

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: Third Amended Condominium Plat
for the Stag Lodge Phase I, Unit 10, located at 8200 Royal
Street East

Author: Ashley Scarff, Planning Technician

Project Number: PL-16-03202

Date: November 30, 2016

Type of Item: Administrative – Condominium Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission holds a public hearing and considers forwarding a positive recommendation to the City Council for the Third Amended Stag Lodge Phase I condominium plat for Unit 10 based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Description

Applicant: Cole Condo, LLC, represented by Marshall King of Alliance Engineering, Inc.

Location: 8200 Royal Street East, Unit 10

Zoning: Residential Development (RD) as part of the Deer Valley MPD; within the Sensitive Lands Overlay

Adjacent Land Uses: Condominium units, ski terrain of Deer Valley Resort, single family homes

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

Proposal

The applicant is requesting to amend the existing Stag Lodge Phase I condominium plat (Exhibits D, E, F). The purpose of this condominium plat amendment is to convert an area that is currently designated as Common Ownership to Limited Common Ownership to allow for the extension of an existing deck with Limited Common Ownership designation that lies outside of Unit 10's main-level living room. No other units will be affected as part of the proposed amendment. The applicant desires that the entire deck area be designated as limited common, for use appurtenant to Unit 10.

Background

On June 6, 2016, the applicant's representative submitted an application to create the Third Amended Condominium Plat for the Stag Lodge Phase I, Unit 10. The application was not deemed complete until October 7, 2016, when Staff received a letter indicating that at least 2/3 of the Stag Lodge HOA members had voted in favor of the proposed amendment (Exhibit C).

The subject property is located at 8200 Royal Street East in the Residential Development (RD) District, falls within the Sensitive Lands Overlay (SLO) Zone, and is subject to the Eleventh Amended Deer Valley MPD. The applicant wishes to convert exterior space currently designated as Common Ownership to Limited Common

Ownership in order to allow for the extension of an existing deck outside of Unit 10's main-level living room. The small existing deck already has the designation of Limited Common Ownership, so this is simply an extension of that ownership to the new deck area, resulting in a configuration that is similar to that of Unit 11 next door. While the conversion of Common Area to Limited Common Area does not legally require an amendment to the plat, the applicant has requested this change so that the recorded plat assigns the use of the extended deck area exclusively to Unit 10.

The Stag Lodge Phase I condominium plat was approved by City Council on January 10, 1985 and recorded at Summit County on March 4, 1985 (Exhibit D). The First Amended Stag Lodge Phase I plat was approved by City Council on June 6, 2002 and recorded at Summit County on January 17, 2003 (Exhibit E). The First Amendment replaced sheets 2, 3, 4, 5, and 6 (of 6) of Stag Lodge Phase 1, and converted areas of Limited Common and Common Ownership to Private Ownership. The Second Amended Stag Lodge Phase I plat was approved by City Council on July 1, 2004 and recorded at Summit County on May 25, 2005 (Exhibit F). The Second Amendment affected sheets 2, 4, and 5 (of 6) of Stag Lodge Phase 1, and converted Common Ownership Area to Private Ownership in order to reflect as-built conditions of units that had been combined by removing interior Common walls that separated them.

Analysis

The property is located within the Residential Development (RD) District and is subject to the Eleventh Amended Deer Valley MPD (DVMPD). Within the DVMPD, a project can utilize either the City's Unit Equivalent (UE) formula of 2,000 square feet per residential UE, or develop the allowed number of units without a stipulated unit size as long as the project maintains 60 percent (60%) or more of open space. In the case of Stag Lodge, the developer utilized the number of units with no size restriction instead of the unit equivalent formula.

The proposed amendment will not affect the overall number of residential units and the 60% open space requirement will be maintained. The proposed amendment and deck extension will not increase the existing building footprint, or the amount of Private Ownership area. The proposed amendment will not increase the parking requirements for Unit 10.

Good Cause

Planning Staff finds that there is good cause for this condominium plat amendment to allow the owners to exclusively utilize the Common Ownership area without increasing the overall number of residential units or parking requirements, or decreasing open space past 60%, consistent with provisions of the Deer Valley MPD. Staff finds that the plat will not cause undue harm to adjacent property owners and all future development will be reviewed for compliance with requisite Building and Land Management Code.

Department Review

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

Notice

The property was posted and notice was mailed to property owners within 300 feet on November 11, 2016, in accordance with the requirements in the LMC. Legal notice was also published in the Park Record and on the public notice website in accordance with the requirements of the LMC.

Public Input

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

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the Third Amended condominium plat for the Stag Lodge Phase 1 Unit 10; or
- The Planning Commission may forward a negative recommendation to the City Council for the Third Amended condominium plat for the Stag Lodge Phase 1 Unit 10; or
- The Planning Commission may continue the discussion on the condominium plat amendment to a date certain and provide direction to the applicant and/or staff to provide additional information necessary to make a decision on this item.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The proposed condominium plat amendment will not be recorded and the subject area will remain as currently platted.

Recommendation

Staff recommends the Planning Commission holds a public hearing and considers forwarding a positive recommendation to the City Council for the Third Amended Stag Lodge Phase I condominium plat for Unit 10 based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance and Proposed Plat
- Exhibit B – Project Intent
- Exhibit C – Result of HOA Vote
- Exhibit D – Stag Lodge Phase I Plat
- Exhibit E – Stag Lodge Phase I First Amended Plat
- Exhibit F – Stag Lodge Phase I Second Amended Plat
- Exhibit G – Aerial Photo and Photos of Unit 10

Exhibit A – Draft Ordinance

Ordinance No. 2016-

AN ORDINANCE APPROVING THE THIRD AMENDMENT TO THE STAG LODGE PHASE I CONDOMINIUMS FOR UNIT 10, LOCATED AT 8200 ROYAL STREET EAST, PARK CITY, UTAH.

WHEREAS, the owner of the property known as the Stag Lodge Phase I condominium, Unit 10, located at 8200 Royal Street East, along with the Stag Lodge HOA, have petitioned the City Council for approval of a request for an amendment to the condominium plat to convert what is currently designated as Common Ownership area to Limited Common Ownership area to allow for the extension of a deck with use exclusive to Unit 10; and

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

WHEREAS, proper legal notice was published in the Park Record and Utah Public Notice Website on November 11, 2016 and courtesy notice was sent to surrounding property owners, in accordance with the Land Management Code on November 11, 2016; and

WHEREAS, the Planning Commission held a public hearing on November 30, 2016, to receive input on the proposed amended condominium plat; and

WHEREAS, the Planning Commission forwarded a _____ recommendation to the City Council; and,

WHEREAS, on January 5, 2017, the City Council held a public hearing on the proposed amended condominium plat; and

WHEREAS, it is in the best interest of Park City, Utah and there is good cause, to approve the Third Amended Stag Lodge Phase I condominium plat for Unit 10, to convert existing Common Ownership area to Limited Common Ownership area without increasing the overall number of residential units or parking requirements, consistent with provisions of the Deer Valley MPD, as amended (11th Amended DVMPD, as of time of application).

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Third Amended Stag Lodge Phase I condominium plat for Unit 10, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 8200 Royal Street East, Unit 10.

2. The property is located within the Residential Development (RD) District and is subject to the Eleventh Amended Deer Valley MPD (DVMPD).
3. Within the DVMPD, a project can utilize either the City's Unit Equivalent (UE) formula of 2,000 square feet per UE or develop the allowed number of units without a stipulated unit size, as long as the project maintains 60% or more of open space. In the case of Stag Lodge Phases I-IV, the developer utilized the number of units with no size restriction instead of the unit equivalent formula.
4. Stag Lodge Phase I condominium plat was approved by City Council on January 10, 1985 and recorded at Summit County on March 4, 1985.
5. The First Amended Stag Lodge Phase I plat was approved by City Council on June 6, 2002 and recorded at Summit County on January 17, 2003. The First Amendment replaced sheets 2, 3, 4, 5, and 6 (of 6) of Stag Lodge Phase 1, and converted areas of Limited Common and Common Ownership to Private Ownership.
6. The Second Amended Stag Lodge Phase I plat was approved by City Council on July 1, 2004 and recorded at Summit County on May 25, 2005. The Second Amendment affected sheets 2, 4, and 5 (of 6) of Stag Lodge Phase 1, and converted Common Ownership Area to Private Ownership in order to reflect as-built conditions of units that had been combined by removing interior Common walls that separated them.
7. On June 6, 2016, an application was submitted to the Planning Department for the Third Amended Stag Lodge Phase I condominium plat for Unit 10, to convert what is currently designated as Common Ownership area to Limited Common Ownership area to allow for the extension, and appurtenant use of, an existing deck outside of Unit 10's main-level living room. The application was deemed complete on October 7, 2016.
8. A conversion of Ownership from Common to Limited Common (and vice-versa) does not require that a plat amendment be recorded; however, the applicant requested that the change be recorded to ensure that the deck area is appurtenant to Unit 10 and to the exclusion of other units.
9. The consent of 2/3 or more of the Unit Owners is required and 100% supported the conversion.
10. The amendment will not affect the overall number of residential units and at least 60% of open space is maintained.
11. The proposed amendment and deck extension will not increase the existing building footprint, or amount of Private Ownership area.
12. The proposed plat amendment does not increase the parking requirements for this unit.
13. The findings in the analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this amendment to the condominium plat.
2. The amended condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The amended condominium plat is consistent with the Deer Valley Master Planned Development, 11th Amended and Restated, which is most current at time of application.
4. Neither the public nor any person will be materially injured by the proposed condominium plat amendment.
5. Approval of the condominium plat amendment, subject to the conditions of approval

below, will not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the amended condominium plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation.
2. The applicant will record the amended condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the record of survey will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All other conditions of approval of the Stag Lodge Condominium record of survey plats as amended and the Deer Valley MPD shall continue to apply.

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

PASSED AND ADOPTED this _____ day of _____, 2016.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

City Recorder's Office

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibit A - Proposed Plat



SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Licensed Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of THIRD AMENDED, STAG LODGE PHASE 1, UNIT 10 has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

LEGAL DESCRIPTION

UNIT 10 STAG LODGE CONDOMINIUMS, a Utah expandable condominium project, together with an undivided appurtenant ownership interest in and to the common areas and facilities of the project as the same are identified and established in the record of survey map recorded March 4, 1985, as Entry No. 231328 and the declaration of condominium for Stag Lodge recorded March 4, 1985, as Entry No. 231329 in Book 333 of Page 435, the amendment to declaration of condominium for Stag Lodge recorded June 1, 1986, as Entry No. 290987 in Book 479 Page 216; the record of survey map for Stag Lodge phase II recorded January 17, 1989, as Entry No. 303348 and the second amendment to declaration of condominium for Stag Lodge recorded January 17, 1989, as Entry No. 303349 in Book 508 of Page 636 of the official records, and the record of survey map of Stag Lodge phase II, recorded March 1, 1990 as Entry No. 321286 and the third amendment to condominium declaration for Stag Lodge recorded March 1, 1990 as Entry No. 321287 in Book 556 at Page 536 and the amended record of survey map Stag Lodge phase III, recorded December 3, 1980 as Entry No. 333684 and the fourth amendment to condominium declaration for stag lodge recorded December 3, 1990 as Entry No. 333685 in Book 588 of Page 198 and the second amendment sheet 2 of 4 record of survey map recorded January 6, 1992 as Entry No. 352470 and the fifth amendment to declaration of condominium for Stag Lodge recorded January 6, 1992 as Entry No. 352471 in Book 640 of Page 765 and the record of survey map for Stag Lodge phase IV recorded July 30, 1992 as Entry No. 363084 and the sixth amendment and supplemental declaration of condominium for Stag Lodge recorded July 30, 1992 as Entry No. 363086 in Book 675 of Page 214 and the first amended sheet 2 of 6 record of survey map recorded, January 17, 2003, as Entry No. 645059 and the amendment to declaration of condominium for Stag Lodge recorded January 17, 2003 as Entry No. 645062 in Book 150 of Page 1845, and the second amended pages 2, 4 and 5 record of survey map recorded May 25, 2005, as Entry No. 737270 and the Stag Lodge common area record of survey map recorded March 21, 2008, as Entry No. 840403, of the official records in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Cole Condo, LLC, an Ohio limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as Third Amended, Stag Lodge Phase 1, Unit 10, does hereby certify that it has caused this Condominium Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set her hand this ____ day of _____, 2016.

Marti Cole, Manager
Cole Condo, LLC, an Ohio limited liability company

ACKNOWLEDGMENT

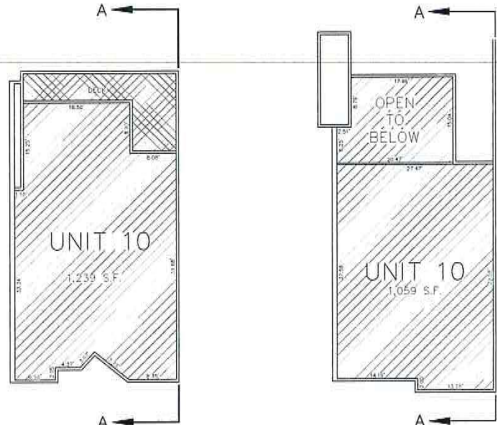
STATE OF _____
COUNTY OF _____

On this ____ day of _____, 2016, Marti Cole personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the manager of Cole Condo, an Ohio limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and she acknowledged to me that she executed the Third Amended, Stag Lodge Phase 1, Unit 10.

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

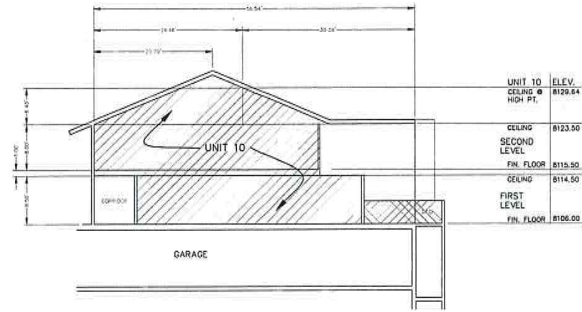
NOTE

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



MAIN LEVEL
SCALE: 1"=10'

UPPER LEVEL
SCALE: 1"=10'



SECTION
SCALE: 1"=10'

| | | |
|---------|--------------------------|---------|
| UNIT 10 | ELEV. CEILING @ HIGH PT. | 8106.54 |
| | CEILING SECOND LEVEL | 8123.50 |
| | FIN. FLOOR | 8133.50 |
| | CEILING FIRST LEVEL | 8114.50 |
| | FIN. FLOOR | 8106.00 |

THIRD AMENDED
CONDOMINIUM PLAT
STAG LODGE PHASE 1
UNIT 10

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B. & M.
PARK CITY, SUMMIT COUNTY, UTAH

OWNERSHIP DESIGNATIONS

- [Hatched Box] "PRIVATE OWNERSHIP AREA A"
- [White Box] COMMON OWNERSHIP
- [Cross-hatched Box] LIMITED COMMON OWNERSHIP



SHEET 1 OF 1

| | | | | | | | |
|--|---|---|--|--|--|--|---|
| <p>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 327 Main Street, P.O. Box 2064, Park City, Utah 84090-2014</p> | <p>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016 BY _____ S.B.W.R.D.</p> | <p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016 BY _____ CHAIR</p> | <p>ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER</p> | <p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY</p> | <p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ MAYOR</p> | <p>CERTIFICATE OF ATTEST I CERTIFY THIS CONDOMINIUM PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER</p> | <p>RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER _____</p> |
| | <p>FILED: X:\SilverLakeVillage\dwg\err\pin\2016\090316.dwg</p> | | | | | | |

Exhibit B - Project Intent

STAG LODGE, PHASE 1, UNIT 10, THIRD AMENDED

8200 ROYAL STREET EAST, UNIT 10

PROJECT INTENT

June 6, 2016

The owner of Unit 10, Stag Lodge, Phase 1, would like to construct a deck outside the living room of the unit. This would involve converting what is shown as common area on the current plat to limited common area on the proposed Third Amended plat of Stag Lodge, Phase I. The deck would be constructed over what is currently a roof. Other units have done this as shown on the Second Amended plat of Stag Lodge, Phase 1.



Exhibit C - Result of HOA Vote



2040 E Murray-Holladay Road, Suite 106
Salt Lake City, Utah 84117

balljanik.com

t 801.274.6800
f 801.274.6805

3143 S 840 East, Suite 307
St. George, Utah 84790
(by appointment only)

October 6, 2016

John D. Richards III
Managing Partner, Utah
Also Admitted in Oregon
jrichards@balljanik.com

STAG LODGE OWNERS ASSOCIATION
c/o Board of Trustees

Re: OFFICIAL VOTING RESULTS

Dear Board:

Thank you for allowing us to facilitate with the membership vote regarding the Unit 10 expansion. The official voting results, as certified by this office on ballots received, are as follows:

38 ballots were returned – all in favor of the expansion of Unit 10.
50% (26 ballots) were required to reach a quorum.
67% (35 ballots) was required in favor of the expansion for the vote to pass.

As you can see, the vote has passed in favor of the Cole expansion.

If you have any questions, please feel free to contact me at any time.

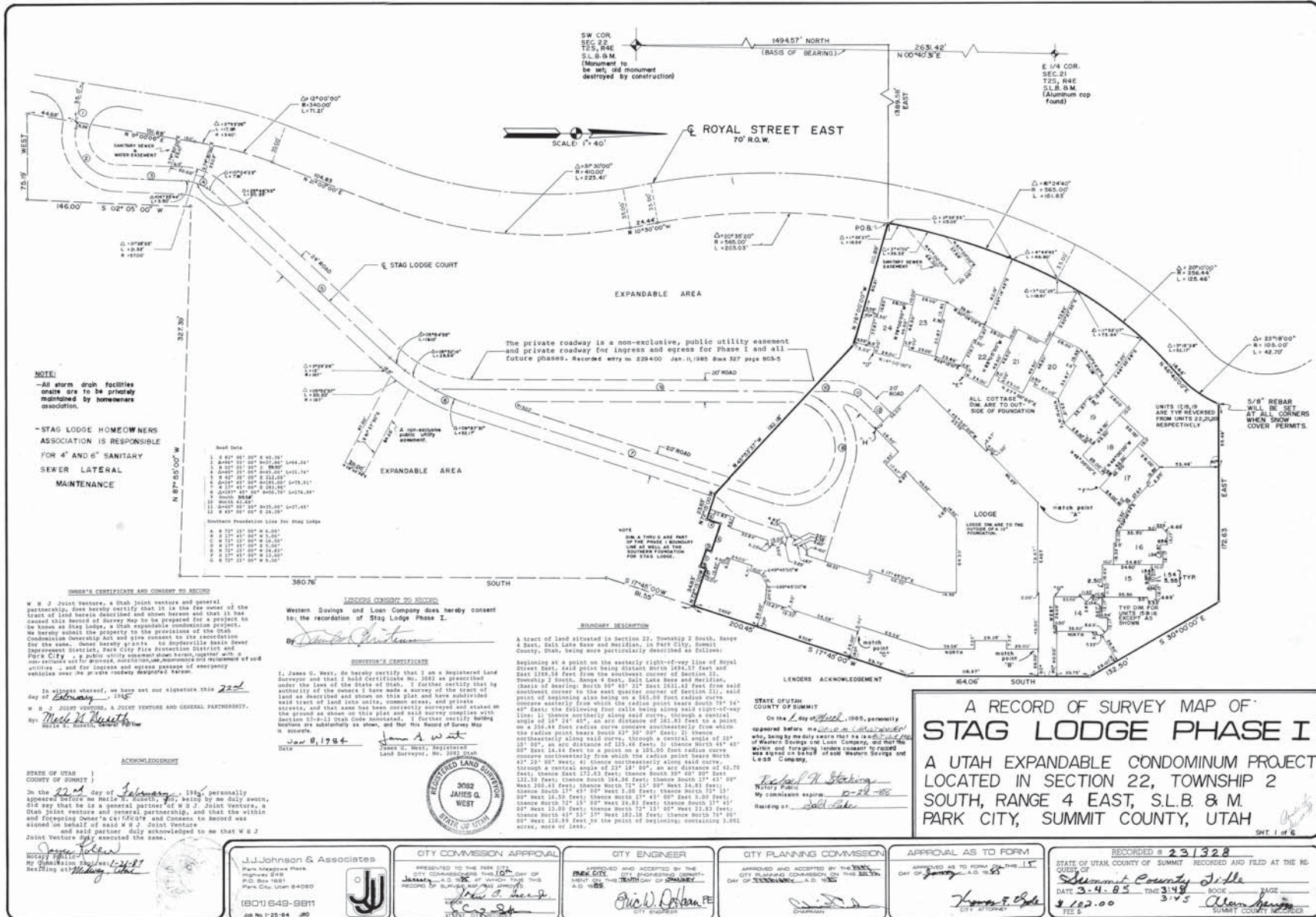
Sincerely,

A handwritten signature in blue ink, appearing to read "John D. Richards III", written over a light blue horizontal line.

John D. Richards III
Managing Partner, Utah

JDR:

Exhibit D - Stag Lodge Phase 1 Plat



NOTE
 -All storm drain facilities
 create are to be privately
 maintained by homeowners
 association.

-STAG LODGE HOMEOWNERS
 ASSOCIATION IS RESPONSIBLE
 FOR 4" AND 6" SANITARY
 SEWER LATERAL
 MAINTENANCE

Bound Data

| | | |
|----|------------------|---------|
| 1 | 2 41' 00" 00" W | 400.00' |
| 2 | 8 41' 00" 00" W | 400.00' |
| 3 | 13 41' 00" 00" W | 400.00' |
| 4 | 18 41' 00" 00" W | 400.00' |
| 5 | 23 41' 00" 00" W | 400.00' |
| 6 | 28 41' 00" 00" W | 400.00' |
| 7 | 33 41' 00" 00" W | 400.00' |
| 8 | 38 41' 00" 00" W | 400.00' |
| 9 | 43 41' 00" 00" W | 400.00' |
| 10 | 48 41' 00" 00" W | 400.00' |
| 11 | 53 41' 00" 00" W | 400.00' |
| 12 | 58 41' 00" 00" W | 400.00' |

OWNER'S CERTIFICATE AND CONSENT TO RECORD

W & J Joint Venture, a Utah joint venture and general partnership, does hereby certify that it is the fee owner of the tract of land herein described and shown hereon and that it has caused this Record of Survey Map to be prepared for a project to be known as Stag Lodge, a Utah expandable condominium project. We hereby submit the plat hereon to the jurisdiction of the Condominium Ownership Act and give consent to the jurisdiction of the same, these parties grant, to the City of Park City, Utah, a public utility easement shown herein together with a non-fee interest in a public utility easement shown herein and requirement of utility vehicles over the private roadway described herein.

In witness whereof, we have set our signatures this 22nd day of February, 1985.

W & J JOINT VENTURE, A JOINT VENTURE AND GENERAL PARTNERSHIP.
 By: *James G. West*
 JAMES G. WEST, General Partner

LANDLORD'S CONSENT TO RECORD

Western Savings and Loan Company does hereby consent to the recording of Stag Lodge Phase I.

By: *James G. West*

OWNER'S CERTIFICATE

I, James G. West, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 1082 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land as described and shown on this plat and have subdivided said tract of land into units, common areas, and private streets, and that same has been correctly surveyed and placed on the ground as shown on this plat and said survey complies with Section 57-2-13 Utah Code Annotated. I further certify that the locations are substantially as shown, and that this Record of Survey Map is accurate.

Date: *Jan 8, 1984*

James G. West
 James G. West, Registered
 Land Surveyor, No. 1082 Utah
 STATE OF UTAH

BOUNDARY DESCRIPTION

A tract of land situated in Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Park City, Summit County, Utah, being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Royal Street East, said point being distant South 194.51 feet and East 128.58 feet from the monument corner of Section 22, and East 128.58 feet from the monument corner of Section 21, said point of beginning along said curve, through a central angle of 90° 00' 00" to a point on a 105.00 foot radius curve concave southeasterly from which the radius point bears South 75° 54' 00" East 18.14 feet to a point on a 105.00 foot radius curve concave southeasterly from which the radius point bears North 41° 20' 00" West; 4) thence northeasterly along said curve through a central angle of 27° 32' 00", an arc distance of 92.70 feet; thence East 172.83 feet; thence South 30° 00' 00" East 112.35 feet; thence South 384.06 feet; thence South 37° 45' 00" East 100.41 feet; thence North 7° 11' 15" West 34.83 feet; thence South 7° 45' 00" West 1.08 feet; thence North 7° 11' 15" East 34.83 feet; thence South 7° 15' 00" West 22.82 feet; thence South 43° 53' 30" West 182.18 feet; thence South 75° 00' 00" East 18.14 feet to the point of beginning; containing 1,092 acres, more or less.

**STATE OF UTAH
 COUNTY OF SUMMIT**

On the *22nd* day of *February*, 1985, personally appeared before me *James G. West*, a duly sworn and qualified Surveyor of Western Savings and Loan Company, and that he is the fee owner of the land described on the Record of Survey Map of Stag Lodge Company.

James G. West
 James G. West, Surveyor
 My commission expires *0-28-85*

Witness my hand and seal at *Salt Lake* this *22nd* day of *February*, 1985.

**A RECORD OF SURVEY MAP OF
 STAG LODGE PHASE I**

A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN SECTION 22, TOWNSHIP 2
 SOUTH, RANGE 4 EAST, S.L.B. & M.
 PARK CITY, SUMMIT COUNTY, UTAH

SHT. 1 OF 6

ACKNOWLEDGMENT

On the *22nd* day of *February*, 1985, personally appeared before me *James G. West*, being by me duly sworn, did say that he is a general partner of W & J Joint Venture, a Utah joint venture and general partnership, and that the within and foregoing Record of Survey Map of Stag Lodge Company was signed on behalf of said W & J Joint Venture and said parties duly acknowledged to me that W & J Joint Venture duly executed the same.

