

**PARK CITY MUNICIPAL CORPORATION  
 PLANNING COMMISSION  
 CITY COUNCIL CHAMBERS  
 May 11, 2016**



**AGENDA**

**MEETING CALLED TO ORDER AT 5:30PM**

**ROLL CALL**

**ADOPTION OF MINUTES OF April 27, 2016**

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

**STAFF BOARD COMMUNICATIONS AND DISCLOSURES**

**CONTINUATIONS**

220 King Road, Second Amended Lot 2, Phase 1 Treasure Hill Subdivision – Plat Amendment requesting two (2) lots from one (1) lot of record. <i>Public hearing and continuation to May 25, 2016</i>	PL-16-03098	39
	<i>Planner</i>	
	<i>Astorga</i>	

Land Management Code (LMC) amendments- Various administrative and substantive amendments to the Park City Development Code. Chapter 1- regarding procedures, appeals, extensions, noticing, stayed and continued applications, revised applications, and standards of review (for Conditional Use Permits, plats, and other applications); Chapter 2- common wall development process (in HR-1, HR-2, HCB, PUT and CT Districts), exceptions to building height (horizontal step and overall height) for Historic Sites, and consistent language regarding screening of mechanical equipment (GC, LI, and other Districts); Chapter 5- landscape mulch and lighting requirements reducing glare; Chapters 2 and 5- add specifications for height of barrel roofs; Chapter 6- include information about mine sites in MPD applications; Chapter 11- historic preservation procedures; Chapter 15- definitions for barrel roof, billboard, intensive office, recreation facility, publicly accessible, and PODs; and other minor administrative corrections for consistency and clarity between Chapters and compliance with the State Code. <i>Public hearing and continuation to May 25, 2016</i>	PL-16-03115	40
	<i>Planner</i>	
	<i>Whetstone</i>	

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

844 Empire Avenue – Plat Amendment creating one (1) lot of record from the lot and portions of lots at 844 Empire Avenue. <i>Public hearing and possible recommendation to City Council on June 2, 2016</i>	PL-15-03034	41
	<i>Planner</i>	
	<i>Astorga</i>	

1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd., – Bonanza Park North East Master Planned Development (MPD) Pre-Application determination in the General Commercial (GC) District. Project consists of a mixed-use development containing commercial space on the first floor and office or residential uses on the upper levels. Project includes surface parking and one level of underground parking. <i>Public hearing and possible action of the MPD Pre-Application</i>	PL-15-02997	65
	<i>Planner</i>	
	<i>Astorga</i>	

**ADJOURN**

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.



PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION MEETING MINUTES  
COUNCIL CHAMBERS  
MARSAC MUNICIPAL BUILDING  
APRIL 27, 2016

COMMISSIONERS IN ATTENDANCE:

Chair Pro Tem, Melissa Band, Preston Campbell, John Phillips, Laura Suesser, Doug Thimm

EX OFFICIO:

Bruce Erickson, Planning Director, Francisco Astorga, Planner; Kirsten Whetstone, Planner; Anya Grahn, Planner; Ashley Scarff, Planning Tech; Polly Samuels McLean, Assistant City Attorney

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REGULAR MEETING

The Planning Commission elected a Chair Pro Tem to conduct the meeting this evening since Chair Strachan and Vice-Chair Joyce were absent.

MOTION: Commissioner Thimm nominated Melissa Band as the Chair Pro tem. Commissioner Campbell seconded the motion.

VOTE: The motion passed unanimously.

Assistant City Attorney McLean stated that as Chair Pro Tem, Commissioner Band was still able to vote.

**ROLL CALL**

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

**ADOPTION OF MINUTES**

April 13, 2016

Chair Pro Tem Band referred to page 8 and changed convention wisdom to correctly read **conventional wisdom**.

MOTION: Commissioner Phillips moved to APPROVE the minutes of April 13, 2016 as amended. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

### **PUBLIC INPUT**

There were no comments.

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

Director Erickson thanked the Commissioners for attending this evening, and he encouraged them to attend the joint meeting with the City Council the following day at 4:00 p.m. He noted that the City Council was interested in hearing their opinions on the work of the Blue Ribbon Housing Committee and how the Planning Commission could help accomplish the goals.

Director Erickson reported that the Planning Department has been working with the IT Department and negotiated to replace the Commissioner's iPad with the iPad Pro, similar to what the City Council is using. He asked if the Commissioners wanted to make that upgrade or if they preferred to keep the iPad they were currently using.

Commissioner Phillips asked if all of the Commissioners needed to upgrade or just those who wanted to. Director Erickson did not believe it was "all or nothing"; however, the Planning Department was moving to a new system for preparing the Staff reports and agendas, and it would be easier to operate on the a bigger format. He noted that IT thought it might be easier for the Commissioners to read the plans in the packets on the iPad Pro. Director Erickson remarked that the Planning Commission did not have to make that decision this evening.

The Commissioners in attendance were comfortable with the iPads they were using. Commissioner Thimm suggested that they wait until Commissioners Strachan and Joyce were present to give their opinion. Director Erickson stated that he would inform IT that the Planning Commission would discuss it again at the next meeting. Commissioner Campbell was not in favor of spending money to replace iPads that still work.

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

1. 78 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 Pro Tem Band opened the public hearing. There were no comments. Chair Pro Tem Band closed the public hearing.

MOTION: Commissioner Phillips moved to CONTINUE 7800 Royal Street Plat Amendment for Building E, Unit 16, Sterlingwood Condo to a date uncertain. Commissioner Thimm 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)

## **REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION**

1. Park City Mountain Resort Development Agreement Mountain Upgrade Plan and MPD Amendment. (Application PL-14-02600)

Planner Astorga introduced Bill Rock, Tim Beck and Larry Moore, representatives for the applicant.

Planner Astorga reported that on March 25<sup>th</sup>, 2015 the City approved an amendment to the MPD, specifically the Mountain Upgrade plan for the Snow Hut as well as the interconnect. Historic Preservation requirements from the 2007 Annexation Agreement were tied to that approval. Planner Astorga stated that on March 23<sup>rd</sup>, 2016 the Planning Commission did an annual review regarding their efforts. The Commissioners reviewed the amendment of the condition of approval #4 regarding historic preservation of the MPD Amendment which simply added 120 days extending the deadline from March 25<sup>th</sup>, 2016 to July 23<sup>rd</sup>, 2016.

Planner Astorga stated that the Planning Commission had a lengthy discussion at the last meeting regarding PCMRs work on the mining structures. He and the applicant were available to answer questions.

The Staff requested that the Planning Commission conduct a public hearing and approve the Historic Preservation Condition of Approval #4 to extend the deadline. Planner Astorga noted that 954 notices were sent out. He had not received written public comment; however, he had received phone calls regarding the letters that were sent out. He assured every caller that this item was not related to future parking lot development. In hindsight, Planner Astorga recognized that the letter should have been more specific since that appeared to be the only question or concern.

Bill Rock reported that they had launched the Friend of Ski Mountain Mining History with the City and the Historical Society. It had tremendous publicity and generated a lot of interest.

Chair Pro Tem Band opened the public hearing.

There were no comments.

Chair Pro Tem Band closed the public hearing.

MOTION: Commissioner Suesser moved to APPROVE the Park City Mountain Resort MPD Historic Preservation Condition of Approval #4 to extend the deadline 120 days to July 23<sup>rd</sup>, 2016. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

Mr. Rock announced that Tim Beck was retiring the following day. He noted that John Sail, the Permanent Mountain Planner in Park City who came from Crested Butte would be attending future Planning Commission meetings.

#### Findings of Fact - PCMR

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 be 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 – PCMR

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.

**2. Historic Kimball Garage at 638 Park Avenue – Plat Amendment combining two block in order to remove the block line that runs through the property. (Application PL-16-03039)**

Planner Grahn stated that this item was a simple, straightforward plat amendment. The applicant was only requesting to remove the interior block line that currently runs between the Snyder's Addition and the Main Park City Survey. The Planning Commission would not be discussing development opportunities this evening; however, the block line needs to be removed in order to move forward with any development.

Planner Grahn reported that in order to do this plat amendment the City was gaining snow storage easements along Heber, Park Avenue and Main Street, as well as a public utilities easement on those same streets. The plat amendment would also resolve existing encroachments along the north property line.

The Staff recommended that the Planning Commission conduct a public hearing and consider forwarding a positive recommendation to the City Council for this plat amendment based on the findings of fact, conclusions of law and conditions of approval.

Tony Tyler, representing the applicant, stated that this plat amendment was primarily a cleanup of the existing metes and bounds and the line between the Snyder's Addition and the Park City survey. It creates a parcel of record so it can be processed as a building application in the future.

Chair Pro Tem Band opened the public hearing.

There were no comments.

Chair Pro Tem Band closed the public hearing.

Commissioner Phillips asked Planner Grahm to explain her comment that the plat amendment needed to be done before development could occur. Planner Grahm stated that generally interior lot lines need to be removed because an interior lot line cannot be built over. She believed it was the same issue with a block line. She remarked that this application was unique because they typically see more lot line removals as part of plat amendments than they do block lines. Commissioner Phillips asked if this plat amendment would change the density of that location. Planner Grahm stated that it would not if the density is based off of the entire parcel versus a specific area of the parcel.

Mr. Tyler stated that it is a tiny sliver of land along Main Street that has been described as a remnant parcel. He explained that it was a survey error when the streets were platted and the Sky Lodge and the Town Lift Condos were built. There are two separate parcels and the larger parcel is the one with the block line running through it. Mr. Tyler pointed out that the block line runs through the middle of the existing historic garage. He reiterated that the plat amendment would clean up the block line and combine the two parcels into one large parcel.

Commissioner Suesser asked if the Kimball Art Center ever applied for the block line removal. Planner Grahm stated that they did not apply, but they were aware that it would have to be removed if they ever intended to move forward with a building permit. Commissioner Suesser clarified that the building plans had not been approved. Planner Grahm replied they were still part of the HDDR application. The Staff received updated plans last year when the LMC amendment did not go through, and they were continuing to work through minor details to make sure the plans are in compliance with the design guidelines and the LMC.

Director Erickson noted that the plans are public if anyone was interested in seeing them. There would also be another public input session as part of the HDDR process. Chair Pro Tem Band asked if the Planning Commission would review the actual project. Director Erickson replied that it would not come before the Planning Commission for action, but the public is invited to see it and they are members of the public.

MOTION: Commissioner Thimm moved to forward a POSITIVE recommendation to the City Council on the Kimball on Main plat amendment located at 638 Park Avenue based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the draft ordinance. Commissioner Campbell seconded the motion.

VOTE: The motion passed unanimously.

#### Findings of Fact – 638 Park Avenue

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 – 638 Park Avenue

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 – 638 Park Avenue

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').

**3. 803 Norfolk Avenue, Plat Amendment – Combining Lot 1 and the south half of Lot 2 Block 14 of the Snyder’s Addition to the Park City Survey  
(Application PL-16-03116)**

Planner Grahn reviewed the plat amendment to combine Lot 1 and the south half of Lot 2, Block 14 of Snyder’s addition into one lot of record. The request would remove the interior lot line. A historic house currently sits over the interior lot line and the lot line needs to be removed in order for the applicant to move forward with rehabbing the house.

Planner Grahn noted that this item was previously continued because the Staff was working with the applicant to maintain the historic garage and the driveway that comes off onto Crescent Tram. There were also safety issues that needed to be addressed with the City Engineer. Planner Grahn stated that the plat would address any encroachments. There is a retaining wall as well as the historic garage. It would also address needed signage for the driveway to make sure it is safe to exit and enter off of Crescent Tram. Planner Grahn remarked that the City Engineer would also gain a 10’ snow storage easement.

The Staff recommended that the Planning Commission conduct a public hearing and forward a positive recommendation to the City Council based on the findings of fact, conclusions of law and conditions of approval in the Staff report.

Commissioner Suesser asked about the location and appearance of the caution sign. Planner Grahn replied that the caution sign was added as a condition of approval. However, those details were not discussed because type and location would ultimately be the decision of the City Engineer. Commissioner Suesser clarified that the existing garage would be restored and the driveway would be paved. Planner Grahn replied that she was correct. Currently the driveway is gravel. She presented the survey showing the location of the historic house, where Crescent Tram comes in, the historic garage, and the driveway location. Commissioner Suesser asked if there was a sidewalk along the south part of Crescent Tram. Planner Grahn did not believe there was a sidewalk.

Chair Pro Tem Band opened the public hearing.

There were no comments.

Chair Pro Tem Band closed the public hearing.

MOTION: Commissioner Suesser moved to forward a POSITIVE recommendation to the City Council for the plat amendment for 803 Norfolk Avenue based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the draft ordinance. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

#### Findings of Fact – 803 Norfolk

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 – 803 Norfolk

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 – 803 Norfolk

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 nonhistoric 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.

**4. 100 Daly Avenue – Plat Amendment to combine two (2) existing lots into one (1) legal lot of record at 100 Daly Avenue (Application PL-16-03116)**

Planning Technician, Ashley Scarff, reviewed the plat amendment application at 100 Daly Avenue to combine Lot 14 of the Millsite Reservation in the easterly one-half of vacated Anchor Avenue. This plat amendment would create one legal lot of record of approximately 2,973 square feet. The applicant would like to develop a single family home on the vacant

lot and the interior lot line must be removed before development could occur. Ms. Scarff noted that any future development on the lot might require a steep slope conditional use permit. As part of this plat amendment the City Engineer was requiring the 10' public snow storage easement on the frontage of Daly Avenue.

Planning Tech Scarff had received one public comment that was provided to the Planning Commission at the start of this meeting.

The Staff recommended that the Planning Commission conduct a public hearing and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law, and conditions of approval in the Staff report.

Chair Pro Tem Band opened the public hearing.

There were no comments.

Chair Pro Tem Band closed the public hearing.

Chair Pro Tem Band noted that per the LMC the purpose of the HR District is to encourage single family development on combinations of 25' x 75' historic lots. She stated that the Planning Commission has done a number of plat amendments on Daly and she could see no reason why they would deny this applicant. However, she recalled a previous comment by Commissioner Strachan in their LMC discussion regarding plat amendments regarding the need to be careful about approving a plat amendment that would allow for a larger structure.

Director Erickson remarked that the Planning Commission would need to have that discussion as they look at the LMC changes in terms of the difference between reducing the density and having homes on larger lots, or maintaining the existing density and contributing to the rhythm and scale of the neighborhood. He believed that once the City completes the parking study on those streets they would have a better idea of how to respond to that question.

Director Erickson clarified that this application was different because these are not typical platted lots because it is on a Millsite Reservation. He explained that the Millsite Reservation is historic ground that was withheld from the subdivision so the mining could continue. That is why this lot is larger than a normal Old Town lot.

Commissioner Phillips asked for the width of the lot and how wide it would be with the combination. Planning Tech Scarff replied that this plat amendment would only remove the lot line and it would not alter the width. The width is 32.6'.

Commissioner Campbell referred to the table on page 104 of the Staff report. He asked if the 29.73 square feet was existing or the square footage of the new lot once the property is combined. Ms. Scarff replied that it was the combined square footage. Commissioner Campbell wanted to know what footprint would be allowed if this application were denied. Ms. Scarff stated that it was the permitted number in the next column which was 1,875 square feet. The combined square footage resulted in a difference of 122 square feet. Commissioner Campbell referred to the public comment letter they received and the concern that the plat amendment would create the situation for the owner to build a massively larger home. Ms. Scarff replied that the increase in footprint would not make a big difference.

Commissioner Campbell understood that the front and rear setbacks would remain unchanged and that the plat amendment would not create a larger lot size that would require a larger setback. He also understood that the height would remain at 27'. Ms. Scarff replied that he was correct. Commissioner Campbell thought the neighbor's concerns were unfounded, but he wanted verification. Ms. Scarff stated that the neighbor's concern was the allowable footprint, which was only a difference of approximately 100 square feet.

Assistant City Attorney McLean asked Planning Tech Scarff to comment on the sizes of the neighboring lots and how they compared to what was being proposed. Ms. Scarff believed the neighboring lot sizes were approximately the same. She noted that this was not a unique situation because there have been other instances of combining vacate Anchor Avenue with existing lots.

Chair Pro Tem Band recalled that the Planning Commission approved a similar request a few months ago. Commissioner Campbell thought this was a much smaller proposed change than the one they discussed previously. Chair Pro Tem Band pointed out that because the side setbacks are the same there would not be a noticeable difference from the front. Any bulk would be to the rear of the structure and would not affect the rhythm and scale of the neighborhood.

**MOTION:** Commissioner Phillips moved to forward a POSITIVE recommendation to the City Council for the 100 Daly Avenue plat amendment based on the Findings of Fact, Conclusions of Law and Conditions of Approval as found in the draft ordinance. Commissioner Suesser seconded the motion.

**VOTE:** The motion passed unanimously.

### Findings of Fact – 100 Daly Avenue

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 noncomplying

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 – 100 Daly Avenue

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 – 100 Daly Avenue

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.

**5. 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. (Application PL-16-03125)**

Planner Kirsten Whetstone reviewed the application for a conditional use permit for construction within the Frontage Protection Zone. The Frontage Protection Zone is an overlay over the underlying zone, which in this case is the General Commercial Zone. Planner Whetstone stated that the Frontage Protection Zone is the first 100 feet from the highway right-of-way. In this case it is Kearns Boulevard to the north and the property is located at the corner of Sidewinder and Kearns.

Planner Whetstone reported that the FPZ language states that there is a no-build zone between zero and 30' from public right-of-way. She reviewed the recorded subdivision plat on page 133 of the Staff report and noted that the hatch mark on the subdivision plat was a 75' easement, and the entire 75' is dedicated for trails, snow storage and pathways. It prohibits anything from being built in that 75' area. Planner Whetstone indicated the entire 100' which was shown in blue.

Planner Whetstone stated that the LMC requires a conditional use permit for construction within the FPZ, but not the first 30 feet. The applicants were proposing to construct a 7,000 square foot Instacare clinic. The plan is to move the clinic from Bonanza to this proposed location. The gross building area, including all circulation, would be approximately 8600 square feet. A 12,700 square foot underground parking structure was also proposed under the building.

Planner Whetstone explained that a conditional use permit is required for this area to give the Planning Commission the opportunity to review any possible impacts on the frontage protection zone. She noted that the clinic is an allowed use in the GC zone and the applicant has submitted for a building permit. The proposal has been reviewed by the Engineering, Planning and Building Departments.

Planner Whetstone noted that the Staff report contained considerable background; however, the highlight was that in March of 1986 the Planning Commission at the time approved a similar conditional use permit for work in the FPZ for the Pizza Hut. She stated that conditional use permits run with the land, but in this case the proposed clinic would not come any further into the FPZ than the Pizza Hut, but it has a larger footprint. The Pizza Hut was 1875 square feet and the proposed clinic building is 1950 square feet. There would also be an underground parking structure below that footprint that would also be in the FPZ.

Planner Whetstone noted that the Planning Department made a determination that the applicant should bring a new Conditional Use Permit for review by the Planning Commission.

Director Erickson remarked that the difference in footprint was 8 feet in length. Chair Pro Tem asked if they were looking at 8' to the side, the rear or both. Director Erickson replied that it would be 8' to the west.

Planner Whetstone noted that this conditional use permit also has approximately 500 square feet for the driveway that goes down along Sidewinder to access the underground parking structure. There is a retaining wall in the side yard setback that was greater than 6' in height, and that required an administrative conditional use permit which was approved in January.

The Staff had reviewed the proposal against the criteria for conditional use permits in the LMC Section 15-1-10 and their analysis was outlined on pages 122 and 123 of the Staff report. The Staff found that as conditioned or as revised the proposal mitigates the 15 criteria.

The Staff recommended that the Planning Commission conduct a public hearing and consider approving the Conditional Use Permit for the Intermountain Healthcare Clinic according to the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in the Staff report.

Gordon Clark with JRCA Architects, the project architect, gave a short presentation. He explained that they tried to illustrate the view of the facility from the northwest side of the facility and how it relates. Mr. Clark stated that looking directly from the north there are a number of established evergreen trees on the outside of the north side of the walking path. The view of the facility from the north is obscured by the existing vegetation. He pointed out that the entry would be from the southwest side of the facility with the driveway to the parking garage below. Mr. Clark presented samples of the actual materials being considered for the facility. He showed the proposed brick which was two colors of brick

mixed together. It would be balanced with Browns Canyon stone. The materials also coordinate with the materials used on the hospital. He stated that the clinic was designed to be similar to the Hospital and other buildings in Park City.

Mr. Clark stated that they tried to adapt the facility to the constraints of being able to use the 75' setback that was originally established by the Pizza Hut. They would like the opportunity to place the Instacare clinic at this particular location. The design fits in with the Hospital and other Park City structures. He noted that the clinic has been in business for a number of years and it is a fixture of this area. They would like to upgrade to what was being proposed. It would allow the opportunity to provide better service and better care to patients.

Chair Pro Tem Band noticed surface parking in the front. Mr. Clark stated that the most easterly space is reserved for ambulance parking. Along the front of the building there would be handicap parking stalls. The majority of the parking would be in the underground garage.

Commissioner Suesser was having difficulty finding the entrance to the surface parking. Mr. Carter pointed out two entrance points. It was important to maintain two entrance/exit points from the street to accommodate the ambulances. Mr. Carter noted that they wanted to keep the slope into the parking garage as shallow as possible. For that reason, they moved the entry point a little further to the south from the original Pizza Hut entry location.

Commissioner Thimm asked for the slope of the ramp. Mr. Carter recalled that it was 1 to 12-1/2. Commissioner Thimm calculated that it was slightly over 8% slope. Mr. Carter stated that the ramp would also be heated. Planner Whetstone pointed out that it had reviewed by the City Engineer.

Director Erickson explained that this application was not a typical conditional use permit because the use and the parking are permitted in the zone. The issue for the Planning Commission is whether the Frontage Protection Zone guidelines are met on the north face for that 8' of extension. All other issues are addressed under the permitted use and building permit. Director Erickson clarified that the building does not enter into the zone any closer to Kearns Boulevard. It widens by 8' and the existing trees between the road and the bike path remain.

Chair Pro Tem Band understood that the Planning Commission was being asked to approve a new conditional use permit that matches the actual building proposed, as opposed to the old conditional use permit for the Pizza Hut building.



Commissioner Phillips believed the applicant could have avoided coming to the Planning Commission if the building had been moved approximately 1-1/2 feet. Planner Whetstone stated that it may have maintained the footprint and the height is generally the same as the Pizza Hut in that first 25 feet. She thought it was primarily the circulation tower on the left side that prompted the CUP. Commissioner Phillips stated that they were approved for 1875 square feet and they were asking for 1950, which was a difference of 75 square feet. He estimated that the building width is probably 35-40 feet. Commissioner Phillips reiterated that if the building had been moved two feet they would not be before the Planning Commission. Chair Pro Tem Band assumed the applicant had already designed the building; and therefore, requesting a new CUP was an easier process.

Commissioner Suesser asked about the electrical transformer located in the buffer zone. Director Erickson replied that it was an existing transformer.

Commissioner Campbell thought the entrance ramp closest to Sidewinder appeared to be right next to the sidewalk. Mr. Clark stated that it was actually 3-1/2 feet behind the sidewalk. The landscape plan would provide a landscape buffer that goes across the facility. Commissioner Campbell wanted to know how far someone would fall if they happened to fall over the railing. Mr. Clark stated that it was a 12 foot grade change at the lowest part of the ramp, but there would be a 32" guardrail and a planting buffer along there.

Commissioner Suesser asked if there were plans to restrict access from anyone not using the clinic. Mr. Clark stated that there would be a gate that comes down at the bottom of the ramp. Commissioner Erickson stated that it was similar to the underground parking for the clinic directly to the east of this one. Planner Whetstone suggested signage stating that the parking was for the clinic only.

Chair Pro Tem Band opened the public hearing.

There were no comments.

Chair Pro Tem Band closed the public hearing.

**MOTION:** Commissioner Suesser moved to APPROVE the Conditional Use Permit for 1750 Sidewinder Drive for construction within the Frontage Protection Zone, based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Commissioner Phillips seconded the motion.

**VOTE:** The motion passed unanimously.

### Findings of Fact – 1750 Sidewinder Driver

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-five foot (75') 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 – 1750 Sidewinder Drive

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 Approval – 1750 Sidewinder Drive

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 75' 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.

The Planning Commission adjourned the regular meeting and moved into work session to discuss Land Management Code Amendments as continued from April 13, 2016. That discussion can be found in the Work Session Minutes dated April 27, 2016.

The Park City Planning Commission Meeting adjourned at 7:45 p.m.

