

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

COMMISSIONERS IN ATTENDANCE:

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

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

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REGULAR MEETING

ROLL CALL

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

ADOPTION OF MINUTES

September 14, 2016

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

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

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

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

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

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

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

CONTINUATIONS (Public Hearing and Continue to date specified.)

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

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

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

VOTE: The motion passed unanimously.

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

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

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

MOTION: Commissioner Thimm moved to CONTINUE 1376 Mellow Mountain Road – Appeal of a building permit (BD-16-22329) denial to a date uncertain. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

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

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

Planner Anya Gran reported that the Planning Department has been working with Park City Mountain Resort to make sure that Condition of Approval #4 of the MPD amendment was met. She noted that the Condition asked that they identify historically significant structures, complete an inventory and preservation plan, dedicate preservation easements, and dedicate \$50,000 towards the preservation of a mine site. Planner Grahn stated that those funds were invested in preserving the California Comstock.

Planner Grahn felt it was important to emphasize the accomplishments that this Condition of Approval and the collaboration with Park City Mountain Resort has achieved. They have been able to identify additional historic structures and inventory those structures. She pointed out that they started with a commitment for a one-time investment of \$50,000 and five years of assistance, and that has turned into a Memorandum of Understanding that provides a mechanism for continue collaboration for up to 15 years and an investment of up to \$100,000. Planner Grahn stated that through the MOU they will continue to work together and stabilize the priority list of mine sites as the funds become available. She believed they achieved something great for the community.

Kristen Williams with Vail Resorts introduced John Sail, the Mountain Planner at Park City Mountain, and Larry Moore, their legal counsel. Ms. Williams thanked Bruce Erickson, Polly Samuels McLean, Anya Grahn, Francisco Astorga, Matt Diaz and other Staff for their efforts, and stated that the work was truly unprecedented and years and years in the making. To complete what was done was truly remarkable and it created a better partnership and relationship between Vail and the City. Ms. Williams believed that the greatest pleasure that resulted is the relationship between the community and what the Friends of Ski Mountain Mining History have undertaken. She thanked Sandra Morrison,

the Elliotts, Rory Murphy, Marianne Cone and many others for their involvement with fundraising. In addition to the \$50,000 contributed by Vail, several thousand dollars have been raised.

Vice-Chair Joyce opened the public hearing.

Sandra Janich wanted to know how many buildings are impacted.

Planner Grahn presented a prioritized list of buildings that were the most in need of stabilization. Approximately 20 buildings were on the list. She noted that the number of buildings would depend on the amount of work required and the available funds.

Ms. Janich asked if there was a website with that information.

Ms. Williams stated that the work of the Friends Committee and all of the info regarding the gold sites could be found on the Historical Museum's website. She reported that the community and the City prioritized the California Comstock as the first project. Approximately \$56,000 worth of work was completed in this season. Ms. Williams thought there was a comfort level with Clark Martinez to complete the work next year when additional funds are available. Once that is completed they would move to whatever project is deemed the next priority. Ms. Williams stated that Clark Martinez has done tremendous work and she encouraged the Planning Commission to go see it.

Vice-Chair Joyce stated that he had hiked near there five days earlier and it looked great. He found it to be a huge improvement in a short period of time.

Commissioner Phillips wanted to know what was left to do on the Comstock Mine. John Sail, Resort Mountain Planner, stated that the priority for this year was to stabilize the structure to keep it from falling down. Mr. Martinez rehabbed the whole back side and cleaned up the site. Sandra Morrison and The Friends have identified other projects and have a scope of work for next year. Commissioner Phillips assumed that parts of the building were falling over. He asked if there is an intent to put those parts back into place and reassemble or just to stabilize the structure and save what is still there. Mr. Sail believed the intent would evolve as they move through the process. He emphasized that the number one priority is to stabilize the structures from collapsing. He noted that Planner Grahn had submitted a report and Mr. Martinez had submitted a very detailed report of what he has found and the work he has done.

Commissioner Phillips thanked everyone involved because this is a really big deal for Park City, the citizens, The Friends and Vail. He was excited about it and looked forward to seeing what else could be saved before it crumbles.

Commissioner Thimm appreciated the enthusiasm of Vail and others for the work being done. Rather than just complying with the Condition, he felt there was a genuine appetite for saving these structures. He applauded that attitude.

Vice-Chair Joyce understood that the City and Vail were contributing money over the next ten years, and the non-profit organization with the Museum was doing fundraising. He asked about the flow of money for a project. Director Erickson stated that in the MOU, there will be two meetings each year. The first meeting will establish what projects are coming forward. When they enter a new fiscal year the City will write a check for a specified amount and Vail will match that amount. At the end of the year, a review will determine how the money was spent. Vice-Chair Joyce wanted to know what name is on the check. Director Erickson stated that Vail wrote their check to Park City Mountain Resort. The City authorized payment and Park City Mountain pays Clark Martinez. However, for the initial \$50,000, the City writes a reimbursement check back to the Resort, and the Resort pays Clark. Going forward, the MOU asks the Resort to be the contractor and the City will pay the money to the Resort.

Vice-Chair Joyce asked how the non-profit money fits in. Mr. Sail explained that it is a separate fund. When they meet bi-annually and identify the priorities, they will find out what funds are available for from the City, Park City Mountain and The Friends, and that will help them identify what work would be done that year. The Resort would be the contractor for all of the work due to liability and access agreements.

Commissioner Phillips asked why there was a maximum per calendar year. Director Erickson explained that it was how it was negotiated. For example, if the City wanted to give more in any given year, Park City Mountain would still only need to match up to their limit. The same would be true if it were reversed. He stated that it was fiscal prudence on both sides to have a minimum and maximum.

MOTION: Commissioner Suesser moved to find the applicant in compliance with the Historic Preservation Condition of Approval #4 of the PCMR Master Planned Development and Development Agreement, Mountain Upgrade Plan amendments approved on April 27, 2016, and extended on July 13, 2016 to September 28, 2016, and find that the applicant is in compliance as conditioned. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – PCMR Mountain Upgrade & MPD

1. All Findings of Fact, Conclusions of Approval, and Conditions of Approval of the

MPD Development Agreement Mountain Upgrade Plan Amendments & Conditional Use Permit dated March 25, 2015 shall continue to apply with the exception of MPD Amendment Condition of Approval No. 4 Historic Preservation as listed on the updated Condition of Approval section below.

2. Park City Mountain committed \$50,000 toward the preservation of the California/Comstock Mill. Stabilization work was completed on the California/Comstock Mill in August 2016. A completion date is not required by Condition 4.
3. The 2015 amended MPD Development Agreement requires the resort to identify and stabilize extant mining structures within its leasable area.
4. The applicant contracted SWCA Environmental Consultants (SWCA) to conduct a reconnaissance level survey of their property (aka) Historic Preservation Plan), which was completed in December 2015.
5. Following the survey, the applicant, SWCA, and the Planning Department met to create a prioritized list of endangered buildings.
6. The prioritized list of structures has been agreed to by the Park City Historical Society and Museum, the applicant, and Park City Municipal.
7. The submittal of SWCA's inventory of historic mine sites in December 2015 meets section (a) of this condition of approval.
8. The applicant entered into a Memorandum of Understanding that provides a timeline for the work to be completed on September 15, 2016, satisfying section (b) of this condition of approval.
9. The City accepted the preservation easement and licenses for the mine sites located on Vail-owned and leased property. The easement was recorded with Summit County on September 19, 2016. A license was also executed which will preserve the structures on the land leased by Vail. This satisfied section (c) of this condition of approval.
10. The first project with the initial stabilization of the California Comstock started in November 2015, and was completed in August 2016 utilizing the \$50,000 provided by the applicant. This satisfied section (d) of this condition of approval.
11. The MPD required a five (5) year fund-raising plan by the applicant to further

support stabilization of the historic structures; the plan was submitted according to the terms of the approval.

12. On April 8, 2016, Park City Mountain Resort, Park City Historical Society and Museum, and Park City Municipal announced the formation of a new group dedicated to preserving the historic mining structures located at various locations at Park City Mountain named Friends of Ski Mountain Mining History.

Conclusions of Law – PCMR Mountain Upgrade & MPD

1. The MPD Historic Preservation Condition of Approval No. 4 had been met;
2. The MPD Historic Preservation Condition of Approval No. 4 finding of compliance has been noticed and public hearing held in accordance with this Code.

Conditions of Approval – PCMR Mountain Upgrade & MPD

1. All previous conditions of approval of the 2015-approved MPD apply.
2. No documentation of the additional structures will be required at this time; however, the Silver King and King Con aerial tramway towers shall be documented in an addendum to the Historic Preservation Plan concurrent to submittal of any future development applications.

Chair Strachan returned and resumed the Chair.

2. **Land Management Code (LMC) amendments – Amendments to the Park City Development Code, specifically amending Land Management Code – Chapter 11 Historic Preservation – regarding Relocation and/or Reorientation of a Historic Building or Historic Structure. (Application PL-14-02600)**

Planner Grahn explained that the purpose of this amendment is to make sure that unique conditions are in fact unique for the relocation and/or reorientation of a historic building or structure. The intent is not to prevent the relocation or reorientation of Significant structures, but rather to make sure there are clear criteria. However, it will be more difficult to relocate Landmark structures since that would impact the National Register of Historic Places listings.

Planner Grahn noted that on July 20th the Historic Preservation Board had reviewed the proposed amendments provided in the Staff report. Following their review and input the Staff revised the amendments.

The Staff recommended that the Planning Commission conduct a public hearing and forward a positive recommendation to the City Council.

Chair Strachan opened the public hearing.

There were no comments.

Chair Strachan closed the public hearing.

Commissioner Joyce referred to the redlined bullet point D on page 111 of the Staff report. He read the language which requires that a licensed structural engineer must certify that the historic building can successfully be relocated and that a professional building mover will move the building and keep it safe while it is being moved. He questioned why it only applied to Item 3. Commissioner Joyce asked why they were not applying the requirement for a structural engineer and a professional house mover to 100% of the requests to relocate a historic house.

Planner Grahn replied that it does apply to almost 100%, but one or two could result in a more urgent situation. As an example, if SR224 expands to a 12 lane highway and it could take out the McPolin Barn. Currently there is very little flexibility for whether or not it could be relocated, but they would want to relocate it in order to preserve the buildings. Another example would be if the barn was threatened at his current setting by a natural disaster in that location that would impact the building. If that were to occur there would be more of an urgent situation to relocate the structure. Planner Grahn stated that the unique conditions would be more than just opting to relocate the building and meeting all of the conditions.

Commissioner Joyce asked whether the professional building mover would apply in an urgent situation. Planner Grahn replied that it would depend on the situation. The building might need to be panelized in order to relocate due to a highway expansion or sink hole, whereas, Item 3 speaks more to voluntary relocations. Planner Grahn stated that a structural engineer is generally required before a building could be considered for relocation. If the Planning Commission felt it was important for additional clarification, she was willing to add bullet point D to Items 1 and 2. Commissioner Joyce stated that as written, it appeared that they were demanding the most for the least important.

Director Erickson asked if the preservation plan already requires a review by a structural engineer. Planner Grahn replied that it generally does not. However, if it is a unique situation and someone wants to voluntarily move their structure, she believed the owner or applicant would want to have a structural engineer confirm that it could be relocated successfully.

Commissioner Suesser referred to the redlined language inserted under 15-11-13 on page 110 of the Staff report. She noted that the language talks about if the relocation will abate demolition; **and** the Planning Director finds that the building is threatened in its present setting because of hazardous conditions. However, the provisions in subsection A below that has an **or** between bullet points 1 and 2. Commissioner Suesser thought they needed to make the language consistent. Planner Grahn agreed that the **and** in the language under 15-11-13 should be changed to **or**.

Commissioner Suesser pointed out that just changing and to or was not inclusive of Item 3. Planner Grahn suggested adding **or** between 1 and 2 as Commissioner Suesser suggested. However, since this addresses Landmark Structures, the intent is to clarify that a Landmark structure can only be relocated if the purpose is to abate demolition or the Planning Director and Chief Building Official find that the building is endangered at its present setting. Those are the only two conditions for moving a Landmark structure. Item 3 would not apply to a Landmark Site.

Commissioner Suesser referred to Item 3(d) on page 112 of the Staff report. She noted that unique conditions must include all of a, b, c and d, and in d, one of the following must be met. She did not feel that language made sense because (d) talks about a historic building located outside of the historic district, or a historic building that is a deterrent to a major improvement program outside of the historic district. She was unclear as to why they would have to meet one of those conditions.

Planner Grahn explained that there are historic structures located outside of the Historic Districts that might still retain their historic context. For instance, there is a cluster of historic houses on Deer Valley Drive and they help each other with compatibility. Number 3 would be outside of the Historic District but it does not relate to its context in terms of the historic integrity of the streetscape. Commissioner Suesser pointed out that if one of the two conditions under (d) must be met, it would not allow for relocation of a historic building to a new site within the historic district. Planner Grahn stated that a structure within the Historic Districts would not have to move around because it already has historic context by being in the District. They would not want the structure to be relocated because it contributes to the National Register Historic District of Residential Sites. Commissioner Suesser clarified that the amendment as proposed would not create a situation where a historic building could be moved from a historic site. Planner Grahn answered yes.

Structures within the Historic District could not be moved. She suggested that the Staff should look closer at the number of opportunities there were in the past to relocate within the District, and whether they would want to do that.

Assistant City Attorney McLean thought it was a good point that might need to be clarified. She noted that the proposed language says that only a historic building outside of the Historic District could be moved to a new site under unique conditions. The idea is that moving to a new site is the least preferred option and it needs to be a very unusual circumstance.

Commissioner Suesser asked about the Rio Grande building which was temporarily moved off its site and then moved back. Planner Grahn replied that because it was temporary the conditions would not apply. Instead, they looked at its original placement on the lot and the final location, as opposed to where it was temporarily being housed.

Commissioner Campbell asked if that would be allowed under these new proposals. Planner Grahn stated that the HPB would have to find unique conditions. Regarding the Rio Grande, the HPB would have had to find compliance with the criteria. Assistant City Attorney McLean clarified that there were two situations. One is moving within the site itself, such as the Rio Grande. Commissioner Campbell asked how the Rio Grande met any of the three criteria. Ms. McLean replied that it would not need to meet the three proposed criteria because the final resting place was still on-site. She stated that if the Rio Grande had been moved to a new site, such as City Park, the new site provision would apply. However, moving within its site, sub a) applies. Planner Grahn remarked that the criteria on page 111 would apply to buildings being relocated on an existing site. The Rio Grande would have had to meet that criteria.

Planner Grahn reminded the Commissioners that at the time the Rio Grande was relocated it only had to meet "unique conditions" and unique conditions was not defined. It was challenging for the Staff and the HPB to determine unique conditions, which is the reason for the proposed LMC revisions.

Commissioner Joyce read from page 113 of the Staff report, "The historic building or structure is deterrent to a major improvement program outside of the historic districts that will be of substantial benefit to the community". Planner Grahn explained that they looked at what other cities do to relocate buildings. For example, in Charleston, if there is not as much density of historic buildings in a neighborhood, they allow people to relocate a historic structure if they can show that the new development on that site will have a substantial benefit to the community. She believed that in the 1990s when historic houses in Park City were relocated to accommodate the Town Bridge, it was a substantial benefit to the community. Planner Grahn noted that "substantial benefit" was not defined, but the

Staff thought it was a good option to have since there are a few buildings located outside of the historic district that have been isolated and abandoned. Director Erickson pointed out that it would be an HPB public process decision appealable to the Board of Adjustment.

Commissioner Thimm asked how substantial benefit would be defined. Planner Grahm stated that because substantial benefit is not defined, the HPB would have to find that the relocation is necessary to achieve a substantial benefit to the community. The burden would be on the applicant to demonstrate substantial benefit and the HPB would weigh it into their decision. Commissioner Thimm asked if that should be spelled out in the LMC. Director Erickson thought they could define “substantial”, but “benefit” would be an open community discussion. Commissioner Thimm stated that if a Board makes that decision, he assumed there would be a way to close a loop that is currently left open. Assistant City Attorney McLean suggested that they could include a list of examples of what might be considered substantial benefits. The list would not be inclusive, but it would be clear as to what might be considered as benefits.

Commissioner Joyce questioned whether the HPB or the BOA have the proper skill set and expertise to make that decision; particularly if the benefit is roads, tax base, affordable housing, etc. Chair Strachan thought it was clearly a policy decision for the City Council. Commissioners Phillips and Thimm agreed.

Director Erickson stated that the Planning Commission could make the recommendation that the HPB is the proper body to make a recommendation on the basis of historic integrity; but the City Council should make the determination on whether or not there is public benefit. They would also add examples of benefits. One example is that moving the structure would result in the restoration of the historic building.

MOTION: Commissioner Joyce moved to forward a POSITIVE recommendation to the City Council for the LMC Amendments to Chapter 11 - Historic Preservation Board Design Review regarding relocation and reorientation of historic structures, as amended. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

3. **7700 Stein Way – A Conditional Use Permit for an addition to the Stein Eriksen Lodge for ski lockers and guest recreational amenities, as well as improvements to the exterior pool and deck area and remodel of existing interior ski locker rooms and skier services** (Application PL-16-03176)

4. 7700 Stein Way – Amendment to the Stein Eriksen Lodge Common Area Supplemental plat to identify additional ski lockers and guest recreational amenities as common area. (Application PL-16-03175)

The Planning Commission discussed the plat amendment and the CUP for 7700 Stein Way at the same time. Two separate actions were taken.

Planner Whetstone hand out revised plans submitted by the applicant. She noted that the revised plan was different from the plan included in the Staff report because the applicant was proposing to reduce the size of the entertainment area and the pool deck from what was initially shown.