James G. West
 James G. West, Surveyor
 My Commission Expires *0-28-85*
 Salt Lake, Utah

J.J. Johnson & Associates
 Park Meadows Plaza
 Highway 88B
 P.O. Box 1681
 Park City, Utah 84060
 (801) 648-8811
 Job No. 1-25-84 380

CITY COMMISSION APPROVAL

APPROVED TO THE PARK CITY COMMISSIONERS THIS 10th DAY OF *January*, A.D. 1985.

James G. West
 James G. West, Surveyor

CITY ENGINEER

APPROVED AND ACCEPTED BY THE **PARK CITY** CITY ENGINEER ON THIS 10th DAY OF *January*, A.D. 1985.

Eric W. Olson
 Eric W. Olson, PE
 CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE **PARK CITY** CITY PLANNING COMMISSION ON THIS 10th DAY OF *January*, A.D. 1985.

James G. West
 James G. West, Surveyor

APPROVAL AS TO FORM

APPROVED AS TO FORM BY THE **PARK CITY** CITY ATTORNEY ON THIS 10th DAY OF *January*, A.D. 1985.

James G. West
 James G. West, Surveyor

RECORDED # 231328

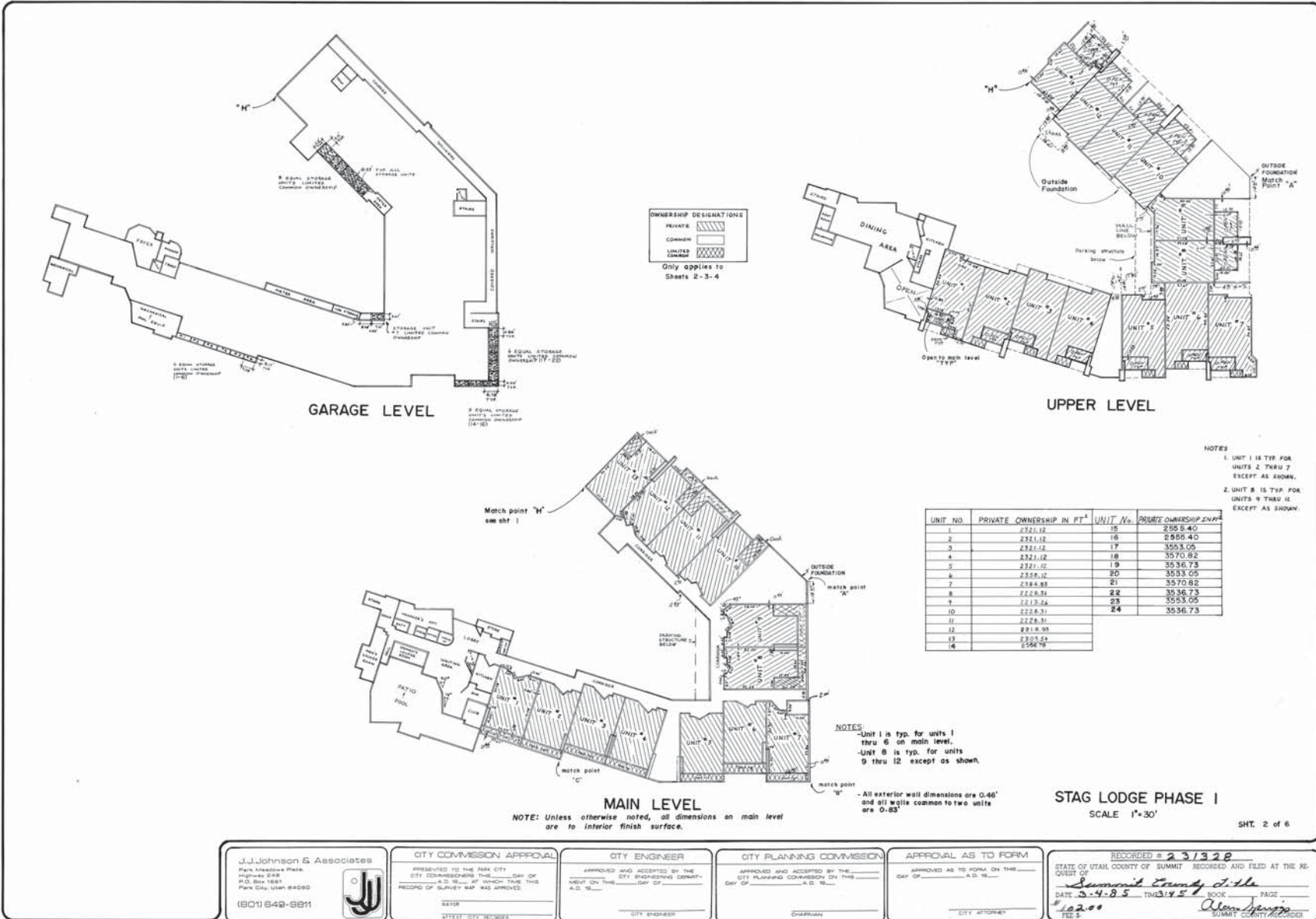
STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE OFFICE OF *Summit County Clerk*

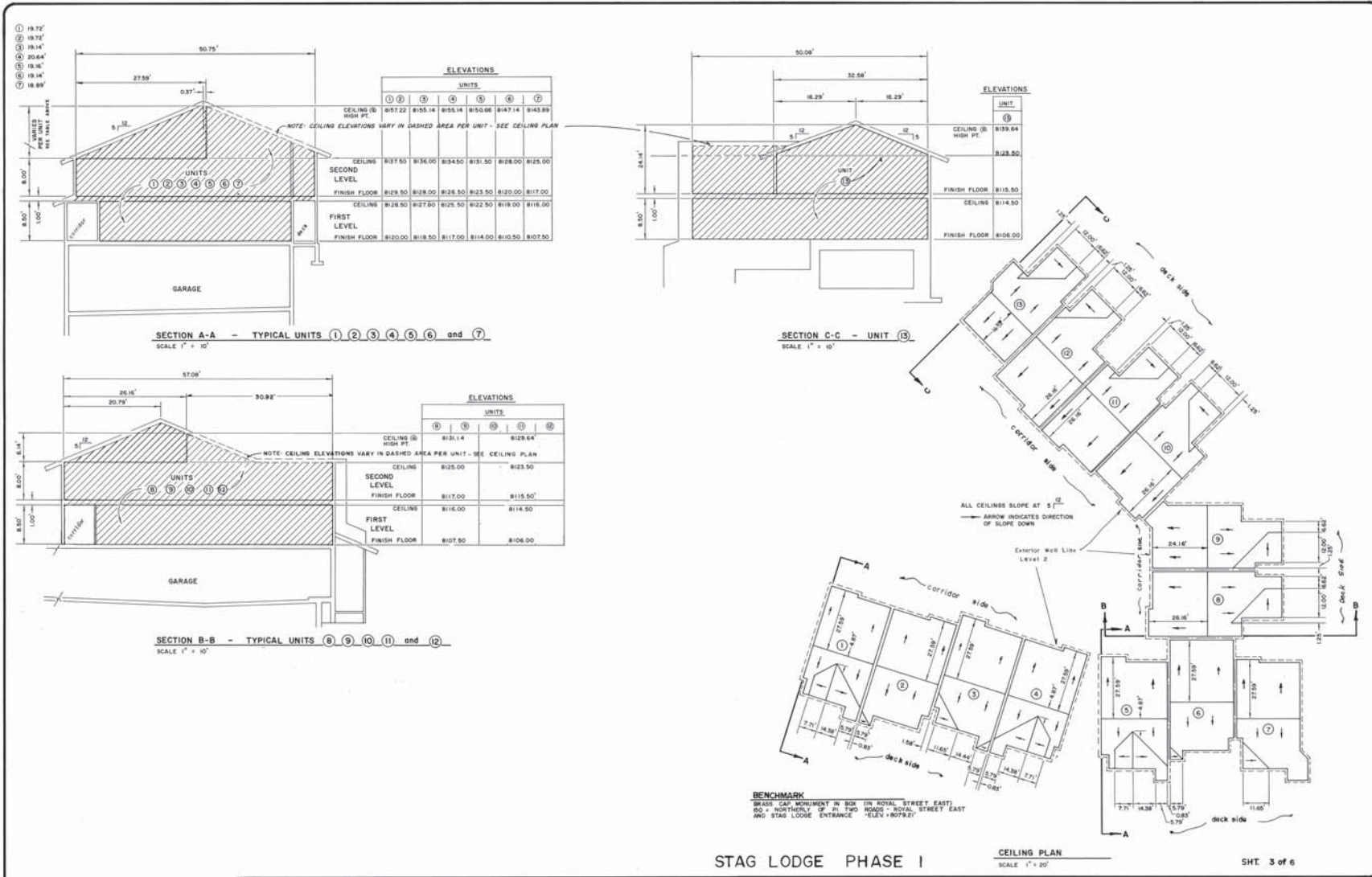
DATE *3-4-85* TIME *3:49*

BOOK *375* PAGE *5*

FEES \$ *102.00*

Alan Hansen
 Alan Hansen, County Clerk
 SUMMIT COUNTY, UTAH





| | | | | | |
|--|--|--|---|---|---|
| J.J. Johnson & Associates Park Meadows Plaza Highway 248 P.O. Box 6681 Park City, Utah 84060 (801) 649-9811 | CITY COMMISSION APPROVAL PRESENTED TO THE PARK CITY COMMISSIONERS THIS _____ DAY OF _____, A.D. 19____ RECORD OF SURVEY MAP WAS APPROVED. SATOR _____ STREET CITY RECORDER _____ | CITY ENGINEER APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____, A.D. 19____ CITY ENGINEER _____ | CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 19____ CHAIRMAN _____ | APPROVAL AS TO FORM APPROVED AS TO WORK ON THIS _____ DAY OF _____, A.D. 19____ CITY ATTORNEY _____ | RECORDED # 231328 STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF Summit County DATE 3-4-85 TIME 13:45 PAGE _____ \$102.00 FEE \$ _____ Summit County Recorder |
| | STAG LODGE PH I 3076 | | | | |

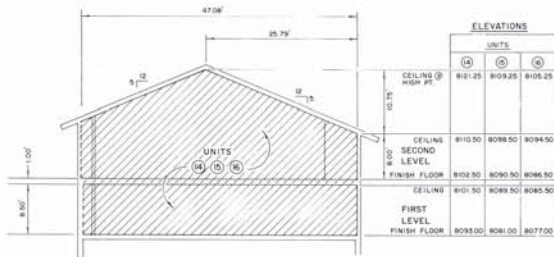


SECOND LEVEL CEILING PLAN - UNITS 14, 15 and 16
SCALE 1" = 20'

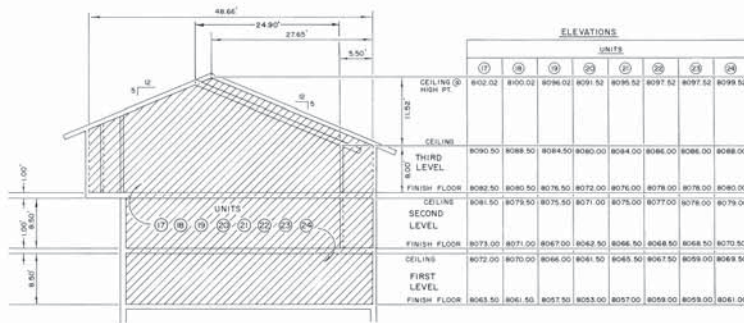
ALL CEILINGS SLOPE AT 5/12
ARROW INDICATES DIRECTION OF SLOPE DOWN
Dashed line indicates outside of wall



THIRD LEVEL CEILING PLAN - UNITS 17, 18, 19, 20, 21, 22, 23 and 24
SCALE 1" = 20'



SECTION D-D - TYPICAL UNITS 14, 15 and 16
SCALE 1" = 10'

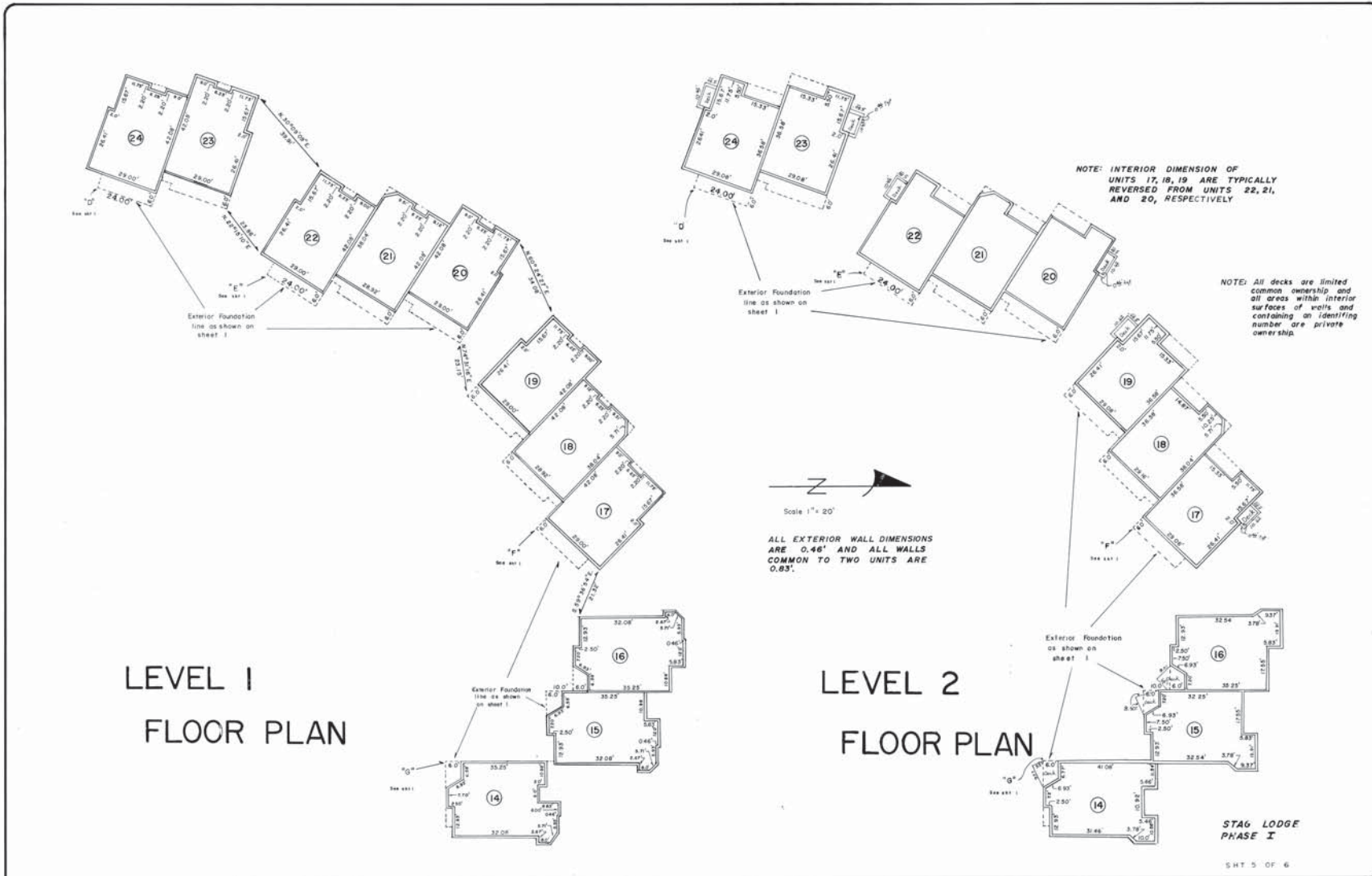


SECTION E-E - TYPICAL UNITS 17, 18, 19, 20, 21, 22, 23 and 24
SCALE 1" = 10'

STAG LODGE
PHASE I

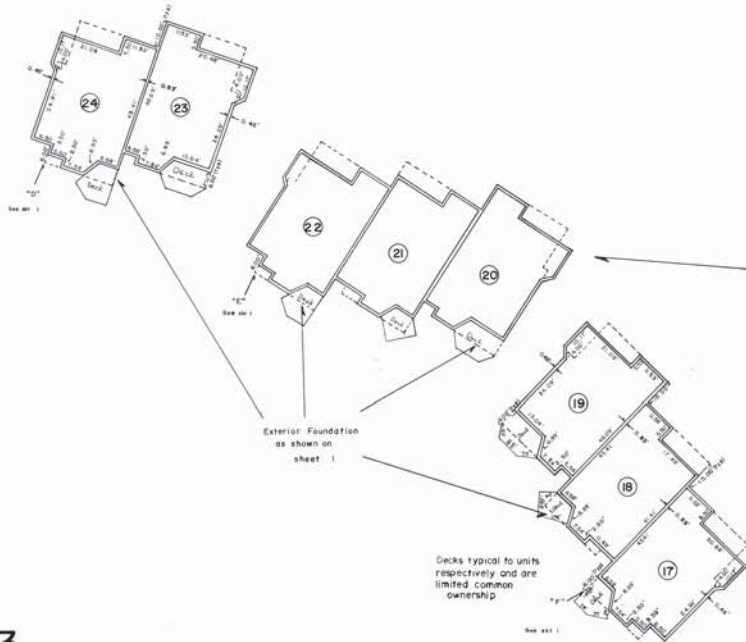
SHT. 4 of 6

| | | | | | |
|--|--|--|---|---|--|
| J.J. Johnson & Associates Park Meadows Park Highway 218 P.O. Box 181 Park City, Utah 84302 (801) 649-9811 | CITY COMMISSION APPROVAL PRESENTED TO THE PARK CITY COMMISSION ON THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THE RECORD OF SURVEY MAP WAS APPROVED MATOR _____ STREET CITY RECORD | CITY ENGINEER APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 20____ CITY ENGINEER _____ | CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 20____ CHAIRMAN _____ | APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____ CITY ATTORNEY _____ | RECORDED = 231328 STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF Summit County of the DATE 3-4-25 TIME 3:45 BOOK PAGE \$ 102.00 ALAN PEREZ SUMMIT COUNTY CLERK |
|--|--|--|---|---|--|



| | | | | | |
|--|---|--|--|---|---|
| J.J. Johnson & Associates Park Meadows Plaza Highlands 248 P.O. Box 1681 Park City, Utah 84080 (801) 649-9811 | CITY COMMISSION APPROVAL PRESENTED TO THE PARK CITY CITY COMMISSIONERS THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THE RECORD OF SURVEY MAP WAS APPROVED. | CITY ENGINEER APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 20____. | CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 20____. | APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____. | RECORDED # 221328 STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE OFFICE OF Summit County Clerk DATE 3-4-85 TIME 3:45 PAGE _____ 10201 BOOK _____ SUMMIT COUNTY RECORDS |
| | MAYOR _____ ATTEST CITY RECORDER _____ | CITY ENGINEER _____ | CHAIRMAN _____ | CITY ATTORNEY _____ | |

STAG LODGE PH I 5/16



LEVEL 3
FLOOR PLAN

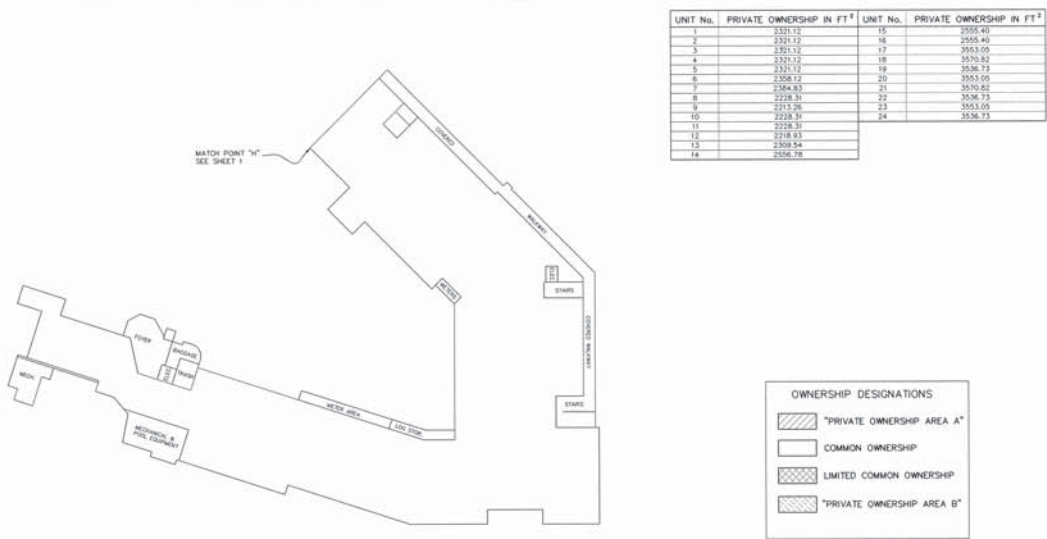
STAG LODGE
PHASE I

SHT. 6 OF 6

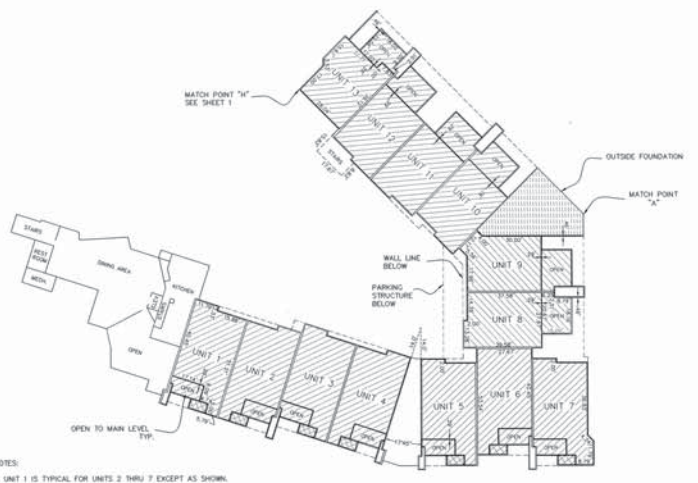
| | | | | | |
|---|---|---|---|---|--|
| J.J. Johnson & Associates Plans, Mechanical, Fire Highway 224 P.O. Box 1684 Park City, Utah 84302 (801) 649-9911 | CITY COMMISSION APPROVAL PRESENTED TO THE PARK CITY CITY COMMISSIONERS THE _____ DAY OF _____ A.D. 19____ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED. | CITY ENGINEER APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPART- MENT ON THIS _____ DAY OF _____ A.D. 19____ | CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THE _____ DAY OF _____ A.D. 19____ | APPROVAL AS TO FORM APPROVED AS TO FORM ON THE _____ DAY OF _____ A.D. 19____ | RECORDED # 231328 STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE RE- QUEST OF <i>Summit County Title</i> DATE 3-4-85 TIME 2:45 PAGE _____ \$102.00 FILE # _____ <i>Alan Spitzer</i> SUMMIT COUNTY RECORDER |
| | WATER _____ STREET CITY RECORDS _____ | CITY ENGINEER _____ | CHAIRMAN _____ | CITY ATTORNEY _____ | |

STAG LODGE PH I (copy)

Exhibit E - Stag Lodge Phase 1 First Am. Plat



GARAGE LEVEL



UPPER LEVEL

OWNERSHIP DESIGNATIONS

- Private Ownership Area A
- Common Ownership
- Limited Common Ownership
- Private Ownership Area B

NOTES:
 1. UNIT 1 IS TYPICAL FOR UNITS 2 THRU 7 EXCEPT AS SHOWN.
 2. UNIT 8 IS TYPICAL FOR UNITS 9 THRU 12 EXCEPT AS SHOWN.

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the unit owners at the STAG LODGE CONDOMINIUM PROJECT acting as a group in accordance with the Declaration of Covenants, Conditions, and Restrictions for STAG LODGE, a Utah Condominium project. This Amended Record of Survey Map of STAG LODGE, which consists of sheets 2, 3, 4, 5, and 6 in accordance with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act. I further certify the information shown hereon is accurate.



John Demkowicz
 John Demkowicz, LS #154491
 Date: 11/16/02

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the undersigned owner(s) of the herein described tract of land, hereby certify that they have caused this survey to be made and this Amended Record of Survey Map to be prepared and hereby consent to the recordation of this Amended Record of Survey Map.

Brad Scott
 Brad Scott, President
 Stag Lodge Condominium Homeowners Association, Inc.
 Date: 12-10-02

ACKNOWLEDGMENT

State of Utah
 County of Summit

On this 10th day of DEC, 2002, personally appeared before me, the undersigned Notary Public, in and for said County and State, Brad Scott, being duly sworn, acknowledged to me that he is the president of the Stag Lodge Homeowners Association, Inc., and that he signed the above Owner's Dedication and Consent to Record for, on, and in behalf of all of the unit owners at the Stag Lodge Condominium Project acting as a group (under the name of the Stag Lodge Homeowners Association, Inc.) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1963) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for Stag Lodge Condominium.

Mary J. Carney
 Notary Public
 Residing in: Park City
 My commission expires: 6-1-2004



- NOTES:**
- This Amended Record of Survey Map is an amendment of sheets 2, 3, 4, 5, and 6 of the Stag Lodge Condominium, recorded March 4, 1985, as Entry #231328 in the Summit County Recorders Office, Sheet 1 of the Stag Lodge Condominium as recorded March 4, 1985, shall remain intact.
 - All other conditions of approval of the Stag Lodge Condominium project continue to apply.
 - Recorded concurrently herewith an Amendment to the Condominium Declaration for Stag Lodge. This Amended Record of Survey Map has been prepared in connection with said Amended Declaration which provides for, but not limited to, the following:
 - "Private Ownership Area A" means and refers to all of the previously existing privately owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.
 - "Private Ownership Area B" means and refers to the property changed from Common Area or Limited Common Area to private ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation private ownership, losses, assessments, insurance, liability, maintenance, repair and replacement. Private Ownership Area B cannot be used to create a lockout unit or additional bedrooms.
 - The dimensions of the private spaces and square footage calculations are based on the Record of Survey Map of Stag Lodge Condominium (see Note 1), and on measurements in the field. Minor variations may occur. It is the intent that the private ownership area of the units will be as constructed.