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

**PARK CITY PLANNING COMMISSION  
WORK SESSION MINUTES  
April 27, 2016**

PRESENT: Chair Pro Tem Melissa Band, Preston Campbell, 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 as continued from April 13, 2016**

Planner Whetstone reported that at the last meeting On April 13, 2016, the Planning Commission met in work session to discuss various lists of LMC Amendments and to prioritize the items into three groupings; Minimum, Moderate and Significant. The ranking was based on the amount of time the Staff and the Planning Commission would have to spend on each item. The items were not prioritized based on importance. Planner Whetstone noted that the Staff was preparing LMC redlines for the May 11, 2016 meeting on items the Commissioners had placed in the Minimum grouping.

The Staff requested that the Planning Commission prioritize the items in the Moderate and Significant groupings ranked by their importance.

Chair Pro Tem asked for an explanation of Item 3 under Moderate in the Staff report related to screening. Planner Whetstone replied that there is very specific language in the General Commercial regarding screening of mechanical that is not included in the language for the LI zone. The intent is to make the language consistent.

Community Development Director, Ann Laurent, noted that at the last meeting they talked about prioritizing a global picture of everything they wanted to accomplish in the General Plan, as well as other ideas. She explained that the reason for wanting to prioritize the moderate and high items first was to allow the opportunity to organize those items in categories that would start the conversation. They would then be organized under transportation and housing. At some point the priorities would be organized and merged together in a comprehensive list. Ms. Laurent stated that they would take a step by step approach for adding items to the list. It would all be incorporated into a master spread sheet to make it easier to track the progress.

Ms. Laurent reported that the City is in the process of hiring an environment sustainability manager who will be working on the definition of net zero and what that means. She learned a little bit about that in terms of which items they implement would have the biggest



impact on moving towards their goal. Ms. Laurent thought that new person should be involved in the conversation and hopefully they would be hired very soon.

Director Erickson commented on scheduling and how often they should hold these work sessions in order to give Treasure Hill and any other applicant sufficient time for their projects. At this point he did not anticipate special meetings. Director Erickson stated that the Planning Department could not physically process notices or applications for any applicant quicker than once a month. He expected that the Planning Commission would see some of the larger projects come forward once a month. On those projects, he suggested that if the Commissioners had a clarification question they could ask the Staff or the applicant to provide written comments prior to the following meeting. That would keep the discussion focused and accurate as opposed to trying to answer abstract questions.

Director Erickson noted that the goal is to continue bringing the LMC changes forward. He asked the Planning Commission to consider whether they wanted to see those once a month rather than twice a month. Director Erickson thought an agenda would also depend on the number of public who might attend to give comment on the larger projects. He assumed they would not be able to answer the question of once or twice a month until after the first meeting on Treasure. Director Erickson stated that his preference was to try and keep the ending time to 8:30 or 9:00 because late meetings are neither efficient nor productive.

Planner Whetstone asked if the Commissioners had any questions on the redlines or notes taken from the list of Minimum items from the last meeting. The Commissioners had no comments.

Planner Whetstone reviewed the list of items that the Planning Commission had designated as Moderate and asked the Commissioners to prioritize the list based on importance. The list was outlined on page 176 of the Staff report.

The Commissioners discussed lighting and concurred that residential/neighborhood lighting glare was the first priority on the Moderate list.

The Planning Commission discussed special events. The Commissioner agreed that the second priority on the list should be to Align Special Events regulations with recent Municipal Code changes.

The Planning Commission ranked definitions as the third priority and diminimus adjustments as the fourth priority. The fifth and sixth priorities were the standards for revised applications and new applications; and the standards for inactive or stayed applications. Screening was the seventh priority on the Moderate list.

During a discussion later in the meeting the Planning Commission added flat/green roofs as Priority 8 in the Moderate list.

The Planning Commissioner prioritized the list of Significant items outlined on page 177 of the Staff report.

Commissioner Thimm asked if the Staff encounters a lot of driveway issues. Director Erickson stated that they do, particularly on the bigger homes in Park Meadows and in the Historic District on housing in the transitions zones. Director Erickson outlined the reasons for recommending that the maximum driveway grade be reduced from 14% to 10%, with the ability to apply for a variance. For the purposes of the Planning Commission, the issue was energy consumption. Flatter driveways reduce the size of the holes that have to be dug. There is less material to be hauled away and it lessens the impacts to the neighborhood. It also keeps construction further down on the lot.

The Commissioners thought the driveway grade needed additional discussion. Director Erickson suggested that they might need to break it up and address the historic districts differently.

The Planning Commission ranked the Significant items based on importance.

Priority One is Review of MPD Requirements. Priority Two is a Review of UEs in an MPD. Priority Three is parking and driveway regulations. Priority Four is to Review Allowed and Conditional Uses in all Districts for consistency and for consideration of other uses, as well as the definitions. Priority Five is expanding the annexation expansion boundary. The Commissioners ranked where to allow Portable Storage Unit and Group Mail Box as Priority six.

Planner Whetstone stated that she had broken the Annexation Expansion into two parts. She noted that the General Plan talks about having the discussion as a community about expanding the annexation boundary. One pressing issue is annexing the Stone Ridge open space in Round Valley which is owned by the City. She suggested that they review other properties to see whether it makes sense to annex. Planner Whetstone stated that the General Plan talks about annexation areas in general but it does not provide a resolution.

Director Erickson stated that they could officially amend the Annexation Policy Declaration Boundary and incorporate the property that Planner Whetstone mentioned. The Planning Commission could then discuss whether other properties may be appropriate for annexation at this time. Another alternative is to have another annexation discussion and consider a boundary change next year.

Chair Pro Tem Band recalled that she and Commissioner Strachan had wanted to strengthen the criteria for what they annex, how to do it, and why. She noted that Commissioner Strachan previously expressed his thought that annexation should either be for open space or 100% for affordable housing.

Director Erickson stated that if the Planning Commission wanted to raise that issue to the City Council as policy direction, he and Ms. Laurent would need to understand that was the direction. They could either suggest a joint meeting with the City Council to have that discussion or the City Council could have that discussion among themselves and provide input. Director Erickson was also willing to schedule work sessions moving forward. Commissioner Campbell thought the issue would be so politically charged that it could potentially be a waste of Planning Commission time. Chair Pro Tem Band believed the City Council would at least like to hear a recommendation from the Planning Commission before setting policy.

Assistant City Attorney McLean suggested that the Planning Commission could highlight specific issues and ask the City Council to say whether or not it was something the Planning Commission should be spending time on. She noted that the Planning Commission could also forward a recommendation without hearing from the City Council. However, asking for their input would avoid spending time on hard issues if the Council is not willing to make the changes.

Planner Whetstone stated that she has been told that a City Council priority is to annex the City-owned open space property into the City. Commissioner Campbell asked if the City Council could change the annexation boundary without a recommendation from the Planning Commission. Assistant City Attorney McLean believed that per State Code the annexation boundary goes through a similar process as an annexation where it does require a recommendation.

Planner Whetstone provided the history of the original Annexation Policy Plan. Director Erickson explained that when they do an annexation policy boundary change, Wasatch County and Summit County could oppose annexing the property into the City.

Chair Pro Tem Band asked why they would want to annex. Director Erickson replied that the property comes inside the City limits and allows the City to spend money with less controversy than if they spend money in the County jurisdiction. Also, if they want a total end use on the property it would have to be in the City or they would have to ask the County jurisdiction if they could something like affordable housing.

Commissioner Phillips asked whether the City would be notified if property is within the City boundary but not annexed and there is a proposal to develop it. Director Erickson used the synagogue as an example of property within the City boundary. If someone wanted to

do something with the synagogue he believed the City would be notified. Assistant City Attorney McLean was unsure if that was correct. She would have to research State Code. She recalled that certain things require notification but not everything that occurs within the boundary. She would find the answer and report back.

The Commissioners left Expanding the Annexation Boundary as number five on the priority list.

Director Erickson believed the Unit Equivalency question would come back to the Planning Commissioner sooner than the Conditional Use section. Commissioner Thimm noted that the Commissioners had ranked Unit Equivalents as Priority Two, ahead of the CUP discussion.

Planner Whetstone noted that TDRs were also on the list for ranking. Commissioner Thimm thought there were other issues more pressing than TDRs. The Commissioners agreed. Commissioner Phillips believed Commissioner Joyce would rate wood burning fireplaces as a higher priority.

The Planning Commission ranked the Wood Burning Fireplace Ordinance as Priority Seven. House size and footprint was ranked as Priority Eight, followed by TDRs as Priority Nine. Definitions would be addressed as it relates to each item.

Planner Whetstone reported that in 1999 the City had an ordinance that was adopted by the City Council when they decided that Park City did not have an air quality problem. At that time there was a cap and trade type of policy. If someone had a house with a wood burning stove in Old Town and they wanted to put in a gas stove, they could give their credit to someone in Deer Valley who wanted a wood burning fireplace. Director Erickson explained the current restrictions on wood burning fireplaces for new construction.

Commissioner Campbell personally felt it was a low priority because less people want wood burning fireplaces. Director Erickson suggested that they could “test the waters” on it and back off if it meets too much resistance. He pointed out that lighting glare and flat roofs could also be controversial issues. Director Erickson noted that State law has a regulation saying that an HOA has no authority over private residences or units. For example, under the State regulation an HOA could not prevent someone from using solar panels on their unit.

The Commissioners talked about flat roofs and decided to move it to Item 8 on the Moderate priority list.

Mr. Laurent asked how the Planning Commission wanted to address the priority items. Whether they wanted to address the Moderate list first or whether they wanted to address

one Moderate item and one Significant item.

Chair Pro Tem Band understood that the reason for prioritizing the list at the last meeting into Moderate versus Significant was based on the amount of time each item would require. She suggested that they combine an easier Moderate item with a more difficult Significant item for each meeting. Commissioner Phillips noted that some of the items would bring out a number of the public and that many of the same people would come back for other items. He asked if it made sense to anticipate that and discuss those items on the same night. Commissioner Phillips pointed out that people may be passionate about specific items but they may not be able to attend several meetings.

Planner Whetstone offered to put together a draft schedule of how the items might be grouped. Mr. Laurent remarked that at any time they could decide to “park” certain aspects of the list to move forward on other aspects. The process is not set in stone and can be revisited. The important thing is that they continue to make progress.

Planner Whetstone reported that Tom Hurd and his group are owners in a subdivision in Old Town. It came in as six lots in the HRL. They are in one of the groupings that is either all TDR or nothing. She noted that the group previously went through the Planning Commission to the City Council with a recommendation to change how TDR credits are assigned to HRL lots. For example, two lots should get two credits. Planner Whetstone stated that Mr. Hurd keeps asking her when the program would start. She took it to the City Council and they were in favor of giving someone the ability to figure out credits, but the program itself does not work. Planner Whetstone noted that the reason for the program is to get density off of steep places. Mr. Hurd wants to do that but he wants to know how many credits they would get. Chair Pro Tem Band thought the question was who would buy the credits. She pointed out that unless they can find a way to make the program work it is useless if they have credits and no buyers.

Commissioner Phillips commented on the Code changes that were done in 2009. It was the last major change to the LMC and there were many meetings and significant public comment. He recalled that the intent was to revisit the Code in a few years. Planner Whetstone stated that it was also done in conjunction with the Design Guidelines that were approved in 2009. Commissioner Phillips suggested that they look back at the 2009 LMC changes to see how it has affected house size and other development parameters.

The Work Session was adjourned.



## Planning Commission Staff Report

**Subject:** 220 King Road, Second Amended  
Lot 2, Phase 1 Treasure Hill Subdivision  
**Author:** Francisco Astorga, AICP, Senior Planner  
**Project Number:** PL-16-03098  
**Date:** 11 May 2016  
**Type of Item:** Legislative – Plat Amendment

### Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 220 King Road, Second Amended Lot 2, Phase 1, Treasure Hill Subdivision located at 220 King Road and continue the item to the May 25, 2016 Planning Commission meeting as the applicant's attorney, representative, is not able to make the May 11, 2016. Staff usually allows a one (1) time courtesy continuation due to scheduling conflicts.

### Description

**Applicant:** Bob and Constance Sfire  
220 King Road LLC, Constance and Bob Sfire r  
Marshall King, Alliance Engineering, Inc.  
**Location:** 220 King Road  
**Zoning:** Historic Residential-1  
**Adjacent Land Uses:** Residential  
**Reason for Review:** Plat Amendments require Planning Commission review and City Council review and action

### Proposal

Plat Amendment application to create two (2) lots from one (1) platted lot of record. The existing, current, lot is Lot 2 of the Phase 1 Treasure Hill Subdivision (First Amended Record of Survey Map) recorded in August 1997.

## Planning Commission Staff Report

**Subject:** LMC Amendments  
**Author:** Kirsten Whetstone, MS, AICP, Senior Planner  
**Date:** May 11, 2016  
**Type of Item:** Legislative – LMC Amendments

### Summary Recommendations

Staff recommends that the Planning Commission conduct a public hearing and **continue to May 25, 2016**, on the Land Management Code (LMC) Amendments regarding various administrative and substantive amendments as generally described below, to allow Staff time to prepare the code redlines and analysis.

### Description

**Project Name:** Land Management Code (LMC) amendments- various administrative and substantive amendments regarding 1) procedures, appeals, extensions, noticing, stayed and continued applications, revised applications, and standards of review for Conditional Use Permits, plats, and other applications; 2) common wall development process (in HR-1, HR-2, HCB, PUT and CT Districts); 3) exceptions to building height (horizontal step and overall height) for Historic Sites; 4) consistent language regarding screening of mechanical equipment (GC, LI, and other Districts); 5) landscape mulch materials and lighting requirements reducing glare; 6) specifications for height measurement of barrel roofs; 7) require mine site information in MPD applications; 8) historic preservation application review procedures; 9) definitions for barrel roof, billboard, intensive office, recreation facility, publicly accessible, and other related terms; and 10) other administrative corrections for consistency and clarity between Chapters and as well as for alignment with required provisions of the State Land Use Code.

**Approximate Location:** City wide

**Proposal:** Amendments to the Land Management Code (LMC) require Planning Commission review and recommendation with final action by the City Council.

### Executive Summary

Planning Staff is in the process of reviewing the Land Management Code (LMC). This 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. Staff is also preparing amendments to align the LMC with changes made to the State Code. This item was noticed for May 11, 2016, however, additional staff time is required to complete redlines for these items. Staff requests a continuation to May 25, 2016.



## Planning Commission Staff Report

**Subject:** 844 Empire Avenue Plat Amendment  
**Author:** Francisco Astorga, AICP, Senior Planner  
**Project Number:** PL-15-03034  
**Date:** 11 May 2016  
**Type of Item:** Legislative – Plat Amendment

### Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 844 Empire Avenue Plat Amendment located at 844 Empire 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:** Todd Gilbert represented by Sara Goff and Marshall King, Alliance Engineering, Inc.  
**Location:** 844 Empire 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 property owner requests to unite three (3) parcels consisting of one (1) full lot (all of Lot 12) and two (2) partial lots (most of Lot 13, and a portion of Lot 14), into one (1) lot of record by removing the internal lot lines which separates the lot and partial lots. The proposed Plat Amendment also includes the dedication of Crescent Tram roadway to the City. The subject lots are located in Block 14 of the Snyder's Addition to the Park City Survey.

### Background

On December 30, 2015, the City received a completed Plat Amendment application for the 844 Empire Avenue Plat Amendment. The property is located at 844 Empire Avenue. The property is in the HR-1 District. The subject property consists of all of Lot 12, most of Lot 13, and a portion of Lot 14, Block 14, Snyder's Addition to the Park City Survey. The entire subject area is recognized by Summit County as Parcel no. SA-143 (Tax ID).

Currently, the site contains a single-family dwelling. The single-family dwelling was built circa 1904. The site is listed on Park City's Historic Sites Inventory as a significant site. The site is ineligible to be listed on the National Register of Historic Places because of significant modifications. The historic front of the house was located towards the north along platted un-built 9<sup>th</sup> Street Right-of-Way (ROW). The front of the structure has

been changed to the porch opposite of 9<sup>th</sup> Street along the Crescent Tram prescriptive easement. According to Summit County records the structure contains a total living area of 1,010 square feet, with a basement area of 972 square feet. The property contains a portion of the Crescent Tram Road which is a prescriptive easement along the southwest area.

The Planning Commission reviewed this Plat Amendment during their March 23, 2016 Planning Commission meeting. Click on the following link to view the prepared [staff report](#). Click on the following link to view the adopted [meeting minutes](#). The Commission held a public hearing and continued the item to the April 13, 2016 meeting. The item was continued at the applicant's request to allow additional time for the applicant to review the Crescent Tram roadway dedication and how that affects the maximum building footprint.

The Planning Commission held a public hearing during their April 13, 2016 Planning Commission meeting and did not review the item. Click on the following link to view the continuation [staff report](#) and [meeting minutes](#). The item was continued to the May 11, 2016 meeting per the same reason listed above. In order to prepare for the May 11, 2016 Planning Commission public meeting, and subsequent June 2, 2016 City Council meeting, staff re-noticed the item as indicated in the notice section of this staff report.

### **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 three (3) parcels, one (1) full lot and two (2) partial lots consisting of a total of 4,174 square feet. The area on of the property which is under the prescriptive easement of the Crescent Tram Road is considered dedicated under State Law. Therefore, that dedication should be memorialized as part of this Plat Amendment. The portion of Crescent Tram Road over the subject property is 932 square feet. The proposed lot would be 3,242 square feet in area without the Crescent Tram Road section.

A single-family dwelling is an allowed use in the HR-1 District. The minimum required

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 lot is approximately thirty one feet (31') wide. The proposed lot meets the minimum lot width requirement. Table 1 shows applicable development parameters in the HR-1 District:

Table 1:

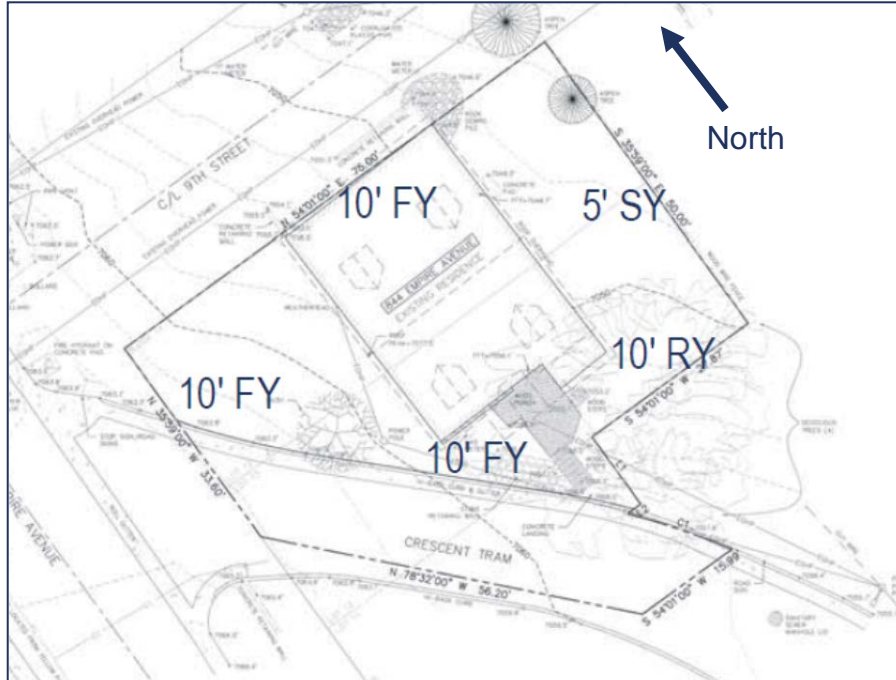
LMC Regulation	Requirements
Building Footprint	1,351.0 square feet, maximum based on lot size.
Front/Rear Yard Setbacks	10 feet minimum, 20 feet total.
Side Yard Setbacks	5 feet minimum, 10 feet total.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
Final Grade	Final Grade must be within four vertical feet (4') of Existing Grade around the periphery [...].
Lowest Finish Floor Plane to Highest Wall Top Plate	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 [...].
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required [...].
Roof Pitch	Roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

### Setbacks

Land Management Code (LMC) § 15-4-17 *Setback Requirements for Unusual Lot Configurations* lists different scenarios and their corresponding setback determinations for lots that don't follow the standard front, two (2) sides, and rear yard areas, traditionally known as a *block lot*. Furthermore, it indicates that any lots, which are not specified in this LMC section, are to have setbacks determined by the Planning Director. The Planning Director has determined the following setbacks:

- From 9<sup>th</sup> Street, platted un-built ROW, front yard (FY), ten feet (10') minimum. This is the historic front of the structure.
- From Empire Avenue, front yard (FY), ten feet (10') minimum.
- From Crescent Tram, front yard (FY), ten feet (10') minimum.
- From the south neighbor, rear yard (RY), ten feet (10') minimum. This side is opposite of the historic front of the house.
- From the east neighboring property, side yard (SY), five feet (5') minimum.

The diagram below graphically displays the Planning Director's setback determination:



The existing historic structure does not meet the minimum setbacks along the north side, platted un-built 9<sup>th</sup> Street ROW. The existing structure was built along this property line and the roof overhang is over the property line encroaching approximately eighteen inches (18"). Also, along this same property line, there is a concrete retaining wall built on the ROW. The existing historic structure also does not meet minimum setbacks along the Crescent Tram as it is approximately five feet (5') from the new property line after the dedication. The existing historic structure also does not meet minimum setbacks from the shared property line with the neighboring site towards the south as it is approximately eight and a half feet (8.5').

LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures; however, additions must comply with building setbacks.

Staff recommends adding a condition of approval that indicates that the concrete retaining wall encroachment across the north property line over the 9<sup>th</sup> Street ROW shall be resolved prior to plat recordation. The applicant bears the burden of proper approvals for the retaining wall, which may include an encroachment agreement with the City through the City Engineer's office, or relocation/removal of the retaining wall, subject to compliance with applicable Design Guidelines for Historic Sites through a Historic District Design Review application with the Planning Department.

#### Road Dedication

Utah Code, Transportation Code, Right-Of-Way Act [§ 72-5-104](#) declares that a highway (street or road, not including an area principally used as a parking lot) is dedicated and abandoned to the use of the public when it has been continuously used as a public

thoroughfare for a period of ten (10) years. Staff finds that Crescent Tram Road has continuously been used as a public thoroughfare for much longer than the required ten (10) years.

Furthermore, LMC § 15-7.3-4(1)(2) *Widening and Realignment of Existing Roads* indicates the following “Land reserved for any road purposes may not be counted in satisfying yard or Area requirements contained in the Land Management Code.”

Because Utah Code [§ 72-5-104](#) dictates that statutorily the road is dedicated after ten (10) years, the requirement to dedicate the road as part of the Plat Amendment formalizes that dedication.

### Building Footprint

LMC § 15-2.2-3(D) indicates that the maximum Building Footprint is calculated according to the following formula for Building Footprint:

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

where FP = maximum Building Footprint and A = Lot Area.

The LMC indicates that the maximum Building Footprint is a simple function of the lot area. The proposed lot area shown on the attached requested Plat Amendment displays that the proposed lot is to contain 3,242 square feet, which would yield a maximum Building Footprint of 1,351.0 square feet.

The applicant disagrees with this finding. See Exhibit I – Applicant’s Letter received 22 March 2016, as they have indicated that they need a total of 1,476 square feet of maximum building footprint, which is 125 square feet over what the LMC allows based on the Maximum Building Footprint Formula. After careful review of applicable City Codes staff finds that the City is not able to provide the ‘*maximum building footprint prior road dedication*’ but can only approve the ‘*maximum building footprint after road dedication*’ which constitutes the lot size. Furthermore, the last sentence of LMC § 15-7.3-4(1)(2) found in the Road Dedication section above indicates that this area, reserved for any road, may **not** be counted in satisfying area requirements contained in the LMC.

### Intersection Re-Design/Improvements

In order to provide a future vehicular access to 844 Empire Avenue, the City Engineer has indicated that the existing intersection at Empire Avenue and Crescent Tram needs to be re-designed and improved. The current site does not have vehicular access. Because the future vehicle access is for the sole benefit of 844 Empire Avenue, all of the costs associated with the re-design and improvements are the burden of the property owner. The intersection currently works as-built, without vehicular access to 844 Empire Avenue. At this stage the City Engineer has indicated that a vehicular access can only be accommodated off Empire Avenue or 9<sup>th</sup> Street. The City Engineer would not support vehicular access directly off Crescent Tram. Thus, any cost to applicant for improvements are only those directly related to allowing vehicular access to the site.