Planner Whetstone reviewed the application for a conditional use permit for a modification to an existing conditional use permit to add square footage. She explained that the additional square footage is residential accessory support and does not require unit equivalents. It is not support commercial, commercial or meeting space. Planner Whetstone pointed out that the applicant had two previous amendments. One was in 2009 where they expanded their support commercial for the space. The second was in 2012 where they expanded the meeting space for their convention area. The currently proposed expansion were areas for guest amenities, specific to guests and owners.

The Staff had reviewed the Conditional Use Permit application against the 15 criteria in the LMC, and found that there were no unmitigated impacts as conditions. The Staff recommended that the Planning Commission conduct a public hearing on the modification to the CUP, and consider approving the application with the following changes.

Finding #10 – The recreation amenity changes from 4,050 square feet to 3,736 square feet. The pool deck changes from 7,266 square feet to 3,560 square feet.

Findings #17 and #29 – As written, the findings shows 88-feet for the farthest setback from the eastern property line shared with Mont Cervin. That setback is increased to 108 feet. Planner Whetstone reviewed the Plat Amendment. She stated that the record of survey plat for the supplement pages was for the common area of the Stein Eriksen Lodge condominium plat. The purpose of this amendment was to memorialize the common area and show the structures on the plat. She noted that it was consistent with what was done with the SPA plat.

Planner Whetstone apologized for handing out plans that the Commissioners had not had time to review. She had only received them that day, but since it was a reduction in size she thought it was appropriate to bring them forward this evening.

Russ Olsen, the CEO of Stein Eriksen Lodge, thanked Planner Whetstone for helping them navigate through the process, particularly since multiple changes were made. He believed most of the changes had been positive from their perspective and from the neighbors' perspective. Mr. Olsen stated that when they originally approached the Planning Department to discuss this addition to their property, the first question asked was the reason behind it. He explained that in looking at the evolving demographics of the guests and the people who stay at Stein Eriksen Lodge, they realized that as the demographics have changed over the years to a younger generation, the guests want a total experience as opposed to just skiing.

Mr. Olsen stated that they looked at putting in additional guest amenities for the guests who stay at Stein Eriksen Lodge by adding an entertainment center for the younger people who come more frequently, and for the kids who come with their families. The entertainment Center would be a gathering space where younger people and families can hang out and play games. It would be the same for the pool expansion. The pool used to be an unnecessary guest amenity; however, now more and more guests look for a pool experience year-round where they can come as a family and ski in the morning and afternoon and sit by the pool in the evening. He noted that a pool is most important in the summer because the summer occupancy at Stein Eriksen has become comparable to the winter occupancy.

Mr. Olsen emphasized that the additional amenities would be strictly for Stein Eriksen guests. It would not be open to the public or bring people in from the outside.

Mr. Olsen commented on the reason for changing the size and scope of the project since the application was first submitted. He remarked that the architects and designers were given free rein to design whatever they wanted for that space at the highest level. However, when it was presented to the Board, the Board thought the plan was too grandiose and took up too much space. It was also a very expensive plan. The reduced size would achieve more what the Board had in mind and it would be expensive to build. Mr. Olsen stated that an internal analysis was done to determine what was actually needed. He pointed out that they looked at the large trees and existing vegetation, and realized that the original plan would eliminate most or all of the vegetation and trees in that area. Another reason for scaling back the project was to keep from impacting the vegetation. Mr. Olsen stated that most, if not all, of the existing trees and vegetation will remain. There are some dead and diseased trees that will be removed, but they intend to have an arborist assess them.

Mr. Olsen believed the scope of the revised plan would fit in better with the environment, and it would not disrupt any views for the neighbors or the guests at Stein Eriksen.

Chair Strachan asked for the purpose or main use of the guest viewing room. Mr. Olsen envisioned it as a place where families can gather. They plan to have a movie night. Currently they have movie nights throughout the winter and summer seasons, but it is held in a space that is not conducive as a theatre. The viewing room would allow the opportunity for movie nights. Mr. Olsen stated that during the winter season some guests want to rent a space for a Super Bowl party. Currently, there is no space conducive for having a Super Bowl party. The viewing room would be used to supplement the entertainment for the guests.

Chair Strachan asked if the viewing room could have a dual use if it was not being used for movie night, and potentially be programmed as extra conference space. Mr. Olsen replied that it could be used for conference space, but the intention is to keep the conference in the Conference Center and to use the viewing room for movies and other guest or family events. It would allow them to keep a space designated for those activities. Mr. Olsen noted that the room would seat approximately 50 people, which is a small meeting space for a typical group at Stein Eriksen.

Assistant City Attorney McLean recommended adding a condition of approval prohibiting the space from being used as meeting space, because the meeting space for Stein Eriksen is already maxed out under the 5%.

Planner Whetstone understood that the viewing room would also be used for employee training. Mr. Olsen replied that it would be used as a training facility for the Staff.

Planner Whetstone agreed with adding a condition of approval stating that the viewing room would be for the exclusive use of guests and owners. Mr. Olsen stated that they have one guest who comes every year and wants to have a Super Bowl party for people staying at Stein Eriksen. He asked if prohibiting meetings would also prohibit a Super Bowl party. Assistant City Attorney McLean replied that it would depend on the definition of meeting space. She would look for the definition while they continued their discussion.

Mr. Olsen clarified that the viewing room would not be rental space. Currently, if someone wants a Super Bowl party, Stein Eriksen finds them a space where they can view the game on TVs. He reiterated his question of whether the viewing room could be used for that type of use.

Commissioner Joyce clarified that the concern would be that the room could be used as overflow space for breakout sessions, and it would be part of a Conference offering to an organization. If that occurs, it becomes meeting space. Commissioner Joyce

explained that they were suggesting a condition of approval to allow a Super Bowl party but not programmed meeting space. Planner Whetstone replied that non-meeting space is typically non-income producing. It would not be leased or rented out.

Chair Strachan and Ms. McLean could not find where meeting space was defined in the LMC. Chair Strachan believed they could associate it with the term Conference and say that it cannot be used in conjunction with any conferences or as a conference space in and of itself. Chair Strachan informed Mr. Olsen that the condition of approval would keep them from breaking the 5% meeting space threshold of the MPD.

Director Erickson referred to the list of Residential Accessory Space examples in the MPD and suggested that they could limit the uses to that list and no other. A motion could be adjusted to say, "limited to these uses and similar, but not conference space".

Mr. Olsen wanted the language to be broad enough to allow guests who are staying there for a conference to be able to attend movie night, but not as part of the conference.

Assistant City Attorney McLean stated that in looking at the list under Residential Accessory Space, two accessory uses are within the MPD section. Residential Accessory Uses and Resort Accessory Uses. Under Residential Accessory Uses, she asked which of those uses the guest viewing area would fall under. Planner Whetstone did not believe it would be any of the uses listed. She thought it would fall under, but are not limited to such uses as common pools, saunas, hot tubs and exercise areas, and other recreation. She believed the viewing area would be "other recreation" because in the past games rooms have fit into that category. They are for guests only and are not to be part of a conference or other revenue use. It would also allow it to be used for employee training during the day.

Chair Strachan was having a difficult time fitting it into the definition of Residential Accessory Uses. Ms. McLean stated that the determination was under the Planning Commission's purview. Commissioner Joyce thought Planner Whetstone was on the right track in looking at things such as pool and exercise room. Chair Strachan agreed that it was a little closer. Commissioner Joyce pointed out that was not purposely built for a resort. They are extra common area activities for guest entertainment. He was comfortable fitting the viewing room into that category. His issue was finding a way to specifically prohibit meeting space for any reason.

Planner Whetstone suggested adding a condition stating, "The viewing room is considered residential accessory space and shall not be used as meeting space or in conjunction with a conference or meeting."

Mr. Olsen clarified that it would not prevent conference attendees from attending a movie night. Chair Strachan believed the condition would allow it as long as it was not a conference associated use. Mr. Olsen assumed a guest would be allowed to use the space for a Super Bowl party. He was told that a Super Bowl is not a conference and it would be allowed. Mr. Olsen assured the Commissioners that Stein Eriksen has sufficient conference space. He emphasized that the purpose and intent of the entertainment center is to provide a place where individuals and families can recreate.

Chair Strachan asked Planner Whetstone to fine-tune the condition of approval based on their comments.

Commissioner Phillips asked Planner Whetstone to explain the site plans that were handed out this evening versus the site plan in the Staff report. Planner Whetstone stated that the site plan in the Staff report was the original plan before the reduction. One site plan handed out this evening was the plan with the reduced pool deck and entertainment center. The redlined site plan showed the difference between the one in the Staff report and the one handed out this evening.

Commissioner Phillips felt the Planning Commission and the public needed more time to study the plans that were submitted this evening and to compare it with the plan in the Staff report. He was not comfortable moving forward until he had that opportunity. Commissioner Phillips asked if a continuance would affect the applicant's time frame.

Ron Jones, the project architect, stated that they were hoping to start on the viewing room right away. The rest of the project would begin next spring.

Chair Strachan agreed that the Planning Commission would need a new Staff report with the correct site plans before they could vote on the CUP or forward a recommendation to the City Council on the plat amendment.

Chair Strachan opened the public hearing.

Dave Novak stated that he is the property manager at Mont Cervin Condominiums, which is the adjacent property to Stein Eriksen Lodge with the buffer zone of trees. Mr. Novak was concerned about the noise level. The expansion of the spa and swimming pool created a noise issue. The expansion currently proposed would only increase the noise. Mr. Novak noted that a 9:00 p.m. closing time is posted on the entry to the pool, but it is not enforced. He knows that because his apartment is 100 feet from the swimming pool. He has been awakened at night and in the early mornings hours by the noise coming from the swimming pool area. Mr. Novak questioned how they could

enforce additional recreational space, when they do not enforce what they have now. He understood the idea of opening up more amenities, but at what cost. He wanted to know how they intend to keep the public from using those facilities when people hear about the game room in Stein Eriksen Lodge.

Mr. Olsen stated that there are security locks on all the doors and they have security rounds. Unfortunately, people do climb fences. Any time they find people who abuse the curfews they are kicked out immediately. The entertainment center will have key locks that only guests can access.

Mr. Novak disagreed because there have been many occasions where people are not asked to leave the pool area, especially at 2:00 or 3:00 in the morning. Enforcement is not happening on a consistent basis. He noted that people abusing the curfew does not happen frequently, but when it does it disturbs his sleep and it is very frustrating. Mr. Novak had his doubts about controlling noise with the additional amenities in the area.

Hope Eccles, the President of the Goldener Hirsch Inn, was not aware that Stein Eriksen was on the agenda this evening, but she was pleased to have the opportunity to speak. Ms. Eccles echoed Mr. Olsen about the need for amenities for families and guests. They are competing with Vail, Aspen, Sun Valley and Tahoe, and they need to be able to offer these amenities to attract people. Ms. Eccles stated that the importance of being able to add these amenities is essential to their business and the community. She stated that Goldener Hirsch is right next door and would be impacted, but they fully support the addition of the pool, the spa, and the viewing room.

Chair Strachan closed the public hearing.

Commissioner Joyce stated that when they look at expanding a project in the direction of something else reasonably close, it would be helpful to see exactly what is adjacent. He was disappointed that there was nothing in the Staff report with that information. He requested that future Staff reports include a picture that shows how far apart the buildings are whenever a project is expanded in a particular direction.

MOTION: Commissioner Joyce moved to CONTINUE 7700 Stein Way, a conditional use permit for an additional to the Stein Eriksen Lodge to October 26, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

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

VOTE: The motion passed unanimously.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Strachan opened the public hearing.

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

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

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

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

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

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

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

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

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

Chair Strachan closed the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VOTE: The motion passed unanimously.

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

VOTE: The motion passed unanimously.

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

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

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

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

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

Vice-Chair Joyce opened the public hearing.

There were no comments.

Vice-Chair Joyce closed the public hearing.

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

VOTE: The motion passed unanimously.

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

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

Approved by Planning Commission: _____

Handed out at
9.28.16
mtg

Kirsten Whetstone

From: Richard and Roberta Kidd <rkidd1@tampabay.rr.com>
Sent: Monday, September 26, 2016 1:52 PM
To: Kirsten Whetstone
Subject: Goldener Hirsch Inn and Residences

Dear Kirsten Whetstone,

As a property owner at Silver Lake in Deer Valley one of our objections to this project is the size of the building in proportion to the size of the land. With a building of that size one has to wonder where any green space will be. Seems like the square footage of the building's foot print will cover most of the square footage of the land on which it is to be built leaving very little open space.

We would also object to this building if it's design is still the same as the rendering when it was first proposed. Knowing that at some time this parcel of land would be developed, one would have hoped the architect would have come up with a design that would blend into the timeless, quaint, uniqueness of the village's surroundings. Instead this building appears as a commercial, industrial factory, hardly representative of Deer Valley. In other words, cold, cheap, and void of any elegance as is represented in this community.

Sorry we will not be in town to attend this meeting. We would very much appreciate it if you would forward our comments to the Planning Staff. Thank you for your time and cooperation in this matter.

Sincerely,

Dr. Richard and Roberta Kidd
7620 Royal Street E. Apt. 306
Park City, Utah 84060

435-649-6960
727-424-6781

Inn at Silverlake Condo Association
P.O. Box 680067
Park City, UT 84060
Attn: Tim McFadden, President

September 26, 2016

BY E-MAIL: Kirsten@parkcity.org
Kirsten A. Whetstone, MS, AICP
Park City Planning Department
PO Box 1480
Park City, UT 84060

Re: Notice of Public Hearing: Application #s PL-15-02966, PL-15-02967 and PL-16-03155;
The Proposed Goldener Expansion Creates a Significant Public Safety Hazard

The stated goal of the proposed Goldener Expansion is to significantly increase automobile and foot traffic in and around a greatly expanded Goldener Hirsch residential, commercial and retail facility. Our belief is that the proposed Expansion does not properly or adequately address the public safety hazards it would create. This puts residents at risk and also risks potential serious injury to visitors using public areas contiguous to the proposed Expansion, including on Sterling Court. As a consequence, the Goldener Expansion plan should be reconsidered and reconfigured in order to eliminate those serious public safety issues.

Sterling Court. The proposed plans provide that the Sterling Court roadway will not be expanded from its present, residential-use, width despite (1) the Expansion's goal of attracting significant new commercial and retail interest, (2) the expectation of greatly increased automobile and foot traffic, (3) the Expansion's creation of 114 new interior parking stalls for vehicles that will enter and exit on Sterling Court, and (4) the construction of a Port Cochere on Sterling Court to accommodate vehicles dropping off and picking up guests of the Goldener Hirsch hotel, its restaurants and its retail and commercial facilities.

A recently-prepared May 31, 2016 transportation report by *Fehr and Peers* undertaken on behalf of the Goldener begins by stating that Sterling Court currently has a 20-foot pavement width. Based on that width, *Fehr and Peers* concludes that Sterling Court would satisfy "the standard for street width minimums," especially if use of half of the rolled gutter pans on both sides of the road were assumed. Satisfying "the standard for street width minimums" is not a prescription for safety. Far from it. In the case of Sterling Court, the opposite is true. In fact, satisfying a minimum width ignores the realities of Sterling Court, ignoring what is necessary and appropriate for safety post-hotel construction. Based on Sterling Court's existing uses, let alone its proposed future uses, far more than "minimums" are necessary. Even if regular use of the gutter pans were a good idea, and it isn't, the narrowness of the Sterling Court pavement pre-construction already requires that drivers, walkers and skiers exercise extreme caution – there



already is a safety concern on Sterling Court. The fact that there has not yet been a serious safety incident on Sterling Court is because there currently is only limited traffic and congestion. Risks will increase significantly with the increase in vehicular traffic caused by the Goldener Expansion, and this is only the first safety issue. A second issue is the expected increase in skier/biker use and foot traffic, which is expressly anticipated, in fact encouraged, by the Goldener plans, a subject further addressed below. SUVs and trucks would have an even more challenging time and it should be expected that they will block traffic at times, which already occurs as a matter of course, creating even greater safety risks.

In their May 31, 2016 report, *Fehr and Peers* state the following:

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

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

The conclusion that Sterling Court will achieve “minimum standards” reached by *Fehr and Peers* is founded on the assumption that Sterling Court will continue to be a “typical ... two lane residential street.” That is not correct and is far from the reality, even assuming that the goal is to satisfy “minimum standards.” A “typical residential street” doesn’t have the amount of vehicular traffic, foot traffic, skier traffic and biker traffic that is and will continue to be endemic on Sterling Court. The *Fehr and Peers* report reaches a “no problem” conclusion without consideration of the realities of Sterling Court and without consideration of how its skiing/biking purposes will be affected by the Goldener Expansion. (Furthermore, it’s unhelpful for *Fehr and Peers* to add that on-street parking should be restricted and delivery vehicles should use designated loading zones. This too is another general prescription ignoring the real-world of Sterling Court.)

The explicitly-stated purpose of the Goldener Expansion is to create additional traffic with the equally explicitly-stated expectation that the expanded Goldener facilities will create a commercially-attractive facility that will not be a purely residential property. This crystalizes how clearly the *Fehr and Peers* report misses the mark about why Sterling Court is not a “typical residential street.” Moreover, Sterling Court is not only narrow, but also short, which

exacerbates access and safety problems. There already are four significant parking garage entrances and exits on Sterling Court. The Goldener Expansion would add a fifth and also would add a Port Cochere to serve the expanded hotel, residence, retail and commercial Goldener facility. As indicated above, that fifth parking garage is intended to add a disproportionately large amount of traffic to Sterling Court (having 114 underground parking stalls), much of it specifically for non-residential purposes. The Port Cochere most certainly would add further to traffic, noise and safety concerns.

For the foregoing reasons, the proposed Goldener Expansion would turn Sterling Court into a thoroughfare very far from a “typical two lane residential street.” The *Fehr and Peers* report therefore does not properly evaluate the transportation issues created by the proposed Goldener Expansion. The Park City Planning Department accordingly should carefully engage in its own evaluation of the safety and utility of Sterling Court post-construction.