MAIN LEVEL

NOTES:
 1. UNIT 1 IS TYPICAL FOR UNITS 2 THRU 7 EXCEPT AS SHOWN.
 2. UNIT 8 IS TYPICAL FOR UNITS 9 THRU 12 EXCEPT AS SHOWN.
 3. ALL EXTERIOR WALL DIMENSIONS ARE 0.48" AND ALL WALLS COMMON TO TWO UNITS ARE 0.83."

NOTE: UNLESS OTHERWISE NOTED, ALL DIMENSIONS ON MAIN LEVEL ARE TO INTERIOR FINISH SURFACE.

FIRST AMENDED RECORD OF SURVEY MAP
STAG LODGE PHASE I
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST
 S.L.B. & M.
 PARK CITY, SUMMIT COUNTY, UTAH

30 0 30 60
 JOB NO.: 5-7-01 FILE: Z:\sl\dwg\Phase1-Am\sh2
 # 645059



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 3rd DAY OF JANUARY, 2002 A.D.
 BY Brad Scott
 C.B.W.R.D.

PLANNING COMMISSION
 APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 30th DAY OF JANUARY, 2002 A.D.
 BY Brad Scott
 CHAIRMAN

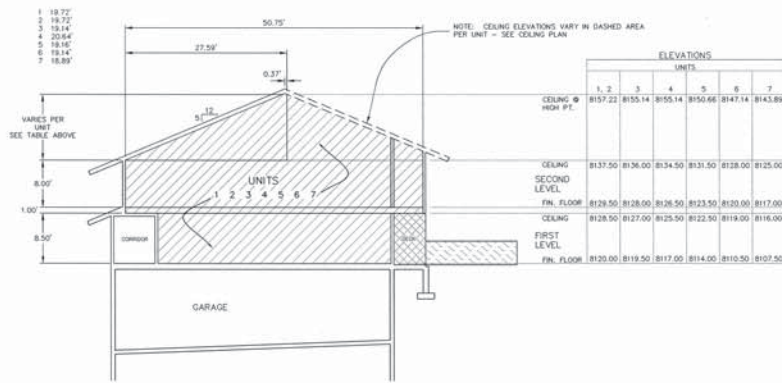
ENGINEER'S CERTIFICATE
 I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 30th DAY OF JANUARY, 2002 A.D.
 BY John Demkowicz
 PARK CITY ENGINEER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 27th DAY OF JANUARY, 2002 A.D.
 BY John Demkowicz
 PARK CITY ATTORNEY

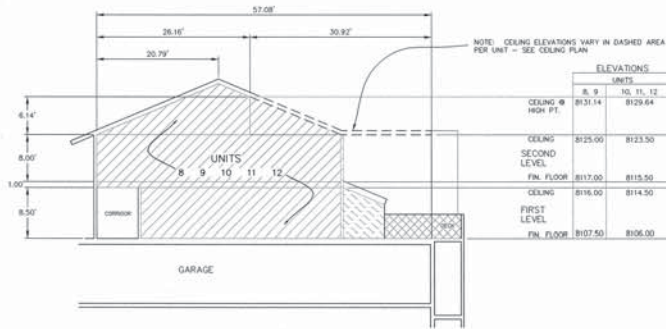
CERTIFICATE OF ATTEST
 I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 6th DAY OF JUNE, 2002 A.D.
 BY John Demkowicz
 PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 6th DAY OF JUNE, 2002 A.D.
 BY Diana Williams
 MAYOR

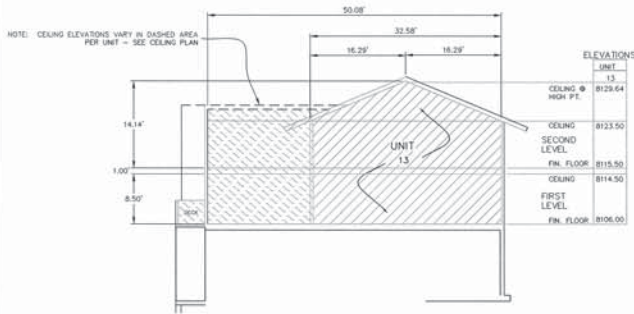
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Stag Lodge Homeowners Association
 DATE 1-07-2002 TIME 2:57 AM BOOK --- PAGE ---
 \$ 120.00 FEE
John Demkowicz
 RECORDER



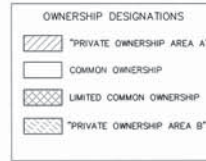
SECTION A-A TYPICAL UNITS 1 2 3 4 5 6 7
SCALE: 1"=10'



SECTION B-B TYPICAL UNITS 8 9 10 11 12
SCALE: 1"=10'



SECTION C-C TYPICAL UNIT 13
SCALE: 1"=10'



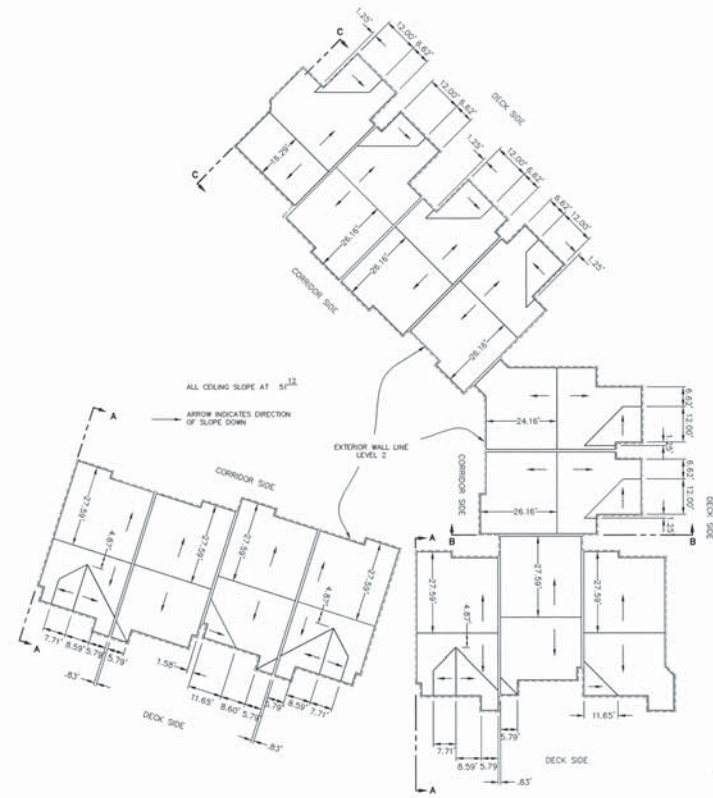
BENCHMARK:
BRASS CAP MOVEMENT IN BOX
(ON ROYAL STREET EAST),
APPROXIMATELY 100 FEET
NORTHERLY OF P.L. TWO ROADS -
ROYAL STREET EAST AND STAG
LODGE ENTRANCE.
ELEV. 8079.21'

NOTES:

- This Amended Record of Survey Map is an Amendment of sheets 2, 3, 4, 5, and 6 of the Stag Lodge Condominium, recorded March 4, 1985, as Entry #231328 in the Summit County Recorder's Office. Sheet 1 of the Stag Lodge Condominium as recorded March 4, 1985, shall remain intact.
- All other conditions of approval of the Stag Lodge Condominium project continue to apply.
- Recorded concurrently herewith an Amendment to the Condominium Declaration for Stag Lodge. This Amended Record of Survey Map has been prepared in connection with said Amended Declaration which provides for, but not limited to, the following:

"Private Ownership Area A" means and refers to all of the previously existing privately owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.

"Private Ownership Area B" means and refers to the property changed from Common Area or Limited Common Area to private ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement. Private Ownership Area B cannot be used to create a lockout unit or additional bedrooms.
- The dimensions of the private spaces and square footage calculations are based on the Record of Survey Map of Stag Lodge Condominium (see Note 1), and on measurements in the field. Minor variations may occur. It is the intent that the private ownership area of the units will be as constructed.



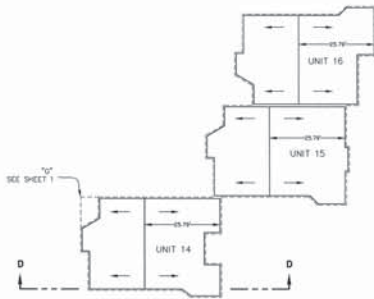
CEILING PLAN
SCALE: 1"=20'

FIRST AMENDED
RECORD OF SURVEY MAP
STAG LODGE PHASE I
A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST
S.L.B. & M.
PARK CITY, SUMMIT COUNTY, UTAH

II 645057 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF High Country Title
DATE 10-20-23 TIME 2:57:48 BOOK -- PAGE --
FEE REC'D
REC'D

5-7-01 Z:\sl\dwg\Phase1-Am\ph1-sh3

Stag Lodge Ph 1 3 of 6

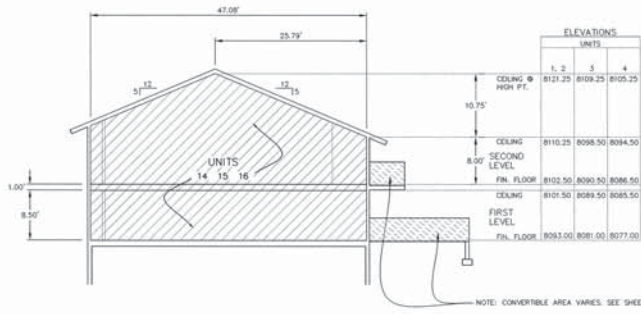


SECOND LEVEL CEILING PLAN - UNITS 14 15 16
SCALE: 1"=20'

ALL CEILINGS SLOPE AT 5/12
ARROW INDICATES DIRECTION OF SLOPE DOWN
DASHED LINE INDICATES OUTSIDE OF WALL

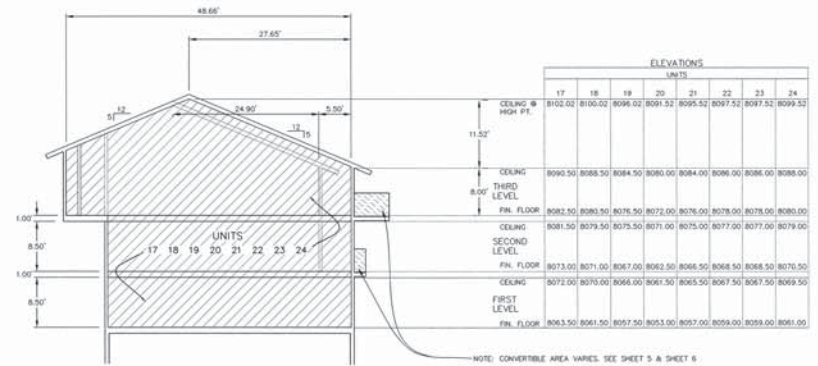


THIRD LEVEL CEILING PLAN - UNITS 17 18 19 20 21 22 23 24
SCALE: 1"=20'



SECTION D-D - TYPICAL UNITS 14 15 16
SCALE: 1"=10'

NOTE: CONVERTIBLE AREA VARIES. SEE SHEET 5



SECTION E-E - TYPICAL UNITS 17 18 19 20 21 22 23 24
SCALE: 1"=10'

FIRST AMENDED
RECORD OF SURVEY MAP
STAG LODGE PHASE I
A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST
S.L.B. & M.
PARK CITY, SUMMIT COUNTY, UTAH

PAGE 4 of 6

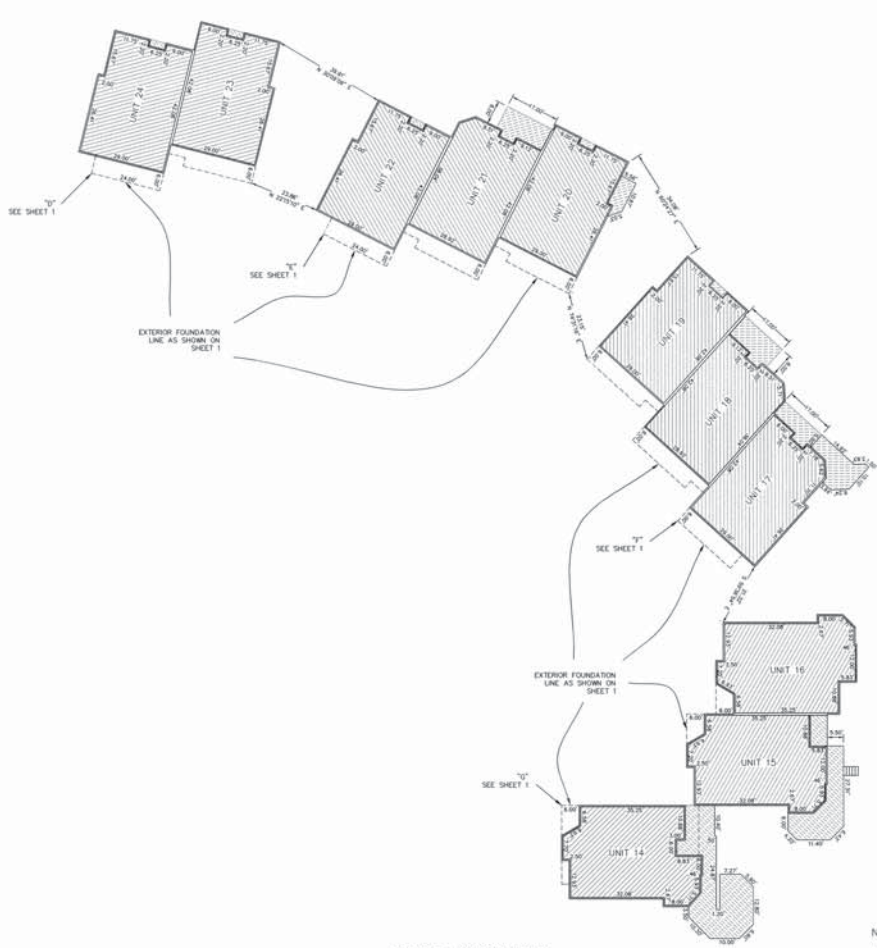
NOTES:

- This Amended Record of Survey Map is an Amendment of sheets 2, 3, 4, 5, and 6 of the Stag Lodge Condominium, recorded March 4, 1985, as Entry #231328 in the Summit County Recorders Office. Sheet 1 of the Stag Lodge Condominium as recorded March 4, 1985, shall remain intact.
- All other conditions of approval of the Stag Lodge Condominium project continue to apply.
- Recorded concurrently herewith an Amendment to the Condominium Declaration for Stag Lodge. This Amended Record of Survey Map has been prepared in connection with said Amended Declaration which provides for, but not limited to, the following:
 - "Private Ownership Area A" means and refers to all of the previously existing privately owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.
 - "Private Ownership Area B" means and refers to the property changed from Common Area or Limited Common Area to private ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement. Private Ownership Area B cannot be used to create a lockout unit or additional bedrooms.
- The dimensions of the private spaces and square footage calculations are based on the Record of Survey Map of Stag Lodge Condominium (see Note 1), and on measurements in the field. Minor variations may occur. It is the intent that the private ownership area of the units will be as constructed.

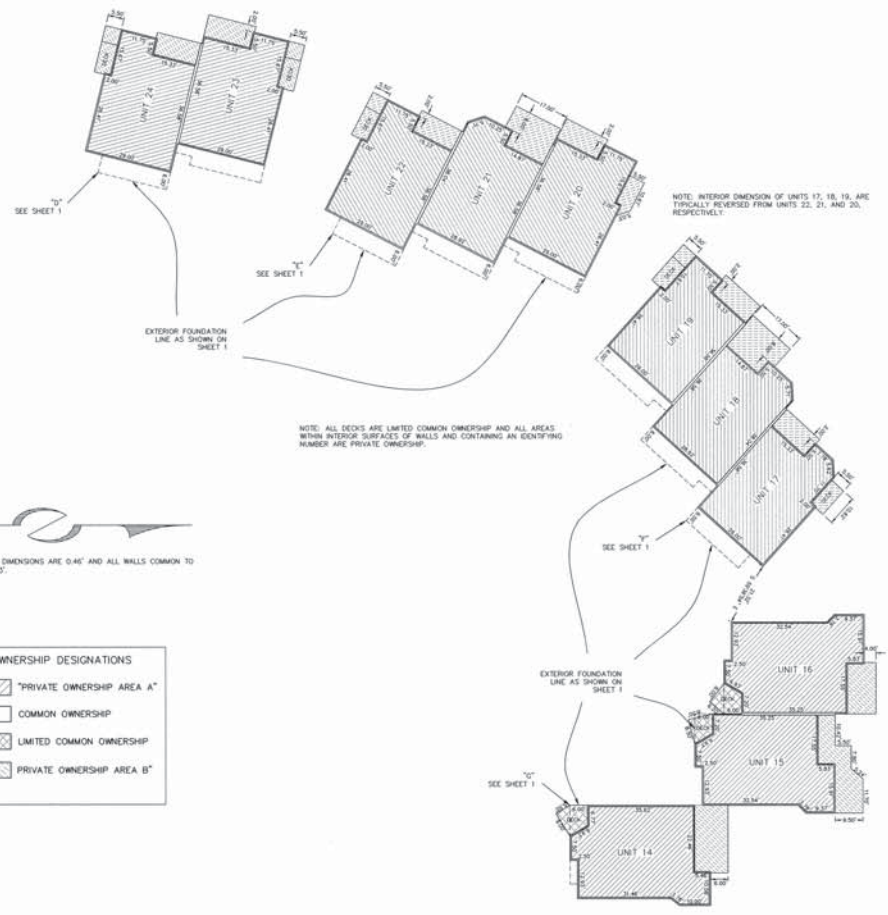


1145057 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF High Country Title
DATE 1/27/2013 TIME 1:57:48 BOOK 117 PAGE 11
\$170.00 Fee
Alison Jennings
RECORDER

5-7-01 Z:\a\dwg\Phase1-Am\ph1-sh4



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

ALL EXTERIOR WALL DIMENSIONS ARE 0.40' AND ALL WALLS COMMON TO TWO UNITS ARE 0.20'.

OWNERSHIP DESIGNATIONS

| | |
|--|----------------------------|
| | "PRIVATE OWNERSHIP AREA A" |
| | COMMON OWNERSHIP |
| | LIMITED COMMON OWNERSHIP |
| | "PRIVATE OWNERSHIP AREA B" |

- NOTES:**
1. This Amended Record of Survey Map is an Amendment of sheets 2, 3, 4, 5, and 6 of the Stag Lodge Condominium, recorded March 4, 1985, as Entry #231328 in the Summit County Recorder's Office. Sheet 1 of the Stag Lodge Condominium as recorded March 4, 1985, shall remain intact.
 2. All other conditions of approval of the Stag Lodge Condominium project continue to apply.
 3. Recorded concurrently herewith an Amendment to the Condominium Declaration for Stag Lodge. This Amended Record of Survey Map has been prepared in connection with said Amended Declaration which provides for, but not limited to, the following:
 - "Private Ownership Area A" means and refers to all of the previously existing privately owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.
 - "Private Ownership Area B" means and refers to the property changed from Common Area or Limited Common Area to private ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement. Private Ownership Area B cannot be used to create a lockout unit or additional bedrooms.

4. The dimensions of the private spaces and square footage calculations are based on the Record of Survey Map of Stag Lodge Condominium (see Note 1), and on measurements in the field. Minor variations may occur. It is the intent that the private ownership area of the units will be as constructed.

NOTE: INTERIOR DIMENSION OF UNITS 17, 18, 19, ARE TYPICALLY REVERSED FROM UNITS 22, 21, AND 20, RESPECTIVELY.

NOTE: ALL DECKS ARE LIMITED COMMON OWNERSHIP AND ALL AREAS WITHIN INTERIOR SURFACES OF WALLS AND CONTAINING AN IDENTIFYING NUMBER ARE PRIVATE OWNERSHIP.

FIRST AMENDED
RECORD OF SURVEY MAP
STAG LODGE PHASE I
A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST
S.L.B. & M.
PARK CITY, SUMMIT COUNTY, UTAH



II 645057 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF High Country Title
DATE 1-07-2016 TIME 8:57 AM BOOK - PAGE -
FEE \$174.00 REC'D
REC'D BY [Signature]

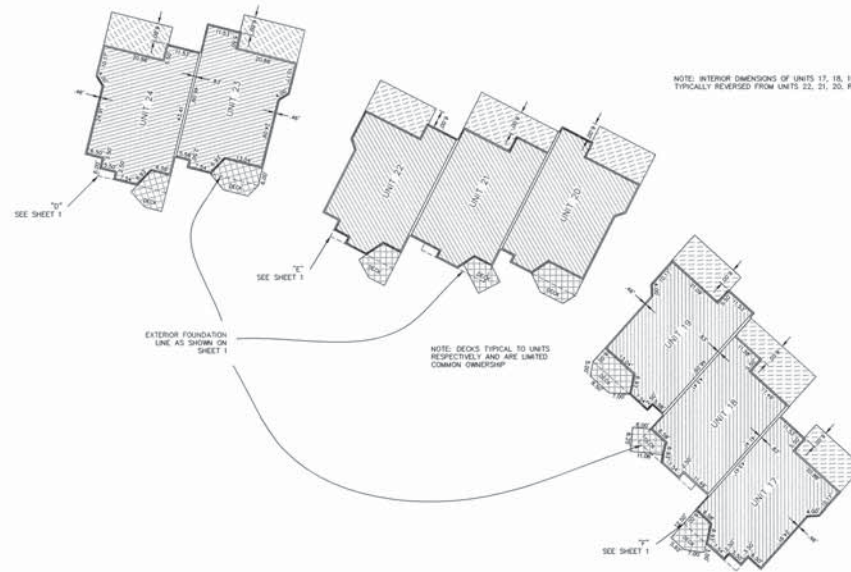
5-7-01 Z:\sl\dwg\Phase\sh15

Stag Lodge #11 5016

ALL EXTERIOR WALL DIMENSIONS ARE 0'41" AND ALL WALLS COMMON TO TWO UNITS ARE 0.87".

NOTE: INTERIOR DIMENSIONS OF UNITS 17, 18, 19 ARE TYPICALLY REVERSED FROM UNITS 22, 21, 20, RESPECTIVELY.

| OWNERSHIP DESIGNATIONS | |
|------------------------|----------------------------|
| | "PRIVATE OWNERSHIP AREA A" |
| | COMMON OWNERSHIP |
| | LIMITED COMMON OWNERSHIP |
| | PRIVATE OWNERSHIP AREA B" |



LEVEL 3 FLOOR PLAN

NOTE: ALL AREAS WITHIN INTERIOR SURFACES OF WALLS AND CONTAINING AN IDENTIFYING NUMBER ARE PRIVATE OWNERSHIP.

NOTES:

1. This Amended Record of Survey Map is an Amendment of sheets 2, 3, 4, 5, and 6 of the Stag Lodge Condominium, recorded March 4, 1985, as Entry #231328 in the Summit County Recorder's Office, Sheet 1 of the Stag Lodge Condominium as recorded March 4, 1985, shall remain intact.
2. All other conditions of approval of the Stag Lodge Condominium project continue to apply.

3. Recorded concurrently herewith an Amendment to the Condominium Declaration for Stag Lodge, This Amended Record of Survey Map has been prepared in connection with said Amended Declaration which provides for, but not limited to, the following:

"Private Ownership Area A" means and refers to all of the previously existing privately owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.

"Private Ownership Area B" means and refers to the property changed from Common Area or Limited Common Area to private ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement. Private Ownership Area B cannot be used to create a lockout unit or additional bedrooms.

4. The dimensions of the private spaces and square footage calculations are based on the Record of Survey Map of Stag Lodge Condominium (see Note 1), and on measurements in the field. Minor variations may occur. It is the intent that the private ownership area of the units will be as constructed.

FIRST AMENDED
RECORD OF SURVEY MAP

STAG LODGE PHASE I

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST
S.L.B. & M.
PARK CITY, SUMMIT COUNTY, UTAH



PAGE 6 of 6

| | |
|--|----------------------------|
| # 645057 | RECORDED |
| STATE OF UTAH COUNTY OF SUMMIT AND FILED | |
| AT THE REQUEST OF High Country Title | |
| DATE 11/29/16 | TIME 8:54 AM BOOK 5 PAGE 6 |
| \$ 170.00 | RECORDER |
| FEE | RECORDER |

5-7-01 Z:\sl\dwg\Phase I-Am\ph1-sh6

Stag Lodge Ph I 6/16

Exhibit F - Stag Lodge Phase 1 Second Am. Plat

| UNIT No. | PRIVATE OWNERSHIP IN FT ² | UNIT No. | PRIVATE OWNERSHIP IN FT ² |
|----------|--------------------------------------|----------|--------------------------------------|
| 1 | 2331.12 | 15 | 2555.40 |
| 2 | 2331.12 | 16 | 2555.40 |
| 3 | 2331.12 | 17 | 2555.05 |
| 4 | 2331.12 | 18 | 2570.82 |
| 5 | 2331.12 | 19 | 2538.73 |
| 6 | 2336.12 | 20 | 2553.05 |
| 7 | 2384.83 | 21 | 2570.82 |
| 8 | 2226.31 | 22 | 2538.73 |
| 9 | 2213.26 | 23 | 2553.05 |
| 10 | 2226.31 | 24 | 2538.73 |
| 11 | 2226.31 | | |
| 12 | 2226.31 | | |
| 13 | 2226.31 | | |
| 14 | 2556.78 | | |

NOTES:

- UNIT 1 IS TYPICAL FOR UNITS 2 THRU 7 EXCEPT AS SHOWN.
- UNIT 8 IS TYPICAL FOR UNITS 9 THRU 12 EXCEPT AS SHOWN.
- ALL EXTERIOR WALL DIMENSIONS ARE 6"40" AND ALL WALLS COMMON TO TWO UNITS ARE 0.83".

