	4"-6" COBBLE	-	-	59 SF
+	DEL COO	DELOSPERMA COOPERI	PURPLE ICE PLANT	4" POT	12" o.c.	528
+	HAR KIN	NARCISSUS X KING ALFRED 'PLANT IN CLUSTERS'	KING ALFRED DAFFODIL	BULB	12" o.c.	110
+	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.
+	TUR SOD	TURF SOD	KENTUCKY BLUEGRASS	SOD	-	2,072 SF

- PLANTING NOTES**
1. THE BASE INFORMATION FOR THIS DRAWING HAS BEEN OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND CORRECTING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 911 OR 1-800-862-8811, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION PRIOR TO VERIFYING AND STAGING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
 4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS PER THE SPECIFICATIONS.
 5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
 6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
 7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
 8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 9. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
 10. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX. ALL DISTURBED AREAS TO RECEIVE 6" OF IMPORTED TOPSOIL.
 11. GROUND COVER AREAS (PURPLE ICE PLANT) SHALL RECEIVE 1-1/2" INCHES OF FINE TEXTURED SOIL AID/SOIL PEP. ALL OTHER PLANT BEDS AND TREE WELLS TO RECEIVE THREE INCHES (3") OF BARK MULCH EXCEPT AREAS INDICATED TO RECEIVE 4"-6" DEEP COBBLE AS PER SPECIFICATION.
 12. CONTRACTOR TO PLACE COBBLE AT ALL ROOF OVERLAPS TO PREVENT EROSION IN LANDSCAPE. SEE ARCHITECTURAL DRAWINGS FOR DRAIN LOCATIONS.
 13. ALL BULBS SHALL BE PLACED IN NATURALISTIC CLUSTERS OF THREE OR FIVE.
 14. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. REFER TO SPECIFICATIONS FOR FURTHER DETAIL.
 15. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.

JRCA
ARCHITECTS
 577 South 200 East
 S.L.C. Utah 84111
 ph: (801) 533-2100
 jrca design.com

INTERMOUNTAIN PARK CITY CLINIC
 1750 SIDEWINDER DRIVE
 PARK CITY, UTAH

PROJECT #: 15015

03/22/2015	
DATE	REVISION



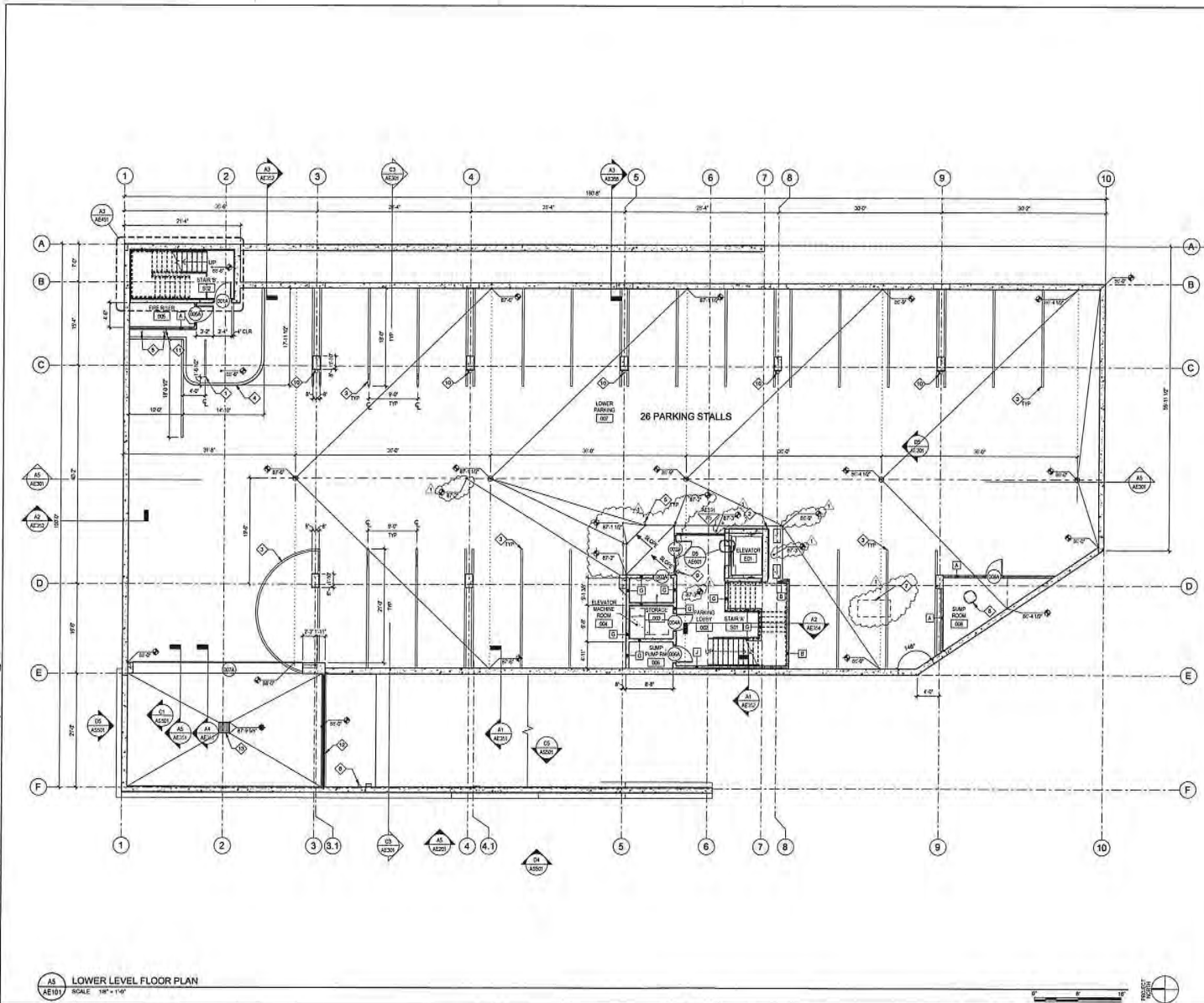
PLANTING PLAN



LP-101

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AS AE101 LOWER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

- GENERAL NOTES:**
- SEE SHEET 010 FOR ARCHITECTURAL LEGENDS, SYMBOLS AND ABREVIATIONS
 - ALL DIMENSIONS ARE TO FACE OF STUD OR CURB UNLESS OTHERWISE NOTED
 - ALL FLOOR FINISH CHANGES OCCUR AT CENTER LINE OF DOORS UNLESS OTHERWISE NOTED
 - COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING/MEP
 - SEE SHEET A511 FOR WALL TYPES & DETAILS
 - SEE SHEET A511 FOR DOOR SCHEDULE
 - ALL ANGLED WALLS ARE AT 45° UNLESS NOTED OTHERWISE
 - SEE A404.41 FOR TYPICAL TOILET ACCESSORIES INSTALLATION
 - WALL TYPES BY S.F. TAG LOCATIONS NEGATIVE OF THE SIZE REFLECTING (2) LAYERS OF GYPSUM BOARD

- KEY NOTES:**
- BOYLE BLOCK SEE SCHEDULE
 - 5/8" TYPE 'X' GYP BO W/ 1/2" FURROWS CHANNELS @ 16" O.C. PAINT
 - PAVEMENT MARKINGS
 - 8" HIGH CONCRETE CURB SAFETY YELLOW
 - STEEL BOLTERS SEE DETAIL A5101
 - VANIC AREA LOCATIONS
 - GAUG AND OIL INTERFERENCE
 - 5/8"
 - FIRE EXTINGUISHER & CABINET
 - ASFC FIRE EXTINGUISHER AND MOUNTING BRACKET
 - 6" HIGH RED LETTERING SIGNAGE MOUNTED AT 7' 0" A.F.F.T.O. READY TO FIRE RESIST ROOM
 - TRIM/GRAB - SEE CIVIL DRAWINGS
 - CATCH-BASIN

- LEGEND:**
- WINDOW TAG SEE WINDOW TYPES SHEET A501
 - DOOR TAG SEE DOOR SCHEDULE SHEET A501
 - ROOM TAG SEE FLOOR SCHEDULE A5121
 - WALL TYPE TAG SEE SHEET A511
 - ALIGNED CONC. FINISH FACE TO ALIGN ACROSS PATHS THROUGH THE WALL
 - FLOOR DRAIN