Foot traffic from skiers and bikers. Aside from the vehicular problems of width and length on Sterling Court, the safety of the proposed Goldener Expansion is seriously compromised by the failure of the *Fehr and Peers* report to even address the anticipated heavy flow of skier/biker/foot traffic. As shown in the Goldener Expansion renderings, an increased flow of skiers is expected to use Sterling Court as a ski walkway to access and egress the lifts. In fact, the Goldener Expansion materials prominently state that the Expansion “Allows for Skiing on Sterling Court” – the fact is that skiers do ski and will continue to ski on Sterling Court. Coupled with the heavy increase in vehicular traffic, this poses an obvious safety risk. Although this risk exists today, the addition of a 114-stall parking facility plus the Port Cochere and the anticipated additional foot traffic will greatly increase risks of accidents and injuries.

Goldener personnel have suggested that the foot, skier and biker traffic on Sterling Court might be addressed by the sidewalk that would be built on one side (but not the other side) of Sterling Court. However, that sidewalk will be inadequate to accommodate even the quantity of skiers and bikers who currently carry their equipment to the slopes and who use Sterling Court to access the ski lifts. It will continue to be inadequate when the increased flow of traffic expected by the Goldener is factored in. Skiers, bikers and visitors therefore will continue to use Sterling Court as a walkway and as an area to ski. This creates a significant safety issue given the intention of the Expansion to attract a greatly increased flow of traffic.

Snow removal concerns. Snow removal creates a further issue that is not adequately addressed in the Expansion proposal. The *Fehr and Peers* report attempts to address that issue by stating:

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

If we're understanding the report correctly, although there is no space for removed snow on or adjacent to Sterling Court, snow will quickly be removed from Sterling Court to Royal Street and deposited on the hotel frontage. However, the plans previously provided to us show a sidewalk area on the hotel's Royal Street frontage that's intended to accommodate significant foot traffic walking to Sterling Court and the ski lifts. We would appreciate an understanding of precisely how snow removal will be effected given the inability to store the snow in or around Sterling Court.

A more well-thought-out safety plan. As a final observation, it would have been far better for the Goldener Expansion to have provided for the parking garage entrance/exit as well as the Port Cochere to be on Royal Street. This would have avoided the serious Sterling Court safety problems. We asked why this wasn't done, but those whom we asked didn't know the answer.

We believe that the proposed Goldener Expansion raises serious, foreseeable safety concerns that require thoughtful study and consideration. We urge the Park City Planning Department to take the time to study and eliminate, and not merely mitigate, those safety problems. In addition, we believe that the proposed Goldener Expansion places an unnecessary, unreasonable burden on its neighbors and on the local infrastructure by its focus on Sterling Court, to the disadvantage of neighboring properties and owners. Unfortunately, we have not received copies of the filings made by Goldener in this proceeding and would like to receive them and to have the opportunity to address potential additional concerns at a subsequent public hearing. We especially would like to understand the reasons why the Goldener wishes to combine "Lots F, G, and H into one lot," even though these are not contiguous properties, being separated by Sterling Court. We accordingly respectfully request that these latter matters be deferred to the next meeting of the Park City Planning Department so that we have the time and information to address them.

We greatly appreciate your time and consideration. Unfortunately, no members of the board of the Inn at Silver Lake will be able to attend the hearing on September 28th given the relatively short notice period. However, a board member of the Inn could attend a subsequent meeting if held during the weeks of October 17th or November 28th or in December/January. Please let us know so that we can plan accordingly.

Many thanks.

Best regards,

A handwritten signature in blue ink, appearing to read "Tim McFadden".

Timothy McFadden, President, Inn at Silverlake Condo Association

cc: Inn at Silverlake Condo Association, Board of Directors

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

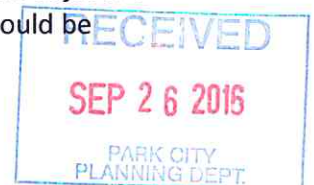
September 26, 2016

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

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

I'm writing to voice my strong objection to the Applications noted above and to a proposal that I understand is contained in the Applications. I am the owner of Unit #1 at the Inn at Silver Lake (the "Condo"), which I believe would be seriously adversely impacted by the Applications. Because I received notice of the September 28th hearing only on September 20th and am out-of-the-country and will be until October 2nd, I have been unable to make plans to attend the meeting, which is why I'm writing this letter. By this letter, I'm also requesting that a decision on the Applications be deferred until a subsequent meeting of the Park City Planning Department so that I can attend and present my objections more completely and in person. Could you please let me know when that might be? By then, I expect to be in a position to understand the other items in the Applications with which I'm currently unfamiliar. Could you also please e-mail me a copy of the Applications, which I have not received? Since I'm unfamiliar with the Applications, I'm unclear as to precisely what is being requested by the Goldener (although I was previously made aware of at least some of the requests) and the ways in which those requests might impact on me and on the Condo. (Since I have been traveling for the past number of days, have the Applications been placed online or will they be placed online?) That will enable me to make an informed decision as to my rights and, if appropriate, enable me to seek the advice of counsel.

Based on my understanding of the Applications, I have the most serious concern about the construction of a bridge proposed to be built over Sterling Court (the "Bridge"). The construction of the Bridge, or of any improvement on or over Sterling Court, had not previously been presented or even hinted-at as a possibility during my more than 10 years of ownership of the Condo. Doing so was not contemplated in the Silver Lake Master Plan that I reviewed prior to purchasing the Condo and would be contrary to my understanding that real property improvements cannot be made to or over a road unless doing so benefits residents as a group rather than a single resident at the expense of the other residents. Granting the right to construct the Bridge would take property rights from some owners and grant new, additional and valuable property rights to the Goldener. Sterling Court was intended to be used solely as a road and I question whether the proposal that it now be utilized in part to benefit an adjacent property owner would be appropriate. On a personal basis, the proposed Bridge would be detrimental to the Condo on several bases, and would diminish its value.



The Bridge construction has been proposed to allow the Goldener to physically combine three separate and distinct properties – all of which always have been separate, individual lots – in order to create a single hotel and retail complex. Two of the three properties are on the west side of Sterling Court (the “West Properties”) and the third, existing structure, is on the east side (the “East Property”). They can be connected only by construction on or over Sterling Court. The Bridge would combine the three Goldener properties, creating a single commercial enterprise instead of the distinct properties that were intended when the Sterling Court roadway was constructed and the West and East Lots were separately designated. Because Sterling Court was plotted and constructed prior to Goldener’s acquisition of the West Properties, Goldener was fully aware that it was purchasing separate real estate properties that could not be physically joined ... and yet knowingly made the purchase. Goldener now seeks to reverse that knowing separation.

While construction of a Bridge over Sterling Court connecting the West and East Properties would be of significant economic benefit to the Goldener, it would be detrimental to those owners (including me) who purchased properties without knowledge that their privacy, their views and the value of their properties could be taken without their consent. In addition, and notably, placement of the Bridge is proposed at the precise height that would create clear, unobstructed views into my residence. Despite statements made to me by a representative of the Goldener that one of the Goldener’s desires with respect to the Bridge is to provide guests and residents with mountain and valley views, that is not at all the case – there will not be any mountain or valley views from the Bridge. The best views will be of my master bedroom and dining areas.

The Bridge would confer major benefits on the proposed Goldener complex in more ways than one. The Bridge is not intended to be simply an overpass that would enable people to walk from one Goldener location over Sterling Court to another Goldener location – that is, the proposed Bridge wouldn’t be solely a connector or a walkway. Instead, the proposed Bridge construction would include a significant improvement to the Goldener properties: a large patio-entertainment area that would be separate from the walkway and would have a standing area, a seating area and a firepit area that themselves would be larger, wider and with more square footage than the walkway itself. The “Bridge” therefore would not merely be a bridge. It would be a tangible real property improvement that would significantly benefit the Goldener – and it would be built atop a publicly-used thoroughfare where no construction was ever contemplated. The set of “Bridge” improvements would increase the square footage, cohesiveness, accessibility and attractiveness of the entire proposed Goldener complex, thereby providing a substantial economic enhancement to the Goldener. Even were there no detriment to the Condo or to other owners, there would still be a question of why a gratuitous transfer of property rights should be made to the Goldener. Given the detriment to the Condo and to nearby owners, it would be inappropriate to grant the right to construct the Bridge and its real property improvements.

The Bridge is planned to be constructed at an elevated height that would be ~4.5 feet above the Silver Lake Plaza level in order to enable emergency vehicles to pass below it. That increased height will provide an unimpeded direct line-of-sight into the master bedroom and dining areas of the Condo as well into private spaces in other residential properties. The Bridge also is proposed to be constructed as close as possible to the Inn, similarly providing strangers

on both the walkway and the patio portions of the Bridge with a direct, unobstructed view into the Condo (as well as into other residences). In these ways, the walkway and outdoor patio areas adversely impact on the privacy, views and aesthetics of the Condo.

For the foregoing reasons, I request that the Applications to construct a Bridge over Sterling Court be denied. I would be happy to appear before the Planning Department at its next meeting (when I will be in-country and can attend) to expand on the reasons for denying the Applications to, in effect, alter my property rights as well as those of other Silver Lake owners.

Should the Planning Department, for whatever reason, decide to grant the Goldener's request to construct the Bridge and should that decision proceed, construction should be limited to only a walkway. The proposed patio-entertainment improvement is unnecessarily intrusive, damages the value, views and aesthetics of the Inn and the Condo, and enhances the value of the Goldener for no valid public purpose. If such a grant of additional property rights were to be made, in addition to limiting the Bridge to a walkway portion, the Bridge should be relocated to a site ~20 feet north of its currently-proposed location. This would create a less intrusive presence as well as providing easier access for those who park in the planned underground parking facility at the Goldener, thereby creating a more efficient flow-of-foot-traffic. Although this would require a slightly longer Bridge construction, the more northerly location would lower the height of the bridge closer to the Silver Lake Plaza level, which would be beneficial to the Silver Lake community at large, and, at the same time, provide a more indirect line-of-sight into the Inn, the Condo and other residential properties.

Separately, I've noted that the height of the proposed Goldener expansion would be above the existing grade and the style of the proposed exterior of the new construction would be inconsistent with the other Silver Lake buildings. However, I'm not in a position to properly evaluate the foregoing or other matters without having read the Applications. Also separately, I've received a copy of the letter from the Inn at Silver Lake addressing the safety hazards that would result on Sterling Court and agree with the points made in that letter.

In sum, I request that the Planning Department deny the request in the Applications to construct the Bridge and defer making decisions on other aspects of the Applications until a subsequent meeting. However, if the Planning Department should determine that the Bridge is a necessary real property improvement of significant benefit to the community as a whole and does not thereby result in an inappropriate taking of property from existing owners, the Bridge should be redesigned to connect a more northerly part of the Goldener while eliminating the portion allocated to a patio-entertainment area in order to minimize the adverse impact on the Unit, the Inn and other local owners.

Many thanks for your consideration.

Sincerely,

Bill Natbony

Handed out at 9.28.16
mtg



MEMORANDUM

To: Kirsten Whetstone, Planning
From: Matthew Cassel, Engineering
CC: Bruce Erickson, File
Date: September 28, 2016
Re: Safety Concerns with the Future Sterling Court

A concern was raised that Sterling Court in its proposed future layout will create a safety issue. This memorandum will address that concern from a layout and traffic generation perspective.

Sterling Court is a private drive that provides parking access to Goldner Hirsch, Inn at Silver Lake and the Mount Cervin complex. In its final form, Sterling Court will be re-constructed to its existing width and will include a sidewalk along the drive. The existing/future drive dimensions are as follows:

•Easement Width	35 feet
•Asphalt Width	20 feet
•Total Rolled Curb and Gutter Width	5 feet
•Total Sidewalk Width	<u>5 feet</u>
Total Existing Hard Surface	25 feet
Total Future Hard Surface	30 feet

Fire Code Safety Concerns

Fire Code requires a minimum of 20 feet of hard surface width. Sidewalk and rolled curb and gutter can be counted to satisfy the hard surface requirement (high back curb and gutter cannot be counted to satisfy the hard surface requirement). The existing width exceeds the minimum fire code width by five (5) feet and the future width will exceed the minimum fire code width by 10 feet. From this perspective, staff is confident that the drive width is not a safety issue.

Trips Generated Safety Concern

The concern that the number of trips generated by the development will make the drive a safety issue is broken down below. A comparison of existing and future conditions for anticipated trips generated is provided.

Existing Condition

<u>Complex</u>	<u># Parking Spaces</u>	<u>Trips Generated/Day</u>	<u>Total Trips/Day</u>
Goldner Hirsch	18	8*	144
Mount Cervin	24	8	192
Mt Cervin Plaza			
Residential**	55	8	440
Office	18	4	72
Inn at Silver Lake	19	8	152
25% of Parking Lot	20	4***	<u>80</u>

Existing Total Trips at Peak Occupancy 1,080

Future Condition

<u>Complex</u>	<u># Parking Spaces</u>	<u>Trips Generated/Day</u>	<u>Total Trips/Day</u>
Goldner Hirsch	18	8	144
Mount Cervin	24	8	192
Mt Cervin Plaza			
Residential*	55	8	440
Office	18	4	72
Inn at Silver Lake	19	8	152
Goldner Hirsh			
Residential	71	8	568
Other Parking	38	4	<u>152</u>

Future Total Trips at Peak Occupancy 1,720

* Residential is predicted to create on average 10 trips per day. Because many of these units are rented/ski in ski out, the trips generated per day can be reduced to 6-8 trips per day. Staff used the higher trip number of 8.

** Mount Cervin Plaza is combined residential/offices. Staff assumed 75% residential (8 trips per day) and 25% office (4 trips per day)

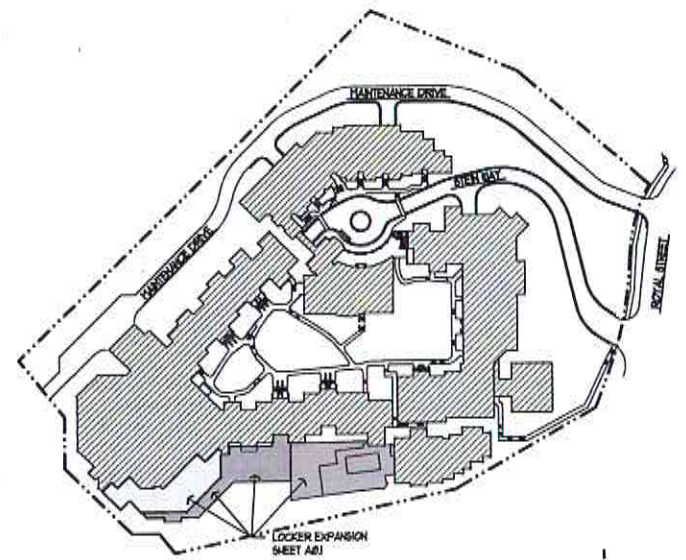
*** The existing parking area is used predominately by skiers in the winter and mountain bikers in the summer. These activities usually generate only 3 trips per day. Staff assumed 4 trips generated per parking space.

Sterling Court is technically wider than Park City's residential road standard for neighborhoods outside of Old Town. Park City's residential road standard is 22 feet width of asphalt with five (5) feet width of rolled curb and gutter and five (5) foot wide sidewalk for a total of 32 feet of hard surface width. It needs to be noted that seven (7) feet of this width is allocated for on street parking. Actual available width is 25 feet which is three (3) feet less in width than Sterling Court. This comparison is important because of the road capacity. Staff expects a residential road to adequately handle up to 2,000 trips per day with a threshold of 2,500 trips per day. At peak occupancy, Sterling Court could reach 1,720 trips, which is less than available capacity of a

September 28, 2016
Page 3

residential street. From staff's perspective, Sterling Court should function adequately with the added density and should not be a safety concern.