The City's Historic Sites Inventory designated the site in the significant category. LMC § 15-2.2-4 Existing Historic Structures indicates the following:

*Historic Structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures. Additions to Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or an Accessory Apartment. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. All Conditional Uses shall comply with parking requirements of Chapter 15-3.*

### **Good Cause**

Planning Staff finds that there is good cause for this Plat Amendment as the lot line going through a historic structure will be removed, 932 square feet will be memorialized as dedicated to the City for the Crescent Tram road for public use, the requested Plat Amendment will not cause undo harm to adjacent property owners, and all requirements of the Land Management Code can be met. The proposed lot area of 3,242 square feet is a compatible lot combination as the entire HR-1 District has abundant sites with approximate dimensions.

### **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**

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

The property was again posted and notice was mailed to property owners within 300 feet on April 27, 2016. Legal notice was again published in the Park Record on April 27, 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 a positive recommendation to the City Council for the 844 Empire Avenue Plat Amendment as conditioned or amended; or

- The Planning Commission may forward a negative recommendation to the City Council for the 844 Empire Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on 844 Empire Avenue Plat Amendment.

### **Significant Impacts**

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

### **Consequences of not taking the Planning Department's Recommendation**

The site would remain as is. The site would consist of one (1) Old Town lot and two (2) partial lots. The historic structure would contain a lot line going through it. Additions to the historic structure would have to respects all setbacks of all internal lot lines. The Crescent Tram ROW dedication would not take place. The existing single-family dwelling would remain as is. The portion of Crescent Tram would remain in the form of a prescriptive easement instead of City ROW.

### **Summary Recommendation**

Staff recommends the Planning Commission hold a public hearing for the 844 Empire Avenue Plat Amendment located at 844 Empire 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 Amendment
- Exhibit B – Applicant’s Project Description
- Exhibit C – Original Submittal
- Exhibit D – Existing Conditions & Topographic Map (Survey)
- Exhibit E – Aerial Photograph
- Exhibit F – Vicinity Map
- Exhibit G – County Tax Map
- Exhibit H – Site Photographs
- Exhibit I – Applicant’s Letter received 22 March 2016

### **Links**

- 03.23.2016 Planning Commission staff report:
  - <http://www.parkcity.org/Home/ShowDocument?id=24365#page=51>
- 03.23.2016 Planning Commission meeting minutes:
  - <http://www.parkcity.org/Home/ShowDocument?id=25475#page=7>
- 04.13.2016 Planning Commission continuation staff report:
  - <http://www.parkcity.org/Home/ShowDocument?id=24493#page=33>
- 04.13.2016 Planning Commission meeting minutes:
  - <http://www.parkcity.org/Home/ShowDocument?id=25557#page=9>
- Utah Code, Transportation Code, Right-Of-Way Act § 72-5-104:
  - [http://le.utah.gov/xcode/Title72/Chapter5/72-5-S104.html?v=C72-5-S104\\_2014040320140513](http://le.utah.gov/xcode/Title72/Chapter5/72-5-S104.html?v=C72-5-S104_2014040320140513)

Exhibit A – Draft Ordinance with Proposed Plat Amendment

**Ordinance No. 16-XX**

**AN ORDINANCE APPROVING THE 844 EMPIRE AVENUE PLAT AMENDMENT  
LOCATED AT 844 EMPIRE AVENUE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 844 Empire Avenue has petitioned the City Council for approval of the Plat Amendment to combine Lot 12, most of Lot 13, and a portion of Lot 14, Block 14, of the Snyder's Addition to the Park City Survey ; and

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

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

WHEREAS, the Planning Commission held public hearings on March 23, April 13, and May 11, 2016, to receive input on Plat Amendment; and

WHEREAS, the Planning Commission, on May 11, 2016, forwarded a recommendation to the City Council; and,

WHEREAS, on June 2, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the 844 Empire Avenue Plat Amendment.

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

**SECTION 1. APPROVAL.** 844 Empire 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 844 Empire Avenue.
2. The property is in the Historic Residential-1 (HR-1) District.
3. The subject property consists of all of Lot 12, most of Lot 13, and a portion of Lot 14, Block 14, Snyder's Addition to the Park City Survey.
4. The site is listed on Park City's Historic Building Inventory as a significant site.
5. The proposed Plat Amendment creates one (1) lot of record from the existing three (3) parcels, one (1) full lot and two (2) partial lots consisting of a total of 4,174 square feet.



6. A portion of the property is encumbered by the Crescent Tram Road which has been used since the late 1800s and was paved in the early 1970s.
7. The City requests that the property owner formalize the dedication to the City that portion of the Crescent Tram prescriptive easement area that is on subject property. This area consists of 932 square feet.
8. The proposed lot would be 3,242 square feet.
9. A single-family dwelling is an allowed use in the District.
10. The minimum lot area for a single-family dwelling is 1,875 square feet.
11. The proposed lot meets the minimum lot area for a single-family dwelling.
12. The minimum lot width allowed in the District is twenty-five feet (25').
13. The proposed lot is approximately thirty one feet (31') wide.
14. The proposed lot meets the minimum lot width requirement.
15. Per LMC § 15-4-17 the Planning Director has determined the following setbacks:
  - a. From 9<sup>th</sup> Street, platted un-built ROW, front yard, ten feet (10') minimum. This is the historic front of the structure.
  - b. From Empire Avenue, front yard, ten feet (10') minimum.
  - c. From Crescent Tram, front yard, ten feet (10') minimum.
  - d. From the south neighbor, rear yard, ten feet (10') minimum. This side is opposite of the historic front of the house.
  - e. From the east neighboring property, side yard, five feet (5') minimum.
16. The existing historic structure does not meet the minimum setbacks along the north side, platted un-built 9<sup>th</sup> Street ROW, as the structure was built on the property line.
17. The existing historic structure does not meet the minimum setbacks along the shared property line with the neighboring site on the south as it is approximately eight and a half feet (8.5').
18. The existing historic structure does not meet minimum setbacks along the Crescent Tram ROW dedication as it is approximately five feet (5') from the new property line after the dedication.
19. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures; however, additions must comply with building setbacks.
20. The concrete retaining wall encroaches across the north property line over the 9<sup>th</sup> Street ROW.
21. The proposed lot area consisting of 3,242 square feet yields a maximum Building Footprint of 3,151.0 square feet.
22. LMC § 15-7.3-4(l)(2) Widening and Realignment of Existing Roads indicates that where a subdivision borders an existing narrow road for realignment or widening, the Applicant shall be required to improve and dedicate at his expense such Areas for widening or realignment of such roads.
23. LMC § 15-7.3-4(l)(2) indicates that land reserved for any road purposes may not be counted in satisfying yard or Area requirements contained in the Land Management Code.
24. Utah Code, Transportation Code, Right-Of-Way Act § 72-5-104 declares that a highway (street or road, not including an area principally used as a parking lot) is dedicated and abandoned to the use of the public when it has been continuously

- used as a public thoroughfare for a period of ten (10) years.
25. Crescent Tram has continuously been used as a public thoroughfare for much longer than the required ten (10) years.
  26. LMC § 15-2.2-3(D) indicates that the maximum Building Footprint is calculated according to the following formula for Building Footprint:  $\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$ , where FP = maximum Building Footprint and A = Lot Area.
  27. The proposed lot area shown on the attached requested Plat Amendment displays that the proposed lot is to contain 3,242 square feet, which would yield a maximum Building Footprint of 1,351.0 square feet.
  28. In order to provide a future vehicular access to 844 Empire Avenue, the City Engineer has indicated that the existing intersection at Empire Avenue and Crescent Tram needs to be re-designed and improved.
  29. The current site does not have vehicular access.
  30. The future vehicle access is for the sole benefit of 844 Empire Avenue.
  31. All of the costs associated with the re-design and improvements are the burden of the property owner.
  32. The intersection currently works as-built, without vehicular access to 844 Empire Avenue.
  33. The City Engineer has indicated that a vehicular access can only be accommodated off Empire Avenue or through platted un-built 9<sup>th</sup> Street.
  34. The City Engineer is not willing to support vehicular access directly off Crescent Tram.
  35. The City's Historic Site Inventory designated the site in the significant category.
  36. Historic Structures that do not comply with Off-Street parking and driveway location standards are valid Complying Structures.
  37. Additions to Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or an Accessory Apartment.
  38. There is good cause for this Plat Amendment as the lot line going through a historic structure will be removed, 932 square feet will be dedicated to the City for the Crescent Tram road for public use, the requested Plat Amendment will not cause undo harm to adjacent property owners, and all requirements of the Land Management Code can be met.
  39. The proposed lot area of 3,242 square feet is a compatible lot combination as the entire Historic Residential-1 District has abundant sites with these approximate dimensions in this neighborhood.
  40. 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 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 foot (10') wide public snow storage easement will be required along the Empire Avenue front of the property.
4. Fire sprinklers shall be required for all new construction or substantial renovations, as determined by the Park City Building Department during building permit review.
5. Drive access to the site shall be from Empire Avenue or through platted un-built 9<sup>th</sup> Street in a location approved by the City Engineer.
6. The concrete retaining wall built over the north property line shall be resolved prior plat recordation. The applicant bears the burden of proper approvals for the retaining wall, which may include an encroachment agreement with the City through the City Engineer's office, or relocation/removal of the retaining wall, subject to compliance with applicable Design Guidelines for Historic Sites through a Historic District Design Review application.

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

PASSED AND ADOPTED this 2<sup>nd</sup> day of June, 2016.

PARK CITY MUNICIPAL CORPORATION

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Jack Thomas, MAYOR

ATTEST:

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Michelle Kellogg, City Recorder

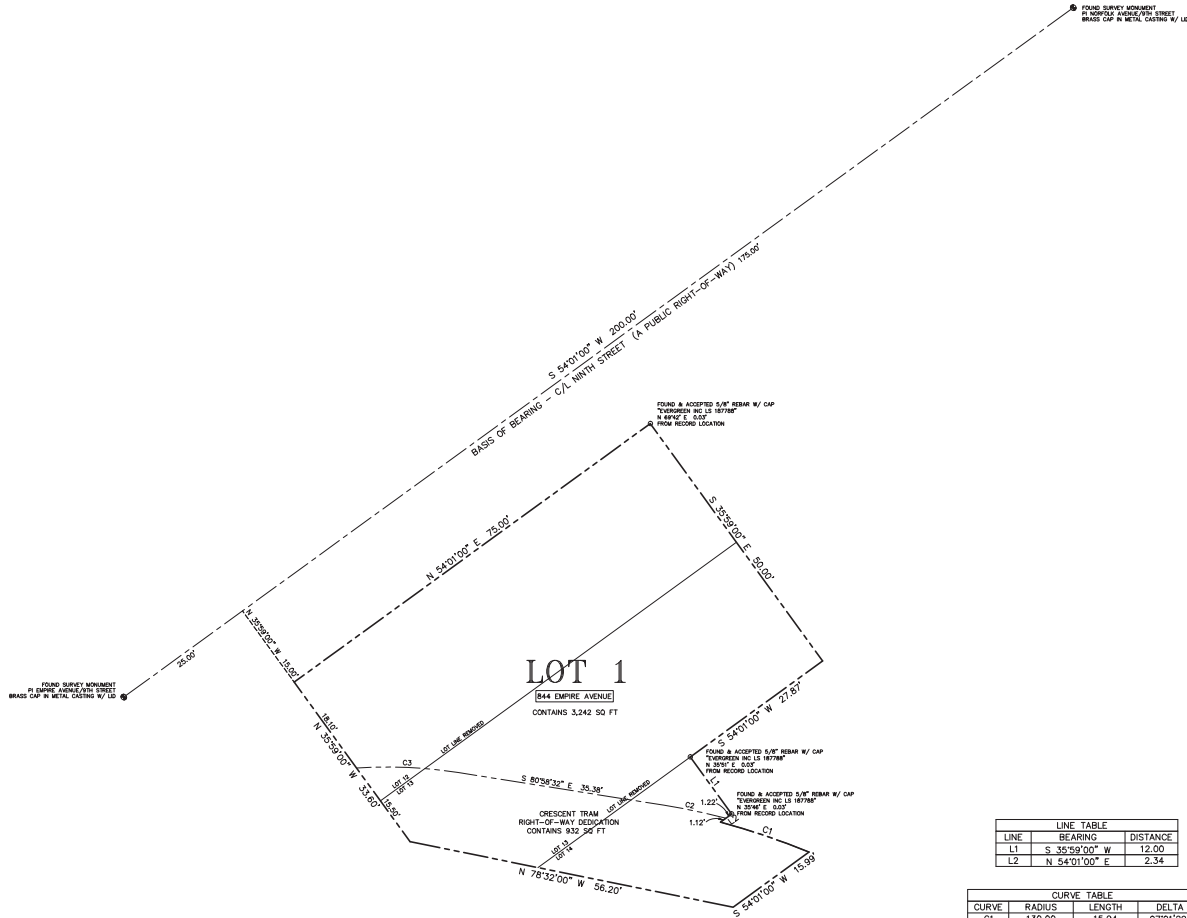
APPROVED AS TO FORM:

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Mark Harrington, City Attorney

**Attachment 1** – Proposed Plat Amendment

# Attachment 1 - Proposed Plat Amendment



### 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 laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of 844 EMPIRE AVENUE PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

### BOUNDARY DESCRIPTION

Lot 12, Block 14, Snyder's Addition to Park City.  
 Also, a part of Lots 13 and 14, in Block 14, Snyder's Addition to Park City described as follows: Beginning at the Southwest corner of Lot 11, Block 14; and running thence South 54°01' West 75 feet; thence South 35°59' East 8.6 feet; thence South 78°32' East 56.2 feet; thence North 54°01' East 37 feet; thence North 35°59' West 50 feet to the point of beginning.  
 Less and excepting the following land conveyed to Robert G. Ward and Margery W. Ward, his wife, grantees, as show in that certain Quit-Claim Deed recorded December 28, 1983, as Entry No. 214633, in Book 283, at page 299, of Official Records, more particularly described as follows:  
 Beginning at the Northeast corner of Lot 14, Block 14, Snyder's Addition to Park City, Utah; and running thence South 35°59' East along the Easterly boundary of said Lot 14, 25 feet; thence South 54°01' West along the Southerly boundary of said Lot 14, 21.01 feet to a point on the Northerly side of the Crescent right-of-way; thence along said Northerly side of the Crescent right-of-way, being a 130 foot radius curve to the left (radius point bears South 22°14'19\"/>

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Todd M. Gilbert, the undersigned owner of the herein described tract of land, to be known hereafter as 844 EMPIRE AVENUE PLAT AMENDMENT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.  
 ALSO, the owner hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements and required utilities shown on this plat in accordance with an irrevocable offer of dedication.  
 In witness whereof, the undersigned set his hand this \_\_\_\_ day of \_\_\_\_\_, 2016.

Todd M. Gilbert

### ACKNOWLEDGMENT

State of \_\_\_\_\_, ss.  
 County of \_\_\_\_\_  
 On this \_\_\_\_ day of \_\_\_\_\_, 2016, Todd M. Gilbert personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Todd M. Gilbert acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Residing in: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 NOTE

This subdivision is subject to the Conditions of Approval in Ordinance 16-\_\_\_\_\_.

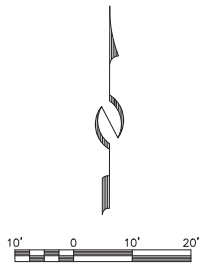
LINE	BEARING	DISTANCE
L1	S. 35°59'00\"/>	

CURVE	RADIUS	LENGTH	DELTA
C1	130.00	15.94	07°01'29\"/>

A PARCEL COMBINATION PLAT  
 A COMBINATION OF LOT 12 AND PART OF LOTS 13 AND 14 IN BLOCK 14, SNYDER'S ADDITION TO PARK CITY SURVEY

## 844 EMPIRE AVENUE PLAT AMENDMENT

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



SHEET 1 OF 1

 (435) 649-0467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	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.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER _____
	18/16 JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\env\plat\2015\170815.dwg						

Exhibit B – Applicant’s Project Description

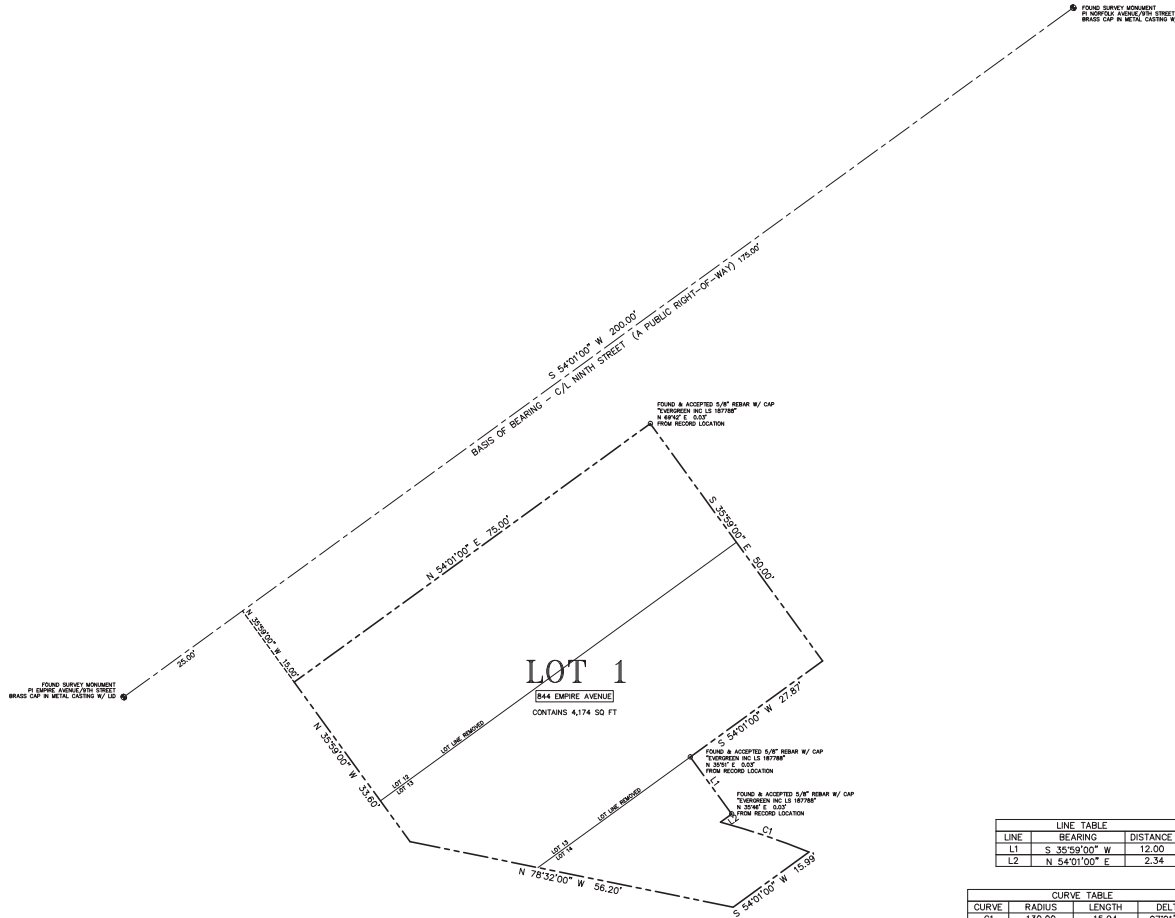
SNYDER’S ADDITION TO PARK CITY SURVEY, BLOCK 14,  
LOT 12 AND PORTIONS OF LOTS 13 & 14,

(844 EMPIRE AVENUE)

PROJECT INTENT

Lot 12 and portions of Lots 13 & 14, Block 14, Snyder’s Addition to Park City Survey, (also known as 844 Empire Avenue) are owned by the same entity. The original lot lines from Snyder’s Addition to Park City Survey still exist between Lots 12 & 13 and between Lots 13 & 14. The owner desires to unify the property into one lot of record by extinguishing the existing lot line, with the ultimate goal of renovating the existing residence.





LINE	BEARING	DISTANCE
L1	S 35°59'00\" W	12.00
L2	N 54°01'00\" E	2.34

CURVE	RADIUS	LENGTH	DELTA
C1	130.00	15.94	07°01'29\"



**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 laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of 844 EMPIRE AVENUE PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

**BOUNDARY DESCRIPTION**

Lot 12, Block 14, Snyder's Addition to Park City.  
 Also, a part of Lots 13 and 14, in Block 14, Snyder's Addition to Park City described as follows: Beginning at the Southwest corner of Lot 11, Block 14; and running thence South 54°01' West 75 feet; thence South 35°59' East 8.6 feet; thence South 78°32' East 56.2 feet; thence North 54°01' East 37 feet; thence North 35°59' West 50 feet to the point of beginning.  
 Less and excepting the following land conveyed to Robert G. Ward and Margery W. Ward, his wife, grantees, as show in that certain Quit-Claim Deed recorded December 28, 1983, as Entry No. 214633, in Book 283, at page 299, of Official Records, more particularly described as follows:  
 Beginning at the Northeast corner of Lot 14, Block 14, Snyder's Addition to Park City, Utah; and running thence South 35°59' East along the Easterly boundary of said Lot 14, 25 feet; thence South 54°01' West along the Southerly boundary of said Lot 14, 21.01 feet to a point on the Northerly side of the Crescent right-of-way; thence along said Northerly side of the Crescent right-of-way, being a 130 foot radius curve to the left (radius point bears South 22°14'19\" West), 15.94 feet; thence North 54°01' East 2.34 feet; thence North 35°59' West 12 feet to a point on the Northerly boundary of said Lot 14; thence North 54°01' East along said Northerly boundary of Lot 14, 27.87 feet to the point of beginning.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS that Todd M. Gilbert, the undersigned owner of the herein described tract of land, to be known hereafter as 844 EMPIRE AVENUE PLAT AMENDMENT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this \_\_\_\_ day of \_\_\_\_\_, 2016.

Todd M. Gilbert

**ACKNOWLEDGMENT**

State of \_\_\_\_\_  
 County of \_\_\_\_\_

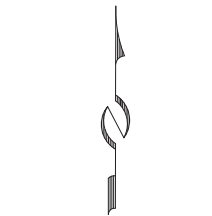
On this \_\_\_\_ day of \_\_\_\_\_, 2016, Todd M. Gilbert personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Todd M. Gilbert acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in \_\_\_\_\_

Printed Name \_\_\_\_\_  
 Residing in: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

**NOTE**

This subdivision is subject to the Conditions of Approval in Ordinance 16-\_\_\_\_\_.