OWNERSHIP DESIGNATIONS

- PRIVATE OWNERSHIP AREA "A"
- COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP AREA "B"

Garage Level

Main Level

UPPER LEVEL

NOTES:

- UNIT 1 IS TYPICAL FOR UNITS 2 THRU 7 EXCEPT AS SHOWN.
- UNIT 8 IS TYPICAL FOR UNITS 9 THRU 12 EXCEPT AS SHOWN.

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the unit owners at the STAG LODGE CONDOMINIUM PROJECT acting as a group in accordance with the Declaration of Covenants, Conditions, and Restrictions for STAG LODGE, a Utah Condominium project, this Second Amended Record of Survey Map of STAG LODGE PHASE I, which consists of pages 2, 4, and 5 in accordance with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act. I further certify the information shown hereon is accurate.

John Demkowicz 5/16/05
 John Demkowicz, LS #154491 Date

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the undersigned owner(s) of the herein described tract of land, hereby certify that they have caused this survey to be made and this Second Amended Record of Survey Map to be prepared and hereby consent to the recordation of this Second Amended Record of Survey Map.

Anita Hirsch, owner of Units 3 & 4 by *Brent Gilsamer*
 Attorney-in-Fact Brent Gilsamer
 for Anita Hirsch pursuant to the Limited Power of Attorney, document no. 00732732, Bk. 01692, Pg. 007743-007744 as recorded on April 13, 2005 in the office of the Summit County Recorder.

ACKNOWLEDGMENT

State of Utah SE
 County of Summit SE

On this 4th day of May, 2005, personally appeared before me, the undersigned Notary Public, in and for said County and State, *Mary J. Carney*, who duly acknowledged the foregoing instrument.

Mary J. Carney
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 Mary J. Carney
 Residing in: Park City, UT
 My commission expires: 4-13-2008

ACKNOWLEDGMENT

State of MARYLAND SE
 County of BALTO CITY SE

On this 2nd day of May, 2005, personally appeared before me, the undersigned Notary Public, in and for said County and State, Robert S. Carpenter, being duly sworn, acknowledged to me that he is the president of the Stag Lodge Homeowners Association, Inc., and that he signed the above Owner's Dedication and Consent to Record for, on, and in behalf of all of the unit owners of the Stag Lodge Condominium Project acting as a group (under the name of the Stag Lodge Homeowners Association, Inc.) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1983) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for Stag Lodge Condominium.

Robert S. Carpenter
 A NOTARY PUBLIC COMMISSIONED IN MARYLAND
 Tony Ferguson
 Full Name (Printed)
 Residing in: Baltimore City
 My commission expires: Nov. 1, 2005

(435) 648-8427 • PHONE
 (435) 648-8470 • FAX
 CONSULTING ENGINEERS • LAND PLANNERS • SURVEYORS
 617 West Street, P.O. Box 2007, Park City, Utah 84302-0207

| | | | | | |
|--|---|--|--|---|---|
| SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS <u>6th</u> DAY OF <u>May</u> , 2005 A.D. BY <i>B.D.B.</i> O.S.W.R.D. | PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS <u>18</u> DAY OF <u>May</u> , 2005 A.D. BY <i>J.S. Burt</i> CHAIRMAN | ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS <u>15th</u> DAY OF <u>May</u> , 2005 A.D. BY <i>David D. Osborn PE</i> PARK CITY ENGINEER | APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>17th</u> DAY OF <u>May</u> , 2005 A.D. BY <i>Joseph W. Case</i> PARK CITY ATTORNEY | CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS <u>7th</u> DAY OF <u>MAY</u> , 2005 A.D. BY <i>David M. Scott</i> PARK CITY RECORDER | COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS <u>7th</u> DAY OF <u>MAY</u> , 2005 A.D. BY <i>Rhona Williams</i> MAYOR |
|--|---|--|--|---|---|

STAG LODGE PHASE I SECOND AMENDED RECORD OF SURVEY MAP

STAG LODGE PHASE I

A UTAH CONDOMINIUM PROJECT
 LOCATED IN SECTION 22
 TOWNSHIP 2 SOUTH, RANGE 4 EAST
 S.L.B. & M.
 PARK CITY, SUMMIT COUNTY, UTAH

30 0 30 60

PAGE 2 OF 6

JOB NO.: 4-2-04 FILE: c:\sl\dwg\040204_omdapl1-sh2

737279 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Blance Engineering, Inc.
 DATE 5-05-05 TIME 12:30 BOOK _____ PAGE _____
414.00 FEE *David M. Scott* RECORDER

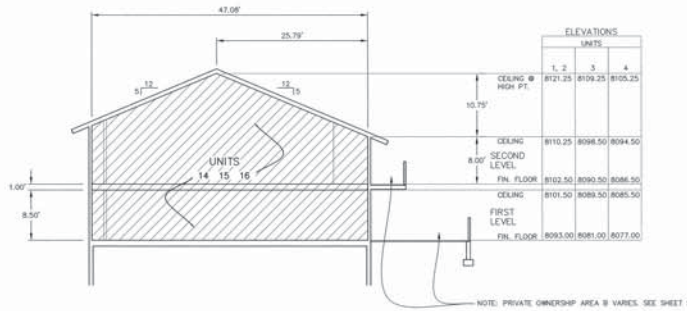
STAG LODGE PHASE I SECOND AMENDED



SECOND LEVEL CEILING PLAN - UNITS 14 15 16
SCALE: 1"=20"



THIRD LEVEL CEILING PLAN - UNITS 17 18 19 20 21 22 23 24
SCALE: 1"=20"



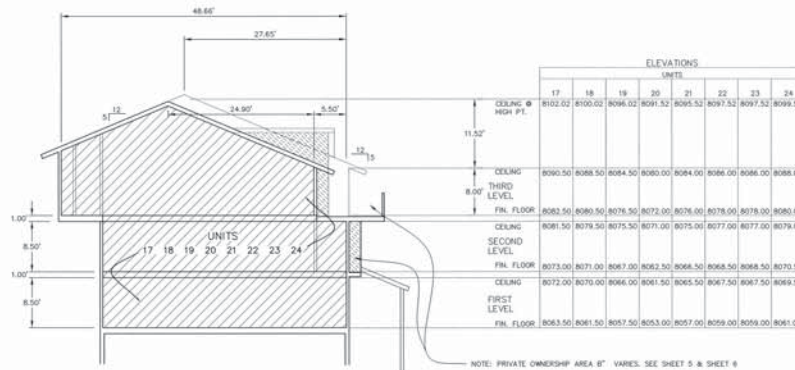
SECTION D-D - TYPICAL UNITS 14 15 16
SCALE: 1"=10"

ALL CEILING SLOPE AT 5/12
ARROW INDICATES DIRECTION OF SLOPE DOWN
DASHED LINE INDICATES OUTSIDE OF WALL



NOTES:

- This Second Amended Record of Survey Map is an Amendment of pages 2, 4, and 5 of the First Amended Stag Lodge Phase I Condominium, recorded January 17, 2003, as Entry #645059 in the Summit County Recorders Office, Page 1 of the Stag Lodge Phase I Condominium as recorded March 4, 1985, and pages 3 and 6 as recorded January 17, 2003, as Entry #645059, shall remain intact.
- All other conditions of approval of the Stag Lodge Condominium project continue to apply.
- See Amendment to Declaration of Condominium for Stag Lodge Document #00645062, Bk 1504, Pg 01845-01852, filed January 17, 2003. This Amended Record of Survey Map has been prepared in connection with said Amended Declaration which provides for, but not limited to, the following:
 "Private Ownership Area A" means and refers to all of the previously existing privately owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.
 "Private Ownership Area B" means and refers to the property changed from Common Area or Limited Common Area to private ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement. Private Ownership Area B cannot be used to create a lockout unit or additional bedrooms.
- The dimensions of the private spaces and square footage calculations are based on the Record of Survey Map of Stag Lodge Phase I Condominium (see Note 1), and on measurements in the field. Minor variations may occur. It is the intent that the private ownership area of the units will be as constructed.



SECTION E-E - TYPICAL UNITS 17 18 19 20 21 22 23 24
SCALE: 1"=10"

SECOND AMENDED
RECORD OF SURVEY MAP

STAG LODGE PHASE I

A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST
S.L.B. & M.
PARK CITY, SUMMIT COUNTY, UTAH

PAGE 4 of 6

JOB NO.: 4-2-04 FILE: c:\st\dwg\040204 amended\ph1-sh4

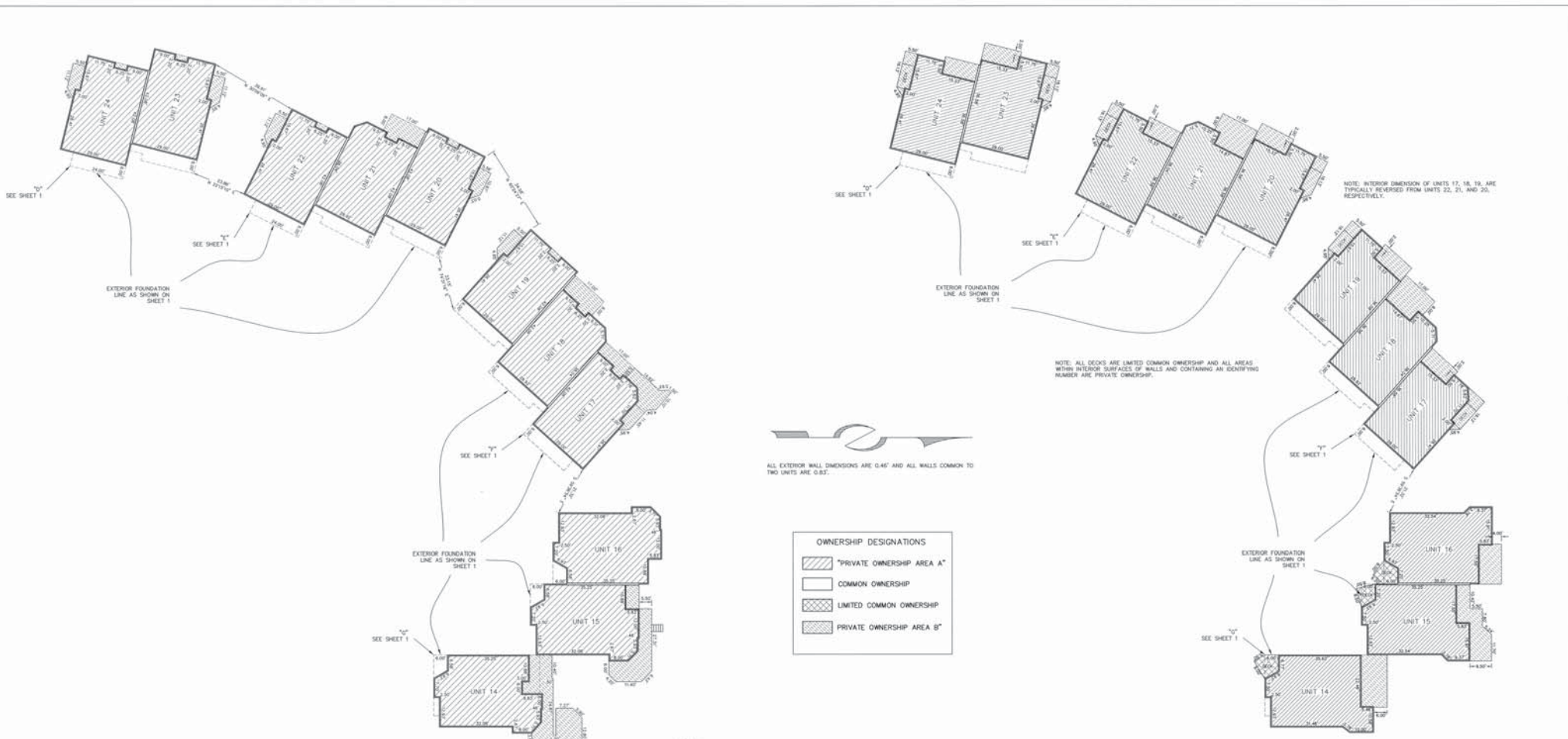
737279 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF High Country Title

DATE 5-25-2005 TIME 12:30 BOOK PAGE

114.00 FEE [Signature] RECORDER

STAG LODGE PHASE I SECOND AMENDED



LEVEL 1 FLOOR PLAN

LEVEL 2 FLOOR PLAN

- NOTES:
1. This Second Amended Record of Survey Map is an Amendment of pages 2, 4, and 5 of the First Amended Stag Lodge Phase I Condominium, recorded January 17, 2003, as Entry #645059 in the Summit County Records Office. Page 1 of the Stag Lodge Phase I Condominium as recorded March 4, 1985, and pages 3 and 6 as recorded January 17, 2003, as Entry #645059, shall remain intact.
 2. All other conditions of approval of the Stag Lodge Condominium project continue to apply.
 3. See Amendment to Declaration of Condominium for Stag Lodge, Document #00645062, Bk. 01504, Pg. 01845-01852, filed January 17, 2003. This Amended Record of Survey Map has been prepared in connection with said Amendment Declaration which provides for, but not limited to, the following:

"Private Ownership Area A" means and refers to all of the previously existing privately owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.

"Private Ownership Area B" means and refers to the property changed from Common Area or Limited Common Area to private ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement. Private Ownership Area B cannot be used to create a lockout unit or additional bedrooms.
 4. The dimensions of the private spaces and square footage calculations are based on the Record of Survey Map of Stag Lodge Phase I Condominium (see Note 1), and on measurements in the field. Minor variations may occur. It is the intent that the private ownership area of the units will be as constructed.

SECOND AMENDED
RECORD OF SURVEY MAP
STAG LODGE PHASE I
A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 22
TOWNSHIP 2 SOUTH, RANGE 4 EAST
S.L.B. & M.
PARK CITY, SUMMIT COUNTY, UTAH



1757279 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF *High Country Devel*
DATE 5-25-2015 TIME 12:30 BOOK 2 PAGE 5
\$ 114.00
Devin D. Bowen, Deputy
RECORDER

4-2-04 X:\SL\DWG\040204 AMENDED\PH1-SHTS

Exhibit G - Aerial Photos and Photos of Unit 10



| | | | |
|--|--|--|---------------------------------|
|  <p>(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 222 West Street, P.O. Box 2654 Park City, Utah 84060-2654</p> | <p>STAFF: MARSHALL KING JESSE MORENO</p> | <p>AERIAL PHOTOGRAPH STAG LODGE PHASE 1, UNIT 10 8200 ROYAL STREET EAST</p> | <p>SHEET 1 OF 1</p> |
| | <p>DATE: 6/6/16</p> | <p>FOR: MARTI COLE JOB NO.: 9-3-16 FILE: X:\SilverLakeVillage\dwg\Exhibits\Stag Lodge Unit 10--ortho.dwg</p> | |



Stag Lodge, Phase 1, Unit 10





Stag Lodge, Phase 1, Unit 10





Stag Lodge, Phase 1, Unit 10

RECEIVED
JUN 06 2016
PARK CITY
PLANNING DEPT.



Planning Commission Staff Report

PLANNING DEPARTMENT

Subject: Bonanza Park East Master Planned Development Pre-Application
Author: Francisco Astorga, AICP, Senior Planner
Project #: PL-15-02997
Date: 30 November 2016
Type of Item: Administrative - Master Planned Development Pre-Application

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing and consider making a finding of preliminary compliance with the purpose of the General Commercial District and the General Plan of the Bonanza Park East Master Planned Development Pre-Application located at 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd., based on the findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Description

Applicant: JP's Nevada LLC, Bonanza Park LLC, and Maverick, Park City LLC represented by Mark Fischer, Rory Murphy, and Craig Elliott

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

Zoning: GC District

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

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

Process

Land Management Code (LMC) § 15-6-4 outlines the following process for a MPD Pre-Application:

- A. *PRE-APPLICATION CONFERENCE. A pre-Application conference shall be held with the Planning Department staff in order for the Applicant to become acquainted with the Master Planned Development procedures and related City requirements and schedules. The Planning Department staff will give preliminary feedback to the potential Applicant based on information available at the pre-Application conference and will inform the Applicant of issues or special requirements which may result from the proposal.*
- B. *PRE-APPLICATION PUBLIC MEETING AND DETERMINATION OF COMPLIANCE. In order to provide an opportunity for the public and the Planning Commission to give preliminary input on a concept for a Master Planned Development, all MPDs will be required to go through a pre-Application public meeting before the Planning Commission except for MPDs subject to an Annexation Agreement. A pre-Application will be filed with the Park City Planning Department and shall include conceptual plans as stated on the Application form and the applicable fee. The public will be notified and invited to attend and comment in accordance with LMC Chapters 15-1-12 and 15-1-21, Notice Matrix, of this Code.*

At the pre-Application public meeting, the Applicant will have an opportunity to present the preliminary concepts for the proposed Master Planned Development. This preliminary review will focus on identifying issues of compliance with the General Plan and zoning compliance for the proposed MPD. The public will be given an opportunity to comment on the preliminary concepts so that the Applicant can address neighborhood concerns in preparation of an Application for an MPD.

The Planning Commission shall review the preliminary information to identify issues on compliance with the General Plan and will make a finding that the project initially complies with the General Plan. Such finding is to be made prior to the Applicant filing a formal MPD Application. If no such finding can be made, the applicant must submit a modified Application or the General Plan would have to be modified prior to formal acceptance and processing of the Application. For larger MPDs, it is recommended that the Applicant host additional neighborhood meetings in preparation of filing of a formal Application for an MPD.

For MPDs that are vested as part of Large Scale MPDs the Planning Director may waive the requirement for a pre-Application meeting. Prior to final approval of an MPD that is subject to an Annexation Agreement or a Large Scale MPD, the Commission shall make findings that the project is consistent with the Annexation Agreement or Large Scale MPD and the General Plan.

[...]

As indicated in the LMC, the MPD Pre-Application is intended to:

- Allow the applicant to have an opportunity to present the preliminary concepts.
- Provide an opportunity for the Planning Commission to give preliminary input on a concept.
- Allow the public to be given an opportunity to comment on the preliminary concepts so that the applicant can address neighborhood concerns.

As indicated on LMC § 15-6-4(B), second paragraph, the preliminary review is to focus on identifying issues of compliance with the General Plan and the Zoning District. The Planning Commission is to review the preliminary information to identify issues on compliance with the General Plan and is to make findings that the project initially complies with the General Plan. **The MPD Pre-Application does not vest any densities, layouts, heights, setback exceptions, etc. It focuses on identifying conceptual issues of compliance with the General Plan and Zoning.**

Updated Proposal

The Planning Commission reviewed this application on May 11, 2016. See Exhibit C – [11 May 2016 Planning Commission Staff Report](#) and Exhibit D – [11 May 2016 Planning Commission Minutes](#). After meeting with the Planning Commission on May 11, 2016 and with Staff several times after that, the applicant updated their plans on July 27, 2016. The Planning Commission reviewed this application again on August 24, 2016. See Exhibit E – [24 August 2016 Planning Commission Staff Report](#) & Exhibit F – [24 August 2016 Planning Commission Minutes](#).

On October 11, 2016 the City received an update to the site plan which replaced sheet MPD – 006, Landscape / Site Plan. Staff also received the Regional Bus Stops Locations exhibit. On November 9, 2016 the City received three (3) narratives addressing compliance with the Goals and Objectives of the General Plan (GP), compliance with the GP Bonanza Park (BoPa) Neighborhood Section, and compliance with the Transportation Master Plan. See Exhibit G, Exhibit H, and Exhibit I, respectively. On November 17 Staff received updated sheets MPD - 120 through MPD – 125 and an updated Area Calculation table. Exhibit B – Updated Plans (dated 11/17/16) contains the most current proposal of this application.

The entire project is summarized with the following updated outline:

- Seven (7) separate buildings identified as Bldg. A - G.
- Proposed gross floor area of approximately 276,494 sf. (formerly 277,387 sf.)
 - Bldg. A – approximately 54,357 gross floor area , 4 stories (including lower level due to grade change)
 - Bldg. B – approximately 49,251 sf. gross floor area, 4 stories
 - Bldg. C – approximately 16,640 sf. gross floor area, 3 stories
 - Bldg. D – approximately 63,346 sf. gross floor area, 4 & 5 stories

- Bldg. E – approximately 49,184 sf. gross floor area, 4 & 5 stories
- Bldg. F – approximately 24,076 sf. gross floor area, 3
- Bldg. G – approximately 19,637 sf. gross floor area, 4 stories

- Square footage divided by general use:
 - Residential: 104,357 sf. (52.18 UEs) formerly 75,636 sf. (37.82 UEs)
 - Business (Office): 4,371 sf. (4.37 UEs) formerly 22,554 sf. (22.55 UEs)
 - Commercial: 87,986 sf. (87.99 UEs) formerly 105,868 sf. (105.87 UEs)
 - Residential affordable housing: 20,390 sf. formerly 11,351 sf.
 - Circulation: 47,461 sf. formerly 50,124 sf.
 - Mechanical: 11,929 sf. formerly 11,333 sf.

- Proposed underground parking area with two (2) access points
 - One (1) underneath Bldg. D near the Kearns Blvd. access point.
 - One (1) underneath Bldg. A, through the circular drop off area between Bldg. B and Bldg. C.

- 355 parking spaces proposed
 - 271 underground parking stalls
 - 84 surface parking stalls

Background

On November 4, 2015, the City received this MPD Pre-Application. The application was updated on February 5, 2016, July 27, 2016, October 11, 2016, November 9, 2016, and November 17, 2016. The property is located within the GC District. The subject property is located at 1401 & 1415 Kearns Boulevard, 1415, 1635, 1665, 1685, & 1705 Bonanza Drive, 1420 W. & 1490 W. Munchkin Road. The subject site contains 224,801 square feet (approx. 5.16 acres). The subject site consists of nine (9) separate parcels/lots. Table 1 below shows the owner (LLC) name; parcel no.; address; and current tenant/associated use (known as).

Table 1:

| Owner | Parcel No. | Address | Known as |
|-------------------|-------------------|----------------------|--|
| JP's Nevada, LLC | PCA-110-G-1 | 1401 Kearns Blvd. | New Kimball Art Center |
| Bonanza Park, LLC | PSA-46-RE-C | 1685 Bonanza Dr. | Skis on the Run Switchback Sports |
| | KBC-A | 1409 Kearns Blvd. | Silver King Coffee drive through kiosk |
| | KBC-B | 1415 Kearns Blvd. | Vacant site (undeveloped parking lot)- north of Anaya's Market) |
| | PCA-110-G-2-A | 1420 W. Munchkin Rd. | Storage Units |
| | PCA-110-G-3 | 1490 W. Munchkin Rd. | Anaya's Market Topmark Floor & |

| | | | |
|--------------------------------|-------------|------------------|------------------------------------|
| | | | Design Soul Poles |
| | PSA-46-RE-B | 1665 Bonanza Dr. | Park City Clinic |
| | PSA-46-RE-D | 1705 Bonanza Dr. | Ol' Miner Self Service Car Wash |
| Maverick, Park City, LLC | PSA-46-A | 1635 Bonanza Dr. | Maverick Gas Station |

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

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

Table 2:

| Address/ <i>Known as</i> | Lot/Parcel Size | Lot no. & Subdivision |
|---|-------------------------|---|
| 1401 Kearns Blvd. <i>Kimball Art Center</i> | 43,962 sf. 1.01 acre | Not applicable <i>Parcel</i> |
| 1685 Bonanza Dr. <i>Skis on the Run</i> | 18,300 sf. 0.42 acre | Lot 46-C - Resubdivision of Lot 46 Prospector Square |
| 1409 Kearns Blvd. <i>Silver King Coffee</i> | 25,780 sf. 0.59 acre | Parcel A - Kearns Business Center Sub. |
| 1415 Kearns Blvd. <i>vacant site</i> | 23,511 sf. 0.54 acre | Parcel B - Kearns Business Center Sub. |
| 1420 W. Munchkin Rd. <i>storage units</i> | 13,769 sf. 0.32 acre | Not applicable <i>Parcel</i> |
| 1490 W. Munchkin Rd. <i>Anaya's Market</i> | 24,402 sf. 0.56 acre | Not applicable <i>Parcel</i> |
| 1665 Bonanza Dr. <i>Park City Clinic</i> | 44,172 sf. 1.01 acre | Lot 46-B - Resubdivision of Lot 46 Prospector Square |
| 1705 Bonanza Dr. <i>Ol' Miner Car Wash</i> | 17,497 sf. 0.40 acre | Lot 46-D - Resubdivision of Lot 46 Prospector Square |
| 1635 Bonanza Dr. <i>Maverick Gas Station</i> | 13,408 sf. 0.30 acre | Not applicable <i>partial parcel</i> |

The proposed MPD pre-application would also require the re-platting of the nine (9) lots/parcels. In order to effectuate the MPD, after or pending MPD approval, and applicable CUP applications, the applicant would then have to submit Plat Amendment/Subdivision application to be able to accommodate the requested buildings and address property line issues. Furthermore, in order to be able to sell units

individually, if requested, the applicant would have to submit Condominium Plat applications for review and approval by the City.

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

Purpose

The purpose of the General Commercial (GC) District is to:

- A. allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited Residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,
- B. allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,
- C. protect views along the City's entry corridors,
- D. encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,
- E. allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,
- F. encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and
- G. encourage commercial Development that incorporates design elements related to public outdoor space including pedestrian circulation and trails, transit facilities, plazas, pocket parks, sitting Areas, play Areas, and Public Art.

General Plan Compliance

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

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

Volume I of the General Plan contains Goals, Objectives, and Strategies for each of

the four (4) Core Values: Small Town, Natural Setting, Sense of Community, and Historic Character. The General Plan Goals and Objectives are copied under Exhibit E – Volume I General Plan Goals & Objectives.

Volume II of the General Plan contains information that supports the Goals, Objectives, and Strategies outlined in Volume I. This includes the methodology recommended for accomplishing strategies, neighborhood section, and appendix with trends, analysis, and data for the City and region.