Handed out at 9.28.16 meet



VICINITY MAP

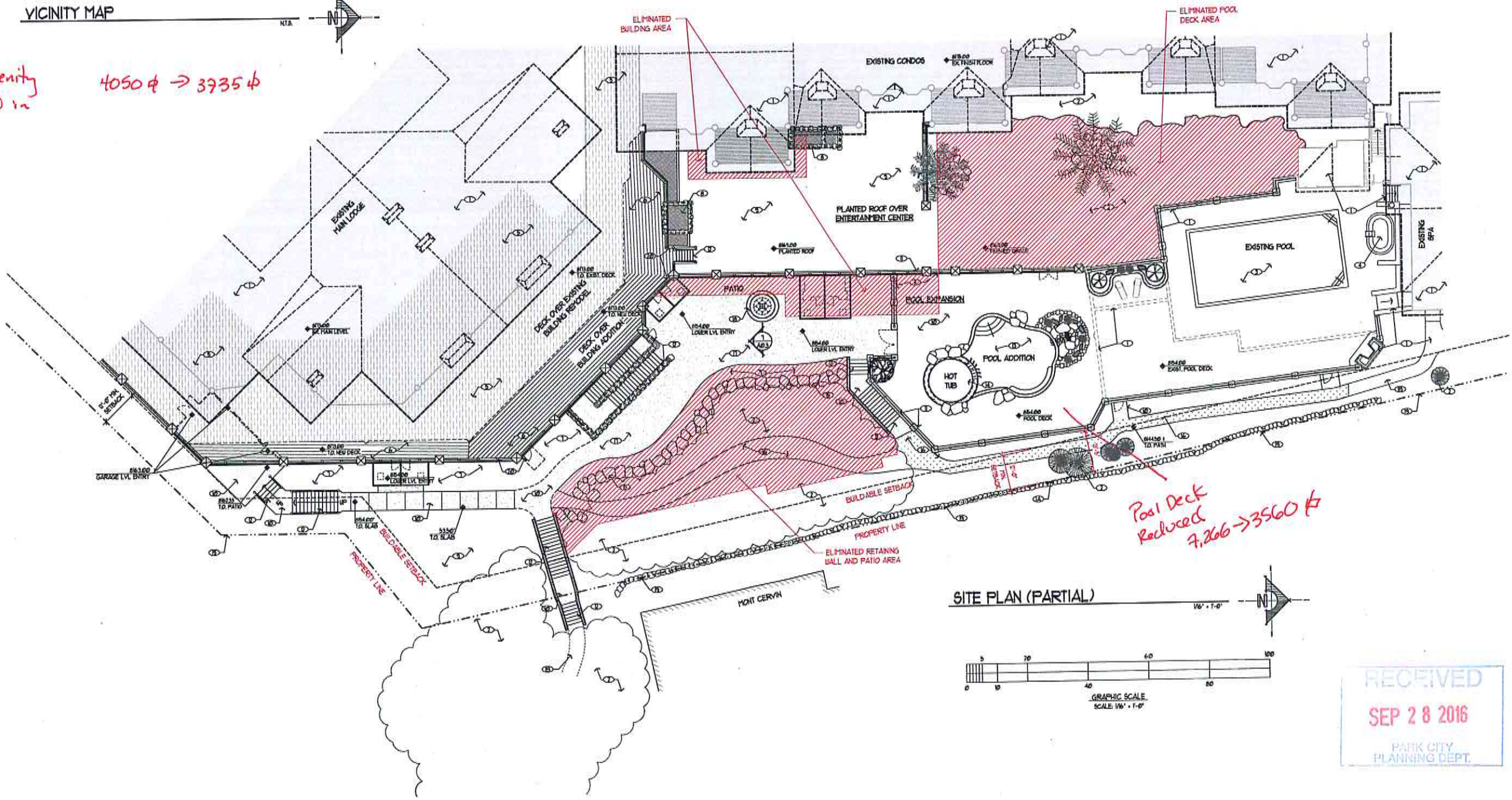
LEGEND

[Symbol]	EXIST. ROOF
[Symbol]	EXISTING BUILDING REMODELED
[Symbol]	EXISTING BUILDINGS TO REMAIN
[Symbol]	NEW ASPHALT WALKS, SLABS, ETC.
[Symbol]	NEW CONCRETE WALKS, SLABS, ETC. w/ SNOW MELT SYSTEM
[Symbol]	POOL DECK w/ SNOW MELT SYSTEM
[Symbol]	NEW PLANTER
[Symbol]	PROPERTY LINE

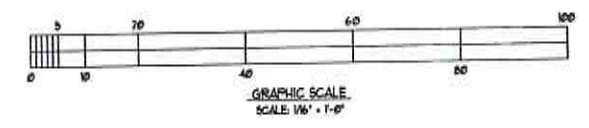
SHEET NOTES

- EXISTING CONSTRUCTION
- EXISTING ROCKWALL
- EXISTING ASPHALT PATH
- PROTECT EXISTING TREE DURING CONSTRUCTION
- EXISTING POOL
- EXISTING HOT TUB
- EXISTING AREA TO BE REMODELED
- NEW BUILDING ADDITION
- NEW TREE(S), SHRUB(S), & GROUND COVER - SEE LANDSCAPING PLANS
- NEW PLANTER - SEE LANDSCAPE PLANS
- NEW LANDSCAPING GRASS - SEE LANDSCAPING PLANS
- NEW CONCRETE WALKWAY w/ SNOW MELT SYSTEM
- NEW CONCRETE & STONE RETAINING WALL & GUARDRAIL - SEE DETAILS 3 & 4A/05
- NEW CONCRETE STAIR w/ SNOW MELT SYSTEM
- NEW POOL
- NEW HOT TUB
- NEW BOLDER WALL
- NEW ASPHALT PATH
- CONCRETE PAVEMENT PATIO w/ SNOW MELT SYSTEM
- FIRE PIT - SEE DETAIL 3/A/03
- PROPERTY LINE
- GUARDRAIL TO MATCH EXISTING - SEE DETAIL 4

Rec. Amenity Reduced in Size
4050 sq ft → 3735 sq ft



SITE PLAN (PARTIAL)

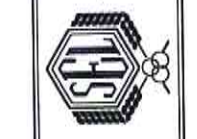


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SEP 28 2016
PARK CITY PLANNING DEPT.

Date: June 24, 2016
Revision: 1
Alan R. Poulson
Ronald B. Jones
Bruce T. Fallon

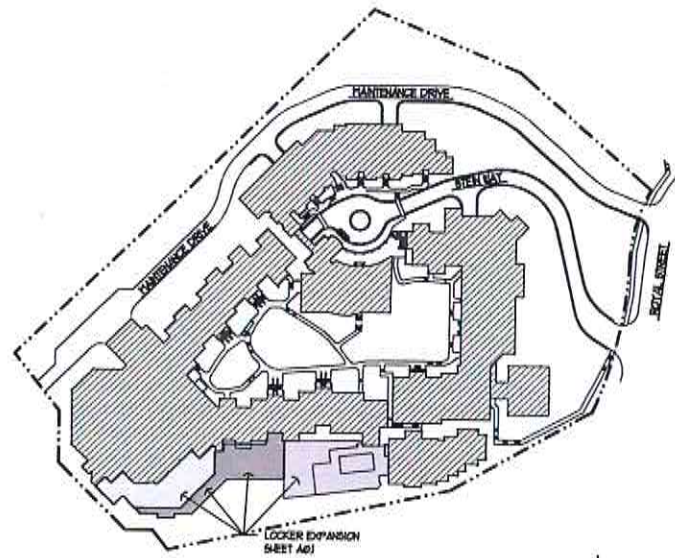
WPA
architects
45 North Foothill Blvd.
Park City, Utah 84001
Tel: (801) 374-0800
Fax: (801) 374-0805

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PARK CITY, UTAH 84060

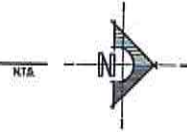


A0.1
SITE PLAN

Handed out at 9.28.16 meet



VICINITY MAP

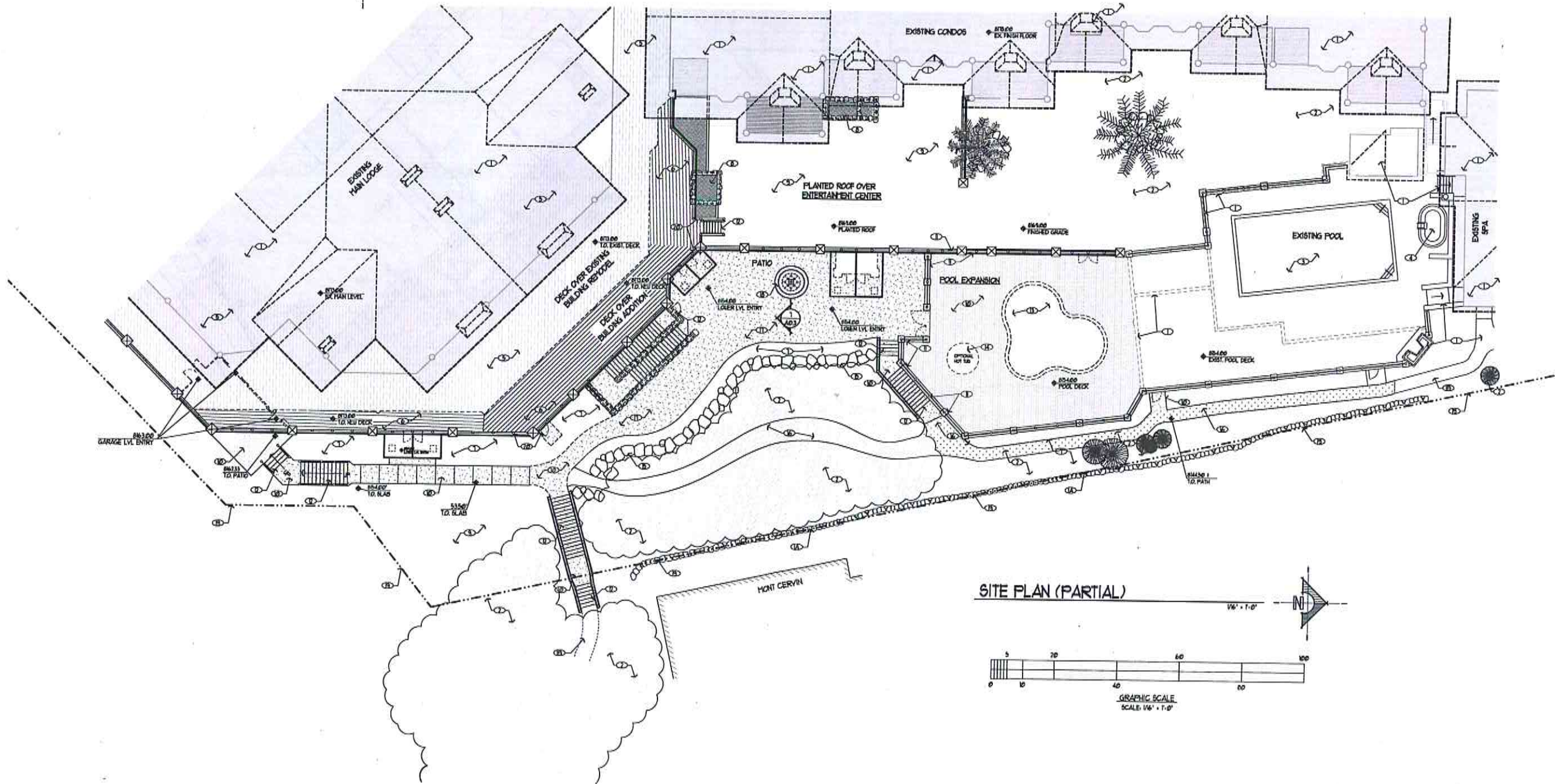


LEGEND

- EXIST. ROOF
- EXISTING BUILDINGS TO BE REMODELED
- EXISTING BUILDINGS TO REMAIN
- NEW ASPHALT WALKS, SLABS, ETC.
- NEW CONCRETE WALKS, SLABS, ETC. w/ SNOW MELT SYSTEM
- POOL DECK w/ SNOW MELT SYSTEM
- NEW PLANTER
- PROPERTY LINE

SHEET NOTES

- Ⓢ EXISTING CONSTRUCTION
- Ⓢ EXISTING ROCKWALL
- Ⓢ EXISTING ASPHALT PATH
- Ⓢ PROTECT EXISTING TREE DURING CONSTRUCTION
- Ⓢ EXISTING POOL
- Ⓢ EXISTING HOT TUB
- Ⓢ EXISTING AREA TO BE REMODELED
- Ⓢ NEW BUILDING ADDITION
- Ⓢ NEW TREE(S) SHURDYS / GROUND COVER - SEE LANDSCAPING PLANS
- Ⓢ NEW PLANTER - SEE LANDSCAPING PLANS
- Ⓢ NEW LANDSCAPING GRASS - SEE LANDSCAPING PLANS
- Ⓢ NEW CONCRETE BALUNYAY w/ SNOW MELT SYSTEM
- Ⓢ NEW CONCRETE + STONE RETAINING WALL + GUARDRAIL - SEE DETAILS 3 + 4A/B
- Ⓢ NEW CONCRETE STAIR w/ SNOW MELT SYSTEM
- Ⓢ NEW POOL
- Ⓢ NEW HOT TUB
- Ⓢ NEW BOLDER WALL
- Ⓢ NEW ASPHALT PATH
- Ⓢ CONCRETE PAVEMENT PATIO w/ SNOW MELT SYSTEM
- Ⓢ FIRE PIT - SEE DETAIL 3A/B
- Ⓢ PROPERTY LINE
- Ⓢ GUARDRAIL TO MATCH EXISTING - SEE DETAIL ---



SITE PLAN (PARTIAL)



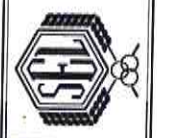
Date: June 24, 2016
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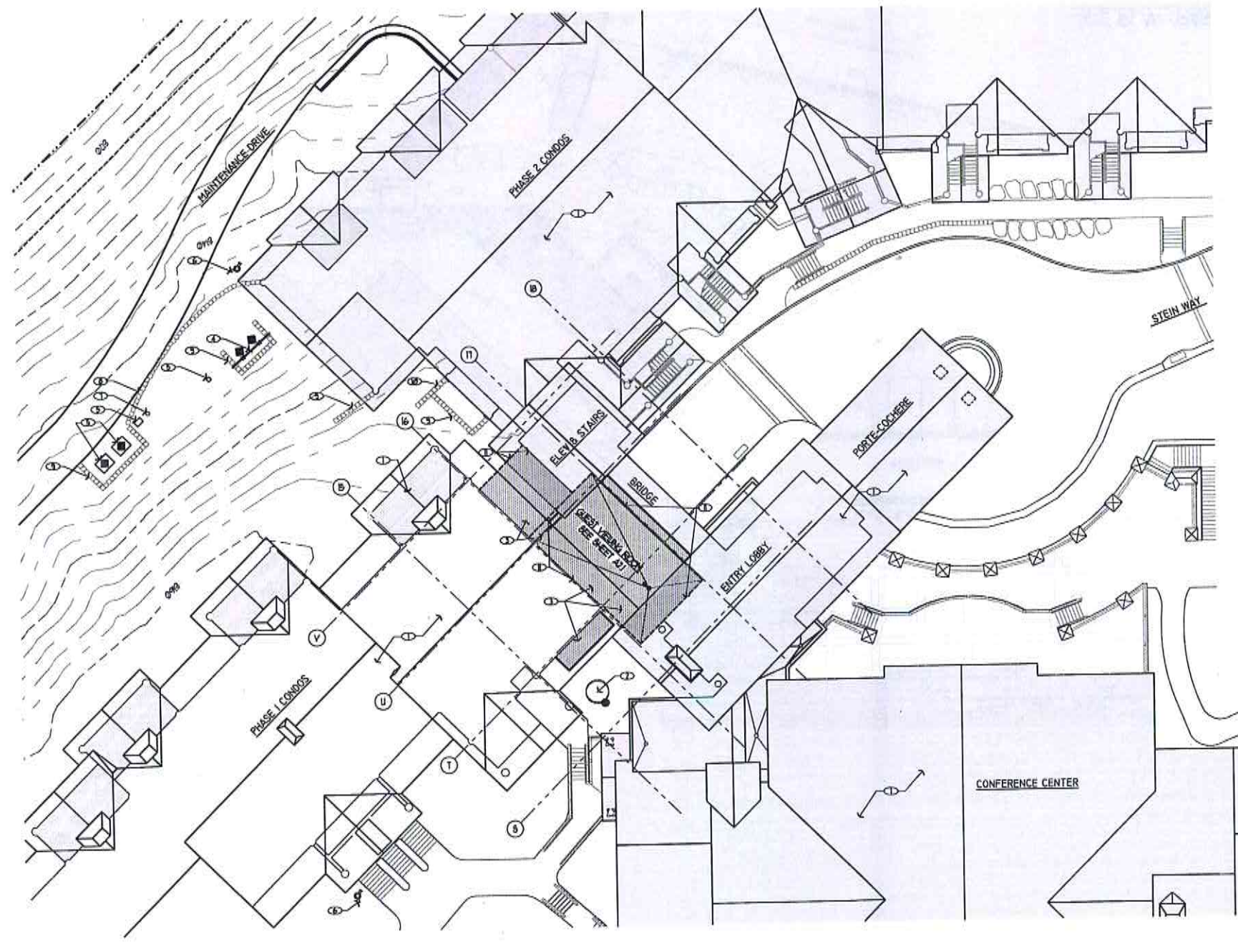
Alan R. Poulsen
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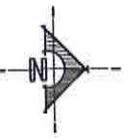


A0.1
SITE PLAN



SITE PLAN - GUEST VIEWING ROOM

1/8" = 1'-0"



SHEET NOTES

- Ⓢ EXISTING BUILDING ROOF LINES SHOWN
- Ⓢ PROTECT EXISTING TREE DURING CONSTRUCTION
- Ⓢ NEW BUILDING ADDITION UNDER EXISTING ROOF
- Ⓢ EXIST. GAS METER - FIELD VERIFY LOCATION ON SITE
- Ⓢ EXIST. ELECTRICAL DISTRIBUTION EQUIPMENT - FIELD VERIFY LOCATION ON SITE
- Ⓢ EXIST. FIRE HYDRANT - FIELD VERIFY LOCATION ON SITE
- Ⓢ EXIST. FIRE PROTECTION STAND PIPE - FIELD VERIFY LOCATION ON SITE
- Ⓢ EXIST. BOLLARD RETAINING WALL - FIELD VERIFY LOCATION ON SITE
- Ⓢ EXIST. CONCRETE RETAINING WALL WITH STONE VENEER - FIELD VERIFY LOCATION ON SITE
- Ⓢ EXIST. COPING DECK - FIELD VERIFY LOCATION ON SITE
- Ⓢ EXIST. ROOF LINES OF NEW ADDITION, SEE SHEET A01

Date: AUGUST 18, 2016
Revision:



Alan R. Poulson
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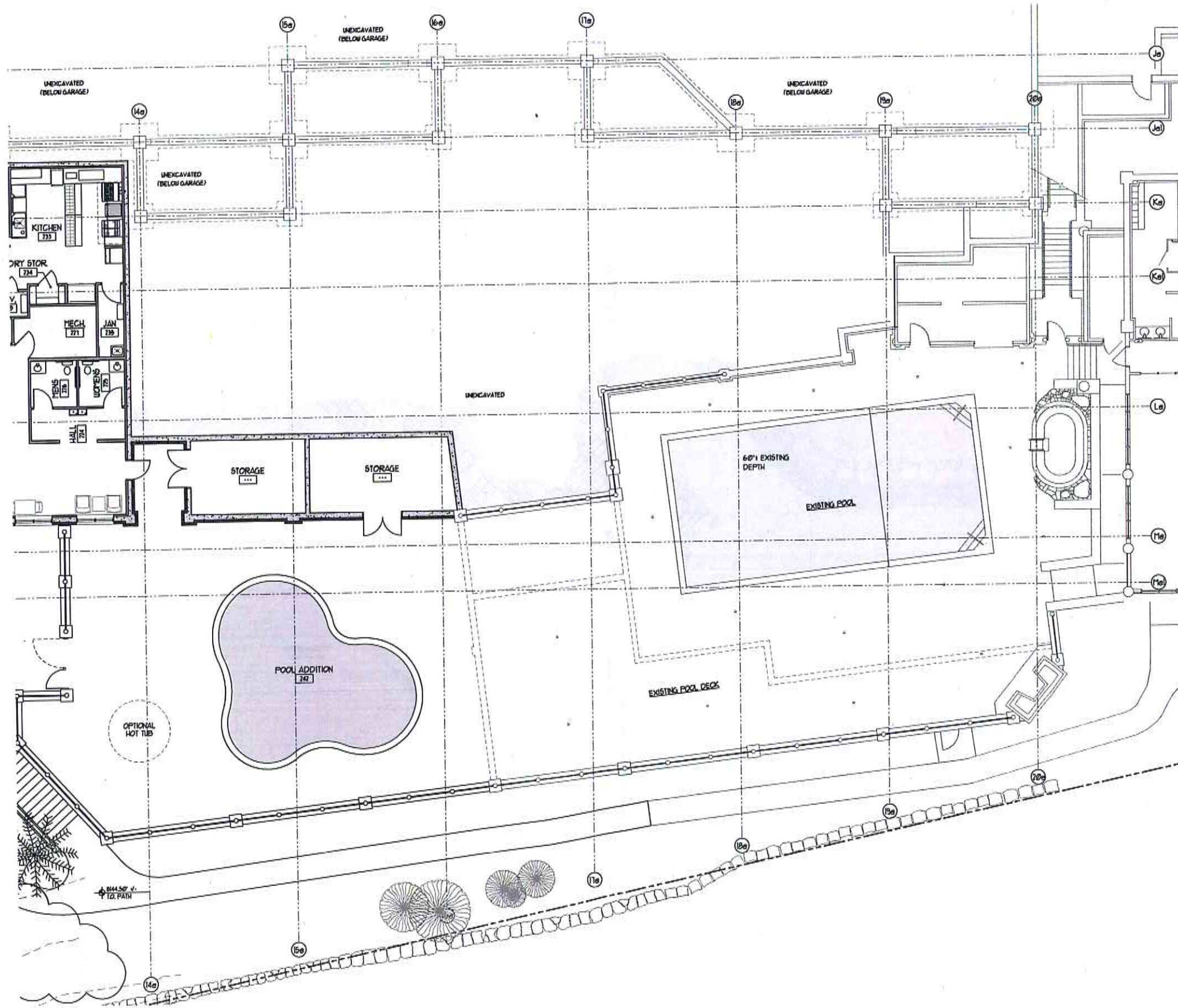
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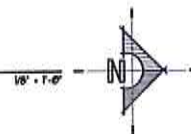


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SITE PLAN



LOWER LEVEL FLOOR PLAN - NORTH



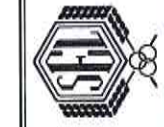
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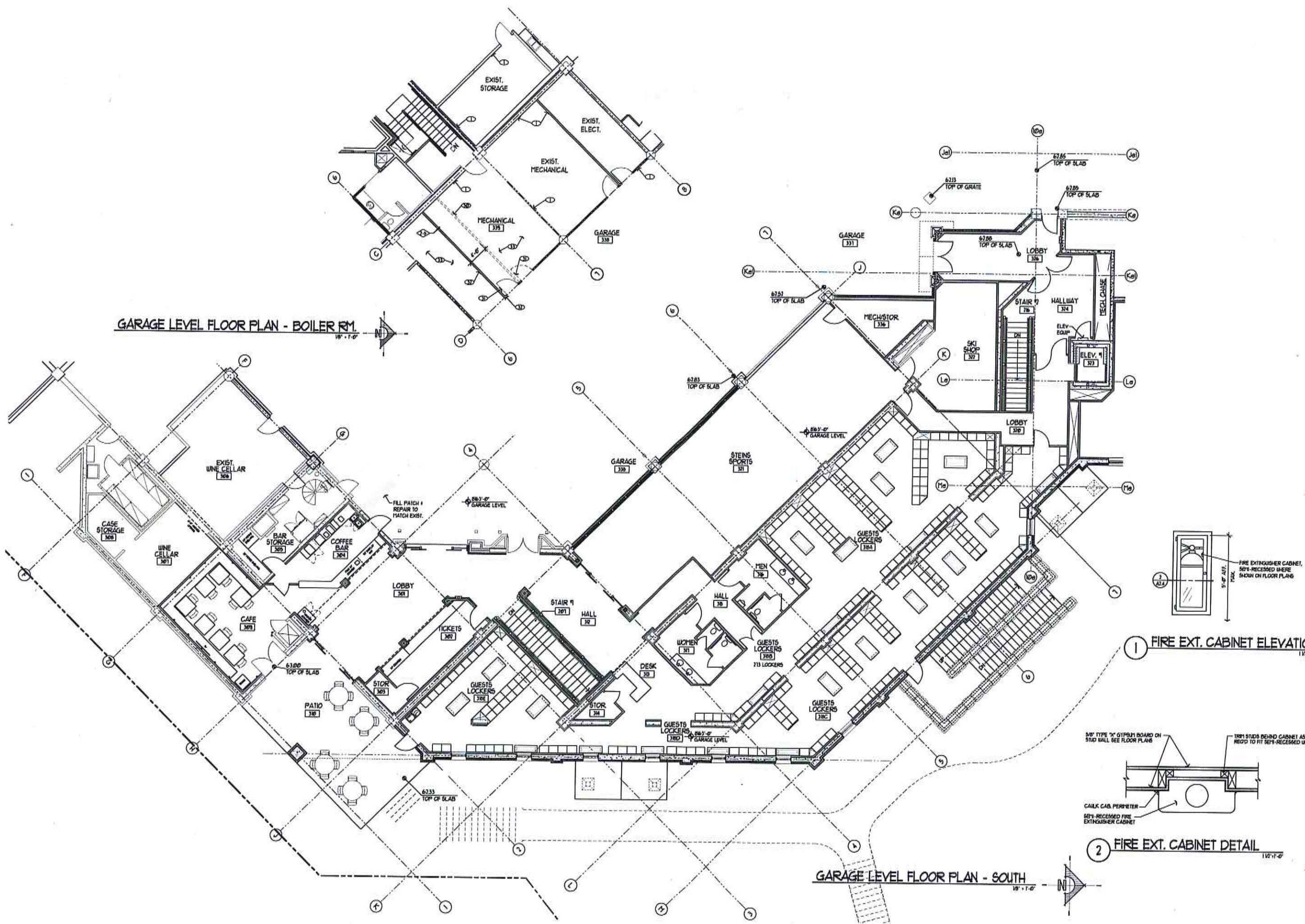
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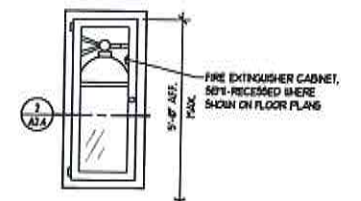


A2.2b
LOWER LEVEL PLAN - NORTH

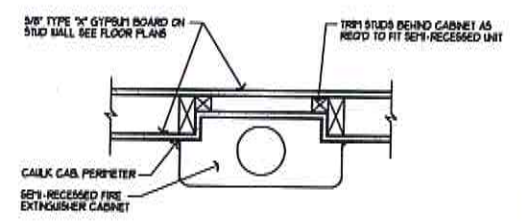


GARAGE LEVEL FLOOR PLAN - BOILER RM.
1/8" = 1'-0"

GARAGE LEVEL FLOOR PLAN - SOUTH
1/8" = 1'-0"



1 FIRE EXT. CABINET ELEVATION
1/4" = 1'-0"



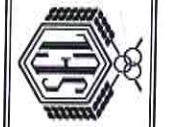
2 FIRE EXT. CABINET DETAIL
1/4" = 1'-0"

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Revision: Δ

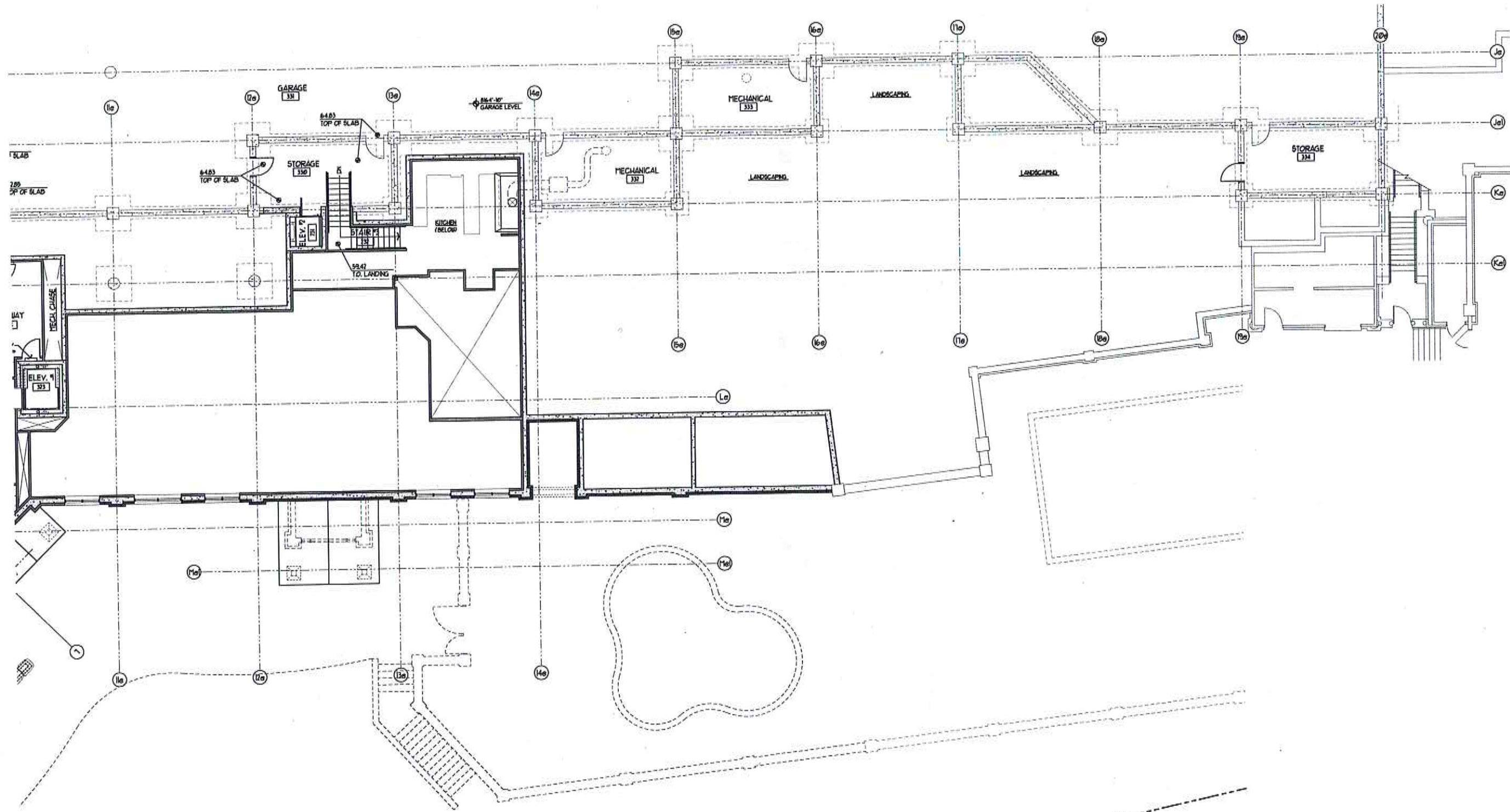
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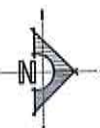
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A2.3a
GARAGE LEVEL PLAN
- SOUTH



GARAGE LEVEL FLOOR PLAN - NORTH
1/8" = 1'-0"



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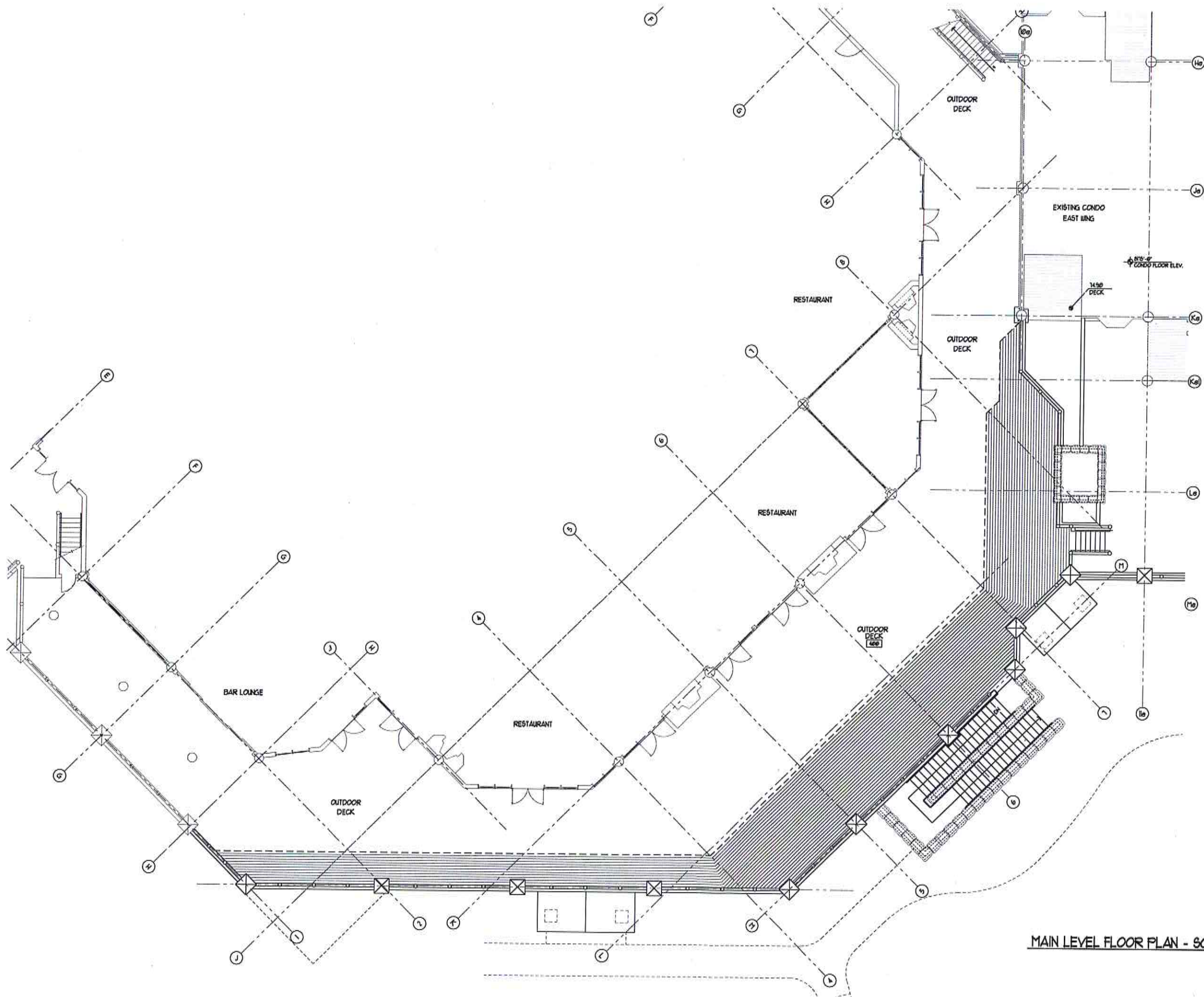


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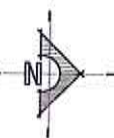
A2.3b

GARAGE LEVEL PLAN
- NORTH



MAIN LEVEL FLOOR PLAN - SOUTH

1/8" = 1'-0"