A PARCEL COMBINATION PLAT  
 A COMBINATION OF LOT 12 AND PART OF LOTS 13 AND 14 IN BLOCK 14, SNYDER'S ADDITION TO PARK CITY SURVEY

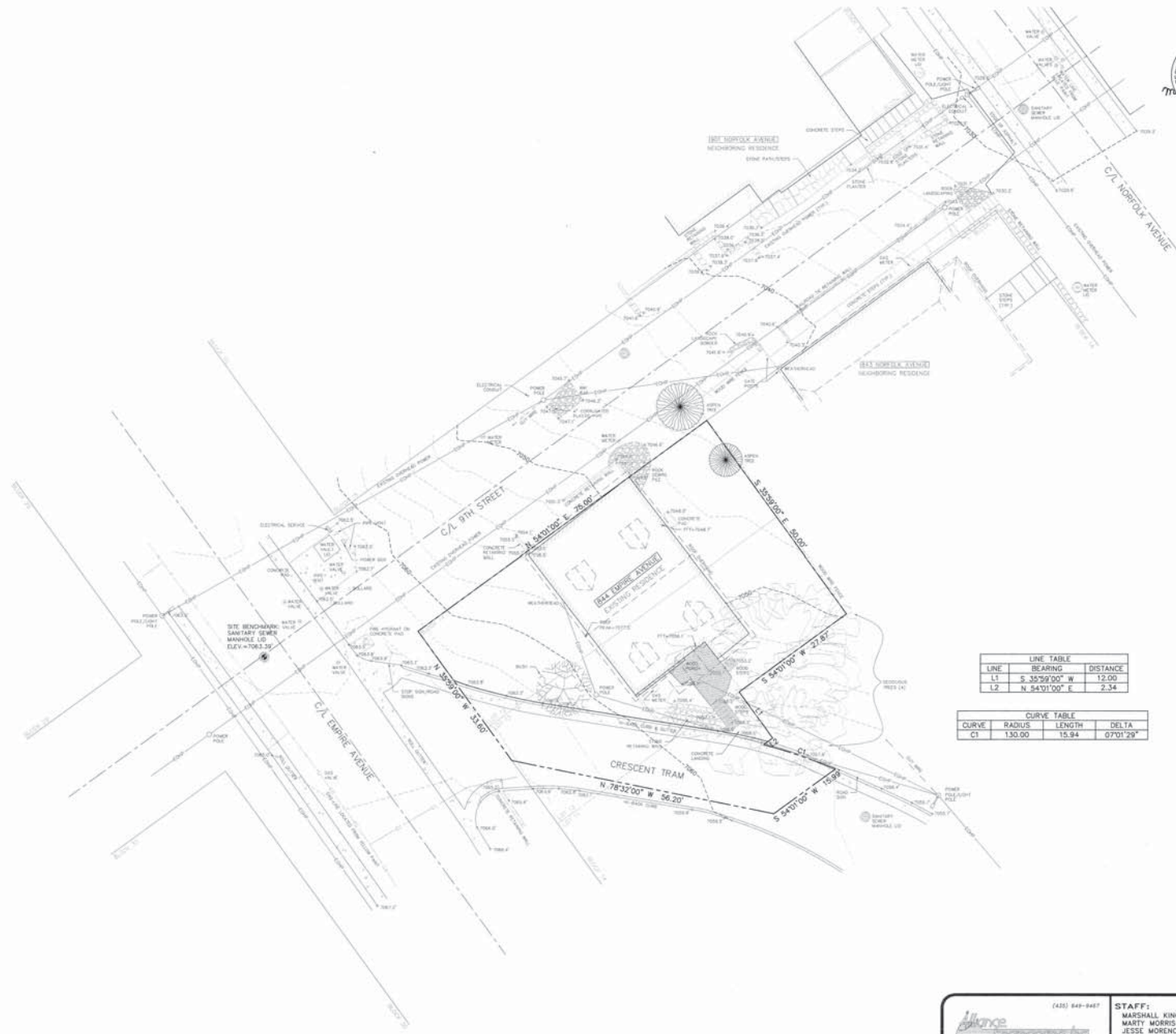
**844 EMPIRE AVENUE PLAT AMENDMENT**

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

SHEET 1 OF 1

<p>(435) 649-0467                  CONSULTING ENGINEERS LAND PLANNERS SURVEYORS                  323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</p>	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.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER _____
	10/11/16 JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\env\plat2015\170815.dwg						

# Exhibit D – Existing Conditions & Topographic Map (Survey)



### SURVEYOR'S CERTIFICATE

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

### NOTES

1. Site Benchmark: Sanitary Sewer Manhole Lid Elevation=7065.39'
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 September 28, 2015.
4. Property corners were not set at this time.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°56'00" W	12.00
L2	N 84°01'00" E	2.34

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	130.00	15.94	07°01'29"




<p>(435) 949-9497 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 222 Main Street, P.O. Box 2004 Park City, Utah 84060-2004</p>	<p>STAFF: MARSHALL KING MARTY MORRISON JESSE MORENO</p>	<p>EXISTING CONDITIONS &amp; TOPOGRAPHIC MAP 844 EMPIRE AVENUE BLOCK 14, SNYDER'S ADDITION TO PARK CITY</p>	<p>SHEET 1 OF 1</p>
	<p>FOR: TODD M. GILBERT JOB NO.: 17-B-15 DATE: 12/11/15</p>	<p>FILE: X:\SnydersAddition\dwg\sr\topo2015\170815.dwg</p>	



Exhibit E – Aerial Photograph



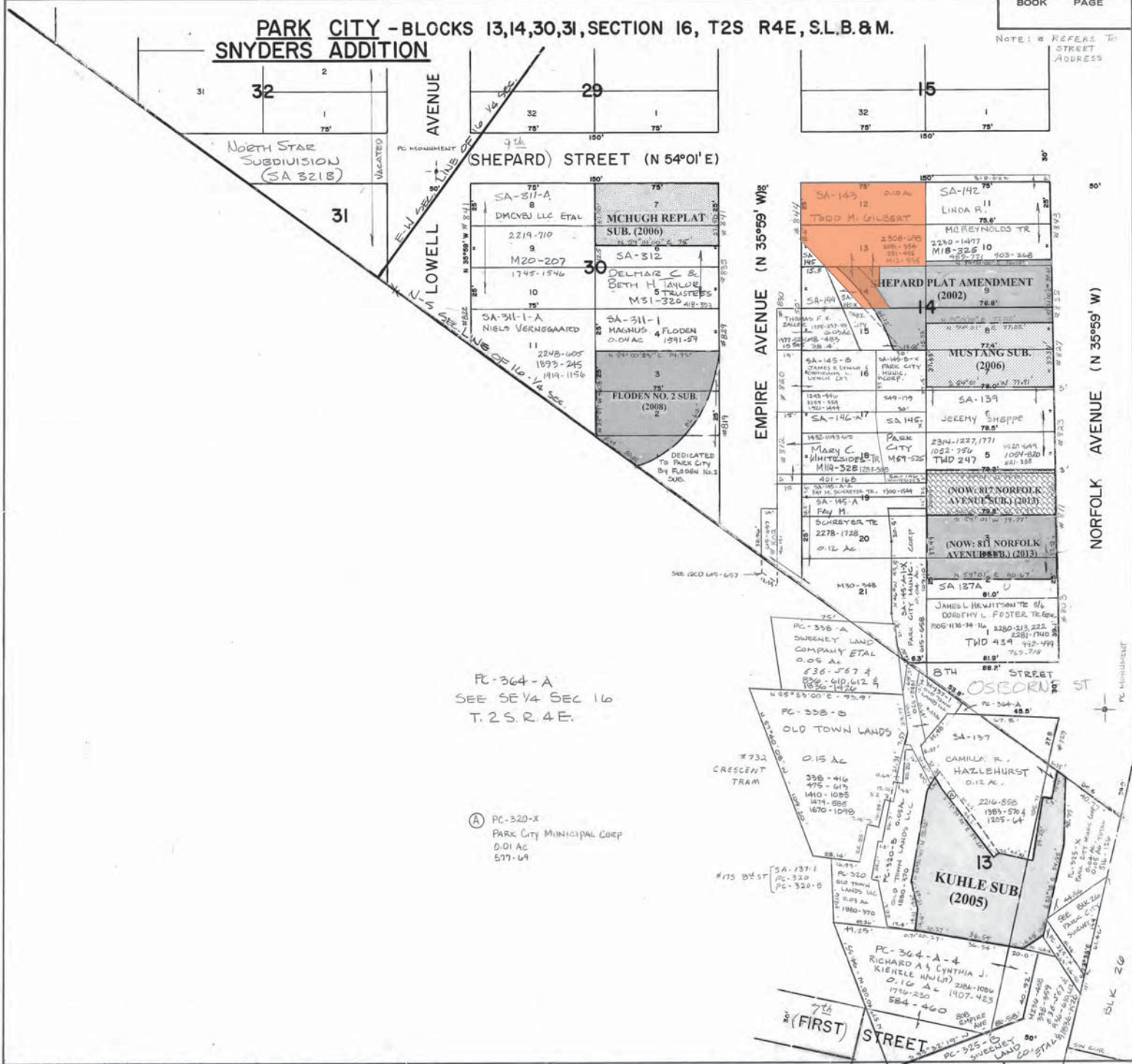
 <p>(435) 649-9407 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2054 Park City, Utah 84060-2054</p>	<p>STAFF: MARSHALL KING ESSE NORENO</p> <p>DATE: 8/31/15</p>	<p>AERIAL PHOTOGRAPH 844 EMPIRE AVENUE BLOCK 14, SNYDER'S ADDITION</p> <p>FOR: TODD GILBERT &amp; SARA GOFF JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\Exhibits\844 empire avenue-ortho.dwg</p>	<p>SHEET 1 OF 1</p>
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# Legend

- Address
- Parcels
- Streets
- HSI Significant Site
- HSI Landmark Site

# Exhibit F - Vicinity Map 844 Empire Avenue





BOOK PAGE

NOTE: # REFERS TO STREET ADDRESS

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

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

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

Approved	REVISIONS - DATE AND INITIAL (In Pencil)
Utah State Tax Comm	9/8/16 [Signature]
Date	By

**SUMMIT COUNTY, UTAH**

SCALE  
 ONE INCH = 40 FEET  
 BOOK PAGE



844 Empire Avenue looking northerly

## Exhibit H – Site Photographs



844 Empire Avenue looking southeasterly



844 Empire Avenue looking northwesterly



844 Empire Avenue looking southerly

Exhibit I – Applicant's Letter received 22 March 2016

March 21, 2016

Park City Municipal Corporation  
443 Marsac Avenue  
Park City, Utah 84060

Attn: Francisco Astorga, Planning Department

Re: Plat Amendment  
844 Empire Avenue

Dear Francisco,

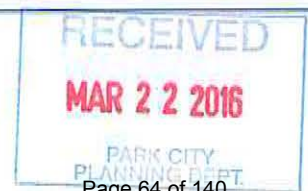
After review of your email of March 18, 2016 we are disappointed that the entire property is not being included in the footprint area calculation as we thought it would be. Transfer of our ownership of the property occupied by Crescent Tram to the city should hold some value. Based on your email it does not. The full lot area of 4184 sq. ft. would yield a footprint of 1654 sq. ft. We understand that the maximum footprint created by the entire lot is probable not usable based on the other constraints placed on the property such as; lot shape, setbacks and designing around the historic home. We also feel that giving no credit for the Crescent Tram property is inherently unfair.

Your email stipulates that the footprint will be calculated on a lot area of 3242 sq. ft. providing a footprint of 1351 sq. ft. we feel this number is restrictive. After review of a number of design options we feel a footprint of 1476 sq. ft. would allow us to utilize a reasonable portion of the property and gain a modest 125 additional square feet of footprint over your proposed number.

We would very much like to proceed with our plat before the planning commission but feel that it is important to resolve this issue prior to that hearing. We would like to meet and discuss this issue with you at the earliest possible time.

Please let us know when you would be available to meet.

Sincerely,







## Planning Commission Staff Report

PLANNING DEPARTMENT

**Subject:** Bonanza Park East Master Plan  
**Author:** Francisco J. Astorga, AICP, Senior Planner  
**Project #:** PL-15-02997  
**Date:** 11 May 2016  
**Type of Item:** Master Plan Development Pre-Application Conference

### Summary Recommendations

Staff recommends the Planning Commission hold a public hearing and discuss preliminary compliance with the General Plan and the General Commercial (GC) District for the Bonanza Park East Master Planned Development (MPD) Pre-Application. The application is for a mixed-use development consisting of a total of 281,490 sf of floor area. The proposal includes commercial space on the first floor and office or residential uses on the upper levels with surface parking as well as one (1) level of underground parking. The proposal is to be located at 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd. Staff recommends that following discussion and public hearing, the MPD Pre-Application Conference be continued to a future date.

### Description

**Applicant:** JP's Nevada LLC, Bonanza Park LLC, and Maverick, Park City LLC represented by Mark Fischer and Elliott Workgroup Architecture, Craig Elliott

**Location:** 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 W. & 1490 W. Munchkin Rd.

**Zoning:** GC District

**Adjacent Land Uses:** The City Cemetery is located to the north (across Kearns Blvd./SR-248). A strip mall and commercial/retail shops are located immediately to the west. Consignment lot of the Park City Mountain is located to the south (across Munchkin Rd.) Two strip commercial malls are located to the east (across Bonanza Dr.)

**Reason for Review:** MPD Pre-Applications require Planning Commission review and findings of compliance with the Park City General Plan and Zoning District prior to submittal of the full MPD application. Any residential project with ten (10) or more residential unit equivalents (20,000 square feet) or ten (10) or more commercial unit equivalents

(10,000 square feet) requires a Master Planned Development in this District.

### **Proposal**

The applicant requests review of a MPD Pre-Application as indicated on the applicant's project description:

*The project consists of a mixed-use development that primarily consists of commercial spaces on the first floor and office or residential uses on the upper levels of the project. Parking for the project is taken care of with surface parking and one level of underground parking.*

See Exhibit A – Applicant's Project Description and Exhibit B – MPD Pre-Application Plans. The entire project is summarized with the following outline:

- Seven (7) separate buildings identified as Bldg. A - G.
- Proposed floor area: 281,490 sf. total
  - Bldg. A: 118,874 sf.
    - Residential: 49,739 sf.
    - Office 44,193 sf.
    - Commercial: 24,942 sf.
  - Bldg. B: 26,265.5 sf.
    - All residential
  - Bldg. C, 63,532 sf.
    - Hotel: 56,786 sf.
    - Commercial: 6,746 sf.
  - Bldg. D: 25,004 sf.
    - Residential: 19,509 sf.
    - Commercial: 5,495 sf.
  - Bldg. E: 20,445 sf.
    - Residential: 15,295 sf.
    - Commercial: 5,150 sf.
  - Bldg. F: 7,331 sf.
    - Office: 4,174 sf.
    - Commercial 3,157 sf.
  - Bldg. G: 20,038 sf.
    - Office: 14,882 sf.
    - Commercial: 5,156 sf.
  - Total square footage divided by general use:
    - Residential: 110,809 sf. (39%)
    - Office: 63,249 sf. (22%)
    - Commercial: 50,646 sf. (18%)
    - Hotel: 56,786 sf. (20%)
- Proposed building footprints
  - Bldg. A, 24,942 sf.
  - Bldg. B, 5,671 sf.

- Bldg. C, 12,434 sf.
- Bldg. D, 5,495 sf.
- Bldg. E, 5,150 sf.
- Bldg. F, 3,157 sf.
- Bldg. G, 5156 sf.
- Proposed number of stories
  - Bldg. A, 4 & 5 floors
  - Bldg. B, 4 floors
  - Bldg. C, 4 & 5 floors
  - Bldg. D, 4 floors
  - Bldg. E, 4 floors
  - Bldg. F, 1 & 3 floors
  - Bldg. G, 3 & 4 floors
- Proposed setbacks
  - from Kearns Blvd., 60 ft.
  - from Bonanza Dr., 38 to 21 ft.
  - from Munchkin Rd., 20 ft.
  - from east neighboring site, 10 ft.
- Proposed ground cover
  - All driveways and parking is either concrete or asphalt.
  - Other areas are identified as hard and softscape.
  - Most of the hardscape area is located at the heart of Buildings D, E, F, and G, labeled as the outdoor plaza containing several water features, and a stage. Building A, also contains a hardscape area as well as pedestrian connections throughout the entire project.
  - New sidewalk is proposed around the entire perimeter except adjacent to the neighboring site to the west and is identified as hardscape.
  - Staff assumes that hardscape will be a different material/finish than the driveway/parking area.
  - Softscape and hardscape areas have a significant amount of new vegetation added from what it exists on-site.
- Proposed driveway cuts/vehicular access points
  - Two (2) on Kearns Blvd. (SR 248)
    - Two (2) lane access (one in, one out)
    - Three (3) lane access (one in, two out)
  - Three (3) on Bonanza Dr.
    - One (1) right in only
    - One (1) right out only
    - Two (2) lane access (one in, one out)
  - One (1) on Munchkin Rd.
    - Two (2) lane access (one in, one out)
  - One (1) access point is shown towards the existing strip mall development to the west. Also owned by the applicant.
- The proposed site access divides the development in four (4) quadrants due to the two (2) main access points from Kearns Blvd. to Bonanza Dr. and from Munchkin Rd. towards the same Bonanza Kearns connection:

- NE quadrant: Bldg. A
- NW quadrant: Bldg. B
- SE quadrant: Bldg. D, E, F, and G, plus outdoor plaza
- SW quadrant: Bldg. C
- The proposed surface parking is located between the mentioned quadrants, plus a small parking area east of Building A, quadrant NE.
- Two (2) proposed underground parking areas
  - One (1) underneath and connecting Building A and B. Accessed off east side of Building A.
  - One (1) underneath and connecting Building C through G. Accessed off the north side of Building C
- 465 parking spaces proposed
  - 351 stalls underground
  - 114 stalls surface parking
- Roof pitch
  - All buildings show a flat roof except for Buildings C, F, and G.

### **Process**

A requirement for any MPD is a Pre-Application public meeting and determination of compliance with the Park City General Plan and the specific zoning district. At the pre-Application public meeting, the Applicant has an opportunity to present the preliminary concepts for the proposed MPD. This preliminary review is to focus on the General Plan and zoning compliance for the proposed MPD. The LMC indicates that the public is to be given an opportunity to comment on the preliminary concepts so that the Applicant can address neighborhood concerns in preparation of an Application for an MPD. This is the purpose of this meeting.

Staff does not request that the Planning Commission provide a Final Action regarding the submitted MPD Pre-Application but rather to have the Planning Commission review the proposal, discuss possible challenges recognized by staff regarding compliance with the General Plan and the Zoning District, and continue the item to a date certain to allow the applicant to address any issues raised at the public hearing. This is the staff recommendation at this stage due to the significant amount of area being proposed.

Staff recommends that the Planning Commission review the preliminary information for compliance with the General Plan. As indicated on the LMC, the Planning Commission is to make a finding that the project complies with the General Plan. Such finding is to be made prior to the Applicant filing a formal MPD Application. Per the LMC § 15-6-4(B), if no such finding can be made the applicant must: a. submit a modified application or b. the General Plan would have to be modified prior to formal acceptance and processing of the Application.

### **Background**

On November 4, 2015, the City received this MPD Pre-Application. The application was updated on February 5, 2016. The property is located within the GC District. The subject property is located at 1401 & 1415 Kearns Boulevard, 1415, 1635, 1665, 1685,

& 1705 Bonanza Drive, 1420 W. & 1490 W. Munchkin Road. The subject site contains 224,801 square feet (approx. 5.16 acres). The subject site consists of nine (9) separate parcels/lots. Table 1 below shows the owner (LLC) name; parcel no.; address; and current tenant/associated use (known as).

Table 1:

<b>Owner</b>	<b>Parcel No.</b>	<b>Address</b>	<b>Known as</b>
JP's Nevada, LLC	PCA-110-G-1	1401 Kearns Blvd.	New Kimball Art Center
Bonanza Park, LLC	PSA-46-RE-C	1685 Bonanza Dr.	Skis on the Run Switchback Sports
	KBC-A	1409 Kearns Blvd.	Silver King Coffee drive through kiosk
	KBC-B	1415 Kearns Blvd.	Vacant site (undeveloped parking lot)- north of Anaya's Market)
	PCA-110-G-2-A	1420 W. Munchkin Rd.	Storage Units
	PCA-110-G-3	1490 W. Munchkin Rd.	Anaya's Market Topmark Floor & Design Soul Poles
	PSA-46-RE-B	1665 Bonanza Dr.	Park City Clinic
	PSA-46-RE-D	1705 Bonanza Dr.	Ol' Miner Self Service Car Wash
Maverick, Park City, LLC	PSA-46-A	1635 Bonanza Dr.	Maverick Gas Station

As indicated on Table 1 above, the subject property, the nine (9) sites consists of an art center, a strip commercial retail building, a drive-through coffee shop, storage units, a market/retail building, a medical clinic, a car wash, a gas station, and a vacant site/undeveloped parking lot. The proposed mixed-unit MPD would include the demolition of all existing structures on these sites.

Table 2 below shows the address/known as; lot/parcel size; and applicable lot no. & Subdivision name.

Table 2:

<b>Address/ Known as</b>	<b>Lot/Parcel Size</b>	<b>Lot no. &amp; Subdivision</b>
1401 Kearns Blvd. <i>Kimball Art Center</i>	43,962 sf. 1.01 acre	Not applicable <i>Parcel</i>
1685 Bonanza Dr. <i>Skis on the Run</i>	18,300 sf. 0.42 acre	Lot 46-C - Resubdivision of Lot 46 Prospector Square

1409 Kearns Blvd. <i>Silver King Coffee</i>	25,780 sf. 0.59 acre	Parcel A - Kearns Business Center Sub.
1415 Kearns Blvd. <i>vacant site</i>	23,511 sf. 0.54 acre	Parcel B - Kearns Business Center Sub.
1420 W. Munchkin Rd. <i>storage units</i>	13,769 sf. 0.32 acre	Not applicable <i>Parcel</i>
1490 W. Munchkin Rd. <i>Anaya's Market</i>	24,402 sf. 0.56 acre	Not applicable <i>Parcel</i>
1665 Bonanza Dr. <i>Park City Clinic</i>	44,172 sf. 1.01 acre	Lot 46-B - Resubdivision of Lot 46 Prospector Square
1705 Bonanza Dr. <i>Ol' Miner Car Wash</i>	17,497 sf. 0.40 acre	Lot 46-D - Resubdivision of Lot 46 Prospector Square
1635 Bonanza Dr. <i>Maverick Gas Station</i>	13,408 sf. 0.30 acre	Not applicable <i>partial parcel</i>

The proposed MPD would also require the re-platting of the nine (9) lots/parcels. Staff assumes after or during MPD approval, and applicable CUP applications are secured, the applicant would then have to submit Plat Amendment/Subdivision application to be able to accommodate the requested buildings and address property line issues. Furthermore, in order to be able to sell units individually, if requested, the applicant would have to submit Condominium Plat applications for review and approval by the City.

The entire site is relatively flat for its entire size. There is a 2.7% slope across the site running from the southwest corner to the northeast corner.

**Purpose**

The purpose of the General Commercial (GC) District 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.

### **General Plan Compliance**

Park City has nine (9) defined neighborhoods within its corporate boundaries. Each neighborhood represents a unique area of town that is separated from another by definable landmarks. Within the 2014 General Plan, Bonanza Park is included as part of the Bonanza Park & Prospector Neighborhood.

In January 2012, the City prepared the second draft of an Area Plan titled “Bonanza Park, the Evolution of Place” known as the Bonanza Park Area Plan. This document was completely separate from the General Plan. The City also hired Gateway Planning to assist the City in developing a form-based code within Bonanza Park. The City was to undertake a comprehensive approach to the redevelopment of the Bonanza Park District. However, that specific Area Plan was not adopted by the City and neither were form-based codes in Bonanza Park Neighborhood.

Volume I of the General Plan contains goals, objectives, and strategies for each of the four (4) Core Values: Small Town, Natural Setting, Sense of Community, and Historic Character. The General Plan goals and objectives are copied below in *italics and underlined* below:

#### Small Town

- Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.
  - 1A: Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity.
  - 1B: Each neighborhood should have a well-defined edge, such as open space or a naturally landscaped buffer zone, permanently protected from development, with the exception of the transition areas where two adjacent neighborhoods merge along an established transportation path.
  - 1C: Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including: a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space, and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment.
  - 1D: Increase neighborhood opportunities for local food production within and around City limits. Sustainable agriculture practices should be considered within appropriate areas.

The proposed development is located towards the northeast portion of the Bonanza Park Neighborhood. The Bonanza Park Neighborhood is located in the middle out town and is currently being considered an area for redevelopment.

- Goal 2: Park City will emphasize and preserve our sense of place while collaborating with the Wasatch Back and Salt Lake County regions through regional land use and transportation planning.
  - 2A: A regional land-use planning structure should be integrated within a larger transportation network built around transit.
  - 2B: Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions.
  - 2C: Regional institutions and services (e.g. government, stadiums, museums, etc.) should be located within existing development nodes.
  - 2D: Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the local character and community identity.

The proposal's uses are compatible with the neighborhood as most of them are allowed in the GC District.

- Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character.
  - 3A: Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs, and lighting; and by discouraging high-speed traffic.
  - 3B: Prioritize efficient public transportation over widening of roads to maintain the Small Town experience of narrow roads, modest traffic, and Complete Streets.
  - 3C: Public transportation routes should be designed to increase efficiency of passenger trips and capture increased ridership of visitors and locals.

**Discussion requested. The main mode of transportation in Park City is vehicular. Alternative modes of transportation include public transportation (riding the bus), bicycles, and walking.**

**The proposal shows the following driveway cuts/vehicular access points**

- **Two (2) on Kearns Blvd. (SR 248)**
- **Three (3) on Bonanza Dr.**
- **One (1) on Munchkin Rd.**
- **One (1) access point towards the existing strip mall development to the west.**

**The proposal does not realign roads in this area but rather provides an**



internal vehicular system. The proposal shows both exterior and internal pedestrian circulation around each building except the west rear setback area of bldg. C.

The site contains two (2) bus stops on its edges, one on Kearns Blvd. and another one on Bonanza Dr. The proposal does not address public transportation or bicycle network. The current proximity to the mentioned retail foster pedestrian and bicycle modes of transportation.

#### Natural Setting

- Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.
  - 4A: Protect natural areas critical to biodiversity and healthy ecological function.
  - 4B: Buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life, and visitor experience.
  - 4C: Prevent fragmentation of open space to support ecosystem health, wildlife corridors, and recreation opportunities.
  - 4D: Minimize further land disturbance and conversion of remaining undisturbed land areas to development to minimize the effects on neighborhoods.
  - 4E: Collaborate with neighborhoods to create small parks or passive open space areas.