- INTERIOR WALL LEGEND:**
- WALL ACCORDING TO SCHEDULE
 - WALL ASSEMBLY TO BE OK

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INTERMOUNTAIN PARK CITY INSTACARE
1750 SIDEMINDER DRIVE
PARK CITY, UTAH

PROJECT #: 150115

DATE	REVISION
1/15/16	10/20/16
3/22/16	10/20/16



LOWER LEVEL FLOOR PLAN

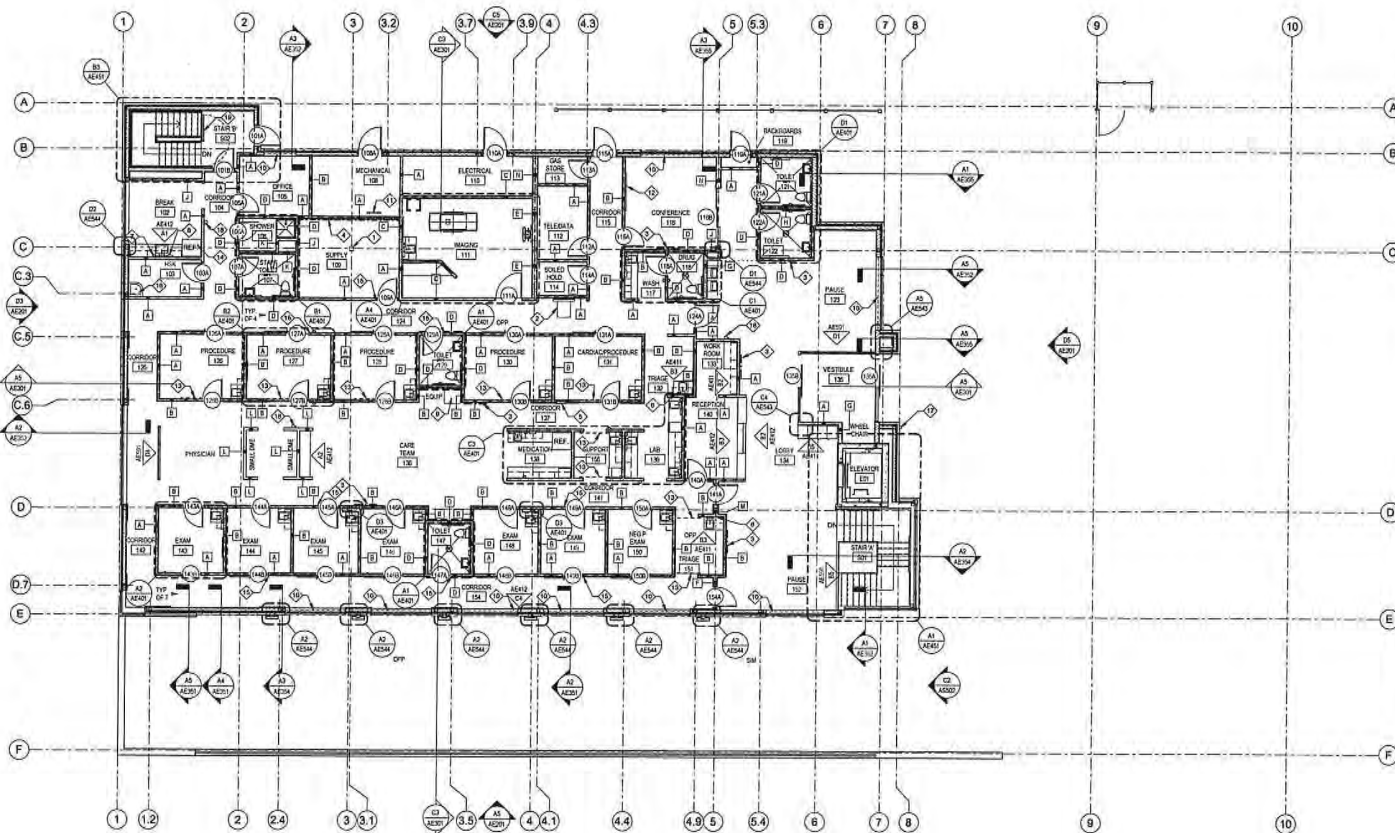
AE101



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AS MAIN LEVEL FLOOR PLAN
AE102 SCALE 1/8" = 1'-0"



GENERAL NOTES:

1. SEE SHEET 040 FOR ARCHITECTURAL LEGEND SYMBOLS AND ABREVIATIONS.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR ON DIM IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING (S.F.F.).
3. ALL FLOOR FINISH CHANGES OCCUR AT CENTERLINE OF DOORS, UNLESS NOTED OTHERWISE.
4. COORDINATE LOCATION OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING/MECHANICAL.
5. SEE SHEET A501 FOR WALL TYPES & DETAILS.
6. SEE SHEET A501 FOR DOOR SCHEDULE.
7. ALL ANCHORED WALLS ARE 4" MIN. WALLS UNLESS NOTED OTHERWISE.
8. SEE SCHEDULE FOR TYPICAL TOILET ACCESSORIES INSTALLATION.
9. WALL TYPES BY 1" - 1/2" INDICATE NEGATIVE OF THE SIZE. REQUIREMENT OF 1/2" Gypsum BOARD.

KEY NOTES:

1. EXPOSED STEEL COLUMN PAINT
2. WALL FASTENED IN MED. CLIM. SCALE. PROVIDE BRACKING REQUIRED BY MANUF. DOCUMENTATION (MFC)
3. PROVIDE WALL BRACKING FOR MONITORS; COORDINATE WITH CONCRETE EQUIPMENT ELECTRICAL DRAWINGS FOR MOUNT REQUIREMENTS
4. 1/2" PL WOOD BRACKING TO E OF HIGH PROVIDE 1/2" GYP. REMAINDER OF WALL TO ABOUT CEILING
5. WALL MOUNTED SIGN/ACCESSORIES MOUNTED WITH KEYS/PHILLIPS W/ 1/8" GYP
6. AT TRACE WALL WORK. COORDINATE GYP WITH SOAP DISPENSER, PAPER TOWEL, DIGI-DISINF. GLOVE BOX & HANDWASH WITH DISPENSER TO BE INSTALLED
7. WALL MOUNTED SOAP DISPENSER (MFC)
8. MOUNT PAPER TOWEL DISPENSER (MFC)
9. MOUNT HANDWASH BY GENERAL INC.
10. WINDOW TREATMENT COORDINATE W/ SPECIFICATIONS
11. ROOF ACCESS LADDERS (SEE GENERAL DRAWING)
12. VISUAL DISPLAY BOARDS 48" X 72" COORDINATE W/ SPECIFICATIONS
13. PROVIDE CURTAIN
14. RETROFIT FOR SIGN DIMEN. 1/4"
15. GYP. 80. VERTICAL CONTROL LIGHTS EXTEND ABOVE CEILING ACCESSIBLE ALONG W/ EDGE OF FLOOR JAMB WHERE OCCURS
16. FLOOR MOUNTED UTILITY BIN. COORDINATE WITH PLUMBING
17. HATCH BOX LOCATION
18. FIRE EXTINGUISHER CABINET
19. SECURITY GATE AND MAGNETIC HOLD OPEN TO RELEASE ON FIRE ALARM (SEE A502)

LEGEND:

- (W) WINDOW TAG. SEE WINDOW TYPES SHEET A501
- (D) DOOR TAG. SEE DOOR SCHEDULE SHEET A501
- (RM) ROOM TAG. SEE FISH SCHEDULE A512
- (L) WALL TYPE TAG. SEE SHEET A501
- ALONG LINE - FINISH FACE TO ALIGN ALONG PATH OF THIS LINE TYPE
- FLOOR PLAN

INTERIOR WALL LEGEND:

- WALL ASSEMBLY AS SCHEDULED
- WALL ASSEMBLY FOREX

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INTERMOUNTAIN PARK CITY INSTACARE
1750 SIDERWINDER DRIVE
PARK CITY, UTAH