Date: June 24, 2016
 Revision: 1



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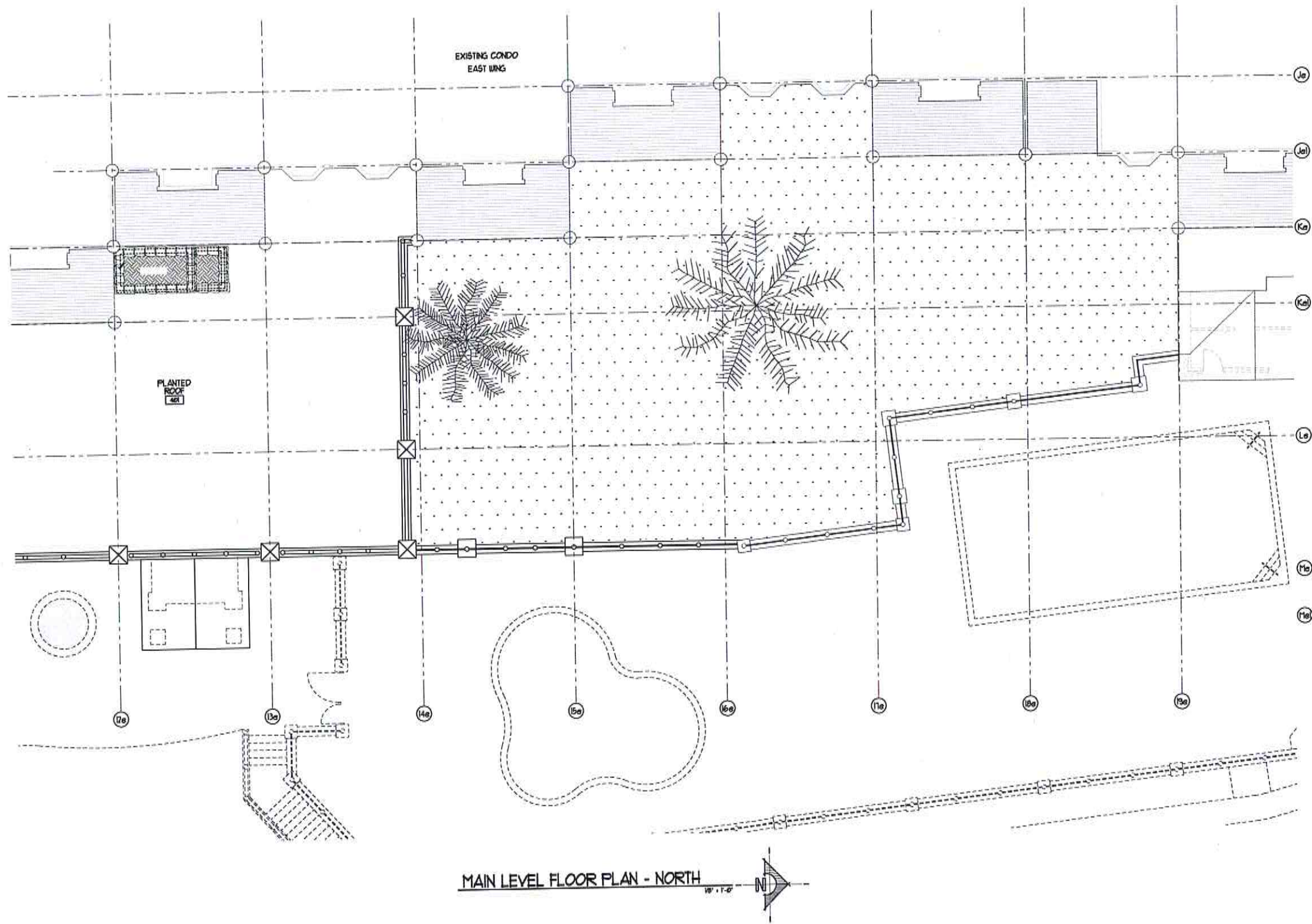
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A2.4a

MAIN LEVEL PLAN - SOUTH



MAIN LEVEL FLOOR PLAN - NORTH

Date: June 24, 2016
Revision: —

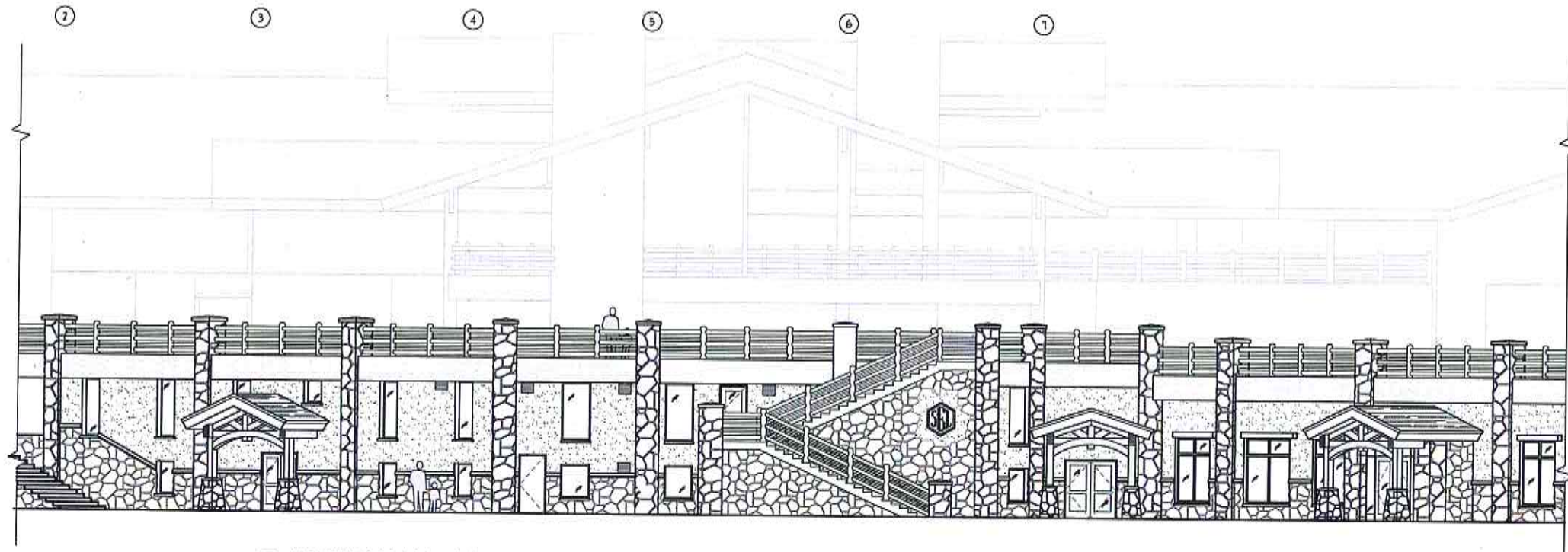
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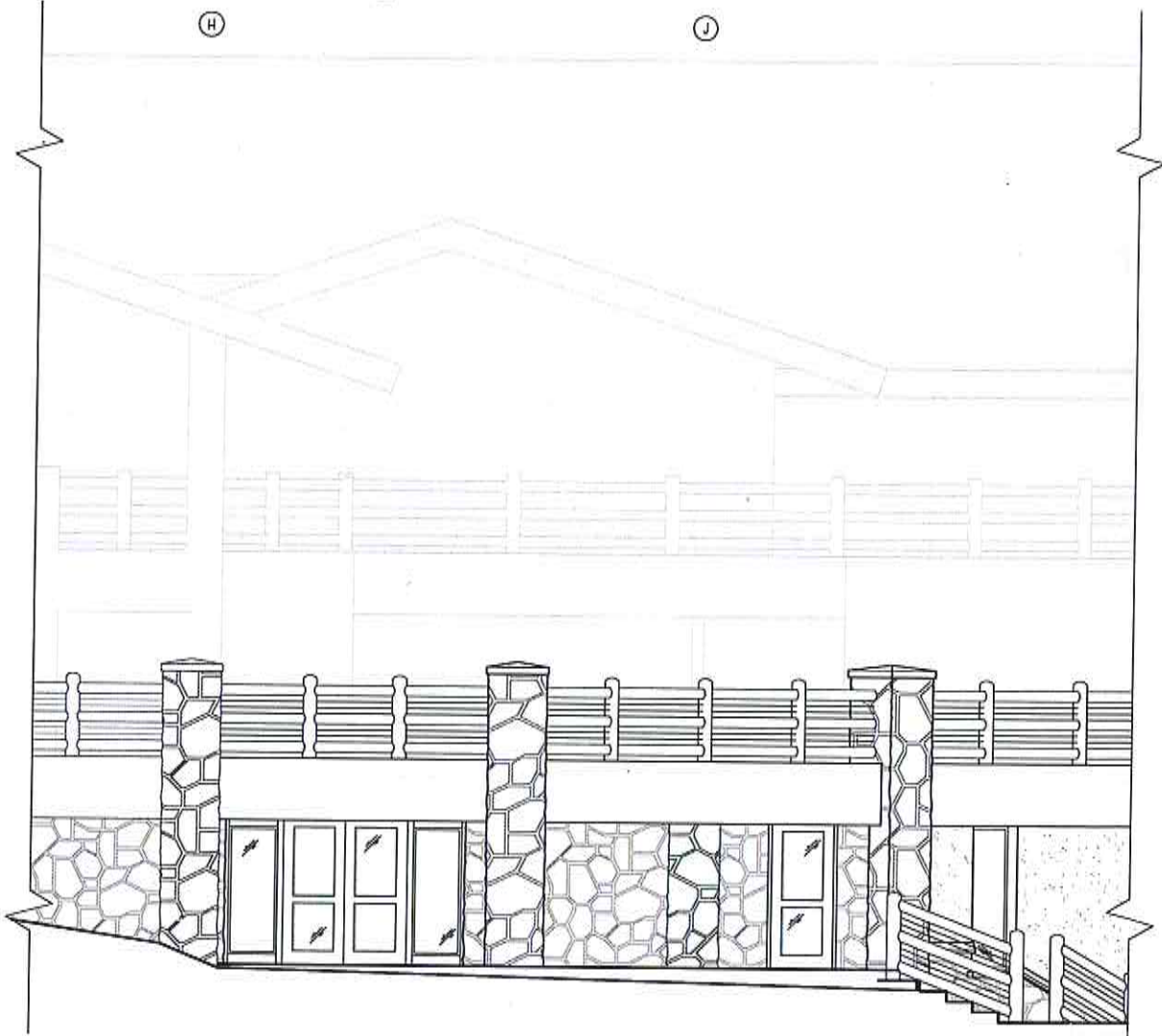
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A2.4b
 MAIN LEVEL PLAN - NORTH



2 NORTHEAST ELEVATION



1 SOUTH-EAST ELEVATION

Date: June 24, 2016
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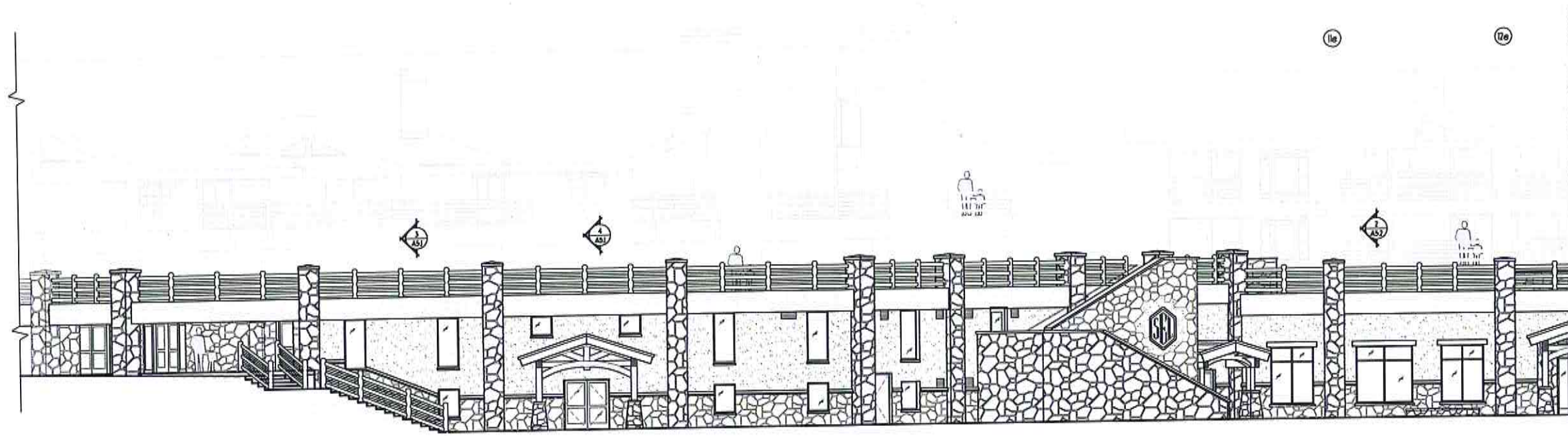
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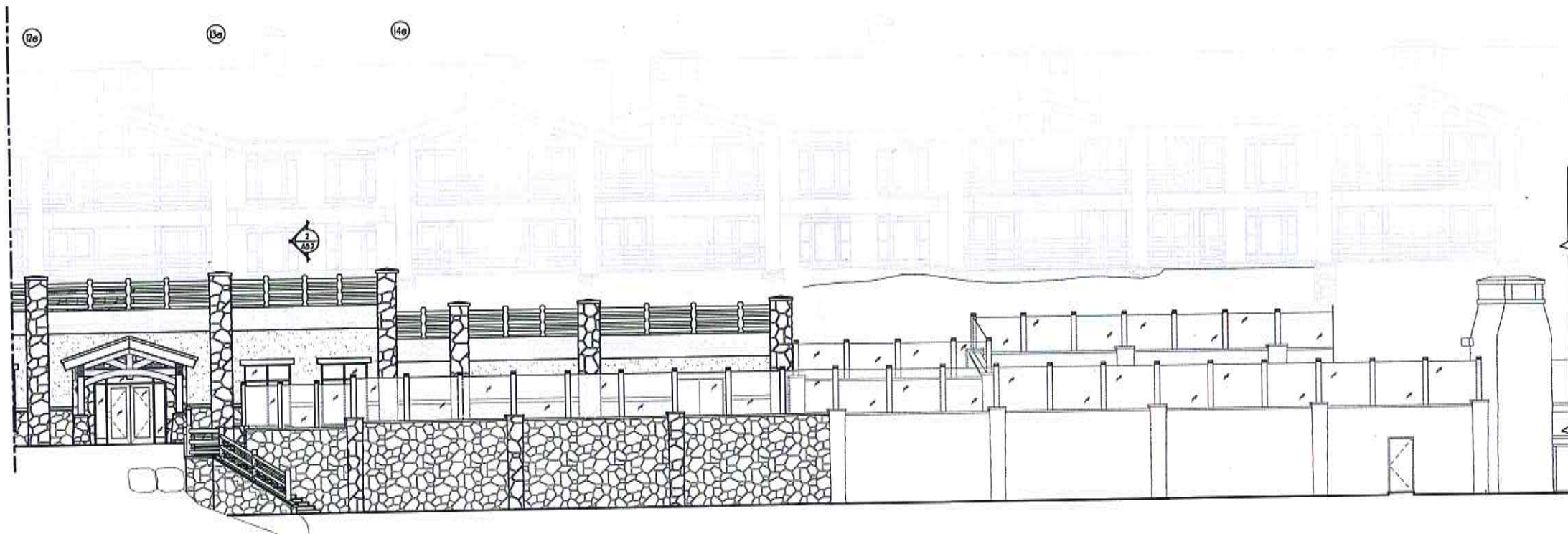
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 PHASE VI EXPANSION & REMODEL
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A4.1
 EXTERIOR
 ELEVATIONS



2 EAST ELEVATION



2 EAST ELEVATION

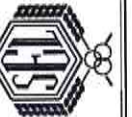
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A4.2
EXTERIOR
ELEVATIONS



GOLDENER HIRSCH

Olson Kundig



Proposed Plaza Solution

- PUBLIC GATHERING SPACE
- ACCESSIBLE FROM ALL SURROUNDING PROPERTIES, STERLING COURT LEVEL AND ROYAL STREET LEVEL
- SLOWS TRANSITION OF DAY SKIERS
- OFF SEASON ACTIVITY

— THE GOLDENER HIRSCH

— EXISTING SILVER LAKE PLAZA

— INN AT SILVER LAKE

— MONT CERVIN

— STEIN ERIKSEN LODGE

— PROPERTY

— THE CHATEAUX

EXISTING SITE AERIAL

Neighborhood open house

November 18th, 2015

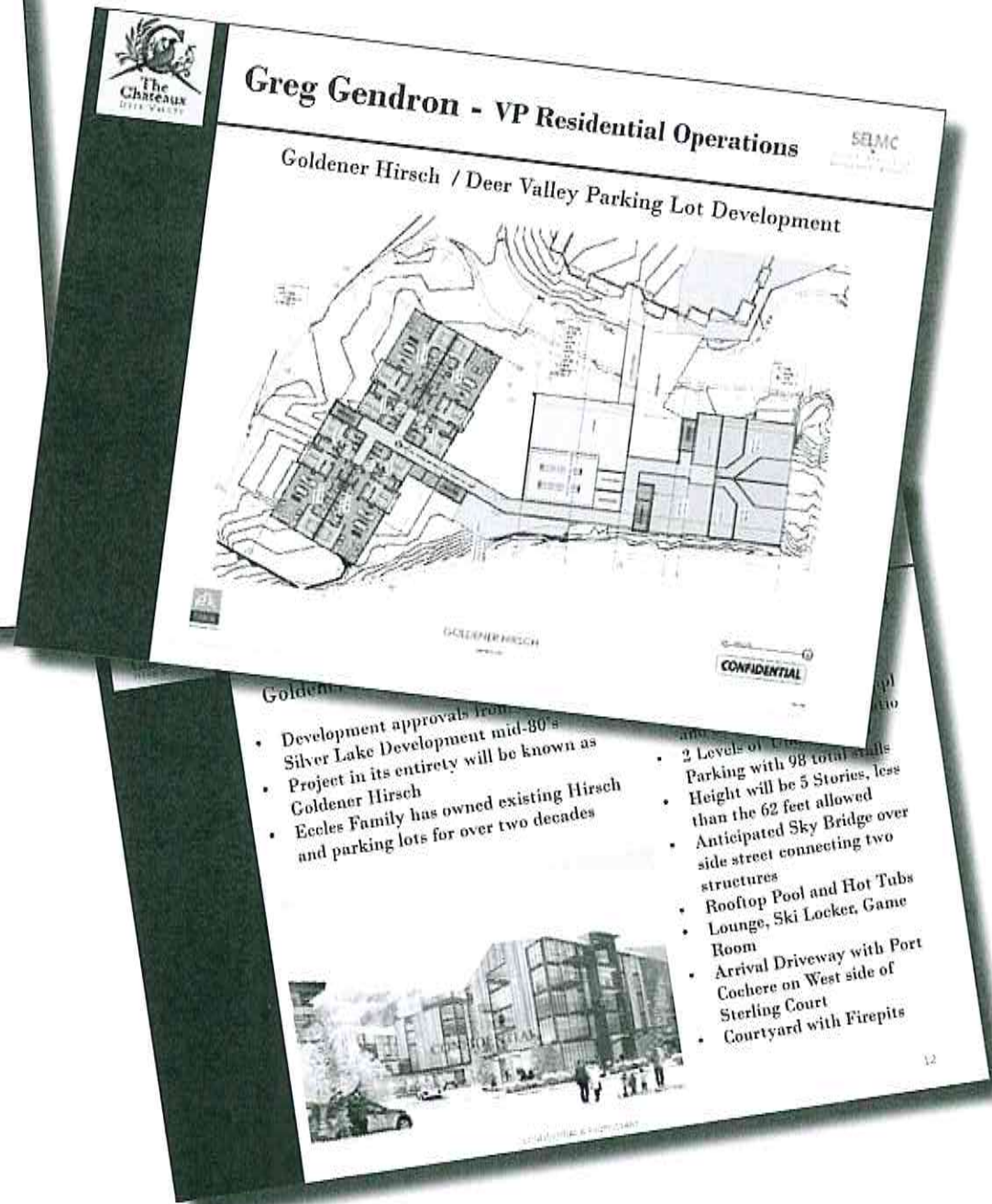
- CONCERNS ABOUT PUBLIC PARKING
- RAISED QUESTIONS FOR THE NEED TO HAVE A GROCERY/ SUNDRIES
- SUPPORT FOR BEAUTIFICATION OF STERLING COURT
- CONCERNS ABOUT BUILDING HEIGHT WITH 6 FLOORS
- SUPPORT FOR PLAZA CONCEPT