The proposal includes the redevelopment of eight (8) sites. The proposal includes development on a completely undeveloped site, 1415 Kearns Blvd. between the Park City Clinic site and the coffee kiosk. The submitted preliminary Landscape Plan / Site Plan sheet MPD – 006 shows a 60 ft. vegetated/open space along Kearns Blvd. (SR 248), wrapping around Bonanza Dr. The proposal includes other small vegetated open spaces throughout and a significant amount of vegetated spaces in the form of urban landscaping, i.e. tree grates throughout the internal pedestrian network and within the outdoor plaza.

- Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.
  - 5A: Encourage development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, protect significant existing vegetation and contribute to the community emission reduction goal.
  - 5B: Encourage efficient infrastructure to include water conservation, energy conservation, renewable resource technology, decreased waste

- production, green public transit, and increased road and pathway connectivity.
- 5C: Park City Municipal Corporation will be a strong partner in efforts to reduce community GHG emissions, leading by example and providing policy guidance while promoting personal accountability and community responsibility.
  - 5D: Align transportation goals with sustainable goals that reflect all four Core Values of the City.

**Discussion requested. Should the applicant provide additional information regarding environmental mitigation?**

**Information could specifically be related to encouraging development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, protect significant existing vegetation and contribute to the community emission reduction goal (see Objective A). Should the City and the applicant look into LEED accreditation or similar energy efficiency/conservation building techniques, etc.?**

- Goal 6: Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change.
  - 6A: Prepare for probable scenarios that could threaten health, welfare, and safety of residents. Implementation of climate adaptation strategies is necessary to become more resilient to wildfire, flood, and drought.
  - 6B: Encourage opportunities for local food production and sales of food produced regionally.
  - 6C: Support ecosystem health, biodiversity, and natural buffers between development and sensitive lands.
  - 6D: Encourage regional planning efforts as a mechanism to mitigate population growth.

**Discussion Requested. Staff considers this goal not applicable to the project. Does the Planning Commission agree with this?**

Sense of Community

- Goal 7: Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents.
  - 7A: Increase diversity of housing stock to fill voids within housing inventory (including price, type, and size) to create a variety of context sensitive housing opportunities.
  - 7B: Focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods.

- 7C: Focus future nightly rental units to resort neighborhoods - near Park City Mountain Resort and Deer Valley.
- 7D: Facilitate the implementation of a housing plan that promotes economic diversity.
- 7E: Create housing opportunities for the City's aging population (e.g. step-down housing, community housing, cottage style units).

**Discussion Requested.** The proposed project consists of 110,808.5 square feet of residential space in the form of mixed-use which includes 63,249 sf. of office space, 50,646 sf. of commercial/retail space, and 56786 sf. of hotel. The residential space equates to 39% of the project. Specific housing types have not been identified at this time to allow the review of life-cycle housing goal. Should the applicant provide residential specifics at this time to ensure compliance with this goal?

- Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the work force of Park City.
  - *8A: Provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods.*
  - *8B: Increase rental housing opportunities for seasonal workers in close proximity to resorts and mixed use centers.*
  - *8C: Increase housing ownership opportunities for work force within primary residential neighborhoods.*

Park City's Affordable Housing Resolution 13-15 requires fifteen percent (15%) of the total residential units constructed to be affordable housing units. The number of residential units has not been identified at this time. For commercial development the developer is required to mitigate 20% of the employees generated per Resolution 13-15.

**Discussion Requested.** In order to figure the required number of affordable housing units staff needs specific information to be submitted at the time of the MPD application including the total number of residential and hotel units and specified commercial uses, i.e., commercial/retail vs. restaurant, etc.

- Goal 9: Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.
  - 9A: Maintain local recreation opportunities with high quality of service, exceptional facilities, and variety of options.
  - 9B: Locate recreation options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips.
  - 9C: Optimize interconnectivity by utilizing bus/transportation services to recreation facilities.

The site is located in the middle of the neighborhood adjacent to the Rail Trail and has several opportunities for various forms of transportation to get to parks and recreation sites.

- Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community.
  - 10A: Remain competitive as a world-class, multi-season, destination resort community by increasing year-round recreation events and demand for resort support services, such as hotels and restaurants.
  - 10B: Balance tourism events with preservation of small town character and quality of life. Locate larger tourist activities close to resorts and/or existing facilities. Locate community facilities close to primary residential areas.
  - 10C: Public infrastructure improvements and programming should consider the visitor experience to Park City during large events and master festivals.

The site is located in the middle of the neighborhood adjacent to the Rail Trail and has several opportunities for various forms of transportation to get to events and other destinations.

- Goal 11: Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.
  - 11A: The vibrancy of Park City's resorts is essential to the success of resort support businesses. The City must provide flexibility to allow the primary resorts to evolve with the tourism industry, increase occupancy rates year round, and create more demand for the resort support industries throughout the City.
  - 11B: Preservation of our community core values of Small Town, Natural Setting, Sense of Community, and Historic Character is essential to maintaining the unique Park City Experience for visitors and residents. Regulate design of new development to compliment the community's core values and protect the Park City Experience.

The proposal is a mixed used residential/commercial/office/hotel development. The ownership of the project has not been specified. While the hotel use support the tourism economy it should be noted that nightly rentals are an allowed use within the district that may also support the continued success of multi-seasonal tourism economy.

- Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.

- 12A: Retain and expand existing Park City businesses.
- 12B: Improve the balance of jobs-to-housing ratio in Park City through efforts to attract higher paying jobs and workforce housing strategies.
- 12C: Support local owned, independent businesses that reflect the core values of Park City and add to the Park City experience.
- 12D: Minimize commercial retail chains on Main Street and the impacts of big box and national chains on the unique Park City experience.

The proposal is a mixed used residential/commercial/office/hotel development. The applicant proposes 63,249 sf. (22%) of office and 50,646 sf. (18%) of commercial/retail. The applicant also proposes 56,786 sf. (20%) of hotel space. The majority of the non-residential uses equates to approximately 60% of the 281,490 sf. development which provides economic stability. Staff has not analyzed the percentage of existing spaces and how they related to existing jobs that would be removed by the redevelopment.

- Goal 13: Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.
  - 13A: Increase cultural, arts, and entertainment-related events that diversify and support our tourism-based economy.
  - 13B: Foster and enhance the vitality of Park City's local arts and cultural sectors.
  - 13C: Encourage the installation of public art on private property, public space, parks, trails, and streets that represent Park City's core values.

**Not applicable. Does the Planning Commission agree?**

- Goal 14: Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.
  - 14A: Provide reliable public resources to ensure the health, welfare, and safety of residents and visitors.
  - 14B: Manage growth to protect the quality of life and preserve the unique Park City Experience by recognizing limits to growth and adopting responsible policies that are consistent with those limits. Look at policies to offset this growth through efficiencies and renewables.
  - 14C: Provide safe drinking water to residents and visitors. Set limits to future demand based on available sources and expense of available sources.
  - 14D: Prevent degradation of air quality through the implementation of best practices for land use, clean energy, regional transportation, and growth management.

**Not enough information submitted. Staff recommends that the applicant address this goal.**

### Historic Character

- Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.
  - 15A: Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.
  - 15B: Maintain character, context and scale of local historic districts with compatible infill development and additions.
  - 15C: Increase local knowledge of historic preservation principles and accepted standards through increased public education and programming.
  - 15D: Provide additional public education/programming to connect property owners and financial incentives in an effort to offset the high cost of restoration.
  - 15E: Encourage adaptive reuse of historic resources.

Not applicable.

- Goal 16: Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.
  - 16A: Support “adaptive re-use” of buildings along Main Street through incentives to property owners and businesses.
  - 16B: Limit uses within the first story of buildings along Main Street to retail and restaurant establishments that are inviting to the passing pedestrian. Uses that should be discouraged include office space, real estate show rooms, parking, etc.
  - 16C: Utilize Main Street as a backdrop/setting for cultural events, festivals, and celebrations.

Not applicable.

Volume II of the General Plan contains information that supports the goals outlined in Volume I. This includes the methodology recommended for accomplishing strategies, neighborhood section, and appendix with trends, analysis, and data for the City and region. Staff requests to point out the following items listed under the neighborhood section copied in *italics* below:

- **3.1 Bonanza Park and Snow Creek: A mixed use neighborhood in which locals live and work.**  
The Bonanza Park & Snow Creek Neighborhood contains a variety of housing types as well as commercial development. Ranging from the single-family dwelling units that make up Snow Creek Cottages located adjacent to the Shopping Center, to the multifamily dwelling units that make up Homestake, Claimjumper, and Fireside Condominiums, the area is diverse in terms of

housing units and is home to many of the City's more affordable units - not all deed restricted, but de facto affordable units.

One of the greatest threats to the relatively affordable Bonanza Park neighborhood is gentrification. As the City adopts new policies to create a diverse neighborhood for locals, it is imperative that the locals be included in the planning. The overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units. In the case of redevelopment, any displacement of existing affordable units should be required to incorporate those units within the new development area. In an effort to support local start-up businesses and services, it is also essential to maintain affordable leases in the area.

This neighborhood is also home to the City's only Light Industrial zoning district where automotive shops can coexist with a car wash, all within walking proximity of residential units. These types of uses should be preserved as the City moves forward with the concept of Form Based Code for this district. The City's draft Bonanza Park Area Plan recommends similar strategies to preserve this neighborhood's character.

As outdated buildings are replaced and existing buildings expand, the neighborhood will evolve into a local, mixed-use district. The Rail Trail State Park provides a main pedestrian spine for connectivity at the eastern end of the district (Prospector Square). As the area redevelops, it is envisioned that this spine will extend through the Bonanza Park Area.

As the neighborhood continues to evolve, multifamily residential uses should be concentrated within the Bonanza Park redevelopment area. By directing higher density redevelopment to this area, the neighborhood has the potential to provide more Life-cycle Housing opportunities for Parkites, including starter and empty nester (step down) housing.

The Area Plan for this neighborhood should include a limit on nightly rentals if this district is to be protected as a locals neighborhood.

As indicated in this section above the overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units. The proposal consists of the following general uses:

Residential: 110,808.5 sf. (39%)  
Office: 63,249 sf. (22%)

Commercial: 50,646 sf. (18%)  
Hotel: 56,786 sf. (20%)

The site does not contain any existing housing units. The proposed mixed-use development provides opportunities for locals to live and work.

- **3.2[.1] Bonanza Park: An authentic neighborhood.**

Authenticity during redevelopment can be a challenge. Incentives to further subdivide properties to create multiple property owners within the district will help create a truly authentic place. Also, consideration to human scale, infusion of design elements representative of residents' diverse roots, contemporary design, and consideration for the local history of the district, can add to placemaking and authenticity. The evolution of architectural design created over time will lead to an authentic, diverse district. Also, the introduction of Form Based Code will require incorporation of design elements found in a traditional urban neighborhood, including sidewalks, landscaping, public art, and building interest at pedestrian eye level.

Staff recommends that the applicant in their future MPD Application keeps in mind placemaking and authenticity by emphasizing human scale, infusion of design elements representative of residents' diverse roots, contemporary design, etc.

- **3.2[.2] Bonanza Park and Prospector: The local employment hub.**  
To reach the goal of creating more diverse jobs for Parkites, a collaborative partnership approach to redevelopment must exist between the City, property owners, local residents, and business owners. Participation from all parties is necessary to create a desirable mixed use neighborhood in which existing and new businesses choose to call home. The City has a goal to utilize economic development tools to attract new businesses in cooperation with investors. Private property owner participation is necessary for dedication of right-of-ways to transform the neighborhood into a connected neighborhood with public amenities. Infrastructure improvements that attract local residents and businesses must be explored and negotiated, including technology infrastructure, public utilities, sidewalks, bike lanes, trails, public parks, roads, transit, and parking.

The proposed development includes 168,894 sf. (60%) of office, commercial/retail, and hotel use.

- **3.3 Bonanza Park: A model for sustainable redevelopment.**  
The Bonanza Park & Snow Creek Neighborhood will be a model for green, sustainable redevelopment in balance with nature. The Bonanza Park Area Plan is a blueprint for environmentally sensitive development. Many of the principles identified in the Bonanza Park Area Plan reflect those emphasized by the U.S. Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) rating system. LEED-ND evaluates neighborhoods on a variety of principles within three categories: Smart Location and Linkage, Neighborhood Pattern and Design, and Green Infrastructure and Buildings. The Bonanza Park Area Plan incorporates all of the highest ranking LEED-ND principles, plus a few extras, from each of these categories. Consideration should be given by the City to expand the Bonanza Park Area Plan and Form Based Code to include the entire Bonanza Park and Prospector



neighborhood. Due to limits on density within the Prospector neighborhood, this area could become a receiving zone for TDR credits and further alleviate growth pressures on Greenfield development.

**Discussion requested:** According to the General Plan, the entire neighborhood is to become a model for green sustainable redevelopment. The City is no longer pursuing the Bonanza Park Area Plan, which was supposed to be a blueprint for development and many of its principles were reflected/emphasized by the LEED-ND rating system. The Bonanza Park Area Plan was also to incorporate the highest ranking LEED-ND principles. Because the City was counting on the Bonanza Park Area Plan to assist this neighborhood in providing LEED-ND principles, the only remaining principle in the adopted General Plan specific statement is that that Bonanza Park Neighborhood will be a model for green, sustainable redevelopment in balance with nature as stated in this General Plan Neighborhood Section.

- **3.4 Bonanza Park: Connected via new roadways, sidewalks, trails and a park system.**

Connectivity is lacking throughout the district. The existing pattern of roads is disconnected, yet there is a great opportunity to fix this disconnection as part of an overall redevelopment plan for the area. The BoPa Area Plan introduces new rights-of-way opportunities, sidewalks, an extension of the rail trail leading to a central park, and trails connections within and around the district.

Beyond the importance of creating additional rights-of-way (ROWs) for vehicular access throughout the BoPa district is the need to utilize these ROWs for pedestrian and cyclist movement. This will allow for alternative modes of transportation thereby creating “complete streets.”

In addition to these connectivity recommendations for Bonanza Park, focus should be given to improving the connection between BoPa and Prospector Square. Bonanza Drive, running north/south within the eastern section of BoPa is heavily trafficked as a vehicular corridor. Improved pedestrian connections across Bonanza Drive should be considered. The idea of a new under (or bridge over) Bonanza Drive to bring the rail trail further west into BoPa could create ease of access as well as a sense of entry to this district.

**Discussion Requested:** As mentioned in this GP Neighborhood section the Bonanza Park Area Plan (not adopted) was to introduce ROWs opportunities, sidewalks, etc. The focus was to allow for alternative modes of transportation thereby creating “complete streets.”

- **3.5 Bonanza Park: Explore as a central hub for public transportation.**  
With the neighborhood centrally located within the City, a future public transportation hub should be considered. Transportation routes that save

commuters time also result in saving the City money. To realize a change in the preferred transportation options from the car to walking, biking, and public transportation, a new look at the time efficiency of trips should be studied. Connectivity from the Bonanza Park central district to the resorts would alleviate traffic issues throughout the City. For example, a Bus Rapid Transit (BRT) or streetcar/trolley system connecting Bonanza Park to Kimball Junction and Main Street would begin to change local commuting patterns.

**Discussion Requested:** The City was looking at this specific site as the central hub for public transportation in the Bonanza Park Area Plan which was not adopted.

The proposal's vehicular access points divide the development in four (4) quadrants due to the two (2) main access points from Kearns Blvd. to Bonanza Dr. and from Munchkin Rd. towards the same Bonanza Kearns connection. Staff is currently concerned with the driveway layout that might lead towards vehicles utilizing the driveway/access point to simply *cut-through* the site to avoid the traffic signal

- **3.6 Bonanza Park: An important part of the Park City entry experience.**  
Due to its location along both of the entry corridors to Park City, the Bonanza Park & Snow Creek Neighborhood is geographically tied to the Park City entry experience. The scenic views that are currently afforded to those entering the City are a defining characteristic of our town and should be preserved and enhanced.

Currently, three sides of the Bonanza Park & Snow Creek Neighborhood are located within the Frontage Protection Zone (FPZ). The FPZ helps to preserve scenic view corridors by providing a significant landscaped buffer between development and highway uses and by restricting the location and height of structures in the zone. The FPZ also allows for future pedestrian and vehicular improvements along the highway corridors.

In addition to investigating measures that would strengthen the FPZ, the City should also look at ways to enhance the entry experience. This might include installing public art, improving lighting or adding other elements that would improve the entry corridors.

The subject area is located along the entry corridors as part of the Frontage Protection Zone. The proposal places two (2) 60 ft. from the ROW line along Kearns Blvd. (SR 248). The FPZ consists of the first 30 ft. being a no-build area and the remaining 70 ft., 100 ft. from the ROW line becomes a CUP for any buildings.

- **3.7: The aesthetic of the Bonanza Park area should be true to the current character and the vision.**

There are a four dominant architectural styles within the Bonanza Park district. The entryway along Park Avenue and Deer Valley Drive emphasizes the ties to the resort with repeated use of shed roofs, gables, and timbers. As one wanders to the center of the district, known locally as Iron Horse, a more industrial design is apparent, with split block, horizontal siding, and metal decorative elements, garage doors, and roofing. Residential areas have front porches with recessed garages. The commercial buildings are traditional with exterior materials of brick, stucco, or horizontal siding with symmetry of windows on the upper stories. The niches within the neighborhoods shall become more defined as the area is redeveloped.

The future MPD/CUP application would have to show a more defined character than the current dominant architectural styles within the District.

### **General Commercial (GC) District Compliance**

Staff has made the following observations during this time and request the following items to be discussed with the Park City Planning Commission identified in bold: **Discussion**

#### **Requested:**

- **Uses.** All uses listed in [LMC § 15-2.18-2\(B\)](#) Conditional Uses require approval by the Planning Commission.

The MPD Pre-Application is submitted for Planning Commission review prior to submittal of the MPD Application. The applicant has not been specific as to the retail/commercial requested uses other than using general terms such as commercial spaces, office, and residential uses. The GC District allows these specific types of commercial, retail, and office uses:

- Hotel, Minor (16)
- Hotel, Major (17)
- Office, General (18)
- Office, Moderate Intensive (19)
- Office, Intensive (20)
- Office and Clinic, Medical and Veterinary Clinic (21)
- Financial Institution without a drive-up window (22)
- Commercial, Resort Support (23)
- Retail and Service Commercial Minor (24)
- Retail and Service Commercial, Personal Improvement (25)
- Retail and Service Commercial, Major (26)
- Café or Deli (27)
- Restaurant, General (28)

The GC District allows the following residential and retail conditional uses:

- Multi-Unit Dwelling (4)
- Retail and Service Commercial with Outdoor Storage (14)

- Retail and Service Commercial, Auto Related (15)

Conditional uses require approval of a Conditional Use Permit (CUP) by the Planning Commission. Staff is able to identify that the residential component will require a CUP application. All office uses are allowed. The retail/commercial uses are dependent upon use specificity. The required CUPs have not been submitted to the City for review. Staff acknowledges that the CUPs would be submitted in conjunction with the full MPD application and that all of the uses would be specified at the next stage.

Staff recommends adding a condition of approval to take place during the next formal stage consisting of the full MPD. Staff recommends that applicable CUPs be submitted concurrently with the full MPD application. This CUP includes the future conditional use of Multi-Unit Dwellings as well as other foreseen conditional uses. This MPD Pre-Application does not guarantee an approved CUP as specific CUP mitigating criteria has not been reviewed at this time.

**Discussion Requested: Does the Planning Commission agree with Staff's finding regarding reviewing the full MPD concurrently with the foreseen CUPs?**

LMC § 15-6-3 USES indicate the following:

A Master Planned Development (MPD) can only contain Uses, which are Permitted or Conditional in the zone(s) in which it is located. The maximum Density and type of Development permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not exceed the maximum Density in the zone, except as otherwise provided in this section. The Site shall be looked at in its entirety, including all adjacent property under the same ownership, and the Density located in the most appropriate locations. [...]

The underlined sentence above indicates that the when referring to site entirety, all adjacent property owner the same ownership is to be looked at. The applicant proposes a cross access directly west through private property towards an existing driveway/parking area of a strip mall known as *the Emporium*. This adjacent site is located at 1351 Kearns Blvd., parcel no. PCA-110-G-5-A and its current owner is listed as Emporium Properties LLC, which is controlled by the applicant of this MPD.

**Discussion Requested: Does the Planning Commission find that the Emporium site also needs to be added to this Pre-MPD? Does the Planning Commission find that it would need to be added to the full-MPD? or because it has already been developed find that it should not be included in the either the Pre-MPD or the full-MPD? The applicant is**

**currently showing a cross access between properties at this time.**

- Lot Size. No minimum lot size.

The subject site contains 224,801 square feet (approx. 5.16 acres). The proposed MPD also requires the re-platting of the nine (9) lots/parcels. In order for the site planning to work out as requested, the applicant would have to submit Plat Amendment/Subdivision application to be able to accommodate the requested buildings on each lot, etc. Furthermore, in order to be able to sell units individually, if requested, the applicant would have to submit Condominium Plat applications.

Staff recommends that the applicant shall apply for a Plat Amendment/Subdivision application concurrently with the full MPD application. The re-shifting of internal lot line would affect existing lot lines that would need to be shifted in order to place the proposed building on each corresponding site as well as setbacks areas that would have to be complied with. This MPD Pre-Application does not guarantee an approved Plat Amendment/Subdivision as specific subdivision codes have not been reviewed at this time.

**Discussion Requested: Does the Planning Commission agree with Staff's finding regarding reviewing the full MPD concurrently with the Plat Amendment/Subdivision applications?**

- Setbacks. The minimum setback around the exterior boundary of an MPD is twenty five feet (25') for parcels one (1) acre in size. The combined sites are approximately 5.16 acres. The Planning Commission may decrease the required perimeter Setback to the zone Setback if it is necessary to provide desired architectural interest and variation.

The minimum (zone) front yard setback is twenty feet (20') for all Main and Accessory Buildings and Uses. The twenty foot (20') Front Yard may be reduced to ten feet (10'), provided all on-Site parking is at the rear of the Property or underground. The minimum (zone) Rear Yard and Side Yard setbacks is ten feet (10').

Regarding perimeter setbacks, the applicant proposes 60 ft. from Kearns Blvd., 38 to 21 ft. along Bonanza Dr., 20 ft. from Munchkin Rd., and 10 ft. from the east neighboring site. While the proposal complies with the GC District (zone) setbacks, once the MPD application is submitted and deemed complete, the Planning Commission would have to make the findings for such setback reduction from the required 25 ft. for sites that are one (1) acre or bigger to the applicable zone setbacks.

The applicant has not shown any internal property lines at this time separating any of the buildings or sites. The applicant will have to demonstrate that all

lots line, if any, can accommodate required setbacks per the GC District.

The applicant assumes that the Planning Commission would allow construction within the Frontage Protection Zone (FPZ) at 60 ft. from the Kearns Right-of-Way (ROW)/north perimeter property line. The FPZ indicates that any construction within the FPZ located 30 to 100 ft. from the ROW/property line requires Planning Commission review through a filed CUP application. The applicant has not submitted such FPZ CUP application. Staff recommends adding a condition of approval indicating that a CUP FPZ application is submitted concurrent with the full MPD application as well as applicable CUP for residential and retail uses.

**Discussion Requested: Does the Planning Commission agree with Staff's finding regarding reviewing the full MPD concurrently with the required FPZ CUP?**

- Snow Release. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official. This is a MPD Pre-Application request. Plans are not required to be shown in detail enough to determine such compliance. All buildings show a flat roof pitch except for Building C, F, and G.
- Clear View of Intersection. No visual obstruction in excess of two feet (2') in height above Road Grade shall be placed on any Corner Lot within the Site Distance Triangle. This provision must not require changes in the Natural Grade on the Site.

This is a MPD Pre-Application request. Plans are not required to be shown in detail enough to determine such compliance. Once the MPD application is submitted, the Planning Department will be able to provide a thorough review.

- Building Height. The Building Height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis and determination. At full MPD Application the Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made. In order to grant Building Height in addition to that which is allowed in the underlying zone, the Planning Commission is required to make the summarized findings:
  1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density...
  2. Buildings have been positioned to minimize visual impacts on adjacent Structures. [...]
  3. There is adequate landscaping and buffering from adjacent Properties and

Uses. [...]

4. The additional Building Height results in more than the minimum Open Space required...
5. The additional Building Height shall be designed in a manner that provides a transition in roof elements in compliance with Chapter 5, Architectural Guidelines...

The GC District indicates that no Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zone Height.