PROJECT #: 15015

Form/Revised
08-30-2015

DATE REVISION



MAIN LEVEL FLOOR PLAN

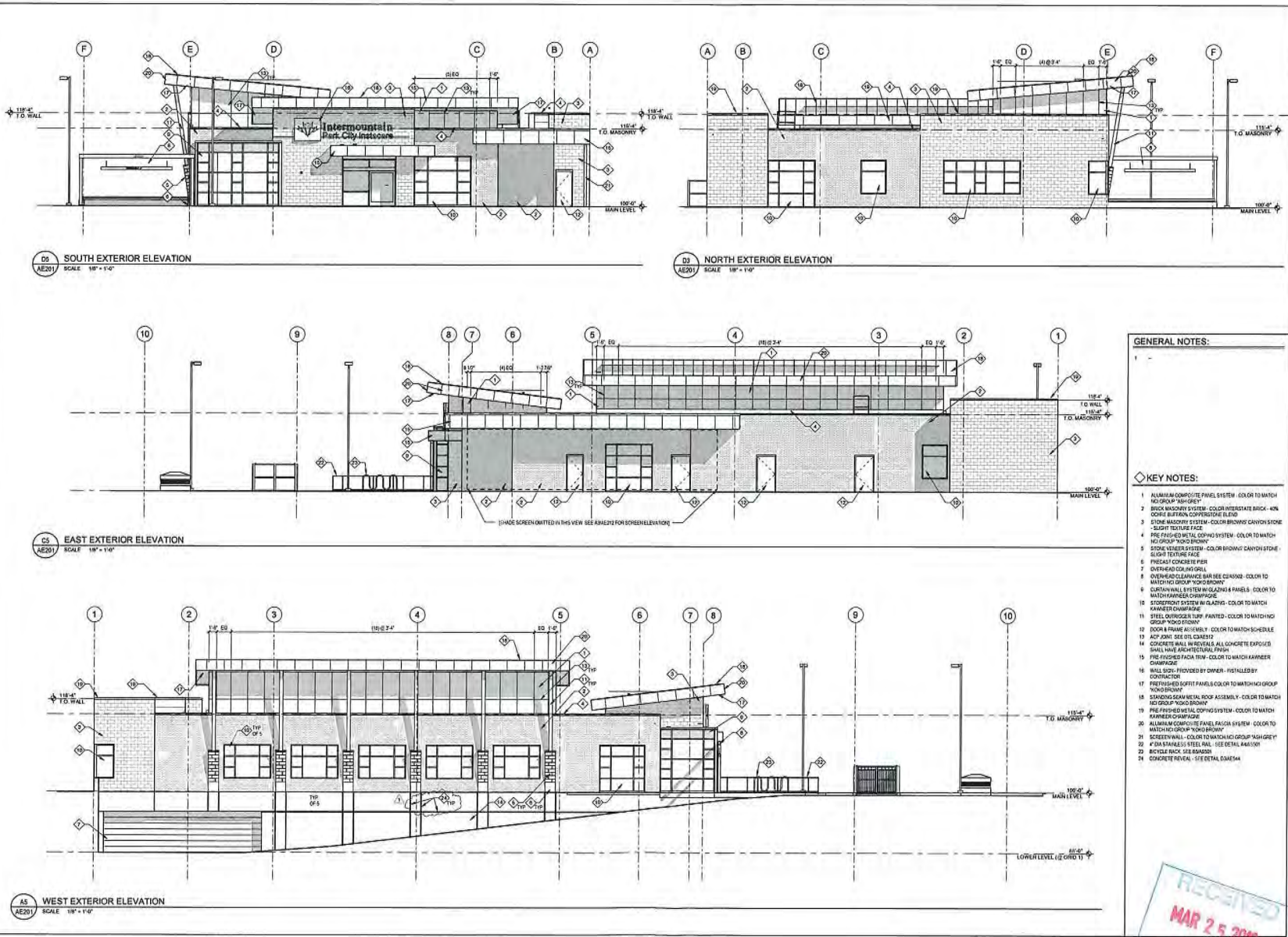
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MAR 25 2016

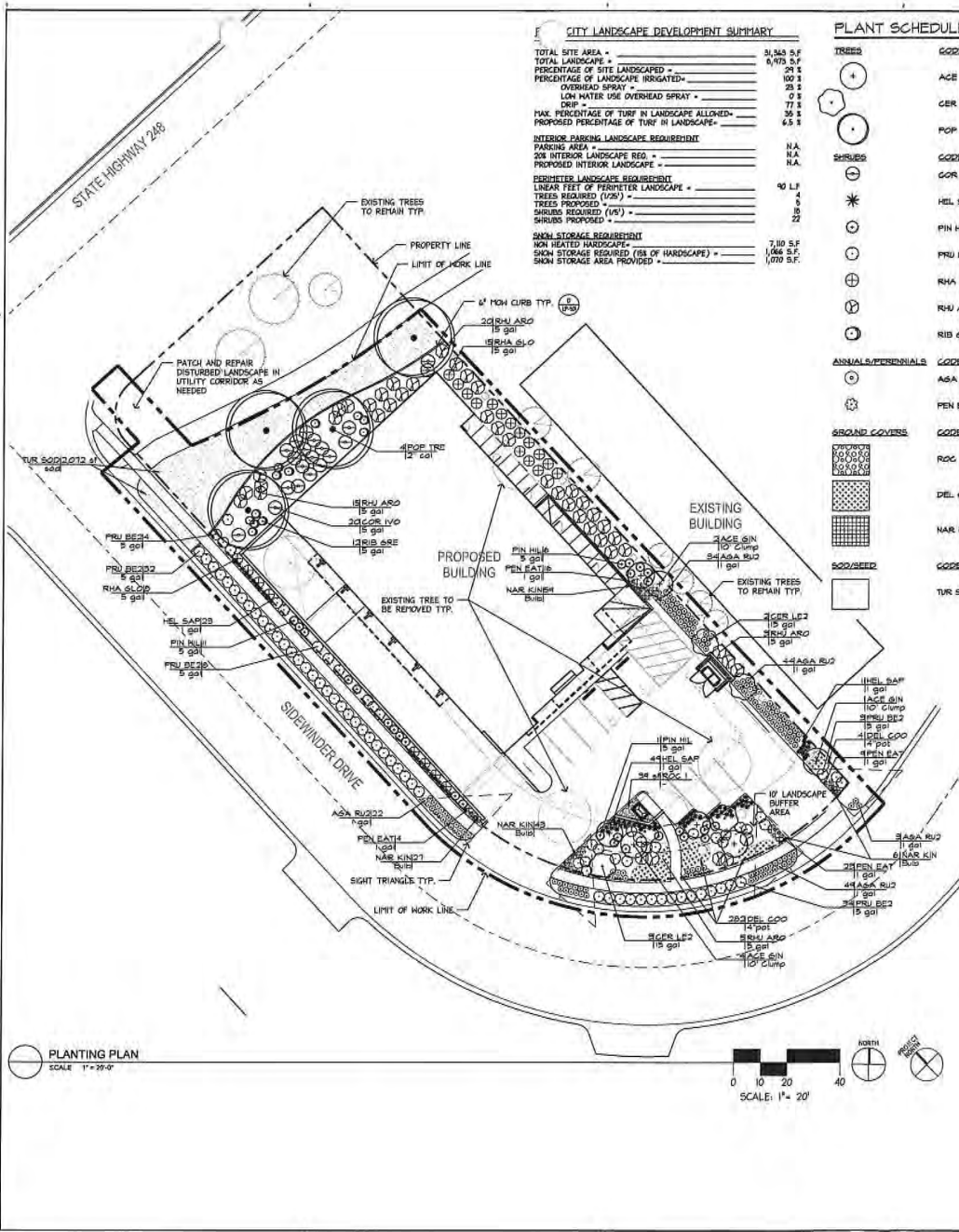
GENERAL NOTES:

KEY NOTES:

- 1 ALUMINUM COMPOSITE PANEL SYSTEM - COLOR TO MATCH GROUP 1 FINISH
- 2 BRICK MASONRY SYSTEM - COLOR INTERSTATE BRICK - 40% SOFT BURNING COPPERSTONE FIELD
- 3 STONE MASONRY SYSTEM - COLOR BROWN CANYON STONE SLIGHT TEXTURE FACE
- 4 FINE FINISHED METAL COPING SYSTEM - COLOR TO MATCH GROUP 1 FINISH
- 5 STONE VENEER SYSTEM - COLOR BROWN CANYON STONE SLIGHT TEXTURE FACE
- 6 PRECAST CONCRETE PIER
- 7 OVERHEAD COILING GRILL
- 8 OVERHEAD CLEARANCE BAR - SEE CANSAS - COLOR TO MATCH GROUP 1 FINISH
- 9 CURTAIN WALL SYSTEM IN GLAZING PANELS - COLOR TO MATCH HAMBRECHT CHAMPAGNE
- 10 SIDING SYSTEM IN GLAZING - COLOR TO MATCH HAMBRECHT CHAMPAGNE
- 11 STEEL STRUCTURE SURF - PAINTED - COLOR TO MATCH GROUP 1 FINISH
- 12 SCRA FRAME ASSEMBLY - COLOR TO MATCH SCHEDULE 14 COP 20M. SEE DET. C018E12
- 13 CONCRETE WALL IN REVEALS ALL CONCRETE EXPOSURE SHALL HAVE ARCHITECTURAL FINISH
- 14 FINE FINISHED FACIA TRIM - COLOR TO MATCH HAMBRECHT CHAMPAGNE
- 15 WALL SIGN - PROVIDED BY OWNER - INSTALLED BY CONTRACTOR
- 16 FINE FINISHED SOFFIT PANELS - COLOR TO MATCH GROUP 1 FINISH
- 17 STANDING SEAM METAL ROOF ASSEMBLY - COLOR TO MATCH GROUP 1 FINISH
- 18 FINE FINISHED METAL COPING SYSTEM - COLOR TO MATCH HAMBRECHT CHAMPAGNE
- 19 ALUMINUM COMPOSITE PANEL FACIA SYSTEM - COLOR TO MATCH GROUP 1 FINISH
- 20 SCREENWALL - COLOR TO MATCH GROUP 1 FINISH
- 21 4" DIA. HANGING STEEL PAIL - SEE DETAIL A40509
- 22 REVEAL FINISH - SEE DETAIL
- 23 CONCRETE REVEAL - SEE DETAIL D40544



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CITY LANDSCAPE DEVELOPMENT SUMMARY

TOTAL SITE AREA	3,204 S.F.
TOTAL LANDSCAPE	6,973 S.F.
PERCENTAGE OF SITE LANDSCAPED	214 %
PERCENTAGE OF LANDSCAPE IRRIGATED	100 %
OVERHEAD SPRAY	25 %
LOW WATER USE OVERHEAD SPRAY	0 %
DRIP	77 %
MAX. PERCENTAGE OF TURF IN LANDSCAPE ALLOWED	25 %
PROPOSED PERCENTAGE OF TURF IN LANDSCAPE	6.5 %
INTERIOR PARKING LANDSCAPE REQUIREMENT	
PARKING AREA	N.A.
20% INTERIOR LANDSCAPE REQ.	N.A.
PROPOSED INTERIOR LANDSCAPE	N.A.
PERIMETER LANDSCAPE REQUIREMENT	
LINEAR FEET OF PERIMETER LANDSCAPE	90 LF
TREES REQUIRED (1/25')	4
TREES PROPOSED	5
SHRUBS REQUIRED (1/5')	8
SHRUBS PROPOSED	22
SOIL STORAGE REQUIREMENT	
NON HEATED HARDSCAPE	7,100 S.F.
SOIL STORAGE REQUIRED (1/3" OF HARDSCAPE)	1,066 S.F.
SOIL STORAGE AREA PROVIDED	1,070 S.F.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
+	ACE 6IN	ACER GINNALA 'PLANE'	'PLANE' AMAR MAPLE	10' CLUMP	1
○	CER 15G	CERCOCARPUS LEDIPOLUS	CURL-LEAF MOUNTAIN MAHOGANY	15 GAL	5
○	POP TRE	POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL	4
○	GOR 1/20	CORNUS ALBA 'IVORY HALO' TM	TATARIAN DOGWOOD	5 GAL	20
○	HEL S&P	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	BLUE OAT GRASS	1 GAL	88
○	PIN HIL	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	5 GAL	26
○	FRU BE2	FRAXUS BESSEYI 'PANNEE BUTTES'	PANNEE BUTTES SAND CHERRY	5 GAL	81
○	RHA 6LO	RHAMNUS FRANGULA	ALDER BUCKTHORN	5 GAL	28
○	RHU ARO	RHUS ANCHUTICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	45
○	RIB GRE	RIBES ALPHEUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL	12
ANNUALS/PERENNIALS					
○	ASA RU2	ASASTACHE RUPESTRIS	THREADLEAF GIANT HYSSOP	1 GAL	152
○	PEN EAT	PENSTEMON EATONI	FIRECRACKER BEARD TONGUE	1 GAL	52
GROUND COVERS					
○	ROC 1	COBBLE	PEPPER RIVER COBBLE	4"-6" COBBLE	54 SF
○	DEL COO	DELOOPERMA COOPERI	PURPLE ICE PLANT	4" POT	12' x 6' = 528
○	NAR KIN	NARCISSUS X KING ALFRED'	KING ALFRED DAMPPODIL	BULB	12' x 6' = 190
SOIL/SPEED					
○	GOR 1/20	TURF 500	KENTUCKY BLUEGRASS	500	2,012 SF

- ### PLANTING NOTES
1. THE BASE INFORMATION FOR THIS DRAWING HAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION, CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-462-4811, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND MARKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 3. REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
 4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS PER THE SPECIFICATIONS.
 5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC..
 6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
 7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
 8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 9. STAKE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
 10. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX. ALL DISTURBED AREAS TO RECEIVE 6" OF IMPORTED TOPSOIL.
 11. GROUND COVER AREAS (PURPLE ICE PLANT) SHALL RECEIVE 1-1/2" INCHES OF FINE TEXTURED SOIL A/D/SOIL PEP. ALL OTHER PLANT BEDS AND TREE WELLS TO RECEIVE THREE INCHES (3") OF BARK MULCH EXCEPT AREAS INDICATED TO RECEIVE 4"-6" DEEP COBBLE AS PER SPECIFICATION.
 12. CONTRACTOR TO PLACE COBBLE AT ALL ROOF OVERFLOWS TO PREVENT EROSION IN LANDSCAPE. SEE ARCHITECTURAL DRAWINGS FOR DRAIN LOCATIONS.
 13. ALL BULBS SHALL BE PLACED IN NATURALISTIC CLUSTERS OF THREE OR FIVE.
 14. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. REFER TO SPECIFICATIONS FOR FURTHER DETAIL.
 15. PRUNE TREES IN ACCORDANCE WITH SPECIFICATIONS.

