

Planning Commission Staff Report



Application: PL-15-02967
Subject: Goldener Hirsch Inn CUP
Author: Kirsten Whetstone, MS, AICP- Senior Planner
Date: November 30, 2016
Type of Item: Administrative- Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing, consider any public input, and consider approving the Goldener Hirsch Inn Conditional Use Permit application based on the findings of fact, conclusions of law, and conditions of approval as stated in this report.

Description

Applicant: EccKids LLC, owner, represented by Christopher M. Conabee
Location: 7520-7570 Royal Street East, Deer Valley Resort, Silver Lake Village Lots D, F, G and H
Zoning: Residential Development (RD) District subject to the 11th Amended and Restated Large Scale Master Planned Development Permit (Deer Valley MPD).
Adjacent Land Uses: Deer Valley Resort, Park City Fire District Station, and residential and commercial condominiums such as Royal Plaza, Mount Cervin, the Inn at Silver Lake, Stein Ericksen Lodge, Chateaux at Silver Lake, and Black Bear Lodge.
Reasons for Review: Conditional Use Permits require a public hearing and Planning Commission review and final action.

Proposal

The proposal, known as the Goldener Hirsch Inn CUP, consists of 1) amendments to the existing Goldener Hirsch Inn located at 7570 Royal Street on Silver Lake Village Subdivision Lot D and 2) construction of 38 residential condominium units (34.4215 UE) within a multi-story building on proposed Silver Lake Village Lot I, currently known as Silver Lake Village Lots F, G and H (See Exhibits A, B, and C for Applicant's letter, proposed plans, and existing conditions). A total of 68,843 sf of residential area, utilizing the 34.4215 UEs, is requested with this CUP application for a nightly rental condominium hotel. An additional 5% (3,442 sf) of support meeting uses is requested. No support commercial uses are requested with this application.

A Deer Valley MPD amendment to combine Silver Lake Village Lots F, G and H into a new Lot I and to transfer 0.4215 UE of residential density from Lot D to Lot I, was submitted for concurrent review by the Planning Commission (Exhibit D).

A plat amendment application was also submitted for concurrent review by the Planning Commission. The plat amendment combines Lots F, G and H into one 1.17 acre lot to be known as Lot I (Exhibit E).

The CUP application proposes a total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size (area) from 576 sf to 2,350 sf. The total residential floor area includes the 843 sf (0.4215 UE) transferred from the existing Inn (on Lot D) and 68,000 sf (34 UE) entitled with the Deer Valley MPD for Lots F, G, and H.

Background

The property is located on Lot 2 of the Silver Lake Village No. 1 subdivision plat. This subdivision plat was recorded June 21, 1989 and a re-subdivision, known as the Re-Subdivision of Lots No. 1 and No. 2 of Silver Lake Village No. 1 was approved in October 1989 and recorded in November 1989. The re-subdivision plat created Lots F, G and H from Lot No. 2 (Exhibits G and H).

Deer Valley MPD

The property is subject to the Deer Valley MPD originally approved on September 27, 1977 and most recently amended on March 23, 2011 as the 11th Amended and Restated Large Scale Master Planned Development Permit (Deer Valley MPD).

Deer Valley MPD assigns densities for the lots within the Silver Lake Village subdivision. Lot F is allowed 11 Units, Lot G is allowed 11 Units and Lot H is allowed 12 Units for a total of 34 Units (34 UE). Lot D, the location of the existing Goldener Hirsch Inn, is allowed 6 Units (or 6 UE).

Deer Valley MPD allows these residential units to be constructed as “Deer Valley Units” without a size limitation, or as Unit Equivalents (UE), using the Land Management Code formula and definition of Unit Equivalents (1 UE is equivalent to 2,000 square feet of residential floor area) that can be broken up into various sized units without a limit on the number of units, but with the total square footage not to exceed 2,000 sf multiplied by the number of UEs.

For this proposal, the applicant has chosen the use of the UE formula. Properties developed as “Deer Valley Units” are required to maintain 60% open space. Units developed with the UE formula are not so stipulated; however the Silver Lake Village Subdivision plat provides 65% open space for the total area of Lots A – H.

Deer Valley MPD approved a height exception for these lots as described in footnote “A” of the Exhibit 1 of the Deer Valley MPD. The MPD states that the development height limitation is tied to a base elevation of 8122’ with peak of roof not to exceed elevation 8186’ (USGS topographic elevation). This allows a height of 59’ with a 5’ allowance for the peak of the roof to 64’, provided that the peak of roof does not exceed USGS elevation 8186’.

Existing Goldener Hirsch Inn

The existing Goldener Hirsch Inn, located on Lot D, has a total of 11,104 sf of residential floor area (20 separate units). The DV MPD allocates 6 UE (12,000 sf) of residential uses. There is a total of 3,493 sf of platted commercial floor area, based on the recorded Golden Deer Condominium and First Amended Golden Deer Condominium plats. The support commercial (restaurant, bar, lounge, gift shop, front desk, etc.) consists of 2,062 sf of DV MPD assigned commercial and 1,431 sf of support commercial approved with the 1988 Golden Deer (MPD) approval. An additional 500 sf of support meeting space was also platted.

When the Inn was approved, support commercial/support meeting space was based on the total floor area of the building minus the parking garage and support commercial (24,693 sf). A total of 4,532 sf of support commercial/support meeting space would have been allowed (2,062 sf from DV MPD and 2470 sf based on the building floor area). Platted support commercial/support meeting space of 3,993 sf was correctly calculated with the Golden Deer MPD approval. The applicant is not requesting a transfer of support commercial from Silver Lake Village MPD Lot I to Lot D, as stated at the November 9th meeting and not changes to the existing commercial areas are proposed.

Planning Commission hearings

On January 13, 2016, the Planning Commission held a public hearing and discussed the Conditional Use Permit and plat amendment (Exhibit I). Public input was provided by Steve Issowits, a representative of Deer Valley Resort, who is also Board member of the Silver Lake Village Plaza Association. Mr. Issowits stated support for the project, mentioning that the final architecture and building height were items that are important to neighboring properties.

The Commission discussed 1) parking, including the provision of additional parking over what the project requires as compensation to Deer Valley for popular surface parking being replaced by the buildings, 2) building height, and whether the plans comply with restrictions of the MPD given that portions of the upper roof have flat roof elements, 3) combination of lots into one lot, 4) general architectural character and design elements, 5) traffic reduction options that could be requested and implemented, 6) and setback changes from those on the current plat. The Commission also reviewed a physical model of the proposal.

The Commission voted to continue the item to the February 24, 2016 meeting. On February 24, 2016, the Commission voted to continue the item to a date uncertain to allow the applicant additional time to resolve an ownership issue that had come up with the proposed subdivision plat, to review the Deer Valley MPD regarding combining parcels and density transfers, and to resolve issues with existing and proposed utilities and fire protection necessary for the development.

The application was re-noticed for the September 28th meeting (Exhibit M) when a public hearing was conducted and the following items were discussed:

1. Loss of public parking,

2. Service and delivery locations,
3. Building setbacks along Sterling Court and at the Royal Street/Sterling Court
4. Impacts on view corridors
5. Snow removal,
6. Employee parking and provision of shuttle vans to reduce need for individual vehicles, construction truck routes (Marsac vs. Royal Street),
7. Intention of meeting space,
8. Pedestrian circulation utilizing the bridge and sidewalks
9. Traffic analysis of impacts on Sterling Court
10. Building volumetric and massing,
11. Shadow effects on the gathering area plaza, and
12. General architecture and materials. A materials board was requested.

The hearing was continued to November 9th and on the 9th the hearing was continued to November 30th to allow the applicant additional time to address the issue of transferring support commercial from Lot I to Lot D. The applicant presented the materials and the changes made to address the Commission concerns. The Commission expressed satisfaction that their concerns had been addressed, with the exception of transferring of commercial. The applicant demonstrated (see above) that existing commercial and support commercial uses within the Goldener Hirsch Inn were approved with the 1988 Golden Deer MPD and were correctly calculated. No transfer of support commercial uses is proposed and no changes to existing commercial uses within the Goldener Hirsch Inn are proposed. Staff provided a letter sent by a neighbor at the Inn condominium project and read the highlights. The Commission stated that they would read the letter and provide any comments at the November 30th meeting.

Purpose

The purpose of the Residential Development (RD) Zoning District is to:

- (A) allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
- (B) encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
- (C) allow commercial and recreational activities that are in harmony with residential neighborhoods,
- (D) minimize impacts of the automobile on architectural design,
- (E) promote pedestrian connections within Developments and between adjacent Areas; and
- (F) provide opportunities for variation in architectural design and housing types.

Analysis

The proposal includes removing 2 existing residential units (rooms), approximately 843 sf total (0.4215 UE), from the Goldener Hirsch Inn to accommodate circulation and a “bridge” connection over Sterling Court (private access driveway) to the Goldener Hirsch Residences as well as to the Silver Lake Village plaza area and Deer Valley Resort. This 843 sf (0.4215 UE) of residential space is proposed to be transferred from the Goldener Hirsch Inn (Lot D) to the proposed Goldener Hirsch Residences (Lot I).

A total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size from 570 sf to 2,379 sf, are proposed with this CUP. The total residential floor area includes the 843 sf transferred from the existing hotel and the 68,000 sf entitled with the 34 UE. A 2,162 sf ADA unit is also proposed on Level One to be platted as common area and only available to be leased along with another unit.

The current Deer Valley MPD and the LMC allows up to 5% of the residential floor area, or 3,442 sf for support commercial uses and another 5% for support meeting space. Approximately 3,398 sf of meeting space is proposed for the new building. Approximately 8,300 sf of residential accessory uses are proposed, including recreation amenities and changing rooms, lobby area, ski lockers, etc. for the exclusive use of guests and owners. No support commercial uses are proposed within the building on Lot I, with this permit.

In addition to the above 3,398 sf of meeting space currently planned, approximately 44 sf of additional support meeting space and 3,442 sf of support commercial are available to the project in accordance with the Deer Valley MPD and the LMC. The applicant does not intend to incorporate such additional space into the project at this time.

Lots F, G, and H are undeveloped; however, they are currently utilized as non-formal surface parking lots at Silver Lake primarily for Deer Valley Resort. Two levels of underground parking, with a total of 110 spaces, are proposed. A single driveway off of Sterling Court provides access to the underground parking garage serving the entire building. Sterling Court is a private street that also provides access to the existing Goldener Hirsch Inn garage and to garages for adjacent condominium properties of Mount Cervin, Royal Plaza, and the Inn at Silver Lake.

The porte-cochere area for the new building provides 3 to 4 additional surface parking spaces and an area for guest and owner arrival off of Sterling Court. The LMC requires a minimum of seventy-six (76) spaces for the proposed building, based on the mix of unit sizes. The applicants meet the minimum and are providing thirty-four (34) additional spaces in the garage. This is at the request of the Deer Valley Resort. The Goldener Hirsch Inn will continue to meet the parking requirements for the remaining residential units. Parking garages for the Inn and the proposed building will not be connected.

Site and Lot Requirements of the LMC and Deer Valley MPD

Staff reviewed the proposal for compliance with the lot and site requirements of the RD Zoning District and the Deer Valley MPD as described below.

	RD Zoning District and DV MPD
Lot Size	No minimum lot size. DV MPD Amendment and a plat amendment were submitted for concurrent review to combined Lots F, G, and H into Lot I to create one lot of record that is 1.17 acres, including skier easements.
Building Footprint- Floor Area Ratio (FAR) Density	No FAR required. Density is per the Deer Valley MPD: Lot F- 11 UE Lot G- 11 UE Lot H- 12 UE Total is 34 UE Lot D- 6 UE Proposed- 12 th Amended DV MPD combines Lots F, G, and H into Lot I and transfers 0. 4215 UE of residential density from Lot D to Lot I for a total of 34.4215 UE (68,843 sf of residential) leaving Lot D with 18 units and 5.5785 UE (11,157 sf of residential).
Front yard setbacks	LMC- minimum of 25 feet, to front garage, 20 feet to building. Silver Lake Village plat- 25 feet along Royal Street and 15 feet along Sterling Court (private drive). Proposed- Minimum of 20' along Royal Street and requesting 10 feet along Sterling Court.
Rear yard setbacks	LMC- minimum of 15 feet. Silver Lake Village plat- 15 feet. Proposed- Minimum of 15 foot rear setbacks are proposed along south property line.
Side yard setbacks	LMC- 12 feet. Silver Lake Village plat- 12 feet. Proposed- Minimum of 12 foot side setbacks are proposed along west property line.

<p>Building Height</p>	<p>Per Deer Valley MPD Exhibit 1 footnote The Deer Valley MPD states that the development height limitation is tied to a base elevation of 8122' with peak of roof not to exceed 8186' (USGS topographic elevations). Allows a height of 59' with a 5' allowance for the peak of the roof to 64'. Proposed- Building does not exceed elevation 8186. All building heights will be verified at the time of Building Permit review to ensure compliance with the CUP and DV MPD.</p>
<p>Parking</p>	<p>Proposed- Based on unit sizes, Seventy-six (76) parking spaces are required for the 38 units. Plus two spaces for ADA unit. Two levels of parking provide 110 parking spaces Providing 34 extra parking spaces (for general parking at Silver Lake and Deer Valley Resort), a reduction by 66 of the approximately 60- 100 "extra" surface spaces that currently exist on the vacant lot.</p>
<p>Architectural Design</p>	<p>All construction is subject to the Deer Valley Architectural Design Review Board. The plans have been reviewed by the Board and a final determination as to compliance with the Deer Valley Design Guidelines will be made following Planning Commission review. Staff will verify that plans submitted for building permit approval are in compliance with the final approved CUP plans.</p>
<p>Residential Units</p>	<p>Proposed- 38 units ranging in size from 570 sf to 2,379 sf and one 2,162 sf ADA unit (as common area) Total of 68,843 sf of residential floor area allowed (34.4215 UE).</p>
<p>Commercial space</p>	<p>Proposed- No commercial space is proposed.</p>
<p>Support space- 5% of residential floor area is permitted for meeting space (3,442 sf) and another 5% is permitted for support commercial space (3,442 sf). Residential accessory space (circulation, storage, back of house, recreation amenities, etc. does not require use of UE)</p>	<p>Proposed- Approximately 3,398 sf of support meeting space is proposed. No support commercial space is proposed with this CUP. Approximately 8,220 sf of residential accessory space is proposed</p>

Conditional Use Permit Review

Individual development sites within the Deer Valley MPD are reviewed as a Conditional Use Permit based on criteria in Land Management Code Section 15-1-10 as follows:

(1) Size and location of the Site.

No unmitigated impacts. The site is located west of the existing Goldener Hirsch Inn and east of the existing Stein Eriksen Lodge on Royal Street. The site consists of Lots F, G and H of the Silver Lake Village Subdivision. Combined, the lots consist of approximately 1.17 acres including platted skier easements. The CUP application is for a multi-story building with 38 residential units ranging in size from 570 sf to 2,379 sf. and one 2,162 sf ADA unit to be held as common area, leasable only with another unit.

Excluding the ADA unit, the total residential floor area is approximately 68,843 square feet, utilizing 34.4215 unit equivalents (UE), consistent with the amended Deer Valley MPD. The site slopes down slightly from Royal Street along Sterling Court (private) and the design proposes two levels of underground parking structure with up to five stories of residential units above the parking level on the north and south building masses along with a center building mass of six stories built into the hill on the west side of the lot.

The garage entrance is at grade with Sterling Court and built into the slope of the lot so that the back of the garage is underground. The building pad is relatively level and undeveloped, though utilized as surface parking for Silver Lake area and Deer Valley Resort.

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

No unmitigated impacts identified. The site is served by Royal Street, a public road that connects to Marsac Avenue. Access to the building is proposed off Sterling Court. The proposed density has been anticipated since approval of the Deer Valley MPD in 1997 and there is planned capacity on existing Streets for this development.

A Construction Mitigation Plan will be required at the time of Building Permit issuance to describe construction traffic, including how excavated materials will leave the site. The Chief Building Official and City Engineer recommend a condition that downhill truck traffic will use Marsac Avenue as part of the CMP.

The current use of the site is as a parking lot for 60 to 100 vehicles, depending on the season and level of parking assistance provided (60 is realistic). The applicant is proposing a total of 110 stalls in a single garage to allow parking for the project as well as provide parking for Deer Valley Resort. The Goldener Hirsch will continue to meet the parking requirements for the remaining residential units. Garages for the Inn and proposed building will not be connected.

Bus service is provided to this area. With the informal parking situation today the parking lot is accessed primarily from Royal Street, though there are no curbs and some access occurs off Sterling Court as well. Once the garage is built all parking for the CUP

will access from Sterling Court, as do the other four condominium projects in the Village. Hotel managed shuttle service will be provided to reduce the number of traffic trips.

(3) Utility capacity.

No unmitigated impacts identified. The applicant has worked with utility providers, including the City, SBWRD, the Fire District (regarding hydrants and access), and dry utilities to relocate existing lines that cross the property. A revised utility plan was submitted for review by the City Engineer. Relocation also addresses platting of easements for existing utilities in Sterling Court. A final approved utility and grading plan is required prior to issuance of a building permit. Adequate sewer, electric, gas, and phone capacity are available for this development.

Storm water detention and dry utility locations will need to be shown on the plans to ensure that the areas are sufficient and that they can be adequately accessed and screened/landscaped. Staff recommends a condition of approval regarding this.

A revised fire protection and utility plan was submitted on July 29, 2016, indicating coordination with the property owner to the west (Stein's). A final utility plan will be provided with the building permit plans for final approval by the City Engineer, SBWRD, and the Fire District.

(4) Emergency vehicle access.

No unmitigated impacts identified. Primary emergency access is from Royal Street with two access points into the area. The applicant is proposing a bridge and coordinated heights of 14 ft minimum with PCFD in order to allow appropriate and code required access into Sterling Court and the existing fire district approved turn around. Sterling Court meets the minimum width of 20' for emergency access, provided that no parking is permitted on the Court. Enhanced fire protection and emergency access for the west side of the property was coordinated with the adjacent property (Stein's) and will be reflected on the final utility and fire protection plans submitted with the building permit plans with a final sign off on the fire protection plan prior to Certificate of Occupancy for the addition.

(5) Location and amount of off-Street parking.

No unmitigated impacts identified. Parking is based on the number and size of residential units. Approximately seventy-six (76) off-street parking spaces are required for the 38 units and the ADA unit, based on the current numbers and sizes of the units. Parking for any lock out unit is included in this number. The proposed underground parking structure will have approximately 110 spaces and 2-3 surface spaces are provided near the guest arrival area. Approximately 34 extra parking spaces are provided for the Silver Lake area of Deer Valley Resort. The Goldener Hirsch will continue to meet the parking requirements for the remaining residential units.

(6) Internal vehicular and pedestrian circulation system.

No unmitigated impacts identified. Access to the Hotel and Residences is from Sterling Court, a private street off Royal Street. A small service area is accessed off

Royal Street. The main guest arrival and drop-off area is located on the east side of the building and a bus stop is located nearby on Royal Street. A pedestrian path and sidewalk system is proposed consistent with the MPD with extension of the existing sidewalks and pathways, including a sky bridge linking the Residences to the Goldener Hirsch Inn (and restaurant) to the main Silver Lake Village common area, shops, and mid-station base of Deer Valley Resort. Sidewalks will be provided along Sterling Court.

(7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses. No unmitigated impacts identified. The revised landscape plan provides a buffer and screening between buildings and uses on adjacent properties. Landscaping and irrigation is proposed to be water efficient, utilizing drought tolerant plantings, limited turf area, and drip irrigation. Fencing is not necessary. Staff recommends a condition of approval that a final landscape plan shall be submitted with the building permit.

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

No unmitigated impacts identified. The proposed building is oriented towards Sterling Court and generally has a north/south axis. The site is broken into more than one volumetric mass in order to match the scale of the surrounding buildings. The north building contains sixteen units ranging from 2,180 to 2,265 sf and an ADA unit on the ground floor. The center building contains six units of approximately 2,000 to 2,379 sf and includes the lobby and amenities. The south building contains sixteen units comprised of eight 570- 588 sf hotel rooms and eight units of approximately 1,808 sf to 2,205 sf.

Setbacks to Royal Street are a minimum of 20 '. The west side setbacks of 12' are consistent with the setbacks for adjacent buildings (such as Mount Cervin condos to the south). The south side has a 15' rear setback. Setbacks along Sterling Court are proposed at 15' per the plat.

The building has five floors of residential units with two levels of parking structure under the building. Thirty eight (38) units are proposed with a total of 68,843 residential square feet, not including the 2,162 square foot deed restricted ADA unit. To the south there are two existing buildings of a similar size, height, and volumetric, (Mount Cervin and The Inn at Silver Lake). To the North, there is one building with larger size and volumetric (The Chateaux). To the East is a single building with smaller volume and size (The existing Goldener Hirsch Inn). To the west is a building(s) with larger volumetric and height than the proposed project (The Stein Ericksen Lodge). Proposed building heights comply with the Deer Valley MPD and do not exceed elevation 8186' as stipulated by the MPD (64' above the base elevation of 8122').

(9) Usable Open Space

No unmitigated impacts identified. Both passive and active Open Space is provided in the Deer Valley Master Plan. The individual lots were not required to provide open space, if they utilized the Unit Equivalent formula. The site plan includes plaza areas and a bridge connecting the new building to the existing Silver Lake plaza provides

useable area for circulation and outdoor activities.

(10) Signs and lighting

No unmitigated impacts identified. All exterior lights and signs must comply with the applicable Park City ordinances and code. Exterior lights must be identified on the building permit plans and shall be down-directed and shielded. No additional signs are proposed with this permit. Approval of a sign permit is required prior to installation of any new regulated signs.

(11) Physical design and compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing.

No unmitigated impacts identified. The proposed building is similar in physical design, mass, and scale to surrounding buildings and while different than surrounding structures in terms of architectural style, design, and character, the proposed building has elements that provide a continuity and compatibility of design for the Silver Lake Village. By incorporating similar design elements and materials, as required by the Deer Valley Design Review Board, the applicant has worked to make the building more compatible with surrounding structures in terms of style, design, and detailing. By reducing the amount of glazing, reworking the balcony design, and provided additional building articulation, particularly along Royal Street, the revised building is more compatible with the general architectural theme of the Village while providing a more updated and fresh style to the area. The proposed design does not detract from the overall architectural character of the area. The applicant presented a materials board for Planning Commission review.

In the immediate area there are four existing similarly sized multi-story residential condominium buildings (The Goldener Hirsch Inn, Mount Cervin, The Inn at Silver Lake and The Chateaux) that are architectural compatible, though different in terms of design and architectural detailing. Adjacent to the west is the Stein Eriksen Lodge, a large, multi-story residential condominium project located on a 10.86 acre lot. The Stein Lodge consists of 197,858 sf of residential floor area, as well as support commercial and meeting space, with a total floor are of approximately 350,000 sf. The Lodge is the largest project on the largest lot in the Silver Lake area.

(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site.

No unmitigated impacts identified. There are no expected unmitigated impacts on people or Property Off-Site, from vibration, odors, steam or other mechanical factors as a result of the proposed residential building. Staff will recommend conditions of approval related to screening of mechanical equipment to mitigate for any mechanical factors that might affect people and property off-site. The outdoor pool on the upper roof may create additional noise that can be mitigated by design of screen walls as well as management of pool hours. Staff recommends a condition regarding hours of operation for outdoor uses.

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

No unmitigated impacts identified. Service and delivery will be minimal as there is no commercial component in the building. It is anticipated that laundry/maid service will be needed on a weekly basis and will be accommodated by existing services already used by the Goldener Hirsch Inn. Trash pickup area will be moved from the existing location on Sterling Court and relocated to a fully enclosed and screened location at the northwest corner of the site, with a maintenance drive off of Royal Street.

(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities.

No unmitigated impacts identified. The project will be platted as condominiums to enable individual units to be owned. Nightly rental is a permitted use within the RD zoning district. These units will be primarily second homes and managed by the existing Goldener Hirsch Inn. It is unlikely that many will be full-time, permanent residents although this possibility is not precluded. The project has a total of 31 lockouts associated with the 38 units (included in the total square footages) to facilitate the viability of existing hotel operations. The lockout unit floor area is included in the total unit area and parking calculations consider the lockout floor area.

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

No unmitigated impacts identified. The Deer Valley MPD is not subject to the requirements of the Sensitive Lands Overlay. There are no Environmentally Sensitive Lands within or adjoining the site. The building is located on relatively level ground along Royal Street with gradually sloping topography. The site is currently a vacant lot consisting of native grasses and shrubs on the south end and an unpaved parking lot with little significant vegetation on the north end. The parking area was used during construction of Stein Ericksen Residences, The Inn at Silver Lake, The Chateaux and the Black Bear Lodge.

A final landscape plan shall be submitted with the building permit application. The landscape plan shall comply with the City's adopted Wildland Interface Ordinance.

Process

Approval of a Conditional Use Permit application constitutes Final Action that may be appealed to the City Council following appeal procedures outlined in LMC Section 15-1-18. A plat amendment to combine Lots F, G, and H into one lot for the building is required prior to issuance of a building permit. The plat shall be consistent with approval of a 12th amendment to the Deer Valley MPD. A condominium record of survey plat is required prior to selling individual units. Staff review of a Building Permit is not publicly noticed nor subject to review by the Planning Commission unless appealed.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up that have not been addressed or conditioned. Staff and the applicant have been working with utility providers and the Park City Fire District since the January meeting to address utility issues that came up at the interdepartmental review, as well as to an issue related to ownership of the lots and parcels. The utility issues have been worked out and a revised utility plan was submitted on September 9, 2016 to the City Engineer. Ownership issues have also been resolved between the applicant/owner of the Lots and Silver Lake HOA who owned easements around the Lots and a revised plat has been submitted. Silver Lake HOA voted in favor of the plat amendment.

Public Notice

The property was re-posted and notices mailed to property owners within 300 feet on September 14, 2016. A legal notice was published in the Park Record and the Utah Public Notice Website on September 9, 2016 and again on November 16th.

Public Input

The applicants held two open house meetings, one on November 18, 2015 and a second on December 2, 2015. Presentations were also held for Silver Lake Village, Stein Ericksen Lodge, Mount Cervin, The Chateaux and Black Bear Lodge HOA members. A public hearing was held by the Planning Commission on January 13, 2016 (see Exhibit I).

On May 6, 2016, Staff received an email and letter from a neighbor outlining safety concerns due to the proposed access on Sterling Court, increased pedestrian circulation on Sterling Court and possible conflicts with emergency and other service vehicles, and additional concerns with the proposed bridge crossing (see Exhibit K) due to the extra height required for emergency vehicle access and the views that will be blocked as a result. The applicant informed staff that they had met with the neighbor (a resident in a neighboring property to the south) and clarified what information they could provide to address these concerns.

On September 20, 2016, the applicant provided a traffic and safety analysis (Exhibit L) of the project for inclusion in the Planning Commission packet. On November 9th Staff provided a letter from an adjacent property owner of the Inn at Silver Lake, who expressed concerns about notice, safety issue with regards to Sterling Court, and concerns about the bridge and outdoor activities in the Plaza area. Staff included this letter as Exhibit O.

Alternatives

- The Planning Commission may approve the Goldener Hirsch Inn and Residences CUP, as conditioned or amended; or
- The Planning Commission may deny the Goldener Hirsch Inn and Residences CUP and direct staff to make Findings for this decision; or

- The Planning Commission may continue the discussion on the Goldener Hirsch Inn and Residences CUP and request specific additional information necessary to make a decision regarding compliance with the review criteria.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

A building permit for the development cannot be issued until a Conditional Use Permit is approved. The applicant could modify the application to address concerns raised or appeal the decision to the City Council.

Recommendations

Staff recommends the Planning Commission conduct a public hearing, consider any public input, and consider approving the Goldener Hirsch Inn Conditional Use Permit application based on the findings of fact, conclusions of law, and conditions of approval as stated in this report.

Findings of Fact:

1. The property is located at 7520-7570 Royal Street East with access proposed off of Sterling Court, a private street.
2. The property is zoned Residential Development subject to the Eleventh Amended and Restated Large Scale Master Planned Development, aka Deer Valley MPD, as amended.
3. On October 16, 2015, the applicant submitted a request for a Conditional Use Permit for an expansion of the existing Goldener Hirsch Inn located at 7520-7570 Royal Street East.
4. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Deer Valley Master Planned Development Permit, submitted on April 27, 2016, for concurrent review. The MPD amendment application requests to combine Silver Lake Village Lots F, G and H into one Lot I and to transfer 843 sf of residential uses (0.4215 UE) from Lot D to Lot I. Lot D would be reduced to 5.5785 UE of residential uses.
5. This Conditional Use Permit is subject to approval of the Second Amended Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat amendment, submitted on October 16, 2016, for concurrent review. The plat amendment application requests combination of Silver Lake Village Lots F, G, and H into one lot, Lot I.
6. The 1.17 acre Lot I is currently vacant undeveloped land that has been used as a temporary parking lot for Silver Lake Village and Deer Valley Resort for thirty years or more. This property provides approximately 60 temporary parking spaces (depending on the level of parking management) on a roughly paved surface.
7. The Deer Valley MPD assigns a total of 34 UE to Silver Lake Village Lots F, G and H and 6 UE to Silver Lake Village Lot D.
8. The Twelfth Amendment to the Deer Valley MPD notes that Lot D is assigned 2,062 square feet of commercial area plus support commercial uses.

9. Lot D is the location of the existing Goldener Hirsch Inn. The Hirsch currently has a total of 11,104 sf of residential floor area (20 separate units). The DV MPD allocated 6 UE of residential density (12,000 sf). The existing building also contains 3,493 sf of platted commercial floor area, based on the Golden Deer Condominium and First Amended Golden Deer Condominium plats. This support commercial (restaurant, bar, lounge, gift shop, front desk, etc.) consists of 2,062 sf of DV MPD assigned commercial and 1,431 sf of support commercial approved with the 1988 Golden Deer (MPD) approval. An additional 500 sf of support meeting space was also approved.
10. At the time of MPD approval support commercial/support meeting space was based on the total floor area of the building minus the parking garage and support commercial (24,693 sf). A total of 4,532 sf of support commercial/support meeting space was permitted (2,062 sf from DV MPD and 2470 sf based on the building floor area).
11. The total existing support commercial and support meeting space in the Goldener Hirsch Inn is 3,993 sf (3,493 of platted commercial floor area plus the 500 sf of common area meeting space on the second floor). No changes are proposed to the commercial areas.
12. The MPD does not assign commercial to Lots F, G, and H (aka Lot I). These Lots are allowed support commercial calculated per the LMC at the time of approval of the CUP. The applicants are not proposing support commercial with this permit.
13. On October 16, 2015, the Planning Department received a complete application for a Conditional Use Permit (CUP) requesting approval for a total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size (area) from 570 to 2,379 square feet. The total residential floor area includes the 843 sf (0.4215 UE) transferred from the existing Inn (on Lot D) and the 68,000 sf (34 UE) entitled with the Deer Valley MPD for Lots F, G, and H, per the proposed 12th Amended Deer Valley MPD.
14. The project has a total of 31 lockouts associated with the 38 units to facilitate the viability of existing hotel operations. The lockout unit floor area is included in the total unit area and the parking calculations.
15. The proposed building is oriented towards Sterling Court and generally has a north/south axis. The site is broken into more than one volumetric mass in order to match the scale of the surrounding buildings. The north building contains sixteen units ranging from 2,180 to 2,265 sf. and an ADA unit on the ground floor. The center building contains six units of approximately 2,000 to 2,379 sf and includes the lobby and amenities. The south building contains sixteen units comprised of eight 570- 588 sf hotel rooms and eight units of approximately 1,808 sf to 2,205 sf
16. The total proposed building area is 154,578 square feet. Included in the total area, in addition to the 68,843 square feet of residential units, are approximately 8,300 square feet of residential accessory uses (recreation amenities, business center, workout area, etc.); 22,878 square feet of circulation, back of house, restrooms, etc.), 3,398 square feet of support meeting space, a 2,162 square foot required ADA unit as common area, and 49,077 sf of parking garage (in addition to the 68,843 square feet of residential units). This area is exclusive of any unenclosed porches, decks, and patios.

17. No UE are required for residential accessory uses, support meeting space, back of house area, or the parking garage. No support commercial uses are proposed with this Conditional Use Permit.
18. The Deer Valley MPD does not require open space on this parcel as the unit equivalent formula is used for density calculations.
19. Building Height allowed per the Deer Valley MPD is 59' (plus 5' to 64'), provided that the peak of the roof does not exceed USGS elevation 8186'. The base elevation is identified as USGS elevation 8122'. The proposed building does not exceed USGS elevation 8186' to the highest part of the roof.
20. The proposed building is similar in physical design, mass, and scale to surrounding buildings and while different than surrounding structures in terms of architectural style, design, and character, the proposed building has elements that provide a continuity and compatibility of design for the Silver Lake Village. By incorporating similar design elements and materials, as required by the Deer Valley Design Review Board, the applicant has worked to make the building compatible with surrounding structures in terms of style, design, and detailing. By reducing the amount of glazing, reworking the balcony design, and provided additional building articulation, particularly along Royal Street, the revised building is more compatible with the general architectural theme of the Village while providing a more updated and fresh style to the area. The proposed design does not detract from the overall architectural character of the area.
21. Final design approval by the Deer Valley Architectural Review Board is a requirement of the Deer Valley MPD.
22. Parking requirements are based on the size and number of residential units. A minimum of 76 spaces are required for the number and sizes of proposed units. A total of 110 parking spaces are proposed within an underground parking garage. Thirty-four extra parking spaces will be available for flexible use for public parking and overflow.
23. The Goldener Hirsch will continue to meet the parking requirements for the remaining residential units with existing underground parking under the Goldener Hirsch Inn building. A hotel managed shuttle service is proposed to reduce traffic trips. Guest parking will be managed through valet service within the parking structure.
24. A final utility plan, including location and details for storm water facilities and dry utilities, to be located on the property, in addition to all other utilities, will be provided with the building permit plans for final approval by the City Engineer, SBWRD, and the Fire District.
25. Sterling Court provides access, including emergency access, to the project from Royal Street East. There is a fire code compliant turn around area at the southern end of the Court. Enhanced fire protection and emergency access for the west side of the property were coordinated with the adjacent property owner (Stein's) and will be reflected on the final utility and fire protection plans to be submitted with the building permit plans.
26. Enhanced pedestrian pathways along the eastern property line are proposed, as well as pedestrian pathways and outdoor plazas between the spa pool area and the recreation area and ski locker rooms.

27. Natural vegetation on the southern portion of the site includes native grasses and shrubs.
28. Four existing buildings in the Silver Lake Village area with access off of Sterling Court (Goldener Hirsch, Royal Plaza, The Inn, and Mt Cervin) generally have a north-south orientation and are similar in height and scale to the proposed building as designed with vertical and horizontal articulation and massing broken into three main components.
29. The Land Management Code allows for 20' setbacks along Royal Street (25' for front facing garage), 12' side setbacks, and 15' rear setbacks. The proposed building has a 20' setback along Royal Street, a 15' setback along Sterling Court (a private street) (per the subdivision plat), a 12' setback along the west side property line and a 15' rear setback adjacent to the Mt. Cervin property line. The Planning Commission may alter interior setbacks within the Deer Valley MPD at the time of review of the associated plat amendment.
30. All exterior lights and signs must comply with the applicable Park City ordinances and code. Exterior lights must be identified on the building permit plans and shall be down-directed and shielded. No additional signs are proposed with this permit. Approval of a sign permit is required prior to installation of any new regulated signs.
31. A condominium plat and condominium declaration to identify private, common, and limited common areas shall be recorded prior to sale of any unit.
32. The Deer Valley MPD is not subject to the requirements of the Sensitive Lands Overlay.
33. The site is within the area subject to the City's Urban Wildland Interface Ordinance for fire prevention.
34. On January 13, 2016 the Planning Commission discussed the proposal, conducted a public hearing, and continued the item to February 24, 2016.
35. On February 24, 2016 the public hearing was continued to a date uncertain. There was no public input provided at the hearings on January 13th or February 24th, 2016.
36. Staff received public input from a neighboring property owner in May expressing safety concerns with the driveway access onto Sterling Court; the height of the proposed sky bridge blocking views; and potential pedestrian conflicts with service vehicles, cars, and emergency vehicles if access is permitted on Sterling Court instead of Royal Street East.
37. The project was on hold until August 2016 for the applicant to resolve ownership and utility issues.
38. Staff maintained contact with the property owner and upon receipt of revised plans and contacted this neighbor to set up a meeting to discuss the above mentioned safety concerns.
39. The applicant provided a traffic and safety analysis of the project on September 20, 2016 for inclusion in the Planning Commission packet.
40. On September 28, 2016, the City Engineer provided a memo addressing the safety and adequacy of Sterling Court and made a finding that Sterling Court should function adequately with the added density and should not be a safety concern.
41. Legal notice was published in the Park Record and on the Utah Public Notice Website on September 9, 2016 and the property was re-posted on September 14,

2016 for the September 28, 2016 hearing. Courtesy mailing was provided to the property owners within 300' of the property.

42. The Conditional Use Permit application was reviewed for consistency with the Park City General Plan.
43. The applicant stipulates to the conditions of approval.

Conclusions of Law:

1. The CUP is consistent with the Deer Valley Master Planned Development, as amended and the Park City Land Management Code.
2. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. The plans and application for a Building Permit must be in substantial compliance with the plans reviewed by the Planning Commission on November 30, 2016.
2. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Master Planned Development Permit and the Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat.
3. Prior to building permit issuance the amended subdivision plat for Silver Lake Village to combine Lots F, G, and H into one lot of record, shall be recorded at Summit County. The plat shall identify the 15' setbacks along Sterling Court.
4. Prior to building permit issuance a final landscape plan shall be reviewed and approved by the Planning and Building Departments.
5. Prior to building permit issuance the plans shall be approved by the Deer Valley Architectural Review Board.
6. The final landscape plan shall comply with the City's Wildland Urban Interface Ordinance for defensible space and fire prevention. Drought tolerant landscaping and water conservation measures shall be used per requirements in the LMC.
7. All conditions of approval of the Deer Valley Master Planned Development, as amended, apply to this project.
8. A Construction Mitigation Plan shall be submitted at the time of Building Permit application. The Plan shall include a regulation for construction traffic, including how excavated materials will leave the site. Downhill truck traffic is required to use Marsac Avenue, a State Highway, rather Royal Street, a residential city collector street due to the location of an emergency run-away truck ramp off Marsac Avenue, unless otherwise authorized by the City Engineer and Chief Building Official. The CMP shall address closure dates due to Special Events, as well as other items requested by the Chief Building Official.
9. All exterior lights and signs must comply with applicable Park City ordinances and codes.
10. Exterior lighting must be identified on the building permit plans and shall be down-directed and shielded. Any existing, non-conforming exterior lighting shall be brought into compliance with the current LMC requirements.
11. Approval of a sign permit is required prior to installation of any regulated signs.

12. A final utility plan shall be provided with the building permit application for final approval by the City Engineer, SBWRD, and the Fire District prior to building permit issuance.
13. A final fire protection plan must be submitted to and approved by the Chief Building Official and Fire District prior to Certificate of Occupancy.
14. Sterling Court meets the minimum width of 20' for emergency access. No parking is permitted along the Court and curbs shall be painted and/or signed to clearly mark the 20' fire lane.
15. As common area, the required ADA unit may not be sold. A residential unit must be rented in conjunction with the ADA unit unless the ADA unit is included in the total residential UE.
16. All exterior mechanical vents and extrusions shall be painted to match the exterior siding materials.
17. Exterior mechanical equipment shall be screened to mitigate for any mechanical factors that might affect people and property off-site.
18. Standard Project Conditions of Approval apply to this project.
19. Storm water system must retain the first flush of a storm as defined by the State of Utah. Storm water system shall be shown on the final utility plan.
20. Above ground dry utility facilities shall be located on the property.
21. Pool and plaza hours are limited from 7AM to 10PM and compliance with the Park City noise ordinance is required.
22. Applicant shall submit a report and evidence of noise, disturbance, and activity complaints on and off-site, including the resolution of any complaint matters, to the Planning Commission one year from issuance of Certificate of Occupancy. Staff will provide an update to the Planning Commission. The Commission may add additional Conditions of Approval to meet the Conditional Use Permit requirements for mitigation of noise, based on the report and evidence of complaints.
23. Outdoor activities on the Plaza, including outdoor dining and outdoor events, require compliance with the Land Management Code, including approval of administrative Conditional Use permits, if applicable.

Exhibits

Exhibit A – Applicants Letter

Exhibit B – Proposed plans

Exhibit C – Existing conditions survey and photos

Exhibit D – Proposed Twelfth Amended and Restated Large Scale MPD redlines (See MPD report)

Exhibit E – Proposed 2nd Amendment to the Re-subdivision of Lots No. 1 and No. 2 plat

Exhibit F – Existing Golden Deer Condo Plat and Hirsch floor area calculations

Exhibit G – Silver Lake Village No. 1 Subdivision plat

Exhibit H – Re-Subdivision of Lots No. 1 and No. 2 Silver Lake No. 1 Subdivision plat

Exhibit I – Planning Commission minutes from January 13, 2016

Exhibit J – Standard Project conditions of approval

Exhibit K – Public input

Exhibit L – Applicant's Traffic and Safety analysis

Exhibit M – Minutes from September 28 and November 9, 2016 (in packet)

Exhibit N – Applicants Nov. 3 letter and presentation from November 9th meeting

Exhibit O - Public input submitted at the November 9th meeting

APPLICATION FOR CONDITIONAL USE PERMIT



Planning, Programming, and Architectural Design Partnership for the Goldener Hirsch Hotel and Residences

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PARK CITY
PLANNING DEPT.

October 15, 2015

Park City Municipal Corporation
Planning Department
445 Marsac Ave
PO Box 1480
Park City, UT 84060

RE: REQUEST FOR CONDITIONAL USE PERMIT (CUP) to partner in Site Planning, Programming, and Architectural Design for the Goldener Hirsch Hotel and Residences

Utah Development and Construction is pleased to submit an application to PCMC to partner in Planning, Programming, and Architectural Design for the Goldener Hirsch Hotel and Residences in Silver Lake Village, Deer Valley, Utah.

INTRODUCTION

The Goldener Hirsch Hotel proposes to build additional hotel rooms, amenities and residences on a parcel of property located next to the existing hotel on Royal Street. Designers will assist the Client with the vision of competing more effectively and efficiently in delivering world class hospitality to it's growing customer base. The new facility will promote the growth of existing demand for new real estate and will allow the Goldener Hirsch to continue to grow room rental revenue in a highly competitive environment.

The current entitlement allows for 34 UE's spread across three adjacent lots. The new premises will have an estimated build of 72,198 square feet of hotel and residence space and 3,400 square feet of commercial space and 3,400 square feet of meeting space on approximately 1.17 acres. Total square footage above entitlement (4,198) is requested potentially available from existing and unused density from Parcel D. The Client wishes construction to be completed end of 2018.

Feel free to contact me at (801) 935-0254 if further information is required.