Applicable building height exceptions include:

- Gable, hip, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
- Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC).
- Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
- Church spires, bell towers, and like architectural features, subject to LMC Chapter 15-5 Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.
- An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

This is a MPD Pre-Application request. Plans are not required to be shown in detail enough to determine such compliance. It appears that an increase in Building Height based upon a site specific analysis and determination will be requested as six of the seven (6 of 7) buildings are shown to have at least four (4) floors or more. Please note that the exact building height cannot be determined at this time as it has not been shown. Buildings A and C have been shown with a maximum of 5 floors each. Building F is currently proposed with a maximum of three (3) floors. The six (6) requested buildings with four (4) or more floors are likely to be over 40 ft., (35 ft. max. + exception #1 above).

Once the MPD application is submitted, the Planning Department will be able to provide a thorough review of the height as specified on the LMC MPD section and will be able to make a recommendation to the Planning Commission.

- Architectural Review. Prior to the issuance of a Building permit for any Conditional or Allowed Use, the Planning Department must review the proposed plans for compliance with the Architectural Design Guidelines, LMC

## Chapter 15-5.

This is a MPD Pre-Application request. Plans are not required to be shown in detail enough to determine such compliance. Architectural review includes prohibited architectural styles, design ornamentation, exterior wall and roof materials, roof shapes, window treatments, lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, landscaping, and façade length and variation.

- Vegetation Protection. The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

The submitted existing site plan shows vegetation mostly around the Park City Clinic site and behind Anaya's market. Most of the existing vegetation will be removed. The preliminary landscape plan / site plan Sheet MPD - 006 shows a significant amount of vegetation added throughout the entire project. The proposed vegetation includes 48 Austrian Pines, 91 Lanceleaf Cottonwoods, 74 Newport Flowering Plums, and 16 Patmore Green Ashes. An arborist report on the conditions of the existing trees as well as recommendations for replacement of any trees removed from the site should be required with the MPD application to address existing significant vegetation.

- Road Requirements and Design. LMC Chapter 7.3 – Requirements for Improvements, Reservations and Design contain road requirements and road design standards. Staff acknowledges that the pre-Application MPD process is not intended to find compliance with subdivision/plat amendment requirements and standards; however, the applicant's proposal contains a significant amount of property in the current form of nine (9) separate parcels with substantial items that would typically be addressed during the subdivision/plat amendment review process. These items include the five (5) vehicular access points on Kearns Blvd. and Bonanza Drive.

Staff recognizes that the subdivision road requirements and road design are currently intertwined with the current proposal. Staff further requests that the applicant submit their subdivision/plat amendment application concurrently with the MPD application to ensure that these road requirements and design standards are met. If the applicant does not bring the Subdivision/Plat Amendment application concurrently with the full MPD staff would then recommend that these standards plus any other applicable requirements be reviewed during the full MPD process.

Staff recognizes that the following items would need to be addressed concurrently with the full MPD application as a priority:



LMC § 15-7.3-4 ROAD REQUIREMENTS AND DESIGN

(A) LAYOUT REQUIREMENTS.

(1) GENERAL LAYOUT REQUIREMENTS.

[...]

(c) *In Business and industrial Developments, the Streets and other Access ways shall be planned in connection with the grouping of Buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering Areas, and walks and parking Areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.*

[...]

(2) FRONTAGE ON AND ARRANGEMENT TO IMPROVED ROADS.

[...]

(b) *All Streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated Rights-of-Way as established in the Streets Master Plan.*

(c) *All thoroughfares shall be properly related to specific traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing, proposed, and future land Uses.*

[...]

(5) ACCESS TO ARTERIAL OR COLLECTOR STREETS.

*Where a Subdivision borders on or contains an existing or proposed arterial or collector, the Planning Commission may require that Access to such Streets be limited by one of the following means:*

(a) *The Subdivision of Lots so as to back onto the arterial or collector and front onto a parallel local Street; no direct Access shall be provided from the primary arterial or*

*collector, and Screening shall be provided in a strip of land along the rear Property Line of such Lots.*

*(b) A series of Cul-de-sacs, U-shaped Streets, or short loops entered from and designed generally at right angles to such a parallel Street, with the rear lines of their terminal Lots backing onto the arterial or Collector Road.*

Under General Layout Requirements section, not enough information has been provided to determine that the project minimizes conflict of movement between various types of traffic as the specified uses have not been determined. Staff recommends that this is taken care of during the full MPD application.

Under section 5 above, Access to Arterial or Collector Streets, the Planning Commission may require that Access to such Streets be limited by placing a parallel local street adjacent to the arterial/collector as no direct access is to be provided from the primary arterial/collector, and screening is to be provided.

**Discussion Requested: Does the Planning Commission agree with Staff's finding regarding reviewing the full MPD concurrently with the Plat Amendment/Subdivision applications specifically regarding the subdivision road requirements and road design standards?**

**Does the Planning Commission agree with Staff that due to the site planning aspects the MPD is intertwined with Subdivision adopted Road Requirements and Road Design standards plus any other applicable requirements to be reviewed during the full MPD process?**

### **MPD Application**

At full MPD Application the City will expect the Applicant to address all of the MPD requirements outlined in LMC §15-6-5 which includes:

- |                       |                                   |
|-----------------------|-----------------------------------|
| A. Density            | H. Landscape/Street Scape         |
| B. Footprint          | I. Sensitive Lands Compliance     |
| C. Setbacks           | J. Employee/Affordable Housing    |
| D. Open Space         | K. Child Care                     |
| E. Off-street parking | L. Mine Hazards                   |
| F. Building Height    | M. Historic Mine Waste Mitigation |
| G. Site Planning      |                                   |

### **Department Review**

This project has gone through an interdepartmental review at a Development Review Committee meeting. The following concerns/comments were made during Development review:

### Transportation Planning Department

1. *The Corridor Preservation Agreement between Park City and the Utah Department of Transportation (UDOT) states: “(5). Upon completion of the south development in the area between Homestake Rd. and Bonanza Dr., the existing non-signalized accesses shall be consolidated to promote safety and efficiency within the SR-248 corridor.” All access to the proposed development shall come from public streets Bonanza Drive, Woodbine Way, and/or Munchkin Drive.*
2. *What Transportation Demand Management [TDM] strategies are being proposed to reduce reliance on single occupant vehicles and accomplish General Plan Goals? Consider both infrastructure (bike racks, bike share, showers, transit stops, etc.), and strategies such as shared parking or limited/restricted parking for rental units, rideshare for employers, etc.*

The Corridor Preservation Agreement is attached as Exhibit C.

Staff recommends allowing the applicant to submit TDM strategies to be proposed during the full-MPD application. **Discussion Requested: Does the Planning Commission agree with Staff’s finding regarding that TDM strategies are to be reviewed during full-MPD application?**

### Engineering Department.

1. *Storm Detention – The development must address the pre-development versus post-development detention of storm water onsite,*
2. *In cooperation with UDOT and corridor agreement, access directly to State Route 248 will not be allowed,*
3. *Bonanza Drive is an arterial street and as such, curb cuts are to be minimized,*
4. *Traffic impacts of the development – a traffic study will be required to further understand the developments impacts to the surrounding street and intersection network, and*
5. *The following Transportation Master Plan Goals have not been addressed/considered:*
  - *GOAL 1: Park City will have a multimodal transportation system with complete streets and balanced availability of pedestrian, bicycle, transit and auto travel,*
  - *GOAL 3: Park City’s residents, workers, day visitors and overnight guests will have efficient, direct and convenient regional transit connections from and to area resorts, Salt Lake and Utah Counties, and other communities of the Wasatch Back,*
  - *GOAL 4: Park City will have a complete and well-connected network of trails, bicycle lanes and sidewalks that supports safe, convenient and pleasant walking and bicycling to accommodate the needs of residents, visitors, and guests for short trips within the City and surrounding neighborhoods,*

- *GOAL 7: Park City's transportation system will contribute positively to public health and quality of life by achieving a high level of travel safety and by creating an environment that supports active living,*
- *GOAL 8: Park City's transportation system will contribute positively to improved environmental, social and economic sustainability of the community, and*
- *GOAL 9: Park City's transportation system will support development of clustered and diverse land use centers by providing convenient multimodal access to each center concurrent with its development.*

**Discussion Requested. Staff recommends allowing the applicant to address storm detention, curb cuts to be minimized, and traffic impacts of the development during the full-MPD application.**

Staff makes the following observations after reviewing sheet MPD – 004 Existing Site Plan and by walking the site:

- Kearns Blvd. (SR 248) has a high-back curb.
- Kimball Art Center site has two (2) curb cuts on SR 248 and another access points from the rear of the building directly off Munchkin Rd.
- Coffee kiosk/vacant site has one (1) curb cut on SR 248 leading towards Anaya's market connecting to Munchkin Rd.
- Park City Clinic site has one (1) curb cut on SR 248 identified as *for ambulance use only*.
- Bonanza Dr. has rolled curb.
- Bonanza Dr.'s rolled curb and lack of vegetated spaces along the street front/massive amount of impervious surface at the curb it appears to have a "sea of asphalt".
- The majority of the Maverick gas station's frontage along Bonanza Dr. is asphalt.
- The Park City Clinic site has an asphalt area (access) directly off bonanza adjacent to the gas station.
- The Park City Clinic site shared another asphalt area (access) with the Skis on the Run site.
- The majority of the Skis on the Run site's frontage along Bonanza Dr. is asphalt shared with the circulation of the Car Was site.
- The Car Wash site has two (2) access points.
- Anaya's market and the storage units sites have one (1) access point from Munchin Rd. and another directly from the coffee kiosk/vacant site from SR 248.
- The exterior perimeter contains a sidewalk on SR 248 and Bonanza Dr. There is no sidewalk on Munchkin Rd.

**Discussion Requested: Does the Planning Commission agree with Staff's finding regarding that these items are to be reviewed during full-MPD application?**

**Staff finds that the outlined Transportation Master Plan Goals need to be address at Pre-Application MPD stage as General Plan compliance is to be found at Pre-Application stage. Does the Planning Commission agree with this?**

Water Reclamation District

The Snyderville Basin Water Reclamation District (SBWRD) has indicated that since a utility plan for the proposal has not yet been submitted by the applicant, they are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission. The applicant has been made aware that they need to reach out to the District separately to ensure compliance with their approval process. The applicant has also been made aware that they are responsible of coordinating the efforts of the various review entities including the City, Water Reclamation District, etc.

Department of Public Utilities / Fire Marshall

Park City Municipal Corporation's (PCMC's) Department of Public Utilities as well as the Park City Fire Marshall, Building Dept., have indicated that since a utility plan for the proposal has not yet been submitted by the applicant, they are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission. The Department of Public Utilities request to identify at this time, that there are concerns with water supply, delivery, fire flow, pressure, demands (as provided by the Fire Marshall), etc., throughout the entire project based on the massing and number of stories being proposed that may exceed existing zoning requirements. The Department of Public Utilities requests that the utility plan to be submitted to the City for review also include how the utility system affects the neighborhood and the City. The utility plan to be submitted shall provide industry standards and shall be detailed enough for the Department of Public Utilities as well as other review entities to have them provide a full thorough review.

Fire District / Fire Marshall

The Park City Fire District has indicated that since a utility plan for the proposal has not yet been submitted by the applicant, they are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission. The Fire District requests to requests to identify at this time, that there are concerns with fire flows throughout the entire project based on the number of stories being proposed that exceed three (3). The Fire District and Fire Marshall, Building Dept., request to review an emergency vehicle access plan to be submitted including aerial operations, and height of the existing power lines and the exact height of the proposed buildings. The applicant has been made aware that they need to reach out to the Fire District separately to ensure compliance with their approval process and applicable codes. The applicant has also been made aware that they are responsible of coordinating the efforts of the various review entities including the City, Fire District, etc.

### PCMC Environmental Division

Park City's Environmental Regulatory Program Manager indicated that the subject property is located within the Park City Landscaping and Maintenance of Soils Cover Ordinance (Soils Ordinance). Per the Ordinance all soil generated as part of development must either remain on site or be disposed of at an approved disposal facility. In addition, final landscaping must meet [Soils Ordinance Requirements](#).

### **Notice**

On April 27, 2016, the property was posted and public hearing courtesy notices were mailed to property owners within three hundred feet (300'). Legal notice was published in the Park Record on April 27, 2016.

### **Public Input**

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

### **Recommendation**

Staff recommends the Planning Commission hold a public hearing and discuss preliminary compliance with the General Plan and the General Commercial (GC) District for the Bonanza Park East Master Planned Development (MPD) Pre-Application. The application is for a mixed-use development consisting of a total of 281,490 sf of floor area. The proposal includes commercial space on the first floor and office or residential uses on the upper levels with surface parking as well as one (1) level of underground parking. The proposal is to be located at 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd. Staff recommends that following discussion and public hearing, the MPD Pre-Application Conference be continued to a future date.

### **Summary of Discussion Requested**

#### General Plan:

- Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character.  
The main mode of transportation in Park City is vehicular. The proposal does not realign roads in this area but rather provides an internal vehicular system. The proposal does not address public transportation or bicycle network.
- Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.  
Should the applicant provide additional information regarding environmental mitigation?
- Goal 6: Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change.  
Staff considers this goal not applicable to the project. Does the Planning

Commission agree with this?

- Goal 7: Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents.  
Should the applicant provide residential specifics at this time to ensure compliance with this goal?
- Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.  
Staff has not analyzed the percentage of existing spaces and how they related to existing jobs that would be removed by the redevelopment.
- Goal 13: Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.  
Not applicable. Does the Planning Commission agree?
- Goal 14: Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.  
Not enough information submitted. Staff recommends that the applicant address this goal.
- 3.3 Bonanza Park: A model for sustainable redevelopment.  
According to the General Plan, the entire neighborhood is to become a model for green sustainable redevelopment. The City is no longer pursuing the Bonanza Park Area Plan, which was supposed to be a blueprint for development and many of its principles were reflected/emphasized by the LEED-ND rating system. The Bonanza Park Area Plan was also to incorporate the highest ranking LEED-ND principles. Because the City was counting on the Bonanza Park Area Plan to assist this neighborhood in providing LEED-ND principles, the only remaining principle in the adopted General Plan specific statement is that that Bonanza Park Neighborhood will be a model for green, sustainable redevelopment in balance with nature as stated in this General Plan Neighborhood Section.
- 3.4 Bonanza Park: Connected via new roadways, sidewalks, trails and a park system.  
As mentioned in this GP Neighborhood section the Bonanza Park Area Plan (not adopted) was to introduce ROWs opportunities, sidewalks, etc. The focus was to allow for alternative modes of transportation thereby creating “complete streets.”
- 3.5 Bonanza Park: Explore as a central hub for public transportation.  
The City was looking at this specific site as the central hub for public transportation in the Bonanza Park Area Plan which was not adopted. The proposal’s vehicular access points divide the development in four (4) quadrants

due to the two (2) main access points from Kearns Blvd. to Bonanza Dr. and from Munchkin Rd. towards the same Bonanza Kearns connection. Staff is currently concerned with the driveway layout that might lead towards vehicles utilizing the driveway/access point to simply *cut-through* the site to avoid the traffic signal

#### General Commercial (GC) District

- Uses. All uses listed Conditional Uses require approval by the Planning Commission.  
Does the Planning Commission agree with Staff's finding regarding reviewing the full MPD concurrently with the foreseen CUPs?
- The Site shall be looked at in its entirety, including all adjacent property under the same ownership, and the Density located in the most appropriate locations.  
Does the Planning Commission find that the Emporium site also needs to be added to this Pre-MPD? Does the Planning Commission find that it would need to be added to the full-MPD? or because it has already been developed find that it should not be included in the either the Pre-MPD or the full-MPD?
- Plat Amendment/Subdivision application.  
Does the Planning Commission agree with Staff's finding regarding reviewing the full MPD concurrently with the Plat Amendment/Subdivision applications?
- Setbacks.  
Does the Planning Commission agree with Staff's finding regarding reviewing the full MPD concurrently with the required FPZ CUP?
- Road Requirements and Design.  
Does the Planning Commission agree with Staff's finding regarding reviewing the full MPD concurrently with the Plat Amendment/Subdivision applications specifically regarding the subdivision road requirements and road design standards? Does the Planning Commission agree with Staff that due to the site planning aspects the MPD is intertwined with Subdivision adopted Road Requirements and Road Design standards plus any other applicable requirements to be reviewed during the full MPD process?
- What Transportation Demand Management [TDM] strategies are being proposed to reduce reliance on single occupant vehicles and accomplish General Plan Goals?  
Does the Planning Commission agree with Staff's finding regarding that TDM strategies are to be reviewed during full-MPD application?
- Address storm detention, curb cuts to be minimized, including the Corridor Preservation Agreement, and traffic impacts of the development.  
Should this be taken care of full-MPD application?
- The following Transportation Master Plan Goals have not been addressed.



Staff finds that the outlined Transportation Master Plan Goals need to be address at Pre-Application MPD stage as General Plan compliance is to be found at Pre-Application stage.

**Exhibits**

Exhibit A – Applicant’s Project Description

Exhibit B – MPD Pre-Application Plans

Exhibit C – Corridor Preservation Agreement

**Links**

GC District Allowed and Conditional Uses - LMC § 15-2.18-2(B):

- <http://www.parkcity.org/home/showdocument?id=219>

Soils Ordinance Requirements

- <http://52.26.130.11/home/showdocument?id=12550>



ELLIOTT WORKGROUP

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November 4, 2015

Bonanza Park East

Project Description

The project site is located in the General Commercial Zone (GC). It is surrounded by GC zone and Recreation Open Space (ROS) zone on all property boundaries.

The project consists of a mixed-use development that primarily consists of commercial spaces on the first floor and office or residential uses on the upper levels of the project. Parking for the project is taken care of with surface parking and one level of underground parking.

The Master Planned Development as proposed uses less than 65% of the maximum density of the site and additionally has 51% open space. The increase in open space is achieved by a proposed incremental increase in height for the underlying zone.

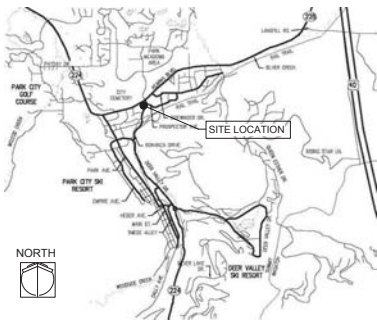


# MJF 1998 Investment Partnership, LP Bonanza Park East

Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068

Pre - MPD  
November 4, 2015

VICINITY MAP



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
MJF 1998 INVESTMENT PARTNERSHIP, LP P.O. BOX 1450 PARK CITY, UT 84068 CONTACT: MARK FISHER	ELLIOTT WORKGROUP 354 MAIN STREET P.O. BOX 3419 PARK CITY, UT 84060 CONTACT: CRAIG ELLIOTT, AIA	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600	Park City Fire Department 730 Bitner Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1460 East Salt Lake City, UT 84112 (801) 538-6146
Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993

LMC ANALYSIS

**Existing Zone**  
General Commercial (GC)

**Total Site Area**  
5.16 Acres (224, 801 SQ FT)

**Total Unit Equivalents (UE)**  
224, 301-57, 440 (30% Open Space)  
=157, 361

157, 361 x 3 (Total Floor Levels)  
=472, 083

472, 083 / 2000 (LMC 15-6-8 Unit Equivalents)  
=236 Allowed UEs

**Parking Required**  
LMC 15-3-11  
See MPD-007 for Parking Analysis

**\*451 Spaces Required**  
**465 Spaces Proposed**

MPD DRAWING INDEX

PRE MPD	MPD - 001	Cover Sheet
PRE MPD	MPD - 002	Aerial View
PRE MPD	MPD - 003	Project Surrounding Properties
PRE MPD	MPD - 004	Existing Site Plan
PRE MPD	MPD - 005	Site Suitability
PRE MPD	MPD - 006	Landscape / Site Plan
PRE MPD	MPD - 007	Proposed Parking Plan
PRE MPD	MPD - 008	Street Elevation - Kearns
PRE MPD	MPD - 009	Street Elevation - Bonanza
PRE MPD	MPD - 010	Street Elevation - Int. South
PRE MPD	MPD - 011	Street Elevation - Int. East
PRE MPD	MPD - 012	Elevations - Bldg A
PRE MPD	MPD - 013	Elevations - Bldg B
PRE MPD	MPD - 014	Elevations - Bldg C
PRE MPD	MPD - 015	Elevations - Bldg D
PRE MPD	MPD - 016	Elevations - Bldg E
PRE MPD	MPD - 017	Elevations - Bldg F
PRE MPD	MPD - 018	Elevations - Bldg G
PRE MPD	MPD - 019	Elevations - Bldg F
PRE MPD	MPD - 020	Elevations - Bldg G
PRE MPD	MPD - 021	Line Elevations Bldg A

MPD DRAWING INDEX

PRE MPD	MPD - 022	Line Elevations Bldg A
PRE MPD	MPD - 023	Line Elevations Bldg B
PRE MPD	MPD - 024	Line Elevations Bldg C
PRE MPD	MPD - 025	Line Elevations Bldg C
PRE MPD	MPD - 026	Line Elevations Bldg D
PRE MPD	MPD - 027	Line Elevations Bldg E
PRE MPD	MPD - 028	Line Elevations Bldg F
PRE MPD	MPD - 029	Line Elevations Bldg G
PRE MPD	MPD - 111	3D View 1
PRE MPD	MPD - 112	3D View 2
PRE MPD	MPD - 113	3D View 3
PRE MPD	MPD - 114	3D View 4
PRE MPD	MPD - 115	3D View 5

Pre - MPD  
November 4, 2015

ELLIOTT WORKGROUP  
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elliottworkgroup.com

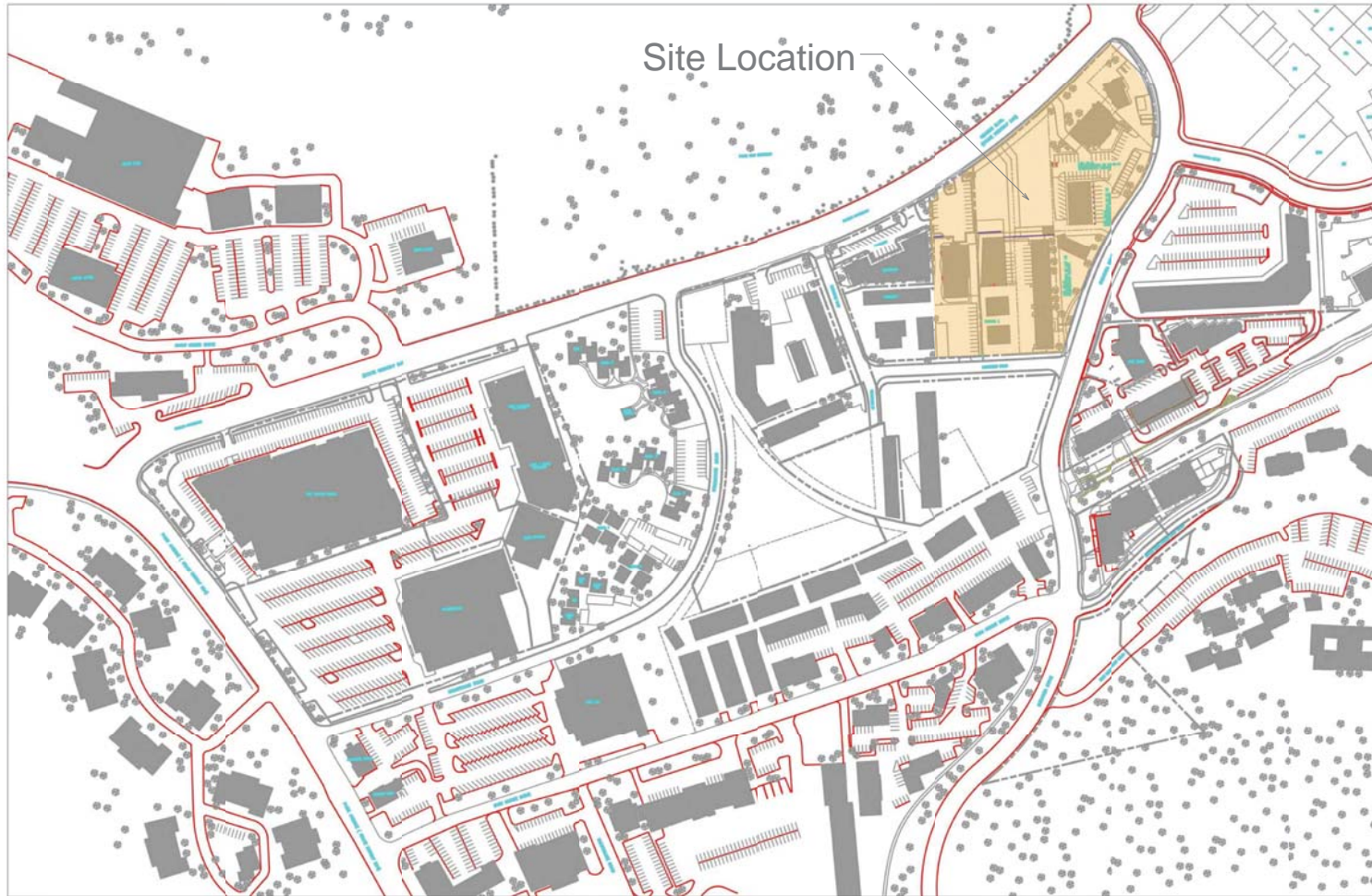
MJF 1998 Investment Partnership, LP  
**Bonanza Park East**  
Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068