JRCA
ARCHITECTS
 577 South 200 East
 S L C, Utah 84111
 ph: (801) 533-2100
 jrca design.com

INTERMOUNTAIN PARK CITY CLINIC
 1750 SIDEWINDER DRIVE
 PARK CITY, UTAH

PROJECT # : 15015

03-25-2015	REVISION
DATE	REVISION

MAR 25 2015
 PLANTING PLAN

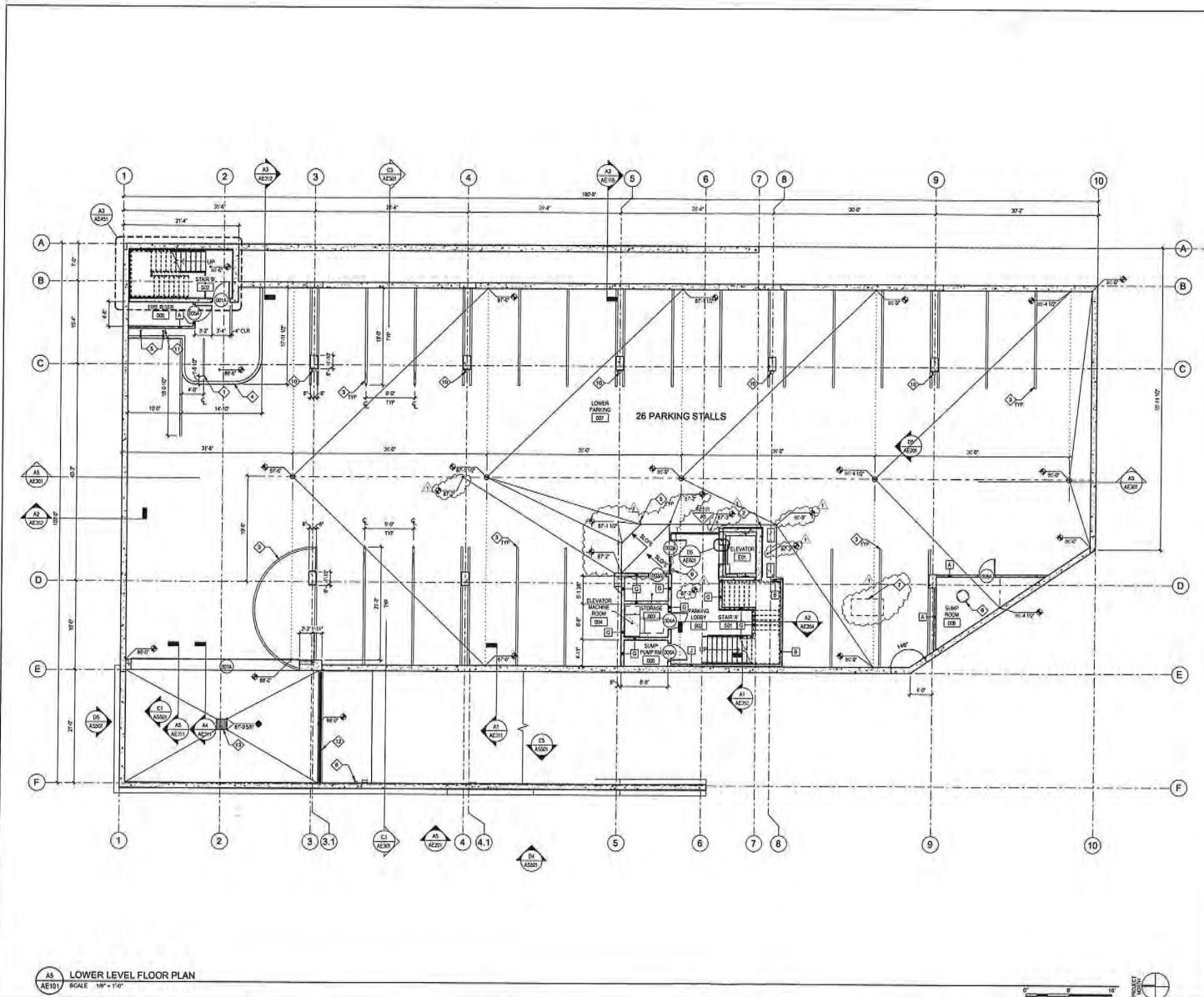


PLANTING PLAN



LP-101

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- GENERAL NOTES:**
- SEE SHEET GRID FOR ARCHITECTURAL LEVELS, SYMBOLS AND DIMENSIONS
 - ALL DIMENSIONS ARE FOR FACE OF STUDY OR CALL IN NEW CONSTRUCTION. FACE OF FINISH IN EXISTING (FIN)
 - ALL FLOOR FINISHING IS 000/0/1 AT CENTER LINE OF DOORS UNLESS NOTED OTHERWISE
 - COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLAN
 - SEE SHEET AE111 FOR WALL TYPES & DETAILS
 - SEE SHEET AE110 FOR DOOR SCHEDULE
 - ALL ANKLED WALLS ARE AT 45° UNLESS NOTED OTHERWISE
 - SEE ENR411 FOR TYPICAL DOILEY ACCESSORIES INSTALLATION
 - WALL TYPES BY 8'-0" INDICATIONS INDICATIVE OF THE SIDE. REPAIRING 2(L) LAYERS OF GYPSUM BOARD

- KEY NOTES:**
- BIKE RACK SEE ENR401
 - SEE TYPE 'X' OR 'D' WITH 1/2" FURNISHING DIMENSIONS Q 1/2" O.C. FINISH
 - PAVEMENT MARKINGS
 - IF HIGH CONCRETE CURBS SAFETY YELLOW
 - STEEL BOLTED SEE DETAIL ANA501
 - ANCHOR BOLT LOCATION
 - LAND AND OIL INTERCEPTOR
 - SUMP
 - FIRE EXTINGUISHER & CABINET
 - ASC FIRE EXTINGUISHER AND MOUNTING BRACKET
 - IF HIGH, 1/2" LETTERS BOWING INWARDS AT 1/2" A.F.F. TO READ THE FIRE ROOM
 - TRUCK DRIVE - SEE CIVIL DRAWING
 - CATCH BASIN

- LEGEND:**
- Window TAG SEE WINDOW TYPES SHEET AE101
 - Door TAG SEE DOOR SCHEDULE SHEET AE111
 - Room TAG SEE FINISH SCHEDULE AE111
 - Wall TAG SEE SHEET AE111
 - ALIGNED - FINISH FACE TO ALIGN ALONG PATH OF THIS LINE TYPE
 - FLOOR PLAN

- INTERIOR WALL LEGEND:**
- WALL ASSEMBLY AS SCHEDULED
 - WALL ASSEMBLY TO DECK

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INTERMOUNTAIN PARK CITY INSTACARE
 1750 SIDERWINDER DRIVE
 PARK CITY, UTAH