December 2nd, 2015

- SUPPORT FOR INCREASE IN BED COUNT
- SUPPORT RETAINING EXISTING HIRSCH
- SUPPORT FOR PLAZA CONCEPT
- ACCESS CONCERNS FOR MT CERVIN

Presentations to HOA/ Representatives

- CHATEAUX
- STEIN ERIKSEN LODGE
- MT CERVIN
- BLACK LODGE
- INN AT SILVER LAKE
- DEER VALLEY RESORT





Royal Street improvements

- NEW CURB AND GUTTER
- NEW PEDESTRIAN WALK TO EXTEND ALONG STERLING COURT
- MATURE LANDSCAPING ADDED
- PLAZA SPACE AT CORNER OF ROYAL AND STERLING
- NO VISIBLE PARKING
- ADDED WAYFINDING SIGNAGE AT CORNER OF STERLING AND ROYAL

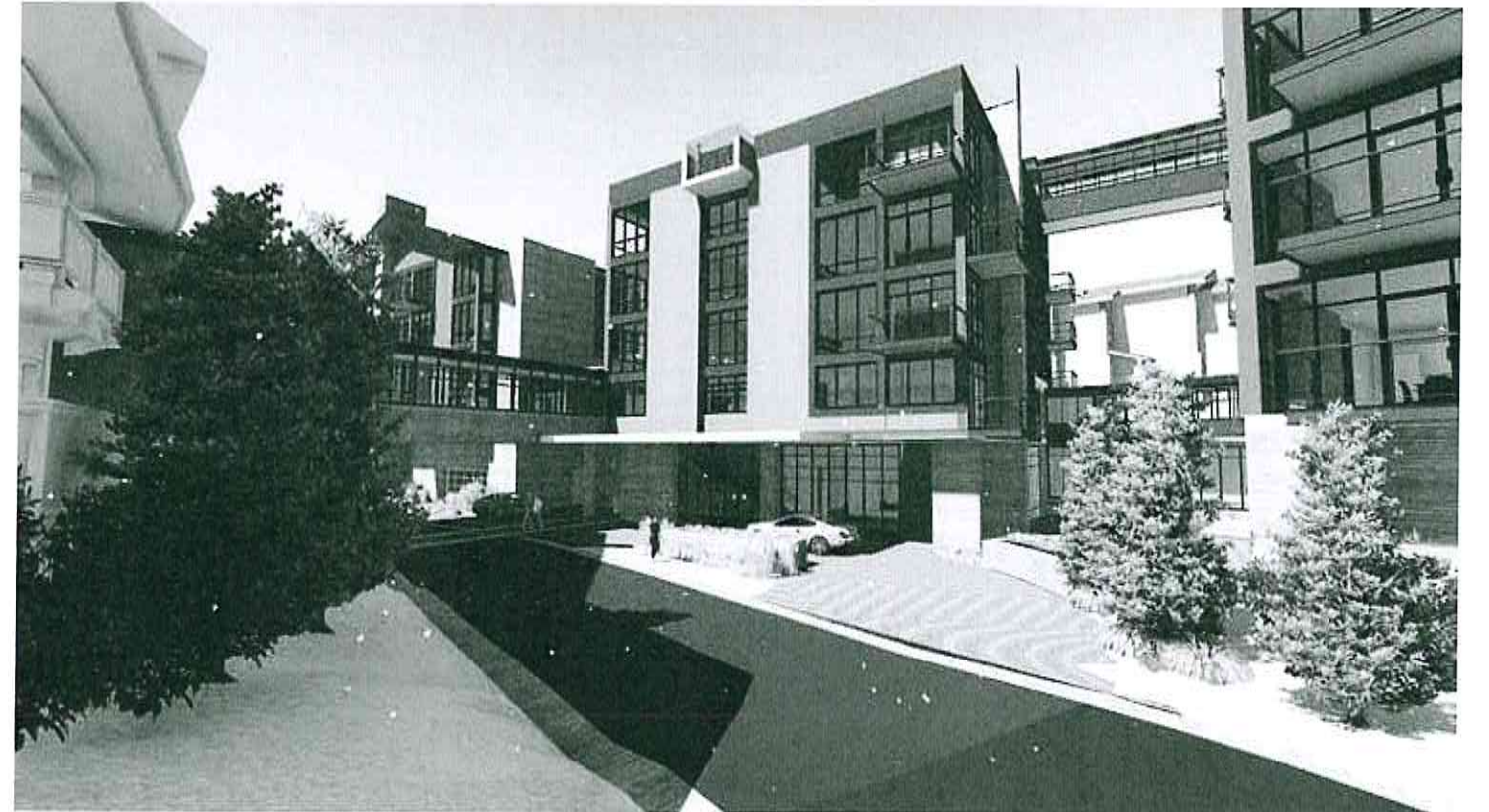


ROYAL STREET VIEWS

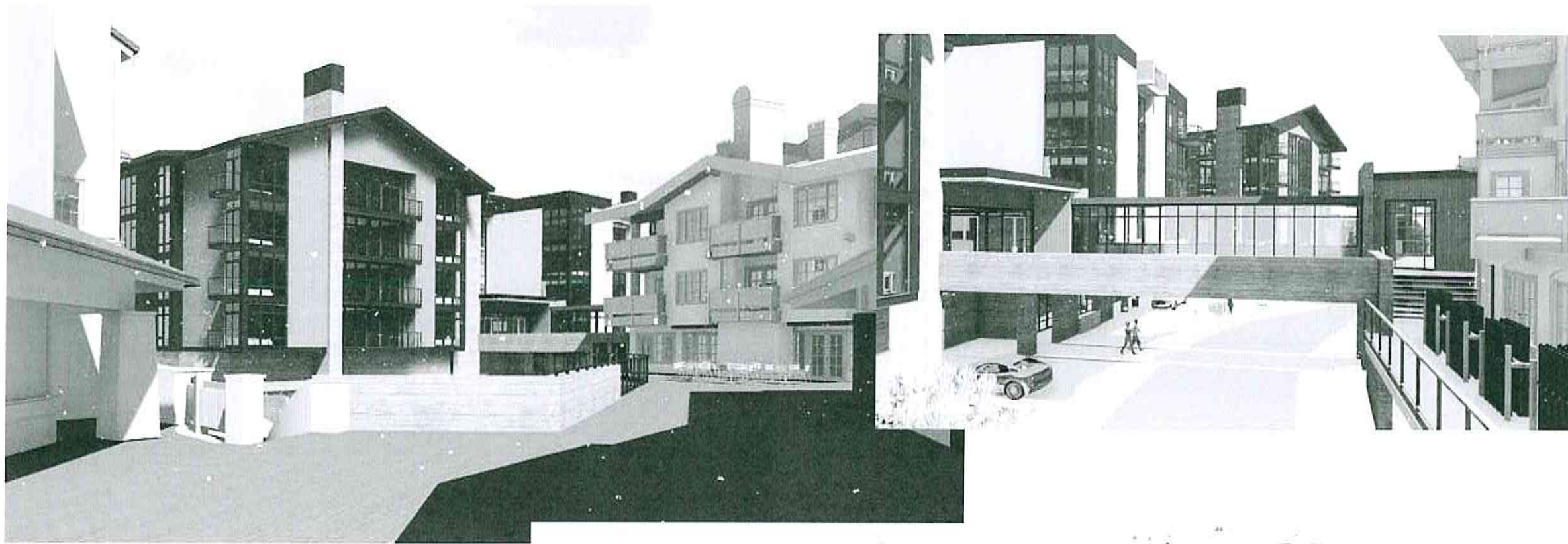


Sterling Street improvements

- NEW CURB AND GUTTER
- NEW PAVING
- NEW LANDSCAPING
- PLAZA SPACE AT CORNER OF ROYAL AND STERLING
- NO VISIBLE PARKING
- ADDED WAYFINDING SIGNAGE AT CORNER OF STERLING AND ROYAL
- REMOVAL OF ANY VISIBLE TRASH CONTAINERS IN THE REAR OF THE EXISTING HIRSCH

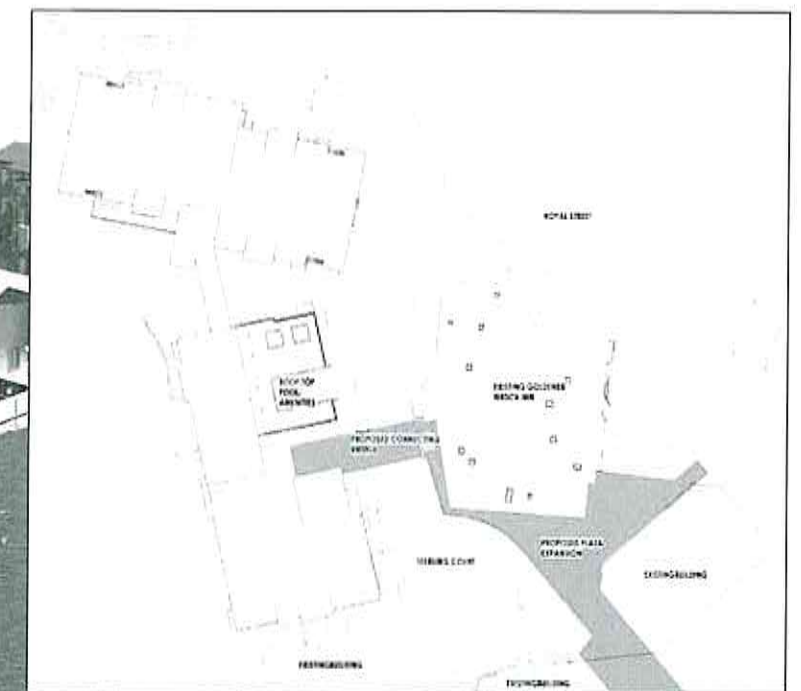
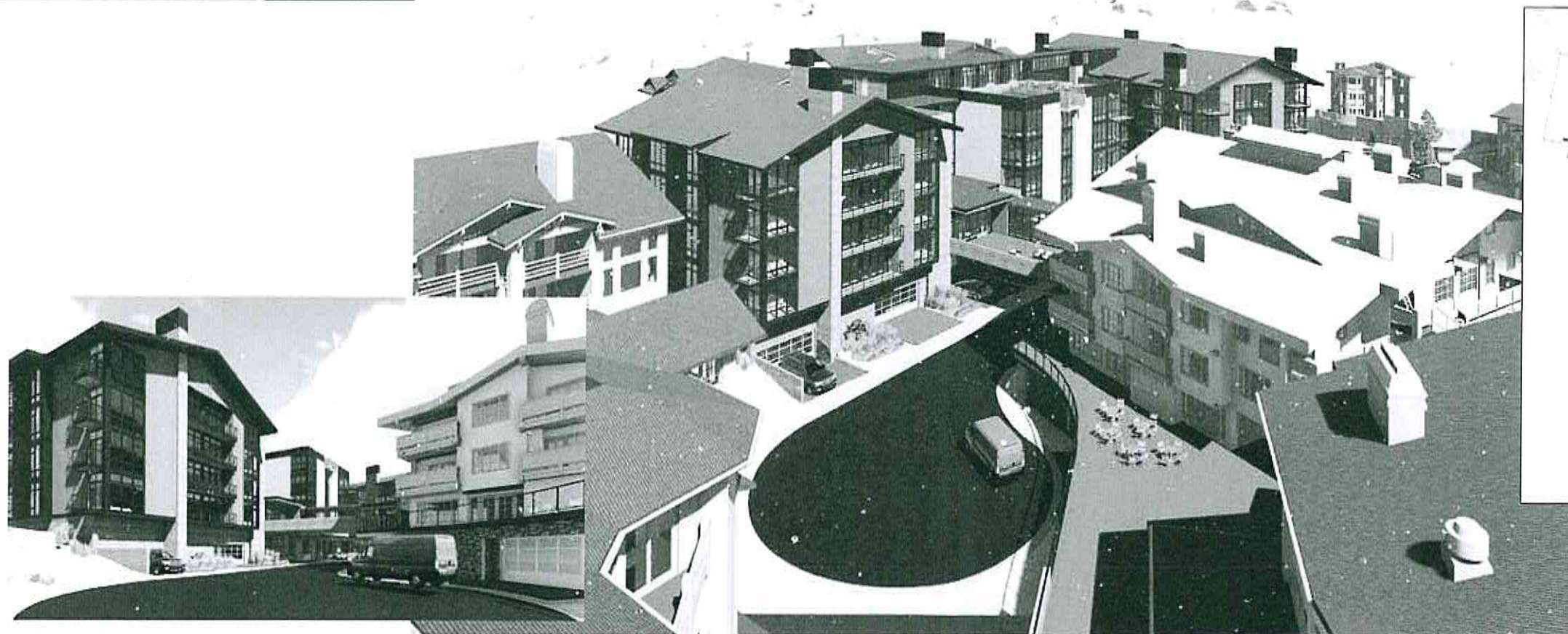