Cover Sheet

MPD - 001

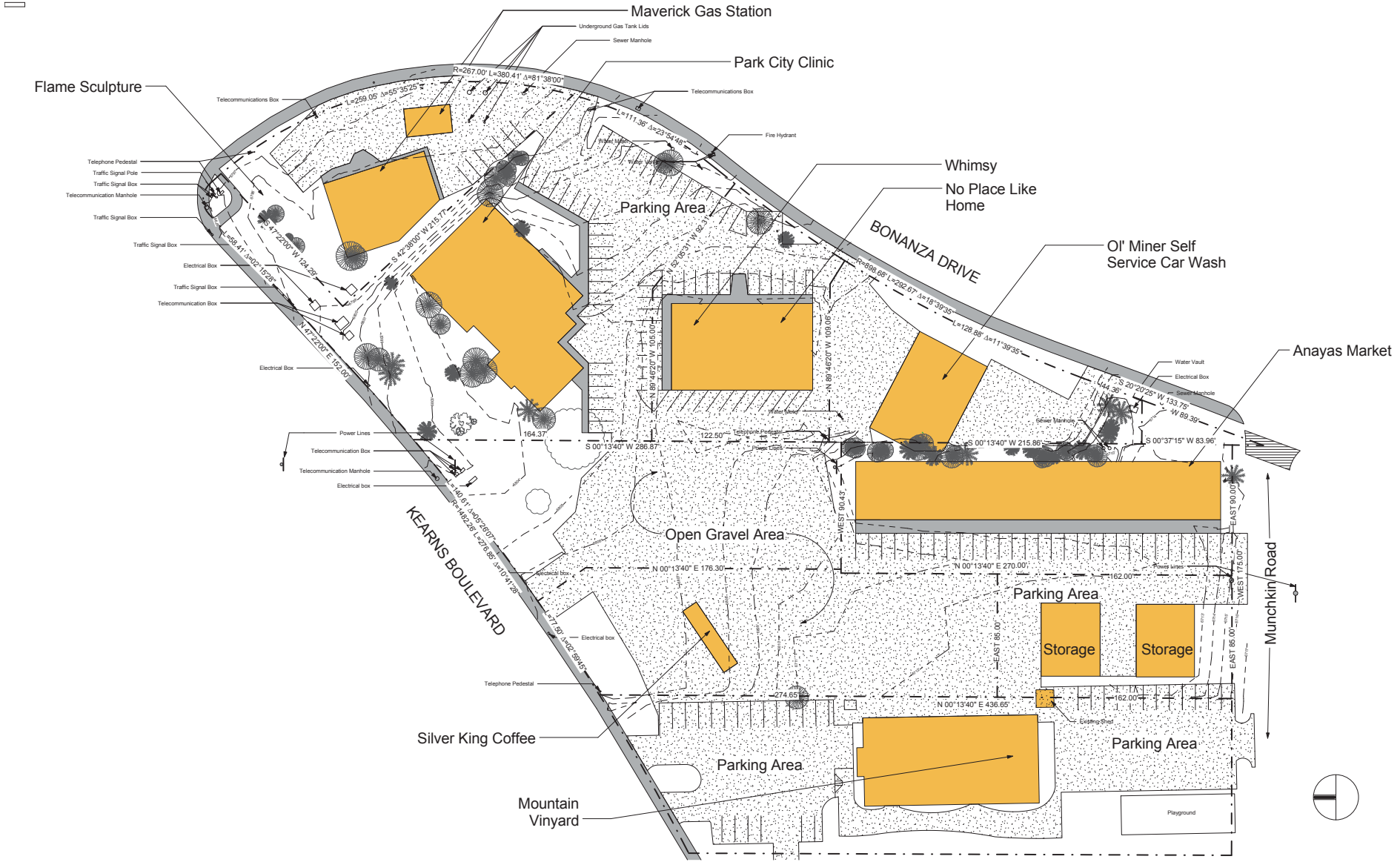
COPYRIGHT ELLIOTT WORKGROUP ARCHITECTURE, LLC, 2014





Site Location





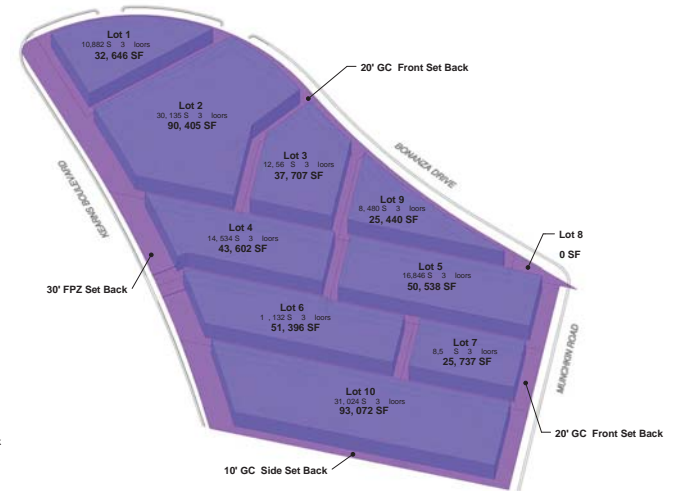


**Property** 224,801 S 100



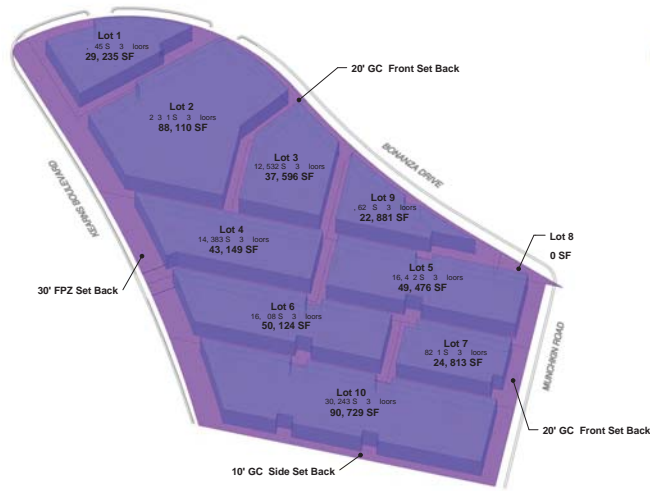
**Buildable Area** 150,181 S 66.8

4,620 S 33.2



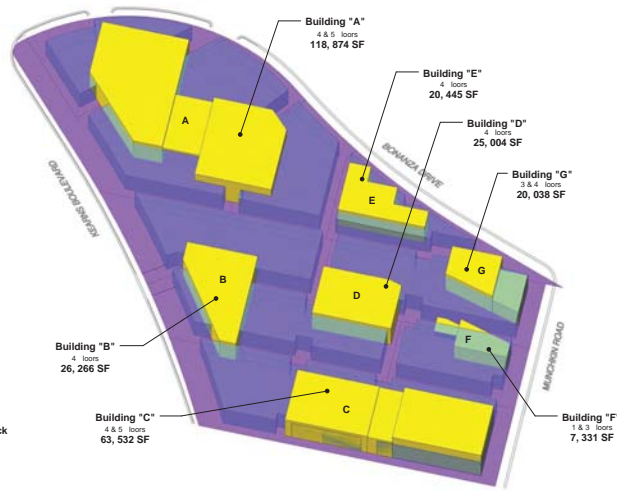
**Buildable Volume** 450,543 S

C one eight 40 35 5 Sloped oo MAXIMUM BUILDING DEVELOPABLE AREA



**Buildable Volume** 436,113 S

C one eight 40 35 5 Sloped oo MAXIMUM BUILDING DEVELOPABLE AREA



**Proposed Buildings** 281,400 S

PROPOSED BUILDING AREA



**Proposed Open Space** 108,841 S 48

53,55 S 24



Site Suitability  
MPD - 005  
November 4, 2015

Bonanza Park East  
Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068

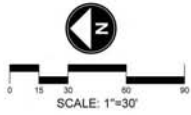


Building	Level	SQ. FT.	Use
Building "A"	Level 1	24,942 Sq. Ft.	Commercial
	Level 2	13,230 Sq. Ft.	Residential
	Level 3	14,731 Sq. Ft.	Office
	Level 4	14,731 Sq. Ft.	Residential
	Level 5	11,277 Sq. Ft.	Residential
TOTAL		118,874 SF	
Building "B"	Level 1	5,870.5 Sq. Ft.	Residential
	Level 2	6,865 Sq. Ft.	Residential
	Level 3	6,865 Sq. Ft.	Residential
	Level 4	6,865 Sq. Ft.	Residential
TOTAL		26,265.5 SF	
Building "C"	Level 1	5,688 Sq. Ft.	Hotel
	Level 2	6,748 Sq. Ft.	Commercial
	Level 3	14,045 Sq. Ft.	Hotel
	Level 4	14,784 Sq. Ft.	Hotel
	Level 5	7,485 Sq. Ft.	Hotel
TOTAL		62,632 SF	
Building "D"	Level 1	5,485 Sq. Ft.	Commercial
	Level 2	6,503 Sq. Ft.	Residential
	Level 3	6,503 Sq. Ft.	Residential
	Level 4	6,503 Sq. Ft.	Residential
TOTAL		25,004 SF	
Building "E"	Level 1	5,150 Sq. Ft.	Commercial
	Level 2	5,394 Sq. Ft.	Residential
	Level 3	5,141 Sq. Ft.	Residential
	Level 4	4,760 Sq. Ft.	Residential
TOTAL		20,445 SF	
Building "F"	Level 1	3,127 Sq. Ft.	Commercial
	Level 2	2,087 Sq. Ft.	Office
	Level 3	2,087 Sq. Ft.	Office
TOTAL		7,311 SF	
Building "G"	Level 1	5,156 Sq. Ft.	Commercial
	Level 2	5,630 Sq. Ft.	Office
	Level 3	5,630 Sq. Ft.	Office
	Level 4	3,622 Sq. Ft.	Office
TOTAL		20,038 SF	
<b>TOTAL.....281,490 Sq.Ft.</b>			

Softscape  
Hardscape

PLANTING LIST	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
1	(Green circle)	Pinus nigra	Austrian Pine	8"-10" High
2	(Purple circle)	Larix laricina	Laricina Laricina	2" Cal.
3	(Green circle)	Pinus ponderosa	Repper Flowering Pine	2" Cal.
4	(Green circle)	Pinus ponderosa var. latifolia	Pinus Seedling	2" Cal.

Note: There is a 2.7% slope across the site running from southwest corner to northeast corner.



Landscape / Site Plan  
MPD - 006  
November 4, 2015

Bonanza Park East  
Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84098



Building "A"						
Level	SQ. FT.	SQ. FT. (25%)	Use	LMC Parking Ratio	Required Stalls	
Level 1	24, 42 S. t.	18, 06 S. t.	Commercial	5 stalls 1000 S	9 stalls	
Level 2	13, 230 S. t.	223 S. t.	residential	1.5 stalls 1200 S	12.4 stalls	
Level 2	14, 31 S. t.	11, 048 S. t.	ice	3 stalls 1000 S	33 stalls	
Level 3	13, 230 S. t.	223 S. t.	residential	1.5 stalls 1200 S	12.4 stalls	
Level 3	14, 31 S. t.	11, 048 S. t.	ice	3 stalls 1000 S	33 stalls	
Level 4	12, 002 S. t.	9, 001 S. t.	residential	1.5 stalls 1200 S	11.3 stalls	
Level 4	14, 31 S. t.	11, 048 S. t.	ice	3 stalls 1000 S	33 stalls	
Level 5	11, 2 S. t.	8, 458 S. t.	residential	1.5 stalls 1200 S	10.6 stalls	
<b>TOTAL</b>	<b>118, 874 SF</b>				<b>239.5 Stalls</b>	

Building "B"						
Level	SQ. FT.	SQ. FT. (25%)	Use	LMC Parking Ratio	Required Stalls	
Level 1	5, 613 S. t.	4, 209 S. t.	residential	1.5 stalls 1200 S	5.3 stalls	
Level 2	6, 865 S. t.	5, 14 S. t.	residential	1.5 stalls 1200 S	6.4 stalls	
Level 3	6, 865 S. t.	5, 14 S. t.	residential	1.5 stalls 1200 S	6.4 stalls	
Level 4	6, 865 S. t.	5, 14 S. t.	residential	1.5 stalls 1200 S	6.4 stalls	
<b>TOTAL</b>	<b>26, 265.5 SF</b>				<b>24.5 Stalls</b>	

Building "C"						
Level	SQ. FT.	SQ. FT. (25%)	Use	LMC Parking Ratio	Required Stalls	
Level 1	5, 688 S. t.	4, 266 S. t.	otel	1 stalls 800 S	5.3 stalls	
Level 1	5, 46 S. t.	5, 05 S. t.	Commercial	3 stalls 1000 S	15 stalls	
Level 2	14, 045 S. t.	10, 534 S. t.	otel	1 stalls 800 S	13.2 stalls	
Level 3	14, 84 S. t.	11, 088 S. t.	otel	1 stalls 800 S	13 stalls	
Level 4	14, 84 S. t.	11, 088 S. t.	otel	1 stalls 800 S	13 stalls	
Level 5	487 S. t.	5, 614 S. t.	otel	1 stalls 800 S	0 stalls	
<b>TOTAL</b>	<b>63, 532 SF</b>				<b>68.8 Stalls</b>	

Building "D"						
Level	SQ. FT.	SQ. FT. (25%)	Use	LMC Parking Ratio	Required Stalls	
Level 1	5, 413 S. t.	4, 121 S. t.	Commercial	3 stalls 1000 S	12.4 stalls	
Level 2	6, 503 S. t.	4, 8 S. t.	residential	1.5 stalls 1200 S	6.1 stalls	
Level 3	6, 503 S. t.	4, 8 S. t.	residential	1.5 stalls 1200 S	6.1 stalls	
Level 4	6, 503 S. t.	4, 8 S. t.	residential	1.5 stalls 1200 S	6.1 stalls	
<b>TOTAL</b>	<b>25, 084 SF</b>				<b>30.7 Stalls</b>	

Building "E"						
Level	SQ. FT.	SQ. FT. (25%)	Use	LMC Parking Ratio	Required Stalls	
Level 1	5, 150 S. t.	3, 862 S. t.	Commercial	3 stalls 1000 S	11.6 stalls	
Level 2	5, 34 S. t.	4, 045 S. t.	residential	1.5 stalls 1200 S	6.1 stalls	
Level 3	5, 141 S. t.	3, 856 S. t.	residential	1.5 stalls 1200 S	4.8 stalls	
Level 4	4, 60 S. t.	3, 5 S. t.	residential	1.5 stalls 1200 S	4.5 stalls	
<b>TOTAL</b>	<b>20, 445 SF</b>				<b>26 Stalls</b>	

Building "F"						
Level	SQ. FT.	SQ. FT. (25%)	Use	LMC Parking Ratio	Required Stalls	
Level 1	3, 15 S. t.	2, 368 S. t.	Commercial	3 stalls 1000 S	1 stalls	
Level 2	2, 08 S. t.	1, 965 S. t.	ice	3 stalls 1000 S	4 stalls	
Level 3	2, 08 S. t.	1, 965 S. t.	ice	3 stalls 1000 S	4 stalls	
<b>TOTAL</b>	<b>7, 311 SF</b>				<b>14.5 Stalls</b>	

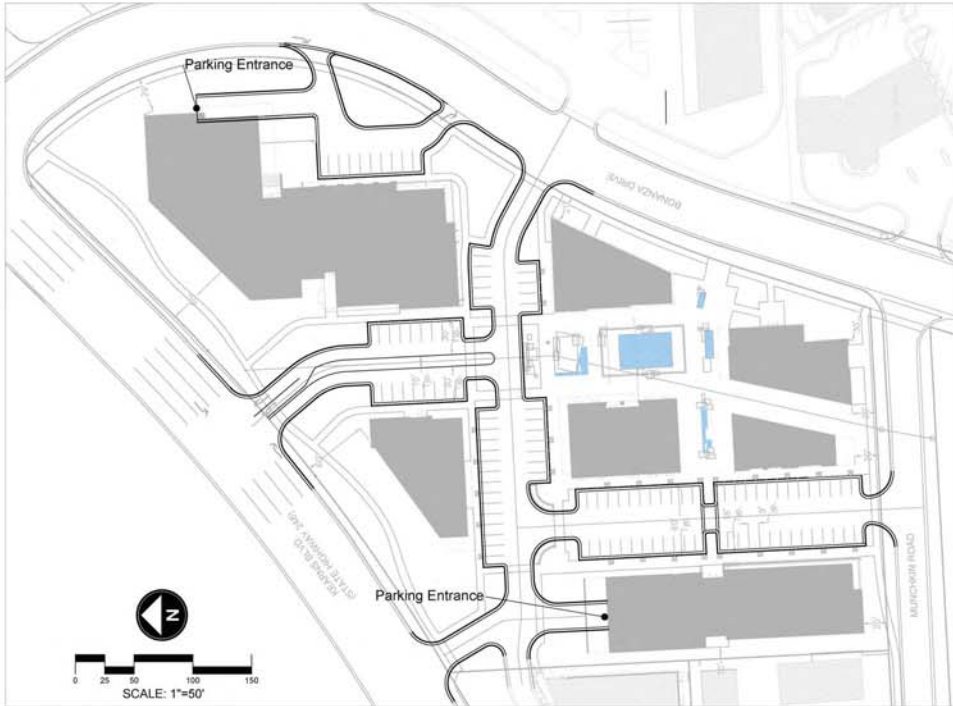
  

Building "G"						
Level	SQ. FT.	SQ. FT. (25%)	Use	LMC Parking Ratio	Required Stalls	
Level 1	5, 156 S. t.	3, 862 S. t.	Commercial	3 stalls 1000 S	11.6 stalls	
Level 2	5, 630 S. t.	4, 225 S. t.	ice	3 stalls 1000 S	12 stalls	
Level 3	5, 630 S. t.	4, 225 S. t.	ice	3 stalls 1000 S	12 stalls	
Level 4	3, 862 S. t.	2, 163 S. t.	ice	3 stalls 1000 S	4.2 stalls	
<b>TOTAL</b>	<b>20, 988 SF</b>				<b>42.2 Stalls</b>	

**TOTAL...281, 490 Sq.Ft..... 451 Stalls**

**Required Parking**  
451 Stalls

**Proposed Parking**  
351 Stalls Underground Structure  
114 Stalls Surface Parking





See Elevation Bonanza Drive 2 for continuation

**Bonanza Drive Elevation - 1**

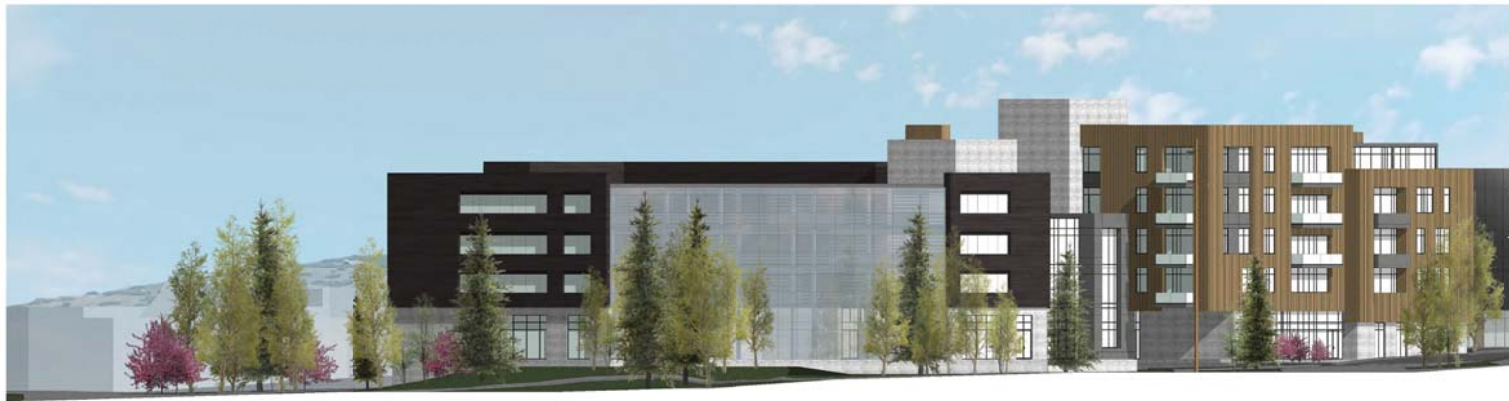
Escafe 1 1/16



See Elevation Bonanza Drive 1 for continuation

**Bonanza Drive Elevation - 2**

Escafe 1 1/16



See Elevation Kearns Boulevard 2, or continuation

**earns Boulevard Elevation - 1**

Scale 1 1/16



See Elevation Kearns Boulevard 1, or continuation

**earns Boulevard Elevation - 2**

Scale 1 1/16



Street Elevation - Kearns  
 MPD - 008  
 November 4, 2015

Bonanza Park East  
 Kearns Blvd. & Bonanza Dr.  
 Park City, Utah 84068



See Elevation Bonanza Drive 2 for continuation

**Bonanza Drive Elevation - 1**

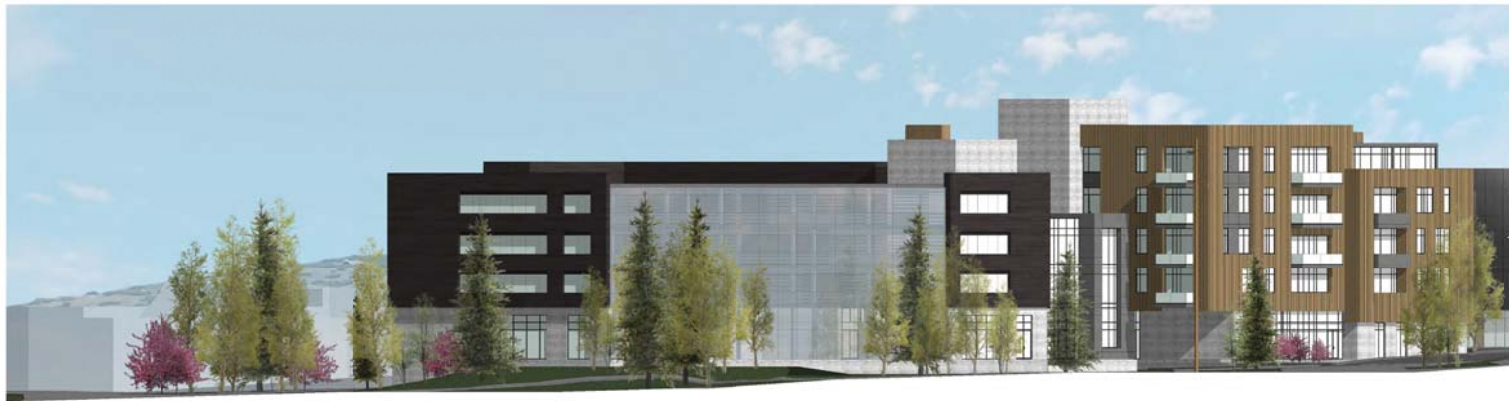
Scale 1/16



See Elevation Bonanza Drive 1 for continuation

**Bonanza Drive Elevation - 2**

Scale 1/16



See Elevation Kearns Boulevard 2 or continuation

**earns Boulevard Elevation - 1**

Escalate 1 1 16



See Elevation Kearns Boulevard 1 or continuation

**earns Boulevard Elevation - 2**

Escalate 1 1 16



Street Elevation - Kearns  
 MPD - 008  
 November 4, 2015

Bonanza Park East  
 Kearns Blvd. & Bonanza Dr.  
 Park City, Utah 84068



**Interior South Elevation**

Scale 1/16



Street Elevation - nt. South  
MPD - 010  
November 4, 2015

**Bonanza Park East**

Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068



See Elevation East 2 for continuation

**Interior East Elevation - 1**

Scale 1 1/16



See Elevation East 1 for continuation

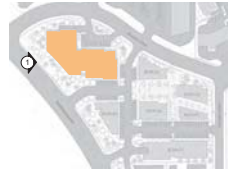
**Interior East Elevation - 2**

Scale 1 1/16



**Building "A" Elevation North - 1**

Scale 1" = 3/32"