Respectfully,



Christopher M. Conabee



Principal
Utah Development and Construction
cconabee@gmail.com



DEER VALLEY RESORT

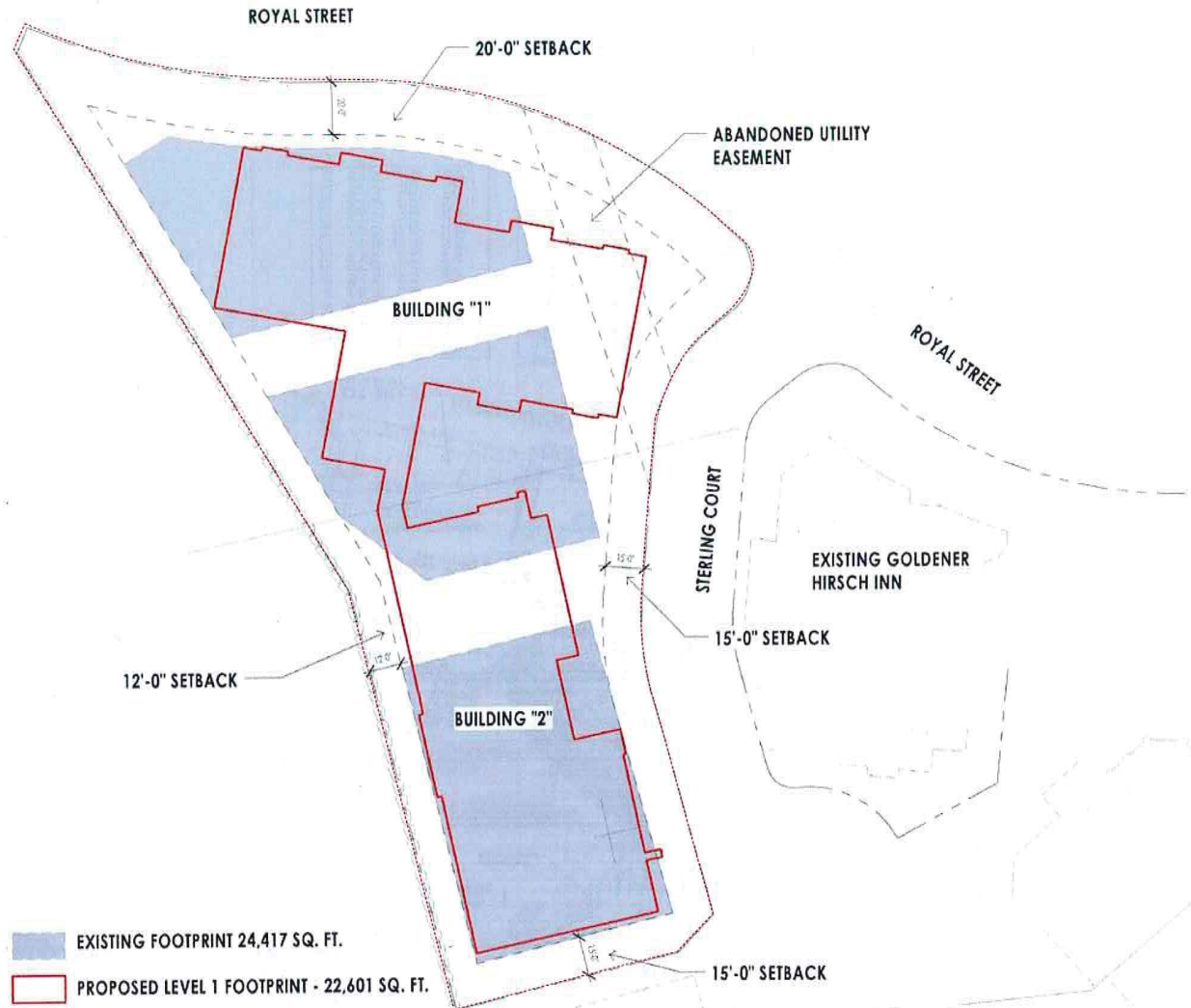
11TH AMENDED LARGE MASTER PLAN DEVELOPMENT LOTS F, G AND H

SILVER LAKE COMMUNITY

Stag Lodge Multi-Family	50	52	6	28-35	7.34
Cache Multi-Family	12	12		28	1.77
Sterlingwood Multi-Family	18	18		28-35	2.48
Deer Valley Club	20	30	1	28-45	1.53
Double Eagle (SL East Parcel 2 Multi-Family)	18	18		28-35	2.26
Stein Eriksen Lodge Multi-Family	66.75	65	11	28-35	10.86
Little Belle Multi-Family	20	20		28	3.66
Chateaux At Silver Lake Lot 23 Deer Valley Club Estates Subdivision)	65	78	1	28-45	3.24
Sterling Lodge (Lot 2 Silver Lake East Subdivision)	14	14		28-45	0.61
Royal Plaza Multi-Family (Silver Lake Village Lot A)	7.6215	13	1	59 (A)	0.48
Mt. Cervin Plaza Multi-Family (Silver Lake Village Lot B)	7.5	7		59 (A)	0.54
Inn at Silver Lake (Silver Lake Village Lot C)	10	8		59 (A)	0.50
Goldener Hirsch Inn (Silver Lake Village Lot D)	6	20	1	59 (A)	0.35
Mt Cervin Multi-Family (Silver Lake Village Lot E)	16	15		59 (A)	0.53
Silver Lake Village Lot F	11	0		59 (A)	0.35
Silver Lake Village Lot G	11	0		59 (A)	0.38
Silver Lake Village Lot H	12	0		59 (A)	0.44
SL Knoll Condominiums	4	4		35	0.76
Knoll Estates Single Family	21	21		35	9.90
Black Bear Lodge (Lot 22 Deer Valley Club Estates Subdivision)	51	51		35	1.39
Knollheim Single Family	20	5	7	35	1.84
Alpen Rose Single Family	2	2		35	0.66
Silverbird Multi-Family	6	6		35	0.80
Ridge Multi-Family	24	24		35	2.34
Enclave Multi-Family	17	17		28-35	1.79
Twin Pines Multi-Family	8	8		28-35	1.33
Cottages Single Family	11	11		28	7.06



EXHIBIT B



Proposed Setbacks

- ROYAL STREET - 20'-0"
- STERLING COURT - 15'-0"
- SOUTH/ MONT CERVIN - 15'-0"
- WEST/ STEIN ERIKSEN LODGE - 12'-0"

Plat Overlay

- EXISTING FOOTPRINT - 24,417 SQ. FT.
- PROPOSED GROUND LEVEL - 22,601 SQ. FT.
- ALLOWS FOR SNOW STORAGE AWAY FROM STERLING COURT



SITE PLAN
PLAT OVERLAY - GROUND LEVEL

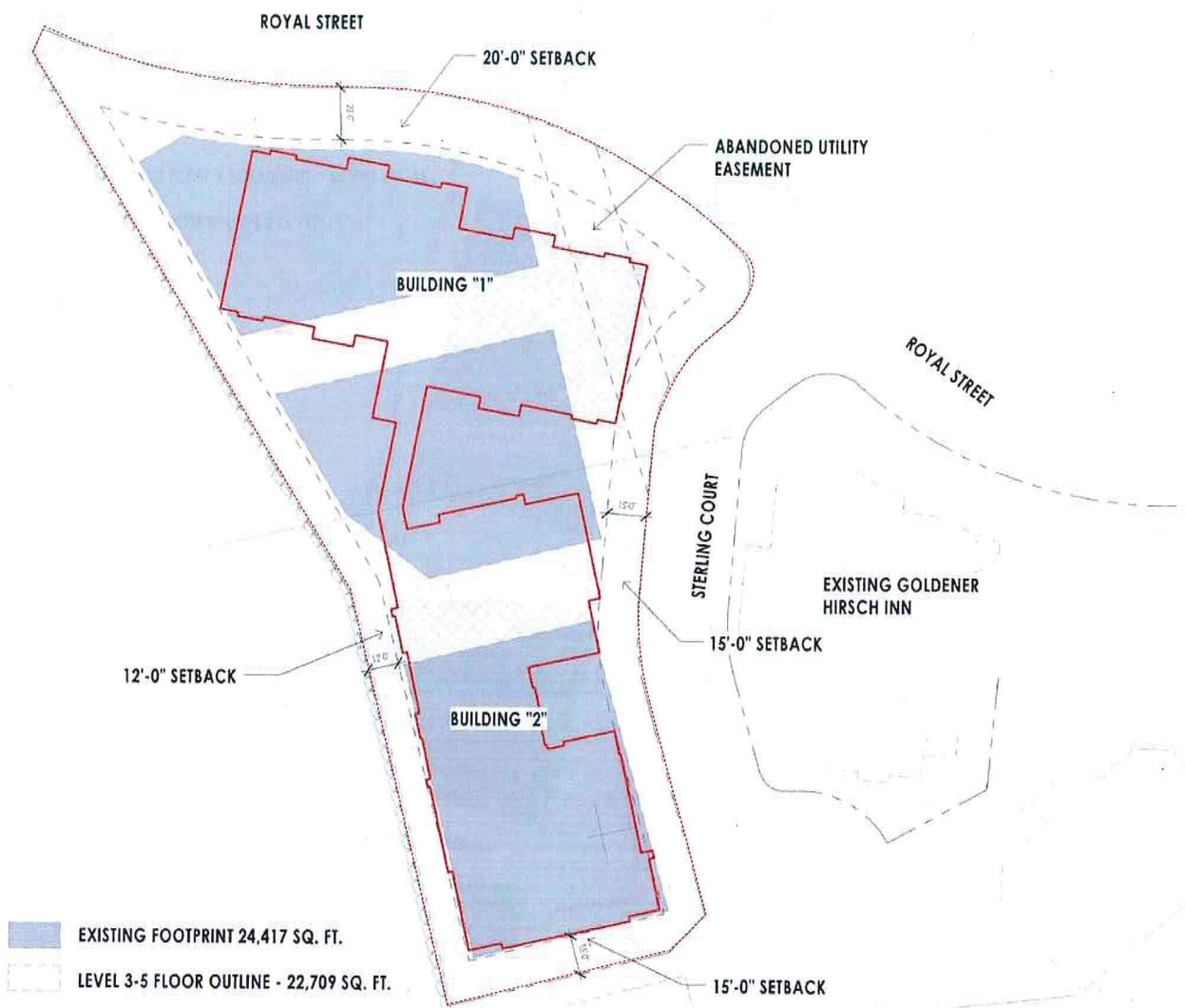


Olson Kundig

GOLDENER HIRSCH

DEER VALLEY, UTAH

11.08.2016



Plat Overlay

- EXISTING FOOTPRINT - 24,417 SQ. FT.
- PROPOSED LEVEL 3-5 22,709 SQ. FT.

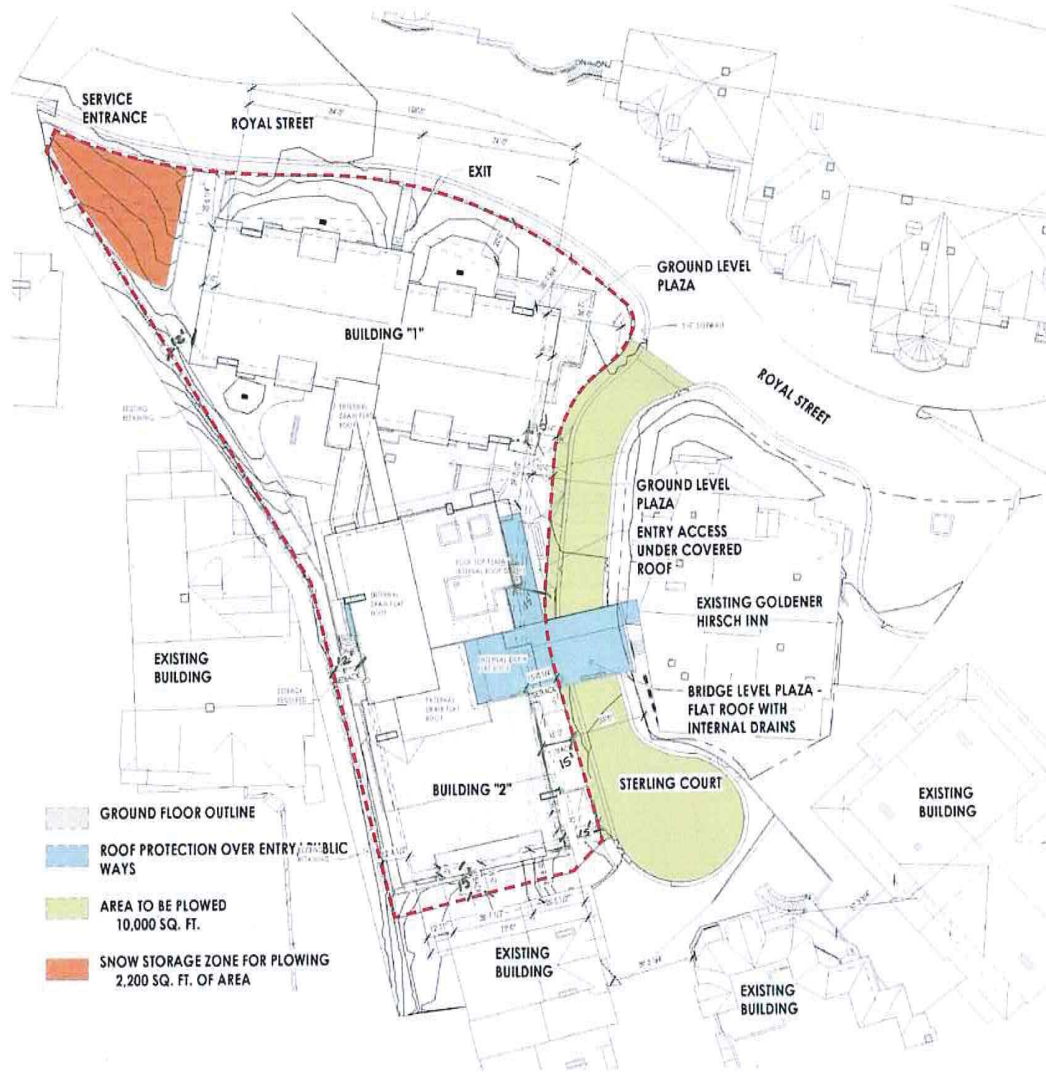


Olson Kundig

GOLDENER HIRSCH
DEER VALLEY, UTAH

PLAT OVERLAY - UPPER LEVELS

11.08.2016



Onsite snow management

- FLAT ROOF PROTECTION OVER MAJOR PUBLIC ENTRY
- SNOW RETENTION AT ROOFS OVER HARDSCAPE AREAS
- COLDROOF CONSTRUCTION TO MAINTAIN SNOW ON ROOFS
- FLAT ROOF AREAS WITH INTERNAL DRAINS
- HEATED SLABS IN PLAZAS
- SNOW STORAGE AT NORTH WEST CORNER OF PROPERTY FOR BULK SNOW STORAGE.

Snow Removal

- REDUCTION OF 67% TO EXISTING AREA OF SNOW REMOVAL.
- 2,200 SQ. FT. PROVIDED FOR SNOW STORAGE FOR OFF-SITE SNOW REMOVAL.



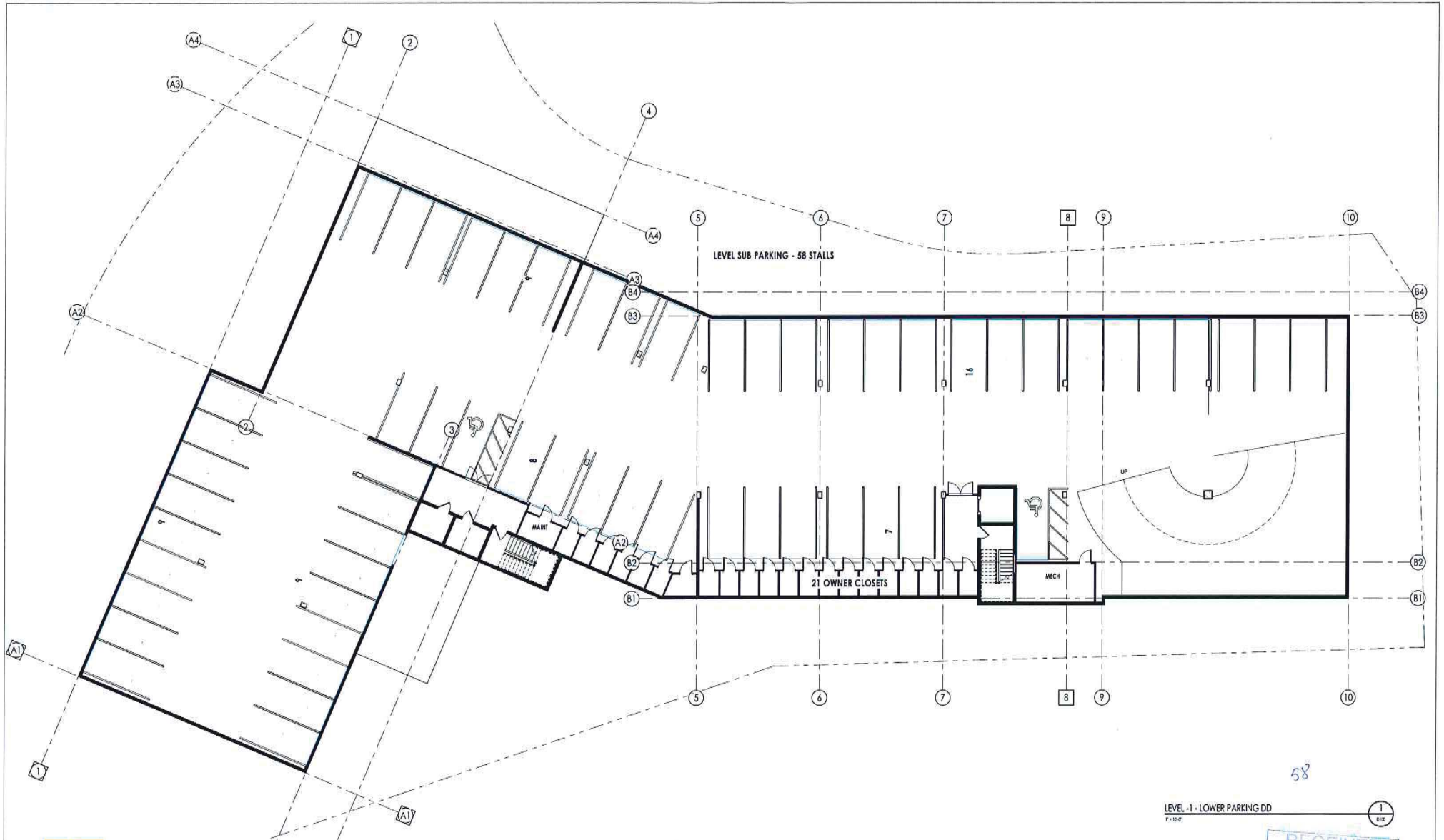
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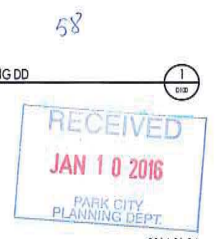
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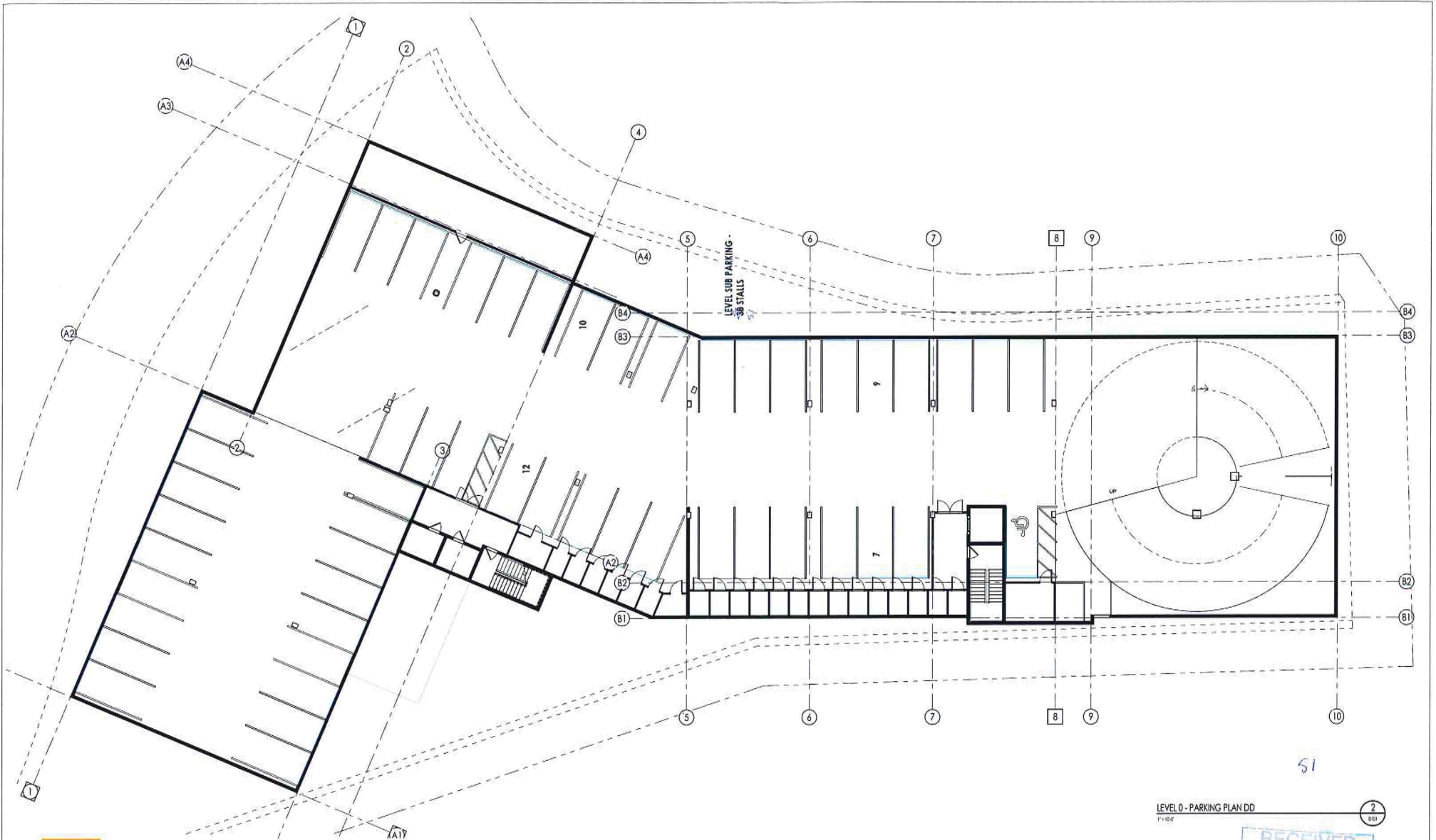
DEER VALLEY, UTAH

LEVEL -1 - LOWER PARKING DD
11-10-2



2016.01.04





51



GOLDENER HIRSCH

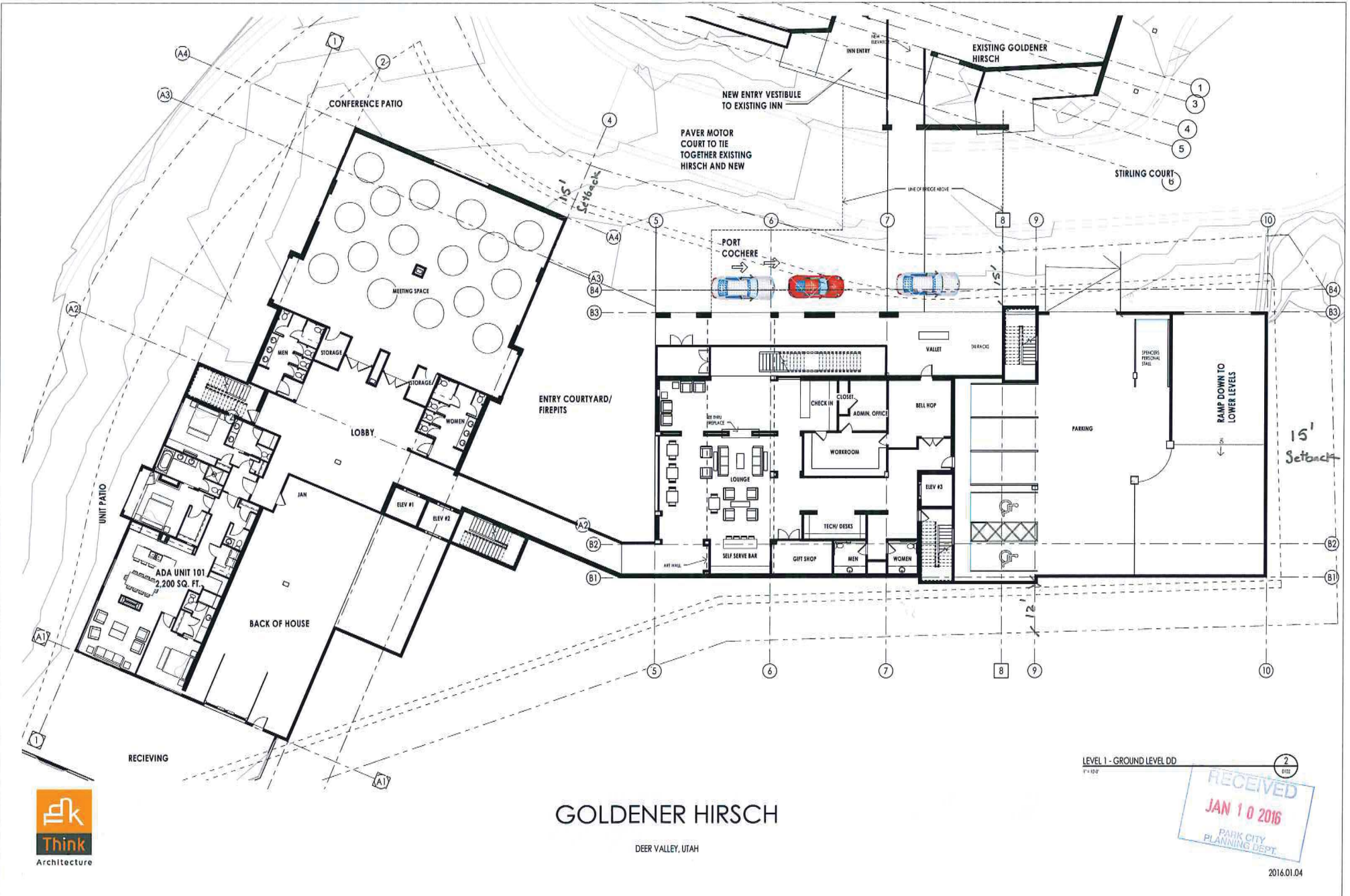
DEER VALLEY, UTAH

LEVEL 0 - PARKING PLAN DD
1" = 10'

2
010



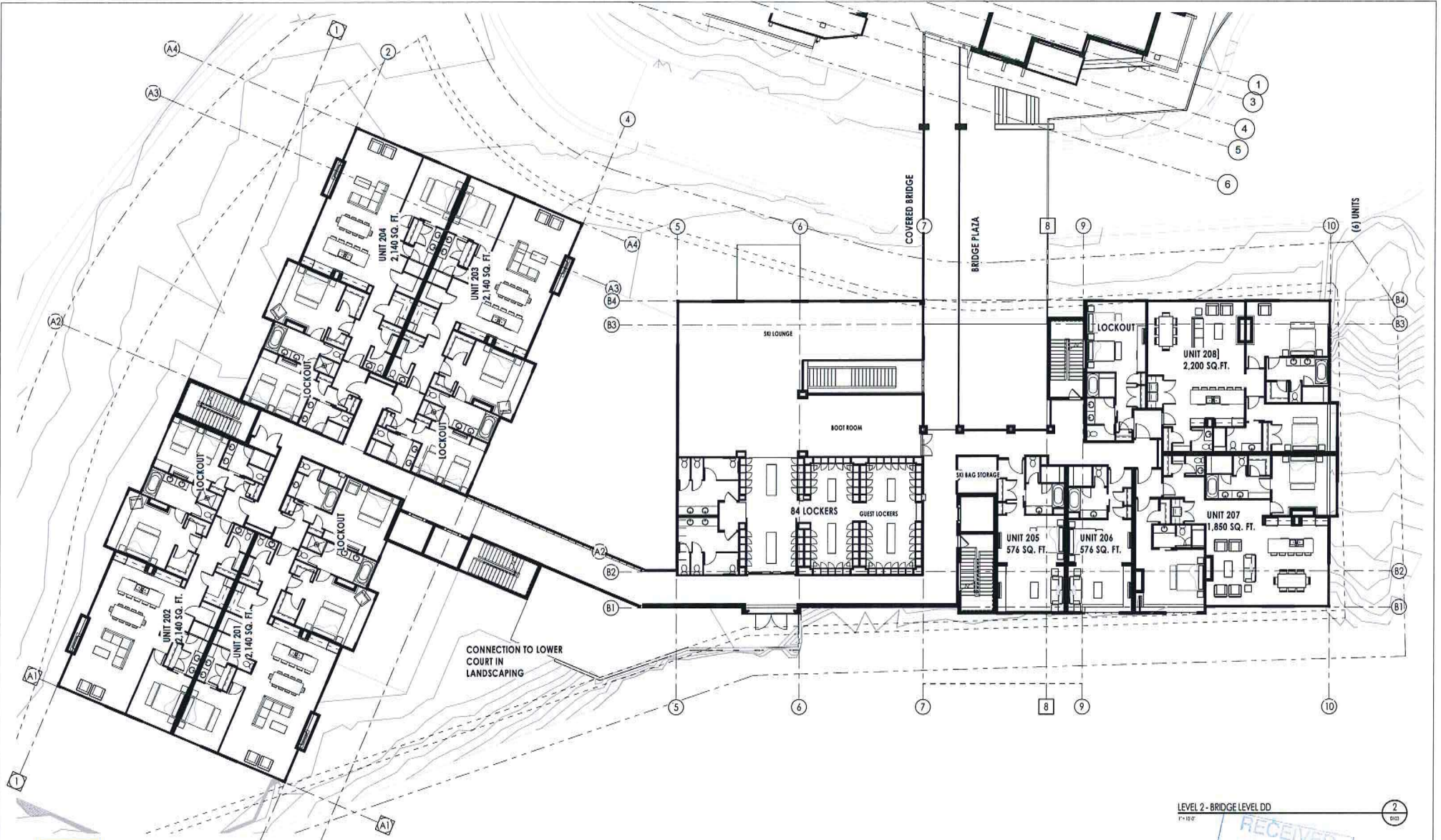
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GOLDENER HIRSCH

DEER VALLEY, UTAH





GOLDENER HIRSCH

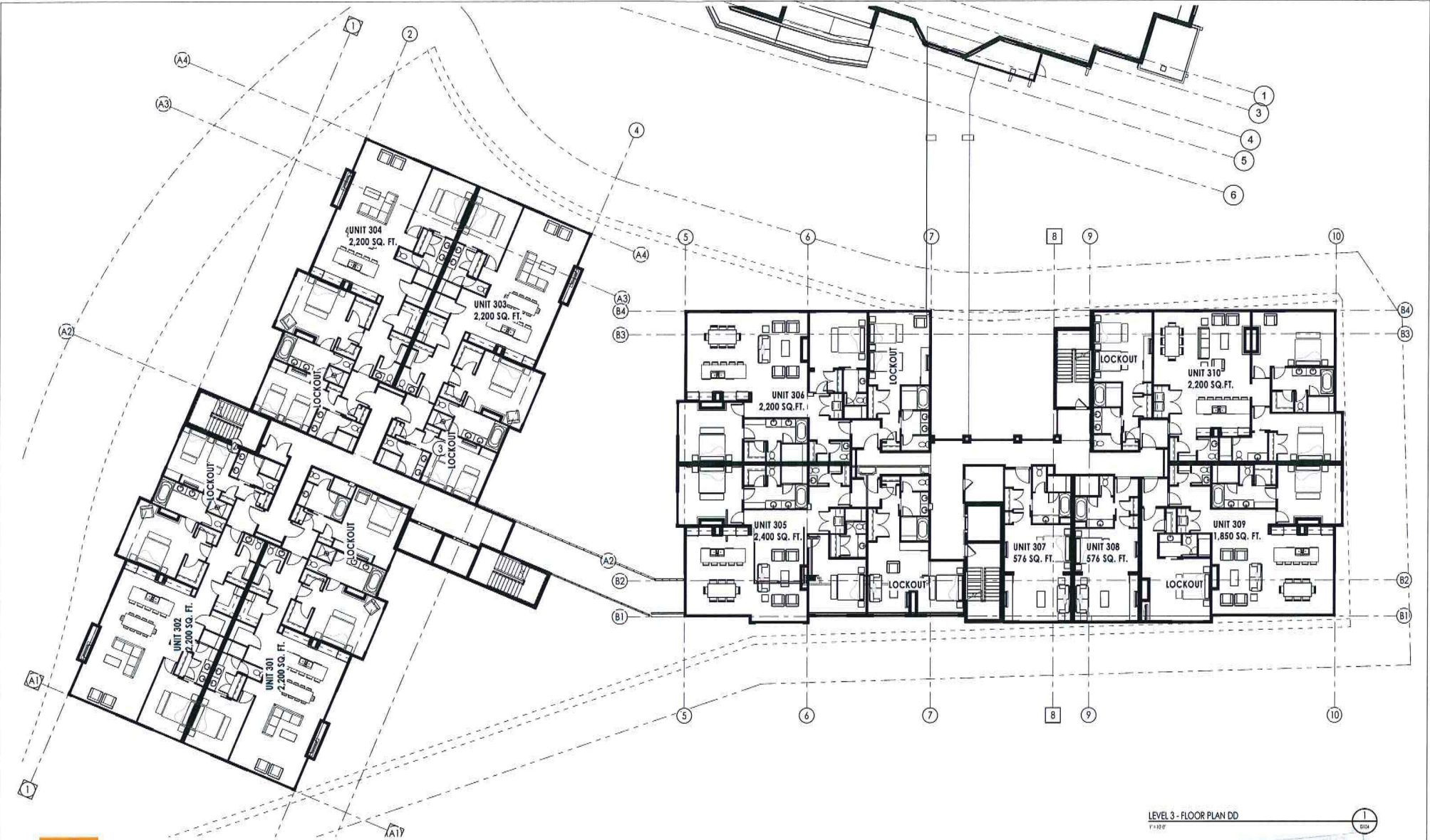
DEER VALLEY, UTAH

LEVEL 2 - BRIDGE LEVEL DD



2016.01.04





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DEER VALLEY, UTAH

LEVEL 3 - FLOOR PLAN DD
1/10/16



2016.01.04





LEVEL 4 - FLOOR PLAN DD
 P-102

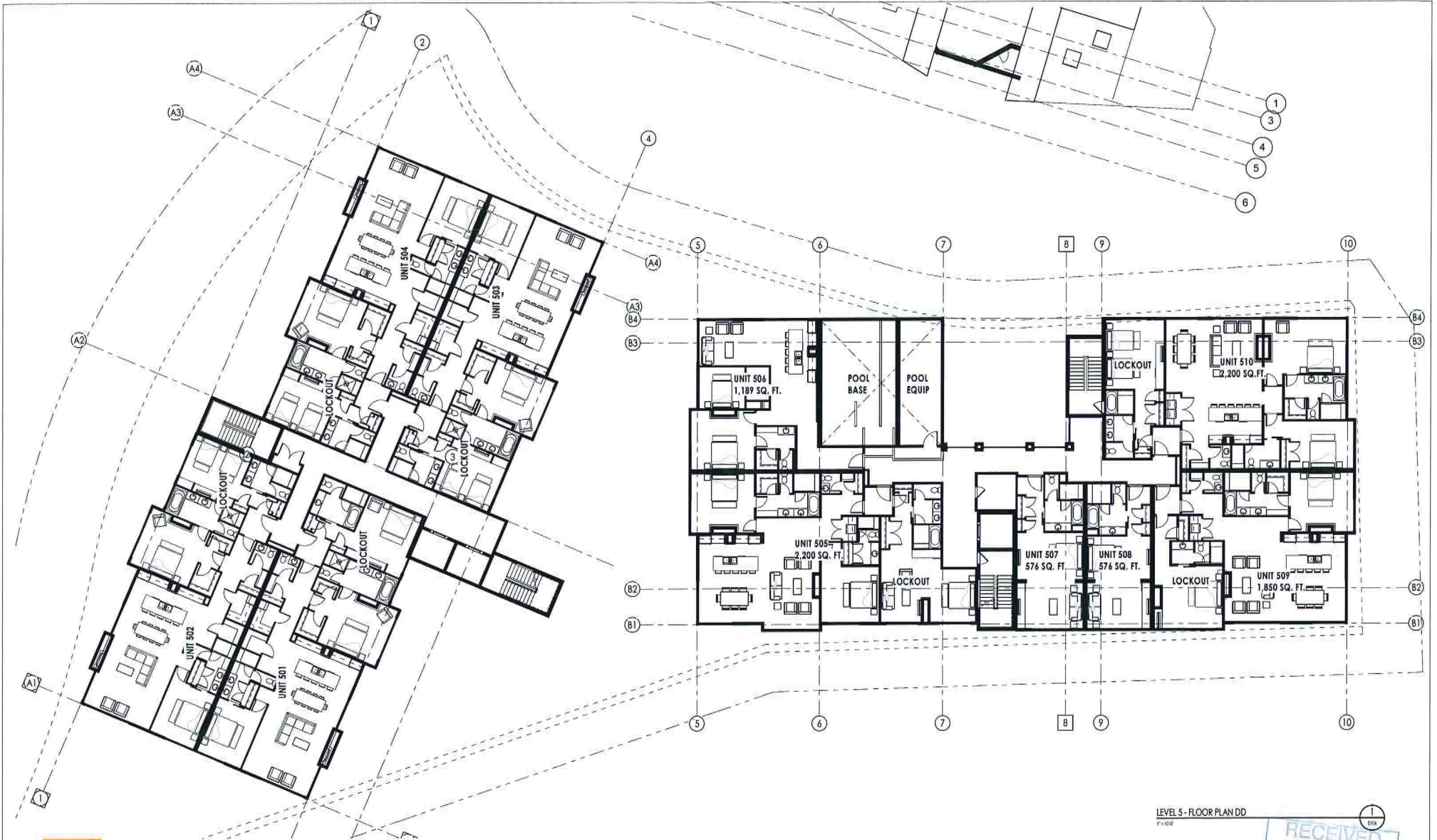
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GOLDENER HIRSCH

DEER VALLEY, UTAH

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 2016.01.04





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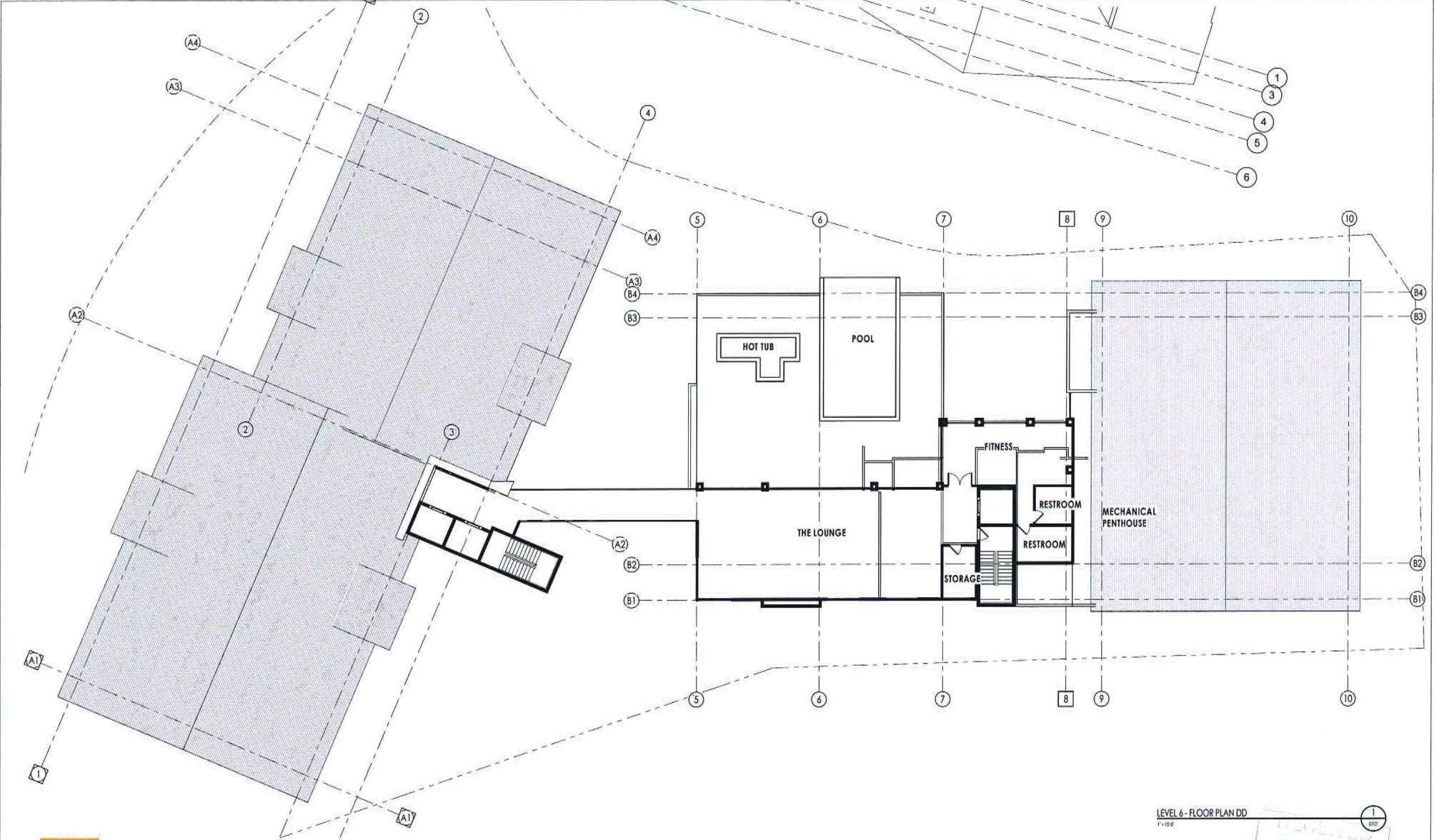
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LEVEL 5 - FLOOR PLAN DD
1/10/16



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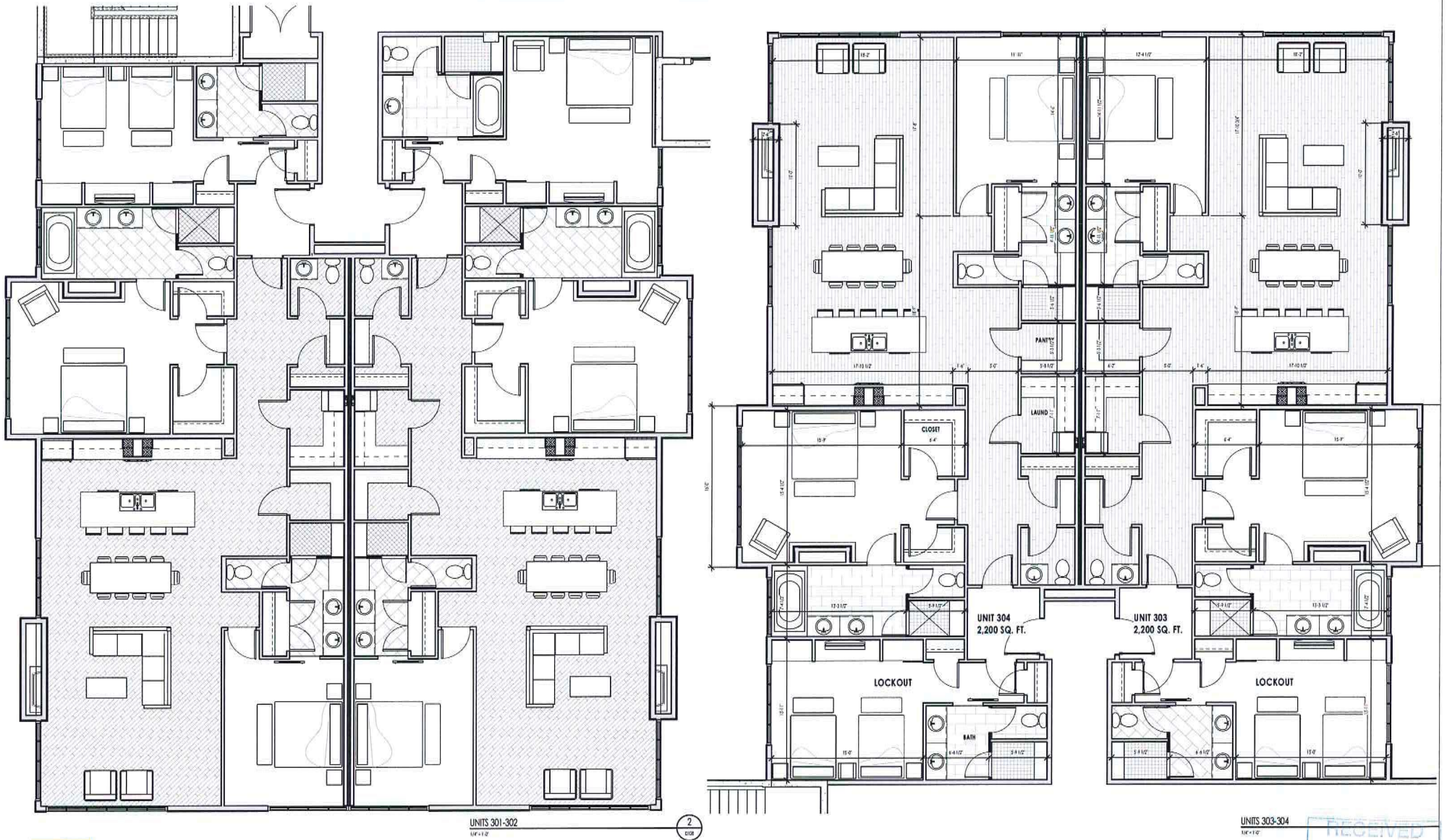
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LEVEL 6 - FLOOR PLAN DD
1/10/16