Note: The entire Bonanza Park and Snow Creek Neighborhood consists of approximately 197 acres. The subject site is approximately 5.16 acres. Staff recognizes that even though it is a small percentage of the entire neighborhood, the submitted MPD Pre-Application is still considered substantial as the site is on one of Park City’s most prominent corners, the proposal is significant in terms of requested redevelopment square footage, and the impacts of a project this magnitude warrant a thorough and careful review of adopted Zoning Ordinances, policy outlined in the General Plan, applicable studies, etc.

Staff requests to point out the following items listed under the Neighborhood Section copied in underlined italics below. Each item was addressed by the applicant:

- **3.1 Bonanza Park and Snow Creek: A mixed use neighborhood in which locals live and work.**

The Bonanza Park & Snow Creek Neighborhood contains a variety of housing types as well as commercial development. Ranging from the single-family dwelling units that make up Snow Creek Cottages located adjacent to the Shopping Center, to the multifamily dwelling units that make up Homestake, Claimjumper, and Fireside Condominiums, the area is diverse in terms of housing units and is home to many of the City’s more affordable units - not all deed restricted, but de facto affordable units.

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

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

neighborhood's character.

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

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

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

The applicant's response:

The Goals and Policies outlined in Section 3.1 are adhered to in the Bonanza Park East proposal. There is one existing residential unit in the entire redevelopment area, so the loss of affordable housing is not a concern. The applicant has developed 12 affordable housing units on Empire Avenue in advance of this application to use as affordable housing credits for this proposal. The site on Empire is located in a prime area for affordable housing. Additional units were also developed adjacent to the clock tower building before this application was submitted in anticipation of fulfilling the affordable housing benefit for the site. Finally, the applicant is proposing an increased number of units of affordable workforce housing in Bonanza Park East as part of the overall master plan submittal. Gentrification is, to a certain extent, unavoidable during a redevelopment process. The applicant has gone to great lengths to preserve the Anaya's use as well as seek out a new home for the gas station. There will be some displacement of businesses as the property redevelops. Local, pedestrian-oriented interconnection is a theme throughout the Bonanza Park east proposal and the applicant has worked closely with City transportation planners to ensure that this connectivity is present and much-improved over the current situation. Finally, the applicant has agreed to restrict a large part of the units relative to nightly rental. This is an important consideration and one that demonstrates a willingness to listen to the input of the Commission and Staff.

As indicated in the second paragraph of this Neighborhood Section principle, the overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units. The proposal consists of the following general uses:

- Residential: 104,357 sf. (52.18 UEs)
- Business (Office): 4,371 sf. (4.37 UEs)
- Commercial: 87,986 sf. (87.99 UEs)
- Residential affordable housing: 20,390 sf.
- Circulation: 47,461 sf. formerly 50,124 sf.
- Mechanical: 11,929 sf. formerly 11,333 sf.

Once the two (2) non-habitable categories consisting of *Circulation* and *Mechanical* space are removed, the proposal consists of 217,104 square feet and the following applies:

- Residential: 104,357 sf. (48%)
- Business (Office): 4,371 sf. (2%)
- Commercial: 87,986 sf. (41%)
- Residential affordable housing: 20,390 sf. (9%)

The current site contains one (1) existing housing unit. The proposal can be summarized as 57% residential (live), 2% business/office (work), and 41% commercial (retail/restaurant).

This is the only information provided to staff regarding the proposal. While the proposal provides mixed-use development opportunities for locals to live and work, the City should be reviewing additional studies at MPD stage regarding the long term effects, including the possible effects of gentrification.

The applicant does not request mixed housing types. The applicant currently shows multi-unit dwellings mixed in with the retail/commercial/business uses. While the City is not moving forward with Form Based Code for this District, staff finds that light industrial uses within walking proximity of residential units, mentioned on the third paragraph of this Neighborhood Section principle, can be preserved. The subject site is located near the beginning of the *Rail Trail State Park which does provides walking connectivity. Any possible extension of the Rail Trail west would not go through the subject property* (Neighborhood Section 3rd and 4th paragraph).

This fifth paragraph of this Neighborhood Section principle indicates that as “*the neighborhood continues to evolve, multifamily residential uses should be concentrated within the Bonanza Park redevelopment area...the neighborhood has the potential to provide more Life-cycle Housing opportunities for Parkites, including starter and empty nester (step down) housing.*” At this stage the proposal shows a total of 97 residential units, consisting of 23 on-site affordable housing units ranging from approximately 432 to 1,166 sf. and 74 market rate units ranging from approximately 372 to 3,703 sf.

The last paragraph of this Neighborhood Section principle indicates that if this

district is to be protected as a locals neighborhood, it should include a limit on nightly rentals.

Additional information needs to be submitted by the applicant in order to find compliance with this Neighborhood Section, principle 3.1. Staff recommends that the applicant provide projected Nightly Rental numbers, residential unit specifics, etc., at the MPD Stage.

- **3.2[.1] Bonanza Park: An authentic neighborhood.**
Authenticity during redevelopment can be a challenge. Incentives to further subdivide properties to create multiple property owners within the district will help create a truly authentic place. Also, consideration to human scale, infusion of design elements representative of residents' diverse roots, contemporary design, and consideration for the local history of the district, can add to placemaking and authenticity. The evolution of architectural design created over time will lead to an authentic, diverse district. Also, the introduction of Form Based Code will require incorporation of design elements found in a traditional urban neighborhood, including sidewalks, landscaping, public art, and building interest at pedestrian eye level.

The applicant's response:

The Bonanza Park East proposal does not incorporate the form-based code contemplated by this Goal, but it will offer a palette of industrial-style architecture that compliments and pays tribute to the mining industry that was the economic engine of Park City's past.

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

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

The applicant's response:

The proposal as it stands embraces this concept. The applicant is trying to work two critically important local arts non-profits into its design in a very significant manner. This will create vibrancy and diversity within the community. These organizations are economic drivers and add considerably to the social and cultural fabric of the community. Again, the work with Park City's transportation Planners has ensured that the connectivity contemplated in this Goal is achieved.

The proposal can be summarized as 57% residential (live), 2% business/office (work), and 41% commercial (retail/restaurant).

- **3.3 Bonanza Park: A model for sustainable redevelopment.**

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

The applicant's response:

The Park City Building Department utilizes very strict Code compliance when it comes to energy efficiency and the Bonanza Park East proposal will fulfill the expectations that the most efficient energy design be implemented in the architecture. The applicant will not seek to achieve a LEED-ND designation due to the cost involved and primarily to the fact that the Park City Code already insists upon these principles being implemented in the plan. Nonetheless, the proposal will be an example of green design and will strive towards a goal of maximum environmental sustainability.

According to the General Plan, the entire neighborhood is to become a model for green sustainable redevelopment. The City is no longer pursuing the Bonanza Park Area Plan, which was supposed to be a blueprint for development

and many of its principles were reflected/emphasized by the LEED-ND rating system. The Bonanza Park Area Plan was also to incorporate the highest ranking LEED-ND principles. Because the City was counting on the Bonanza Park Area Plan to assist this neighborhood in providing LEED-ND principles, the only remaining principle in the adopted General Plan specific statement is that that Bonanza Park Neighborhood will be a model for green, sustainable redevelopment in balance with nature as stated in this General Plan Neighborhood Section. Staff recommends that the MPD application address green design and strive towards a goal of maximum environmental sustainability.

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

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

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

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

The applicant's response:

The Rail Trail is located a short distance from the property, but will still be utilized as a focal point for pedestrian and bicycle access. Additionally, the project will be designed with the “complete streets” concept in mind where pedestrians, bicyclists and autos will all be accommodated on the same road system. In addition, strong pedestrian and bicycle pathways that are unique to that use and do not incorporated the use of the auto will be placed along the main transportation corridors. Also, local mass transit has been discussed with City transportation planners and there will be no site more than 200 meters away from a bus stop.

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

streets.” The anticipated condition of this subject site per the Bonanza Park Area Plan was to have two (2) new roads going through these properties, see GP page 172 (Volume II). Without a clear direction of the abandoned area plan, Staff does not seem to have appropriate direction regarding this specific Neighborhood Section principle. The current application complies with requirements by the Transportation Planning Department and the City Engineer regarding reducing friction on Kearns Boulevard and Bonanza Drive.

- **3.5 Bonanza Park: Explore as a central hub for public transportation.**
With the neighborhood centrally located within the City, a future public transportation hub should be considered. Transportation routes that save commuters time also result in saving the City money. To realize a change in the preferred transportation options from the car to walking, biking, and public transportation, a new look at the time efficiency of trips should be studied. Connectivity from the Bonanza Park central district to the resorts would alleviate traffic issues throughout the City. For example, a Bus Rapid Transit (BRT) or streetcar/trolley system connecting Bonanza Park to Kimball Junction and Main Street would begin to change local commuting patterns.

The applicant’s response:

While the current proposal does not plan for a regional transportation hub, it does incorporate those elements necessary for public transit to function well. The applicant encourages the City to look at its transportation needs and will cooperate fully with discussions that may involve this property and mass transit opportunities.

Throughout the current review process the applicant has made several concessions driven by the Transportation Planning Department and the City Engineer related to transportation specifically minimizing impacts to SR-248 and Bonanza Drive.

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

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

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

The applicant's response:

The FPZ has been identified as one of the more important concepts to consider as the Bonanza Park proposal moves forward. While there have been concerns raised regarding the heights of buildings that are adjacent of the FPZ, there has not been a denial of the discretionary encroachment that can take place on Kearns Boulevard. Rather, Commissioners and Staff have indicated that should the applicant desire discretionary approvals from the City in regards to heights and encroachments, then there should be corresponding increases in affordable/workforce housing and rental restrictions. The current proposal includes a significant increase in affordable/workforce housing above and beyond what the Code calls for and the applicant is also willing to incorporate rental restrictions to satisfy the Commission and the Staff.

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

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

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

The applicant's response:

The aesthetics of the Bonanza Park district will be greatly improved by incorporating sensitive and thoughtful design that emphasizes the mining and industrial theme that was the previous bedrock of this community. Resort-oriented architecture will be minimally incorporated and instead the aesthetic will focus upon those elements that the Staff and the

Commission have indicated are preferred.

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

General Commercial (GC) District Compliance

1. Use. All uses listed in LMC § 15-2.18-2(B) Conditional Uses require approval by the Planning Commission.

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

- Hotel, Minor
- Hotel, Major
- Office, General
- Office, Moderate Intensive
- Office, Intensive
- Office and Clinic, Medical and Veterinary Clinic
- Financial Institution without a drive-up window
- Commercial, Resort Support
- Retail and Service Commercial Minor
- Retail and Service Commercial, Personal Improvement
- Retail and Service Commercial, Major
- Café or Deli
- Restaurant, General

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

- Multi-Unit Dwelling
- Retail and Service Commercial with Outdoor Storage
- Retail and Service Commercial, Auto Related

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

Staff recommends that applicable CUPs be submitted concurrently with the full MPD application. This CUP includes the future conditional use of Multi-Unit Dwellings as well as other foreseen conditional uses. This MPD Pre-

Application does not guarantee an approved CUP as specific CUP mitigating criteria has not been reviewed at this time. LMC § 15-6-3 USES indicate the following:

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

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

Staff acknowledges that the Emporium site to the west has already been developed. The applicant, however, has kept an access over that property from the subject site.

2. Lot Size. No minimum lot size.

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

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

3. Setbacks. The minimum setback around the exterior boundary of an MPD is twenty five feet (25') for parcels one (1) acre in size. The combined sites are approximately 5.16 acres. The Planning Commission may decrease the

required perimeter Setback to the zone Setback if it is necessary to provide desired architectural interest and variation.

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

Regarding perimeter setbacks, the applicant proposes the following below:

- 68 ft. from Kearns Blvd. (Bldg. A & C)
- 40 ft. from Bonanza Dr. (Bldg. A)
- 48 ft. from Bonanza Dr. (Bldg. B)
- 40 ft. from Bonanza Dr. (Bldg. G)
- 25 ft. from Bonanza Dr. (Bldg. F)
- 30 ft. from Munchkin Rd. (Bldg. D, E, & F)
- 100 ft. from east neighboring site (Bldg. C)
- 15 ft. from east neighboring site (Bldg. D)

While the proposal complies with the GC District (zone) setbacks, once the MPD application is submitted and deemed complete, the Planning Commission would have to make the findings for such setback reduction from the required 25 ft. for sites that are one (1) acre or bigger to the applicable zone setbacks.

The applicant has not shown any internal property lines at this time separating any of the buildings or sites. The applicant will have to demonstrate that all lots line, if any, can accommodate required setbacks per the GC District.

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

4. Building Height. The Building Height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis and determination. At full MPD Application the Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made. In order to grant Building Height in addition to that which is allowed in the underlying zone, the Planning

Commission is required to make the summarized findings:

1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density...
2. Buildings have been positioned to minimize visual impacts on adjacent Structures. [...]
3. There is adequate landscaping and buffering from adjacent Properties and Uses. [...]
4. The additional Building Height results in more than the minimum Open Space required...
5. The additional Building Height shall be designed in a manner that provides a transition in roof elements in compliance with Chapter 5, Architectural Guidelines...

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

Applicable building height exceptions include:

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

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

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

5. Road Requirements and Design. LMC Chapter 7.3 – Requirements for Improvements, Reservations and Design contain road requirements and road design standards. Staff acknowledges that the pre-Application MPD process is not intended to find compliance with Subdivision/Plat Amendment requirements and standards; however, the applicant’s proposal contains a significant amount of property in the current form of nine (9) separate lots/parcels with substantial review items that would typically be addressed during the Subdivision/Plat Amendment review process.

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

MPD Application

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

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

Department Review

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

Transportation Planning Department

1. What Transportation Demand Management [TDM] strategies are being proposed to reduce reliance on single occupant vehicles and accomplish General Plan Goals? Consider both infrastructure (bike racks, bike share, showers, transit

stops, etc.), and strategies such as shared parking or limited/restricted parking for rental units, rideshare for employers, etc.

Staff recommends allowing the applicant to submit TDM strategies to be proposed during the full-MPD application.

Engineering Department

1. Storm Detention – The development must address the pre-development versus post-development detention of storm water onsite to be addressed at MPD application.
2. Traffic impacts of the development – a traffic study will be required to further understand the developments impacts to the surrounding street and intersection network to be addressed at MPD application.
3. Transportation Master Plan Goals – The applicant has responded to the six (6) Transportation Master Plan goals applicable to their project. For clarity purposes, the past discussions with staff have been centered on impacts to SR-248 and Bonanza Drive and not specifically to the six (6) goals listed below. The goals below still need to be further vetted and addressed by the applicant during the MPD application:
 - GOAL 1: Park City will have a multimodal transportation system with complete streets and balanced availability of pedestrian, bicycle, transit and auto travel.

Applicant's response:

By working with the City Staff, the applicant has incorporated significant changes to the plan to slow traffic and develop a very complete system of alternative transportation options. The tie-in to the Rail Trail as well as pulling the pedestrian and bicycle traffic away from Kearns and incorporating trees and vegetation as a separation buffer will help to further this goal. Additionally, there is no place on the project more than 200 meters away from public transit stops.

Due to the location of the proposal, the site has the possibility of being ripe with opportunities in providing other transportation uses.

- GOAL 3: Park City's residents, workers, day visitors and overnight guests will have efficient, direct and convenient regional transit connections from and to area resorts, Salt Lake and Utah Counties, and other communities of the Wasatch Back.

Applicant's response:

The work the applicant has done with the Planning and Transportation Staff has ensured that there will be well-located public transit stops and access located throughout the project.

There are numerous bus stops through the site, and also in close proximity.

- GOAL 4: Park City will have a complete and well-connected network of trails, bicycle lanes and sidewalks that supports safe, convenient and pleasant walking and bicycling to accommodate the needs of residents, visitors, and guests for short trips within the City and surrounding neighborhoods.

Applicant's response:

The applicant's work with the Staff has incorporated multiple alternative transportation methods that allows for clear and unobstructed access to the area trails and pedestrian pathways both to and from the proposed project.

- GOAL 7: Park City's transportation system will contribute positively to public health and quality of life by achieving a high level of travel safety and by creating an environment that supports active living.

Applicant's response:

The applicant's dialogue with the City Planning and Transportation Staff has made changes to the plan that will make certain that the project's streets, trails and pathways will be as safe and as usable as possible.

- GOAL 8: Park City's transportation system will contribute positively to improved environmental, social and economic sustainability of the community.

Applicant's response:

Again, the project has been heavily vetted through the Park City's Planning, Engineering and Transportation Staff and their comments have been incorporated thoroughly into the plan. The streets within the project are complete streets and have been designed so that through traffic becomes slowed down and high speeds are discouraged. This along with extensive adjustments with regards to traffic stops, bicycle rack areas, pedestrian pathways, etc. have ensured that this project fits well into Park City's overall Transportation Planning.

The applicant has satisfied the City's transportation concerns with cross friction when accessing Kearns Boulevard (SR-248) and Bonanza Drive.

- GOAL 9: Park City's transportation system will support development of clustered and diverse land use centers by providing convenient multimodal access to each center concurrent with its development.

Applicant's response:

The bus stops and pedestrian/bicycle access along with the mass transit accommodations will allow the Bonanza Park East area to be a diverse

land use center with an Arts district theme that is an easily accessible public land use center.

Water Reclamation District

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

Department of Public Utilities / Fire Marshall

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

Fire District / Fire Marshall

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

PCMC Environmental Division

Park City's Environmental Regulatory Program Manager indicated that the subject

property is located within the Park City Landscaping and Maintenance of Soils Cover Ordinance (Soils Ordinance). Per the Ordinance all soil generated as part of development must either remain on site or be disposed of at an approved disposal facility. In addition, final landscaping must meet Soils Ordinance Requirements.

Notice

On April 27, 2016, the property was posted and public hearing courtesy notices were mailed to property owners within three hundred feet (300'). Legal notice was published in the Park Record on April 27, 2016. The public hearing was continued to June 22, 2016. During the June 22, 2016 the public hearing was continued to August 24, 2016, and then to October 26, 2016.

Public Notice signs were placed throughout the property as a reminder of this meeting continued on October 26, 2016. Reminder letters were also mailed out to property owners within 300 feet.

Public Input

No public input has been received by the time of this staff report. Public input was received during the May 11, 2016 public hearing, which can be found in the following exhibit: Exhibit D – [11 May 2016 Planning Commission Minutes](#). Public input was received during the August 24, 2016 public hearing, which can be found in the following exhibit: Exhibit F – [24 August 2016 Planning Commission Minutes](#).

Alternatives

1. The Planning Commission may approve the MPD Pre-Application as conditioned or amended.
2. The Planning Commission may deny the MPD Pre-Application and direct staff to make Findings for this decision.
3. The Planning Commission may continue the MPD Pre-Application to a date certain (or uncertain) and provide staff and the applicant with direction on additional information required in order to make a final decision.

Significant Impacts

There are no significant impacts to the City or neighborhood as a result of the MPD Pre-Application.

Consequences of not taking the Suggested Recommendation

If the Planning Commission is not able to make a finding that the project complies with the General Plan, the applicant must submit a modified application or the General Plan would have to be modified prior to formal acceptance and processing of the Application.

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing and consider making a finding of preliminary compliance with the purpose of the General Commercial District and the General Plan of the Bonanza Park East Master Planned Development Pre-Application located at 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705

Bonanza Dr., 1420 & 1490 W Munchkin Rd., based on the findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Findings of Fact

1. The subject property is located at 1401 & 1415 Kearns Boulevard, 1415, 1635, 1665, 1685, & 1705 Bonanza Drive, 1420 W. & 1490 W. Munchkin Road.
2. The subject site contains 224,801 square feet (approx. 5.16 acres).
3. The subject site consists of nine (9) separate parcels/lots.
4. The property is located within the GC District.
5. Land Management Code (LMC) § 15-6-4 outlines the following process for a MPD Pre-Application.
6. The MPD Pre-Application is intended to allow the applicant to have an opportunity to present the preliminary concepts; provide an opportunity for the Planning Commission to give preliminary input on the concept; and to allow the public to be given an opportunity to comment on the preliminary concepts so that the applicant can address neighborhood concerns.
7. The Planning Commission is to review the preliminary information to identify issues on compliance with the General Plan and is to make findings that the project initially complies with the General Plan.
8. The MPD Pre-Application does not vest any densities, layouts, heights, setback exceptions, etc. It focuses on identifying conceptual issues of compliance with the General Plan and Zoning.
9. The proposed MPD Pre-Application consists of seven (7) separate buildings identified as Bldg. A - G.
10. The proposed gross floor area is approximately 276,494 sf.
11. Proposed Bldg. A is approximately 54,357 gross floor area with 4 stories (including lower level due to grade change).
12. Proposed Bldg. B is approximately 49,251 sf. gross floor area with 4 stories.
13. Proposed Bldg. C is approximately 16,640 sf. gross floor area with 3 stories.
14. Proposed Bldg. D is approximately 63,346 sf. gross floor area with 4 & 5 stories.
15. Proposed Bldg. E is approximately 49,184 sf. gross floor area with 4 & 5 stories.
16. Proposed Bldg. F is approximately 24,076 sf. gross floor area with 3 stories.
17. Proposed Bldg. G is approximately 19,637 sf. gross floor area with 4 stories.
18. The proposal consists of the following uses:
 - a. Residential: 104,357 sf. (52.18 UEs).
 - b. Business (Office): 4,371 sf. (4.37 UEs).
 - c. Commercial: 87,986 sf. (87.99 UEs).
 - d. Residential affordable housing: 20,390 sf.
 - e. Circulation: 47,461 sf. formerly 50,124 sf.
 - f. Mechanical: 11,929 sf. formerly 11,333 sf.
19. The proposal consists of an underground parking area with two (2) access points.
20. The proposal consists of 355 parking spaces, 271 underground parking stalls plus 84 surface parking stalls.
21. The proposed MPD pre-application would also require the re-platting of the nine (9) lots/parcels.
22. While the proposal provides mixed-use development opportunities for locals to

- live and work, the City should be reviewing additional studies at MPD stage regarding the long term effects, including the possible effects of gentrification.
23. At this stage the proposal shows a total of 97 residential units, consisting of 23 on-site affordable housing units ranging from approximately 432 to 1,166 sf. and 74 market rate units ranging from approximately 372 to 3,703 sf.
 24. The applicant is to provide projected Nightly Rental numbers, residential unit specifics, etc., at the MPD Stage. The Planning Commission may limit the amount of nightly rentals during the MPD review.
 25. The applicant in their future MPD Application is to keep in mind and demonstrates placemaking and authenticity by emphasizing human scale, infusion of design elements representative of residents' diverse roots, contemporary design, etc.
 26. The MPD application is to address green design and strive towards a goal of maximum environmental sustainability.
 27. The current application complies with requirements by the Transportation Planning Department and the City Engineer regarding reducing friction on Kearns Boulevard and Bonanza Drive.
 28. The future MPD/CUP application would have to show a more defined character than the current dominant architectural styles within the District.
 29. Several Conditional Use Permits need to be submitted concurrently with the full MPD application.
 30. The applicant shall apply for a Plat Amendment/Subdivision application concurrently with the full MPD application.
 31. The minimum setback around the exterior boundary of an MPD is twenty five feet (25') for parcels one (1) acre in size.
 32. The Planning Commission may decrease the required perimeter Setback to the zone Setback if it is necessary to provide desired architectural interest and variation.
 33. The applicant proposes the following setbacks:
 - a. 68 ft. from Kearns Blvd. (Bldg. A & C)
 - b. 40 ft. from Bonanza Dr. (Bldg. A)
 - c. 48 ft. from Bonanza Dr. (Bldg. B)
 - d. 40 ft. from Bonanza Dr. (Bldg. G)
 - e. 25 ft. from Bonanza Dr. (Bldg. F)
 - f. 30 ft. from Munchkin Rd. (Bldg. D, E, & F)
 - g. 100 ft. from east neighboring site (Bldg. C)
 - h. 15 ft. from east neighboring site (Bldg. D)
 34. While the proposal complies with the GC District (zone) setbacks, once the MPD application is submitted and deemed complete, the Planning Commission would have to make the findings for such setback reduction from the required 25 ft. for sites that are one (1) acre or bigger to the applicable zone setbacks.
 35. The FPZ indicates that any construction within the FPZ located 30 to 100 ft. from the ROW/property line requires Planning Commission review through a filed CUP application.
 36. The applicant has not submitted such FPZ CUP application.
 37. Conditional Use Permit for construction within the Frontage Protection Zone

- application is to be submitted concurrent with the full MPD application.
38. The Building Height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis and determination.
 39. At full MPD Application the Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made.
 40. Once the MPD application is submitted, the Planning Department will be able to provide a thorough review of the height as specified on the LMC MPD section and will be able to make a recommendation to the Planning Commission.
 41. The applicant shall submit their Subdivision/Plat Amendment application concurrently with the MPD application to ensure that these road requirements and design standards are met. If the applicant does not bring the Subdivision/Plat Amendment application concurrently with the full MPD staff would then recommend that these standards plus any other applicable requirements be reviewed during the full MPD process.
 42. The applicant is to submit TDM strategies to be proposed during the full-MPD application.
 43. The development must address the pre-development versus post-development detention of storm water onsite to be addressed at MPD application.
 44. A traffic study will be required to further understand the developments impacts to the surrounding street and intersection network to be addressed at MPD application.
 45. A utility plan for the proposal has not yet been submitted by the applicant.
 46. Snyderville Water Reclamation District, Park City Municipal Corporation's (PCMC's) Department of Public Utilities and Building Department, and Park City Fire Marshall, are unable to comment but would provide comments after such plan is submitted for review prior to any formal approvals including a full MPD by the Planning Commission.
 47. The applicant has been made aware that they need to reach out to the Water Reclamation District, Department of Public Utilities, Building Department, and Park City Fire District, separately to ensure compliance with their approval process.
 48. The applicant has also been made aware that they are responsible of coordinating the efforts of the various review entities including the City, Water Reclamation District, etc.
 49. The Department of Public Utilities request to identify at this time, that there are concerns with water supply, delivery, fire flow, pressure, demands (as provided by the Fire Marshall), etc., throughout the entire project based on the massing and number of stories being proposed that may exceed existing zoning requirements.
 50. The Department of Public Utilities requests that the utility plan to be submitted to the City for review also include how the utility system affects the neighborhood and the City. The utility plan to be submitted shall provide

industry standards and shall be detailed enough for the Department of Public Utilities as well as other review entities to have them provide a full thorough review.