**Building "A" Elevation South - 2**

Scale 1" = 3/32"







**Building "A" Elevation East - 1**

Scale 1" = 3/32"



**Building "A" Elevation West - 2**

Scale 1" = 3/32"



Elevations - Bldg A  
 MPD - 013  
 November 4, 2015

Bonanza Park East  
 Kearns Blvd. & Bonanza Dr.  
 Park City, Utah 84068



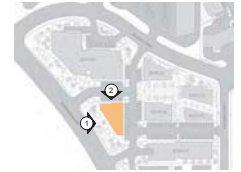
**Building "B" Elevation North - 1**

Scale 1" = 3/32"



**Building "B" Elevation East - 2**

Scale 1" = 3/32"



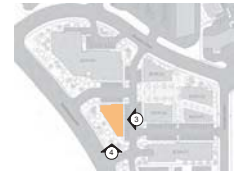
**Building "B" Elevation South - 3**

Scale 1" = 3/32"



**Building "B" Elevation West - 4**

Scale 1" = 3/32"



Elevations - Bldg B  
MPD - 014  
November 4, 2015

Bonanza Park East  
Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068



**Building "C" Elevation North - 1**

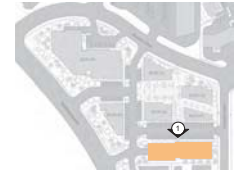
Scale 1" = 3/32"



**Building "C" Elevation South - 2**

Scale 1" = 3/32"





**Building "C" Elevation East - 1**

Scale 1" = 3/32"



**Building "C" Elevation West - 2**

Scale 1" = 3/32"



**Building "D" Elevation North - 1**

Scale 1" = 3/32"



**Building "D" Elevation East - 2**

Scale 1" = 3/32"



**Building "D" Elevation South - 3**

Scale 1" = 3/32"



**Building "D" Elevation West - 4**

Scale 1" = 3/32"





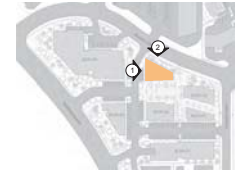
**Building "E" Elevation North - 1**

Scale 1" = 3/32"



**Building "E" Elevation East - 2**

Scale 1" = 3/32"



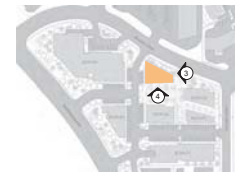
**Building "E" Elevation South - 3**

Scale 1" = 3/32"



**Building "E" Elevation West - 4**

Scale 1" = 3/32"





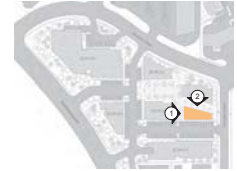
**Building "F" Elevation North - 1**

Scale 1" = 3/32"



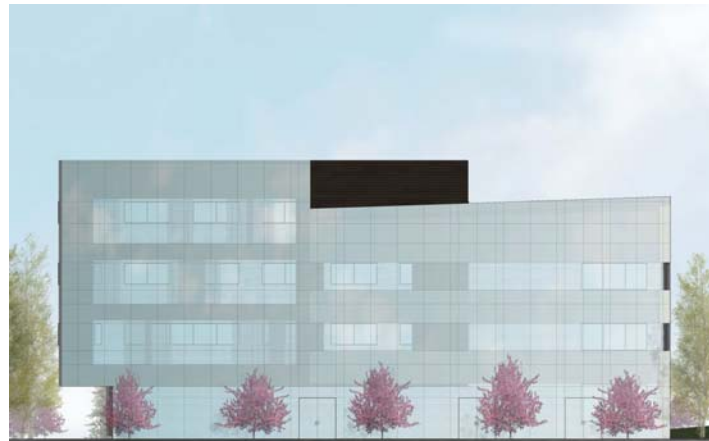
**Building "F" Elevation East - 2**

Scale 1" = 3/32"



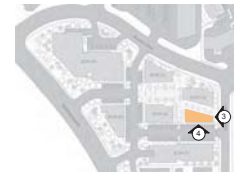
**Building "F" Elevation South - 3**

Scale 1" = 3/32"



**Building "F" Elevation West - 4**

Scale 1" = 3/32"





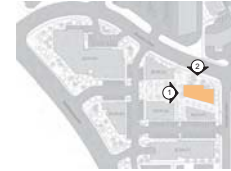
**Building "G" Elevation North - 1**

Scale 1" = 3/32"



**Building "G" Elevation East - 2**

Scale 1" = 3/32"



**Building "G" Elevation South - 3**

Scale 1" = 3/32"



**Building "G" Elevation West - 4**

Scale 1" = 3/32"







1 Bldg A Elevation - North  
SCALE: 3/32" = 1'-0"



2 Bldg A Elevation - South  
SCALE: 3/32" = 1'-0"





1 Bldg A Elevation - East  
SCALE: 3/32" = 1'-0"

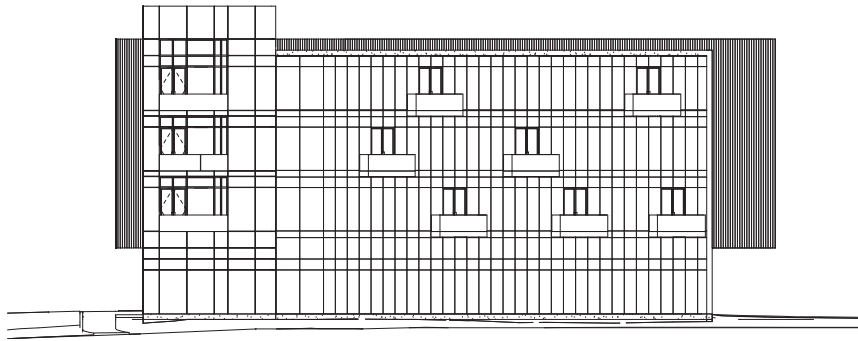
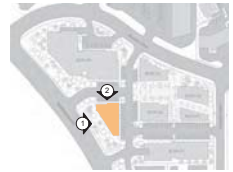


2 Bldg A Elevation - West  
SCALE: 3/32" = 1'-0"

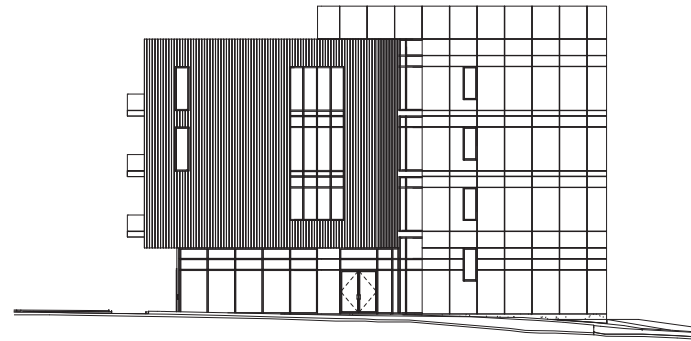


Line Elevations Bldg A  
MPD - 022  
November 4, 2015

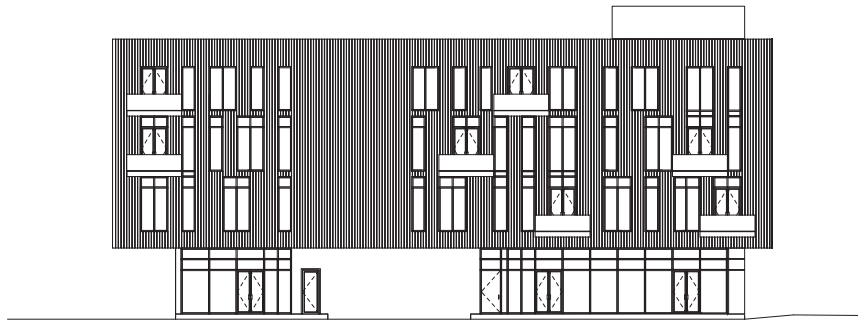
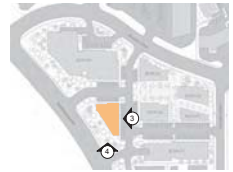
Bonanza Park East  
Kearns Blvd. & Bonanza Dr.  
Park City, Utah 84068



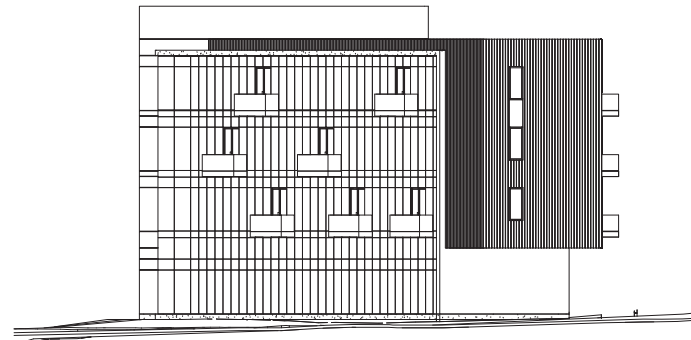
1 Bldg B Elevation - North  
SCALE: 3/32" = 1'-0"



2 Bldg B Elevation - East  
SCALE: 3/32" = 1'-0"



3 Bldg B Elevation - South  
SCALE: 3/32" = 1'-0"



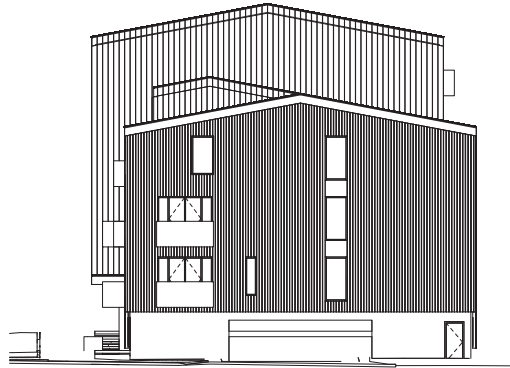
4 Bldg B Elevation - West  
SCALE: 3/32" = 1'-0"



ELLIOTT  
WORKGROUP

Line Elevations Bldg B  
MPD - 023  
November 4, 2015

Bonanza Park East  
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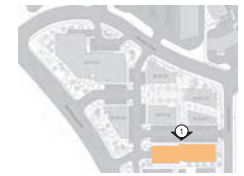


1 Bldg C Elevation - North  
SCALE: 3/32" = 1'-0"



2 Bldg C Elevation - South  
SCALE: 3/32" = 1'-0"





1 Bldg C Elevation - East  
SCALE: 3/32" = 1'-0"



2 Bldg C Elevation - West  
SCALE: 3/32" = 1'-0"



1 Bldg D Elevation - North  
SCALE: 3/32" = 1'-0"



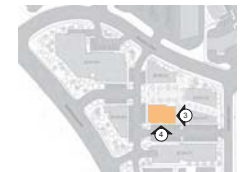
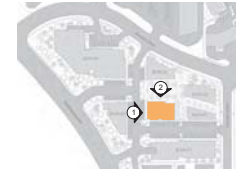
2 Bldg D Elevation - East  
SCALE: 3/32" = 1'-0"

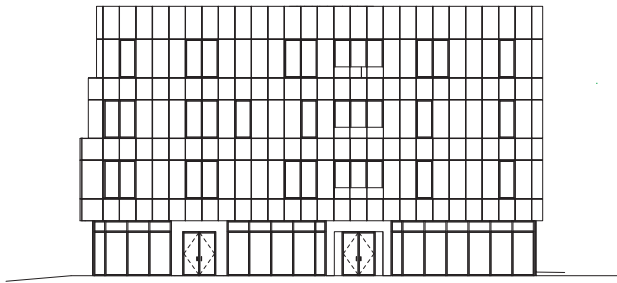


3 Bldg D Elevation - South  
SCALE: 3/32" = 1'-0"



4 Bldg D Elevation - West  
SCALE: 3/32" = 1'-0"

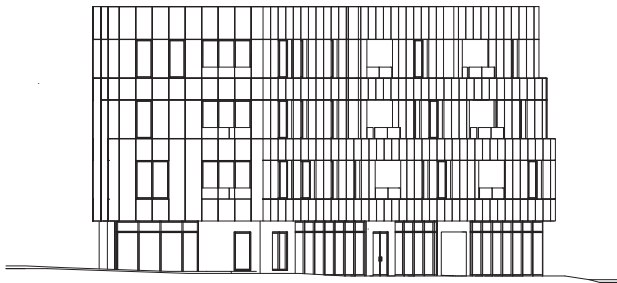




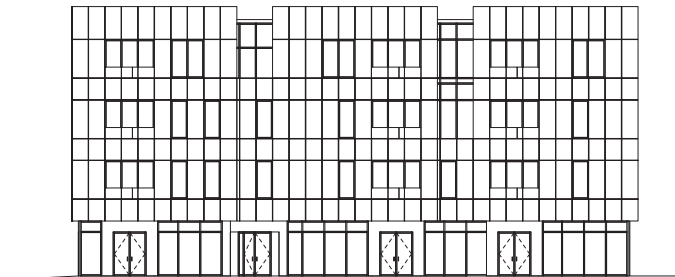
1 Bldg E Elevation - North  
SCALE: 3/32" = 1'-0"



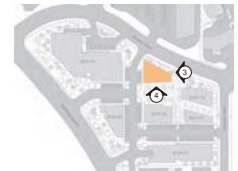
2 Bldg E Elevation - East  
SCALE: 3/32" = 1'-0"

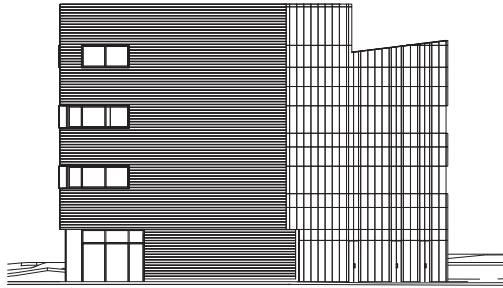


3 Bldg E Elevation - South  
SCALE: 3/32" = 1'-0"



4 Bldg E Elevation - West  
SCALE: 3/32" = 1'-0"





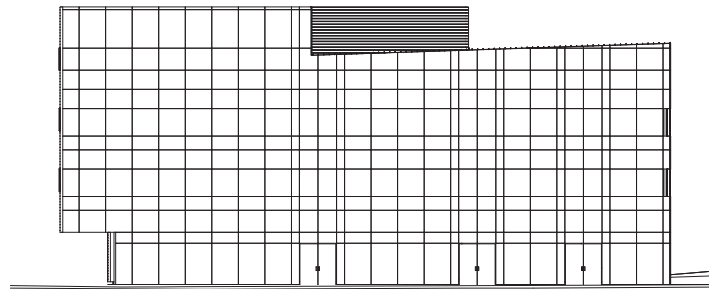
① Bldg F Elevation - North  
SCALE: 3/32" = 1'-0"



② Bldg F Elevation - East  
SCALE: 3/32" = 1'-0"



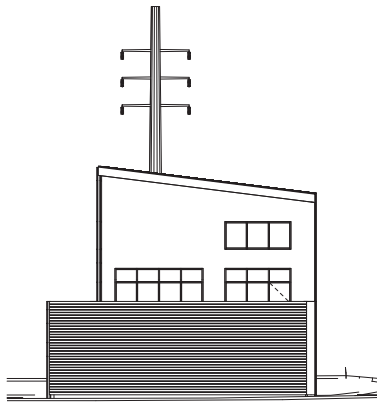
③ Bldg F Elevation - South  
SCALE: 3/32" = 1'-0"



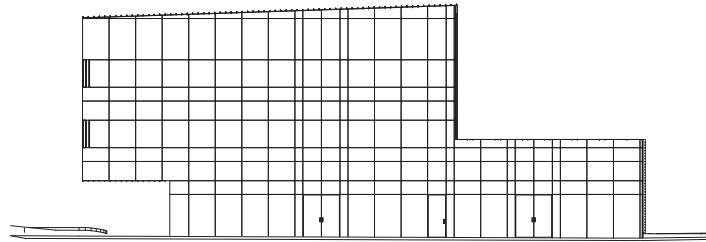
④ Bldg F Elevation - West  
SCALE: 3/32" = 1'-0"



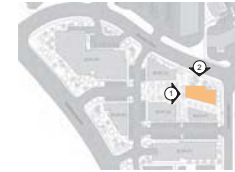




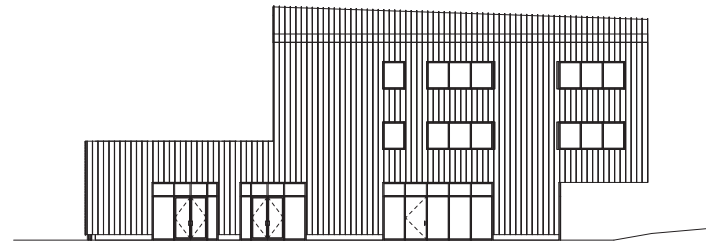
1 Bldg G Elevation - North  
SCALE: 3/32" = 1'-0"



2 Bldg G Elevation - East  
SCALE: 3/32" = 1'-0"



3 Bldg G Elevation - South  
SCALE: 3/32" = 1'-0"



4 Bldg G Elevation - West  
SCALE: 3/32" = 1'-0"





3D rendering of Building "A" from Kearns Blvd.



View from Munikin Rd. towards Plaza



View from Bonanza Dr. towards Plaza



ie ro earns Blvd. to ards Pla a



ie ro a ross earns Blvd.



State of Utah

JON M. HUNTSMAN, JR.  
*Governor*

GARY R. HERBERT  
*Lieutenant Governor*

DEPARTMENT OF TRANSPORTATION

JOHN R. NJORD, P.E.  
*Executive Director*

CARLOS M. BRACERAS, P.E.  
*Deputy Director*

March 9, 2007

Eric DeHaan, City Engineer  
Park City Corporation  
Marsac Municipal Building  
PO Box 1480  
Park City, Utah 84060

SUBJECT: Corridor Preservation on SR-248 in Summit County  
UTAH DEPARTMENT OF TRANSPORTATION,  
SUMMIT COUNTY AND PARK CITY

Dear Mr. DeHaan:

Attached is an original fully executed copy of the Corridor Preservation Agreement between UDOT, Summit County and Park City.

Sincerely,

Vicki Townsend  
UDOT Region Two Contract Specialist

CC: Kris Peterson, Traffic Operations Engineer

6536

COOPERATIVE  
CORRIDOR PRESERVATION AGREEMENT

THIS COOPERATIVE AGREEMENT, made and entered into this 1 day of ~~FEBRUARY~~ FEBRUARY, 2007, by and between the UTAH DEPARTMENT OF TRANSPORTATION, hereinafter referred to as "UDOT" and PARK CITY, ~~Municipal Corporation~~ Political Subdivision in the State of Utah, hereinafter referred to as the "City", and SUMMIT COUNTY, a ~~Municipal Corporation~~ Political Subdivision in the State of Utah, hereinafter referred to as the "County".

WITNESSETH:

WHEREAS, to facilitate traffic flow along the SR-248 corridor between S.R. 224 to US-40 Quinn's Jct., the parties hereto desire to designate specific access management and corridor preservation elements; and

WHEREAS, the parties hereto have determined by formal finding that regulation of intersection and access points for future highway improvements is not in violation of the laws of the State of Utah or any legal contract with the **City or County**.

THIS COOPERATIVE AGREEMENT is made to set out the terms and conditions whereunder said rights-of-way shall be preserved. This agreement is to replace the existing cooperative agreement for SR-248.



**NOW THEREFORE**, it is agreed by and between the parties hereto as follows:

(1). To facilitate traffic flow along the SR-248 corridor between S.R. 224 and US-40 Quinns Jct., the following locations are identified as locations for future traffic signal installation. Actual installation will be as determined by the criteria contained in enumerated paragraphs (2) and (6).

Homestake Rd.	Proposed
Bonanza Dr.	Existing
Park City High School (approximately midway between Bonanza and Comstock)	Proposed Pedestrian Signal
Comstock Dr.	Existing
Wyatt Earp Drive	Proposed
SR-248 at Old Dump Rd.	Proposed
SR-248 development signal (minimum ¼ mile west of US-40 SB offramp terminal)	Proposed

(2). The parties hereto agree that proposed traffic signals will only be installed at the locations specified in enumerated paragraph (1) in the herein described SR-248 corridor and only as they become warranted as defined by Chapter 4C of the Manual on Uniform Traffic Control Devices (FHWA, current edition), except as noted in enumerated paragraph (6). As agreed upon by the parties hereto, it is further agreed that it may be necessary to not allow unsignalized accesses between Old Dump Rd. to US-40 Quinn's Jct. The **City** and **County** shall develop any master plan in this area around this concept and the parties hereto shall work towards the common goal identified in this agreement. The parties hereto agree that up to two additional access points may be constructed on S.R. 248 east of U.S. 40 to access a planned Park and Ride lot subject to normal permitting by UDOT.

(3). In order to promote safety and efficiency within the SR-248 corridor, unsignalized accesses between Old Dump Rd. to US-40 Quinn's Jct. will be closed upon development and future signal installation as noted in enumerated paragraph (1).

(4). In order to promote safety and efficiency within the SR-248 corridor, unsignalized accesses between Wyatt Earp Way to Old Dump Rd. will be administered as per **UDOT's** access management requirements (Administrative Rule R930-6).

(5). Upon completion of the south development in the area between Homestake Rd. and Bonanza Dr., the existing non-signalized accesses shall be consolidated to promote safety and efficiency within the SR-248 corridor.

(6). In order to promote safety and efficiency along the SR-248 corridor, all other access to the corridor will be administered as per **UDOT's** access management requirements (Administrative Rule R930-6).

(7). Regarding development located westside of US-40 Quinn's Jct.:

(a). The northside development will be serviced by the future development signalized intersection located minimum  $\frac{1}{4}$  mile from the US-40 SB offramp terminal. This future development signalized intersection will also serviced the southside development and road connection from Old Dump Rd. As agreed upon by the parties hereto, the signal may be warranted and built to coincide with the opening of this development. Any right-of-way acquisition, environmental clearance, design, and construction costs shall be paid by the developer.

(b). Upon completion of the northside development and the installation of the future development signalized intersection, the existing N.A.C. (National Ability Center) access will be closed.

(c). Upon completion of the southside development and the installation of the future development signalized intersection, existing non-signalized accesses will be closed.

(d). This agreement shall not be considered precedent-setting. It is not the general practice of the **UDOT** to warrant a signal before traffic volumes meet minimum thresholds as defined by Chapter 4C of the Manual on Uniform Traffic Control Devices (FHWA, current edition).

(8). Based upon future considerations and needs, this Cooperative Corridor Preservation Agreement may need to be amended from its original form and, therefore, any desires to amend this agreement shall require the concurrence of the parties hereto.

Corridor Preservation on SR-248 in Summit County  
UTAH DEPARTMENT OF TRANSPORTATION,  
SUMMIT COUNTY AND PARK CITY

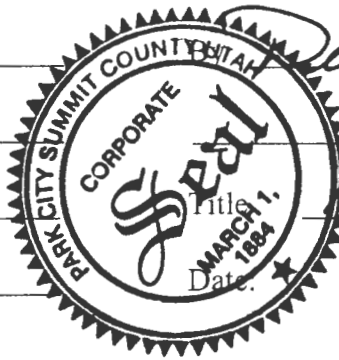
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

PARK CITY, a Municipal Corporation  
of the State of Utah

*[Handwritten Signature]*

*[Handwritten Signature]*



Title CITY RECORDER

Title MAYOR

Date: 2/5/07

Date: 2/5/07

(IMPRESS SEAL)

ATTEST:  
Corporation

SUMMIT COUNTY, a <sup>Political Subdivision</sup> Municipal  
of the State of Utah

*[Handwritten Signature]*



By *[Handwritten Signature]*

Title Summit County Clerk

Title Commission Chair

Date: 2/21/07

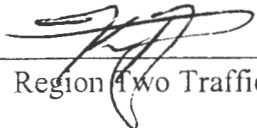
Date: 2/21/07

(IMPRESS SEAL)

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Approved as to form  
Summit County Attorney  
By *[Handwritten Signature]*

**RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION**

By   
Region Two Traffic Engineer

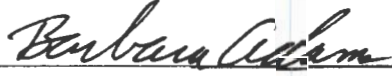
Date: 3-1-07

By   
Region Director

Date: 3/1/07

**APPROVED AS TO FORM:**

UDOT Comptroller Office  
The Utah State Attorney General's  
Office has previously approved all  
paragraphs in this Agreement as to  
form.

By   
Contract Administrator

Date: 3-6-07