PROJECT #: 15015

DATE	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR REVIEW

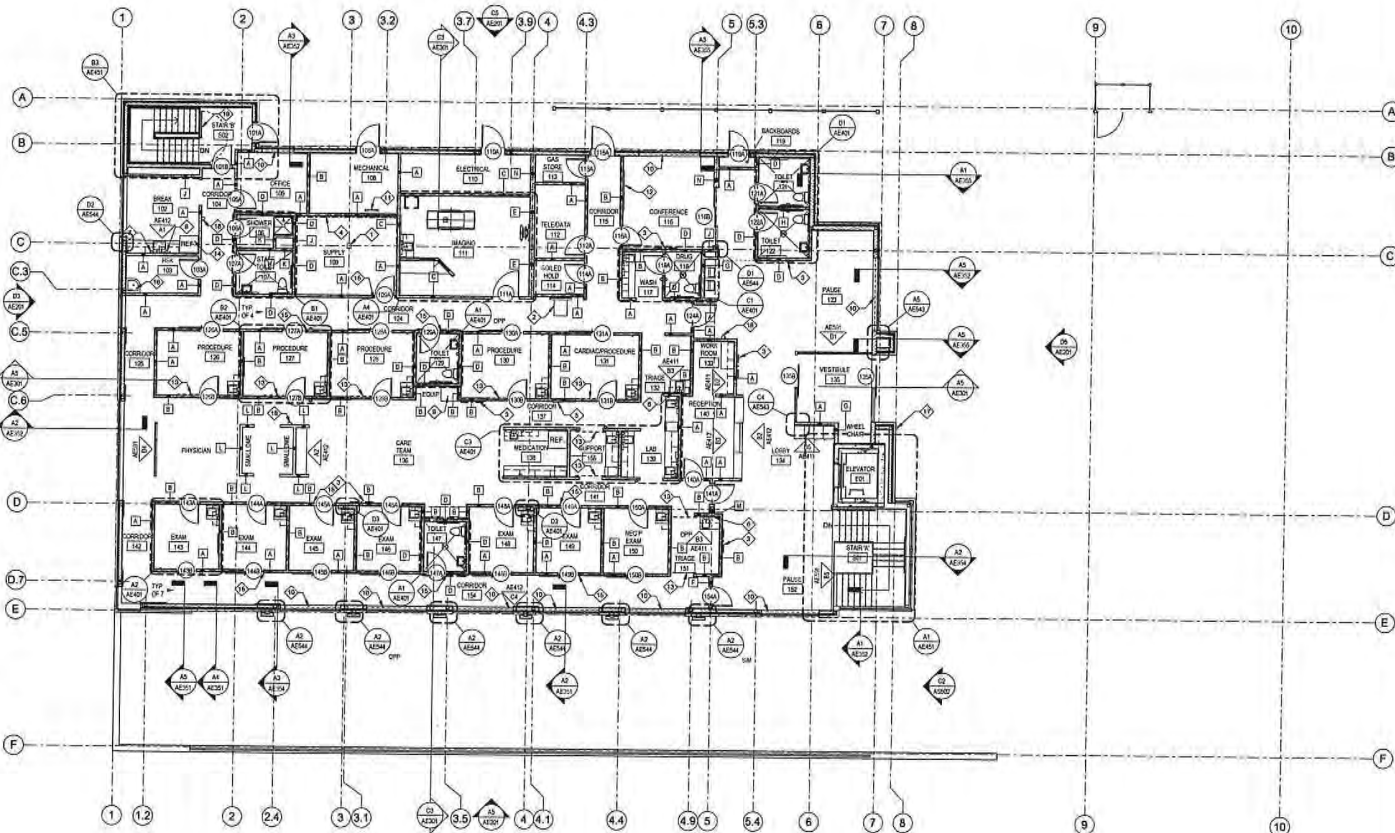


LOWER LEVEL FLOOR PLAN

AE101



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AS
AE102
MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

- GENERAL NOTES:**
1. SEE SHEET 0410 FOR ARCHITECTURAL LEGENDS, SYMBOLS, AND DIMENSIONS
 2. ALL DIMENSIONS ARE TOPFACE OF FINISH OR ON FINISH NEW CONSTRUCTION. FACE OF FINISH EXISTING (FIN) IS
 3. ALL FLOOR FINISHES OCCUR AT CENTER LINE OF DOORS UNLESS NOTED OTHERWISE
 4. COORDINATE LOCK TURNS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS
 5. SEE SHEET 0411 FOR WALL TYPE A DETAILS
 6. SEE SHEET 0411 FOR DOOR SCHEDULE
 7. ALL HANGERS SHALL BE 30" APART UNLESS NOTED OTHERWISE
 8. SEE 040411 FOR TYPICAL TOILET ACCESSORY INSTALLATION
 9. WALL TYPES # 1 - 12 LOCATION IS INDICATIVE OF THE SIZE RECEIVING GLAZING OF OPTION BOARD

- KEY NOTES:**
1. EXPOSED STEEL COLUMN PAINT
 2. WALL PASTERED W/ 1/2" DOWEL ANGLE. PROVIDE BACKING SECURED BY MIN. 1" DIAMETER D.O.C.
 3. PROVIDE WALL BACKING FOR MONITORS. COORDINATE WITH OWNER'S ELECTRICAL DRAWINGS FOR HEIGHT REQUIREMENTS
 4. 1/2" PL FLOOR BACKING. 1/2" OF FINISH PROVIDE 1/2" GYP REMANANCE OF WALL TO ABOVE CEILING
 5. WALL MOUNTED SEMI-RECESSED CABINET W/ KEEL PHILLIPS HEAD SCREWS
 6. AT BRACE WALLWORK. COORDINATE OPERATIONS SOAP DISPENSER, PAPER TOWEL DISPENSER, GLOW SIGN & AIR GUARD WITH OWNER PRIOR TO INSTALLATION
 7. WALL MOUNTED SOAP DISPENSER, D.O.C.
 8. WALL MOUNTED PAPER TOWEL DISPENSER, D.O.C.
 9. WINDOW TREATMENT. COORDINATE W/ SPECIFICATIONS
 10. ROOF ACCESS LABELS. SEE DETAIL D10001
 11. VERTICAL DUCTS. COORDINATE W/ PLUMBING
 12. VERTICAL DUCTS. COORDINATE W/ PLUMBING
 13. PRIVATE CLEANING
 14. REFRIGERATOR BY OWNER, INC.
 15. D.P. AS VERTICAL CONTROL. JOHN EXTEND ABOVE CEILING ASSEMBLY ALIGN W/ FACE EDGE OF DOOR JAMB WHERE DISCREP.
 16. FLOOR MOUNTED UTILITY SINK. COORDINATE W/ PLUMBING DISCREP.
 17. KNOX SIGN LOCATION
 18. FIRE EXTINGUISHER CABINET
 19. SECURITY GATE AND MAGNETIC HOLD OPEN TO RELEASE ON FIRE ALARM - SEE ANE022

- LEGEND:**
- WINDOW TAG. SEE WINDOW TYPES SHEET AE011
 - DOOR TAG. SEE DOOR SCHEDULE SHEET AE011
 - ROOM TAG. SEE FINISH SCHEDULE AE011
 - WALL TYPE TAG. SEE SHEET AE011
 - ALIGNMENT. FINISH FACE TO ALIGN ALONG PATH OF THIS LINE/TYPE
 - FLOOR FINISH

- INTERIOR WALL LEGEND:**
- WALL ASSEMBLY AS SCHEDULED
 - WALL ACCESSORY TO DECK

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INTERMOUNTAIN PARK CITY INSTACARE
1750 SIDERINDER DRIVE
PARK CITY, UTAH

PROJECT #: 16016

DATE	REVISION



MAIN LEVEL FLOOR PLAN

AE102



PROJECT #: 15015

Prepared By	03/20/15
DATE	REVISION
15/01/15	ADD/REV #1



EXTERIOR ELEVATIONS

AE201

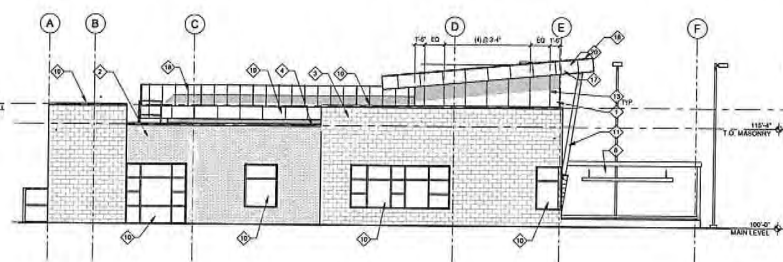
GENERAL NOTES:

KEY NOTES:

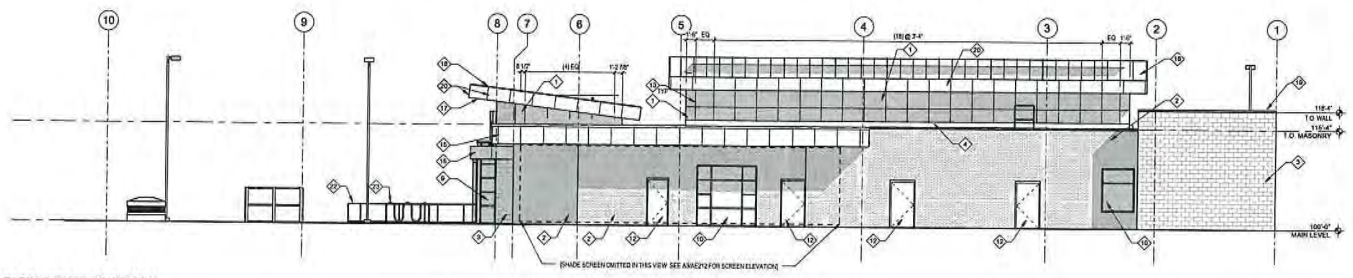
- 1 ALUMINUM COMPOSITE PANEL SYSTEM - COLOR TO MATCH NO GROUP "WOOD GREY"
- 2 BRICK MASONRY SYSTEM - COLOR BROWN/WHITE BRICK - 4IN COMBE BUFF/PINK COPPERSTONE BLEND
- 3 STONE MASONRY SYSTEM - COLOR BROWN/CANYON STONE - LIGHT TEXTURE FACE
- 4 PRE-FINISHED METAL CORNING SYSTEM - COLOR TO MATCH NO GROUP "WOOD BROWN"
- 5 STONE VENEER SYSTEM - COLOR BROWN/CANYON STONE - LIGHT TEXTURE FACE
- 6 PRECAST CONCRETE PIER
- 7 OVERSIZED CONCRETE GRILL
- 8 OVERHEAD CLEARANCE BAR (SEE EXHAUST) - COLOR TO MATCH GROUP "WOOD GREY"
- 9 CURTAIN WALL SYSTEM W/ GLAZING PANELS - COLOR TO MATCH MASONRY COMPANION
- 10 STATIONERY SYSTEM W/ GLAZING - COLOR TO MATCH MASONRY COMPANION
- 11 STEEL OUTDOOR TURF PAINTED - COLOR TO MATCH NO GROUP "WOOD GREY"
- 12 DOOR FRAME ASSEMBLY - COLOR TO MATCH SCHEDULE
- 13 ADP UNIT - SEE DTL 02482
- 14 CONCRETE WALL W/ VENEER - ALL CONCRETE EXPOSED SHALL HAVE ARCHITECTURAL FINISH
- 15 PRE-FINISHED FACIA FIN - COLOR TO MATCH MASONRY COMPANION
- 16 WALL SIGN - PROVIDED BY OWNER - RETALLED BY CONTRACTOR
- 17 PRE-FINISHED SOFFIT PANELS COLOR TO MATCH NO GROUP "WOOD GREY"
- 18 STANDING SEAM METAL ROOF ASSEMBLY - COLOR TO MATCH NO GROUP "WOOD GREY"
- 19 FRAMES METAL COPING SYSTEM - COLOR TO MATCH MASONRY COMPANION
- 20 ALUMINUM COMPOSITE PANEL FACIA SYSTEM - COLOR TO MATCH GROUP "WOOD GREY"
- 21 SCREEN WALL - COLOR TO MATCH NO GROUP "PAH GREY"
- 22 # 4 OVERSIZED STEEL PAIL - SEE DETAIL ANALYSIS
- 23 BICYCLE RACK - SEE 02482
- 24 CONCRETE REVEAL - SEE DETAIL 02484



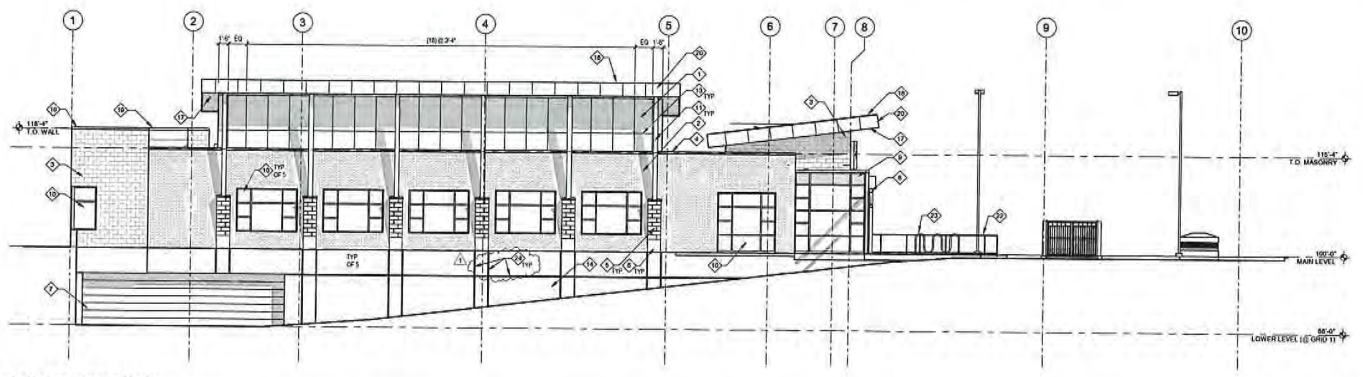
D5 SOUTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



D3 NORTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



D5 EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



A5 WEST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

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**PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS**

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist

the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.

14. The planning and infrastructure review and approval is transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

September 2012



SOUTHWEST

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APR 21 2016
PARK CITY
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NORTHWEST

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NORTH

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Planning Commission Staff Report



Application: PL-16-03115
Subject: LMC Amendments- annual review
Author: Kirsten Whetstone, MS, AICP
Date: April 27, 2016
Type of Item: Work Session- Legislative Code Amendments

Description

Project Name: LMC Amendments
Approximate Location: Citywide
Proposal: Amendments to the Land Management Code (LMC) require Planning Commission review and recommendation with final action by the City Council. This is a work session item only.

Executive Summary

Planning Staff is in the process of reviewing the Land Management Code (LMC). The review includes various administrative and substantive items to align the LMC with the adopted General Plan and to address issues and inconsistencies that have come up over the past year. Once the Planning Commission is supportive, Staff will return with specific language, on a topic or by section basis, at future meetings. Staff is also preparing amendments to align the LMC with changes made to the State Code over the past several years and will present those changes to the Commission at a future meeting.

Purpose

The LMC is designed, enacted, restated and reorganized to implement the goals and policies of the (adopted) Park City General Plan, and for the following purposes:

- (A) To promote the general health, safety and welfare of the present and future inhabitants, Businesses, and visitors of the City,
- (B) To protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the Historic character, and unique mountain town community,
- (C) To protect and preserve peace and good order, comfort, convenience, and aesthetics of the City,
- (D) To protect the tax base and to secure economy in governmental expenditures,
- (E) To allow Development in a manner that encourages the preservation of scenic vistas, environmentally sensitive lands, Historic Structures, the integrity of Historic Districts, and the unique urban scale of original Park City,

(F) To provide for well-planned commercial and residential centers, safe and efficient traffic and pedestrian circulation, preservation of night skies and efficient delivery of municipal services,

(G) To prevent Development that adds to existing Geologic Hazards, erosion, flooding, degradation of air quality, wildfire danger or other conditions that create potential dangers to life and safety in the community or that detracts from the quality of life in the community,

(H) To protect and ensure access to sunlight for solar energy devices, and

(I) To protect or promote moderate income housing.

It is the intention of the City in adopting this LMC, and to make amendments on a regular basis, to fully exercise all of the powers granted to the City by the provisions of the Title 10, Chapter 9a of the Utah Municipal Land Use Development and Management Act. Utah Code Annotated, 1991, as amended and all other powers granted by statute or by common law for the necessary regulation of the Use and Development of land within the City.

General Plan

These proposed Land Management Code (LMC) amendments shall be reviewed for consistency with the current adopted Park City General Plan. The LMC implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's neighborhoods and unique character and values. Additionally, the LMC is intended to be updated on a regular basis to stay current with State Law. Additional General Plan analysis will be provided as these amendments are developed and presented for public hearing and recommendation to City Council.

Background

On April 13, 2016, the Planning Commission met in work session to discuss various lists of LMC Amendments (see minutes of the work session in this packet). The LMC items were discussed and placed into three groupings, namely, minimum, moderate, and significant based on an estimate of the amount of staff and commission time each would entail. These groupings were generally not based on the importance of each item. Staff is preparing LMC redlines for the May 11, 2016 meeting, for items the Commission placed in the minimum group.

Analysis

The items discussed at the Planning Commission of April 13, 2016 have been ordered in accordance with the prioritization developed with the Planning Commission. These items are ranked in the three categories for that meeting – Minimum, Moderate and Significant levels of effort and discussion to effect a change in the LMC.

Staff requests:

- (1) The Planning Commission confirm support for Staff to prepare redline LMC changes of items in the Minimum group listed below, for action consideration at a future meeting; and
- (2) The Planning Commission discusses and prioritizes the items listed in the Moderate and Significant groups, also listed below. Staff will incorporate the Planning Commission's determined priorities into the larger General Plan policy discussion items.