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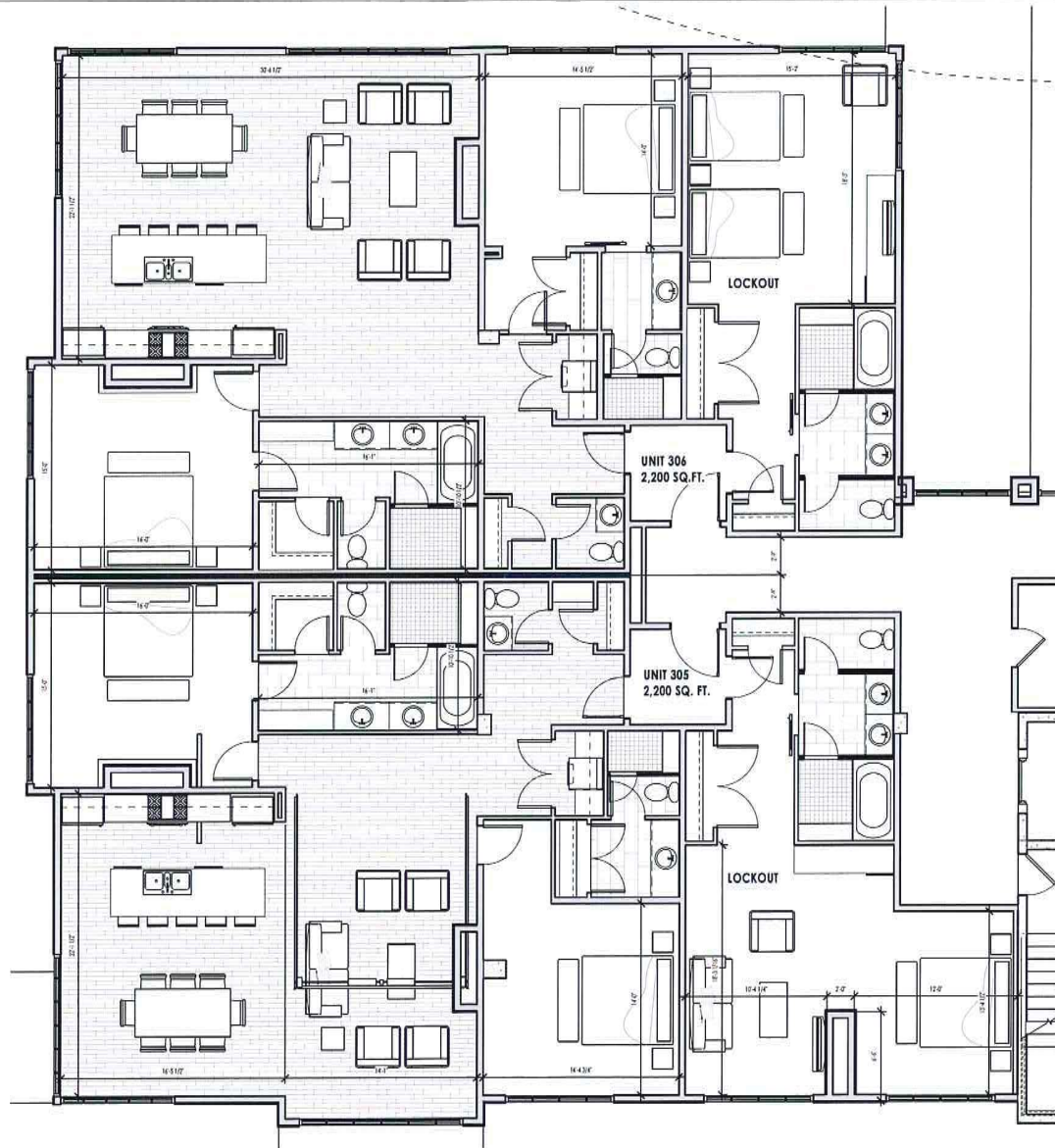
DEER VALLEY, UTAH



UNITS 303-304
10'-10"



2016.01.04



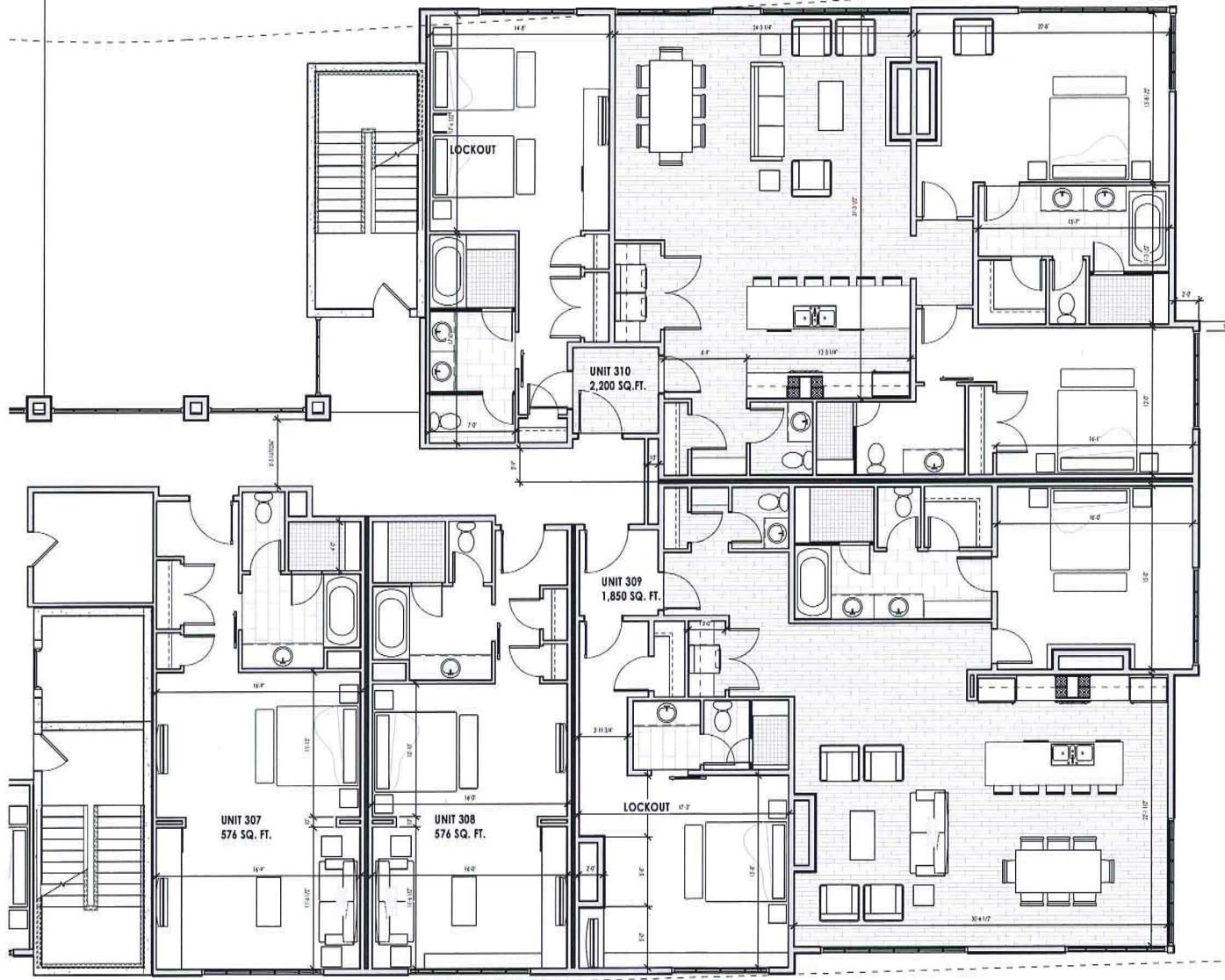
GOLDENER HIRSCH

DEER VALLEY, UTAH

UNITS 305-306
1/8" = 1'-0"

2
DIP





GOLDENER HIRSCH

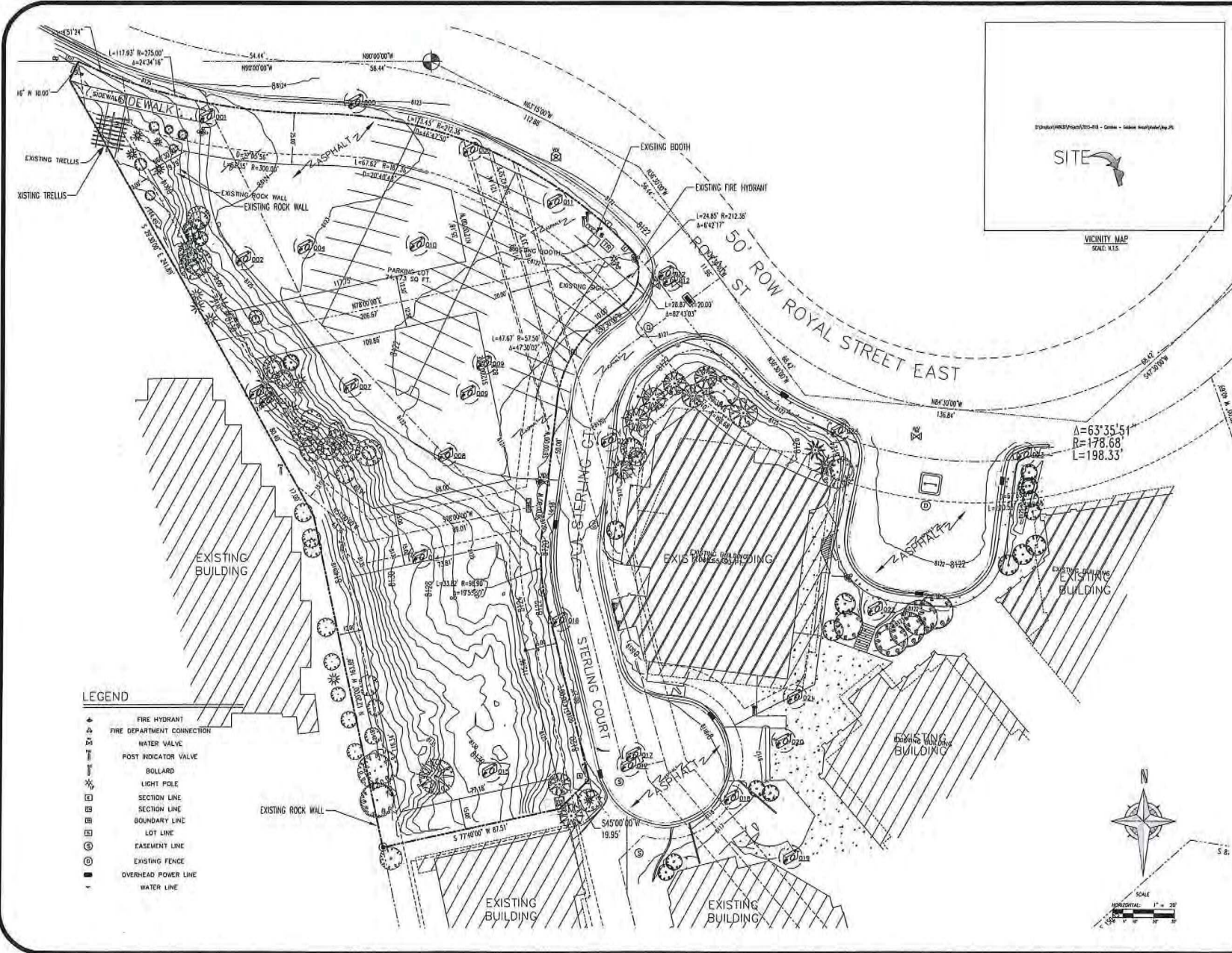
DEER VALLEY, UTAH

UNITS 307-310
10'-1 1/2"

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2016.01.04



Project Information

GOLDENER HIRSCH INN
7570 ROYAL ST, PARK CITY, UT 84060
TOPOGRAPHY SURVEY

No.	Revision/Issue	Date

Client Name and Address

5603 S 675 E - MURKIN, UT 84107
801-702-1912

Project 2015-018	Sheet 1
Date 07/9/2015	Scale 1" = 20'



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CURRENT SITE PLAN



OLSON KUNDIG

EXISTING SITE

HIRSCH HOTEL & RESIDENCES | 2015 OCTOBER 15 3



DISCLAIMER
 This drawing is neither a legally recorded map or a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including the Snyderville Basin Water Reclamation District which is not responsible for its accuracy or timeliness. The Snyderville Basin Water Reclamation District advises that anyone requiring a survey quality position, such as for, but not limited to, construction or boundary work, should consult with a competent licensed surveyor. Every effort has been made to ensure the accuracy of this information. However, the information contained in this map is subject to change without notice. The Snyderville Basin Water Reclamation District reserves the right for such change without prior notice.



01_Hirsch main entry from Royal St traffic circle



02_Hirsch garage entrance at Sterling Ct



03_Sterling Ct circle looking north



04_View south to slopes from parking lot on Lot H

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EXISTING SITE AND PANORAMIC VIEWS

HIRSCH HOTEL & RESIDENCES | 2015 OCTOBER 15 5



05_Panoramic at Sterling Ct (from L to R: Hirsch, Mont Cervin Plaza, Inn at Silver Lake, Mont Cervin)



06_Panoramic from across Royal St looking towards Hirsch and empty lots

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 PARK CITY
 PLANNING DEPT.

EXISTING SITE AND PANORAMIC VIEWS

HIRSCH HOTEL & RESIDENCES | 2015 OCTOBER 15 7



07_Panoramic to Hirsch and Sterling Ct from hill at Stein Eriksen



08_Panoramic from Hirsch to empty lots and up hill to Stein Eriksen

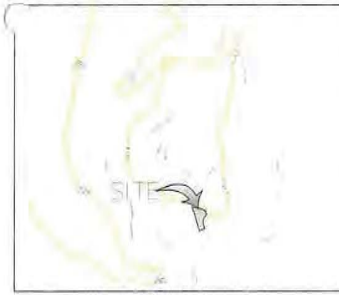
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OCT 16 2015
PARK CITY
PLANNING DEPT.

EXISTING SITE AND PANORAMIC VIEWS

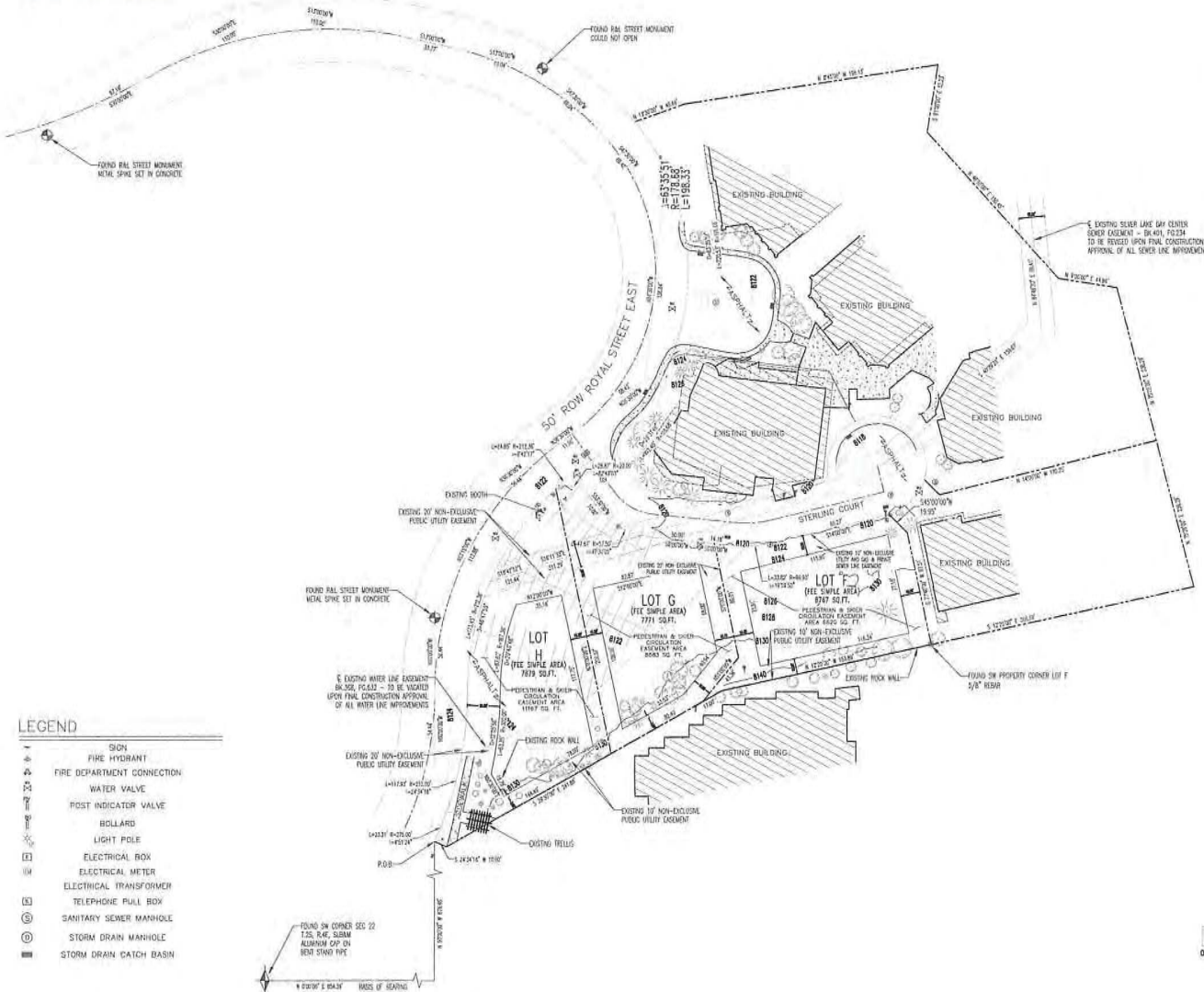
HIRSCH HOTEL & RESIDENCES | 2015 OCTOBER 15 9

RECEIVED
OCT 16 2015
PARK CITY PLANNING DEPT.

SILVER LAKE VILLAGE NO. 1 SUBDIVISION
LOCATED IN THE S.W. 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH,
RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, IN PARK CITY, SUMMIT
COUNTY, UTAH



VICINITY MAP

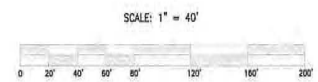
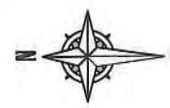


SURVEYOR'S CERTIFICATE
I, CLAY TOULBERT, BEYOND AND SAY THAT I AM A DULY REGISTERED LAND SURVEYOR
ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE
THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND
THE RESULTS OF THIS SURVEY ARE DEPICTED HEREON.

DATE: _____ CLAY TOULBERT
LICENSE NO. 29438A

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE
EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND
UTILITIES/STRUCTURES MAY VARY FROM EXISTING SPONSOR. ADDITIONAL BURIED
UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO GUARANTEES WILL BE MADE DURING THE
PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL UTILITY
COMPANIES ARE ADVISED THESE SHOULD BE CONTACTED FOR ACTUAL LOCATIONS.

- LEGEND**
- SIGN
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - POST INDICATOR VALVE
 - BOLLARD
 - LIGHT POLE
 - ELECTRICAL BOX
 - ELECTRICAL METER
 - ELECTRICAL TRANSFORMER
 - TELEPHONE PULL BOX
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - STORM DRAIN CATCH BASIN



Project Information

GOLDENER HIRSCH INN
7570 ROYAL ST, PARK CITY, UT 84060
BOUNDARY SURVEY

No.	Revision/Issue	Date

Client Name and Address



2015-018	1
10/15/2015	1
1" = 40'	1

A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION

AMENDING LOT D OF SILVER LAKE VILLAGE NO. 1 SUBDIVISION
AND LOTS F, G AND H OF A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



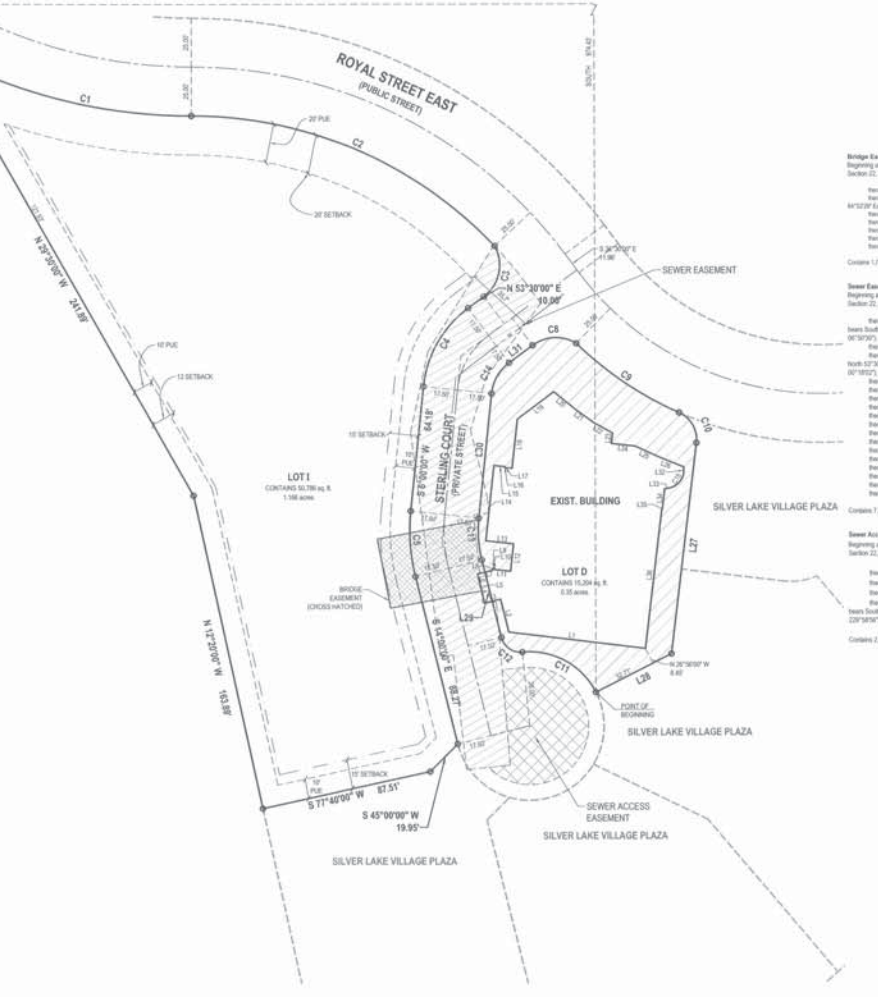
SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 23982 as provided under laws of the State of Utah. I further certify that by authority of the Owner, I have made a survey of the land and the following description correctly describes the land surface upon which has been or will be constructed, hereinafter to be known as, AMENDMENT TO SILVER LAKE VILLAGE NO. 1 SUBDIVISION, a land subdivision project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plan for said project is accurate and complies with the provisions of Section 67-2-1(1) of the Utah Condominium Ownership Act. Reference markers are shown on the plat are located as shown and are sufficient to readily locate or re-establish this survey.

BOUNDARY DESCRIPTION

LOT 1
Beginning at a point South 88.81 feet East 67.23 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:
North Easely 117.82 feet along the arc of a 275.32 foot radius curve to the left (center bears South 29° 34' 16" East and the chord bears North 77° 42' 02" East 172.83 feet with a central angle of 80° 47' 45");
North Southwesterly 11.64 feet along the arc of a 57.22 foot radius curve to the left (center bears South and the chord bears South 80° 40' 20" East 168.61 feet with a central angle of 80° 47' 45");
North Southwesterly 29.28 feet along the arc of a 20.23 foot radius curve to the left (center bears South 80° 40' 20" West and the chord bears South 12° 56' 27" West 25.48 feet with a central angle of 82° 41' 31");
North South 87° 22' 07" West 20.88 feet;
North Southwesterly 47.87 feet along the arc of a 17.85 foot radius curve to the left (center bears South 80° 30' 07" East and the chord bears South 80° 30' 07" West 46.65 feet with a central angle of 81° 27' 07");
North South 86° 10' 00" West 54.18 feet;
North Southwesterly 23.62 feet along the arc of a 80.82 foot radius curve to the left (center bears South 84° 10' 00" East and the chord bears South 84° 10' 00" West 52.83 feet with a central angle of 27° 30' 00");
North South 86° 10' 00" West 54.18 feet;
North South 87° 22' 07" West 20.88 feet;
North South 86° 10' 00" West 54.18 feet;
North South 87° 22' 07" West 20.88 feet;
North North 24° 34' 14" East 10.88 feet to the point of beginning.

Contains 5.198 square feet or 1.198 acres.



LINE	BEARING	LENGTH
L1	N 02° 52' 00" W	75.28
L2	N 84° 11' 22" W	17.39
L3	S 70° 42' 30" W	8.57
L4	N 84° 11' 22" W	6.81
L5	N 70° 42' 30" W	6.68
L6	N 84° 11' 22" W	6.54
L7	N 70° 42' 30" W	8.20
L8	N 84° 11' 22" W	6.86
L9	N 70° 42' 30" W	1.00
L10	S 01° 41' 02" E	0.81
L11	S 80° 59' 00" W	8.34
L12	N 80° 59' 00" E	14.12
L13	S 80° 59' 00" W	14.27

LINE	BEARING	LENGTH
L14	N 02° 51' 12" E	38.82
L15	S 81° 39' 00" E	8.93
L16	S 81° 39' 17" W	8.48
L17	S 81° 39' 00" E	3.76
L18	N 02° 51' 12" E	25.37
L19	N 02° 51' 12" E	25.32
L20	S 81° 42' 12" E	14.87
L21	S 81° 42' 12" E	16.82
L22	S 81° 42' 12" E	11.97
L23	S 81° 39' 17" W	3.36
L24	S 81° 39' 00" E	12.33
L25	S 81° 39' 17" E	13.54
L26	S 81° 42' 12" E	13.75

LINE	BEARING	LENGTH
L27	S 81° 39' 00" E	63.27
L28	N 84° 30' 00" W	43.32
L29	N 84° 30' 00" W	43.31
L30	N 81° 30' 00" E	94.18
L31	N 81° 30' 00" E	19.67
L32	S 81° 42' 12" E	14.87
L33	S 81° 42' 12" E	13.02
L34	S 81° 42' 12" E	10.26
L35	S 81° 39' 17" W	8.34
L36	S 81° 39' 17" W	71.88

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	275.32	117.82	29° 34' 16"	S 77° 42' 02" E	172.83
C2	232.36	175.45	48° 17' 45"	S 80° 39' 07" E	168.61
C3	20.23	29.28	80° 40' 20"	S 12° 56' 27" W	25.48
C4	57.22	47.87	47° 45' 27"	S 23° 07' 00" E	46.65
C5	96.80	33.62	29° 30' 00"	S 84° 10' 00" W	33.62
C6	19.85	23.79	86° 39' 04"	N 02° 51' 12" E	23.79
C7	178.64	83.87	29° 37' 48"	S 81° 42' 12" E	63.46
C8	19.85	18.91	72° 57' 40"	S 23° 07' 00" E	17.85
C9	38.82	45.54	86° 40' 58"	N 02° 51' 12" E	42.87
C10	16.80	14.24	81° 38' 52"	N 84° 30' 00" W	13.87
C11	91.80	21.41	28° 59' 00"	N 84° 30' 00" W	21.50
C12	22.82	18.65	47° 59' 00"	N 80° 59' 00" E	18.12
C13	9.20	11.82	71° 59' 00"	S 81° 42' 12" E	11.80



Range Easement
Beginning at a point also being South 88.81 feet East 67.23 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:
North North 02° 51' 12" East 38.82 feet;
North Southwesterly 38.82 feet along the arc of an 81.64 foot radius curve to the left (center bears South 81° 39' 00" East and the chord bears South 81° 39' 00" West 46.65 feet with a central angle of 80° 47' 45");
North South 86° 10' 00" West 54.18 feet;
North South 87° 22' 07" West 20.88 feet;
North North 24° 34' 14" East 10.88 feet to the point of beginning.

Contains 1.799 square feet or 0.041 acres.

Center Easement
Beginning at a point also being South 143.42 feet East 94.63 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:
North Southwesterly 25.36 feet along the arc of a 275.32 foot radius curve to the left (center bears South 80° 30' 07" West and the chord bears South 80° 30' 07" East 23.34 feet with a central angle of 90° 30' 00");
North South 30° 20' 07" East 11.96 feet;
North Southwesterly 0.86 feet along the arc of a 178.84 foot radius curve to the left (center bears North 57° 30' 07" East and the chord bears South 30° 30' 07" East 0.84 feet with a central angle of 10° 30' 00");
North South 30° 20' 07" East 11.96 feet;
North South 17° 12' 00" West 25.27 feet;
North South 17° 12' 00" West 25.42 feet;
North South 84° 42' 42" East 15.86 feet;
North South 80° 17' 18" West 17.86 feet;
North South 07° 22' 07" East 45.88 feet;
North South 07° 12' 00" East 52.65 feet;
North South 04° 42' 42" East 53.71 feet;
North South 80° 17' 18" West 17.86 feet;
North North 08° 29' 18" West 59.03 feet;
North South 80° 17' 18" West 17.86 feet;
North South 07° 22' 07" East 45.88 feet;
North North 12° 14' 11" East 42.85 feet;
North North 17° 12' 00" East 52.65 feet to the point of beginning.

Contains 1.798 Square Feet or 0.041 Acres.

Sewer Access Easement
Beginning at a point also being South 157.82 feet East 94.42 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:
North North 86° 24' 02" East 11.26 feet;
North North 34° 42' 42" West 49.16 feet;
North Southwesterly 125.82 feet along the arc of a 38.62 foot radius curve to the right (center bears South 19° 42' 42" East and the chord bears South 20° 16' 00" West 54.43 feet with a central angle of 120° 38' 54");
North South 87° 12' 00" East 15.34 feet.

Contains 1.788 Square Feet or 0.040 Acres.



OWNER'S DEDICATION AND CONSENT TO RECORD

I, the undersigned, do hereby dedicate and consent to record this plat and the same in the public records of Summit County, Utah, and I agree to be bound by the terms hereof. I further agree to be bound by the terms hereof in the event of any other Utah Condominium Ownership Act.

DATE: 11/30/2016
SIGNATURE: *[Signature]*
NAME: PATRICK M. HARRIS
ID: 23982

ACKNOWLEDGMENT

On this 30th day of November, 2016, personally appeared before me, the undersigned notary public, in and for said state and county, having been duly sworn, Patrick M. Harris who acknowledged to me that he is the owner of the herein described land and that he is an Authorized Signatory of Silver Lake Lodge, LLC, as indicated by the above Owner's Declaration and Consent to Record plat and voluntarily.

Authorized Signatory of Silver Lake Lodge, LLC, Utah limited liability company.

Notary Public:
My Commission Expires:
Residing in:

**A 2ND AMENDMENT TO
A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED # _____
STATE OF UTAH COUNTY OF SUMMIT, RECORDING AND FILED AT THE
OFFICE OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE: _____ SUMMIT COUNTY RECORDER

SHEET 1 OF 1 PROJECT NUMBER: 870 MANAGER: ROB DRAWN BY: BBS CHECKED BY: PMA DATE OF PREPARATION: 12/01/16	SALT LAKE CITY 40 West 1000 South Suite 200 Randy 107 6470 Phone: 801.255.2529 Fax: 801.255.6498 www.ensoeng.com	LAYTON Phone: 303.547.1150 TOOELE Phone: 801.843.2668 CEGAR CITY Phone: 801.886.1843	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 20____.	COUNCIL APPROVAL & ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 20____.	CITY ENGINEER I FAD THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE WITH MY OFFICE, THIS _____ DAY OF _____, 20____.	CITY PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20____.	PARK CITY ATTORNEY APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.
			PARK CITY RECORDER	RECORDER	CITY ENGINEER	CHAIR	SR WALD	CITY ATTORNEY

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents, that the Silver Lake Village Plaza Association, A Utah Non-Profit Corporation, being the owner of the tracts of land known as the Pedestrian and Sider Circulation Easement and Sterling Court, a private road, in Park City, Summit County, Utah, described on this sheet, does hereby consent to the recordation of the Record of Survey Map and by recording this Record of Survey Map and that certain Declaration of Condominium for Golden Deer Phase I, submits the herein described tracts of land together with all improvements situated in or upon the tract of land to the provisions of the Utah Condominium Ownership Act.

Executed this 26 day of December, 1990.

Robert W. Wells
By: Robert W. Wells
President

SURVEYOR'S CERTIFICATE

I, James G. West, a Registered Land Surveyor holding License No. 3082 as prescribed under the laws of the state of Utah, do hereby certify that at the request of the Declarant identified in this Record of Survey Map, I made a survey of the land shown on the Record of Survey Map, consisting of 5 pages. To the best of my knowledge and belief, the survey is accurate and complies with the provisions of section 57-8-13 of the Utah Code Annotated, as amended to date. The property is marked so as to allow the measurements shown on the plat to be readily traceable.

James G. West 12/12/90
James G. West, R.L.S. No. 3082 Utah Date



FEE SIMPLE LEGAL DESCRIPTION

Beginning at a point which is East 1042.71 feet and South 859.35 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 06°55'12" West 12.08 feet; thence South 33°42'16" East 8.49 feet; thence South 06°54'24" West 8.73 feet; thence South 23°14'26" East 4.77 feet; thence South 64°21'24" West 7.84 feet; thence South 23°14'26" East 8.82 feet; thence South 06°54'24" West 23.28 feet; thence North 83°05'36" West 2.00 feet; thence South 06°54'24" West 22.81 feet; thence South 58°06'37" West 15.85 feet; thence North 83°05'36" West 11.01 feet; thence South 63°04'00" West 10.64 feet to a point on a 46.00 foot radius curve to the left (center bears South 56°49'36" West 46.00 feet of which the central angle is 10°30'56"); thence along the arc of said curve 8.44 feet; thence North 83°05'36" West 46.82 feet; thence North 14°03'39" West 52.62 feet; thence North 06°54'24" East 38.82 feet; thence South 83°05'36" East 8.30 feet; thence North 06°54'24" East 27.32 feet; thence North 51°54'24" East 2.29 feet; thence North 06°00'00" East 6.57 feet; thence North 83°00'00" East 18.70 feet to a point on a 203.68 foot radius curve to the left (center bears North 44°49'33" East 203.68 feet of which the central angle is 24°37'50"); thence southeasterly along the arc of 184 curve 87.56 feet to the point of beginning. Contains 12420.45 square feet or 0.285 acres.

**RECORD OF SURVEY MAP OF:
GOLDEN DEER PHASE I**

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
MERIDIAN, SUMMIT COUNTY, UTAH

NOTE: THE STREET ADDRESS OF GOLDEN DEER PHASE I IS 7570 ROYAL STREET EAST
SEWER SERVICE IS AVAILABLE THROUGH A COMMON SIX-INCH PRIVATE SEWER
LATERAL THAT IS TO BE MAINTAINED BY THE GOLDEN DEER PHASE I OWNERS
ASSOCIATION

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT)

EXHIBIT F

On the 26 day of December, 1990, personally appeared before me Robert W. Wells, who being by me duly sworn, did say that he is the President of the Silver Lake Village Plaza Association, a Utah Non-Profit Corporation, and that the above Owner's Dedication and Consent to Record was signed in behalf of said Silver Lake Village Plaza Association, by authority of his presidency, and said Robert W. Wells acknowledged before me that said corporation executed the same.

April 27 1992
My Commission Expires:

John C. ...
Notary Public
Residing at:
Salt Lake City
Utah



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents, that Golden Deer at Deer Valley, Inc. A Utah Corporation, being the owner of the tract of land in Park City, Summit County, Utah, described on this sheet, does hereby consent to the recordation of the Record of Survey Map and by recording this Record of Survey Map and that certain Declaration of Condominium for Golden Deer Phase I, submits the herein described tract of land together with all improvements situated in or upon the tract of land to the provisions of the Utah Condominium Ownership Act.

Executed this 12th day of December, 1990.

Malcolm MacQuoid
By: Malcolm MacQuoid
President

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT)

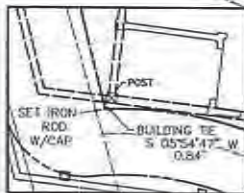
On the 12th day of December, 1990, personally appeared before me Malcolm MacQuoid, who being by me duly sworn, did say that he is the President of Golden Deer at Deer Valley, Inc., a Utah Corporation, and that the above Owner's Dedication and Consent to Record was signed in behalf of said Golden Deer at Deer Valley, Inc., by authority of his presidency, and said Malcolm MacQuoid acknowledged before me that said corporation executed the same.

10-15-91
My Commission Expires:

John ...
Notary Public
Residing at:
619 Main St
Park City, UT



DELTA
67°30'00"
69°38'36"
72°57'19"
76°40'52"
81°36'52"
88°06'00"
94°37'50"
99°32'37"



CORNER DETAIL
1"=8'

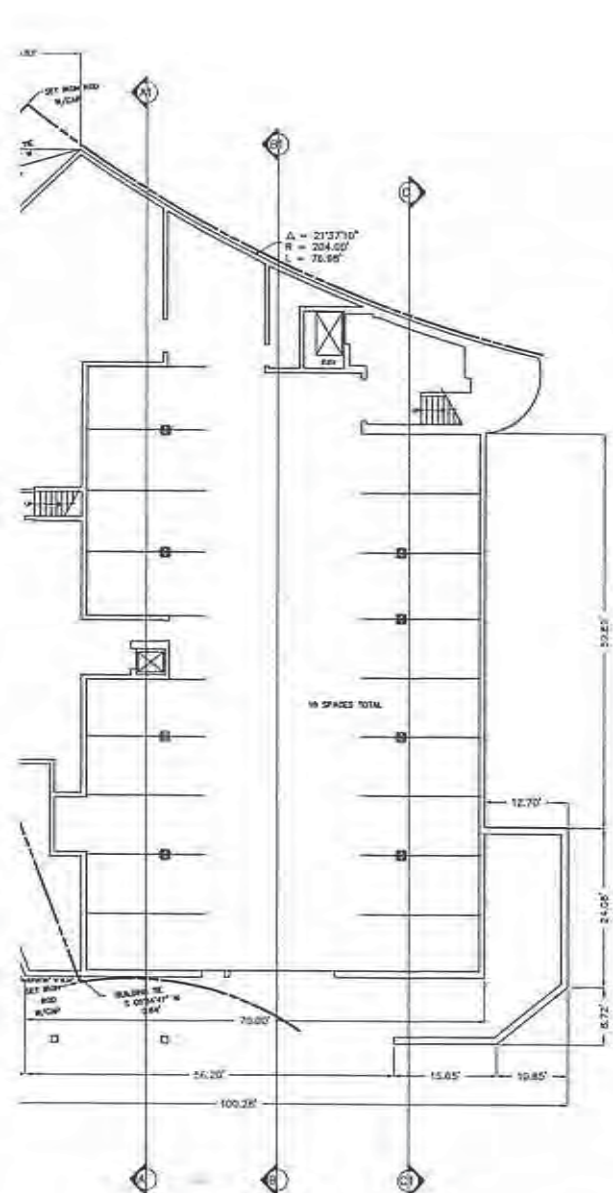
CITY ENGINEER
APPROVED AND ACCEPTED BY THE Park City
CITY ENGINEERS DEPARTMENT ON THIS 12TH
DAY OF DECEMBER A. D. 1990
Chris A. ...
CITY ENGINEER

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE Park City
CITY PLANNING COMMISSION ON THIS 12TH
DAY OF DECEMBER A. D. 1990
...

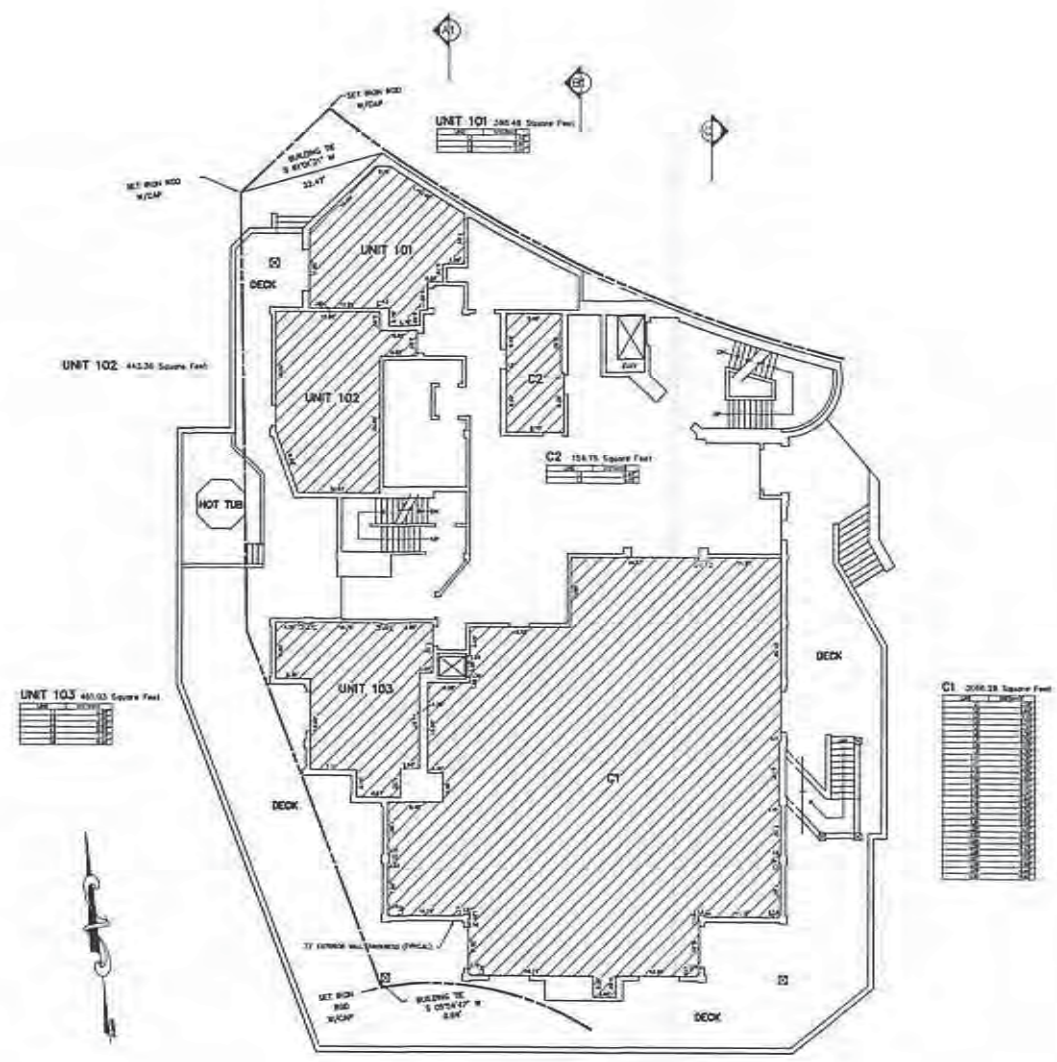
APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS 12TH DAY OF December
A. D. 1990
...
CITY ATTORNEY

RECORDED
No. 334606
STATE OF Utah
RECORDED AND FILED AT THE REQUEST OF High Country, LLC 12-23-90
Time 2:19 PM
#110.50
FEE
Alan ...
COUNTY RECORDER

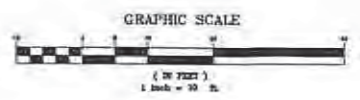
THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
1251 Deer Valley Rd. South, Suite 202 Park City, Utah 84002
(801) 449-9811 FAX (801) 448-7263



PARKING STRUCTURE



FIRST FLOOR



GOLDEN DEER PHASE I

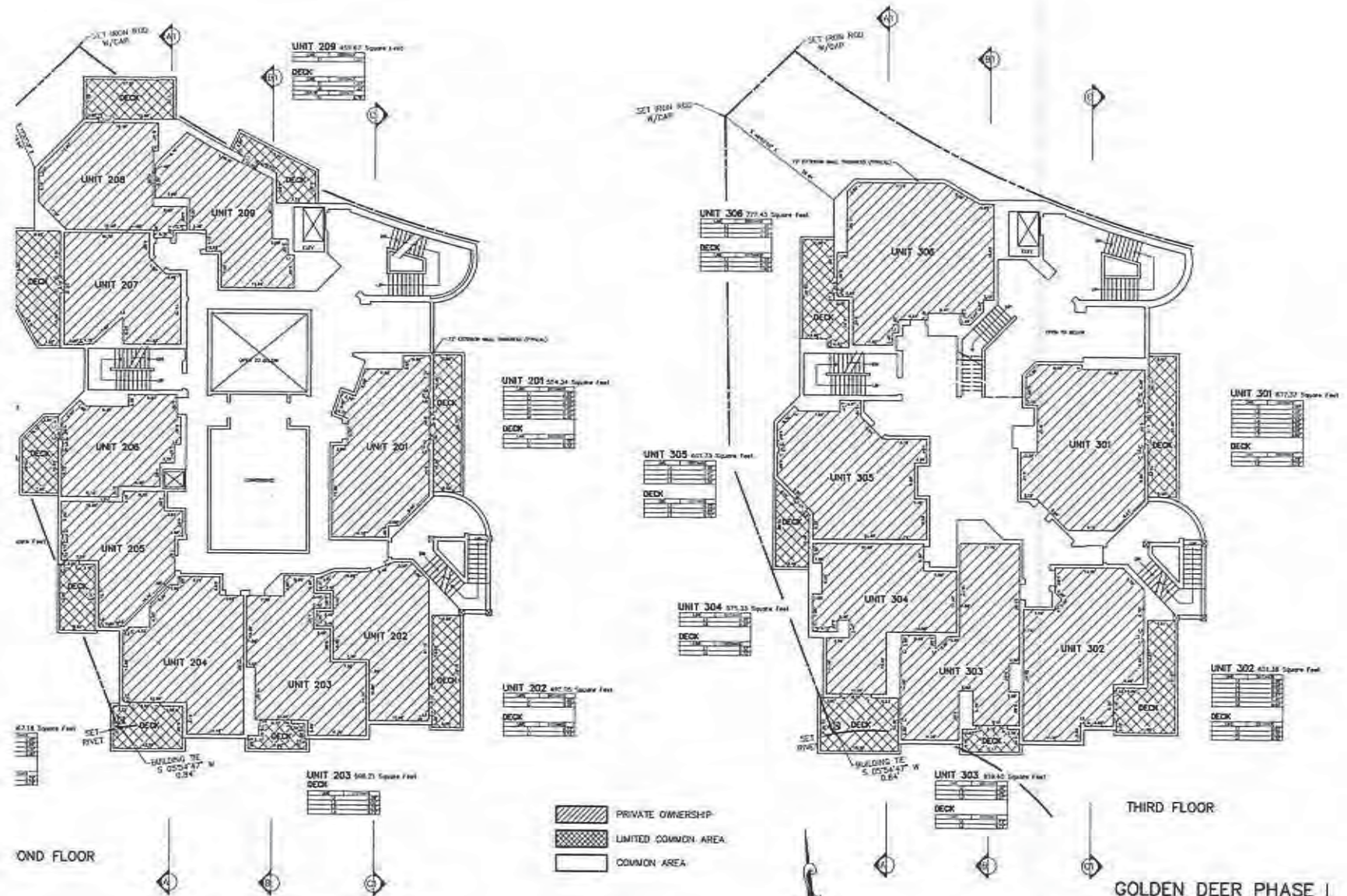
A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN.