51. Park City's Environmental Regulatory Program Manager indicated that the subject property is located within the Park City Landscaping and Maintenance of Soils Cover Ordinance (Soils Ordinance).
52. All soil generated as part of development must either remain on site or be disposed of at an approved disposal facility.
53. Final landscaping must meet Soils Ordinance Requirements.

Conclusions of Law

1. The Bonanza Park East Master Planned Development (MPD) Pre-Application plans to be located at 1401 & 1415 Kearns Blvd., 1415, 1635, 1665, 1685, & 1705 Bonanza Dr., 1420 & 1490 W Munchkin Rd. within the General Commercial (GC) Zone, comply with the Park City General Plan and are consistent with the purpose statements of the General Commercial (GC) District.

Exhibits

Exhibit A – Applicant's Project Description

Exhibit B – Updated MPD Pre-Application Plans

Exhibit C – [11 May 2016 Planning Commission Staff Report](#)

Exhibit D – [11 May 2016 Planning Commission Minutes](#)

Exhibit E – [24 August 2016 Planning Commission Staff Report](#)

Exhibit F – [24 August 2016 Planning Commission Minutes](#)

Exhibit G – Applicant's Compliance with the Goals and Objectives of the General Plan

Exhibit H – Applicant's Compliance with the GP Bonanza Park Neighborhood Section

Exhibit I – Applicant's Compliance with the Transportation Master Plan



ELLIOTT WORKGROUP

November 4, 2015

Bonanza Park East

Project Description

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

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

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



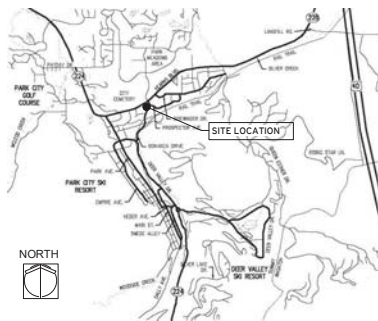
MJF 1998 Investment Partnership, LP Bonanza Park East

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

Pre - MPD

July 27, 2016

VICINITY MAP



PROJECT CONTACT INFORMATION

| OWNER | ARCHITECT | BUILDER |
|---|---|------------------------|
| MJF 1998 INVESTMENT PARTNERSHIP, LP P.O. BOX 1480 PARK CITY, UT 84068 CONTACT: MARK FISHER | ELLIOTT WORKGROUP 364 MAIN STREET P.O. BOX 3419 PARK CITY, UT 84060 801.415.1839 CONTACT: CRAIG ELLIOTT, AIA | |
| CIVIL ENGINEER | INTERIOR DESIGN | LANDSCAPE ARCHITECTURE |
| | | |
| STRUCTURAL ENGINEER | PLUMBING ENGINEER MECHANICAL ENGINEER | ELECTRICAL ENGINEER |
| | | |

SERVICE CONTACTS

| | |
|---|--|
| Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419 | Qwest Phone Company Salt Lake City, UT (800) 922-7387 |
| Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600 | Park City Fire Department 730 Blinn Rd Park City, UT 84098 (435) 649-6706 |
| Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471 | Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020 |
| Qwestar Gas P.O. Box 45380 Salt Lake City, UT 84145 (800) 541-2824 | Division of Water Quality 288 South 1480 East Salt Lake City, UT 84112 (801) 538-6146 |
| Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777 | Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 648-7993 |

LMC ANALYSIS

Existing Zone
General Commercial (GC)

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

Total Unit Equivalents (UE)
224, 801 - 67, 440 (30% Open Space)
=157, 361

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

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

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

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

MPD DRAWING INDEX

| PRE MPD | MPD | Cover Sheet |
|-----------|-----------|---|
| MPD - 001 | MPD - 002 | Aerial View |
| MPD - 003 | MPD - 004 | Project Surrounding Properties |
| MPD - 005 | MPD - 006 | Existing Site Plan |
| MPD - 007 | MPD - 008 | Site Suitability |
| MPD - 009 | MPD - 010 | Landscape / Site Plan |
| MPD - 011 | MPD - 012 | Proposed Parking Plan |
| MPD - 013 | MPD - 014 | Street Elevation - Kearns |
| MPD - 015 | MPD - 016 | Street Elevation - Bonanza |
| MPD - 017 | MPD - 018 | Street Elevation - Int. North and South |
| MPD - 019 | MPD - 020 | Street Elevation - Int. East |
| MPD - 021 | MPD - 022 | Elevations - Bldg A |
| MPD - 023 | MPD - 024 | Elevations - Bldg B |
| MPD - 025 | MPD - 026 | Elevations - Bldg C |
| MPD - 027 | MPD - 028 | Elevations - Bldg D |
| MPD - 029 | MPD - 030 | Elevations - Bldg E |
| MPD - 031 | MPD - 032 | Elevations - Bldg F |
| MPD - 033 | MPD - 034 | Elevations - Bldg G |
| MPD - 035 | MPD - 036 | Lower Level Area Plan |
| MPD - 037 | MPD - 038 | Area Plan Level 1 |
| MPD - 039 | MPD - 040 | Area Plan Level 2 |
| MPD - 041 | MPD - 042 | Area Plan Level 3 |
| MPD - 043 | MPD - 044 | Area Plan Level 4 |
| MPD - 045 | MPD - 046 | Area Plan Level 5 |

Pre - MPD
July 27, 2016

ELLIOTT WORKGROUP
Elliott Workgroup Architecture, LLC
364 Main Street, P.O. Box 3419
Park City, Utah 84060
(435) 648-0095 or (801) 415-1839
elliottworkgroup.com

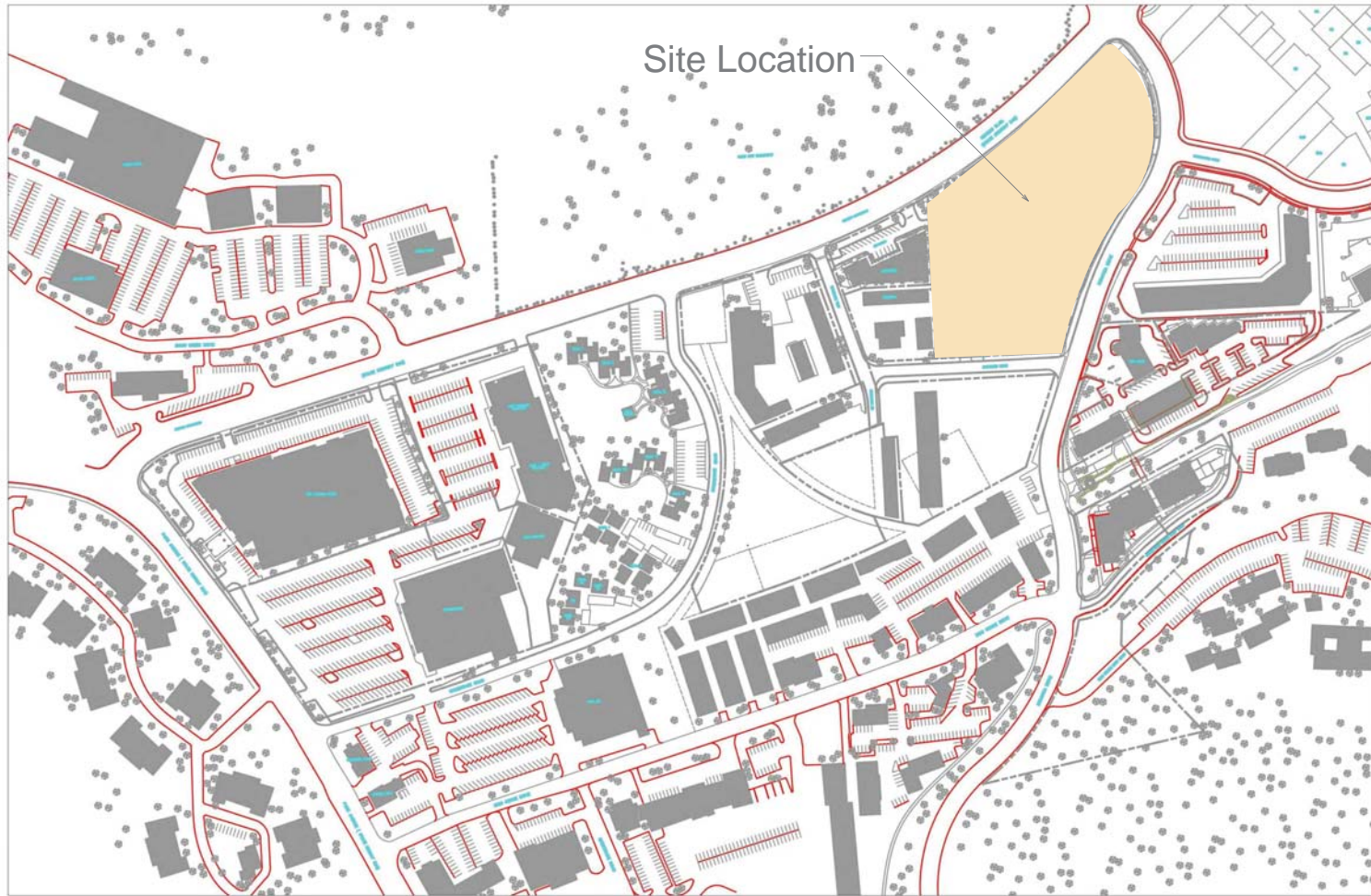
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Bonanza Park East
Kearns Blvd. & Bonanza Dr.
Park City, Utah 84068

Cover Sheet

MPD - 001

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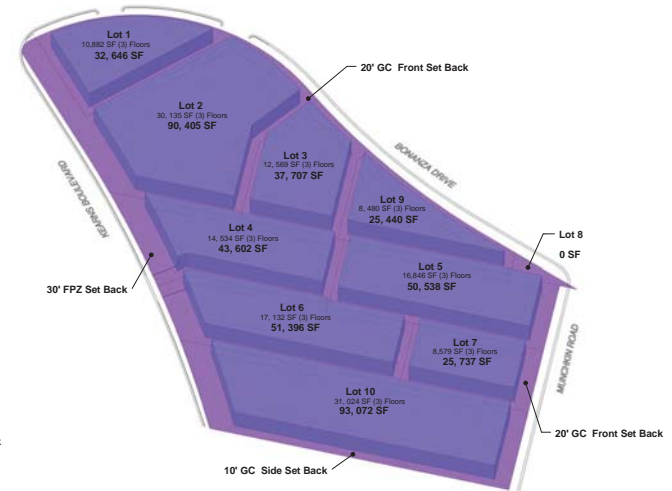




Property 224, 801 SQFT = 100%



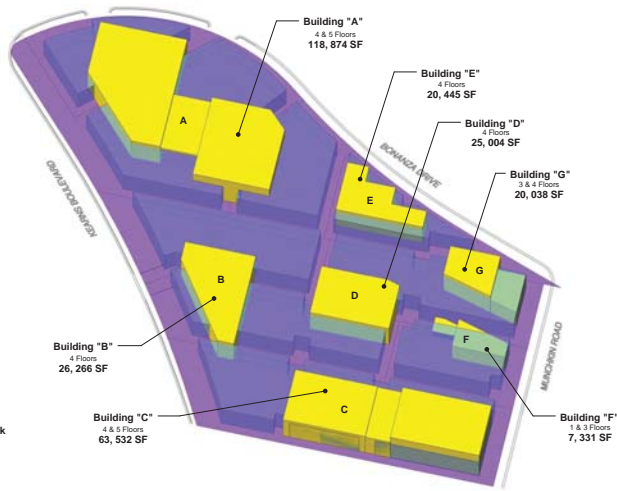
Buildable Area 150, 181 SQFT = 66.8%
74, 620 SQFT = 33.2%



Buildable Volume 450, 543 SF
GC Zone Height 40' (35' + 5' Sloped Roof) MAXIMUM BUILDING DEVELOPABLE AREA



Buildable Volume 436, 113 SF
with Facade Length & Variations
GC Zone Height 40' (35' + 5' Sloped Roof) MAXIMUM BUILDING DEVELOPABLE AREA

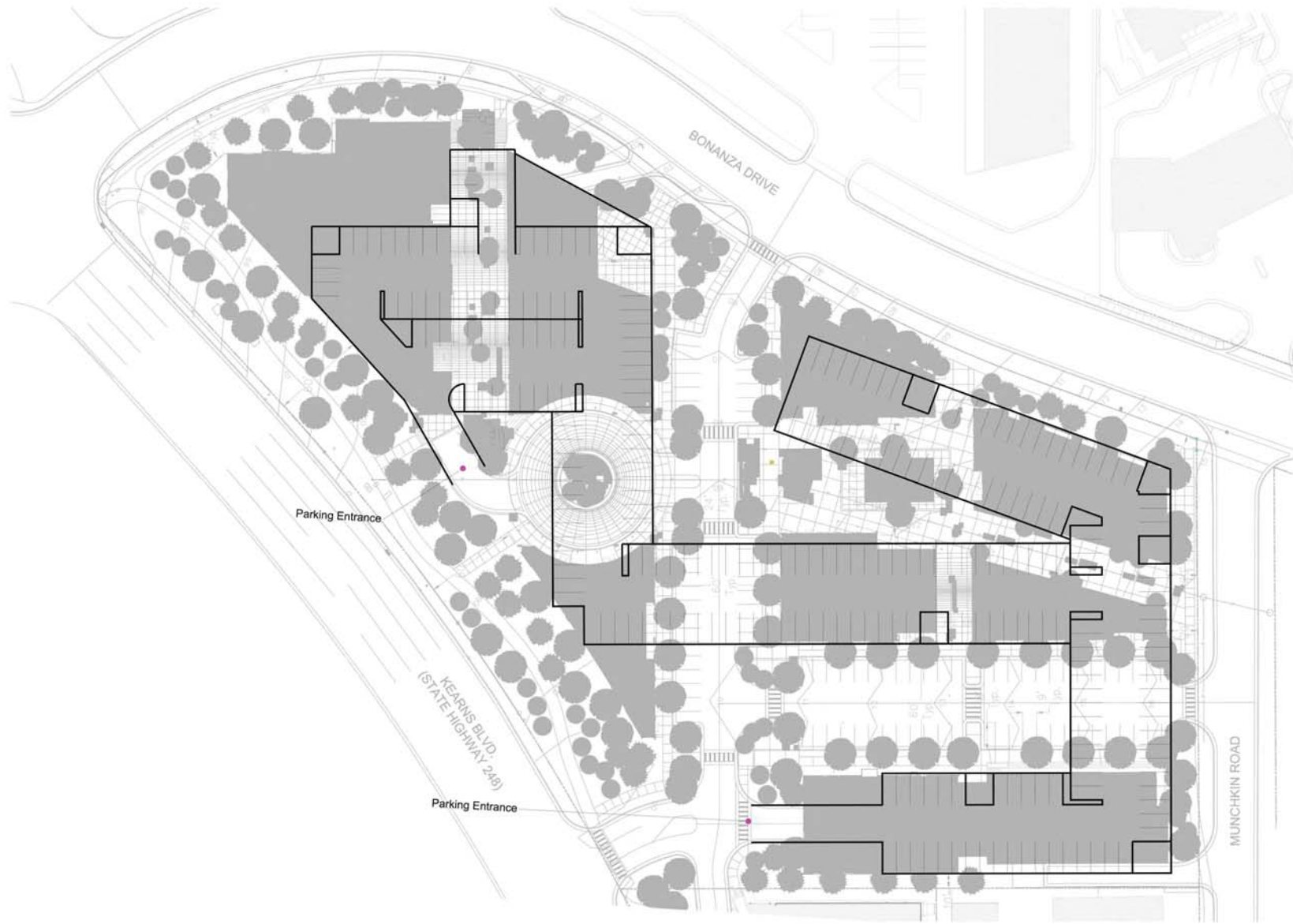


Proposed Buildings 281, 490 SF
PROPOSED BUILDING AREA



Proposed Open Space 108, 841 SQFT = 48%
53, 955 SQFT = 24%





Parking Analysis

| Level | Parking Requirement |
|------------------------------|---------------------|
| Lower Level | 48.40 |
| Level 1 | 218.75 |
| Level 2 | 154.82 |
| Level 3 | 91.26 |
| Level 4 | 24.00 |
| Level 5 | 8.80 |
| TOTAL REQUIRED STALLS | 545 |
| Surface Parking | 103 |
| Structure Parking | 237 |
| TOTAL PROPOSED STALL | 340 |

*Other Parking Stalls Count on Sheets MPD-100 thru MPD-102.
Parking Management Plan will be submitted with Final MPD Requirements.



See Elevation Kearns Boulevard 2 for continuation

Kearns Boulevard Elevation - 1

Scale 1" = 1/16"



See Elevation Kearns Boulevard 1 for continuation

Kearns Boulevard Elevation - 2

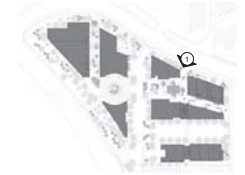
Scale 1" = 1/16"



Street Elevation - Kearns
 MPD - 008
 July 27, 2016

Bonanza Park East

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



Bonanza Drive Elevation - 1

Scale 1" = 1/16"



Bonanza Drive Elevation - 2

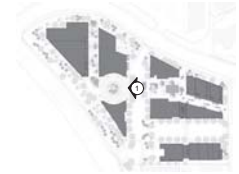
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Street Elevation - Bonanza
 MPD - 009
 July 27, 2016

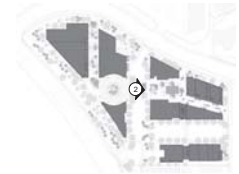
Bonanza Park East

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



Interior North Elevation - 1

Scale 1" = 1/16"



Interior South Elevation - 2

Scale 1" = 1/16"



Street Elevation - Int. North and South

MPD - 010

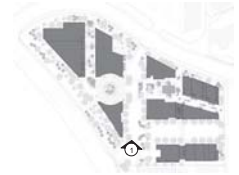
July 27, 2016

Bonanza Park East

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



See Elevation West 2 for continuation

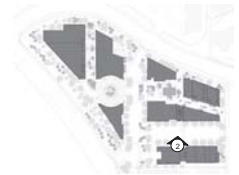


Interior East Elevation - 1

Scale 1" = 1/16"



See Elevation West 1 for continuation



Interior East Elevation - 2

Scale 1" = 1/16"



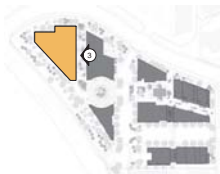
1 Bldg A Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg A Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg A Elevation - South
SCALE: 1/16" = 1'-0"



4 Bldg A Elevation - West
SCALE: 1/16" = 1'-0"

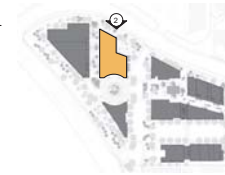




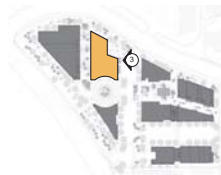
1 Bldg B Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg B Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg B Elevation - South
SCALE: 1/16" = 1'-0"



4 Bldg B Elevation - West
SCALE: 1/16" = 1'-0"





1 Bldg C Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg C Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg C Elevation - South
SCALE: 1/16" = 1'-0"

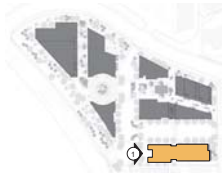


4 Bldg C Elevation - West
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1 Bldg D Elevation - North
SCALE: 1/16" = 1'-0"



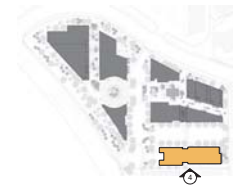
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3 Bldg D Elevation - South
SCALE: 1/16" = 1'-0"

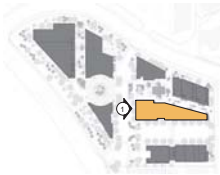


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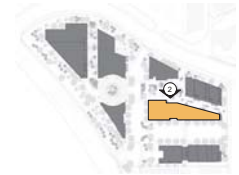




1 Bldg E Elevation - North
SCALE: 1/16" = 1'-0"



2 Bldg E Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg E Elevation - South
SCALE: 1/16" = 1'-0"

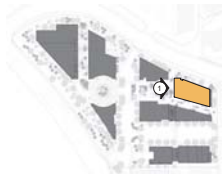


4 Bldg E Elevation - West
SCALE: 1/16" = 1'-0"





1 Bldg F Elevation - North
SCALE: 1/16" = 1'-0"



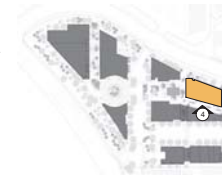
2 Bldg F Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg F Elevation - South
SCALE: 1/16" = 1'-0"



4 Bldg F Elevation - West
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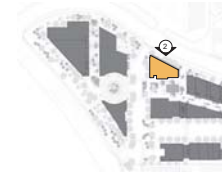




1 Bldg G Elevation - North
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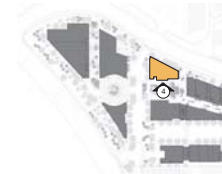
2 Bldg G Elevation - East
SCALE: 1/16" = 1'-0"



3 Bldg G Elevation - South
SCALE: 1/16" = 1'-0"

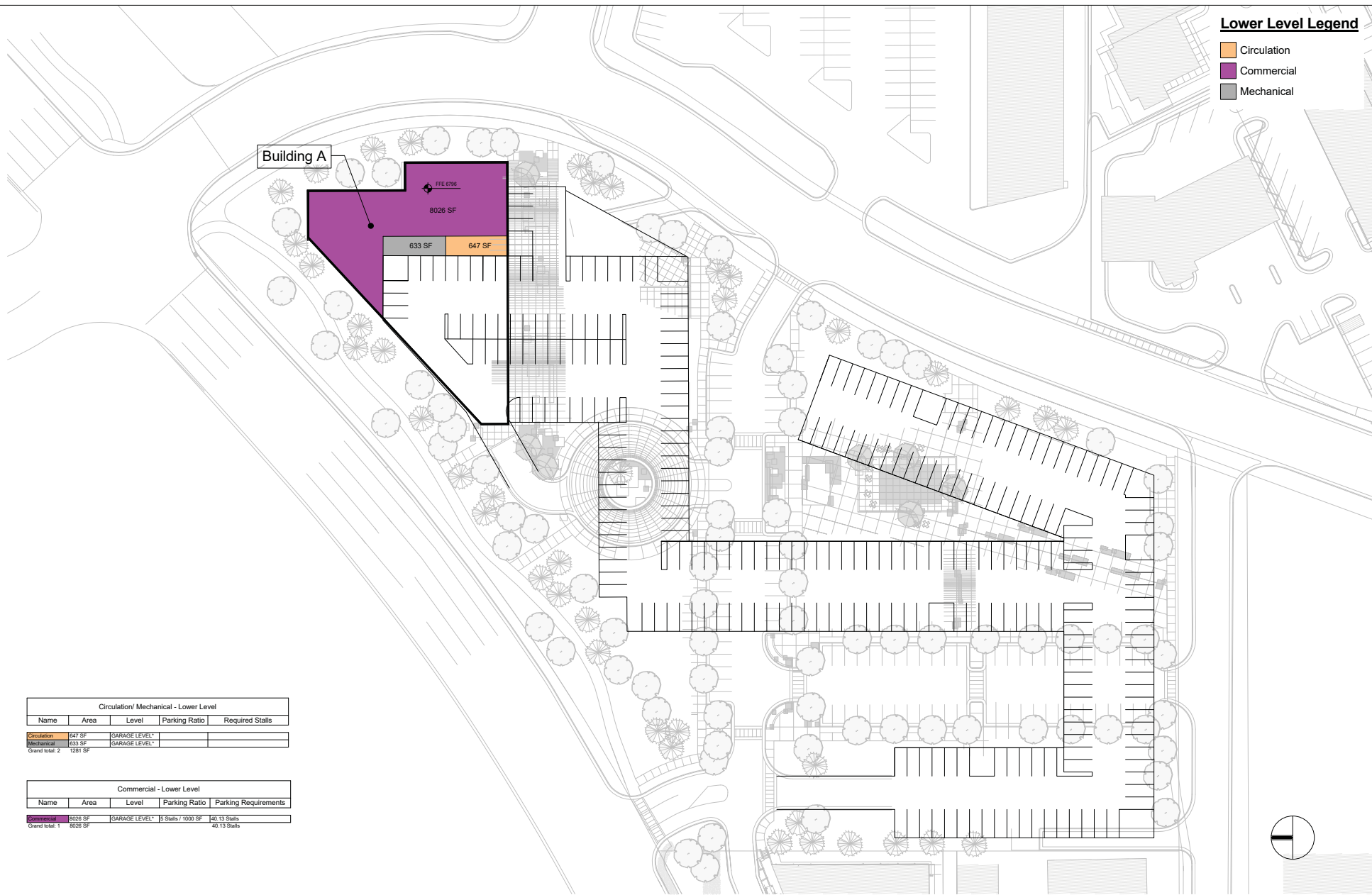


4 Bldg G Elevation - West
SCALE: 1/16" = 1'-0"



Lower Level Legend

- Circulation
- Commercial
- Mechanical



| Circulation/ Mechanical - Lower Level | | | | |
|---------------------------------------|--------|---------------|---------------|-----------------|
| Name | Area | Level | Parking Ratio | Required Stalls |
| Circulation | 647 SF | GARAGE LEVEL* | | |
| Mechanical | 633 SF | GARAGE LEVEL* | | |
| Grand total: 2 1280 SF | | | | |

| Commercial - Lower Level | | | | |
|-------------------------------------|---------|---------------|--------------------|----------------------|
| Name | Area | Level | Parking Ratio | Parking Requirements |
| Commercial | 8026 SF | GARAGE LEVEL* | 0 Stalls / 1000 SF | 40.13 Stalls |
| Grand total: 1 8026 SF 40.13 Stalls | | | | |