Minimum

1. (1) **Appeals process for extensions of HDDR and CUP** approvals for consistency with Chapter 1 and throughout the Code. *Identify appeals process (15-1-19), including noticing, and appeal authority for appeals of extensions granted on HDDR and CUP approval applications.*
2. (4) **Clarify standard of review for Conditional Use Permits** and other types of applications (Chapter 1). *General Plan review is more specific to legislative actions such as zoning, rezoning, MPDs, annexations, LMC Amendments. CUP applications are more administrative and the standard of review in 15-1-10 (D) needs to be reworded to reflect that.*
3. (6) **Clarify Steep Slope CUP and setback applicability**(regarding vertical plane). *Based on applicant interpretation Staff sees a need to clarify that Steep Slope CUP applications apply when development occurs on Steep slope as well as onto the entire horizontal and vertical planes that make up the property and similar case with setback regulations. Add language to Chapter 2 (HRL, HR-1, HR-2, and RC) as well as Chapter 15 definitions.*
4. (7) **Allow common wall development with Party Wall Agreement** for all Districts (HR-1, HR-2, HCB, PUT, and CT) as is currently allowed in the R-1, HRM, HRC, SF, RD, RDM, RM, RC, GC, and LI Districts (Chapter 2) as a way to allow units to be individually sold without a condominium plat (especially for duplexes where 2 unit condominiums are an impediment to affordable housing). *Research history of this issue and consider adding the existing language to the remaining Districts- "A Side Yard between connected Structures is not required where Structures are designed with a common wall on a Property Line and the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official.*
5. (8) **Exception for ten foot horizontal step and total 35' height requirement for historic structures** in HRL, HR-1, HR-2 and RC District as legal non-complying structures (Chapter 2). *Adding to existing language in 15-2.2-4 Existing Historic Structure to include the Building Height as a standard that makes a valid Complying Structure if it doesn't comply with the current regulations for Building Height. "Historic Structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standard are valid Complying Structures...."*
6. (9) **Consistent language for screening of mechanical equipment in GC and LI District** (Chapter 2). *Section 15-2.19-9 Mechanical Services, Delivery, and*

Loading Areas, which has specific requirements for exterior mechanical equipment screening, etc. should be included in the GC District too. .

7. (13b) **Landscape review standards for landscape materials and mulches**-prohibit petroleum based and synthetic mulches (Chapter 5). *Review materials and mulches for water conservation.*
8. (16) **Allow barrel roofs** as a permitted roof form (Chapter 5) and codify how height is measured (Chapter 2). *Discuss and define barrel roofs and consider including in Chapter 2 as an allowed roof form and determine whether a barrel roof meeting the definition is allowed the full 5' height allowance, as is allowed for a pitch roof with a pitch of at least 4:12 to be inserted wherever the following height exception is provided: "A gable, hip, or similar pitched roof may extend up to five (5') feet above the Zone Height, if the roof pitch is 4:12 or greater." Should barrel roof have to fit within the geometrics of a 4:12 roof in order to get the additional 5' of height?*
9. (18) Review Master Planned Development requirements specific to **Mine Sites** (Chapter 6). *Review Section 15-6-5 specifically for Mine Sites to be shown on MPD site plans and may require that an inventory of sites be prepared along with a protection and/or preservation plan.*
10. (21) **Various administrative corrections** (cross references to incorrect sections, typos, terminology and changes, and other minor administrative corrections). (Various Chapters).
11. **State mandated changes** (Various Chapters).

Moderate

1. (2) **Standards for expiration of inactive or stayed applications** (Chapter 1). *Determine timeframe for when inactive or stayed applications should expire after 90 days without action. Provide more specific requirements for keeping an application current. Definition of Inaction.*
2. (3) **Standards for application revisions and requirements for submittal of new application** when changes are substantial (Chapter 1). *Provide standards for when substantial revisions to an application require a new application. New fees? New application? What is substantial? New subsection of 15-1-14?*
3. (9) **Screening of mechanical** discussion in general. *Discussion in terms of general screening requirements and definitions (see minimum for the issue of consistency between GC and LI current language).*
4. (11) **Align Special Events regulations with recent Municipal Code changes** (Special Events, Temporary Structures and Tents, Outdoor Events, etc. in all Districts (Chapter 2) and in Chapter 4. *The Municipal Code was recently amended and the Land Management Code is not consistent and should be amended.*
5. (14) **Residential/neighborhood lighting glare.**
6. (20) **Definitions** (as they apply to above amendments) (Chapter 15).
7. (22) Clarification of Planning Director approval of "**diminimus adjustments.**" *Review Section 15-14-1 Administration and Enforcement, and include a paragraph and explanation for Planning Director determination of substantial*

compliance with this Code, including allowance for approval of diminimus adjustments. Include in definitions Chapter 15.

Significant

1. (5) **Review Allowed and Conditional Uses in all Districts for consistency and for consideration of other uses.** *Recent discussion includes requests to provide or revise land use tables and definitions for the following: Agricultural Uses, Accessory Apartments, Portable Storage Units, Resort Accessory Uses, Resort Summer Uses, Essential Municipal Uses, Ski-related Accessory Buildings (only for skiing?), Temporary Improvements, Tents, Recreation Facilities, Support Commercial, Outdoor Events and Special Events) (Chapters 2 and 15), and others. Provide a land use table or matrix in the code.*
2. (10) **Parking and driveway regulations** regarding maximum driveway grades; parking areas for vehicles, boats and trailers; maximum parking standards; parking in Historic District standards consistent with Parking Chapter (Chapter 3). *The current regulations for maximum driveway grades (up to 14%) encourage more grading of the site, use of heated driveway systems, and construction higher on the lot. Recommend maximum driveway grade of less than 10%. Applicant with unique lot characteristics still would be able to apply for a variance.*
3. (12) **Portable Storage Unit and Group Mail Box** regulations (Chapter 2 and Chapter 4). *Discuss these uses, definitions, and locations where allowed, conditional or prohibited in all Districts, specifically an issue in the Historic Districts.*
4. (17) **Review Unit Equivalent requirements in Master Planned Developments** (Chapter 6) and for various Public Uses (in ROS and CT Districts and other Zones?) (Chapters 2 and 6). *LMC calculates for Residential and Commercial/office uses. How do you calculate UE for public and private recreation facilities, essential municipal public utilities and uses, accessory buildings, skating rinks, indoor sports fields, public and quasi-public schools and churches, child care centers, public assembly structures, etc? Review Section 15-6-8- Unit Equivalents specifically in Sections A-E.*
5. (18) **Review Master Planned Development requirements** (Ski Lockers, Soils Ordinance, Mine Sites, Support Commercial and Meeting Space, Back of House Uses) (Chapter 6). *Review Section 15-6-8 specifically for accessory uses in Sections F and G.*
6. (19) **Expand Annexation Expansion Boundary** to include City Owned property to the North and East of current City Limits (Chapter 8). *Review General Plan language, State Code requirements, and current LMC language to understand existing annexation expansion boundary (15-8-7) and consider amending to include other City owned properties within the Expansion boundary area. Will need to review the process for changing annexation expansion boundaries and include in the LMC as well to comply with State Code.*
7. (20) **Definitions** (various, as they apply to above amendments) (Chapter 15).

8. **TDR program regulations and process, house size and footprint reductions, flat roof and green roof standards, wood burning fireplaces, and transportation related amendments** (these items were listed in the April 13th report as future items, but were not given a number in that report.

Require more in depth review and research

This was the category used at the last meeting to memorialize items that will require further research and analysis for the Planning Commission discussion.

1. (13a) Landscape review standards for energy efficiency.
2. (14) Upgrade entire Lighting standards for energy efficiency, color, etc. in both Chapter 3 for Parking Lots (Section 15-3-3 (C)) and Chapter 5 (15-5-5 (I)) for General Architectural Standards. *Review best practices and include more specific metrics for lighting for energy efficiency and good urban design.*
3. (15) Codify requirements for Net Zero Buildings and other energy efficiencies (Chapters 5 and 6). *Requires a white paper and discussion of the topic of net zero building and what specific items need to be added into the LMC to provide regulatory teeth to achieve these goals.*

Process

Land Management Code amendments are processed according to Section 15-1-7. Amendments to the Land Management Code require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18. Redlines will be provided for further review and discussion. Public hearings will be scheduled and properly noticed.

Notice

Notice of the work session was published with the agenda for this meeting.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments. The Commission may allow public input at the work session. A public hearing will be legally noticed for a future meeting and redlines will be available at the Planning Department and on the City's website prior to the hearing.

Significant Impacts

Staff will further identify significant impacts when these amendments are redlined, following the work session discussions.