RECORDED

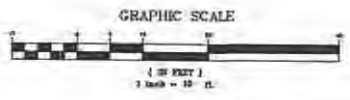
No. 38466
 STATE OF Utah
 RECORDED AND FILED AT THE REQUEST OF
Hugh Cowley Title 12-27-10
Tina J. Rasmussen
 \$110.00 Alan Spriggs
 FEE COUNTY RECORDER

THE SEAR-BROWN GROUP
 FULL SERVICE DESIGN PROFESSIONALS

1321 Deer Valley Rd. South, Suite 202 Park City, Utah 84002
 (801) 449-8811 FAX (801) 449-7282



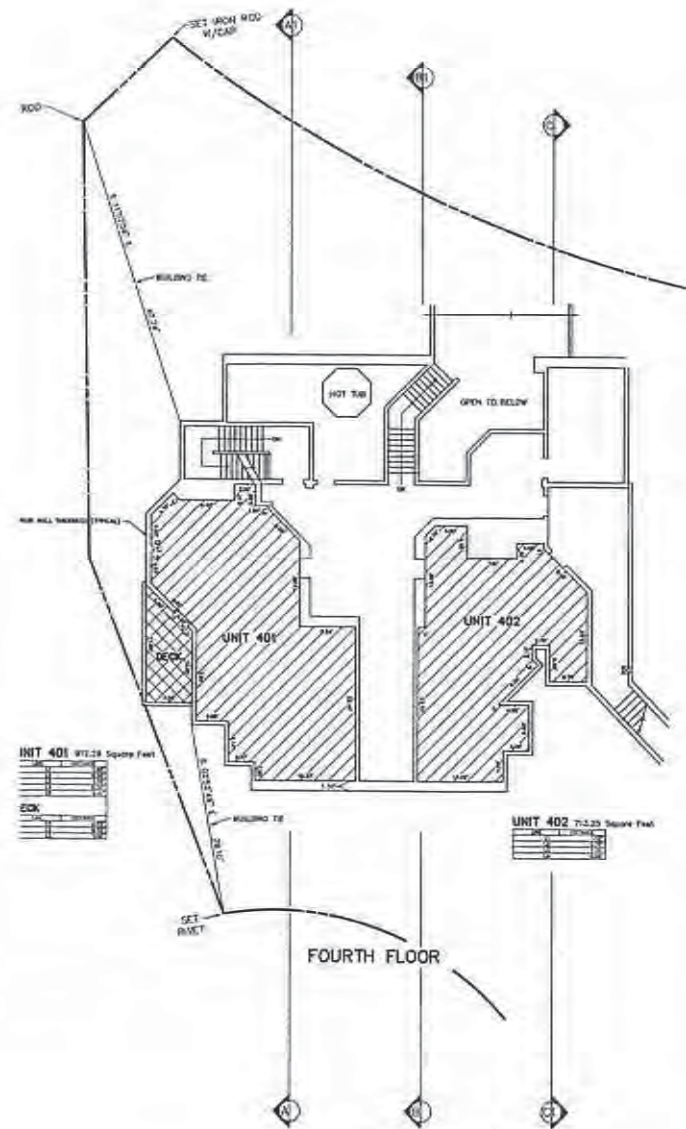
PRIVATE OWNERSHIP
 LIMITED COMMON AREA
 COMMON AREA



THIRD FLOOR
GOLDEN DEER PHASE I
 A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH,
 RANGE 4 EAST, SALT LAKE BASIN AND MIDDLEMAN.

RECORDED
 No. 32466
 STATE OF UTAH
 RECORDED AND FILED AT THE REQUEST OF
High County Title 12-27-91
Tom 2-19 AM.
 \$ 110.00 Alison Spang
 FEE COUNTY RECORDER

THE SEAR-BROWN GROUP
 FULL SERVICE DESIGN PROFESSIONALS
 1321 Deer Valley Rd. South, Suite 202 Park City, Utah 84060
 (801) 649-9811 FAX (801) 649-7265



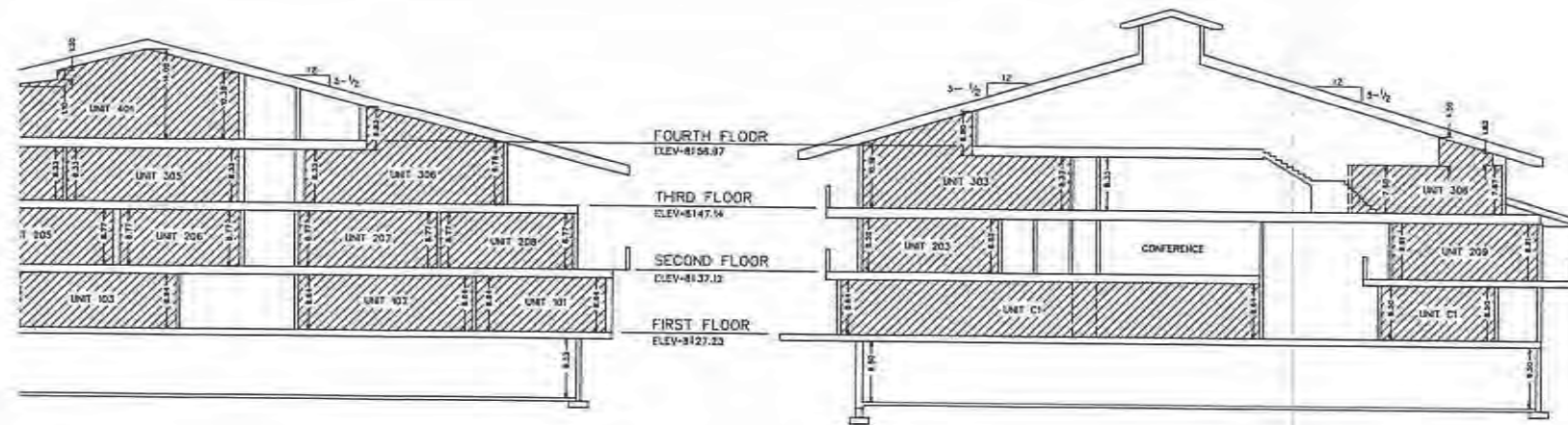
GOLDEN DEER PHASE I

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PAGE 4 OF 5

RECORDED	
No. <u>334606</u>	
STATE OF <u>Utah</u>	
RECORDED AND FILED AT THE REQUEST OF <u>High County Title</u> <u>12-27-90</u>	
FEES <u>110.00</u> <u>Alison Spriggs</u>	
COUNTY RECORDER	

 THE SEAR-BROWN GROUP FULL SERVICE DESIGN PROFESSIONALS
1323 Deer Valley Rd. South, Suite 202 Park City, Utah 84002 (801) 849-8891 FAX (801) 849-7060



FOURTH FLOOR
ELEV=8156.97

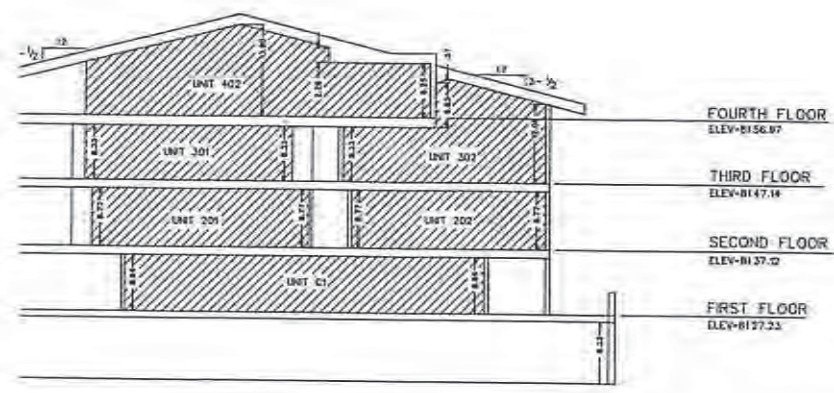
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SECOND FLOOR
ELEV=8137.12

FIRST FLOOR
ELEV=8127.23

SECTION A-A1
SCALE 1/8"=1'-0"

SECTION B-B1
SCALE 1/8"=1'-0"



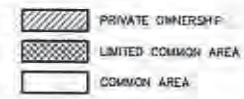
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THIRD FLOOR
ELEV=8147.14

SECOND FLOOR
ELEV=8137.12

FIRST FLOOR
ELEV=8127.23

SECTION C-C1
SCALE 1/8"=1'-0"



GOLDEN DEER PHASE I

A UTAH CONDOMINIUM PROJECT LOCATED IN SECTION 22, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE, BASE AND MERIDIAN.

RECORDED

No. 324606
STATE OF Utah
RECORDED AND FILED AT THE REQUEST OF
Hugh County Title Co 12-27-90
Time 2:19 PM.
110-00 Alan Sprague
COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS

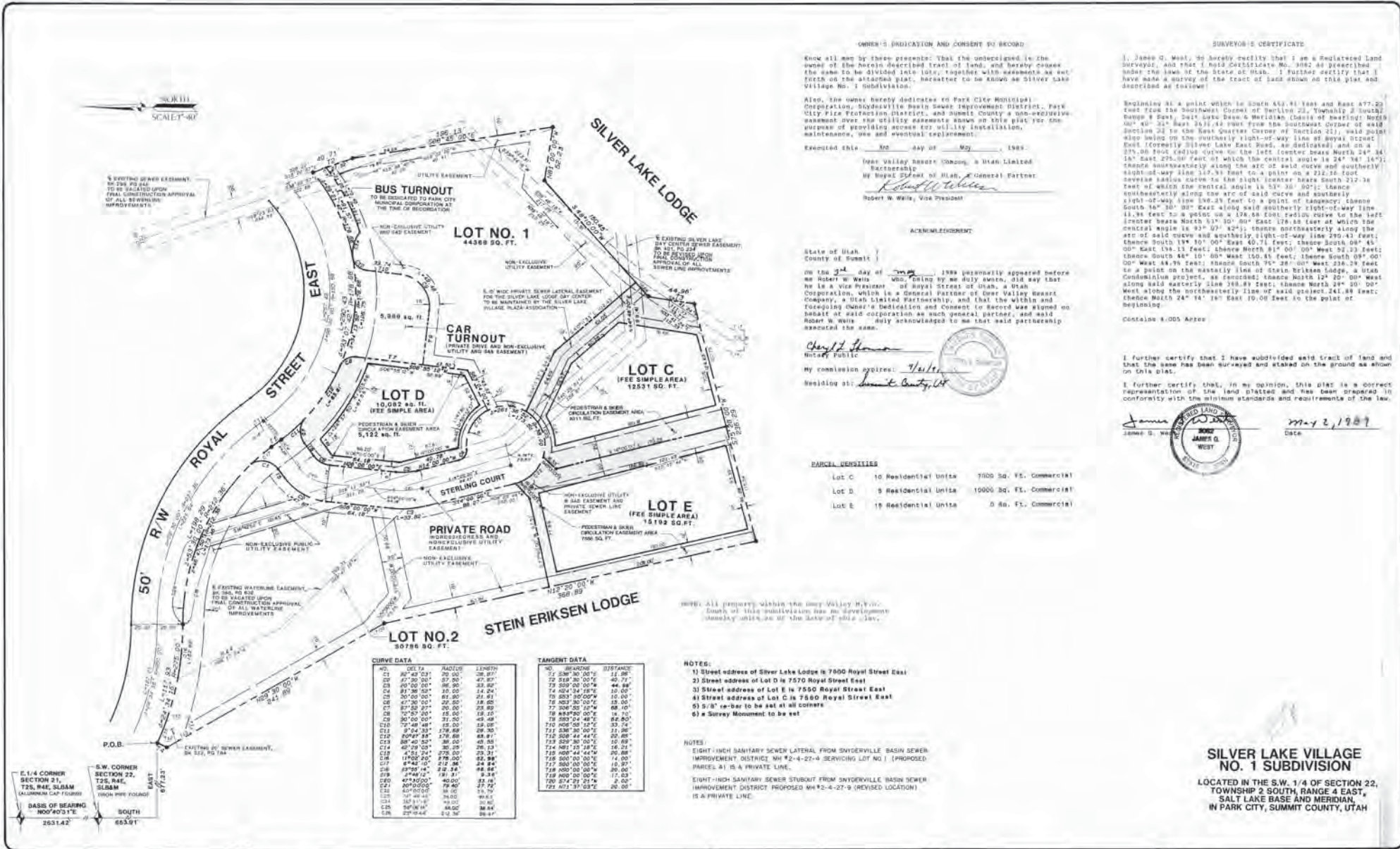
1301 Deer Valley Rd. South, Suite 202 Park City, Utah 84060
(801) 948-9881 FAX (801) 948-7000

Record of Survey Map
 Golden Deer Phase I
 recorded 12/27/90

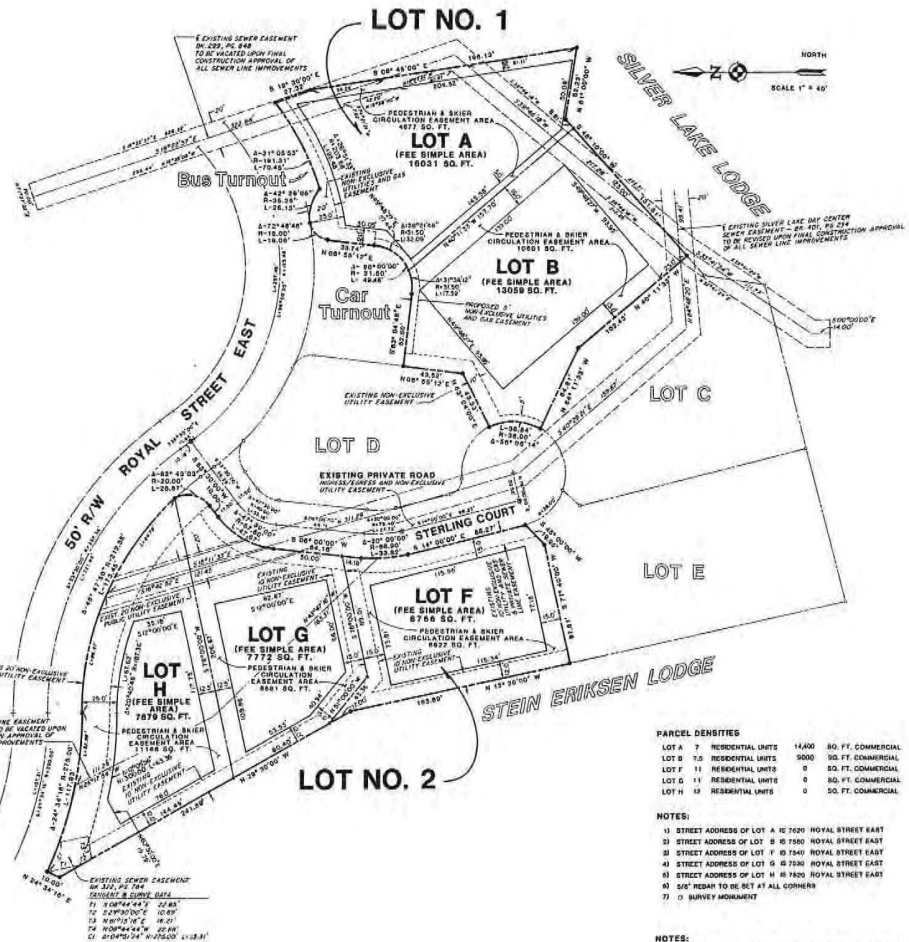
Unit	C1	3,066.26	sq ft
	C2	154.75	sq ft
Total Commercial		3,221.01	sq ft

Unit	101	398.48	sq ft
	102	443.36	sq ft
	103	461.03	sq ft
	201	554.34	sq ft
	202	492.05	sq ft
	203	506.21	sq ft
	204	567.18	sq ft
	205	419.88	sq ft
	206	382.45	sq ft
	207	438.82	sq ft
	208	452.40	sq ft
	209	459.67	sq ft
	301	677.37	sq ft
	302	651.38	sq ft
	303	619.40	sq ft
	304	575.33	sq ft
	305	601.73	sq ft
	306	777.43	sq ft
	401	912.29	sq ft
	402	713.25	sq ft
Total Residential		11,104.05	sq ft

Total		14,325.06	sq ft
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<p>CITY COUNCIL APPROVAL</p> <p>PRESENTED TO THE BOARD OF Park CITY COUNCIL THIS <u>22nd</u> DAY OF <u>May</u> A.D. 1989 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.</p> <p><u>James G. West</u> DEPUTY CITY ENGINEER</p>	<p>CITY ENGINEER</p> <p>APPROVED AND ACCEPTED BY THE <u>Deer Valley</u> CITY ENGINEERING DEPARTMENT ON THIS <u>EIGHTH</u> DAY OF <u>JUNE</u> A.D. 1989.</p> <p><u>Chris W. DeHaven</u> PE CITY ENGINEER</p>	<p>CITY PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY THE <u>Deer Valley</u> CITY PLANNING COMMISSION ON THIS <u>22nd</u> DAY OF <u>May</u> A.D. 1989.</p> <p><u>Robert W. Wiley</u> CHAIRMAN</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM ON THE <u>15th</u> DAY OF <u>MAY</u> A.D. 1989.</p> <p><u>James G. West</u> CITY ATTORNEY</p>	<p>RECORDED</p> <p>NO. <u>301534</u> STATE OF <u>UTAH</u> COUNTY OF <u>SUMMIT</u> RECORDED AND FILED AT THE REQUEST OF <u>James G. West</u> <u>Deer Valley</u> FEE \$ <u>3.91</u> @ <u>20¢</u> MAY 22 1989 COUNTY RECORDER</p>	<p>THE SEAR-BROWN GROUP</p> <p>FULL-SERVICE DESIGN PROFESSIONALS</p> <p>1000 WEST 1000 SOUTH, SUITE 200, SALT LAKE CITY, UTAH 84119 PHONE: 531-1111 FAX: 531-1112</p>
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SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 10022 as provided under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described as follows:

A re-subdivision of Lots No. 1 and No. 2 of Silver Lake Village No. 1 Subdivision recorded as Entry No. 309534 on June 21, 1989, in the Office of the Recorder, County of Summit, State of Utah.

I further certify that I have subdivided said land into 8 lots, designated A, B, C, D, E, F, G and H, all inclusive, and the said lots have been surveyed and staked on the ground as shown on this plat.

I further certify that, in my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

James G. West
 James G. West
 Date: Oct 23, 1989

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into lots, together with easements as set forth on the attached plat, hereinafter to be known as Re-subdivision of Lots No. 1 and No. 2, Silver Lake Village No. 1 Subdivision.

Also, the owner hereby dedicates to Park City Municipal Corporation, Silverville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

Executed this 23 day of October, 1989.

Uvac Valley Resort Company, a Utah Limited Partnership
 By Robert M. Wells, a General Partner
 Robert M. Wells, Vice President

ACKNOWLEDGEMENT

State of Utah)
 County of Summit)

On the 23 day of October, 1989 personally appeared before me Robert M. Wells who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is a General Partner of Uvac Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's dedication and consent to Record was signed on behalf of said corporation as such general partner, and said Robert M. Wells duly acknowledged to me that said partnership executed the same.

Robert M. Wells
 Notary Public

My commission expires: 6/29/91
 Residing at: Paria, UT

PARCEL DENSITIES

LOT A	7	RESIDENTIAL UNITS	14,600	80. FT. COMMERCIAL
LOT B	7.5	RESIDENTIAL UNITS	5,000	50. FT. COMMERCIAL
LOT F	11	RESIDENTIAL UNITS	0	50. FT. COMMERCIAL
LOT G	11	RESIDENTIAL UNITS	0	80. FT. COMMERCIAL
LOT H	13	RESIDENTIAL UNITS	0	50. FT. COMMERCIAL

- NOTES:**
- STREET ADDRESS OF LOT A IS 7420 ROYAL STREET EAST
 - STREET ADDRESS OF LOT B IS 7500 ROYAL STREET EAST
 - STREET ADDRESS OF LOT F IS 7400 ROYAL STREET EAST
 - STREET ADDRESS OF LOT G IS 7300 ROYAL STREET EAST
 - STREET ADDRESS OF LOT H IS 7620 ROYAL STREET EAST
 - 50' REAR TO BE SET AT ALL CORNERS
 - SURVEY MONUMENT
- NOTES:**
- EXIST-NON SANITARY SEWER LATERAL FROM SBYRDEVILLE BASIN SEWER IMPROVEMENT DISTRICT MHP 2-4-27-4 SERVICE LOT NO. 1 LOT A IS A PRIVATE LINE.
- DRY STAMPING FIRE PROTECTION SYSTEMS MAY BE REQUIRED FOR EACH PARCEL DEVELOPMENT
- A 24" EAVE ENCRAGEMENT BEYOND THE FEE SIMPLE AREA IS ALLOWED.

**A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
 SILVER LAKE VILLAGE NO. 1 SUBDIVISION**

A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
 SILVER LAKE VILLAGE NO. 1 SUBDIVISION
 RECORDED AS ENTRY NO. 309534 JUNE 21, 1989
 LOCATED IN THE S.W. 1/4 OF SECTION 22,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF DARK CITY COUNCIL THIS 5TH DAY OF OCTOBER A.D. 1989, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

Amira A. Shredon
 CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE CITY ENGINEER CITY ENGINEERING DEPARTMENT ON THIS 23RD DAY OF OCTOBER 1989.

Eric W. DeHaan PE
 CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 31st DAY OF OCTOBER A.D. 1989.

Paul R. Wiley
 CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 29th DAY OF November A.D. 1989.

Thomas L. Lee
 CITY ATTORNEY

11-9-89
 2:40pm
 RECORDED AS ENTRY NO. 309534
 COUNTY OF SUMMIT
 STATE OF UTAH
 RECORDED AND FILED AT THE REQUEST OF:
 Uvac Valley Resort Company
 \$22.00
 FEE

Alamy Davis
 COUNTY RECORDER

THE SEAR-BROWN GROUP
 FULL SERVICE DESIGN PROFESSIONALS

147 East 2000 South, Salt Lake City, Utah 84119
 (801) 487-1111

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JANUARY 13, 2016

COMMISSIONERS IN ATTENDANCE:

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

EX OFFICIO:

Bruce Erickson, Planning Director, Francisco Astorga, Planner; Kirsten Whetstone, Planner; Polly Samuels McLean, Assistant City Attorney

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The Planning Commission held a joint meeting with the Snyderville Basin Planning Commission prior to the Regular Meeting. That discussion can be found in the Work Session Minutes dated January 13, 2016.

REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 6:43 p.m. and noted that all Commissioners were present.

ADOPTION OF MINUTES

December 9, 2015

MOTION: Commissioner Phillips moved to APPROVE the minutes of December 9, 2015 as written. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

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- 2. **7520 – 7570 Royal Street East – Conditional Use Permit and Plat Amendment for 28 residential units on Lots F, G and H of the Silver Lake Subdivision plat**

as part of the Silver Lake Community of the Deer Valley Master Planned Development. (Application PL-15-02966 and PL-15-02977)

Chair Strachan announced that this item was being continued this evening and the public would have another opportunity to comment at a future meeting.

Planner Whetstone stated that this was an introductory work session item that was noticed for public hearing. This is a large project and letters were sent to the neighbors to inform the neighbors of what was being proposed. Planner Whetstone reported that she had received one email and provided information to another person prior to this meeting.

Planner Whetstone reported that the proposal, known as the Goldener Hirsch Hotel and Residences, consists of 1) amendments to the existing Goldener Hirsch Hotel located at Upper Deer Valley in Silver Lake; and 2) construction of 38 residential condominium units within a single multi-story building proposed that sits over two levels of parking. The proposal is on Lots F, G and H of the Silver Lake Village Subdivision, which is part of the Deer Valley MPD that was approved in 1977. This is the last undeveloped parcel in Upper Deer Valley. There is one last development parcel at Lower Deer Valley. Planner Whetstone noted that this proposal was infill development. She reviewed the MPD that was included on page 125 of the Staff. In the Deer Valley Master there is a choice of either building 34 units of any size or 34 unit equivalents. In this case the applicant chose to build 34 unit equivalents at a total of 68,000 square feet.

Planner Whetstone explained that the proposed building has 68,843 square feet of residential construction because they were proposing to move 843 square feet of the existing units at the Goldener Hirsch. Those units would be demolished due to the proposed connection between this project and Goldener Hirsch.

Planner Whetstone noted that 3,200 square feet of meeting was also proposed, which is consistent with 5% of the residential area. Lot D is allowed 6 unit equivalents or 12,000. Lot D will decrease by the amount being transferred.

The Staff had reviewed this proposal against the LMC, as well as the Deer Valley Master Planned Development and there were a number of issues they would like the Planning Commission to discuss. The Staff was asking for input on the proposed site plan and the request to decrease the side setbacks and the existing setbacks along the back. A separate application is to combine F, G and H into one developable parcel. The Staff also requested input on the general architectural character, the transfer of density from Parcel D, parking and a height exception.

Planner Whetstone pointed out that the lots are undeveloped but they were currently being used as surface parking with approximately 45 parking spaces. The developer was proposing 109 parking spaces, which is an excess of 40 spaces required for this development.

The Staff requested that the Planning Commission conduct a public hearing, discuss these items and provide input and direction to the Staff and the applicant, and continue the item.

Chris Conabee reported that the applicant held a series of public open houses and part of their presentation would include the information obtained from the open houses and things they still need to work on based on that information.

Mr. Conabee with Utah Development and Construction introduced Paul Schlachter with Olsen Kundig and John Shirley with THINK Architecture. He stated that he had worked with Planner Whetstone in 2006 on Silver Star when he was a principle and co-developer on that project. The project turned out well because they were active in the community and worked to solve the problems upfront before coming to the Planning Commissions with the solutions. He wanted the Planning Commission to know that they were still the same people and they would work towards that end. Their goal is to make the best product for themselves and for the community. He was proud of the work that was done on Silver Star and he hoped to accomplish the same for this site.

Mr. Conabee also introduced the owners, Spencer Fox Eccles, Hope Eccles, Spencer Peterson Eccles, and Patty Wells, their realtor. He noted that Oakland Construction was part of their team and worked with them at Silver Star.

Mr. Conabee reported that the first open house was held on November 18th, but it was not heavily attended. Their general practice is to notify everyone in the project to make sure they reach out to all the HOAs, so letters were sent to people outside of the 300 feet radius. Mr. Conabee stated during the open house some of the concerns expressed related to public parking. Some were worried that they would lose their day parking. It was an issue that needed to be balanced. They have parking for proposed units and existing businesses, and they have a resort operator in Deer Valley. Mr. Conabee stated that one of the things they did productively at Silver Star was to find that balance. In the off-season they have parking for locals and in the busy season it is full parking. Mr. Conabee noted that the people had questions regarding the need to have a grocery store and some sundries. He noted that commercial was not in the plan, but they hoped to expand a plaza area that could field the function of a social gathering area. There was concern expressed for Sterling Court and trash, particularly in the spring. He assumed that would go away regardless of who built on that parcel. Mr. Conabee clarified that the beautification of Sterling Court was an issue for some of the neighbors.

Mr. Conabee stated that there was some concern about building height. He noted that the original projection presented in October had six stories with a flat roof that was not compliant with the Deer Valley MPD. They went back to the drawing board and eliminated a floor and added a pitched roof.

Chair Strachan asked if the five stories included two stories of parking. Mr. Conabee answered no. The two parking stories are subterranean.

Mr. Conabee stated that a problem in Silver Lake is that a lot of traffic flows into Marsac during a certain period of time. He talked about ways to “slow the flow” and he believed they had found a way to do that in this plan with their plaza concept.

Mr. Conabee stated that a second open house was held December 2nd and the turnout was a little better. Signage was a concern. There was support for an increase in bed count. There was also support for retaining the existing Hirsch, which is a critical design issue. He remarked that the Hirsch is an icon and it is unique. It is a difficult concept that would not exist without the ownership of the current hotel. Mr. Conabee noted that the team discussed what to do with that site and decided that the Hirsch is iconic enough that if they did good work on the design and marry the two facilities together they could enhance each other. Mr. Conabee commented on access concerns for Mont Cervin. He stated that Mike Farrell who represents the HOA wanted to make sure that if a bridge is approved that there is an ability to get future vehicles and trucks back there. The team agreed that it was a good idea and they would be doing a study to show whether they could get a crane under there, roofing materials, trucks, etc.

Mr. Conabee noted that they had also given presentations to representatives for the Chateau, the Stein Eriksen Lodge, Mont Cervin, the Black Bear Lodge, the Inn at Silver Lake and Deer Valley Resort.

Mr. Conabee reviewed the amendment to the plat. One of the issues related to setbacks. The lease complicated setback issue was the front. The MPD allows a 20' setback with garage. The current plat has a 25' setback. This applicant shares concerns with Deer Valley regarding sidewalks and snow storage. He stated that the building currently complies with 25' and they were not opposed to pushing it back to 25'. Mr. Conabee pointed to a 12' setback on the west side by the Stein Eriksen Lodge, which is consistent with the previous plat. The setback to the south next to Mont Cervin is currently 7' and they were committed to increasing it to 15'. Mr. Conabee explained that the constraint is in the width. They were asking the Planning Commission to consider the setback along Sterling Court. They would like to line up the second story of this project with the neighboring façade of the Mont Cervin property. To accomplish that they were asking the

Planning Commission for a ten foot setback on the second story for the unit layout. He reiterated that they would maintain the 15' setback on the first floor.

Paul Schlachter with Olsen Kundig outlined the plaza concept and the massing concept for the project. He believed this was a unique property in Deer Valley and the last of its kind. Mr. Schlachter stated that when the original programming document was done there was massive building that was maxed out to the corners, but it did not feel right on the site. The concept he would be presenting was the result of studies and the thought process of several people in terms of building shape. Throughout the process they kept coming up with smaller buildings collected into a whole. It turned out to be the end result because it keeps with the scale of everything else within the village core. Even though the building is larger it is broken into smaller masses to keep the village feel. Breaking the building into three smaller pieces also allowed a better connection to the plaza that connects to the bottom of the hill. Mr. Schlachter explained how they envisioned the plaza to create a unique core to that neighborhood that does not currently exist. He presented three scenarios that were done to help them achieve the best plaza concept. Mr. Schlachter reviewed the concept they decided on. They still maintained a bridge connection between the old Hirsch and the new addition. It is a thinner bridge that has the clearance required for fire truck access.

Mr. Conabee stated that the goal of creating the plaza was to increase the activity for the existing retail space to slow down the transition off the mountain and work towards staggering the traffic flow. The intent was to create a transitional space between the new and the old, and to establish a gathering space during the ski season and the off-season.

Mr. Schlachter reviewed the proposed design layout and amenities. Mr. Conabee pointed out that the original concept showed the pull-in off of Royal Street. However, from the standpoint of traffic and congestion they decided to move it in between the two existing buildings and to utilize space in the middle of the project for cars to pull off and to create a lobby experience. It would not only help with the beautification of Sterling Court, but it would act as a centering point for both buildings and the project. It also speaks to their commitment to signage.

Mr. Schlachter did not believe the renderings did the project justice. Over the last 50 years his firm has had great experience in doing residential architecture, and they would bring that breadth of knowledge to this in terms of scale and proportions. Materials are also very important to his firm. He provided an example of the materials and elements they would use to provide a warm, cozy atmosphere. The form and shape would be simple to avoid detracting from the overall architectural spaces. They were proposing floor to ceiling windows in the units to maximize the views of Deer Valley. Mr. Schlachter remarked that

the renderings were showing a board form concrete base, which is something his firm likes to do on their projects.

John Shirley with THINK architecture presented a fly-through of the proposal starting from the west and heading towards the existing Goldener Hirsch, then coming down Sterling Court towards the proposed porte cochere location. It continued from the end of the ski day across the plaza. Mr. Shirley stated that in addition to the bridge, the plaza in front of the existing Goldener Hirsch would be expanded to create activity space in front of the restaurant. He showed the entry coming into the entry lobby and up the staircase to the connecting bridge for direct access to the plaza.

Mr. Conabee stated that the Chateau and the Stein Eriksen Lodge were not shown. He explained that they had 3-D modeling done of all the buildings when they were originally looking at doing a giant plaza and the cap on Sterling Court. They were currently in the process of illustrating those two buildings in both model form and 3-D form for the next Planning Commission meeting.

Chair Strachan asked Director Erickson for direction on how to address the issues and questions since they were continuing this item for both the CUP and a Plat Amendment. Director Erickson stated that in context with the Deer Valley MPD questions regarding height and consistency with the master plan need to be discussed. Public parking is a broad question for the Planning Commission. The parking area is not part of the Deer Valley Master Plan parking. The parking just occurred and it is managed by Deer Valley. He did not believe there were any restrictions on the parking.

The architect had prepared a 3-D model. The Commissioners left the dias to view the model. In response to a question about the 64' ceiling height in terms of a fog study, Mr. Conabee replied that it would be approximately at the roof line. He pointed out that everything sits below the maximum ceiling height established by the Silver Lake Property Owners Association.

Chair Strachan asked if the 3D model could be left in the Planning Department for people to view.

Chair Strachan opened the public hearing.

Steve Issowitz stated that he works for Deer Valley Resort and he also sits on the Board for the Silver Lake Village Plaza Association and Royal Plaza Condominiums. Mr. Issowitz stated that he is always sad to see surface parking go away, but he thanked the Eccles family for all the years they have let the community use the site for both snow storage and for Deer Valley to use it for resort parking and trailhead parking. He believed most of the

issues have been mentioned, particularly the height limits in the area which are important to all the neighboring properties. In speaking with Mr. Conabee he understood that architecture finessing still needed to occur since this was still preliminary. Mr. Issowitz stated that Deer Valley supported the project as a resort. The MPD was put together in the late 1970s and he believed this would finish up the Silver Lake area and encourage people to stay longer, which would solve the traffic problems. Mr. Issowitz hoped everything would come to fruition and come together.

Chair Strachan closed the public hearing.

Commissioner Phillips commented on the additional parking being requested. He asked if it would maintain the same use as the current surface lot, and whether it would be accessible to everyone or become private or special parking. Mr. Conabee stated that the goal is to create a multiple use parking area. In the winter and high season or if there is a function in the conference facility they would need the parking, but he believed that would be rare. The majority of the time in the summer and off season months it will be open to the public. Mr. Conabee stated that they were working on getting the highest number of stalls so they do not negatively affect what is coming down Marsac, and at the same time making sure there were spaces for viable business and viable traffic flow. Mr. Conabee explained that outside of a special event, they were requesting the same thing they did at Silver Star. Each unit will have a dedicated reserved stall and a non-dedicated stall that would be available for the owner's guests or open to the general public in the summer season. In addition to those 78 stalls, they supported the resort's desire to create additional spaces for public parking, which is why they were proposing 108 stalls.

Commissioner Phillips had mixed feelings. Traffic is a growing problem and he recently witnessed traffic backing up past Hillside on Marsac, which was causing him concern. However, he also understood the need for having parking up there. Mr. Conabee stated that if they could get those stalls contained in two levels and make it a public area it would demonstrate the commitment of the applicant and the owners to encourage traffic to stay there. If someone is parked underground at the new Goldener Hirsch Inn and they walk across the plaza, they are more likely to stop and buy something or sit next to a fire pit or engage someone in conversation. When they talk about slowing the traffic, the hope is that the path through the plaza to the garage will have that effect.

Commissioner Phillips was still trying to understand the height. Mr. Conabee remarked that Deer Valley allows 59 feet with an exception to go to the middle median of the roof. On a pitched roof they were well below their requirement because the pitch roof sits well below this. The maximum roof line is 8186'. The problem is that the height line off of grade bisects the upper floor where there is a changing room and exercise equipment. The question was Code interpretation. It is a flat roof and he would say the median of the

roof was where it sits. However the pool deck is a unique feature and the question is how to get people up there and to keep people from being visible if they change next to the pool. Mr. Conabee noted that the two other pitched roofs cover it so it cannot be seen from either side. He felt it was fortunate that the Stein Eriksen Lodge has spa services on that back wall, and they are draped off and unused. Mr. Conabee stated that the roof line sits approximately a foot to a foot and a half below the peak of roof on the two buildings on either side that they were proposing to build.

Planner Whetstone clarified that the Planning Commission was being asked for an interpretation rather than an actual height exception. She noted that that MPD states that the height for these parcels is 59'; however, further into the design guidelines it talks about the mid-point of the roof. Planner Whetstone explained that height used to be measured to the mid-point of the roof, but that was changed to say the height is 28' in the RD zone plus 5' for the pitch of the roof. The MPD still has the old language and identifies 59' in height next to those parcels. Below that is a footnote that says the heights are measured from 8122' and no part of the roof can exceed 8186'. Planner Whetstone reiterated that the Staff was asking for interpretation on whether the proposal exceeds the 8186'.

Commissioner Band understood that it was the peak of the roof but that section of roof is flat. She asked if they were asking the Planning Commission to say whether the entire roof meets the requirements. Mr. Conabee explained that the top roof is allowed to go up to 8186', but if it is 10' high and they took the median it would be 5 feet. Because that pool area has a flat roof it is higher than that, but it is still below the 8186', but the median of a flat roof is the top of the roof. That is where the problem comes in with the interpretation.

Commissioner Phillips thanked Mr. Conabee for clarifying the height issue. With that understanding, in general he would support it. Commissioner Phillips commented on the question of architectural and design, and he had no objections to what was shown. Commissioner Phillips did not object to combining the lots.

Chair Strachan asked if combining the lots was the only amendment to the plat they were being asked to approve. Planner Whetstone replied that it was combining the lots and the change to the second floor setback from 15' to 10'.

Commissioner Joyce asked the applicant to bring up the visual that showed the difference between the first floor and the second floor where they were requesting the change in setback. Mr. Conabee stated that on the southeast corner of the project the second floor steps forward five feet from what is a 15' setback on the ground floor and will encroach into a ten foot setback on the second floor.

Commissioner Band stated that she had reviewed the MPD with Planner Whetstone that morning and it was very complicated. Considering the number of times the MPD has been amended, she did not believe this proposal was out of character with all of the other “shenanigans” that have gone on. Commissioner Band was comfortable with the public parking. She thought eliminating the visual parking might keep people from driving up there, especially if they have to go underground and drive down a road. Extra parking would be a benefit and they definitely want vibrancy. Commissioner Band stated that her office is literally across the street and she would look at this every day. The architecture is important and she thought it looked nice. Commissioner Band noted that in the presentation they had shown single family homes that were more in keeping with what this project will look like. She did not think they looked exactly like everything in Silver Lake but it was a beautiful design and she liked it better than some of the other designs they have seen. Commissioner Band was not opposed to the plat amendment to combine the lots. She liked what they had done with the entrance to try and bring people in, and she especially liked that it would not come off of Royal Street. If everything else was hard and fast in the MPD the height might be a bigger issue, but considering that it is in between pitched roofs and against a hard wall she did not think it was a problem.

Commissioner Joyce stated that the current LMC has requirements for minimum parking and the Commissioners have discussed whether they should start thinking about requirements for maximum parking; especially for a hotel that is on the bus route and next to a ski resort with restaurants and other services. At some level he would prefer minimizing the traffic by minimizing the parking. Therefore, he was not in favor of the extra parking being proposed. When they start looking at LMC Amendment he would like to know whether the minimum parking requirement is correct and whether they should be finding ways to reduce that.

Director Erickson asked if Commissioner Joyce would like the Staff to specifically look at employee transportation and shuttle service. He noted that the Planning Department has more regulatory authority over those matters and the operations of van/shuttle. Director Erickson stated that parking is soft in the LMC and the items he just mentioned were easier for the Staff and the Planning Commission to address. Commissioner Joyce made that request of Staff. He stated that Stein Eriksen as part of the Stein Eriksen Residences provided good information about the processes they went through to keep people from driving to their place. He would like to see more of that.

Commissioner Joyce commented on the plaza. He liked what they had done from an architectural walking standpoint, but in his opinion it would have zero effect on slowing down the traffic flow. He was not convinced that people would stop just because there was as 20' corridor instead of a three foot walkway. Commissioner Joyce appreciated the goal, but he thought bars, live music and places to sit and gather would be much more effective

in getting people to stop. He was not in favor of the plaza area as proposed. Commissioner Joyce did not have an issue with the height. He appreciated the explanation about the Stein Eriksen piece but he would like to see a visual to make sure he understands it. His concern was from across the street and if it is actually lower than the pitched roof blocking the Chateau he had no other concerns.

Commissioner Joyce understood that this proposal would clean up Sterling Court, but he thought the bridge would feel like a tunnel and put a visual barrier across a public street. In terms of being consistent with the General Architectural Design, Commissioner Joyce had concerns with the amount of glass on the buildings. The buildings look attractive but they were not consistent with the surrounding buildings. Mr. Conabee informed Commissioner Joyce that the team was having that same discussion internally and he understood his concern.