Lower Level Area Plan
 MPD - 120
 August 31, 2016 (Rev.11/15/2016)

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

Level 1 Area Legend

- Business
- Affordable Housing
- Residential
- Circulation
- Commercial
- Mechanical



| Circulation/ Mechanical - Level 1 | | | | |
|-----------------------------------|-----------|----------|---------------|----------------------|
| Name | Area | Level | Parking Ratio | Parking Requirements |
| Circulation | 2763 SF | LEVEL 1* | | |
| Circulation | 944 SF | LEVEL 1* | | |
| Circulation | 2831 SF | LEVEL 1* | | |
| Circulation | 1668 SF | LEVEL 1* | | |
| Circulation | 1744 SF | LEVEL 1* | | |
| Circulation | 744 SF | LEVEL 1* | | |
| Circulation | 1850 SF | LEVEL 1* | | |
| Circulation | 1300 SF | LEVEL 1* | | |
| Mechanical | 528 SF | LEVEL 1* | | |
| Mechanical | 325 SF | LEVEL 1* | | |
| Mechanical | 234 SF | LEVEL 1* | | |
| Mechanical | 202 SF | LEVEL 1* | | |
| Mechanical | 293 SF | LEVEL 1* | | |
| Mechanical | 277 SF | LEVEL 1* | | |
| Mechanical | 369 SF | LEVEL 1* | | |
| Mechanical | 309 SF | LEVEL 1* | | |
| Mechanical | 222 SF | LEVEL 1* | | |
| Mechanical | 222 SF | LEVEL 1* | | |
| Grand total: | 18 | | | 3670 SF |

| Commercial Level 1 | | | | |
|---------------------|-----------|----------|----------------------|----------------------|
| Name | Area | Level | Parking Ratio | Parking Requirements |
| Commercial | 13505 SF | LEVEL 1* | 0.5 Stalls / 1000 SF | 67.53 Stalls |
| Commercial | 3151 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 9.45 Stalls |
| Commercial | 2648 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 7.94 Stalls |
| Commercial | 2921 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 8.76 Stalls |
| Commercial | 1718 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 5.15 Stalls |
| Commercial | 1552 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 4.66 Stalls |
| Commercial | 693 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 2.08 Stalls |
| Commercial | 633 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 1.90 Stalls |
| Commercial | 3176 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 9.53 Stalls |
| Commercial | 3111 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 9.33 Stalls |
| Commercial | 3309 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 9.93 Stalls |
| Commercial | 1189 SF | LEVEL 1* | 0.3 Stalls / 1000 SF | 3.57 Stalls |
| Grand total: | 12 | | | 9616 SF |

| Residential - Level 1 | | | | |
|-----------------------|----------|----------|---------------------------|----------------------|
| Name | Area | Level | Parking Ratio | Parking Requirements |
| Residential | 1363 SF | LEVEL 1* | 1.5 Stalls / Less 2000 SF | 11.5 Stalls |
| Residential | 2703 SF | LEVEL 1* | 2 Stalls / More 2000 SF | 2 Stalls |
| Residential | 940 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stall |
| Residential | 1956 SF | LEVEL 1* | 1.5 Stalls / Less 2000 SF | 1.5 Stalls |
| Residential | 1481 SF | LEVEL 1* | 1.5 Stalls / Less 2000 SF | 1.5 Stalls |
| Residential | 478 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Grand total: | 6 | | | 6933 SF |

| Affordable Housing - Level 1 | | | | |
|------------------------------|-----------|----------|---------------------------|----------------------|
| Name | Area | Level | Parking Ratio | Parking Requirements |
| Affordable Housing | 968 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Affordable Housing | 902 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Affordable Housing | 720 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Affordable Housing | 1166 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Affordable Housing | 940 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Affordable Housing | 877 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Affordable Housing | 748 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Affordable Housing | 724 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Affordable Housing | 1054 SF | LEVEL 1* | 1.5 Stalls / Less 2000 SF | 1.5 Stalls |
| Affordable Housing | 670 SF | LEVEL 1* | 1 Stalls / Less 1000 SF | 1 Stalls |
| Grand total: | 10 | | | 6939 SF |

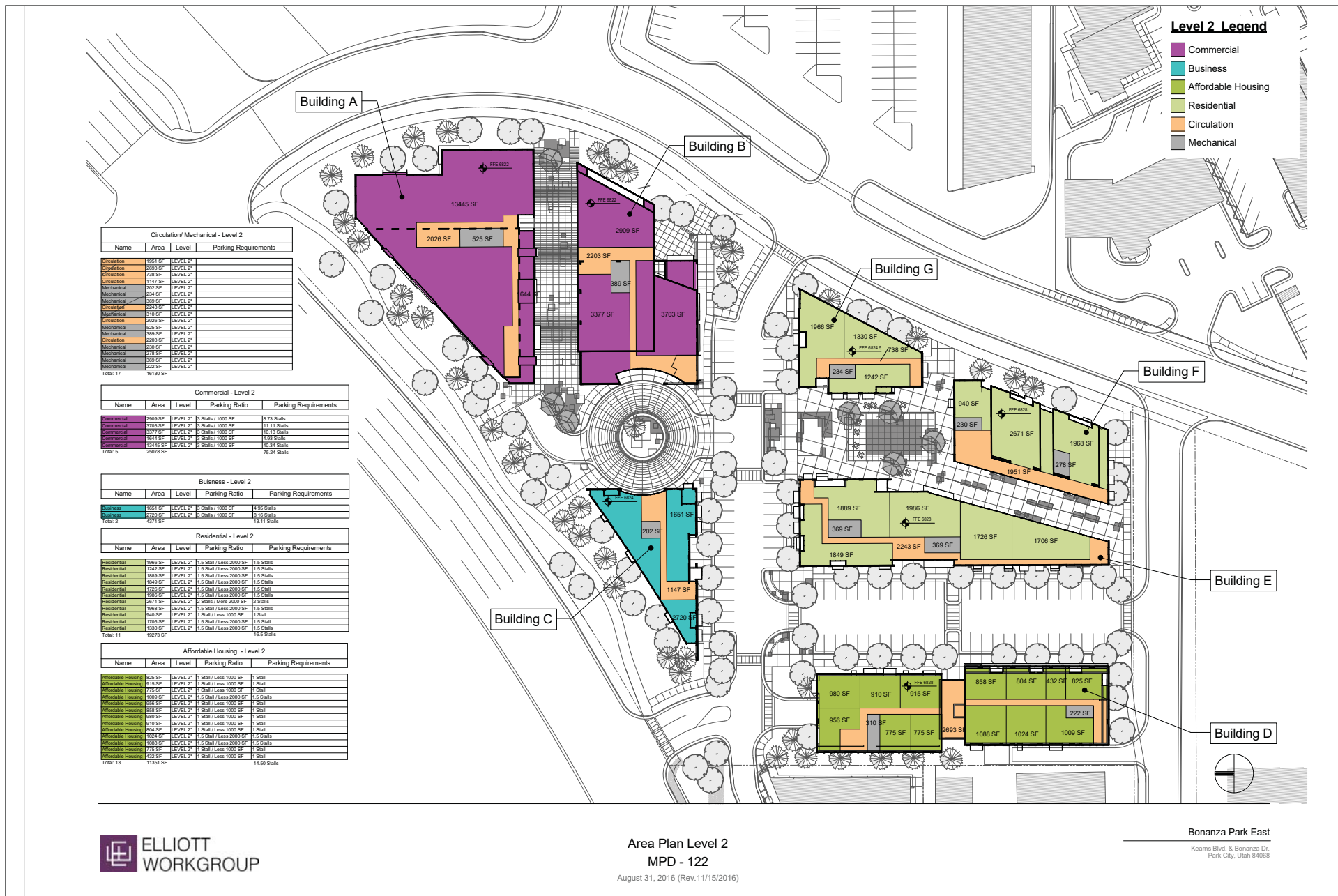


Area Plan Level 1
MPD - 121

August 31, 2016 (Rev.11/15/2016)

Bonanza Park East

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



Area Plan Level 2
MPD - 122
August 31, 2016 (Rev.11/15/2016)



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

Level 3 Legend

- Commercial
- Residential
- Circulation
- Mechanical



| Circulation/ Mechanical - Level 3 | | | |
|-----------------------------------|----------|----------|----------------------|
| Name | Area | Level | Parking Requirements |
| Circulation | 2203 SF | LEVEL 3* | |
| Circulation | 1034 SF | LEVEL 3* | |
| Circulation | 1951 SF | LEVEL 3* | |
| Circulation | 2243 SF | LEVEL 3* | |
| Circulation | 1147 SF | LEVEL 3* | |
| Circulation | 619 SF | LEVEL 3* | |
| Circulation | 2693 SF | LEVEL 3* | |
| Mechanical | 554 SF | LEVEL 3* | |
| Mechanical | 389 SF | LEVEL 3* | |
| Mechanical | 369 SF | LEVEL 3* | |
| Mechanical | 202 SF | LEVEL 3* | |
| Mechanical | 369 SF | LEVEL 3* | |
| Mechanical | 230 SF | LEVEL 3* | |
| Mechanical | 218 SF | LEVEL 3* | |
| Mechanical | 235 SF | LEVEL 3* | |
| Mechanical | 310 SF | LEVEL 3* | |
| Mechanical | 222 SF | LEVEL 3* | |
| Grand total: | 15049 SF | | |

| Commercial - Level 3 | | | | |
|----------------------|----------|----------|--------------------|----------------------|
| Name | Area | Level | Parking Ratio | Parking Requirements |
| Commercial | 6728 SF | LEVEL 3* | 3 Stalls / 1000 SF | 20.18 Stalls |
| Commercial | 2909 SF | LEVEL 3* | 3 Stalls / 1000 SF | 8.73 Stalls |
| Commercial | 3377 SF | LEVEL 3* | 3 Stalls / 1000 SF | 10.13 Stalls |
| Commercial | 3703 SF | LEVEL 3* | 3 Stalls / 1000 SF | 11.11 Stalls |
| Commercial | 1549 SF | LEVEL 3* | 3 Stalls / 1000 SF | 4.95 Stalls |
| Total: | 15062 SF | | | 55.1 Stalls |

| Residential - Level 3 | | | | |
|-----------------------|----------|----------|--------------------------|----------------------|
| Name | Area | Level | Parking Ratio | Parking Requirements |
| Residential | 1716 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 2720 SF | LEVEL 3* | 2 Stalls / More 2000 SF | 2 Stalls |
| Residential | 1949 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1925 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1949 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1726 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1706 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 949 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 3703 SF | LEVEL 3* | 3 Stalls / More 2000 SF | 3 Stalls |
| Residential | 1868 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 980 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 910 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 915 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 775 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 956 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 775 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 1086 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1024 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1009 SF | LEVEL 3* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 894 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 884 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 948 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 2733 SF | LEVEL 3* | 3 Stalls / More 2000 SF | 3 Stalls |
| Residential | 681 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stalls |
| Residential | 172 SF | LEVEL 3* | 1 Stall / Less 1000 SF | 1 Stall |
| Total: | 34173 SF | | | 33.5 Stalls |



Area Plan Level 3
MPD - 123
August 31, 2016 (Rev.11/15/2016)

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

Level 4 Legend

- Residential
- Circulation
- Mechanical



| Circulation/ Mechanical - Level 4 | | | |
|-----------------------------------|---------|----------|----------------------|
| Name | Area | Level | Parking Requirements |
| Circulation | 1641 SF | LEVEL 4* | |
| Circulation | 620 SF | LEVEL 4* | |
| Circulation | 2893 SF | LEVEL 4* | |
| Circulation | 2203 SF | LEVEL 4* | |
| Mechanical | 389 SF | LEVEL 4* | |
| Mechanical | 389 SF | LEVEL 4* | |
| Mechanical | 234 SF | LEVEL 4* | |
| Mechanical | 310 SF | LEVEL 4* | |
| Mechanical | 222 SF | LEVEL 4* | |
| Grand total 9 6982 SF | | | |

| Residential - Level 4 | | | | |
|-----------------------|---------|----------|--------------------------|----------------------|
| Name | Area | Level | Parking Ratio | Parking Requirements |
| Residential | 2909 SF | LEVEL 4* | 2 Stalls / More 2000 SF | 2 Stalls |
| Residential | 3377 SF | LEVEL 4* | 2 Stalls / More 2000 SF | 2 Stalls |
| Residential | 3703 SF | LEVEL 4* | 2 Stalls / More 2000 SF | 2 Stalls |
| Residential | 1888 SF | LEVEL 4* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1870 SF | LEVEL 4* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1861 SF | LEVEL 4* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1619 SF | LEVEL 4* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 980 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 980 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 893 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 775 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 775 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 1088 SF | LEVEL 4* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1024 SF | LEVEL 4* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1009 SF | LEVEL 4* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 858 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 812 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 879 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 1120 SF | LEVEL 4* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 2799 SF | LEVEL 4* | 2 Stalls / More 2000 SF | 2 Stalls |
| Residential | 680 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stalls |
| Residential | 432 SF | LEVEL 4* | 1 Stall / Less 1000 SF | 1 Stall |
| Total: 23 33195 SF | | | | 31 Stalls |

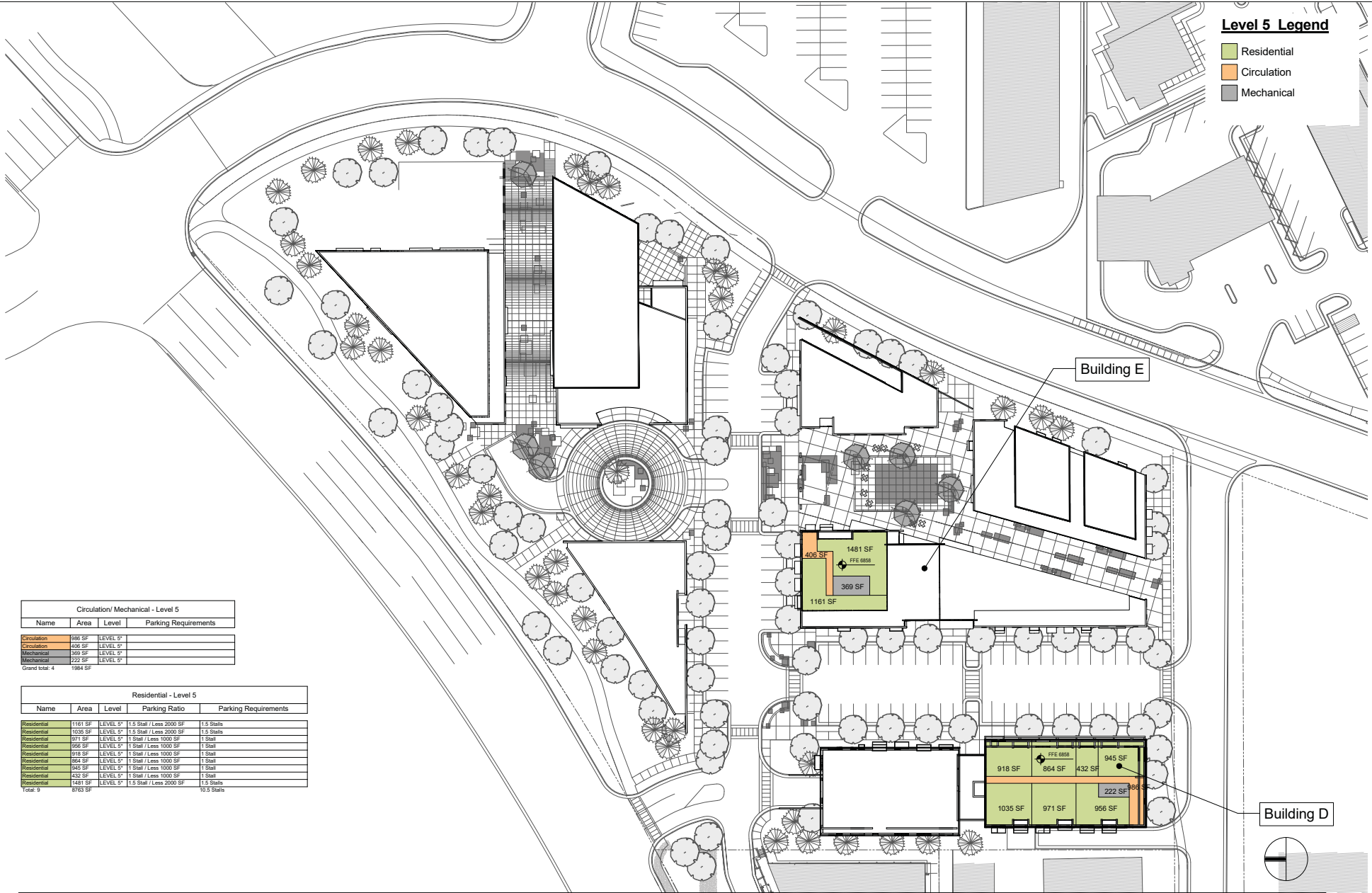
Area PLAN Level 4
MPD - 124
August 31, 2016 (Rev.11/15/2016)

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



Level 5 Legend

- Residential
- Circulation
- Mechanical



| Circulation/ Mechanical - Level 5 | | | |
|-----------------------------------|--------|----------|----------------------|
| Name | Area | Level | Parking Requirements |
| Circulation | 598 SF | LEVEL 5* | |
| Circulation | 406 SF | LEVEL 5* | |
| Mechanical | 369 SF | LEVEL 5* | |
| Mechanical | 222 SF | LEVEL 5* | |
| Grand total: 4 1594 SF | | | |

| Residential - Level 5 | | | | |
|-----------------------|---------|----------|--------------------------|----------------------|
| Name | Area | Level | Parking Ratio | Parking Requirements |
| Residential | 1161 SF | LEVEL 5* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 1035 SF | LEVEL 5* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Residential | 971 SF | LEVEL 5* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 966 SF | LEVEL 5* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 918 SF | LEVEL 5* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 864 SF | LEVEL 5* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 945 SF | LEVEL 5* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 432 SF | LEVEL 5* | 1 Stall / Less 1000 SF | 1 Stall |
| Residential | 1481 SF | LEVEL 5* | 1.5 Stall / Less 2000 SF | 1.5 Stalls |
| Total: | 8763 SF | | | 10.5 Stalls |

**Area Plan Level 5
MPD - 125**

August 31, 2016 (Rev.11/15/2016)

Bonanza Park East

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



AREA CALCULATION - Gross / Net / UE's

Building A

| Level | Useable Area | Gross Area | Commercial Use | Residential Use | Affordable Use | Commercial UE | Residential UE | Affordable UE |
|--------------|---------------|---------------|----------------|-----------------|----------------|---------------|----------------|---------------|
| Lower Level | 8,026 | 9,306 | 1,000 | | | 8.03 | | |
| Level 1 | 14,158 | 17,446 | 1,000 | | | 14.16 | | |
| Level 2 | 15,089 | 17,640 | 1,000 | | | 15.09 | | |
| Level 3 | 8,377 | 9,965 | 1,000 | | | 8.38 | | |
| TOTAL | 45,650 | 54,357 | | | | 45.65 | | |
| Percentage | | | | | | 100% | | |

Building B

| Level | Useable Area | Gross Area | Commercial Use | Residential Use | Affordable Use | Commercial UE | Residential UE | Affordable UE |
|--------------|---------------|---------------|----------------|-----------------|----------------|---------------|----------------|---------------|
| Level 1 | 8,975 | 11,508 | 1,000 | | | 8.98 | | |
| Level 2 | 9,989 | 12,581 | 1,000 | | | 9.99 | | |
| Level 3 | 9,989 | 12,581 | 1,000 | | | 9.99 | | |
| Level 4 | 9,989 | 12,581 | | 2,000 | | | 4.9945 | |
| TOTAL | 38,942 | 49,251 | | | | 28.95 | 4.9945 | |
| Percentage | | | | | | 85% | 15% | |

Building C

| Level | Useable Area | Gross Area | Commercial Use | Residential Use | Affordable Use | Commercial UE | Residential UE | Affordable UE |
|--------------|---------------|---------------|----------------|-----------------|----------------|---------------|----------------|---------------|
| Level 1 | 3,953 | 5,139 | 1,000 | | | 3.95 | | |
| Level 2 | 4,371 | 5,720 | 1,000 | | | 4.37 | | |
| Level 3 | 4,436 | 5,785 | | 2,000 | | | 2.22 | |
| TOTAL | 12,760 | 16,644 | | | | 8.324 | 2.22 | |
| Percentage | | | | | | 79% | 21% | |

Building D

| Level | Useable Area | Gross Area | Commercial Use | Residential Use | Affordable Use | Commercial UE | Residential UE | Affordable UE |
|--------------|---------------|---------------|----------------|-----------------|----------------|---------------|----------------|---------------|
| Level 1 | 9,039 | 12,114 | | | 900 | | | 10.04 |
| Level 2 | 11,351 | 14,576 | | | 900 | | | 12.61 |
| Level 3 | 11,507 | 14,732 | | 2,000 | | | 5.75 | |
| Level 4 | 11,368 | 14,593 | | 2,000 | | | 5.68 | |
| Level 5 | 6,121 | 7,329 | | 2,000 | | | 3.06 | |
| TOTAL | 49,386 | 63,344 | | | | | 14.50 | 22.66 |
| Percentage | | | | | | | 39% | 61% |

Building E

| Level | Useable Area | Gross Area | Commercial Use | Residential Use | Affordable Use | Commercial UE | Residential UE | Affordable UE |
|-----------------------|---------------|---------------|----------------|-----------------|----------------|---------------|----------------|---------------|
| Level 1 (Commercial) | 4,932 | 6,610 | 1,000 | | | 4.93 | | |
| Level 1 (Residential) | 3,342 | 4,516 | | 2,000 | | | 1.67 | |
| Level 2 | 9,155 | 12,136 | | 2,000 | | | 4.58 | |
| Level 3 | 9,155 | 12,136 | | 2,000 | | | 4.58 | |
| Level 4 | 8,358 | 10,368 | | 2,000 | | | 4.18 | |
| Level 5 | 2,642 | 3,417 | | 2,000 | | | 1.32 | |
| TOTAL | 34,242 | 49,183 | | | | 4.93 | 16.33 | 0.00 |
| Percentage | | | | | | 23% | 77% | 0% |

Building F

| Level | Useable Area | Gross Area | Commercial Use | Residential Use | Affordable Use | Commercial UE | Residential UE | Affordable UE |
|--------------|---------------|---------------|----------------|-----------------|----------------|---------------|----------------|---------------|
| Level 1 | 5,611 | 7,968 | | 2,000 | | | 2.81 | |
| Level 2 | 5,579 | 8,038 | | 2,000 | | | 2.79 | |
| Level 3 | 5,611 | 8,070 | | 2,000 | | | 2.81 | |
| TOTAL | 16,801 | 24,076 | | | | 0 | 8.40 | |
| Percentage | | | | | | 0% | 100% | |

Building G

| Level | Useable Area | Gross Area | Commercial Use | Residential Use | Affordable Use | Commercial UE | Residential UE | Affordable UE |
|--------------|---------------|---------------|----------------|-----------------|----------------|---------------|----------------|---------------|
| Level 1 | 4,498 | 5,476 | 1,000 | | | 4.50 | | |
| Level 2 | 4,538 | 5,510 | 1,000 | | | 4.54 | | |
| Level 3 | 3,464 | 4,318 | | 2,000 | | | 1.73 | |
| Level 4 | 3,479 | 4,333 | | 2,000 | | | 1.74 | |
| TOTAL | 15,979 | 19,637 | | | | 9.036 | 3.47 | |
| Percentage | | | | | | 72% | 28% | |

1440 Empire

| Level | Useable Area | Gross Area | Commercial Use | Residential Use | Affordable Use | Commercial UE | Residential UE | Affordable UE |
|--------------|--------------|------------|----------------|-----------------|----------------|---------------|----------------|---------------|
| Level 1 | 2,585 | 4,290 | | | 900 | | | 2.87 |
| Level 2 | 2,585 | 4,290 | | | 900 | | | 2.87 |
| Level 3 | 2,585 | 4,290 | | | 900 | | | 2.87 |
| TOTAL | | | | | | | | 8.62 |
| Percentage | | | | | | | | 100% |

Rail Central

| Level | Useable Area | Gross Area | Commercial Use | Residential Use | Affordable Use | Commercial UE | Residential UE | Affordable UE |
|--------------|--------------|------------|----------------|-----------------|----------------|---------------|----------------|---------------|
| Level 2 | 1,124 | | | | 900 | | | 1.25 |
| Level 3 | 4,260 | | | | 900 | | | 4.73 |
| TOTAL | | | | | | | | 5.98 |
| Percentage | | | | | | | | 100% |

| | | | | | | | | | |
|-------------------|----------------|----------------|--|--|--|-------------------|--------------|--------------|--------------|
| TOTAL AREA | 213,760 | 276,492 | | | | TOTAL UE's | 96.90 | 49.91 | 37.25 |
| Percentage | | | | | | | 53% | 27% | 20% |


Site Analysis

| | Area | Acres | Percentage |
|-----------------------|----------------|-------------|----------------|
| Driveways/Parking | 47,653 | 0.92 | 21.32% |
| Building Footprint | 70,779 | 1.64 | 31.66% |
| Open Space | 105,103 | 2.82 | 47.02% |
| TOTAL PROPERTY | 223,535 | 5.38 | 100.00% |

Parking Analysis

| | Parking Requirement |
|------------------------------|---------------------|
| Lower Level | 40.13 |
| Level 1 | 155.6 |
| Level 2 | 119.35 |
| Level 3 | 88.6 |
| Level 4 | 31.0 |
| Level 5 | 10.50 |
| TOTAL REQUIRED STALLS | 445 |
| Surface Parking | 84 |
| Structure Parking | 269 |
| TOTAL PROPOSED STALLS | 353 |



Bus Stops 

Bonanza Park
Regional Bus Stops Locations
EWG 10-11-16

Exhibit C – [11 May 2016 Planning Commission Staff Report](#)

Exhibit D – [11 May 2016 Planning Commission Minutes](#)

Exhibit E – [24 August 2016 Planning Commission Staff Report](#)

Exhibit F – [24 August 2016 Planning Commission Minutes](#)

Exhibit G – Applicant’s Compliance with the Goals and Objectives of the General Plan

October 25, 2016

Francisco Astorga, AICP, Senior Planner
Park City Planning Department
Park City Municipal Corporation
Project #: PL-15-02997
Bonanza Park East Master Plan Pre-MPD Application

RE: Project Compliance with General Plan Goals and Objectives

Dear Francisco,

Please find below Bonanza Park’s response to the General Plan Volume I, Goals and Objectives that is required of the applicant for a Pre-MPD approval and Staff recommendation. Please let me know if you have any questions or comments or require additional information that is required to address these Goals and Objectives.