Commissioner Campbell understood that because they were opening up the MPD, the Planning Commissioner could massage the soft numbers as a trade-off in the MPD. Director Erickson replied that he was correct. The Planning Commission has flexibility in height and setbacks and some flexibility in moving around unit equivalents. Commissioner Campbell stated that he would be willing to give the applicant almost anything they wanted if the applicant was willing to help keep more cars off the street in that direction. He thought the architecture was spectacular. His daughter lives in Seattle and they are years ahead in architecture. He was pleased to see some of that architecture come to Park City.

Commissioner Thimm was comfortable with the transfer of density. It is the same project in proximity and he did not see a change in intensity of use. The building height made sense. He understood the application and it appears to work. Commissioner Thimm had concerns with bringing more traffic into the neighborhood and into the City. He was hesitant about the increase in parking. Commissioner Thimm noted that in the presentation they said that the additional parking would benefit business. He asked if parking was currently set aside for those businesses. He was told that there was parking available in other properties in the surrounding area. None of those are guaranteed and during the winter it is paid parking as opposed to free parking. For evening events that occur at Silver Lake, any loss of parking would be detrimental to the commercial businesses. Commissioner noted that the City has been trying to temper the number of cars and lead towards the use of public transportation. Director Erickson clarified that what was being talked about in the application was a reduction of approximately 100 casual spaces to approximately 40 designed spaces. Those casual spaces tend to be the peak pressure spaces. Director Erickson stated that they were reducing approximately 60 vehicle trips in each direction by reducing it to 40 spaces. The winter peak will continue but once the spaces go underground he assumed the used would be further reduced in the off-

season. Commissioner Thimm agreed that having the spaces hidden underground would be an advantage.

Commissioner Thimm was comfortable with the 10' setback given its location on the site. He liked the architectural continuity, and having a contrast rather than being a Deer Valley knock-off was positive. He agreed with previous comments that the amount of glass should be looked at in terms of energy savings. Commissioner Thimm remarked that the broken down scale of the buildings seemed appropriate and worked nicely in terms of the layout of the plan.

Mr. Conabee stated that the team was also looking at solar and when the study comes back they would present it so the Planning Commission would have an idea of where it could or could not go and what it would look like. Director Erickson asked if they would be meeting State Energy requirements on this building. Mr. Conabee answered yes.

Director Erickson stated that after review of the site conditions in Silver Lake, the Staff will be reviewing the roof forms icicle formation and snow shed with the minimum setback. The Staff has concerns on buildings from the 1980s and they will be working with the design team to make sure those are not replicated.

Chair Strachan thought this would have been better as a work session to allow for a more informal conversation and to get a better feel for the project.

Chair Strachan stated that for him personally the big thing is how this project fits in with the other existing buildings in terms of compatibility, the building mass and scale and all the criteria that the MPD requires them to look at. The model was a good step, but he would like to see fog studies to show the height, how it compares to Stein Eriksen, where it will sit in comparison to Mont Cervin, and how it relates to the rest of Silver Lake. Chair Strachan thought it would be helpful to see that in a computer model context. He agreed with the architect that the rendering do not do it justice, and they need to look at them more carefully. Chair Strachan thought it was aggressive architecture for the area. He originally questions the design, but after hearing from the more knowledgeable and experienced Commissioners he was re-thinking that view, and a something new architecturally could be positive. He asked the applicant to bring the Commissioners into the project so they can really get to know.

Chair Strachan thought the fog study would address the height issue. One of the questions in his mind is the compatibility of the bridges and the flying balconies. He needed to be convinced that it was something architecturally that Deer Valley, and Silver Lake Lodge in particular, should have. Chair Strachan agreed that the original Goldener Hirsch is icon

and he believed this project had a chance of being iconic as well. He just needed to see it and he looked forward to more computer renderings.

Regarding the parking issue, Chair Strachan understood that Silver Lake Village was never intended to be a base area. It was a mid-mountain area for overnight skiers. He thought the base area for the day skier was the Snow Park Lodge. He believed this project fits with that assessment because the skiers would stay for three or four nights, and hopefully they would not bring cars. However, if they do bring cars they needed to provide the LMC required parking. They also need to make parking for day skiers as easy as possible. Chair Strachan remarked that the opportunity to create further goodwill with Deer Valley and the day skier base in Park City by providing parking accessible to locals and the general public would be in the applicant's best interest. He strongly recommended that the applicant look at Staff parking and he would be interested in hearing their solutions.

Chair Strachan stated that in terms of General Plan compliance, there was no question that this complied. He was interested in seeing more of the details.

Mr. Conabee assured Chair Strachan and the Planning Commission that they were here to solve problems and find solutions. He appreciated their time and their efforts. Mr. Conabee stated that Spencer Eccles requested time to speak this evening.

Mr. Eccles noted that skiing was superb this morning in the bright Deer Valley sunshine. Mr. Eccles stated that it was a privilege for him to appear before the Planning Commission on behalf of the beloved Goldener Hirsch Inn. His family has deep roots in the Deer Valley area, in Park City, and in the entire State of Utah. He has now lost his great friend Stein Eriksen who he first met when Mr. Eriksen came to the United States in 1953. Mr. Eccles stated that years later he help Mr. Eriksen realize his dream as First Security financed the construction of his named lodge. Later the convention center and the spa. Mr. Eccles reported that years later he, his wife and four children bought the Goldener Hirsch Inn next door to Stein's. It was a family investment in 1991 and they just started their 25th year of operation. Mr. Eccles thought it was obvious that they were committed to the Silver Lake area and they were excited to work with everyone to put the exclamation point on what is already the finest ski area in the country. He stated that this expansion is part of their great vision of Park City and Deer Valley and they look towards working with everyone once again on something great for the entire Park City community. Mr. Eccles thanked the Planning Commission for allowing them time to give their presentation and for giving him time to tell them about the background and the love and affection that has gone into the Goldener Hirsch Inn.

Planner Whetstone requested that the Planning Commission continue this time to February 24th instead of February 10th as listed on the agenda.

MOTION: Commissioner Joyce moved to CONTINUE the Goldener Hirsch Hotel and Residence CUP and Plat Amendment to February 24th, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

>>>

**PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS**

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist

the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.

14. The planning and infrastructure review and approval is transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

September 2012

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 NATHAN B. WILCOX
 EDWARD W. CLYDE (1917-1993)

§ SENIOR COUNSEL
 § ALSO ADMITTED IN WASHINGTON D.C.
 § ALSO ADMITTED IN IDAHO
 § ALSO ADMITTED IN COLORADO
 § ALSO ADMITTED IN NEW YORK
 § ALSO ADMITTED IN CALIFORNIA
 § ALSO ADMITTED IN MISSOURI

May 2, 2016

SENT VIA U.S. MAIL AND EMAIL

Park City Municipal Corporation
 Development Review Committee
 Attn: Kirsten Whetstone
 445 Marsac Avenue
 Park City, UT 84060
 Email: planning@parkcity.org
 Phone: (435) 615-5060

Re: *Safety Concerns: Application # PL-15-02966, PL-15-02967*
Application Name: Second Amended Silver Lake Village No. 1 Subdivision
plat being an amendment of the Re-Subdivision of Lots No. 1 and No. 2
Silver Lake Village No. 1 Subdivision plat.

Dear Ms. Whetstone:

Our firm represents Michael A. Stein, who resides at 7550 Royal Street East, # 106, Park City, Utah 84060, located in the Mont Cervin building. It has come to our attention that Goldener Hirsch Hotel has proposed to build additional hotel rooms, amenities and residences on a parcel of property located across from the existing hotel on Royal Street and on Sterling Ct., in the Silver Lake, Deer Valley (the "Development"). (See Park City Planning Dept. Application Nos. PL-15-02966 and PL-15-02967.)

We would like to bring to your attention some legitimate safety concerns, for both current residents and the hotels' future guests that Mr. Stein has regarding the proposed Development.

Royal Street, the main access to Silver Lake, has one traffic lane in each direction making it a suitable road for transportation and safety purposes. Royal Street is wide enough to allow safety vehicles (e.g. ambulances, police vehicles, and

firetrucks) to drive safely and pass other vehicles, especially in the event of an emergency, without causing much of an interference.

Sterling Court, on the other hand, is about half the width of Royal Street and it is congested when even one oversized vehicle (e.g. a large SUV) enters the street. It is especially difficult to pass when two vehicles are headed in opposite directions. When bigger vehicles enter the street (e.g. moving trucks, construction vehicles, ambulances, and firetrucks), the street becomes unusable and incapable of allowing any vehicle (including safety vehicles) to pass in the event of an emergency. The narrowness of this street is a serious safety concern to those located along Sterling Court. From speaking the developer of the Development and reviewing the application submitted, it appears that the main vehicle and pedestrian entrance to the Development is accessed via Sterling Court.

Sterling Court is currently navigated and walked by hundreds of pedestrians every day, both during the winter and summer, with people are carrying skis, mountain bikes, and other equipment. Furthermore, the proposed Development will undoubtedly attract many more guests and pedestrians. This sharp increase in foot traffic in such a small and congested area raises further safety concerns.

The safety concerns for local residents and tourists will be at their highest levels during the lengthy construction process. The construction of the Development will demand a continuous stream of large trucks, cranes, and other vehicles and equipment in and around the Sterling Court area. This increased congestion will inhibit safety vehicles from accessing and reaching a person who may be in serious harm or imminent danger. Further, we understand that a sky bridge will connect the existing Goldener Hirsh to the Development. This may also prevent necessary safety and construction vehicles from accessing the buildings surrounding Sterling Court.

Another concern is the issue of snow removal. As you know, it snows heavily during the winter months at Silver Lake. We are unaware of any proposal by the developer or Park City to deal with the large amounts of snow that will accumulate on Sterling Court. Currently, snow is currently pushed onto the parcels where the proposed Development is to be constructed. However, with this space now unavailable to dispose of excess snow, the congestion on Sterling Court will only get worse and may cause an increase in risk of pedestrian and vehicle safety.

To address these reasonable concerns, Mr. Stein proposes that the Planning Department commission a safety study and investigate whether such safety concerns can be addressed through widening Sterling Court, providing increased sidewalk access, removing the proposed sky bridge, and perhaps heating Sterling Court itself to deal with snow build up.

We will be closely monitoring the Development and the approval process with your department. I look forward to a fruitful and constructive discussion regarding the resolution of Mr. Stein's concerns. You may contact me if you have any questions.

Very truly yours,

CLYDE SNOW & SESSIONS



Timothy R. Pack

cc: Michael Stein

Kirsten Whetstone

From: Tim Pack <TRP@clydesnow.com>
Sent: Wednesday, October 26, 2016 2:13 PM
To: Kirsten Whetstone
Subject: RE: Safety Concerns: Application # PL-15-02966; PL-15-02967

Kristen,

I appreciate your thorough response below. With that, my client does not wish to voice any further concerns with the Planning Commission.

Best regards,

Tim R. Pack
ClydeSnow
801.433.2447

From: Kirsten Whetstone [mailto:kirsten@parkcity.org]
Sent: Tuesday, October 25, 2016 11:19 AM
To: Tim Pack <TRP@clydesnow.com>
Subject: RE: Safety Concerns: Application # PL-15-02966; PL-15-02967

Hi Tim

Thank you for your concern regarding this proposed development.

I just wanted to clarify that the traffic study and development proposal have been reviewed by the City Engineer. The proposed density is part of the density planned with the Deer Valley Master Planned Development. Each parcel has an assigned density and that is what is anticipated to be built. The owners have not requested more density than is assigned to these lots, just as the surrounding parcels have also developed to the maximum allowable unit equivalents.

This development has been taken into consideration with the street system built for the Master Plan, including Sterling Court, a private street.

The City Engineer has determined that Sterling Court is sufficiently sized to handle the density and uses that access it, using rather conservative numbers.

The number of trips used is based on full time residential units, rather than the second home use that is most likely to occur.

We have found that second home type developments utilize ½ to 2/3 of the parking required, and generate far fewer daily trips than a typical household with multiple cars and drivers.

Sterling Court will handle the higher numbers to the satisfaction of the City Engineer.

Safety of pedestrians is certainly improved in the area with the provision of sidewalks as well as the public elevator and sky bridge to get people off of Sterling Court and directly onto the Silver Lake Village plaza.

The open curb cuts along Royal Street and Sterling Court will be minimized to one service access on Royal Street and the one entry access to the garage and guest arrival area.

This will reduce congestion that tends to occur now with the surface lot, primarily in the summer when it is not well regulated.

The 100 or so spaces utilized by the day skiers and mountain bikers is going to be displaced with the underground parking for condo owners (most likely as second home owners).

Deer Valley is requesting the developer provide some additional spaces in the garage, those could be pay parking as is done at the Chateaux.

But in all likelihood, parking for the day use of this area will be moved to Snow Park area, or another trail head, possibly on Marsac Avenue, that has not been constructed yet.

I believe you will actually see a decrease in traffic on Sterling Court, except on the popular arrival and departure skier days around the holidays.

Summer traffic will decrease with removal of the trailhead parking.

I have also met with the Fire District who have reviewed the proposal and are satisfied that there is sufficient emergency egress and turn around capability.

I am confident that the issue of pedestrian safety and traffic congestion will be reduced as a result of the proposed site plan, sidewalks, and more controlled access to the parking.

The staff report for November 9th should be available on the city's website by 5pm on November 4th.

If you have any questions about the report, please don't hesitate to contact me prior to the meeting, or if you would like to submit a letter for the packet, I would need it by November 1st.

Enjoy this amazing fall weather!

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060



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From: Tim Pack [<mailto:TRP@clydesnow.com>]
Sent: Monday, October 24, 2016 9:43 AM
To: Kirsten Whetstone
Subject: RE: Safety Concerns: Application # PL-15-02966; PL-15-02967

Thank you.

An I appreciate the City obtaining the safety report that was circulated last meeting. One of my client's concerns is the traffic congestion that will occur as a result of the development. Does the city intend on obtaining any studies to determine the effects on traffic, parking, snow removal – all of which will lead to increased traffic congestion. A study of this nature would go a long way in addressing my client's concerns.

Thanks

Tim R. Pack
ClydeSnow
801.433.2447

From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Monday, October 24, 2016 9:39 AM
To: Tim Pack <TRP@clydesnow.com>
Subject: RE: Safety Concerns: Application # PL-15-02966; PL-15-02967

Hi Tim,

We have continued the Goldener Hirsch items to November 9
The applicant is addressing the issues raised at the Commission meeting.
So the Commission will open a hearing and continue it to Nov 9th- they will not have a staff report or any of the exhibits or plans.
Always welcome to address the Commission, however they will not be able to address your comments until they have the next report and revised plans.

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060





May 31, 2016

Christopher M. Conabee
Utah Development and Construction
1106 Abilene Way
Park City, UT 84098

Subject: Transportation Evaluation for the Goldener Hirsch Hotel

Dear Mr. Conabee,

We have evaluated transportation conditions associated with the proposed Goldener Hirsch Hotel (Hotel), located at 7560 Royal Street in Park City, Utah. When complete, the hotel will add 38 unit equivalents (68 rooms including lockouts) and approximately 2,800 square feet of convention space. This letter addresses potential transportation concerns. Specifically, this letter addresses pedestrian and sidewalk safety, roadway geometry, and snow storage.

Pedestrian and Sidewalk Safety

Currently, pedestrians accessing Deer Valley via Sterling Court are forced to walk in the vehicle travel lane due to no existing sidewalk facilities. Once complete, the Hotel will provide a sidewalk facility that separates and improves pedestrian safety on Sterling Court (Figure 1). The new sidewalk will also connect to the existing sidewalk to the northwest of the parking lot.

When the Hotel is complete, the existing parking lot and parking spaces will be converted into an underground facility with 114 parking stalls. The existing parking lot is separated by a rolled curb (Figure 2), which allows vehicles entering/exiting the parking lot to directly access Royal Street and/or Sterling Court. This condition creates almost 200 feet of access frontage on Royal Street and 100 feet of access frontage on Sterling Court that allows numerous vehicle access locations and thus creates many conflict points along these frontages. Relocating these parking stalls to an underground facility and consolidating the access points to three on Sterling Court greatly reduces the number of conflict points with vehicles and pedestrians and should further improve pedestrian safety in the area.



Figure 1: Hotel Expansion Sidewalk



Figure 2: Existing Parking Lot Conditions (rolled curb)





Roadway Geometry

The width of Sterling Court was evaluated to determine if its width is a concern for both passing vehicles and large/safety vehicles. Based on aerial images, the existing roadway is 20 feet of pavement width with an additional two feet of travel width if half of the gutter pan on both sides is assumed. These types of rolled gutters are frequently used for additional travel width for larger vehicles.

The American Association of State Highway and Transportation Officials (AASHTO) guidebook *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011*, provides guidance for street width minimums, and states the following: *"Street lanes for moving traffic preferably should be at least 3.0 m (10 ft) wide. Where practical, they should be 3.3 m (11 ft) wide, and in industrial areas they should be 3.6 m (12 ft) wide. Where the available or attainable width of right-of-way imposes severe limitations, 2.7 m (9 ft) lanes can be used in residential areas, as can 3.3 m (11 ft) lanes in industrial areas."* Based on this guidance, the width of Sterling Court meets the standard for street width minimums.

Post Hotel construction, Sterling Court will function as a typical narrow two lane residential street. This classification, function, and width is not uncommon throughout the United States, including many streets in Park City. In fact, the following streets nearby in Park City have street widths ranging between 15 feet and 20 feet for two-way traffic: 12th Street, Silver Dollar Drive, 8165 East Royal (Aspen Hollow), and 7900 East Royal (Double Eagle). On-street parking of any duration should be restricted to ensure efficient traffic flow and a clear path for emergency vehicles. Delivery vehicles for all buildings in the area should use the designated loading zones.

Snow Storage

Due to heavy snowfall in the Park City area, excessive snow storage on Sterling Court could reduce the street width below what is recommended by *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011*. When the Hotel is complete, the majority of snow storage is planned to take place on the south side of Royal St on the Hotel frontage. This will allow Sterling Court to function with minimal impact to the roadway width.

Christopher M. Conabee
May 31, 2016
Page 4 of 4

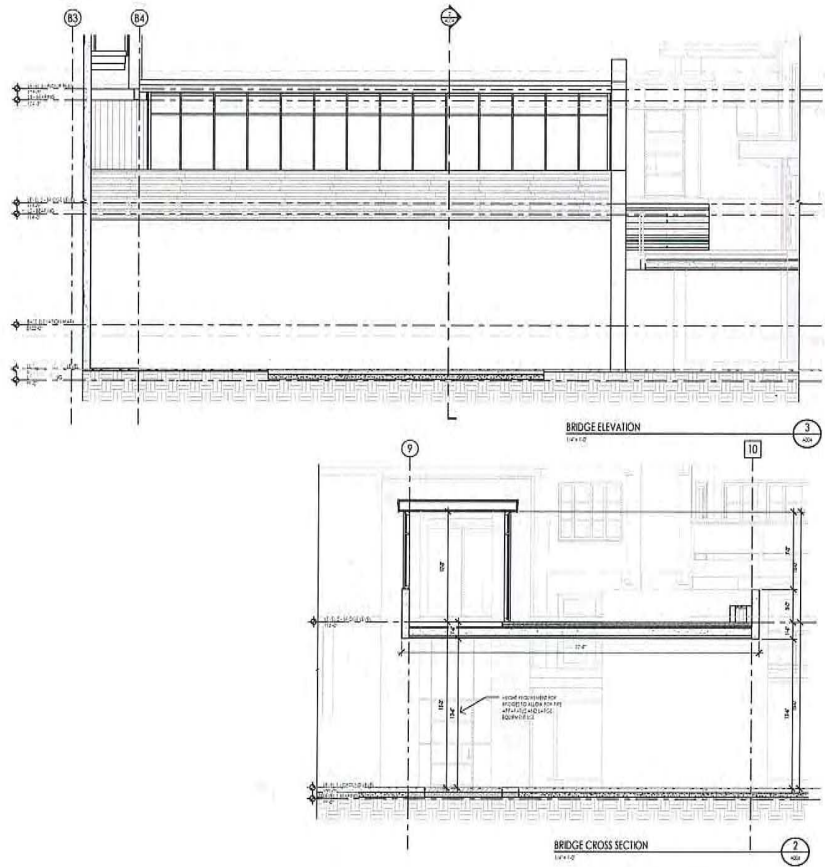


Sincerely,
FEHR & PEERS

A handwritten signature in black ink, appearing to read "Preston Stinger". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Preston Stinger, PTP, LEED GA
Associate

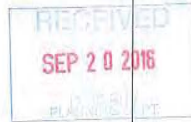
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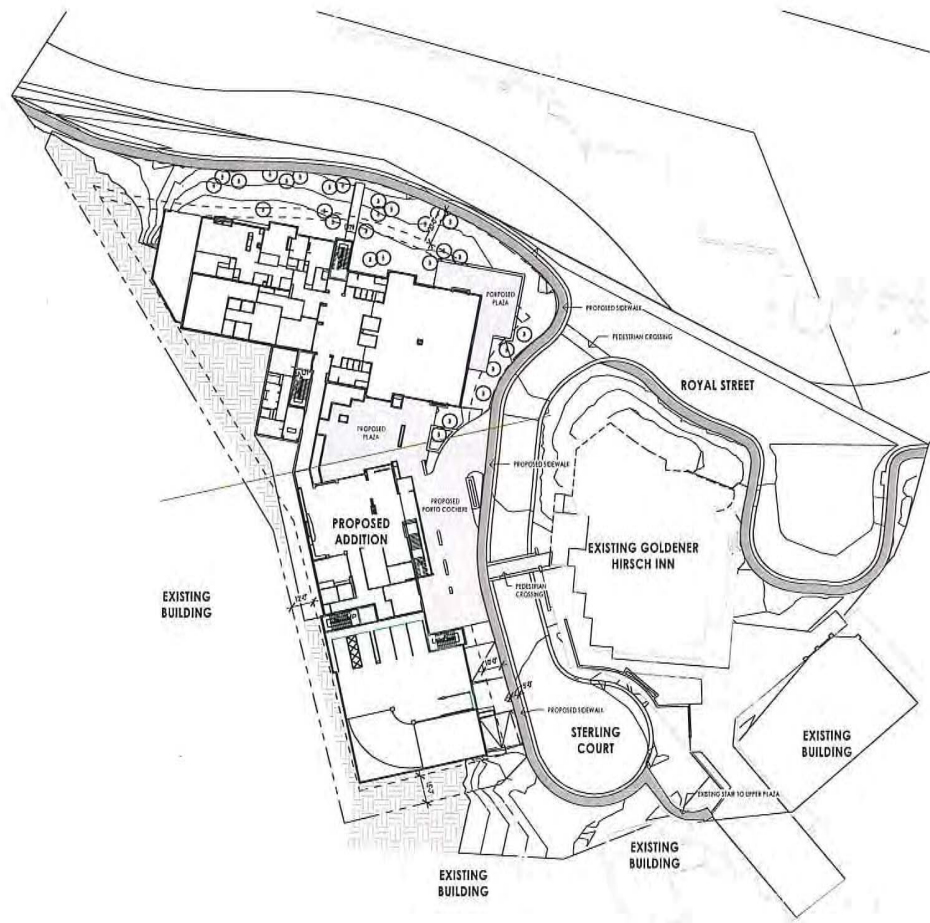


PROJECT NO. 15089
DATE: 2016.05.18
REVISION:

SCHEMATIC DESIGN 2016.05.01
SHEET TITLE: ENLARGED SITE PLANS - PLAZA LEVEL
SHEET NUMBER: **A004**



Planning Commission Packet September 28, 2016



OVERALL SITE PLAN - SIDEWALK/PLAZA EXHIBIT
1" = 30' 0"

SEP 20 2016

GOLDENER HIRSCH

7560 ROYAL STREET
PARK CITY, UTAH 84060

SIDEWALK/PLAZA EXHIBIT

D002

Page 05.18



Architecture
Planning Commission Packet September 28, 2016

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 28, 2016

COMMISSIONERS IN ATTENDANCE:

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

EX OFFICIO: Planning Director, Bruce Erickson; Anya Grahn, Planner; Kirsten Whetstone, Planner; Polly Samuels McLean, Assistant City Attorney

=====

REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioner Band, who was excused.

ADOPTION OF MINUTES

September 14, 2016

MOTION: Commissioner Joyce moved to APPROVE the minutes of September 14, 2016 as written. Commissioner Thimm seconded the motion.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that the next Planning Commission meeting on October 12th would be held in the Santy Auditorium at the Park City Library. The occupancy threshold in the Council Chambers is 80 people. On average 100 people have been attending when Treasure Hill is on the agenda. Director Erickson reported that Treasure Hill would continue to be on the agenda the first meeting of every month, which is always the second Wednesday.

Director Erickson announced that the Planning Commission would only have one meeting in December due to the holidays. There may also only be one meeting in January due to Sundance.

Chair Strachan asked about workload in the Planning Department and the wait time for applicants to get on the agenda. Director Erickson replied that the bringing items to the

Planning Commission was on track. However, building permit reviews are backed up due to the Staff workload.

Chair Strachan disclosed that his law firm represents PCMR and Deer Valley and for that reasons he would be recusing himself from the Park City Mountain Resort Development Agreement item on the agenda, as well as the MPD application amendment for Deer Valley.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1. Land Management Code (LMC) amendments- Various administrative and substantive Amendments to the Park City Development Code, specifically amending Land Management Code Chapter One – General Provisions- regarding Appeals and Reconsideration Process; creating standards for continuations of matters before Boards and Council; Chapter 2 – Historic Zones - Clarifying that where there are footprint restrictions, the footprint formula does not include prescriptive rights of way or roads; and when existing subdivisions are amended additional density is disfavored; Chapter 6 MPDs and Chapter 7 Subdivisions - when existing MPDs or subdivisions are re-opened or amended additional density is disfavored - Chapter 11 Historic Preservation - timing of hearing Determination of Significance applications.
(Application PL-16-03318)

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

MOTION: Commissioner Joyce moved to CONTINUE the Land Management Code Amendments, including various administrative and substantive amendments to the Park City Development Code to October 26th, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

2. 1376 Mellow Mountain Road – Appeal of a building permit (BD-16-22329) denial based upon the Planning Directors determination of the proposed additional square footage that would exceed the maximum house size identified on the recorded plat of First Amendment to Hearthstone Subdivision. (Application PL-16-03250)

The appellant had request that this item be continued to a date uncertain. Director Erickson noted that it was noticed for a public hearing.

MOTION: Commissioner Joyce moved to CONTINUE 7700 Stein Way, Amendment to the Stein Eriksen Lodge Common Area Supplemental Plat to October 26, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

5. **7520-7570 Royal Street East – Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision combining Lots F, G and H into one lot. (Application PL-15-02966)**
6. **7520-7570 Royal Street East – Conditional Use Permit for 34 residential units on Lot 1 of the Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision (Application PL-15-02967)**

The Planning Commission discussed the above two items at the same time. Two separate actions were taken.

Planner Whetstone handed out three letters of public input she received after the Staff report was prepared. She also handed out a memo from the City Engineer.

Planner Whetstone reviewed the request for a conditional use permit for 34 residential units on Lot 1 of an amendment to the Plat to a re-subdivision of Lots 1 and 2 of the Silver Lake Village No. 1 Subdivision. She noted that later in the meeting the Planning Commission would be reviewing a separate request to combine parcels F, G and H of the Deer Valley Master Plan to one Parcel, Lot I. The request would not result in a change of density of the parcels but it would transfer density from Lot D, which is where two units of the existing Goldener Hirsch would be taken out to accommodate a bridge, and that density would be moved to Lot I.

Planner Whetstone reported that all three items were noticed for public hearing and a continuation to October 26, 2016.

Chris Conabee, representing the applicant, introduced John Shirley, the project architect with THINK Architecture, and Paul Schlachter with Olsen Kundig in Seattle.

Mr. Conabee recalled that the applicant came before the Planning Commission eight months ago, and the object this evening was to provide a brief overview to update the Commissioners on the layout.

Mr. Conabee started his presentation with the scale and massing of the overall development in terms of what exists and what they were proposing. He identified the

surrounding properties in the existing Silver Lake, which included the current Goldener Hirsch, The Inn at Silver Lake, Mont Cervin, Stein Erickson Lodge, Lots F, G and H, and The Chateaux at Silver Lake.

Mr. Conabee stated that when they met with the Planning Commission the last time the applicant had conducted a number of public meetings. On November 8th, there were concerns about parking and questions were raised about grocery and other sundries. There was support for the beautification of Sterling Court. There were concerns about a building height of six floors, which was later reduced to five floors. There was support for a plaza concept. On December 2nd there was support for increase in bed count, support for retaining the existing Hirsch and not looking at any restructuring of that property, support for a plaza concept. There were access concerns from Mont Cervin that spoke to safety concerns regarding heights of vehicles under the bridge. Mr. Conabee stated that on multiple occasion they also gave presentations in both digital and in-person formats to the Chateaux, Stein Eriksen Lodge, Mont Cervin, the Black Bear Lodge, the Inn at Silver Lake, and Deer Valley Resort.

Mr. Conabee that since the last meeting, as they looked at the massing and what they wanted to bring to the area, they proposed new curb and gutter, a pedestrian sidewalk to extend along Sterling Court, and mature landscaping in the parking area. He noted that Goldener Hirsch had taken on the actual master landscape plan for the entire Village at the request of the Silver Lake Village Property Association. Mr. Conabee stated that the resulting project would have no visible parking, and they would handle the master sign plan for the entire Village. He noted that one concern raised by multiple property owners was that the current wayfinding is not adequate for the area. Other Sterling site improvements include paving, landscaping, plaza space, parking, adding wayfinding signage and removal of the current trash dumpster to a different area off of Royal Street.

Mr. Conabee stated that the goal was to create a public gathering space that would be accessible from all surrounding properties. They had also looked at multiple options for slowing the transition of day skiers down Marsac. Mr. Conabee remarked that another goal was to increase the use of off-season activity, and used what was accomplished at Silver Star as an example of having common area gathering spaces. He noted that it resonated well with both the Silver Lake Plaza Association and multiple owners. Mr. Conabee stated that since this is the last parcel in Silver Lake, they expect to hear a lot of opinions and input. However, there is also a lot of opportunity.

Mr. Conabee presented an Exhibit showing the existing plat with Lots F, G and H. Another Exhibit showed those existing lots, as well as the outline of what they were proposing in a building. He explained that in order to build between those lots they had

to acquire space from the Silver Lake Village Plaza Association. That area of land was transferred to them sometime between 2004 to 2008. He indicated the existing D lot and dash line showing the existing Goldener Hirsch to give an idea of some of the problems up in Silver Lake given its age. In addition, an easement for a sewer line has been corrected. Mr. Conabee pointed to the proposed bridge easement and the plats of land they need to be transferred to their ownership in order to accommodate construction of the hotel.

Mr. Conabee stated that since the last Planning Commission meeting the applicant received approval from the HOA based on the input of the Planning Commission. There was a vote scheduled on May 23rd for the transfer of the property and bridge easement. At that meeting applicant had provided exhibits regarding density, the transfer, the size, the height, exhibits of what the building would look like, view corridor exhibits, massing, and a traffic study to confirm safety for the road. Mr. Conabee stated that an email went out from Tim McFadden and Bill Nabany stating that they did not have enough time to review it and they wanted the vote postponed. Mr. Conabee stated that the applicant met with both gentlemen on May 29th. There was a subsequent Board call a day later at which time they provided a bridge study, a sidewalk plan, and traffic study, and the proposed existing property maps. Another meeting in person was held at Gary Crocker's office and alleviated two of the three members' concerns. Mr. Conabee noted that on June 3rd the Silver Lake Village Plaza Association unanimously voted for the transfer of the property and for the bridge easement. It was confirmed in the Minutes of the September 16th meeting. Most of the comments from that meeting were positive in terms of what could be done with the plaza.

Mr. Conabee stated that when he was taught to do development he was taught to coordinate and collaborate, and to let everyone know what you are doing and how you plan to do it. He believed the Planning Commission was looking at three issues that he could not resolve as a developer. The first issue was concern over safety of the road. He had gone to great lengths to have the City Engineer look at the safety of the road. Mr. Conabee noted that the last line from the City Engineer's memo says that from the Staff's perspective, Sterling Court should function adequately with the added density and should not be a safety concern. Mr. Conabee stated that a traffic engineer from Fehr and Peers was also present this evening.

Preston Stinger, Fehr and Peers, stated that his firm had done a traffic evaluation of Goldener Hirsch looking at the safety of the roadway, particularly Sterling Court. They looked at existing conditions, as well as the existing parking lot with multiple parking stalls facing the curb and the ingress and egress. Mr. Stinger remarked that every access point on a roadway introduces conflict points. With a T-intersection there are

nine different vehicular conflict points at each entry point. He pointed out that it did not include pedestrian conflicts. Mr. Stinger remarked that with proposed development, the proposal is to relocate those parking spaces into the parking garage and to have a consolidate single access point on to Sterling Court; which reduces the 70+ conflict points that exist today, into nine conflict points with a single access. There would be four conflicting areas for pedestrians, as opposed to the 30+ pedestrian conflict points under the current conditions. Mr. Stinger emphasized that what is being proposed would increase the safety of the roadway as it exist today. He noted that the roadway width is sufficient with National Standards and it exceeds Park City Standards. Mr. Stinger pointed out that the wider the street, the higher the speed, which is also a safety concern. Narrowing the street to 20' would reduce the speeds and increase the safety.

Mr. Stinger agreed with the memo from the City Engineer. There is capacity on the roadway to handle additional traffic and it is sufficient from the standpoint of safety.

Mr. Conabee presented a slide showing the existing parking condition that can swell in the summer and winter to 80 cars. He pointed Lot F, where the snow was piled between Goldener Hirsch and Mont Cervin. He noted that Lot F is a platted building and the capacity of Lot F as platted is 22 cars. Mr. Conabee stated that combining the lots would allow for two levels of parking, 111 stalls, six accessible stalls for ADA, and controlled valet parking. He noted that they have 38 units that require 76 stalls. The excess parking is for public parking and trailhead parking. Mr. Conabee applauded the Eccles family for trying to do the right thing on behalf of the Village. He pointed out that they have retail operations at Silver Lake and a Lodge. They have a need to help assist in parking and accessing those operations. The applicants want to be good neighbors and not take away the parking to build what they need for themselves. They also need to be mindful of what the Village is asking and what they need. Mr. Conabee believed they had struck a nice balance. When the owners are not in-house and there are special events at Deer Valley, they would have that ability to park people. During the peak season it is expected that parking will be limited and public transit is encouraged.

Mr. Conabee presented a slide showing the new sidewalk configuration going down Royal Street and Sterling Court where sidewalks currently do not exist. The goal is to take pedestrians from the upper level through the plaza, across the bridge and down, so they are not using the staircase and entering Sterling Court. The Silver Lake Plaza Association felt they could invigorate the plaza while keeping it safer than its current configuration.

Mr. Conabee stated that the next issue was bridge privacy. He commented on a concern from a neighbor, and to address those concerns the architect had prepared exhibits of what the bridge would look like from that neighbor's unit. Mr. Conabee

clarified that the view and the placement of the bridge was not acceptable to that owner, and they feel that people will be looking directly into their unit. He indicated their, which is on Level 2. Mr. Conabee asked the Planning Commission to help them balance between what the Village Plaza Association and other owners have deemed what they want versus what this individual owner deems as something that does not work for himself or his investment.

Mr. Conabee noted that from the front of the bridge to the front of the Inn at Silver Lake is 127. It is 100 feet from the corner of Mont Cervin. The nearby properties between the Inn and between Mont Cervin that are window to window are approximately 26 to 32 feet. Mr. Conabee presented an exhibit of the view corridors from Mont Cervin. He had highlighted the units that were in question. Mr. Conabee stated that conversations with the owners went from a discussion about view corridors to a discussion about safety. He pointed out that the corner of the building shown was the same corner of the platted building. It had not been moved at all. He referred to the setbacks and requested feedback from the Planning Commission. Mr. Conabee indicated the Unit in question and he pointed to a photograph showing that the window is setback from the corner. He noted that by the time people look past the corner, the angle of seeing the rest of the building is completely cut off. Where they encroach into the setback cannot be seen except from across the plaza from Goldener Hirsch.

Mr. Conabee provided an update on the utilities. At the last meeting they talked about a sewer line that bisected their property. They have received permission from Snyderville Basin to move that sewer line. Mr. Conabee thanked the City Staff, the City Engineer, the Water Department, the Fire Department, and the Snyderville Basin Water and Reclamation District because all of these utilities had to be coordinated. He also thanked the neighbors for their patience when they were impacted when the water was shut off. It took a tremendous amount of coordination, and Mr. Conabee thought it spoke to the high quality of the City Staff.

Spencer Eccles, the applicant, stated that he has been privileged to be part of Park City and Deer Valley financing and development for 45 years. He and his wife stayed at the Goldener Hirsch many times in Austria, and 25 years ago they had the opportunity to buy the Goldener Hirsch Deer Valley. He purchased the lot across the street not realizing that there were three lots. He always thought it would be the area he would expand on. Mr. Eccles stated that he had reached his 82nd birthday and it was time to "fish or cut bait", which is why he was moving forward with the expansion. His family was the leader on this project and it is very important to his dream. Mr. Eccles was pleased to be able to present a project designed by a quality architect and team, and they have the approvals needed from outside parties. It is important to his family to expand the Goldener Hirsch and to make it more of an economic unit going forward in an increasingly competitive market. Mr. Eccles stated

that it was time to finish what he started out to do a long time ago. He wanted the Planning Commission to understand the background for their request, and he looked forward to doing something very special for the Silver Lake community. It will be quality and fit in nicely with all the other quality that is up there.

Chair Strachan opened the public hearing.

Tim Pack stated that he was representing Michael Stein, an owner in Mont Cervin. Mr. Pack believed that many of Mr. Stein's concerns had already been addressed. He remarked that Sterling Court is expected to handle traffic for the Inn at Silver Lake, Mont Cervin, the Silver Lake shop, and now for the proposed expansion of the Goldener Hirsch hotel. There are already four existing parking garages on this small street, and this proposal would increase it to five parking garages. Mr. Pack understood that the parking garage would be private parking and with the increase in traffic, Sterling Court will have to bear all of the burden. He appreciated that the applicant tried to address all of the safety concerns. Safety is always a concern, but the primary concern is traffic and congestion. With the expansion of this hotel and the combination of the snow in the winter months, Mr. Pack believed it would be a very congested area. He noted that the Fehr and Peers report said that the snow would be removed to the south side of Royal Street. He requested clarification on exactly where that snow would go. Mr. Pack indicated that the Fehr and Peers report also said that post hotel construction, Sterling Court would function as a typical narrow two lane residential street. Mr. Pack did not believe that post construction, a typical two-lane street would be sufficient. The new hotel and all the buildings around it require more than the bare minimum two-lane residential street. On behalf of Mr. Stein, Mr. Pack recommended further investigation on the effects that the development would have on vehicular traffic and pedestrian traffic. He thought developer was taking steps to do that, but additional study was warranted. Another recommendation was to investigate further and provide an explanation on the snow removal issue. They like the developer's plan to build the sidewalk along Sterling Court; however, it appears to only be on one side. Mr. Pack suggested a sidewalk on both sides to bear the burden of skiers and bikers year-round. He thought it would be prudent to maintain the existing setback requirements because of this issue. Mr. Pack recommended exploring whether the main entrance to the parking garage and the porte cochere could be moved from Sterling Court to Royal Street. Mr. Stein asked Mr. Pack to reiterate his appreciation of the developer's willingness to talk to the neighbors and seek their input. He also expressed appreciation to the owners for making the attempt to work with their neighbors.

Steve Issowitz with Deer Valley Resort and the Silver Lake Village Plaza Association, clarified that all of the members did receive the information for the first meeting that Mr. Conabee had mentioned. However, when the meeting was held, the President of the Inn at Silver Lake requested that they be given extra time so they could talk to owners within

the building that they had not been able to contact. Mr. Issowitz explained that for purposes of transparency and decision making they decided to extend the vote for ten days. The second meeting was held on June 3rd and the Board voted unanimously to move this ahead. Mr. Issowitz wanted everyone to understand how the neighborhood voted. He stated that when this came before the Planning Commission in February they discussed the resort support of the project, as well as what terrific neighbors the Eccles have been over the years allowing them to use their parking lot for parking lot for skier parking, conference and retail parking in the neighborhood, and for snow storage. Mr. Issowitz stated that the project has always been part of the Master Plan. Whether it was three buildings or one building, at this point in time and with the history, he believed one project with the efficiencies of garage and less ingress and egress out of three garages as opposed to one. He recalled from the last meeting that having everything come off of Sterling Court was preferred, instead of from Royal Street and the City of right-of-way. Mr. Issowitz clarified that he was representing the Silver Lake Plaza Association this evening and not Deer Valley. He noted that there are 71 residential condo owners and 29 commercial unit owners. Everyone in the area who may be affected by view of the potential project were also notified. Mr. Issowitz stated that from the entire group they only heard from the two people at the Inn at Silver Lake and from two others second-hand. He felt the traffic and safety concern had been addressed by their traffic study and by the City Engineer. He believed it created a much safer circumstance for ingress/egress, as well as pedestrians related to the bridge and the easement that the Village voted to up in. Currently everyone crosses wherever they want and getting people onto sidewalks and/or a pedestrian bridge would be a huge improvement to the area. Mr. Issowitz commented on the view issue. In a village setting everyone is affected by views because the buildings are close each other. He encouraged the Planning Commission to vote on combining the lots to permit the applicant to move forward on a CUP for the actual building. Design issues or volumetric issues will come through with the CUP. He hoped they could move forward on the lot combination.

Commissioner Joyce asked if Deer Valley had any plans to make any changes to the other parking structures or how they would adapt to the lost parking spaces.

Mr. Issowitz stated that during the summer they would have to give their guests good reason to park at Snow Park. They were talking about adding Apre ski and Apre bike options to incentivize people to park down below. The City bus system is quite robust in getting people from town to the Village area. He pointed out that there was no magical answer to create more parking. They continually talk about how to incentivize people to start from the base.

Commissioner Suesser asked if City buses currently run from Snow Park to Silver Lake, or whether they run from town. Mr. Issowitz replied that they run from the transit center to Silver Lake. Currently they do not run from Snow Park.

Russ Olsen with Stein Eriksen Lodge stated that they notified their Board and ownership about this project and their concerns were initially about height and the impact it would have on the ownership group at Stein Eriksen. Mr. Olsen stated that the more they looked at it they came to the realization that this project has been anticipated for many years and they are happy to see it finished. Mr. Olsen believed it was nice addition to the neighborhood, and while the owners will be impacted, it will finish the Village and add a more luxurious appearance from the overall finished product. Mr. Olsen clarified that the Stein Eriksen ownership supports the project and have worked closely with the Eccles and their team to ensure that any issues or concerns are mitigated. With respect to parking, Mr. Olsen stated that a plus for the Stein Eriksen management group is their association with the Chateau, which they manage across the street from the parking lot. Currently the Chateau has approximately 400 parking stalls that are highly utilized during some periods of the winter, but other times they are not. They contract with Deer Valley to provide them with overflow parking for their employees in the winter. In addition, some of the guest who will not be able to park in the parking lot will be able to park in the Chateau. Mr. Olsen noted that there will still be excess parking at the Chateau which could help alleviate some of the problems that will result from the loss of the parking lot.

Commissioner Suesser thought the Chateau was private parking and not open to the public. Mr. Olsen replied that it is open to the public and rented in the winter time. The cost is \$20 during the peak season and \$10 other times. It is currently being used as public parking and he believed it was anticipated to be used for overflow public parking.

Dave Novak, the property manager at Mont Cervin Condos for 22 years, stated that most people do not realize the history of the Silver Lake Village. It has gone through a lot of up and downs, and at one point in time Mr. Eccles was going to build 22 hotel rooms and a swimming pool. Mr. Novak thought it was important for everyone to understand the history and how the Village has been trying to thrive, but it has been an uphill battle. He hoped this new acquisition with Eccles will rebolster and rekindle the retail environment they used to have up there. Mr. Novak understood this was a two-year project from April 2016 to April 2018. During that construction period a ski season will interfere with this project. He recalled that last year the Main Street construction was shut down during the Film Festival. He asked if it was possible for everyone concerned to shut down the construction of this project during the 2017-2018 ski season so they do not have to worry about safety. Mr. Novak stated that his Board had asked him to raise that question.

Chair Strachan closed the public hearing.

Assistant City Attorney stated that the Planning Commission could discuss the CUP and the plat amendment. The Amendment of the Deer Valley MPD would be contingent upon that discussion. However, as Chair Strachan mentioned earlier, he would be recusing himself from the Deer Valley MPD, and for that reason it could be a separate discussion. She pointed out that Deer Valley was not the applicant for the CUP and plat amendment.

Commissioner Campbell stated that this was a great example of how these projects can come together when people work together. He commended the applicants for reaching out to the neighbors and for addressing many of the objections that were expressed at the last meeting. Commissioner Campbell stated that his concerns had been met because the neighbors' concerns had been met.

Commissioner Suesser stated that her biggest concern was the loss of parking that is so heavily utilized all year long. Even though it has been a gift for many years, it will be a great loss for a lot of people. She requested that the applicant continue to look for options for additional parking. Commissioner Suesser liked the idea of the sidewalk. She did not understand whether or not the Sterling Court end would be the gathering space that was mentioned, but she liked that idea. She was unsure whether diverting people over the bridge if that is supposed to be a gathering area. Commissioner Suesser wanted to know whether the delivery trucks that service the hotel would also use Sterling Court or whether they would be able to access of Royal Street.

Commissioner Suesser referred to a comment about the setbacks and how that might affect the view corridors. She was still unclear on how the setbacks were being addressed.

Mr. Conabee stated that the parking requirement is 76 stalls. They will have 68 lockouts and they are building 117 stalls. Those extra stalls will be public parking. Mr. Conabee thought it was important to understand that they were trying to create vitality. This is the last chance to do something special at Silver Lake and the goal is not to have cars. They want people coming to Silver Lake to eat and to shop. The Silver Lake Plaza Association is actively talking about ways to invigorate that area. The shops that used to exist are slowly disappearing because there is no way to get up there and utilize those shops. One project cannot solve that. It needs to be a group effort and they are having active discussions about non-vehicular options.

On the issue of delivery, Mr. Conabee explained how the access for delivery trucks would be split between Sterling Court and Royal Street. There is access into the back of the hotel off of Royal Street to the right. He stated that they were trying to divide it up as much as possible to pull some of the burden off of Sterling Court.

Mr. Conabee addressed the question about gathering spaces. Mr. Schlachter stated that they had a long conversation for many months and the original concept was to put a lid on the end of Sterling Court to create a community village space. However, that was fraught with structural, access and fire issues. They left that zone as it is down below on the street, and instead tried to focus that effort on the second level. When people come off the mountain they are already on the second floor, so they tried to maintain that and draw people into the area to the south of the existing Hirsch, and then connecting to the bridge. Mr. Schlachter remarked that the bridge is an exciting opportunity to create lively outdoor space in the winter. It is their hope of connecting the existing Hirsch on the east side to the new Hirsch on the west, and the bridge would be used as the Village concept.

Mr. Conabee thought they had done a great job to have a wayfinding experience for a guest leaving Deer Valley to slow them down and engage the Village a little more, and bring the neighbors in the Village around a piece of property.

Mr. Conabee responded to the setback question. He stated that the biggest issue is that the platted building that on Lot F sits on the same property line at the 15 foot setbacks. When they go down Royal Street the 15-foot setback follows the street but the building does not. He indicated where the building comes into the setback and pushes over. He presented a 3-D model rendering that was done on-site. The measurements and dimension were done with a 3-D survey and dropped into the model. He pointed out what Mr. Stein would see out of his window. Mr. Conabee noted that if they moved the building back five feet, Mr. Stein would just see more rooftop.

Planner Whetstone asked Mr. Conabee to explain the setback variations being requested. She noted that currently the plat is 15-feet. John Shirley, the project architect, stated that they were trying to get to a 12-foot setback. On the street level they maintain a 20-foot setback as the lower level steps back and opens up more space for pedestrian access, and other elements. One level two the building overhangs the garage 5 feet, and on one corner encroaches to just over 12 feet.

Director Erickson stated that currently the City does not allow encroachment into the setback areas and setbacks are vertical planes on the property line. He thought it was important to see an exhibit of all the encroachments proposed. Mr. Conabee stated that they would provide that information with the CUP. Commissioner Joyce indicated areas where there were discrepancies between 10' and 12' and requested that it be consistent when it comes back.

Mr. Conabee pointed out that the setback issues would not affect the plat if they choose to move forward this evening.

Commissioner Thimm asked Mr. Conabee to show on the overall site plan where there is a 10' or 12' setback and the extent of it. Mr. Conabee indicated the area where there was a conflict. Mr. Shirley stated that currently the setbacks were laid out based on the MPD. Both the plat and the MPD call for a 15' setback along the south end of the property adjacent to the Mont Cervin. On the west side of the property adjacent to the Stein Eriksen Lodge is a 12' setback line. Along Royal Street there is a 20' setback requirement because there is not a garage door on the face. He pointed out that if the main entry was on Royal Street it would be 25'. Mr. Shirley stated that they were currently holding the building back to the 25' for other reasons. Along Sterling Court there is a 10, 12 and 15' line as they try to figure out what they have to apply for. On the street level everything is behind the 15' setback line. The second story, along with the bridge area and the area between the staircase and Mont Cervin, that area extends out five feet. Everything fits within a 12' setback in that area.

Commissioner Thimm stated that when they come back it will be important for the Commissioners to understand why the encroachment is so important to the design. What needed to be addressed from the Code standpoint would be helpful as well.

Commissioner Joyce liked the idea of combining the three lots. He referred to an exhibit Mr. Conabee presented earlier and thought it looked like lots and building footprints were defined. He pointed out that the applicant not only combined the lots, but they basically eradicated the footprint limits and went all the way out to the easements. He had concerns about a tunnel effect along Sterling Court and that they were making an open mouthed canyon into a closed mouth canyon. He also had concerns with the view shed for the units at the end of the court. Commissioner Joyce believed they had pushed the setbacks quite far compared to a typical combined plat amendment and he was not comfortable with how the footprint disappeared from what was originally part of the MPD and the plats. Commissioner Joyce pointed out that there would be serious discussions about snow removal and he had many questions.

Commissioner Joyce commented on the loss of parking and the potential for a shuttle service, especially for employees. He noted that there was no mention of employee parking. He wanted to understand the plan for employees and for shuttles. In his opinion, that would be a good cause value for allowing a lot combination. Commissioner Joyce would like those issues addressed when they came back, as well as what they plan to do to mitigate the traffic and parking issues for employees and residences. He liked what Stein has done to eliminate the need for their guests to have cars.

Commissioner Joyce noted that they only received the parking memo from the City Engineer this evening. He would spend more time reviewing it, but at some level he disagreed with the conclusion. He drove up there today and it is a little road. The City

Engineer described it as residential cul-de-sac, but he has never seen a 100-yard long cul-de-sac that has 200 people living at the end of it. Commissioner Joyce had concerns with snow issues and how the snow would be removed. Commissioner Joyce referred to language stating that "Goldener Hirsch will be vacating 18 spaces due to improvements in the existing garage". Mr. Conabee replied that it was not accurate. It was from a previous plan. He explained that they had a 5% commercial entitlement that they were not using. They have other added amenities and hallways that make it larger. Commissioner Joyce was comfortable if the answer was that the language was old and did not apply.

Planner Whetstone understood that there were 18 parking spaces for the 20 condominium units in the existing Goldener Hirsch. Mr. Conabee replied that this was correct, and those 18 spaces would remain in their current location as condominium platted space.

Commissioner Joyce referred to language on page 264, "City engineer recommends that truck traffic use Marsac". He recalled significant discussion on Empire Pass about truck safety and issues of ice and snow and coming down that road. Planner Whetstone believed that the City Engineer and the Chief Building recommend Marsac over Royal Street because there is the emergency lane for runaway trucks. She offered to confirm that with the City Engineer. Commissioner Joyce requested that the City Engineer attend the next meeting to answer questions.

Commissioner Joyce commented on the 31 lockouts and asked if a wholly owned unit could rent out two halves at the same time. Mr. Conabee answered yes. Commissioner Joyce had an issue with the LMC on this matter. Splitting lockouts creates major mitigation impacts on parking, traffic and other issues. He pointed out that the Code ignores lockouts and he thought that needed to be fixed.

Commissioner Joyce noted that a space was labeled the lounge near the pool. Mr. Conabee believed it was the area before walking out onto the pool. There would be no services. Commissioner Joyce recalled a discussion about solar at the last meeting. Mr. Conabee stated that they applied for a solar grant and it was given. He would update the Planning Commissioner at the next meeting.

Commissioner Joyce commented on the size of the meeting space and asked how they intend to use it. Mr. Conabee replied that it could be used for small conferences and wedding receptions, non-profit auction space, etc. Commissioner Joyce thought the meeting space and parking requirements are designed around the idea that people stay at a hotel for a conference. However, a number of hotels in the area do day-conferences where people drive up from Salt Lake and it affects the amount of parking. Commissioner Joyce thought they either needed to change the definitions or change the requirements for meeting space. Again, that was an LMC issue.

Commissioner Joyce stated that in looking at the bridge, plazas and the desire to drive vitality, but they have not added restaurant or bar space or other attractions to uplift the Silver Lake Village.

Mr. Conabee responded to the issues raised. In terms of combining the three lots and the tunnel effect, he noted that there is already a platted building on Lot F that is the same size, height, width and density of what is being proposed. The neighbor would not be blocked by anything more than what is potentially platted to block the view.

On the issue of snow storage, Mr. Conabee stated that no one wanted snow storage on the corner and preferred that it be moved to where it is allocated. He did not believe that Lots F, G and H should have to shoulder the burden for everything in the Silver Lake Village just because historically they did at the benefit of the owners. They were working with the City Staff and the Village to determine locations between their building and Steins for snow storage.

Mr. Conabee agreed that a lot of work still needed to be done with setbacks to present something that would be acceptable.

Mr. Conabee agreed with Commissioner Joyce's comments regarding the shuttle and they will come back with a plan.

In terms of road safety, Mr. Conabee noted that two experts and a traffic study have said the road is safe. He relied on their expertise and beyond that he had no other way to address that concern. Mr. Conabee suggested that Commissioner Joyce may have been on the wrong road when he drove up today because that road has been closed for the last two weeks for utility improvements. He might have been on the access road which is much smaller and would be a concern.

Regarding the construction schedule, Mr. Conabee explained that the utilities are being moved now was so they could start digging in the Spring as soon as the resort closes. They have been working with Deer Valley and Stein Eriksen on coordinating dirt off load. The hope is to move that on Deer Valley. However, where they are building in the Silver Lake inlet is defined as clays, and clays are great for building a retention pond. Mr. Conabee offered to provide better information once they find a solution. He did not want to put that burden on the resort because they have the responsibility to mitigate.

Mr. Conabee commented on the lockout question. He explained that they planned for the 68 lockouts to have their own stalls. The parking plan handed out to the Planning Commission accounts for those stalls.

On the issue of solar, Mr. Conabee reiterated that they were awarded a grant from Rocky Mountain Power. Solar is tricky in terms of where to put it. It is reflective so it can be a positive benefit but have negative impacts. He would provide a rendering of what it might look like.

Regarding meeting space and hotel guests, Mr. Conabee stated that people do not want outside guests on the property. Public space is defined as public space, but meeting rooms and having 400 people during a peak season is not a good combination. Mr. Conabee did not believe that was any different from the other five-star hotels in town, where those rooms are used generally in the off-season at a discounted rate for non-profits, and events such as weddings in the summer. He offered to try to find a schedule from a comparable property for the next meeting.

Mr. Conabee agreed with Commissioner Joyce's feedback regarding the bridge. However, he indicated the location of a 3,000 square foot restaurant and bar that was underutilized. The goal is to open up the existing Hirsch and get some activity on the plaza through food, music and activity to improve the vitality.

Commissioner Thimm noted that he had already given his comments regarding the setbacks. He echoed the concern about the footprints and the changes to the envelope definitions on Lots G and H. He wanted to understand why it was so important to make that type of change. With regard to traffic, he understood the reliance on the traffic study from Fehr and Peers and commentary from the City Engineer; however, that number of trips and the amount of activity was still a concern. Commissioner Thimm pointed out that they were talking about two ten-foot lanes, one, going each way, and he would like the City Engineer and the traffic consultant to look closely at what that means. Commissioner Thimm thought the continuity created for the pedestrians with the sidewalks was important and it was an excellent addition. In terms of vehicular and pedestrian conflicts, he thought the bridge could help reduce that conflict and he suggested bringing that into the analysis.

Commissioner Thimm stated that in looking at the buildings beyond the footprint, the Staff had recommended breaking down the volumetrics into three pieces. He could not see that in the plan presented and asked that it be more defined for the next meeting. Commissioner Thimm also wanted to see a materials board. With regard to the massing itself, he thought they had done a good job of looking at vertical massing strategies to break up the building face and to create scale. He thought it was important to also look at the ground floor human scale elements to create and evolve vitality. He liked the idea of using buildings to define street and sidewalks edges.

Commissioner Thimm commented on snow removal and echoed Commissioner Joyce's request for the applicant to come back with a real plan. He went a step further and suggested two plans, one for the winter months during construction and a second plan at full build out.

Mr. Conabee agreed with the comments regarding setbacks. He offered to look deeper into the traffic lanes as suggested by Commissioner Thimm. He agreed that the bridge would help with vehicular and pedestrian conflicts. Mr. Conabee commented on the volumetrics and noted that they were still struggling to get their entitlement on the site. They would try to present it in a better fashion at the next meeting. Mr. Conabee would provide a materials board for the next meeting. In terms of the human scale at the ground floor level, he agreed with Commissioner Thimm's comment about vitality. It is a combination of different elements and they were exploring the options. Mr. Conabee stated that they would coordinate with the Silver Lake Village Property Association on snow removal and come back with a proper plan.

Commissioner Phillips thought the other Commissioners had addressed most of his issues and concerns. He asked if the old footprints in the MPD were put in as guidance. Director Erickson replied that they were building pads surrounded by ski easements. He would need to review the plat to determine whether or not those were established boundary lines. Director Erickson explained that one reason the building pads in F, G, and H were set back in the northeast corner was to provide a view corridor into the Village core. He was unsure at this point whether the Goldener Hirsch project would affect that view corridor.

Director Erickson suggested that the Planning Commission ask the applicant to look at the shadow effects of the five-story building on the proposed pedestrian walkway on Sterling Court. He noted that Sterling Court was being oriented north/south, and the major building height is on the west side. He thought winter sun would have a significant effect on whether or not those spaces could be activated in accordance with the project proposal and the Owners Associations.

Director Erickson requested that the Planning Commission provide more specificity on what they want from the traffic engineer and the City Engineer. He noted that the City Engineer provided daily trips at peak, but he did not break it down by peak hour. Director Erickson pointed out that 1700 trips per day in a 24-hour period was different than 1700 trips per day plus interference from service vehicles in a two-hour arrival and departure period.

Commissioner Phillips assumed there would be proper signage for the public parking stalls. He commended applicant for a great job reaching out to the neighbors and the

resort, and for working with the Planning Staff. He thought this project was heading in the right direction.

Commissioner Phillips stated that in the future he would also be looking at the circulation corridors and the amount of window, glass and light would be flooding through there. It was important to avoid the appearance of a glowing tower.

Mr. Conabee offered to look at the pedestrian scale and the shadow effects on Sterling Court, along with a solar study, and the circulation corridors.

Chair Strachan asked if Mr. Conabee had responded to Commissioner Joyce's comment regarding employee parking. Mr. Conabee stated that he did not have an answer this evening. He would meet with management and the ownership and come back with an answer. He explained that historically Deer Valley controlled that exterior land. Deer Valley would transfer the land and they could build what they wanted. Since the last meeting they have taken steps to acquire that ground through the actual Village Plaza Association and all its members. Mr. Conabee stated that they have looked at number of Staff, number of cars, and bussing. Currently, approximately 11 cars service the hotel. With more rooms in the hotel they will be able to look at it with more sincerity and provide an answer.

Chair Strachan had nothing more to add and he echoed the other Commissioners. He emphasized that employee parking will be a primary issue because employees are the most frequent violators of a public parking plan. In terms of vitality of the bridge and pedestrian space, Chair Strachan suggested that they program the restaurant and bar differently. They should show what they plan to do with it because he was not seeing where the verve would be. The restaurant and bar are in a beautiful spot but it needs to be known to the public.

Chair Strachan stated that many of his concerns were put to rest because the neighbors agree. It is a village concept and everything is close together. However, he would be looking for an explanation to Commissioner Joyce's question on why the east corner of the building is positioned near Lots H and G, because he shares those concerns.

Commissioner Joyce stated that later in the evening the Planning Commission would have a work session to talk about night sky/dark sky issues. Compared to the surrounding buildings this project has a lot of glass floor to ceiling on every floor. Besides exterior lighting, all the interior lights in the building shine outside. It was something the applicant and the Planning Commission needed to think about for the next meeting.

Commissioner Campbell stated that as they combine the three lots into one, as the lots get filled in he did not believe they would be blocking any views. He asked Mr. Conabee to come back with something to support that so people do not think that the Planning Commission was giving them the ability to block views. Mr. Conabee offered to provide a view corridor study. He thought the history would show that the lot off was more practical because there is only a sewer line with a 20-foot sewer easement on either side. Commissioner Campbell thought it was mislabeled as a view corridor because it not really a view for anyone to anywhere. He asked Mr. Conabee to come back with a model to show that.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Amendment to the Re-subdivision of Lots 1 and 2, Silver Lake Village No. 1 Subdivision, Lot F, G and H into one lot, to October 26, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Conditional Use Permit for 34 residential units on Lot 1 of the Amendment to the Re-Subdivision of Lots 1 and 2, Silver Lake Village No 1 Subdivision, to October 26, 2016. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

7. **7520-7570 Royal Street East – Deer Valley MPD 12th Amendment to combine Lots F, G and H of the Silver Lake Community, into one development parcel and to transfer 843 square feet of residential density from Silver Lake Village Lot D to proposed Lot 1. No changes to the approve density assigned to these parcels are proposed. (Application PL-16-03155)**

Chair Strachan recused himself and left the room. Vice-Chair Joyce assumed the Chair.

Vice Chair Joyce stated that this application was restrained because the Planning Commission Continued the plat amendment on the prior item. This item was noticed for a continuance as well.

Steve Issowitz, representing Deer Valley, explained that the reason for the amendment would be to clarify a lot combination. Instead of showing an exhibit with density on

three lines, it would show the density on one line. This amendment would keep the record clean. In addition, square footage from Lot D would be transferred to Lot I.

Vice-Chair Joyce opened the public hearing.

There were no comments.

Vice-Chair Joyce closed the public hearing.

MOTION: Commissioner Phillips moved to CONTINUE the 12th Amended Deer Valley Master Planned Development Amendment to October 26th, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

The Planning Commission adjourned the regular meeting and moved into work session to discuss potential LMC Amendments regarding lighting. That discussion can be found in the Work Session Minutes dated September 28, 2016.

The Park City Planning Commission Meeting adjourned at 9:55 p.m.

Approved by Planning Commission: _____

November 3, 2016

Kirsten Whetstone
Senior Planner
445 Marsac Avenue
Park City Municipal Corporation
Park City, UT 84060

Kirsten,

Thanks for your time this week. Earlier this week you received a letter from Steve Issowits illustrating the use of allowable Resort Support Commercial from Lots F,G and H to correct the existing imbalance between the platted commercial for Lot D and that which has been recorded in the current Deer Valley Master Plan.

Although no one is able to find the reasons for Park City to have allowed an increase in commercial square footage on Lot D, we are happy to use a portion of our unused support commercial entitlement to remedy this discrepancy.

From our previous meeting we know that the Planning Commission has requested information on the following;

1. Loss of public parking,

400 stalls exist in the neighboring Chateaux. The current non conforming use parking lot has a maximum capacity of 68 cars with an attendant staffed by Deer Valley in Winter. Access is uncontrolled. At full capacity with a car for every unit in the current entitlement, the project would have an extra 34 public parking stalls available. More than half of all guests do not arrive by rental car. Therefore, we would assume under most conditions that 72 stalls would be available for public parking. We are not estimating any loss of public parking.

2. Service and delivery locations,

Back of house deliveries to the new Hirsch occur off of Royal Street. The delivery entrance is held to the rear side of the building out of view of all neighbors including Stein Ericksen Lodge. Current restaurant deliveries reduced with expansion of existing storage. Porte-Cochere entrance allows vehicles to park off of Sterling Court with controlled vehicle movement through use of Valet.

3. Building setbacks along Sterling Court and at the Royal Street/Sterling Court

Proposed Project has setbacks greater than that of neighboring properties and compliant with current code.

4. Impacts on view corridors

Due to the Village nature of the surrounding buildings and historic use the project is compliant with the Deer Valley Design Guidelines and utilizes less ground than the existing building pads.

Great detail has gone into the protection of the primary view which is Sterling Court .and the pedestrian massing and way finding along that street.

5. Snow removal,

The proposed project reduces the amount of snow removal by 67%. The project also allows for 2,200 square feet of additional snow removal for the use of Silver Lake Village hidden from view.

6. Employee parking and provision of shuttle vans to reduce need for individual vehicles, construction truck routes (Marsac vs. Royal Street),

We will have a need for 6 full time spaces for staff. All staff will be encouraged to ride mass transit. Evening staff will be allowed to park in the garage as the bus system does not operate until after shifts are complete.

Construction traffic will be utilizing bus transit from Richardson Flats. Okland has detailed experience in coordinating with PC transit on best practices. All necessary site vehicles will be contained on the site. City Engineering has requested that all delivery and offload trucks to use Marsac Avenue during business hours.

7. Intention of meeting space,

Meeting space is designed for hotel guest meetings.

8. Pedestrian circulation utilizing the bridge and sidewalks

Pedestrian circulation diagrams have been provided and will allow for separation of automobile pedestrian conflict. Current parking configuration has direct conflicts with uncontrolled parking and undefined exiting in addition to encouraging pedestrians to walk down a private street to access skiing.

9. Traffic analysis of impacts on Sterling Court

Licensed traffic engineers from Fehr & Peers in addition to the Park City Engineer have deemed the road to be safe by State and Federal Standards. Park City Planning Staff has also recognized that the sidewalk and parking improvements from the proposed project will greatly improve safety along Sterling Court.

10. Building volumetric and massing,

Building Massing has illustrated three separate buildings utilizing less space than the original building pads.

11. Shadow effects on the gathering area plaza, and

Amount of glass incorporated into the building design, as well as more details on the materials. A materials board was requested

Shadow effects show that shadows from proposed project will not touch any adjacent buildings and will provide sun on bridgeway and new plaza area during peak midday hours.

Volume of glass in design drawings have been dramatically reduced through each of the four stages of public meetings. The current proposed project meets the Deer Valley Design Guidelines.

Materials being used are Board Formed Concrete, Cedar Siding and Soffits, Asphalt Shingles, Black Painted Structural Steel, Aluminum Clad Windows. All materials are compliant with the Deer Valley Design Guidelines.

We will be bringing a visual presentation that answers all of the topics listed above and look forward to a positive recommendation for our MPD and CUP applications on November 9th. Thank you for all of your hard work to get us this far Kirsten. I know the docket is full for City Planning and have appreciated the diligence that has gone into the approvals of this infill project. We will be prepared with exhibits for any additional questions that should arise.

Respectfully Yours,



Christopher M. Conabee
Principal, Utah Development and Construction

cc: C. Hope Eccles, Manager, EccKids, LLC; Steven Issowits, SLVPA, Steven Issowits, Deer Valley



1978 South west Temple
Salt Lake City, UT 84115
Phone 801.486.0144
Fax 801.486.7570
Web www.okland.com

October 28, 2016

Park City Planning Commission

RE: Goldener Hirsch Projects

Okland Construction is excited to commence vertical construction activities this upcoming spring of 2017 for the Eccles family and their development team on the Goldener Hirsch projects. We have been engaged with them in the planning and implementation of our construction plan for the past 18 months. Okland has worked with this same development team on several recent projects and look forward to another successful project at this great location. As a General Contractor, we have come to really appreciate the approach of Chris Conabee and his team. We are 100% on board with that same approach! The past several weeks we have been working and coordinating with the Park City Water Department, the SB Sewer District and the Park City Building Department to work through a very complicated underground utility package. We have kept the HOA in constant communication and made sure their concerns were acknowledged and addressed. We have a very tight site at this location and we will continue with this same organized approach throughout the construction phase of the Goldener Hirsch Project.

We will be bussing the trades to and from the site each day at a specified location to be determined. I have attached a site plan that shows our construction perimeter and staging.

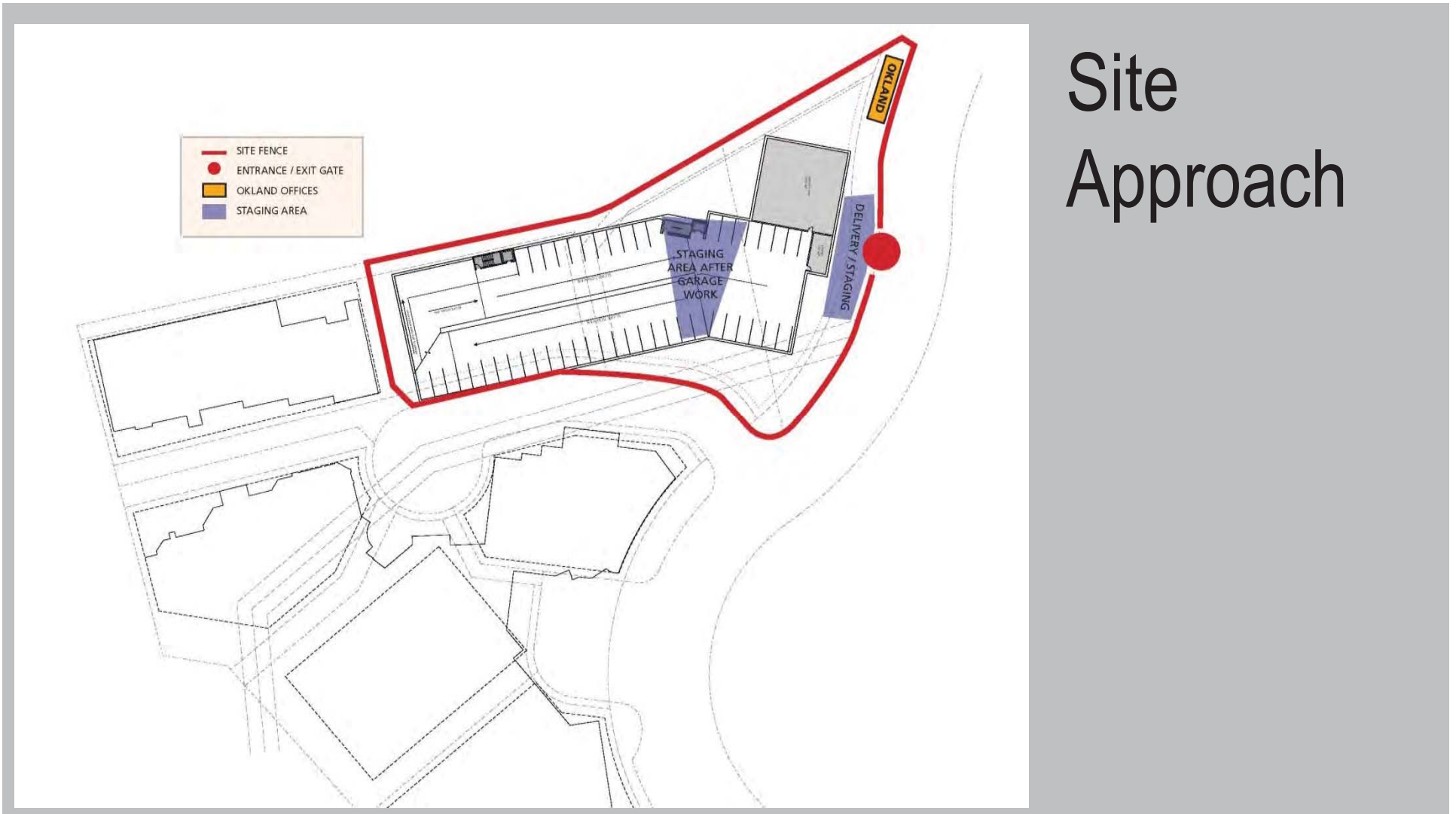
Okland Construction, as well as me personally have been building in Park City for many years. Of recent, I oversaw the construction of the MARC, the Park City Library and the Silver Star Resort. We have recently begun construction activities for the Christian Center of Park City as well. We understand the priorities and concerns that come with building in this community. I believe we have a solid reputation that we will continue to build upon.

As the Project Director for Okland Construction, I am committed to making sure all parties involved have a "Remarkable Experience." Please do not hesitate to contact me with any further questions or concerns regarding this project.

Sincerely,

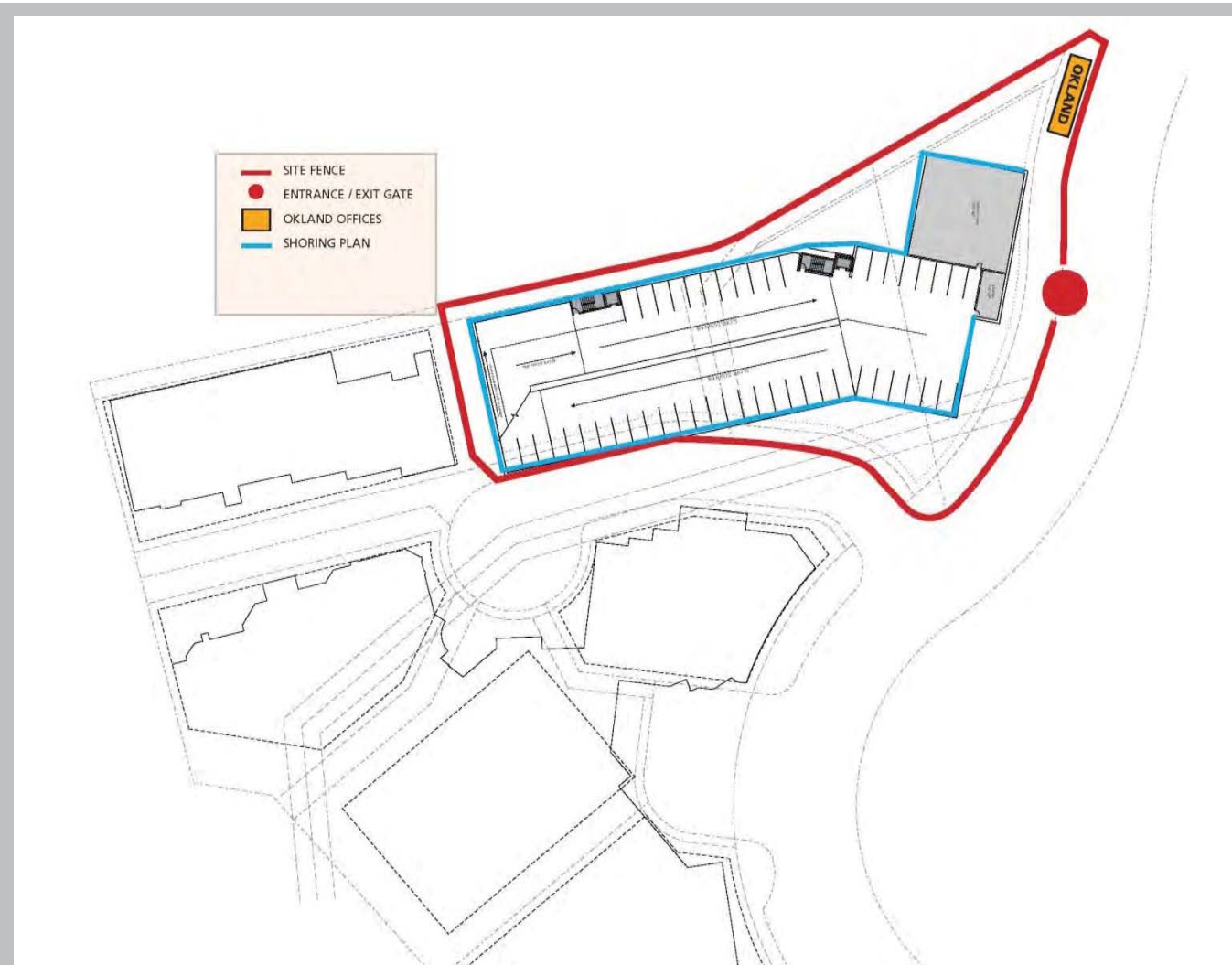
Harmon Tobler
Project Director

November 9 applicant presentation



Site Approach

Site Approach



Planning Commission 2016.11.08

Parking Plan

- PUBLIC PARKING PLAN
- EMPLOYEE PARKING PLAN
- HOTEL SERVICE/ SHUTTLE

Snow Plan

- EXISTING CONDITIONS
- PROPOSED STORAGE PLAN

Construction Mitigation Plan

Plat Plan

- EXISTING CONDITIONS
- PROPOSED SETBACKS PLAN

Commercial Square Footage

- NO NEW COMMERCIAL SPACE PROPOSED

Street Level Experience

- PEDESTRIAN IMPROVEMENTS
- STERLING COURT ACTIVITY
- BRIDGE CONNECTION
- SKI SERVICES

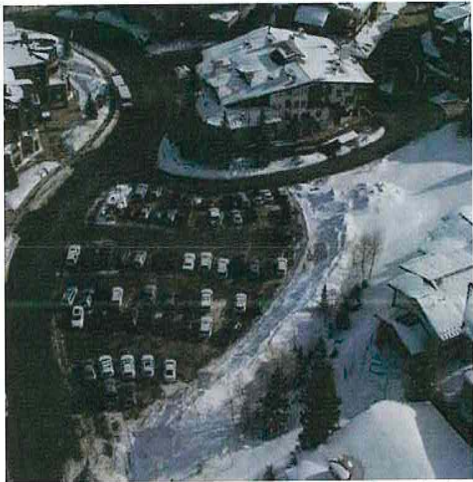


Ex N
11.30.16
Applicant's
Presentation

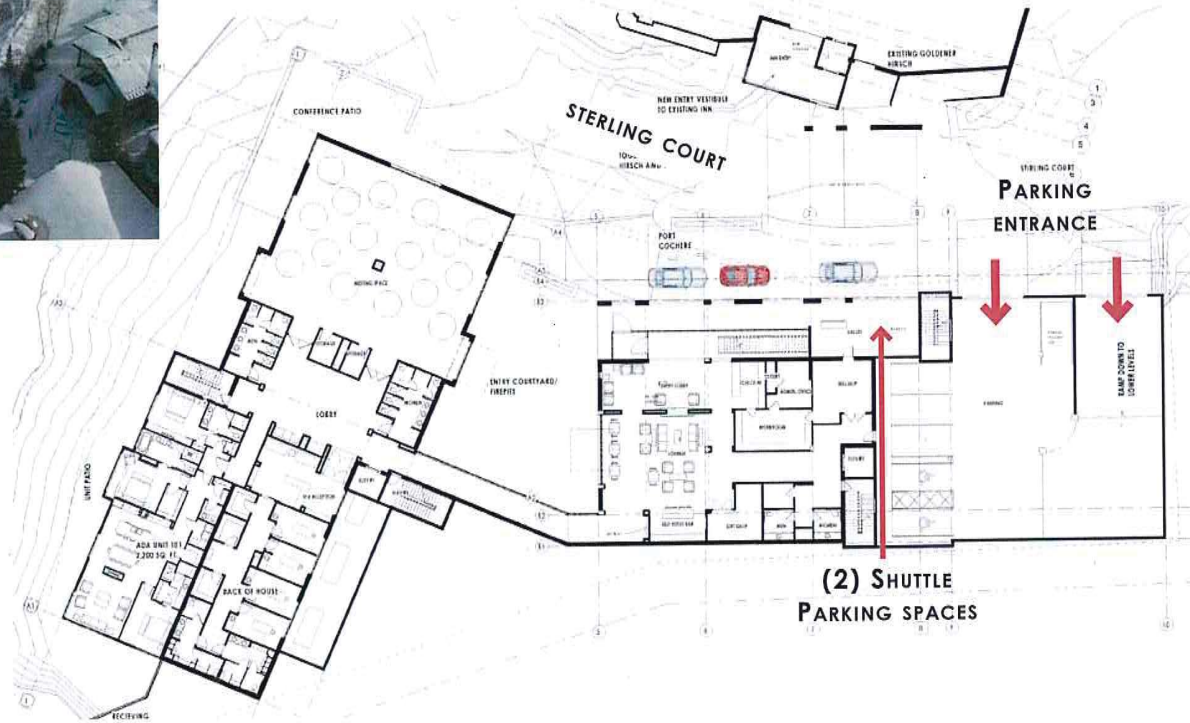
GOLDENER HIRSCH

Olson Kundig





EXISTING CONDITION
68 SURFACE STALLS



STREET LEVEL PARKING ENTRANCE

Existing parking

- 68 SURFACE STALLS TO BE REMOVED
- 400 EXISTING STALLS IN NEIGHBORING CHATEAUX

Goldener Hirsch Parking plan

- 110 ENCLOSED PARKING STALLS
- 38 RESERVED STALLS TO BE MANAGED BY HOTEL.
- 38 FLEX STALLS STALLS TO BE USED BY HOTEL GUEST WHEN UNITS RENTED OUT.
- HOTEL MANAGED SHUTTLE SERVICE FOR GUEST TRIPS TO REDUCE TRAFFIC.
- MORE THAN HALF OF CURRENT GOLDENER HIRSCH GUEST USE HOTEL TRANSIT SHUTTLE OR PRIVATE SHUTTLE SERVICE
- GUEST PARKING MANAGED THROUGH VALET SERVICE, MANAGED PARKING STRUCTURE.
- 34 REMAINING STALLS FOR FLEXIBLE USE FOR PUBLIC PARKING AND OVERFLOW
- SHUTTLE PARKING OFF STREET NEAR PARKING ENTRANCE.



Olson Kundig

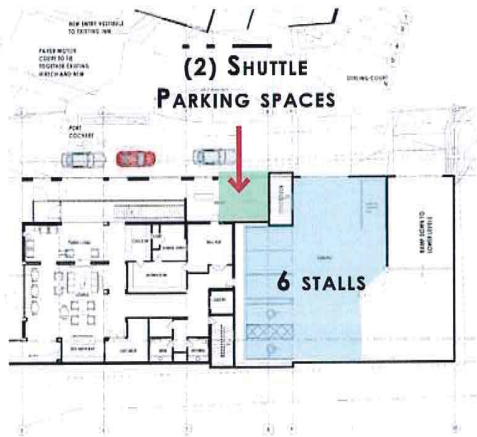
GOLDENER HIRSCH

DEER VALLEY, UTAH

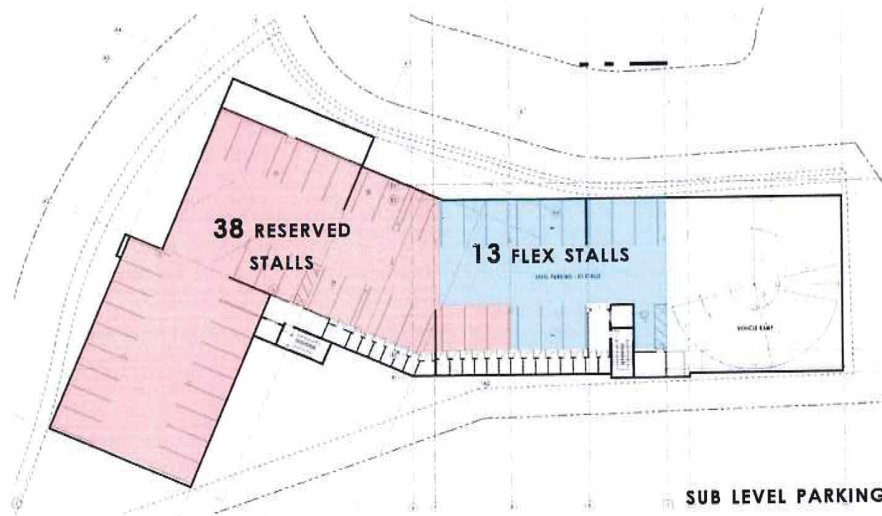


PARKING PLAN

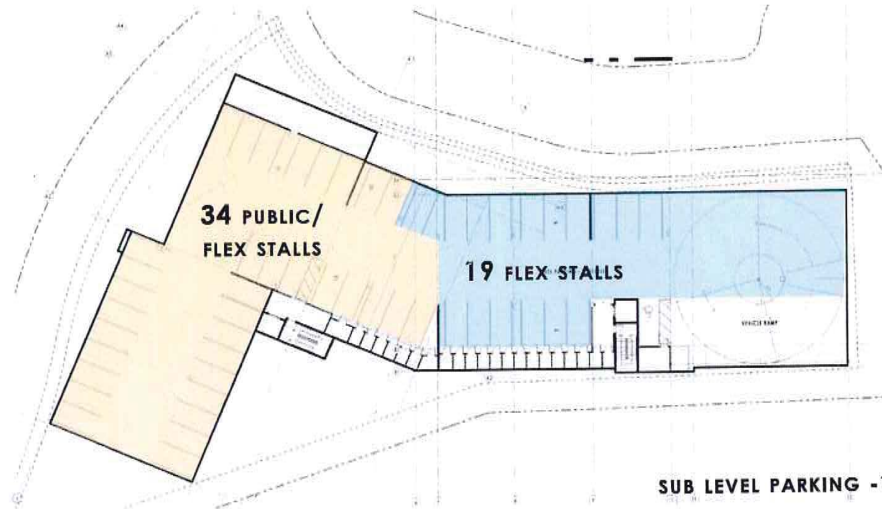
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STREET LEVEL PARKING
VALET SHORT TERM



SUB LEVEL PARKING



SUB LEVEL PARKING -1

Public Parking Plan

- 38 OWNER RESERVED PARKING STALLS
USED BY HOTEL GUEST
- 38 FLEX STALLS FOR HOTEL GUEST/ LOCKOUTS
- 34 STALLS FOR PUBLIC/ EMPLOYEES
- (2) SHUTTLE PARKING STALLS

Actual stall locations to be finalized with management plan,



GOLDENER HIRSCH

DEER VALLEY, UTAH

PARKING PLAN



11.08.2016

PARK CITY BUS DEPARTURE TIMES FOR FALL SERVICE 2016
 -SERVICE HOURS 7:30 a.m. to 10:30 p.m. DAILY
 EFFECTIVE SEPTEMBER 6th, 2016 to MID-NOVEMBER, 2016

DEPARTS MAIN STREET/OLD TOWN TRANSIT CENTER:

To Prospector Square via Park City Mountain (1 st bus 7:14 a.m.; last bus 10:14 p.m.)	14, 34 & 54 minutes after the hour
To Park Meadows /Thaynes and Ill Kings Dr. via Fresh Market (1 st bus 7:19 a.m.; last bus 10:19 p.m.)	19, 39 & 59 minutes after the hour
To Lower Deer Valley / Snow Park Lodge (1 st bus 7:07 a.m.; last bus 10:27 p.m.)	07, 27 & 47 minutes after the hour
To Park City Mountain via Park Ave. (1 st bus 7:14 a.m.; last bus 10:19 p.m.)	14, 34, 39, 54 & 59 minutes after the hour
To Canyons Village / Grand Summit via Park City Mountain (1 st bus 7:40 a.m.; last bus 4:20 p.m.)	40 minutes frequency
To Kimball Junction East / Silver Summit / Highland Estates / Trailside (1 st bus 8:00 a.m.; last bus 8:00 p.m.)	00 minutes after the hour
To Kimball Junction West via Park City Mountain and Canyons Village (1 st bus 7:45 a.m.; last bus 8:45 p.m.)	15 & 45 minutes after the hour

DEPARTS PARK CITY MOUNTAIN:

To Prospector Square via Fresh Market (1 st bus 7:20 a.m.; last bus 10:20 p.m.)	00, 20 & 40 minutes after the hour
To Park Meadows /Thaynes and Ill Kings Dr. via Fresh Market (1 st bus 7:25 a.m.; last bus 10:25 p.m.)	05, 25 & 45 minutes after the hour
To Lower Deer Valley (1 st bus 7:20 a.m.; last bus 10:20 p.m.)	00, 20 & 40 minutes after the hour
To Main Street via Park Ave (1 st bus 7:20 a.m.; last bus 10:20 p.m.)	00, 05, 20, 25, 40 & 45 minutes after the hour
To Canyons Village / Grand Summit via Peaks Hotel (1 st bus 7:45 a.m.; last bus 4:25 p.m.)	40 minutes frequency
To Kimball Junction West via Canyons Village, Fresh Market and Peaks Hotel (1 st bus 7:50 a.m.; last bus 8:50 p.m.)	20 & 50 minutes after the hour

DEPARTS FRESH MARKET BUS SHELTER/DOUBLE TREE INTL. (OUTBOUND ROUTES):

To Prospector Square (1 st bus 7:23 a.m.; last bus 10:23 p.m.)	03, 23 & 43 minutes after the hour
To Park Meadows /Thaynes and Ill Kings Dr. (1 st bus 7:28 a.m.; last bus 10:08 p.m.)	08, 28 & 48 minutes after the hour
To Canyons Village / Grand Summit via Peaks Hotel (1 st bus 7:48 a.m.; last bus 4:28 p.m.)	48 minutes frequency
To Kimball Junction East / Silver Summit / Trailside via Peaks Hotel (1 st bus 8:04 a.m.; last bus 9:04 p.m.)	04 minutes after the hour
To Kimball Junction West via Peaks Hotel and Canyons Village (1 st bus 7:53 a.m.; last bus 8:53 p.m.)	23 & 53 minutes after the hour

DEPARTS PARK AVE CONDOS BUS SHELTER (INBOUND ROUTES): (ACROSS FROM FRESH MARKET)

To Park City Mountain / Main Street and Lower Deer Valley (1 st bus 7:37 a.m.; last bus 10:17 p.m.)	17, 37 & 57 minutes after the hour
To Main Street (Routing does not include Park City Mountain or Park Ave.) (1 st bus 8:55 a.m.; last bus 10:07 p.m.)	07, 37 & 57 minutes after the hour

DEPARTS SNOW PARK LODGE:

To Park Meadows /Thaynes and Ill Kings Dr. via Main St. and Park City Mountain (1 st bus 7:13 a.m.; last bus 10:13 p.m.)	13, 33 & 53 minutes after the hour
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DEPARTS THE FOLLOWING LOCATIONS /

- PC Marriott to Park City Mountain and Main Street (1st bus 7:28 a.m.; last bus 10:28 p.m.)
- Snow Creek Dr. / State Liquor Store / The PC MARC to Park City Mountain and Main Street (1st bus 7:28 a.m.; last bus 10:28 p.m.)
- PC Peaks Hotel on Holiday Ranch Loop to Main Street (1st bus 7:28 a.m.; last bus 10:28 p.m.)
- PC Peaks Hotel on Holiday Ranch Loop to Main Street (1st bus 7:28 a.m.; last bus 10:28 p.m.)
- PC Peaks Hotel (Shelter on SR 224) to Main Street (1st bus 7:28 a.m.; last bus 10:28 p.m.)
- PC Peaks Hotel (Shelter on SR 224) to Main Street (1st bus 7:28 a.m.; last bus 10:28 p.m.)
- PC Peaks Hotel (Shelter on SR 224) to Main Street (1st bus 7:28 a.m.; last bus 10:28 p.m.)