Small Town

Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods

Objectives:

1A: Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity. **The Bonanza Park proposal is defined as in-fill development. It is entirely a redevelopment of an existing under-utilized neighborhood that has significant infrastructure and resource capacity.**

1B: Each neighborhood should have a well-defined edge, such as open space or a naturally landscaped buffer zone, permanently protected from development, with the exception of transition areas where two adjacent neighborhoods merge along an established transportation path. **The BoPa area is defined by the cemetery and adjacent hill to the north. To the east, the neighborhood transitions into the Prospector area from highly dense mixed-use and commercial areas to residential uses. To the south, the neighborhood is defined by City Park and Masonic Hill. To the west the park City Municipal Golf Course is the defining edge.**

1C: Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment. **Bonanza Park is compatible with the Objectives. There are two markets within easy walking distance and the area is very walkable to almost all areas of the City, including Old Town, main Street, the Ski**

Resort and City Park. Bus access has been well-vetted and there is no place within the proposed development that is greater than 300 meters from a bus stop. Residential development is planned for the area as is limited office use. Trails and community gardens are not found in this area as it is a more urban, denser area of the City already. A neighborhood park is planned as are gathering areas and courtyards.

1D: Increase neighborhood opportunities for local food production within and around the City limits. Sustainable agricultural practices should be considered within appropriate areas. **Due to the nature of Bonanza Park's dense, urban environment, combined with the unsuitability of the soils found in the area due to former mine activity, it is not proposed that Bonanza Park be a food production area. Nonetheless, the applicant is willing to entertain ideas in this regard.**

Goal 2: Park City will emphasize and preserve our sense of place while collaborating with the Wasatch Back and Slat Lake County regions through regional land use and transportation planning.

Objectives:

2A: A regional land-use planning structure should be integrated within a larger transportation network built around transit. **The Bonanza Park proposal is transit-oriented with bus stops incorporated into the development and is pedestrian-oriented, reducing automobile traffic generation.**

2B: Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions. **This Objective is larger in scope than the proposal can contribute to but does contain significant green belt at the entry corridor along Kearns Boulevard.**

2C: Regional Institutions and services should be located within existing development nodes. **This proposal as it is designed would be able to accommodate such regional institutions that may desire to be there. The applicant is currently working with two major non-profit institutions that are arts-oriented and could potentially be located at the project.**

2D: Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the local character and community identity. **The materials used in the project will be well-defined during the CUP/MPD phase of the development. The industrial look of the area will be incorporated into the design and will transition into the existing mining oriented appearance of surrounding projects.**

Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small-town character.

Objectives:

3A: Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs and lighting and by discouraging high-speed traffic. **The current proposal strongly supports this Objective. The entire development is designed to be pedestrian oriented and the design favors walkability and bicycle access. The proposal links the project to existing trails and greatly improves the area connectivity. The sidewalk along Kearns is elevated and pulled from the traffic and the auto-oriented feel of the current uses will be eliminated.**

There is only one street within the development and it is designed as a “complete street” where it has pedestrian auto and bicycle elements. The street is a very low-speed design with bulb outs, frequent vegetation and parking arrangements that highly discourage speed.

3B: Prioritize efficient public transportation over widening of roads to maintain the small-town experience of narrow roads, modest traffic and Complete Streets. **The Bonanza proposal does incorporate the Complete Streets concept and is designed to reduce traffic and encourage public transit.**

3C: Public transportation routes should be designed to increase efficiency of passenger trips and capture ridership of visitors and locals. **The Bonanza team has worked closely with Park City Staff’s transportation planners to do exactly as this Objective states.**

Natural Setting

Goal 4: Open Space: Conserve a connected healthy network of open space for continued access to and respect for the natural setting.

Objectives:

4A: Protect natural areas critical to biodiversity and healthy ecological function. **Due to its nature as a brownfield, in-fill, urban redevelopment, the ability for this proposal to protect natural habitats is limited. Nonetheless, the recent inclusion of bios wales has reduced the amount of run-off the site will have and help to filter the water as well.**

4B: Buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life and visitor experience. **The Bonanza Park proposal initially proposed greater height closer to the Kearns/Bonanza corridors and has since modified the plan to reduce that to a more acceptable proposal. The applicant will continue to work to protect mountain vistas by analyzing its height proposals and adjusting them accordingly as the MPD process develops.**

4C: Prevent fragmentation of open space to support ecosystem health, wildlife corridors and recreation opportunities. **The in-fill, urban nature of the Bonanza redevelopment proposal makes it difficult to apply to this Objective.**

4D: Minimize further land disturbance and conversion of remaining undisturbed land areas to development to minimize the effects on neighborhoods. **As with the above Objective, the Bonanza Park proposal’s nature of in-fill development on already developed land does not allow for this Objective to be applicable. The significant reduction of paved area and increase in vegetated areas on this existing brownfield site reduces the existing impacts on the surrounding neighborhoods.**

4E: Collaborate with neighborhoods to create small parks or passive open space areas. **The Bonanza Park proposal has over 47% open space and has significant passive open space along Kearns Boulevard. The applicant acknowledges these comments and will address this as the MPD continues to mature.**

Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.

Objectives:

5A: Encourage development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, protect significant existing vegetation and contribute to the community emission reduction goal. **The buildings that currently exist at the Bonanza site were built in the 1970s and 1980s and are, on the whole, inadequate to meet this Objective. The inefficiency of the energy elements, both heating in the winter and cooling in the summer, are not up to standards that the City currently expects. All of the new buildings will be required to meet Park City's high standards of energy efficient construction. The urban nature of the development should encourage more active pedestrian activity as well as increase public transit opportunities.**

5B: Encourage efficient infrastructure to include water conservation, energy conservation, renewable resource technology, decreased waste production, green public transit and increased roadway and pathway connectivity. **The project is planned to adhere to Park City's stringent building code requirements of energy efficiency and waste reduction. The current proposal has increased roadway and pathway connectivity by working with Park City's transportation planners and incorporating their directives. Incorporating water-wise plantings and the bio-swales should also help to conserve water and reduce run-off concerns that the current hardscape does not.**

5C: Park City will be a strong partner in efforts to reduce community GHG emissions, leading by example and providing policy guidance while promoting personal accountability and community responsibility. **The applicant will strive to partner with the City to achieve this Objective.**

5D: Align transportation goals with sustainable goals that reflect all four Core Values of the City. **The applicant has worked closely with the City Staff to ensure its transportation design fulfills this Objective.**

Goal 6: Climate Adaptation: Park City will implement climate adaption strategies to enhance the City's resilience to the future impacts of climate change.

Objectives:

6A: Prepare for probable scenarios that could threaten health, welfare and safety of residents. **The applicant will incorporate any strategies the City deems necessary to fulfill this Objective.**

6B: Encourage opportunities for local food production and sales of food produced regionally. **Due to Bonanza Park's nature as an in-fill, redevelopment, there are limited opportunities for food production, however, the applicant will try to incorporate any ideas the City may have in this regard.**

6C: Support ecosystem health, biodiversity and natural buffers between development and sensitive lands. **Bonanza Park is a redevelopment of a largely hardscaped area and thus cannot really contribute to this Objective, however it will strive to do what is requested to help implement this Objective.**

6D: Encourage regional planning efforts as a mechanism to mitigate population growth. **There are opportunities in Bonanza Park that may be helpful to the regional transportation planning efforts that are currently being looked at by the City transportation and housing planners.**

Sense of Community

Goal 7: Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents.

Objectives:

7A: Increase diversity of housing stock to fill voids within housing inventory (including price, type and size) to create a variety of context sensitive housing opportunities. **The Staff and the Commission have offered comments that the site should include more workforce housing opportunities given its central location. The applicant has already built two affordable housing projects within City limits that are dedicated to this project and is proposing additional affordable housing above the MPD requirements to further address this issue within the project. The applicant understands that the final MPD submittal will require that this issue must be addressed to the satisfaction of the Staff and Commission.**

7B: Focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods. **The Bonanza area is currently not a primary residential neighborhood, however that will change with this proposal. Members of the Planning Commission have outlined their position where they have encouraged the applicant to provide at least some residential units that are not nightly rental and thereby achieve this Objective by thus creating primary housing stock. The applicant is currently examining individual building pads where this may occur and will work with Staff to further this Objective and present those concepts with the final MPD submittal.**

7C: Focus nightly rental units to resort neighborhoods-near Park City Mountain Resort and Deer Valley. **Along with the above Objective, the concern is that traditionally primary neighborhoods are being quickly transitioned to nightly rental areas and, perhaps more impactfully, second-home areas. Whereas in the past this activity was primarily focused at the resorts, the increased popularity of Park City has caused this to be a growing occurrence throughout the City. The footprint of the resorts has increased and the advent of Airbnb and other rental avenues has caused the impact to be felt throughout the City. As with 7B, the applicant heard clearly the concerns from the Planning Commission in this regard and has already removed an earlier hotel concept from the plan. The applicant will continue to address this issue.**

7D: Facilitate the implementation of a housing plan that promotes economic diversity. **As with the previous Objectives, the Staff and the Commission have made clear their direction relative to the workforce housing component of the site and the applicant will address this in the final MPD.**

7E: Create housing opportunities for the City's aging population (e.g. step-down housing, community housing, cottage style units). **While this area is probably not conducive to cottage style units due to its urban location, the other Objectives are more practical for the site and the applicant desires to produce a workforce housing plan that is acceptable to the Staff and the Commission.**

Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the work force of Park City.

Objectives:

8A: Provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods. **The Staff and Commission have made their concerns clear regarding this issue and the applicant will continue to refine the plan so that these concerns are fully addressed in the final MPD proposal.**

8B: Increase rental housing opportunities for seasonal workers in close proximity to resorts and mixed use centers. **Along with addressing the above concerns in Goal 7 and Goal 8, the increased attention the applicant is willing to give to work force housing should strongly help to address this Objective in the final MPD proposal.**

8C: Increase housing ownership opportunities for work force within primary residential neighborhoods. **As with Objective 8B, the increased attention paid to workforce housing needs will create opportunities in this regard. The applicant will work with the City's affordable housing group to understand where this can occur and will deed-restrict the units appropriately to accommodate the group's needs.**

Goal 9: Parks and Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.

Objectives:

9A: Maintain local recreation opportunities with high quality of service, exceptional facilities and variety of options. **The Bonanza Park site has limited opportunity to provide any meaningful recreational options, however, the applicant is open to any dialogue from Staff and the Commission in that regard.**

9B: Locate recreational options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips. **As with Objective 9A, the Bonanza Park area is not a particularly useful recreational area but could provide housing and retail opportunities to help address this need. Additionally, this site is within walking distance to both the Rail Trail and City Park**

9C: Optimize interconnectivity by utilizing bus/transportation services to recreation facilities. **The Bonanza Park's central location in the City and its plan to provide a strong transit-oriented element to the design should satisfy this Objective. The applicant has worked closely with Park City's transportation planners to make the proposal as transit-oriented as possible.**

Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national and international events that further Park City's role as a world-class multi-seasonal destination resort while maintaining a balance with our sense of community.

Objective:

10A: Remain competitive as a world-class, multi-season, destination resort community by increasing year-round recreation events and demand for resort support services, such as hotels and restaurants. **Bonanza Park is focusing its efforts on building a project that is oriented towards accommodating influential arts organizations. That effort includes restaurants. Its hoped that a viable arts district is developed that allows for further gathering spaces within the City limits that can accommodate large groups of people very comfortably.**

10B: Balance tourism events with preservation of small town character and quality of life. Locate larger tourist activities close to resorts and/or existing facilities. Locate community facilities close to primary residential areas. **Should the applicant's efforts to create an arts district materialize then the Bonanza**

area would be accessible for that purpose yet remain fairly separated from existing primary residential uses.

10C: Public infrastructure improvements and programming should consider the visitor experience to Park City during large events and master festivals. **The project as proposed would be fairly designed around programming for some of the most impactful master festival events. The increased presence of this effort should be beneficial to the visitor experience.**

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

Objectives:

12A: Retain and expand existing Park City businesses. **The project as proposed is performing this Objective by seeking to retain very prominent local non-profit organizations as well accommodating Anaya's Market. The existing gas station remains an issue to be resolved. Additionally, there are proposed to be new opportunities for local businesses in the retail area of the project.**

12B: Improve the balance of jobs-to-housing ratio in Park City to attract higher paying jobs and workforce housing strategies. **The final MPD will reflect comments from the Staff and the Commission in regards to workforce housing strategies. The retention of the arts organizations diversifies the area economy and provides higher paying jobs than would normally be found in the service sector.**

12C: Support local owned, independent businesses that reflect the core values of Park City and add to the Park City experience. **The project accomplishes this Objective by the retention of the arts organizations as well as the accommodation of Anaya's market.**

Goal 13: Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.

Objectives:

13A: Increase cultural, arts and entertainment related events that diversify and support our tourism-based economy. **Bonanza Park's planned for accommodation of the local arts organizations and the events they manage ought to more than satisfy this Objective.**

13B: Foster and enhance the vitality of Park City's local arts and cultural sectors. **Bonanza's commitment to the local arts organizations is almost unparalleled and represents the core of this Objective.**

13C: Encourage the installation of public arts on private property, public space, parks, trails and streets that represent Park City's core values. **Bonanza plans to include several large and meaningful pieces of public art in its plaza designs and landscaping.**

Goal 14: Living within limits: the future of Park City includes limits (ecological, qualitative and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

Objectives:

14A: Provide reliable public resources to ensure the health, welfare and safety of residents and visitors. **The project has received extensive feedback from the City Engineering, Planning and transportation Staffs and we have changed the plan extensively to accommodate these concerns.**

14B: Manage growth to protect the quality of life and preserve the unique Park City Experience by recognizing limits to growth and adopting responsible policies that are consistent with those limits. Look at policies to offset this growth through efficiencies and renewables. **By trying to adopt an arts district approach that accommodates diverse and unique Park City organizations, Bonanza Park recognizes the need to synergize its development with the goals of the City.**

14C: Provide safe drinking water to residents and visitors. Set limits to future demand based on available sources and expense of available sources. **The Bio-swale element of the plan will help greatly to help filter storm water and reduce contaminants. The current Bonanza site is covered in impermeable surface and the inclusion of water-wise green areas will help to reduce the overall impact of the water consumption on the site.**

14D: Prevent degradation of air quality through the implementation of best practices for land use, clean energy, regional transportation and growth management. **The applicant has and will continue to meet Park City's high standards for land use, clean energy, regional transportation and growth management. Any feedback the Staff offers relative to this Objective will be incorporated to the extent possible in the land plan.**

*Goals 15 and 16 specifically address the Historic Character of Park City and the Historic Main Street District. Given that there are no historic structures on the Bonanza Park site, then these Goals and Objectives were excluded from this report.

Exhibit H – Applicant’s Compliance with the GP Bonanza Park Neighborhood Section

November 7, 2016

Mr. Francisco Astorga, AICP, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060

Project #: PL-15-02997
Bonanza Park East Master Plan Development Pre-Application

RE: Bonanza Park Neighborhood General Plan Compliance

Dear Francisco,

Please find enclosed the requested report from the applicant for the General Plan Compliance for the Bonanza Park East project located adjacent to Kearns, Blvd., Bonanza Dr. and Munchkin Rd. This property is owned by JP’s Nevada LLC, Bonanza Park LLC and Maverick, Park City, LLC. Please let me know if you have any questions or comments regarding this report.

Bonanza Park and Snow Creek Neighborhood

3.1 Bonanza Park and Snow Creek: A mixed use neighborhood in which locals live and work.

The Bonanza Park and Snow Creek Neighborhood contains a variety of housing types as well as commercial development. Ranging from the single-family dwelling units that make up Snow Creek Cottages located adjacent to the Shopping Center, to the multi-family dwelling units that make up Homestake, Claimjumper, Fireside Condominiums, the area is diverse in terms of housing units and is home to many of the City’s more affordable units-not all deed restricted, but de facto affordable units.

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

This neighborhood is also home to the City’s only light industrial zoning district where automotive shops can coexist with a car wash, all within proximity of residential units. These type of uses should be

preserved as the City moves forward with the concept of Form Based Code for this district. The City's draft Bonanza Park Area Plan recommends similar strategies to preserve this neighborhood character.

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

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

The area plan for this neighborhood should include a limit on nightly rentals if this district to be protected as a local's neighborhood.

The Goals and Policies outlined in Section 3.1 are adhered to in the Bonanza Park East proposal. There is one existing residential unit in the entire redevelopment area, so the loss of affordable housing is not a concern. The applicant has developed 12 affordable housing units on Empire Avenue in advance of this application to use as affordable housing credits for this proposal. The site on Empire is located in a prime area for affordable housing. Additional units were also developed adjacent to the clock tower building before this application was submitted in anticipation of fulfilling the affordable housing benefit for the site. Finally, the applicant is proposing an increased number of units of affordable workforce housing in Bonanza Park East as part of the overall master plan submittal. Gentrification is, to a certain extent, unavoidable during a redevelopment process. The applicant has gone to great lengths to preserve the Anaya's use as well as seek out a new home for the gas station. There will be some displacement of businesses as the property redevelops. Local, pedestrian-oriented interconnection is a theme throughout the Bonanza Park east proposal and the applicant has worked closely with City transportation planners to ensure that this connectivity is present and much-improved over the current situation. Finally, the applicant has agreed to restrict a large part of the units relative to nightly rental. This is an important consideration and one that demonstrates a willingness to listen to the input of the Commission and Staff.

3.2.1 Bonanza Park: An authentic neighborhood.

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

The Bonanza Park East proposal does not incorporate the form-based code contemplated by this Goal, but it will offer a palette of industrial-style architecture that compliments and pays tribute to the mining industry that was the economic engine of Park City's past.

3.2.2 Bonanza Park and Prospector: The local employment hub.

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

The proposal as it stands embraces this concept. The applicant is trying to work two critically important local arts non-profits into its design in a very significant manner. This will create vibrancy and diversity within the community. These organizations are economic drivers and add considerably to the social and cultural fabric of the community. Again, the work with Park City's transportation Planners has ensured that the connectivity contemplated in this Goal is achieved.

3.3 Bonanza Park: A model for sustainable redevelopment.

The Bonanza Park and Snow Creek Neighborhood will be a model for green, sustainable redevelopment in balance with nature. The Bonanza Park Area Plan is a blueprint for environmentally sustainable development. Many of the principals identified in the Bonanza Park Area Plan reflect those emphasized by the US Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) rating system. LEED-ND evaluates neighborhoods on a variety of principles within three categories: Smart location and Linkage, Neighborhood Pattern and Design, and Green Infrastructure and Buildings. The Bonanza Park Area Plan incorporates all of the highest ranking LEED-ND principles, plus a few extras, from each of these categories. Consideration should be given by the City to expand the Bonanza Park Area Plan and Form Based Code to include the entire Bonanza Park and Prospector neighborhood. Due to limits on density within the Prospector neighborhood, this area could become a receiving zone for TDR credits and further alleviate growth pressures on Greenfield development.

The Park City Building Department utilizes very strict Code compliance when it comes to energy efficiency and the Bonanza Park East proposal will fulfill the expectations that the most efficient energy design be implemented in the architecture. The applicant will not seek to achieve a LEED-ND designation due to the cost involved and primarily to the fact that the Park City Code already insists upon these principles being implemented in the plan. Nonetheless, the proposal will be an example of green design and will strive towards a goal of maximum environmental sustainability.

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

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

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

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

The Rail Trail is located a short distance from the property, but will still be utilized as a focal point for pedestrian and bicycle access. Additionally, the project will be designed with the “complete streets” concept in mind where pedestrians, bicyclists and autos will all be accommodated on the same road system. In addition, strong pedestrian and bicycle pathways that are unique to that use and do not incorporated the use of the auto will be placed along the main transportation corridors. Also, local mass transit has been discussed with City transportation planners and there will be no site more than 200 meters away from a bus stop.

3.5 Bonanza Park: Explore as a central hub for public transportation.

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

While the current proposal does not plan for a regional transportation hub, it does incorporate those elements necessary for public transit to function well. The applicant encourages the City to look at its transportation needs and will cooperate fully with discussions that may involve this property and mass transit opportunities.

3.6 Bonanza Park: An important part of the Park City entry experience.

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

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

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

The FPZ has been identified as one of the more important concepts to consider as the Bonanza Park proposal moves forward. While there have been concerns raised regarding the heights of buildings that are adjacent of the FPZ, there has not been a denial of the discretionary encroachment that can take place on Kearns Boulevard. Rather, Commissioners and Staff have indicated that should the applicant desire discretionary approvals from the City in regards to heights and encroachments, then there should be corresponding increases in affordable/workforce housing and rental restrictions. The current proposal includes a significant increase in affordable/workforce housing above and beyond what the Code calls for and the applicant is also willing to incorporate rental restrictions to satisfy the Commission and the Staff.

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

The aesthetics of the Bonanza Park district will be greatly improved by incorporating sensitive and thoughtful design that emphasizes the mining and industrial theme that was the previous bedrock of this community. Resort-oriented architecture will be minimally incorporated and instead the aesthetic will focus upon those elements that the Staffa and the Commission have indicated are preferred.

Exhibit I – Applicant’s Compliance with the Transportation Master Plan

November 8, 2016

Mr. Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

Project #: PL-15-02997
Bonanza Park East Master Plan Development Pre-Application

RE: Bonanza Park East Engineering and Transportation Compliance

Dear Francisco,

Please find enclosed the requested report from the applicant regarding the concerns of the City Engineering Department the compliance with the City’s Transportation Master Plan Goals. We appreciate the opportunity to submit this report. Please let me know if you have any questions or concerns whatsoever regarding this report.

Engineering Department Concerns

1. There appears to be a service drive located off of Bonanza Drive just south of the Prospector Drive intersection. This service drive requires a delivery vehicle to maneuver within the Bonanza drive ROW. **After discussions with Planning Staff, Engineering and Transportation Planning Staff, the applicant has withdrawn the service drive from the plans.**
2. For a vehicle to maneuver into this drive, they will need to use a proposed paved pull-out located in the Bonanza Drive ROW. At this time, the City Engineer is not willing to change the use of this area from a public road, drainage and sidewalk to a private vehicle use. Without the pull-out, the service drive appears to useless. **The applicant has withdrawn this request at the recommendation of the City Engineer.**
3. The location of the paved road pull-out so a vehicle could use the service drive is immediate to the sidewalk and will create friction with those walking or biking on the sidewalk. The City Engineer does not support this layout which would create this conflict. **The applicant has withdrawn this request at the recommendation of the City Engineer.**

Transportation Master Plan Goals

1. GOAL 1: Park City will have a multimodal transportation system with complete streets and balanced availability of pedestrian, bicycle, transit and auto travel. The streets in the Bonanza

Park East submittal have specifically been designed to be “complete streets” with pedestrian bicycle and auto access. **By working with the City Staff, the applicant has incorporated significant changes to the plan to slow traffic and develop a very complete system of alternative transportation options. The tie-in to the Rail Trail as well as pulling the pedestrian and bicycle traffic away from Kearns and incorporating trees and vegetation as a separation buffer will help to further this goal. Additionally, there is no place on the project more than 200 meters away from public transit stops.**

2. GOAL 3: Park City residents, workers, day visitors and overnight guests will have efficient, direct and convenient regional transit connections from and to area resorts, Salt Lake and Utah Counties and other communities of the Wasatch Back. **The work the applicant has done with the Planning and Transportation Staff has ensured that there will be well-located public transit stops and access located throughout the project.**
3. GOAL 4: Park City will have a complete and well-connected network of trails, bicycle lanes and sidewalks that supports safe, convenient and pleasant walking and bicycling to accommodate the needs of residents, visitors and guests for short trips within the City and surrounding neighborhoods. **The applicant’s work with the Staff has incorporated multiple alternative transportation methods that allows for clear and unobstructed access to the area trails and pedestrian pathways both to and from the proposed project.**
4. GOAL 7: Park City’s transportation system will contribute positively to public health and quality of life by achieving a high level of travel safety and by creating an environment that supports active living. **The applicant’s dialogue with the City Planning and Transportation Staff has made changes to the plan that will make certain that the project’s streets, trails and pathways will be as safe and as usable as possible.**
5. GOAL 8: Park City’s transportation system will contribute positively to improved environmental, social and economic sustainability of the community. **Again, the project has been heavily vetted through the Park City’s Planning, Engineering and Transportation Staff and their comments have been incorporated thoroughly into the plan. The streets within the project are complete streets and have been designed so that through traffic becomes slowed down and high speeds are discouraged. This along with extensive adjustments with regards to traffic stops, bicycle rack areas, pedestrian pathways, etc. have ensured that this project fits well into Park City’s overall Transportation Planning.**
6. GOAL 9: Park City’s transportation system will support development of clustered and diverse land use centers by providing convenient multimodal access to each center concurrent with its development. **The bus stops and pedestrian/bicycle access along with the mass transit accommodations will allow the Bonanza Park East area to be a diverse land use center with an Arts district theme that is an easily accessible public land use center.**