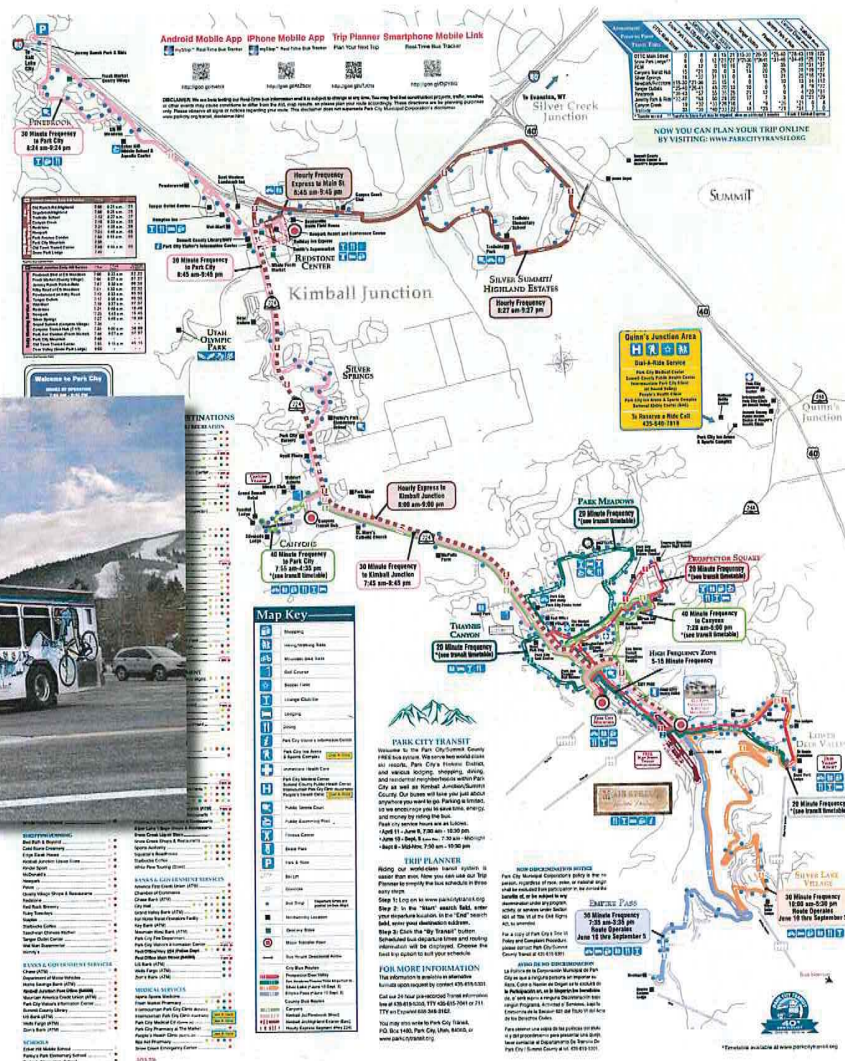
MAIN STREET TROLLEY: Operates from 10:00 a.m. to 10:00 p.m. as a connection to the Silver Lake Village / Upper Deer Valley.

SILVER LAKE VILLAGE / UPPER DEER VALLEY: Operates from 10:00 a.m. to 10:00 p.m. as a connection to the Empire Pass.

EMPIRE PASS: No Service Until Mid-November

PARK CITY TO SALT LAKE CITY - PC-SLC:

- Main St. (Old Town Transit Center)
- Park City Mountain
- Fresh Market/Double Tree Int'l
- Canyons Transit Hub (7-11)
- Kimball Junction / Newpark
- Jeremy Ranch Park & Ride
- *Kimball Junction and Canyons Village service only



- ### Employee Transit Plan
- RICHARDSON FLAT PARKING IN BUS LOT FOR EMPLOYEES THAT WORK DURING BUSINESS HOURS.
 - FEES ARE PAID BAED ON SNOW AND TRASH REMOVAL RECOVERY AND COORDINATION THROUGH ALDRED KNOTS, TRANSPORTATION PLANNING MANAGER.
 - BUS RUNS UNTIL 10:15.
 - 15 MINUTE INTERVALS IN WINTER
 - 20 MINUTE INTERVALS IN SUMMER
 - FLEX PARKING TO BE USED FOR OFF HOUR EMPLOYEES ON SITE.
 - ESTIMATED 6 STALLS FOR EMPLOYEES IN OFF HOURS.

Fall Transit Guide
 Effective September 6th to Mid-November 2016

615-5350
 TTY 615-7041 or 711
 TTY On Español 888-346-3162

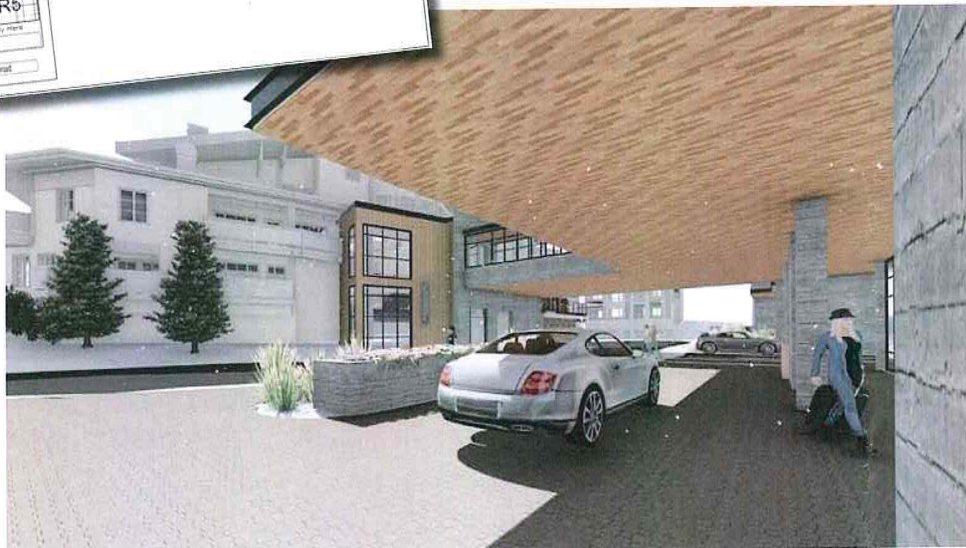
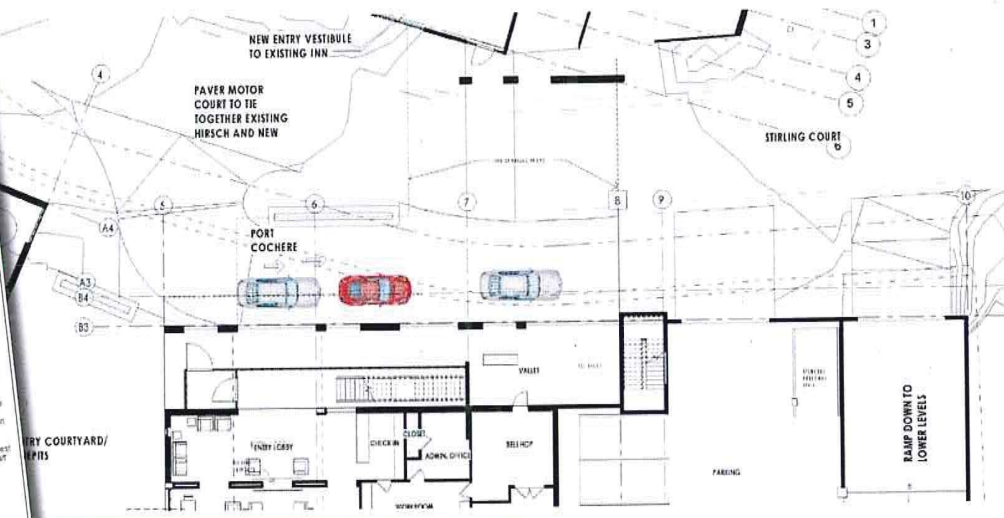
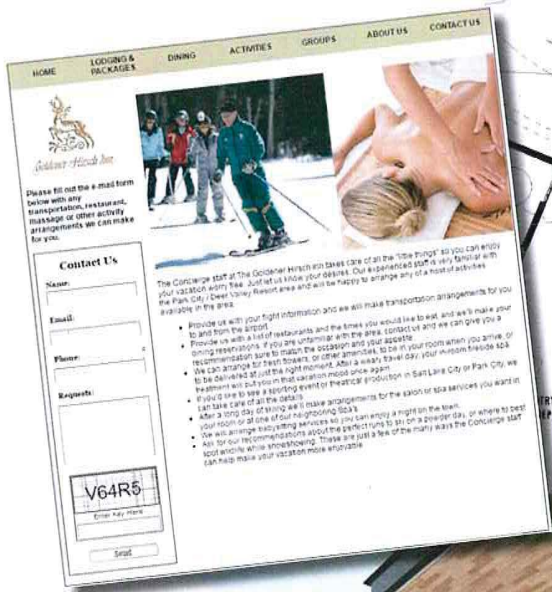
This information is available in alternative formats upon request. Please call 435-615-5301
 www.parkcitytransit.org

GOLDENER HIRSCH
 DEER VALLEY, UTAH

Olson Kundig
 Architecture

PARKING PLAN

RECEIVED
 NOV 01 2016
 PARK CITY PLANNING DEPT.



ARRIVAL/ PORTE COCHERE

Hotel Service/ Shuttle Analysis

- CURRENT USE OF PRIVATE VAN SHUTTLE.
- INCREASE TO AN ADDITIONAL VAN.
- HALF OF ALL GUEST ARRIVE USING PRIVATE OR PUBLIC TRANSPORTATION.
- DIRECTED TO CARS THROUGH BOTH RESERVATIONS AND WEBSITE HTTP: WWW.GOLDENERHIRSCHINN.COM/GUEST-SERVICES.HTML
- MAJORITY OF GUEST USE PRE-ARRANGED SERVICES
- INCREASING NUMBER OF GUEST USING RIDE PROGRAMMS SUCH AS LIFT/ UBER OR LOCAL SHUTTLES.
- MORE THAN HALF OF ALL GUEST USE PUBLIC TRANSIT AND SHUTTLE SERVICES AFTER ARRIVAL.

PARKING PLAN



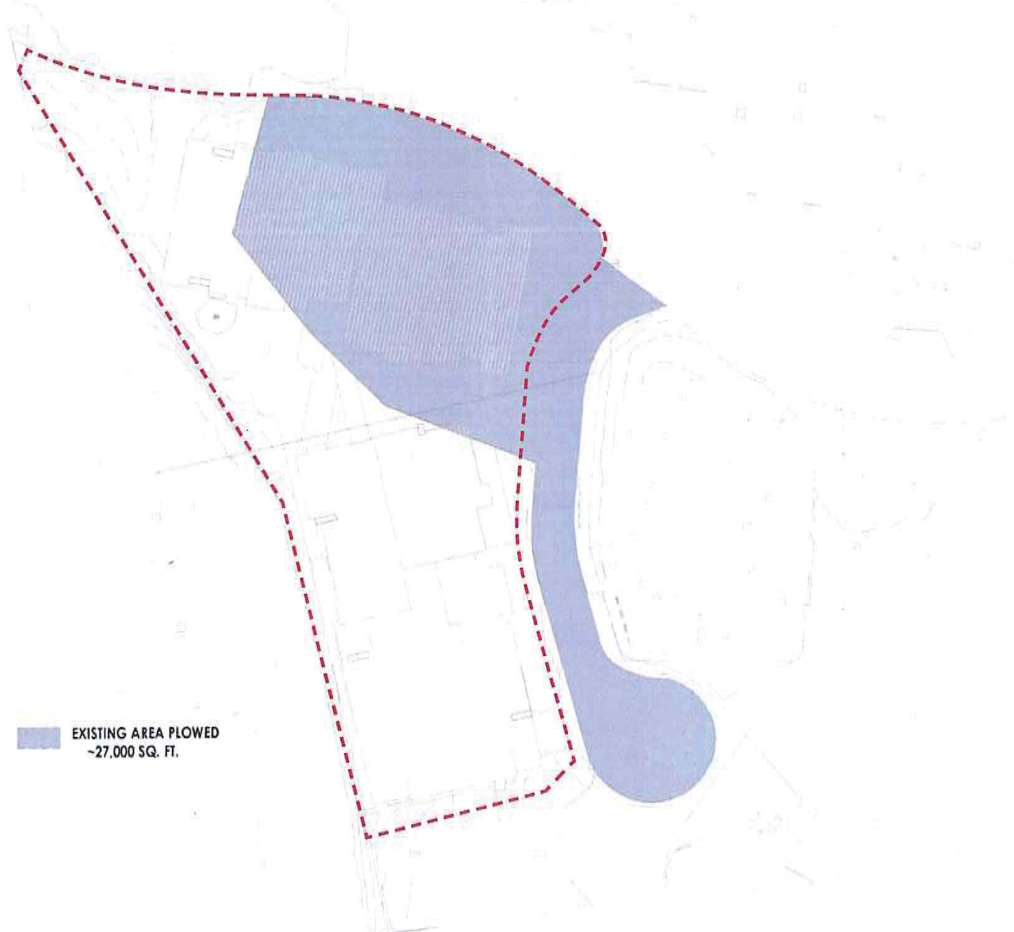
GOLDENER HIRSCH
DEER VALLEY, UTAH



11.08.2016

Existing snow removal

- EXISTING AREA OF APROXIMITLY 27,000 SQ. FT. OF SNOW REMOVAL



EXISTING AREA FLOWED
~27,000 SQ. FT.

SNOW REMOVAL/ STORAGE PLAN



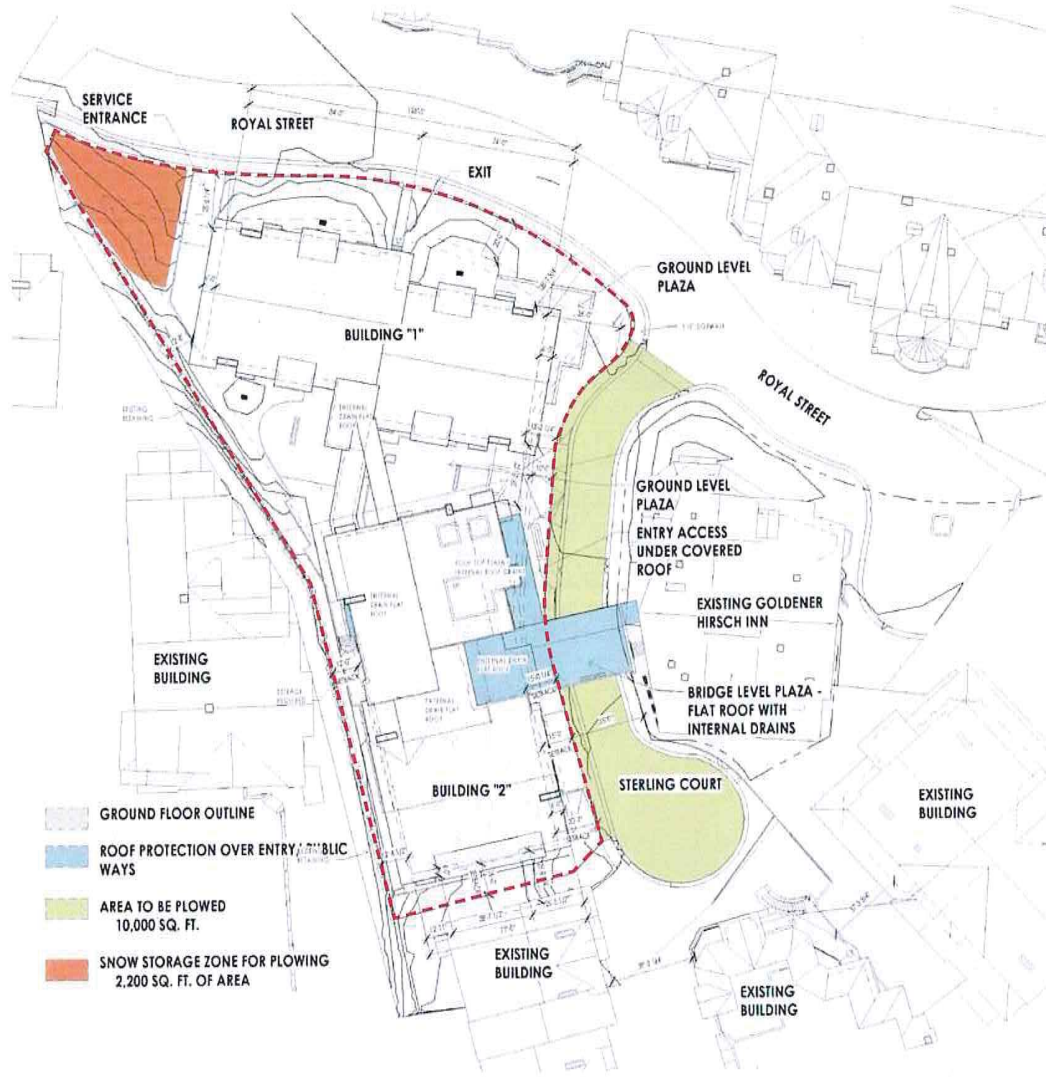
11.08.2016







Olson Kundig

GOLDENER HIRSCH

DEER VALLEY, UTAH



-  GROUND FLOOR OUTLINE
-  ROOF PROTECTION OVER ENTRY / PUBLIC WAYS
-  AREA TO BE PLOWED 10,000 SQ. FT.
-  SNOW STORAGE ZONE FOR PLOWING 2,200 SQ. FT. OF AREA

Onsite snow management

- FLAT ROOF PROTECTION OVER MAJOR PUBLIC ENTRY
- SNOW RETENTION AT ROOFS OVER HARDSCAPE AREAS
- COLDRUOF CONSTRUCTION TO MAINTAIN SNOW ON ROOFS
- FLAT ROOF AREAS WITH INTERNAL DRAINS
- HEATED SLABS IN PLAZAS
- SNOW STORAGE AT NORTH WEST CORNER OF PROPERTY FOR BULK SNOW STORAGE.

Snow Removal

- REDUCTION OF 67% TO EXISTING AREA OF SNOW REMOVAL.
- 2,200 SQ. FT. PROVIDED FOR SNOW STORAGE FOR OFF-SITE SNOW REMOVAL.

SNOW REMOVAL/ STORAGE PLAN



GOLDENER HIRSCH
DEER VALLEY, UTAH



11.08.2016



October 28, 2016
Park City Planning Commission

RE: Goldener Hirsch Projects

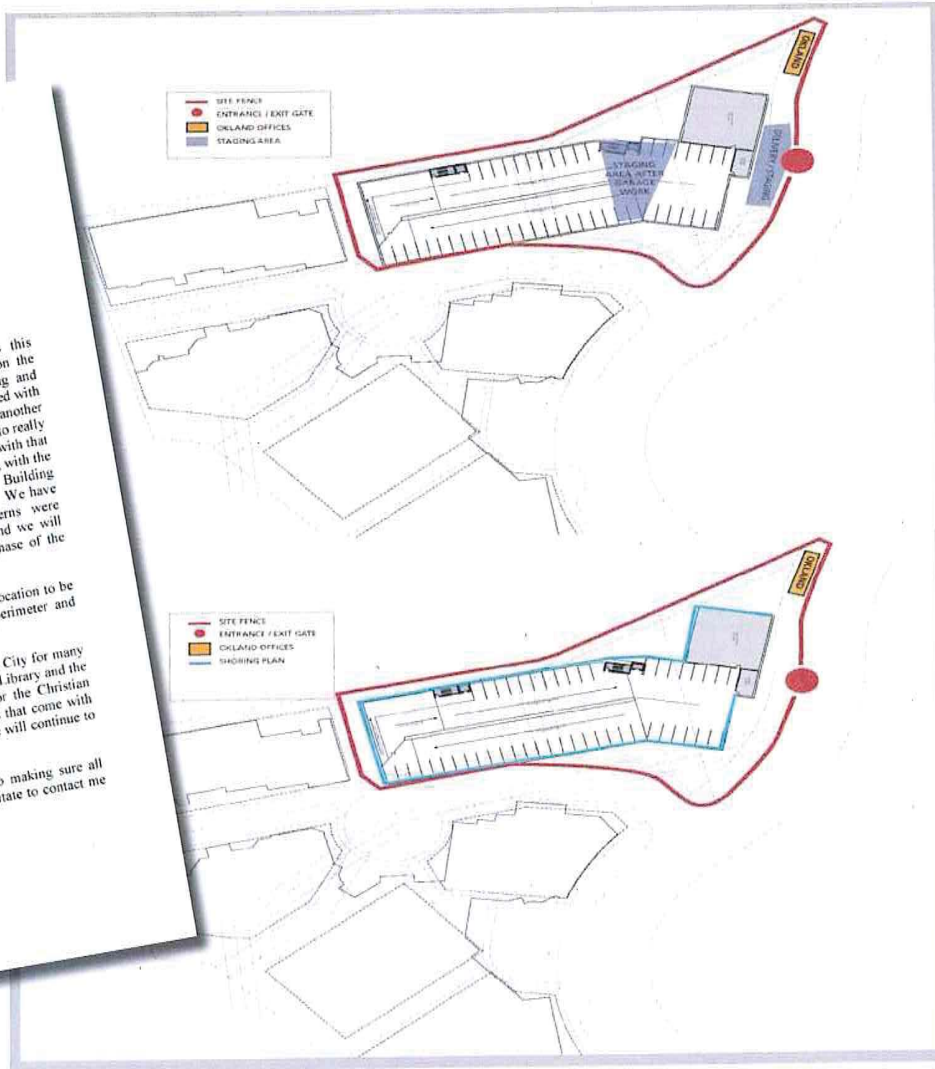
Okland Construction is excited to commence vertical construction activities this upcoming spring of 2017 for the Eccles family and their development team on the Goldener Hirsch projects. We have been engaged with them in the planning and implementation of our construction plan for the past 18 months. Okland has worked with this same development team on several recent projects and look forward to really appreciate the approach of Chris Conabee and his team. We are 100% on board with that successful project at this great location. As a General Contractor, we have come to really appreciate the approach of Chris Conabee and his team. We are 100% on board with that same approach! The past several weeks we have been working and coordinating with the Park City Water Department, the SB Sewer District and the Park City Building Department to work through a very complicated underground utility package. We have kept the HOA in constant communication and made sure their concerns were acknowledged and addressed. We have a very tight site at this location and we will continue with this same organized approach throughout the construction phase of the Goldener Hirsch Project.

We will be bussing the trades to and from the site each day at a specified location to be determined. I have attached a site plan that shows our construction perimeter and staging.

Okland Construction, as well as me personally have been building in Park City for many years. Of recent, I oversaw the construction of the MARC, the Park City Library and the Silver Star Resort. We have recently begun construction activities for the Christian Center of Park City as well. We understand the priorities and concerns that come with building in this community. I believe we have a solid reputation that we will continue to build upon.

As the Project Director for Okland Construction, I am committed to making sure all parties involved have a "Remarkable Experience." Please do not hesitate to contact me with any further questions or concerns regarding this project.

Sincerely,
Harmon Tobler
Harmon Tobler
Project Director



Traffic

- CONSTRUCTION TRAFFIC DOWN MARSAC
- 10-20,000 CUBIC YARDS TO FILL IN GAP AT BOTTOM OF NABOB
- AGREEMENT TO BE SIGNED WITH PC TRANSIT DEPARTMENT FOR RICHARDSON FLATS, ALDRED KNOTTS, TRANSPORTATION MANAGER
- CONSTRUCTION ENTRANCE OFF ROYAL STREET
- FULLY FENCED AND SCREENED CONSTRUCTION SITE.



Olson Kundig

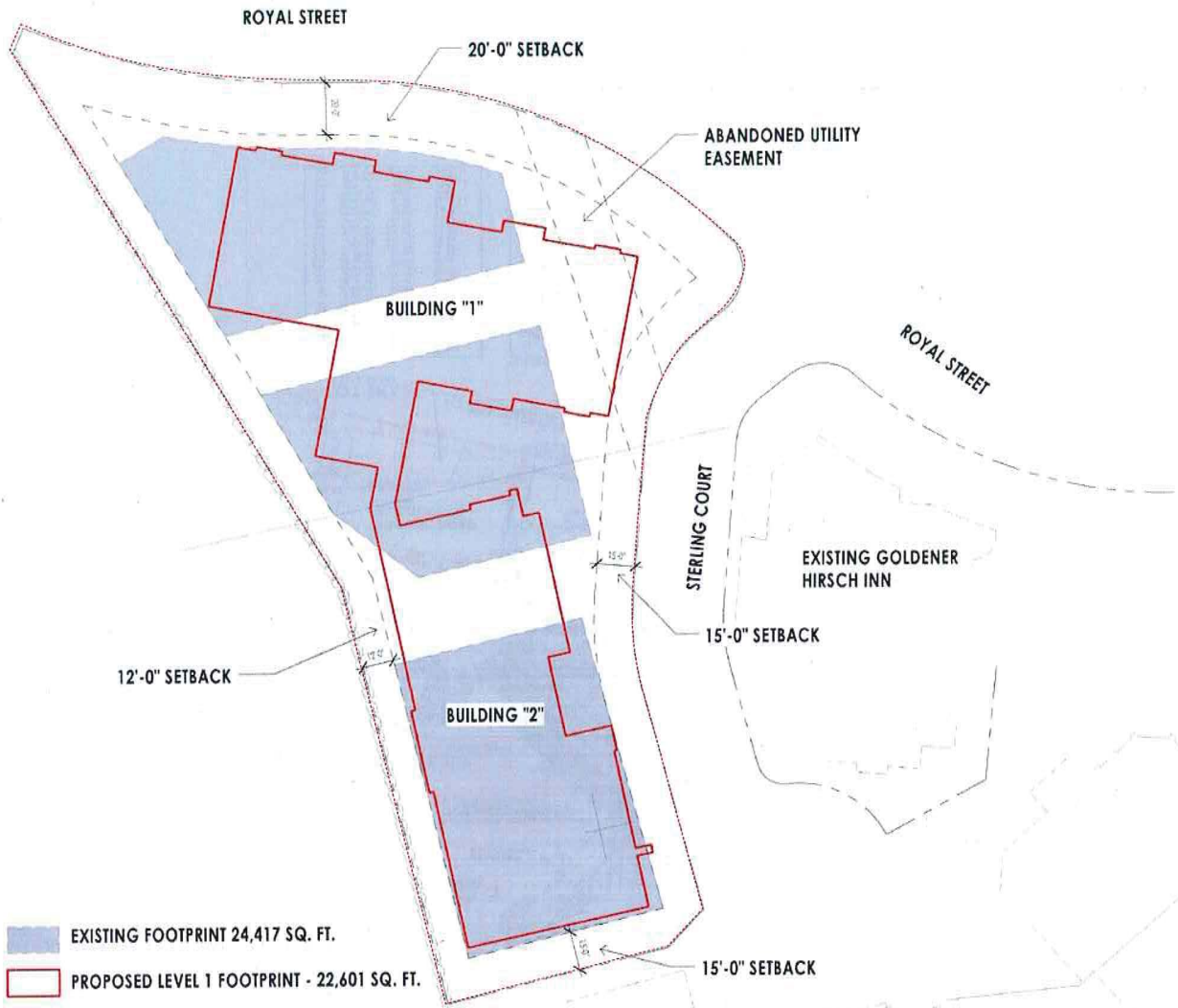
GOLDENER HIRSCH

DEER VALLEY, UTAH

CONSTRUCTION MITIGATION PLAN



11.08.2016



Proposed Setbacks

- ROYAL STREET - 20'-0"
- STERLING COURT - 15'-0"
- SOUTH/ MONT CERVIN - 15'-0"
- WEST/ STEIN ERIKSEN LODGE - 12'-0"

Plat Overlay

- EXISTING FOOTPRINT - 24,417 SQ. FT.
- PROPOSED GROUND LEVEL - 22,601 SQ. FT.
- ALLOWS FOR SNOW STORAGE AWAY FROM STERLING COURT



PLAT OVERLAY - GROUND LEVEL



Olson Kundig

GOLDENER HIRSCH

DEER VALLEY, UTAH

11.08.2016



Plat Overlay

- EXISTING FOOTPRINT - 24,417 SQ. FT.
- PROPOSED LEVEL 3-5 22,709 SQ. FT.



Olson Kundig

GOLDENER HIRSCH
DEER VALLEY, UTAH

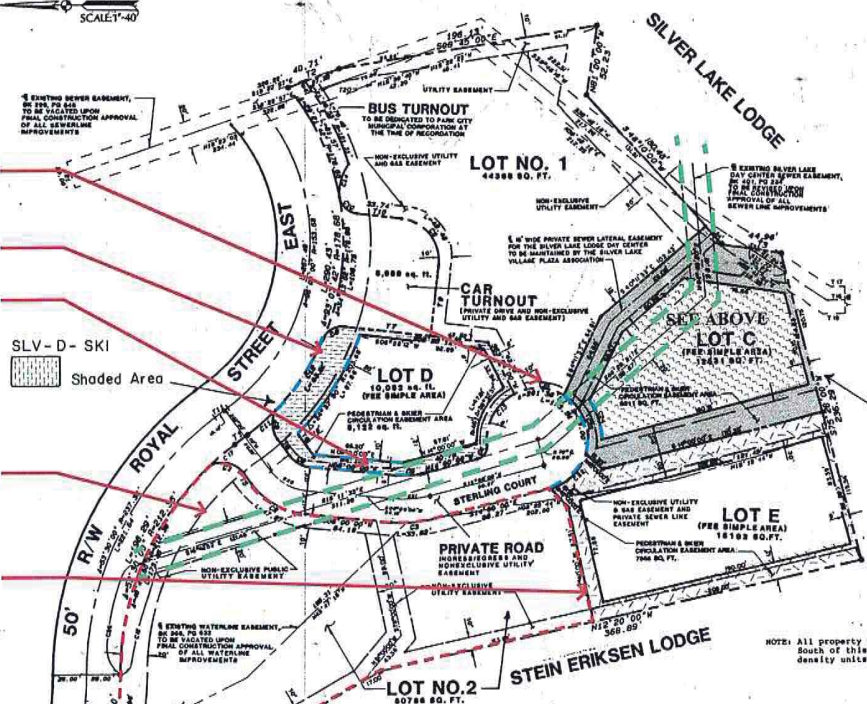
PLAT OVERLAY - UPPER LEVELS

11.08.2016

UTILITY EASEMENT ADJUSTED FOR
LOT C/ INN AT SILVER LAKE



- 10'-0" SETBACK
- 20'-0" SETBACK
- 10'-0" SETBACK
- SLV - D - SKI
Shaded Area
- TEMPORARY
UTILITY EASEMENT
- 10'-0" SETBACK



CURVE DATA

NO.	DELTA	RADIUS	LENGTH
C1	40° 12' 58"	20.00'	26.27'
C2	7° 30' 50"	87.80'	47.07'
C3	80° 50' 00"	88.00'	32.81'
C4	81° 50' 00"	29.00'	31.81'
C5	80° 50' 00"	29.00'	31.81'
C6	87° 30' 30"	29.00'	32.08'
C7	87° 30' 30"	29.00'	32.08'
C8	80° 50' 00"	29.00'	48.48'
C9	7° 30' 50"	19.00'	10.10'
C10	80° 50' 00"	29.00'	29.30'
C11	80° 50' 00"	29.00'	29.30'
C12	80° 50' 00"	29.00'	48.48'
C13	80° 50' 00"	29.00'	48.48'
C14	80° 50' 00"	29.00'	48.48'
C15	80° 50' 00"	29.00'	48.48'
C16	80° 50' 00"	29.00'	48.48'
C17	80° 50' 00"	29.00'	48.48'
C18	80° 50' 00"	29.00'	48.48'
C19	80° 50' 00"	29.00'	48.48'
C20	80° 50' 00"	29.00'	48.48'
C21	80° 50' 00"	29.00'	48.48'
C22	80° 50' 00"	29.00'	48.48'
C23	80° 50' 00"	29.00'	48.48'
C24	80° 50' 00"	29.00'	48.48'
C25	80° 50' 00"	29.00'	48.48'
C26	80° 50' 00"	29.00'	48.48'
C27	80° 50' 00"	29.00'	48.48'
C28	80° 50' 00"	29.00'	48.48'
C29	80° 50' 00"	29.00'	48.48'
C30	80° 50' 00"	29.00'	48.48'

TANGENT DATA

NO.	BEARING	DISTANCE
T1	72° 50' 00" E	11.50'
T2	80° 50' 00" E	26.00'
T3	80° 50' 00" E	44.00'
T4	70° 50' 00" E	18.00'
T5	80° 50' 00" E	26.00'
T6	80° 50' 00" E	18.00'
T7	80° 50' 00" E	18.00'
T8	80° 50' 00" E	18.00'
T9	80° 50' 00" E	18.00'
T10	80° 50' 00" E	18.00'
T11	80° 50' 00" E	18.00'
T12	80° 50' 00" E	18.00'
T13	80° 50' 00" E	18.00'
T14	80° 50' 00" E	18.00'
T15	80° 50' 00" E	18.00'
T16	80° 50' 00" E	18.00'
T17	80° 50' 00" E	18.00'
T18	80° 50' 00" E	18.00'
T19	80° 50' 00" E	18.00'
T20	80° 50' 00" E	18.00'
T21	80° 50' 00" E	18.00'
T22	80° 50' 00" E	18.00'
T23	80° 50' 00" E	18.00'
T24	80° 50' 00" E	18.00'
T25	80° 50' 00" E	18.00'
T26	80° 50' 00" E	18.00'
T27	80° 50' 00" E	18.00'
T28	80° 50' 00" E	18.00'
T29	80° 50' 00" E	18.00'
T30	80° 50' 00" E	18.00'

NOTES:

- 1) Street address of Silver Lake Lodge is 7800 Royal Street East
- 2) Street address of Lot D is 7870 Royal Street East
- 3) Street address of Lot E is 7880 Royal Street East
- 4) Street address of Lot C is 7880 Royal Street East
- 5) 8' x 8' marker to be set at all corners
- 6) Survey Monument to be set

NOTES:

EIGHT-INCH SANITARY SEWER LATERAL FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT MH #2-4-27-A SERVICING LOT NO. 1 (PROPOSED PARCEL A) IS A PRIVATE LINE.

EIGHT-INCH SANITARY SEWER STUMPT FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT PROPOSED MH #2-4-27-B (REVISED LOCATION) IS A PRIVATE LINE.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into lots, together with assessments as set forth on the attached plat, hereafter to be known as Silver Lake Village No. 1 Subdivision.

Also, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, the maintenance, use and eventual replacement.

Executed this 3rd day of May, 1989.

Dear Valley Resort Company, a Utah Limited Partnership
by Robert W. Wells, a General Partner
Robert W. Wells
Robert W. Wells, Vice President

ACKNOWLEDGEMENT

State of Utah)
County of Summit)

On the 3rd day of May, 1989 personally appeared before me Robert W. Wells, who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is a General Partner of Dear Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said Robert W. Wells duly acknowledged to me that said partnership executed the same.

Cheryl L. Thomson
Notary Public
My commission expires: *11/11/91*
Residing at: *1000 N. Center St.*

RECEIVED PUBLIC
CHERYL L. THOMSON
NOTARY PUBLIC
STATE OF UTAH

PARCEL DENSITIES

Lot	Residential Units	Commercial
Lot C	10 Residential Units	7000 Sq. Ft. Commercial
Lot D	8 Residential Units	10000 Sq. Ft. Commercial
Lot E	18 Residential Units	0 Sq. Ft. Commercial

1989 Plat

- DEFINES SURROUNDING PROPERTY AND SETBACKS
- FUTURE LOTS F, G + H AS 10' SETBACK ON ALL BUT ROYAL STREET
- UTILITY EASEMENT ADJUSTMENT FOR LOT C/ INN AT SILVER LAKE
- UTILITY EASEMENT REMAINS ACROSS LOT G AND H UNTIL FUTURE IMPROVEMENTS

Neighboring Setbacks

- Lot C/ INN AT SILVER LAKE, STERLING COURT SETBACK - 10'-0"
- Lot D/ GOLDENER HIRSCH, STERLING COURT SETBACK - 10'-0"
- Lot E/ MONT CERVIN - 10'-0" SIDE YARD, 12'-0" REAR YARD,
- Lot E/ MONT CERVIN FRONT SETBACK BASED ON EASEMENT ACCESS

Royal Street Setbacks

- Lot D/ GOLDENER HIRSCH, ROYAL STREET SETBACK - 20'-0"



PLAT HISTORY



11.08.2016

GOLDENER HIRSCH

DEER VALLEY, UTAH





Proposed Setbacks

- ROYAL STREET - 20'-0"
- STERLING COURT - 15'-0"
- SOUTH/ MONT CERVIN - 15'-0"
- WEST/ STEIN ERIKSEN LODGE - 12'-0"

GOLDENER HIRSCH

DEER VALLEY, UTAH

REVISED PLAT



11.08.2016



Olson Kundig



October 28, 2016
 Kirsten Whetstone
 Park City Municipal Corporation - Planning Department
 445 Marsac Avenue
 Park City, Utah 84060
 Re: Goldener Hirsch Development Expansion

Dear Kirsten:

This letter is intended to address items raised in your Staff Report dated September 28, 2016 and by the Planning Commission in its Public Hearing discussion of September 28, 2016 relating to Park City Municipal Corporation's ("PCMC") desire to reconcile commercial square footage density from the 1990 Golden Deer Survey ("DVR") Lake Village No. 1 Subdivision Lot D) to the existing Deer Valley Resort ("DVR") Master Planned Development Permit ("MPD"). My understanding from subsequent speaking with you is that such reconciliation would prove to be a significant effort for PCMC to undertake and research the 1990 approval by Planning Commission and City Council in order to fully understand the approvals granted to the Golden Deer applicant at that time.

It is my belief that the Golden Deer project was developed in compliance with the DVR MPD and also received additional support commercial, and/or meeting space, and/or residential accessory use (or such other supporting square footage designations available at that time) in accordance with the Land Management Code ("LMC") in effect at the time of receiving their 1990 PCMC approvals (which would be the equivalent of today's Conditional Use Permit process).

In the event that the 1990 Golden Deer approvals are not readily available for review to reconcile such historical commercial density figures, it appears PCMC would like to ensure overall commercial and support density figures are properly accounted for Silver Lake Village No. 1 Subdivision Lots F, G and H (proposed for a combined Lot I), that the applicant currently has excess support commercial, meeting space, and residential LMC accessory use square footage available to them through application of the current LMC which they do not intend to use. It is my further understanding that the applicant has proposed applying such excess square footage entitlement to Lot D in order to assist with satisfying a potential need to reconcile historical commercial and/or support square footage associated with Lot D. If PCMC finds such excessive necessary and is in agreement with the applicant in terms of their proposed resolution, DVR is in agreement and would further opine that Lots D, F, G and H are compliant with the MPD.

P. O. Box 889 • Park City, Utah 84060-0889 • 435.649.1000 • Fax 435.649.1910
 www.deervalley.com

The Public Hearing discussion on September 28, 2016, Planning Commission raised questions regarding sufficient snow storage area servicing the proposed project and its effect on overall snow removal for Silver Lake Village. The manager of Silver Lake Village Plaza Association ("SLVPA"), DVR hereby certifies that SLVPA contains satisfactory snow storage space for the existing and proposed landscaped areas (inclusive of private streets, sidewalks, etc.) within the Village No. 1 Subdivision, and related to particularly heavy snow years, DVR has additional space available in close proximity to the village (including the Guardroom and other DVR property). As part of this discussion, I would also like to thank you for your generous permission to occupy their lots for parking and for many years ago when needed. They have proven to be exemplary neighbors to the Resort and we much appreciate their contributions to the Silver Lake community.

and please let me know if you have any questions or if there are areas where comments would be helpful.

Deer Valley Resort Company

 10/28/16

Page 2



Olson Kundig

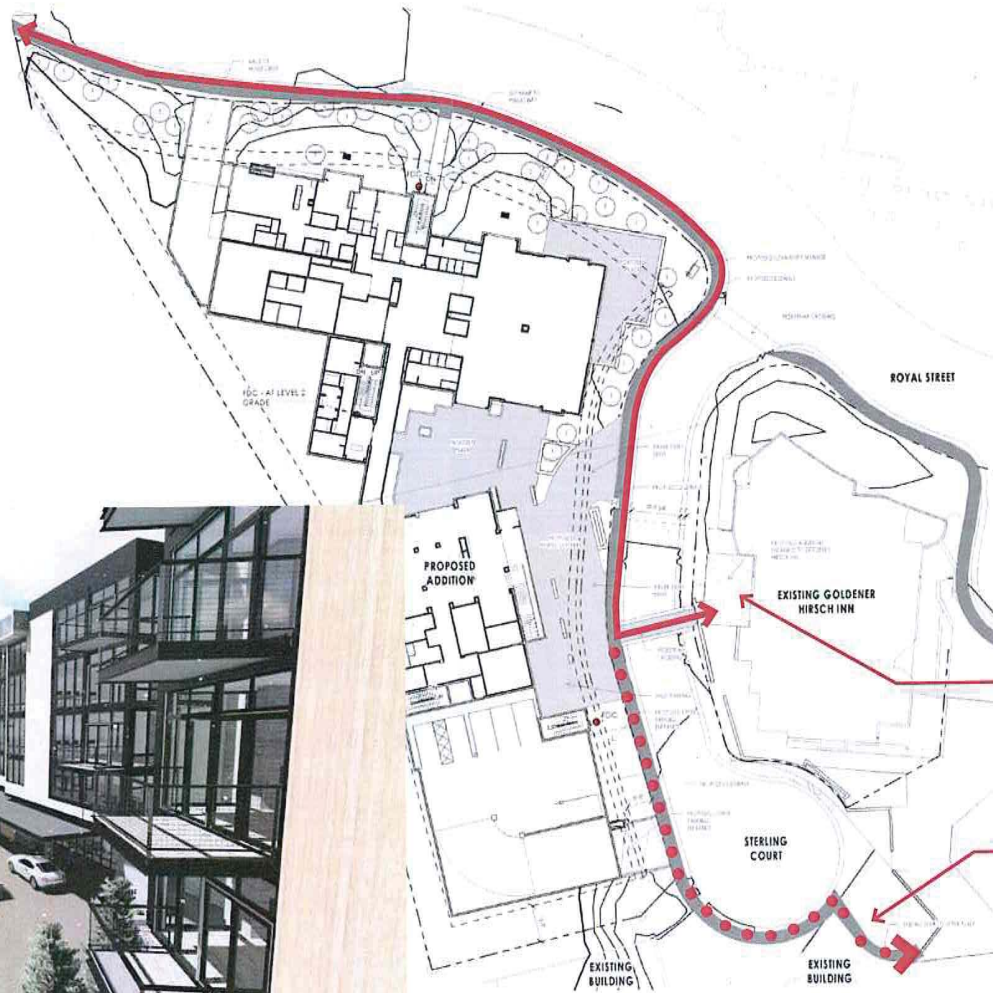
GOLDENER HIRSCH

DEER VALLEY, UTAH

RECONCILED COMMERCIAL SQUARE FOOTAGE



11.08.2016



Street Level

- PEDESTRIAN SIDEWALK ALONG ROYAL AND STERLING
- STREET LEVEL ACTIVITY
- PEDESTRIAN LIGHTING
- PROPOSED WALKWAY CROSSING STERLING COURT TO SLOW TRAFFIC.
- MOVING PUBLIC UP TO THE PLAZA LEVEL BEFORE THE CUL DE SAC.
- ELEVATOR ACCESS TO SILVER LAKE VILLAGE PLAZA

ELEVATOR ACCESS TO SILVERLAKE VILLAGE PLAZA

EXISTING PUBLIC STAIR TO PLAZA

STREET LEVEL EXPERIENCE



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GOLDENER HIRSCH

DEER VALLEY, UTAH



11.08.2016



Sterling Court Plaza

- PEDESTRIAN ACTIVITY TO THE STREET LEVEL
- LOBBY OVERFLOW
- FIRE PITS
- ADDED VISUAL INTEREST TO STERLING COURT

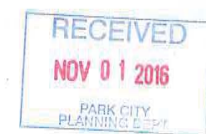


Olson Kundig

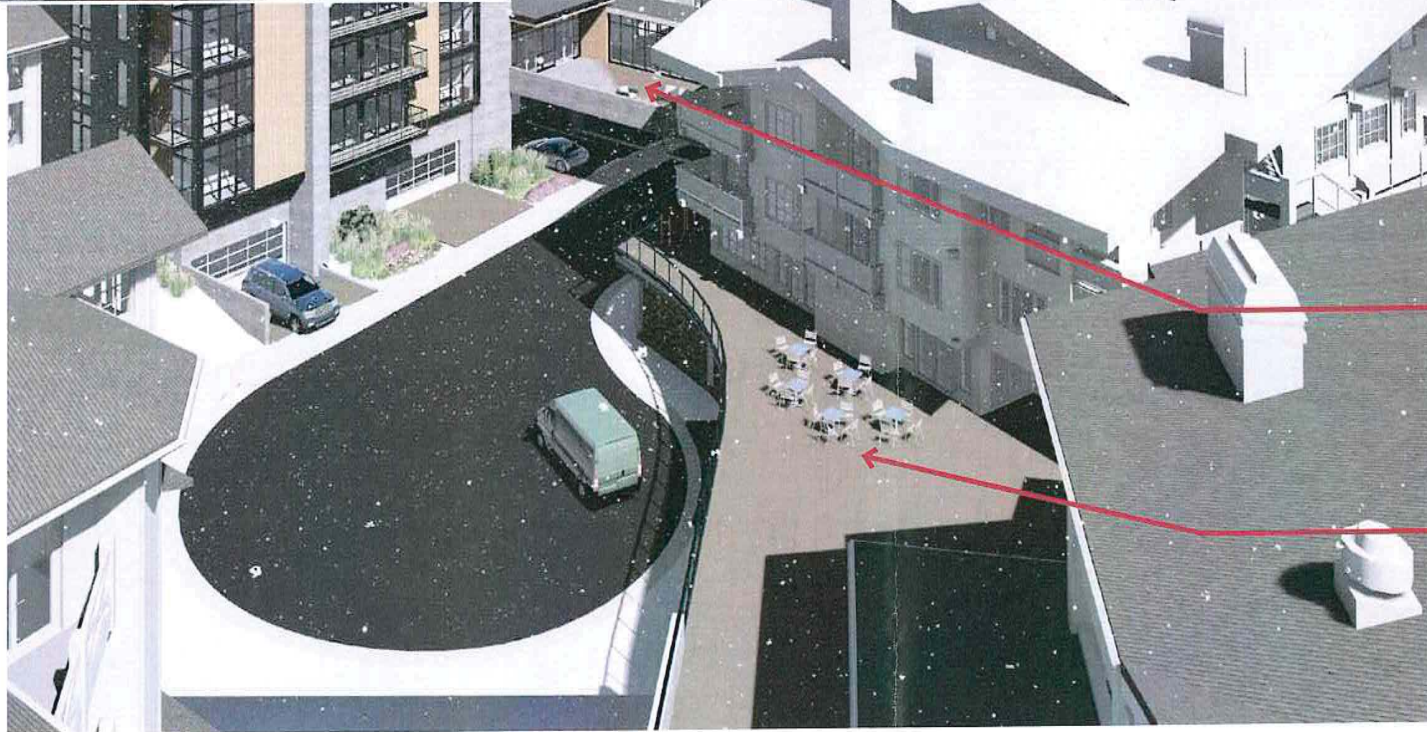
GOLDENER HIRSCH

DEER VALLEY, UTAH

STERLING PLAZA ACTIVITY



11.08.2016



Bridge Connection

- CONNECTION TO THE SILVER LAKE VILLAGE PLAZA
- FOOD CONNECTION TO THE GOLDENER HIRSCH RESTAURANT
- SKI SERVICE SHUTTLE/ RACKS
- FIRE PITS
- SEATING
- GATHERING SPACE FOR APRES SKIING
- MOVES PEDESTRIAN TRAFFIC OFF STERLING COURT AND ONTO THE PLAZA

PROPOSED BRIDGE ELEMENT TO TIE GOLDENER HIRSCH TO THE SILVER LAKE VILLAGE

PROPOSED ENLARGED SILVER LAKE VILLAGE PLAZA BETWEEN EXISTING HIRSCH AND STERLING COURT FOR APRES SKI

BRIDGE ACTIVITY



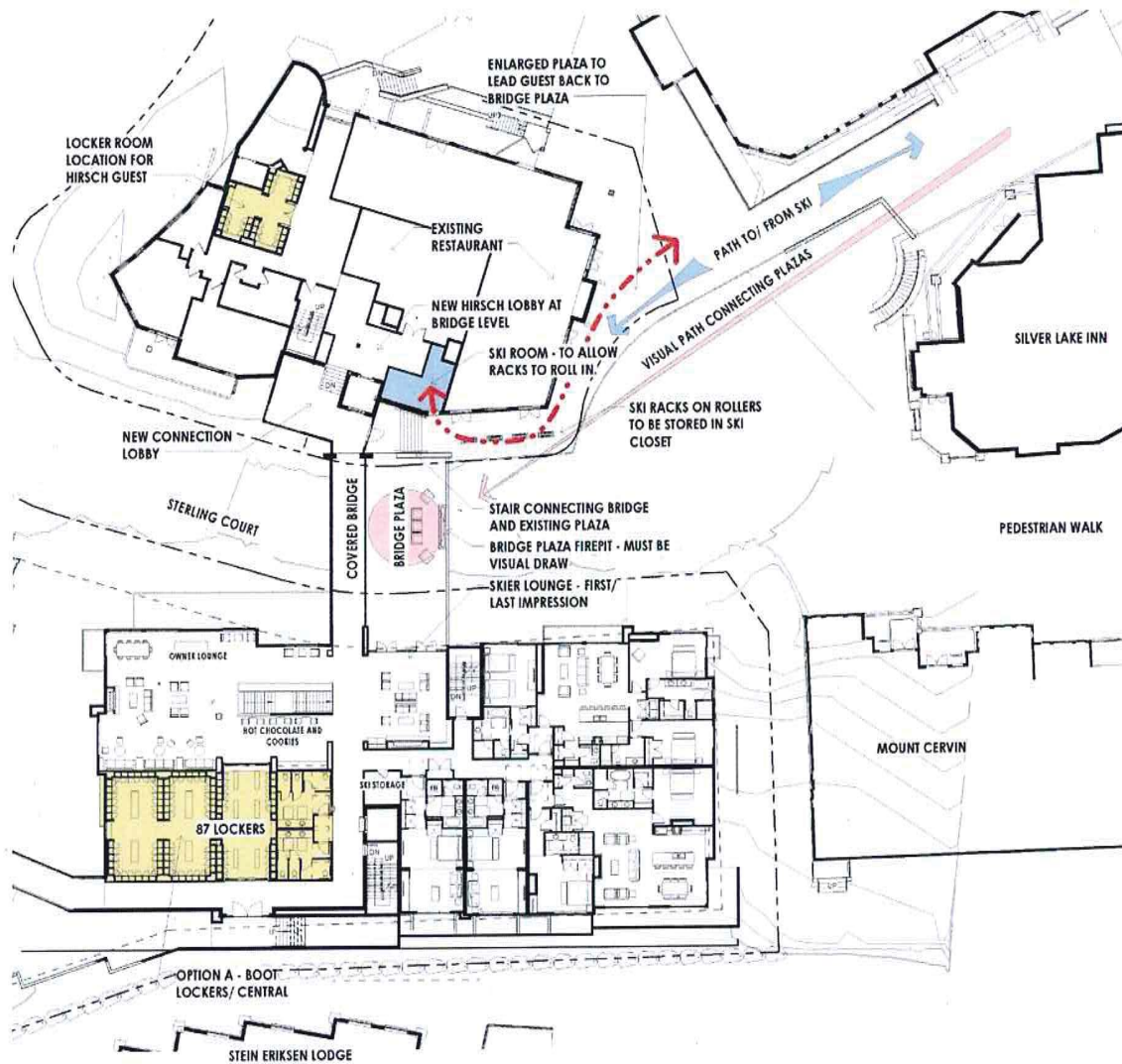
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GOLDENER HIRSCH

DEER VALLEY, UTAH



11.08.2016



Boot Room

- BOOT ROOM TO REMAIN AS PLANNED
- CENTRAL LOCATION
- CONNECTION TO LOUNGE AND BRIDGE ELEMENTS

Bridge Plaza

- ALLOWS FOR GATHERING SPACE IN SKI IN TRANSITION
- SKI STORAGE ROOM WITH ROLL OUT SKI RACKS IN EXISTING HIRSCH ALLOWS FOR GUEST SKIS TO BE STORED AND MOVED TO SKI BASE.
- SKI RACKS ON ROLLERS TO BE BROUGHT ACROSS BRIDGE TO SKI BASE.

SKI SERVICES



11.08.2016



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GOLDENER HIRSCH

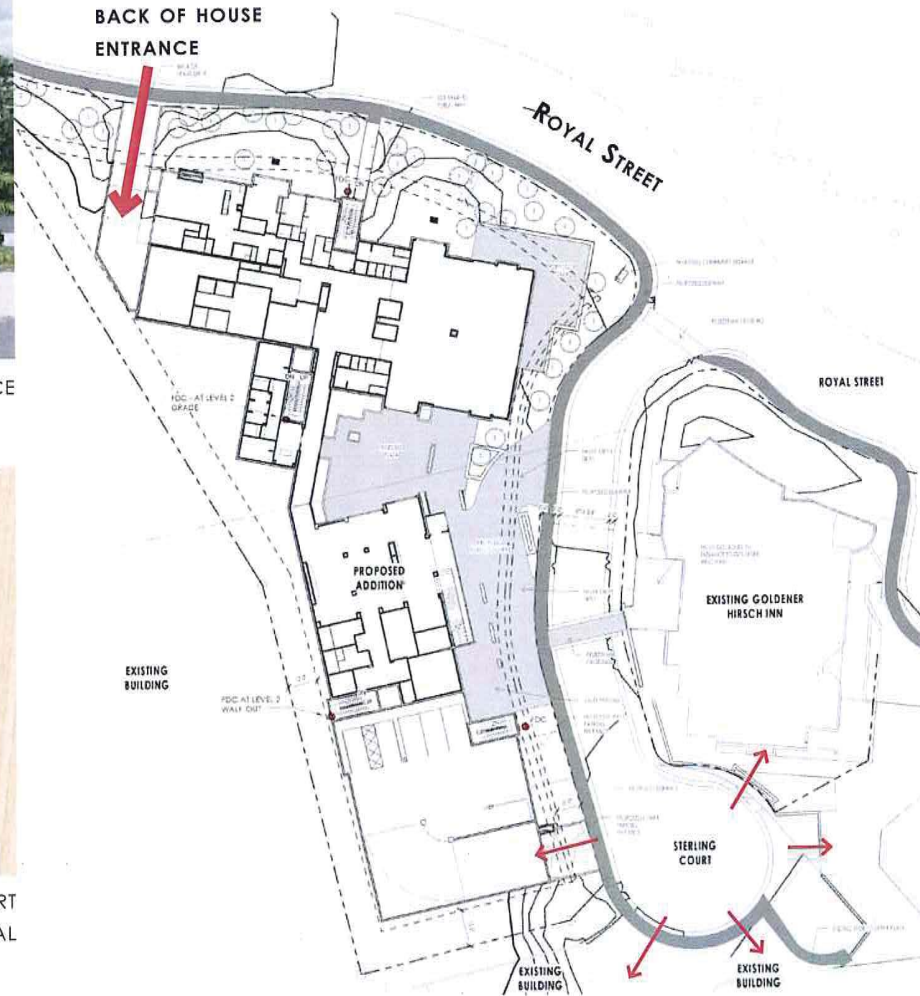
DEER VALLEY, UTAH



ROYAL STREET BACK OF HOUSE ENTRANCE



VIEW OF PROPOSED STERLING COURT GUEST ARRIVAL



Deliveries

- DELIVERIES TO THE NEW HIRSCH WILL BE OFF OF ROYAL STREET ON THE NORTH WEST CORNER.
- DELIVERY ENTRANCE IS HELD TO THE REAR SIDE OF THE BUILDING OUT OF VIEW.

Guest Arrival

- PORTE COCHERE PULLS CARS OFF ROAD
- STERLING COURT IMPROVEMENTS TO ARRIVE INTO AN AUTO PLAZA.
- SIDEWALKS ADD TO EXISTING STREET WIDTH.
- CONTROLLED VEHICLE MOVEMENT WITH VALET SERVICES.
- PROPOSED PAVER WALKWAY UNDER BRIDGE AS A TRAFFIC CALMING METHOD.
- PEDESTRIAN WALKWAY WOULD BE MAINTAINED AND KEPT CLEAR OF SNOW THROUGH GOLDENER HIRSCH PROPERTY MANAGEMENT.

RECEIVING/ DELIVERIES MANAGEMENT

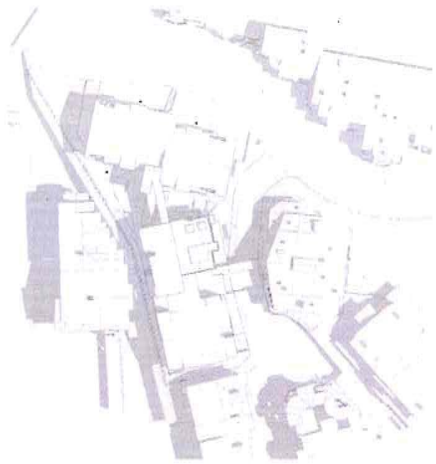


11.08.2016



GOLDENER HIRSCH

DEER VALLEY, UTAH



SUMMER - JUNE 22, 10:00 AM



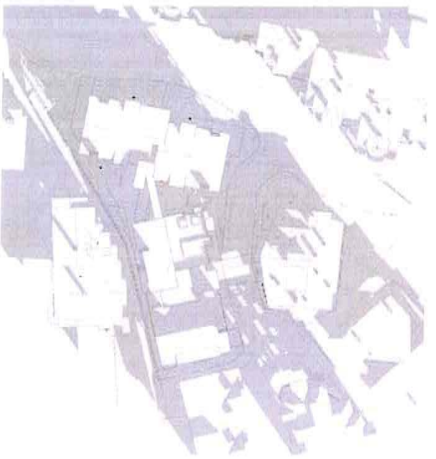
SUMMER - JUNE 22, 12:00 PM



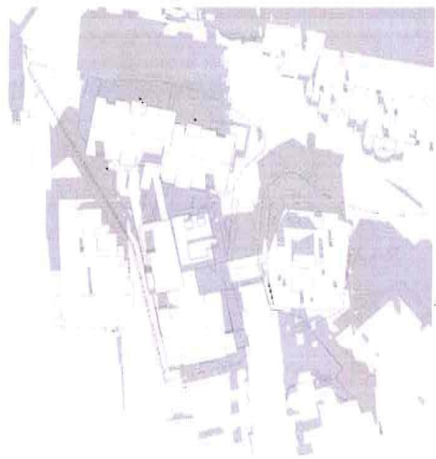
SUMMER - JUNE 22, 2:00 PM



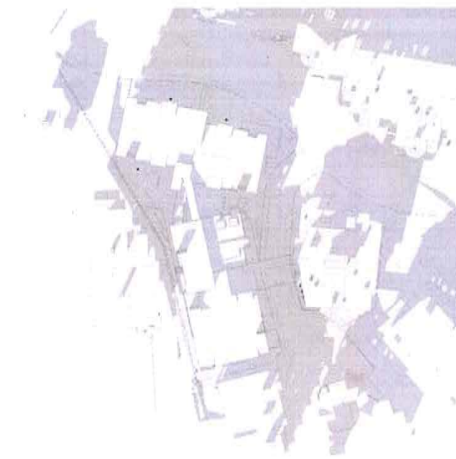
SUMMER - JUNE 22, 4:00 PM



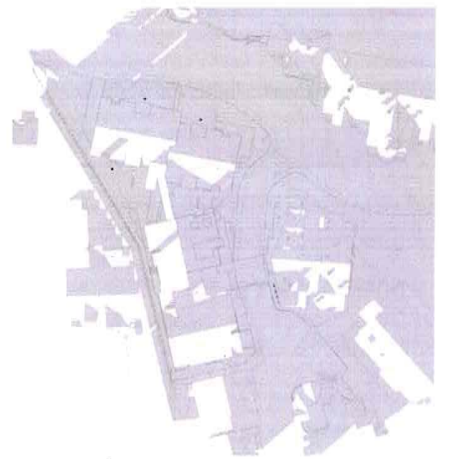
WINTER - DEC. 22, 10:00 AM



WINTER - DEC. 22, 12:00 PM



WINTER - DEC. 22, 2:00 PM



WINTER - DEC. 22, 4:00 PM



Olson Kundig

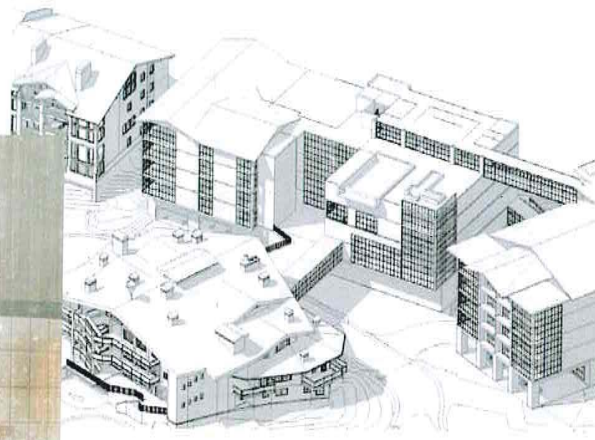
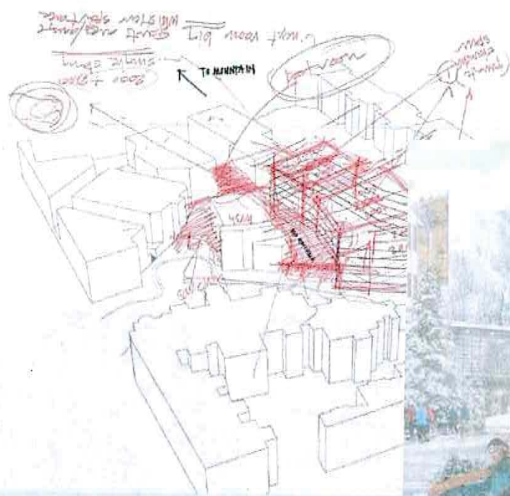
GOLDENER HIRSCH

DEER VALLEY, UTAH



SHADOW STUDY

11.08.2016



Massing

- MIMIC MASSING OF SURROUNDINGS
- BREAKING THE FACADE INTO APPEARANCE OF INDIVIDUAL PODS
- PULLING POOL BACK ON ROOF
- MATERIAL VARIATIONS AT EACH MASSING
- FENESTRATION ADJUSTMENTS
- ROOF OVERHANGES



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GOLDENER HIRSCH

DEER VALLEY, UTAH

ARCHITECTURAL MODIFICATIONS



11.08.2016



Sample Materials

- BOARD FORMED CONCRETE BASE
- BOARD FORMED CONCRETE CHIMNEY STACKS
- VERTICAL BOARD CEDAR SIDING/ RAIN SCREEN
- CEDAR SOFFITS TO MATCH SIDING
- STUCCO
- DARK BRONZE ANODIZED ALUMINUM CLAD WINDOWS
- DARK BRONZE ALUMINUM FLASHING
- DARK GREY ASPHALT SHINGLE ROOFING
- DARK GREY GRANITE PAVERS AT ENTRY
- POWDER COATED 'FERRARI' RED METAL AT ENTRY
- POWDER COATED BLACK MESH AT RAILINGS
- BLACK PAINTED STRUCTURAL STEEL



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GOLDENER HIRSCH

DEER VALLEY, UTAH

MATERIAL BOARD



11.08.2016



VIEWS FROM WEST



Olson Kundig

GOLDENER HIRSCH

DEER VALLEY, UTAH

11.08.2016

William Natbony
6 Saddle Ridge Road
Old Westbury, New York 11568
e-mail: billn@tigris.com

November 9, 2016

Kirsten A. Whetstone, MS, AICP [Kirsten@parkcity.org]
Park City Planning Department
P.O. Box 1480
Park City, Utah 84060

Re: Applications PL-15-02966, PL-15-02967 and PL-16-03155 (the "Applications")

Dear Kirsten:

On the basis of our most recent communications and at your suggestion, I'm submitting this letter to the Park City Planning Department to object to two closely-related aspects of the Applications.

I'm the owner of Unit #1 at the Inn at Silver Lake. As I've explained in our prior e-mail communications and for the reasons outlined in those e-mails (which I've attached), I hadn't received notices of the Planning Commission's meetings and was very much looking forward to the opportunity to present my views directly to the Commissioners. Unfortunately, only so much can be communicated in a letter or letters and an opportunity to be heard and to respond to questions by far is the best way of communication. As you know, the timing of the Commission's meetings created difficulties for me. I'm an individual and our miscommunications on notice have placed limitations on my ability to address my concerns in the most effective way. There is, after all, a high volume of information and several complex issues. As a result, I apologize to you and the Commissioners for the late timing of this letter and for the limited amount of time I've been able to devote to its preparation.

My two issues concern the safety of Sterling Court and the two proposed uses of the Bridge over Sterling Court, one of which is intended to mitigate a portion of those safety concerns.

Sterling Court Safety

Concerns have been raised, not only by me, about the safety of Sterling Court. Although a good start has been made by recent safety improvements added by the Goldener, further study should be made, and further improvements seem necessary, in order to prevent both safety and congestion problems.

Based on the online record (which, admittedly, I've had difficulty navigating), two experts have provided their written opinions with respect to the Goldener proposals' impact on Sterling Court. Among other things, both relied on Sterling Court being a residential street, which it is not. This

misunderstanding of the nature of Sterling Court creates a threshold problem that neither report attempts to address. Although for real estate planning purposes, Park City includes business and commercial uses within the definition of “residential use,” “residential use” has a very different meaning when it comes to vehicular and foot traffic on a street, especially on a high-use street with a short cul-de-sac and an already high volume of vehicular and foot traffic. Sterling Court most definitely is not a “residential street” and the Goldener expansion proposal makes it clear that Sterling Court in fact will be used, and heavily used, for commercial purposes – that is, in all respects, the Goldener proposal is for a commercial expansion of the Goldener Hirsch Hotel and for expanded commercial use of Sterling Court.

In fact, the commerciality of the Goldener proposal was a primary basis for its approval by the Silver Lake Village Plaza Association, and for good reason. That proposal includes not only the residential units contemplated in the Master Plan. It also adds significant additional parking and a sizable meeting place expressly intended to increase the traffic and activity in, around and to Silver Lake Village. And, yet, the foundational assumption in both the Fehr & Peers report and in Mr. Cassel’s report is that Sterling Court will operate as a residential street. That is neither the intent nor the consequence of the Goldener proposal. The conclusions as to the safety and congestion aspects should be closely reviewed with these commercial realities in mind. Neither of the reports, nor Preston Stinger’s presentation to the Commission, addressed this. Understanding this, Chris Conabee offered to find a schedule from a comparable property that would support the conclusion; however, the fact is that there cannot be a comparable property with a short cul-de-sac having the large number of existing residential and commercial occupants, a ski-in ski-out location, an expanded hotel facility, and the level of significant activity year-round that Sterling Court has.

No one has been, or could have been, a closer observer of Sterling Court than I. My residence is one of only two that has a large wall of windows looking directly onto Sterling Court. I’ve therefore had the best vantage point from which to understand the flows of vehicular and foot traffic, to experience that traffic every day of the week, and to understand how Sterling Court actually operates and how it is likely to function after the Goldener expansion. As you know, the most serious safety concerns on Sterling Court arise during the Winter (and, to a lesser degree, in the Summer) months. Based on my experience and observations, I can say with certainty that the Fehr & Peers report misstates the current use of Sterling Court in reaching its conclusion. For example, management of the existing parking lot has focused specifically on the safety issues of Sterling Court by ensuring that virtually all access to and egress from the lot has been through Royal Street and not Sterling Court. This is contrary to the portion of the report that concludes that the expansion will improve safety on Sterling Court (although even improved safety would not be sufficient if an unsafe condition remains). The care shown in managing the parking lot has significantly mitigated potential safety problems on Sterling Court – and without creating any problems on Royal Street. The exclusive access through Sterling Court to the new parking facility and to the Goldener Hirsch entrance therefore would mark a major shift in use.

A further review therefore would be prudent.

Safety has been a primary concern in considering how Sterling Court will be affected by the expansion plan. The Bridge over Sterling Court most certainly provides one way of addressing the safety and congestion concerns. Surprisingly, safety is not the primary intended use for the Bridge.

The Entertainment Area on the Bridge

The purpose of the Bridge is to mitigate the traffic flow, and therefore reduce safety concerns, on Sterling Court by providing a maximally functional connection between the two sides of the expanded Goldener. The expectation is that this will increase the vitality of Silver Lake by enabling hotel guests to move most easily between the two sides and most effectively allow those who park in the new Goldener facility to access Silver Lake Village with its skiing, biking and hiking facilities. Because the expanded Goldener space will not have retail or restaurant facilities, the goal is not to facilitate access from Silver Lake Village to the hotel; rather it's to optimally manage the flow of people to and from the hotel and, even more so, to and from the parking garage. In order to manage that foot traffic, the Bridge therefore should find the best way to safely and expeditiously maximize that flow. That is not what the proposal does, however. Rather, approximately two-thirds of the Bridge has been set aside for a hotel entertainment area having a sizable sitting area and firepit, neither of which facilitate foot traffic. The explanation given for adding such a large entertainment dimension to the Bridge is that it will provide a "gathering place" that itself will add vitality to Silver Lake Village. Whether or not it would do so, which seems questionable, it most certainly would not help with the flow of foot traffic. It would, in fact, curtail such a flow.

Contrary to the explanation given by Chris Conabee at the September 26th meeting, this isn't a question of my desires versus what other owners have deemed they want. This is a balancing determination – benefits versus burdens. This is about what is best for the safety of the community in light of the genuine needs of that community. Aside from the safety issue, a "gathering place" also is not best placed on a bridge between two parts of a hotel when the purpose of that bridge is to facilitate the movement of people.

The Bridge has been highlighted as the most important mitigating element to the safety concerns concerning Sterling Court, and yet whatever benefits it may provide have been limited to a minority portion of the Bridge structure. I am the resident most affected by the Bridge. Its effect on me and my family would be significant. However, even were that not the case, there is a clear inconsistency in the Bridge plan in that the entertainment area seemingly will benefit the Goldener's guests while seriously impinging on the safety and anti-congestion benefits intended by building a bridge over Sterling Court. There is no real need and no true benefit for Silver Lake to add "a gathering area" on the Bridge. There are other areas that are far better for this purpose. Chris Conabee suggested to me that the Bridge would be a better area for a gathering place because of its views of the mountains. However, that's not correct, which he thereafter conceded: views of the mountains are totally blocked by existing buildings, which is very different from other available spaces in Silver Lake Village. Moreover, the purpose of the RD Zoning District is to "allow commercial and recreational activities that are in harmony with residential neighborhoods" while "minimiz[ing] impacts of the automobile" and "promot[ing] pedestrian connections." For these reasons, the Bridge should be a bridge and not itself be a multi-purpose facility.

Access to Committee Meetings

As I explained previously, I appreciate that notices of the Commission's meetings were sent to all potentially interested parties and that a notice accordingly was sent to my address. All I can

say is that the notice wasn't received. I foresaw the possibility that I would somehow not become aware of the meetings and would miss the notice about the Goldener expansion plan and therefore made contact with the Park City Planning Department as soon as I understood that the Commission would be considering the proposal (as can be seen in the attached e-mails). I relied on assurances in those e-mails that I would be contacted and would be able to have the opportunity to appear before the Commission. I would very much like to have the opportunity to be heard on what I believe are the potentially serious issues addressed in part in this letter. For these and the reasons indicated in my prior communications, I would greatly appreciate the opportunity to present my views directly to the Commission at its next meeting.

Many thanks for your consideration.

Sincerely,

Bill Natbony

Kirsten Whetstone

From: Bill Natbony <wnatbony@tigris.com>
Sent: Thursday, November 03, 2016 7:36 AM
To: Kirsten Whetstone
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Kirsten:

Thank you for your e-mail and the attachment.

What I have been seeking from the date when I first learned about the proposed Goldener expansion plans, and thereafter from our first communications, has been the opportunity to appear before the Commission to properly explain my concerns with respect to those expansion plans (including what I believe have been oversights and inaccuracies in the presentation of those plans). Unfortunately, I did not receive notice of the meetings at which the Goldener proposals were presented and was depending on receiving sufficient notice to be able to attend. As you know from our recent correspondence, this also is true concerning the forthcoming November 9th meeting. What I am asking is that any decision concerning the Goldener proposals be deferred so that I can appear at a Commission meeting; if that can be done and you can advise me of the date for such a meeting in November or December, most of January as well as thereafter, I will be certain to attend.

I have made every effort from the time I first learned about the Planning Commission's process to ensure that I would be able to participate in the process. Unfortunately, my efforts have been unsuccessful. In order to guarantee that I would be notified of the time when the Commission would consider the Goldener expansion proposals, I initially sent an e-mail to you and Bruce Erickson on June 13th and received the following response from Mr. Erickson: "[T]here will be opportunities for you and your association to voice your concerns during our review of a project at Goldener Hirsch. If your owners association is registered with the City, it will receive a courtesy notice in the mail prior to the project going to Planning Commission. You will also receive a courtesy notice if your property is within 300 feet of the project site." My property is within 300 feet of the Goldener Hirsch and the Inn at Silver Lake is registered with the City and I/we did not receive notice of the dates and times of the meetings at which the Commission intended to consider the Goldener proposal.

As part of my effort to stay on top of the process, I remained in close contact with you. For example, in your e-mail response to one of my follow-up e-mails, on June 23rd you said "I'll be back to you when I return [from vacation] and hopefully will have revisions waiting for me." That was after you had earlier written that you were waiting for revisions of the proposed Goldener plans and "At this point it is likely that any meeting would be towards the end of July or into August assuming revised plans are submitted within the next week or two." I therefore scheduled my business activities so that I would be able to attend any July or August meeting. I also waited to hear back from you about the revised plans so that I'd have the opportunity to study them. My hope was that revised plans would address the concerns I'd previously raised directly with the Goldener. However, I didn't receive revised plans, or receive notice that revised plans had been submitted, until I contacted you in late September. That happened after I coincidentally ran into Chris Conabee who told me that, although the Goldener expansion proposals were on the agenda for a September meeting (which came as a complete surprise to me), he questioned whether the Commission would have time to address them then – he indicated that the Commission's agenda was and had been heavily loaded. I nevertheless contacted you and, when you told me that the Goldener proposals indeed were on the September meeting agenda, by that time I was out of the country and therefore unable to attend.

I explained in my prior e-mail why I also did not attend the October meeting. That is, I had understood that the Goldener proposal had not yet been heard since I hadn't heard back from you. Your October 4th e-mail said that "I'll give you a call when I get revisions. And can fill you in on the issues."

Although there are any number of reasons why I was unaware of the meetings, my focus has been and continues to be on finding a way to properly air my concerns before the Commission. The effect of my not being able to attend the meetings is that I've not had the opportunity to be heard, to present those concerns, and to present additional facts that impact my property, the Inn at Silver Lake and the community. My goal has been to accurately explain my concerns to the Commission, which I'm afraid cannot be done adequately in writing. Perhaps the meeting on November 9th is not for the purpose of reaching an "approval-disapproval decision" on any of the proposals, in which case I will have that opportunity at a future scheduled meeting. I can only repeat that my efforts throughout this process have been for the purpose of being heard and for the Commission members to have all of the facts and concerns presented to them.

Many thanks.

Best,

Bill

BILL NATBONY
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New York, NY 10022



From: Kirsten Whetstone [mailto:kirsten@parkcity.org]
Sent: Wednesday, November 02, 2016 12:05 PM
To: Bill Natbony
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill

Thanks for the email.

I'll try to clear up the misunderstanding about dates.

At the meeting on September 28 the Commission discussed and continued the items to October 26th. The Commission did not discuss the project on October 26th and the item was continued to November 9th as the applicant needed additional time to address the issues raised at the September 28th meeting. The Commission opened a public hearing and formally continued the item. They did not have a new staff report or any new information.

There are no commission meetings scheduled for the 10th or 17th as those are council meetings.

If you would like to provide written comments I can include those in the Commission packet for the 9th.

On the park city website I find the easiest way to find packets is to go to the dates of the meeting. The packet for the 9th will be available on November 4th. Reports are under review now for this meeting.

The City Engineer is Matt Cassel – matt.cassel@parkcity.org

It is best to send him an email and request a call back.

The applicant's engineer was at the meeting on the 28th and provided information from their traffic analysis, as noted in the minutes.

No new information was provided on the 26th. They may provide additional information on the 9th.

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060



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From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Wednesday, November 02, 2016 4:35 AM
To: Kirsten Whetstone
Subject: RE: The proposed Goldener Hirsch expansion plan

Dear Kirsten:

Many thanks again for forwarding me the minutes from the September 28th meeting together with the Exhibit A Applicant letter and an October 23rd letter from Chris Conabee. I have now read the materials, which are very helpful and much appreciated. I nevertheless was confused by the fact that the Goldener expansion proposal had been addressed at the September meeting. I was unaware that this had happened. I'd understood from our correspondence that the Goldener proposals had been continued to the October meeting and, if time permitted, would be addressed then, which was supported by a conversation I'd had earlier in September with Chris who had told me that the Goldener expansion proposal was on the agenda for the September meeting but might be deferred because of the Commission's busy schedule. That was reinforced by the fact that I didn't hear from you after your October 4th e-mail below, which led me also to conclude that the Goldener proposal apparently was not going to be addressed at the October meeting either. Had I known, I would have made plans to attend the October 26th meeting. Among other things, I would have liked to address a few statements that were made at the September meeting that were not totally accurate, as well as certain items that were omitted from discussion, and it would have been (and would be) best for me to do so in person. Since the October meeting already has occurred, that's water under the bridge. However, I would like to have the opportunity to address these items before the Commission. Unfortunately, I have a Board meeting in NY on November 9th (which your e-mail indicates is the next scheduled meeting date) that I cannot avoid, although I could fly to SLC on the morning of November 10th or November 17th if the meeting could be rescheduled for one of those dates (or a later date that would be convenient for the Commission). Please let me know if that's possible.

I've had difficulty navigating the www.parkcity.org website – could I ask you to please point me to where the staff reports and other materials for the Goldener proposal can be found? I must be searching in the wrong locations. In the interim and in addition to the minutes of the October meeting, could I ask you to please e-mail me the City Engineer's memo that Chris Conabee refers to on page 20 of the September minutes? Also, did Fehr & Peers provide any additional materials to supplement its May 31st transportation evaluation?

Many thanks.

Best,

Bill

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Executive Chairman/CEO
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Email: wnatbony@tigris.com

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From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Monday, October 31, 2016 7:37 PM
To: Bill Natbony
Subject: RE: The proposed Goldener Hirsch expansion plan

You are welcome.
I'll send more when I get it.

Kirsten

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Monday, October 31, 2016 5:31 PM
To: Kirsten Whetstone
Subject: Re: The proposed Goldener Hirsch expansion plan

Many thanks.

From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Monday, October 31, 2016 07:29 PM Eastern Standard Time
To: Bill Natbony
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill,

I'll attach the minutes of the last meeting, as well as the applicant's list of items they are working to address. I should be getting revised plans tomorrow.

Kirsten

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Monday, October 31, 2016 12:10 PM
To: Kirsten Whetstone

Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Kirsten:

Many thanks. Is there any background I should be aware of, or any submissions, either in writing or oral? Given the short timeframe, it will not be possible for me to arrange to be present at the meeting and I might also not have sufficient time to digest and address. Is it possible to provide for additional lead time?

Best,

Bill

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From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Monday, October 31, 2016 2:06 PM
To: Bill Natbony
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill

The item was continued to November 9th.

The staff reports will be on the city's website www.parkcity.org

By late Friday, November 4th.
Definitely by Saturday the 5th.

If you have any questions, let me know.

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060



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From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Monday, October 31, 2016 11:57 AM
To: Kirsten Whetstone
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Kirsten:

I never heard back from you concerning the below or about a further report. Could I ask you to please fill me in?

Many thanks,

Best,

Bill

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From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Tuesday, October 04, 2016 9:06 PM
To: Bill Natbony
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill,

The item was continued to October 26th
The applicant's have a list of items to address from the Commission.
I should be getting revisions sometime early next week.

A new report will be issued the Friday before the meeting.

I'll give you a call when I get revisions.
And can fill you in on the issues.

Sincerely,

Kirsten

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Monday, October 03, 2016 12:18 PM
To: Kirsten Whetstone
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Dear Kirsten:

Was a decision reached in any respect regarding the Goldener Hirsch expansion plan?

Many thanks.

Best,

Bill

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From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Wednesday, September 28, 2016 2:52 PM
To: Bill Natbony
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Thanks Bill

I've forwarded your letter to the Planning Commission already.
I also have printed out copies for them for tonight.

Kirsten

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Wednesday, September 28, 2016 12:32 AM
To: Kirsten Whetstone
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Dear Kristen:

I wanted to make certain that you previously received the attached and am therefore resending.

Many thanks.

Best,

Bill

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From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Tuesday, September 27, 2016 7:45 PM
To: Bill Natbony
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Thanks Bill

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Tuesday, September 27, 2016 12:54 AM
To: Kirsten Whetstone
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Dear Kristen:

I just saw your e-mail below and will not be able to access and address until later this week. Many thanks for sending it directly to me!

Best,

Bill

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From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Friday, September 23, 2016 5:19 AM
To: Bill Natbony
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill

I wanted to let you know that the Planning Commission packet will be on the city's website later in the day on Friday. At www.parkcity.org

Please let Louis know if you are having difficulty finding the reports and packets for the Goldener Hirsch project. I'll be out of town on Friday and Monday, but looking forward to speaking with you on Tuesday. Have a great weekend.

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060



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From: Bruce Erickson
Sent: Monday, June 13, 2016 10:21 AM
To: Bill Natbony; Kirsten Whetstone
Subject: RE: The proposed Goldener Hirsch expansion plan

Mr. Natbony, you are correct, there will be opportunities for you and your association to voice your concerns during our review of a project at Goldener Hirsch. If your owners association is registered with the City, it will receive a courtesy notice in the mail prior to the project going to Planning Commission. You will also receive a courtesy notice if your property is within 300 feet of the project site.

You may send comments at any time and the planner will keep the comments as public record.

Regards, Bruce

Bruce M. Erickson, AICP

Planning Director
Park City Municipal Corporation
Park City, Utah

From: Bill Natbony [mailto:wnatbony@tigris.com]
Sent: Monday, June 13, 2016 5:37 AM
To: Bruce Erickson; Kirsten Whetstone
Subject: The proposed Goldener Hirsch expansion plan

Dear Mr. Erickson and Ms. Whetstone:

I'm a resident of the Inn at Silver Lake as well as being on the Board of Directors of the Inn. The Inn recently was involved in a series of telephone conversations and communications with the Silver Lake Village Plaza Association (SLVPA) concerning questions the Inn has with respect to certain items in the proposed Goldener Hirsch expansion plan. Unfortunately, the Inn's questions and concerns were dismissed by the SLVPA in its process of reviewing and approving the expansion plan, which it approved on June 3rd. I understand that there will be opportunities to raise those questions and concerns with the Planning Department during its review and approval process. Could you please let me know how that process will proceed and how I (and the Inn) can participate in that process?

Many thanks.

Best,

Bill Natbony

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Planning Commission Staff Report



Application: PL-16-03177
Subject: Tower Club CUP Phase I Amendment
Author: Kirsten Whetstone, AICP, Sr. Planner
Date: November 30, 2016
Type of Item: Administrative - Conditional Use Permit amendment

Summary Recommendations

Staff recommends Planning Commission conducts a public hearing and continues the hearing on the amended Tower Club Phase I Conditional Use Permit (aka Empire Club Phase I Conditional Use Permit) application to December 14, 2016.

Description

Applicant: Talisker Club LLC, Brian Straight, General Manager
Location: 8680 Empire Club Drive- Pod A, Lot 9 Village at Empire Pass Phase 1 Subdivision (Building One)
Zoning: Residential Development (RD) District as part of the Flagstaff Annexation and Master Planned Development (MPD)
Adjacent Land Uses: Deer Valley Resort, condominiums, townhouses, and vacant development parcels of the Village at Empire Pass Pod A

Summary of Proposal

On May 17, 2016, the Planning Department received an application for an amendment to the Tower Club Phase I Conditional Use Permit (CUP) requesting approval to expand the existing Tower Club private dining area by approximately 1,094 square feet by enclosing an existing patio area, constructing a new patio, and providing approximately 1,000 square feet of basement storage space below the new patio. The building, located on Lot 9 of the Village at Empire Pass Phase One Amended Subdivision plat, is currently known as the Talisker Club.

The existing Tower Club consists of private dining, fitness, concierge, ski lockers, restrooms, circulation, storage, and children's programming services consistent with the Village at Empire Pass Master Planned Development. A total of 2,264 square feet of the 8,880 square foot building are considered private dining and a small store. The remaining areas and uses are residential accessory uses that do not require use of UEs, such as ski lockers; restrooms; mechanical; storage; pools, hot tubs, and saunas; changing rooms; administrative offices; hallways and circulation areas; lobbies; employee facilities; and other similar uses. Staff requests continuation to December 14th. This item will be re-noticed for the December 14th meeting.