ENTRY APPROACH

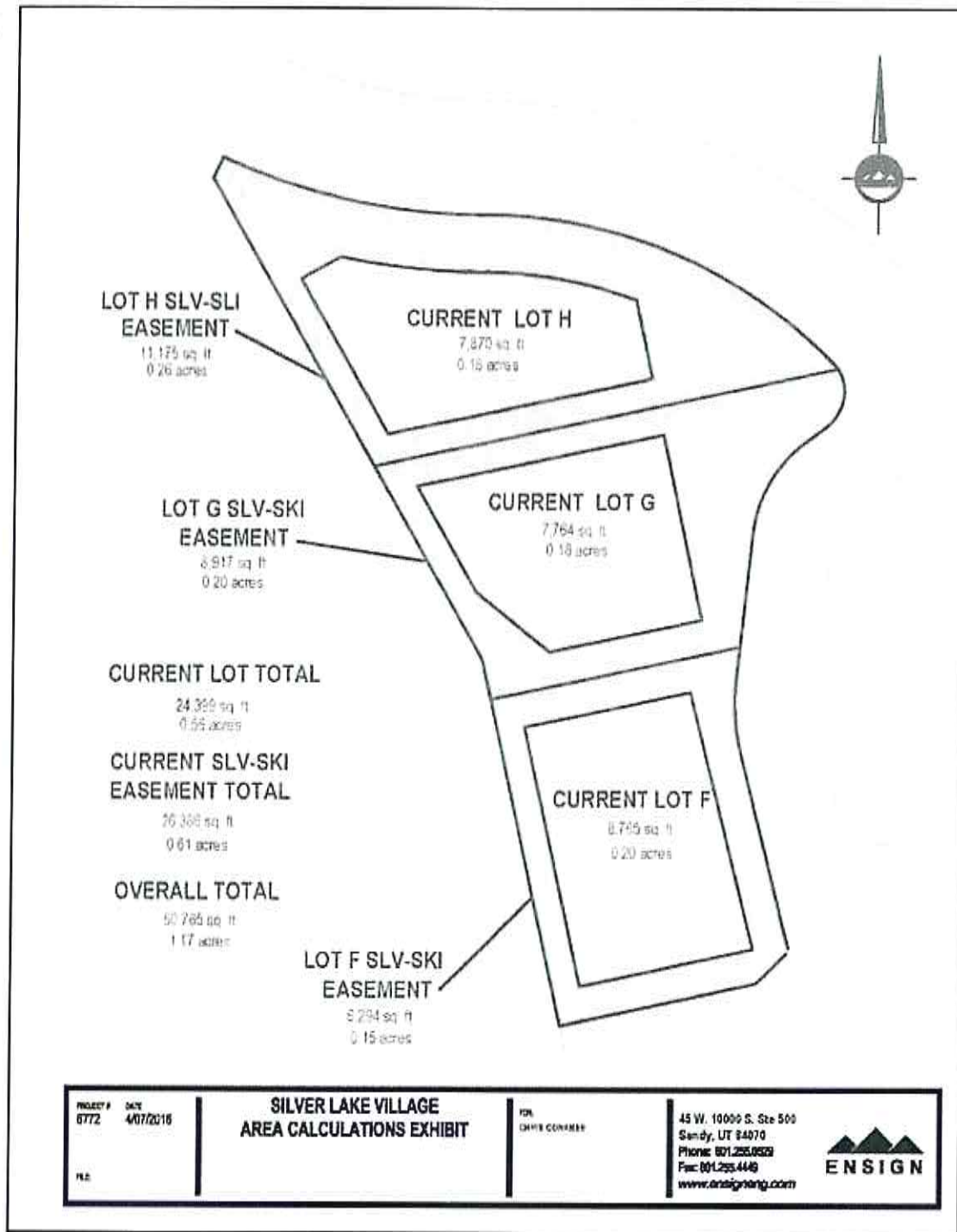


Proposed Plaza Solution

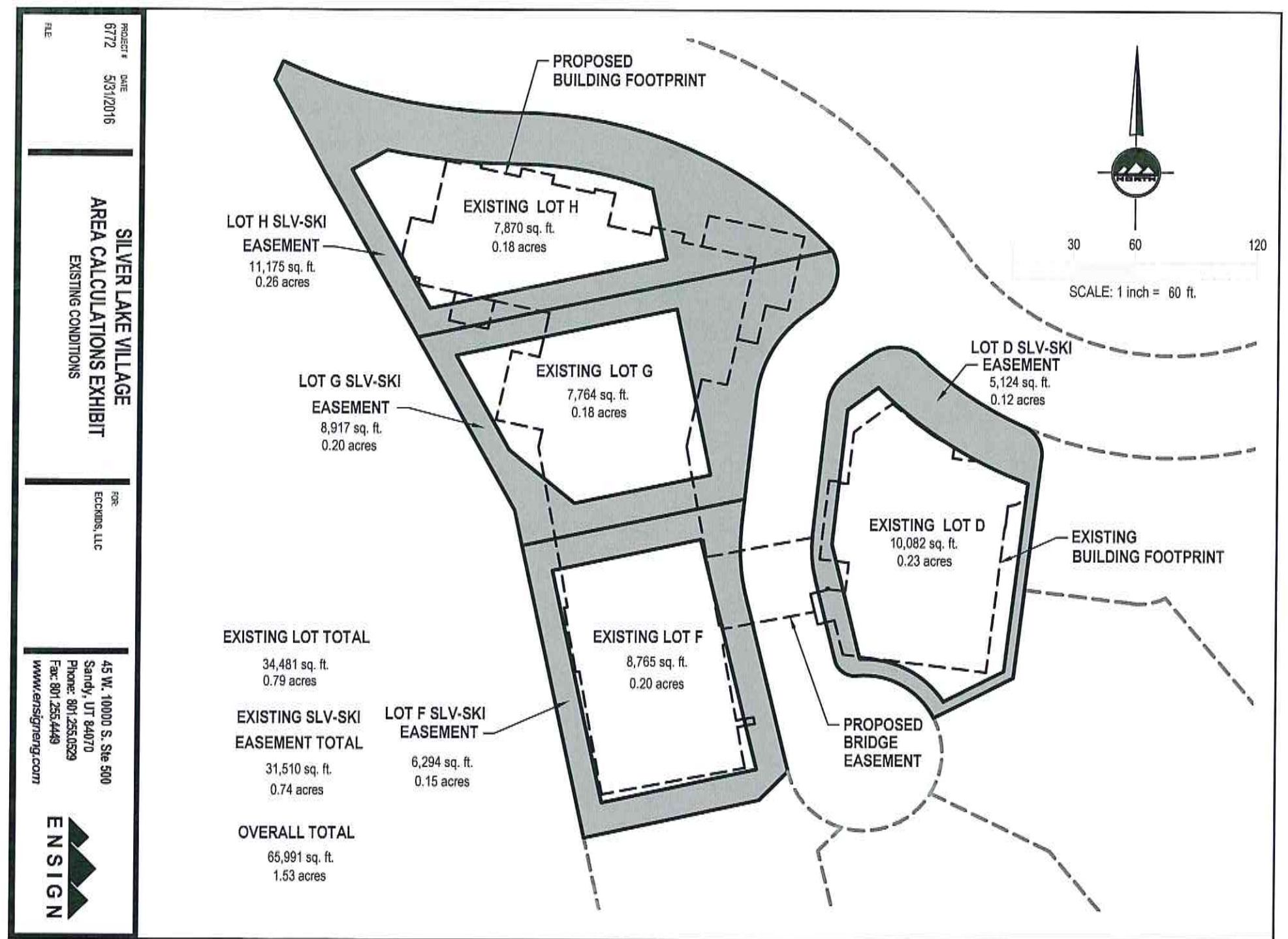
- PUBLIC GATHERING SPACE
- ACCESSIBLE FROM ALL SURROUNDING PROPERTIES, STERLING COURT LEVEL AND ROYAL STREET LEVEL
- SLOWS TRANSITION OF DAY SKIERS
- OFF SEASON ACTIVITY



PLAZA/ BRIDGE



EXISTING PLAT AREAS



PROPOSED PLAT AREA

September 22, 2016

Kirsten Whetstone
Senior Planner
Park City Municipal Corporation
Planning Department
P.O. Box 1480
Park City, Utah 84060

Kirsten,

Thank you for your assistance in moving forward for discussion and subsequent possible approval of the 2nd Amendment to a Re-Subdivision of Lots No.1 and No.2 Silver Lake Village No. 1 Subdivision.

As you are aware we have an agreement from the Silver Lake Village Plaza Association (SLVPA) to combine Lots F, G and H into a single new lot named Lot I. This amendment will also involve the creation of a bridge easement across the private road known as Sterling Court. Lastly, we examined the transfer of .4215 UE's from lot D to Lot I in order to allow for space for the connection of the bridge into the existing Goldener Hirsch Inn.

During the July meeting of the SLVPA the Board examined objections from two neighbors on separate issues regarding the bridge location and height, and a north facing view corridor effected properties at Mt Cervin. The vote to transfer property resulting in a combination of lots and creation of a bridge easement was passed unanimously.

We look forward to discussing our progress and a presentation of our facts and findings on the 28th of this month.

Respectfully,

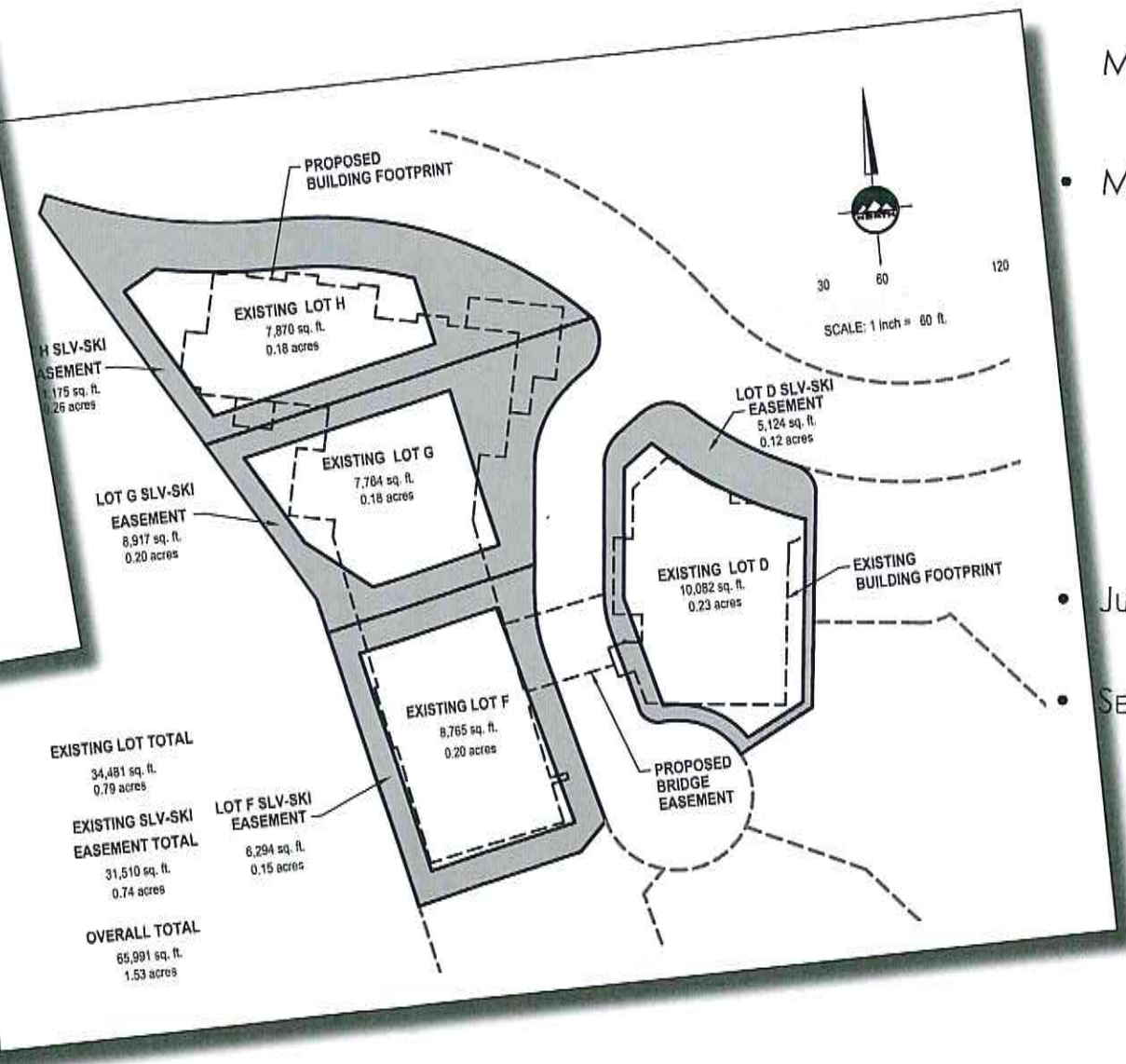


Christopher M. Conabee
Principal, Utah Development and Construction

cc: C. Hope Eccles, Manager, EccKids, LLC.
Steven Issowits, SLVPA President

45 W. 10000 S. Ste 500
Sandhill, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
www.ensigneng.com

ENSIGN



HOA Approvals

SLVPA: SILVER LAKE VILLAGE

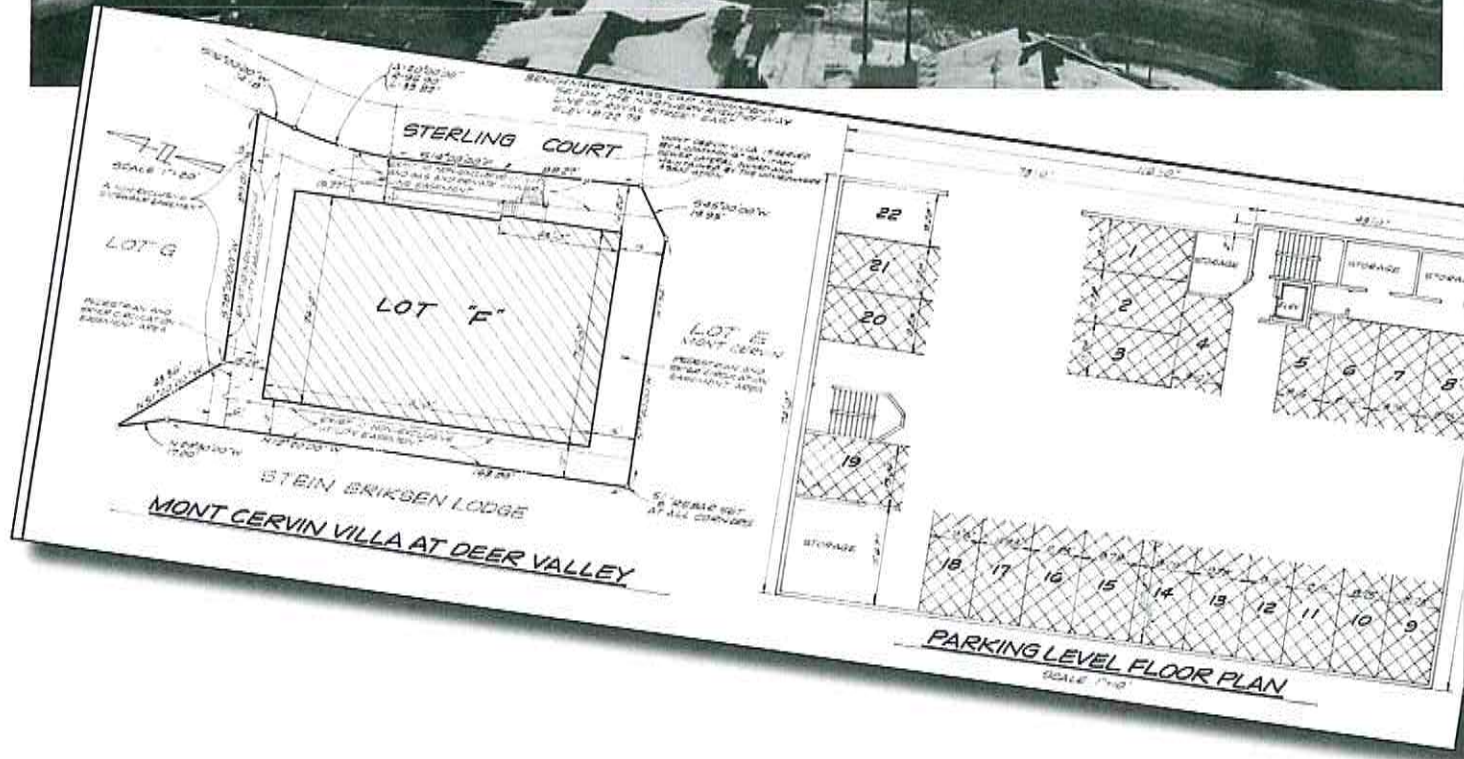
- MAY 23RD, 2016 VOTE FOR TRANSFER OF PROPERTY AND BRIDGE EASEMENT
- POSTPONED DUE TO CONCERNS FROM
TIM MCFADDEN (INN AT SILVER LAKE)
PRIVACY CONCERNS
BILL NATBONY (INN AT SILVER LAKE)
PRIVACY CONCERNS
MICHAEL STEIN (MT. CERVIN)
VIEW CORRIDOR
- MAY 29TH - INN AT SILVER LAKE BOARD CALL
DOCUMENTS PROVIDED
BRIDGE STUDY
SIDEWALK PLAN
TRAFFIC STUDY
PROPOSED EXISTING PROPERTY MAP
- JUNE 3RD - SLVPA UNANIMOUS VOTE FOR TRANSFER OF PROPERTY AND BRIDGE EASEMENT
- SEPTEMBER 16TH - ANNUAL SLVPA MEETING
POSITIVE COMMENTS AND DISCUSSION REGARDING PREVIOUS VOTE AND MINUTES APPROVED



Olson Kundig

GOLDENER HIRSCH

DEER VALLEY, UTAH



EXISTING PARKING STALLS

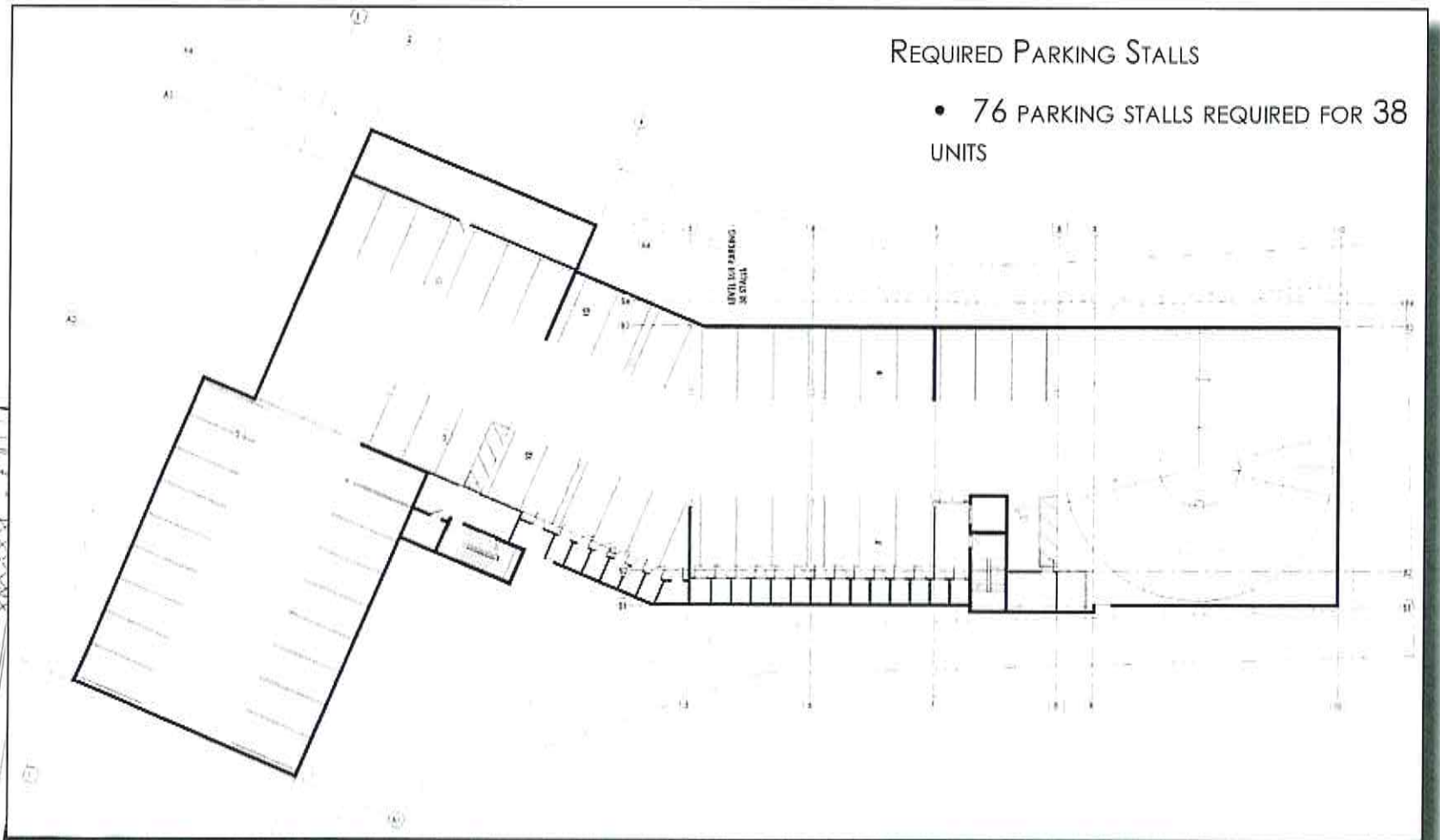
- EXISTING SURFACE STALLS: 80
- PLATTED PARKING STALLS ON LOT F: 22 ENCLOSED STALLS

PROPOSED PARKING STALLS

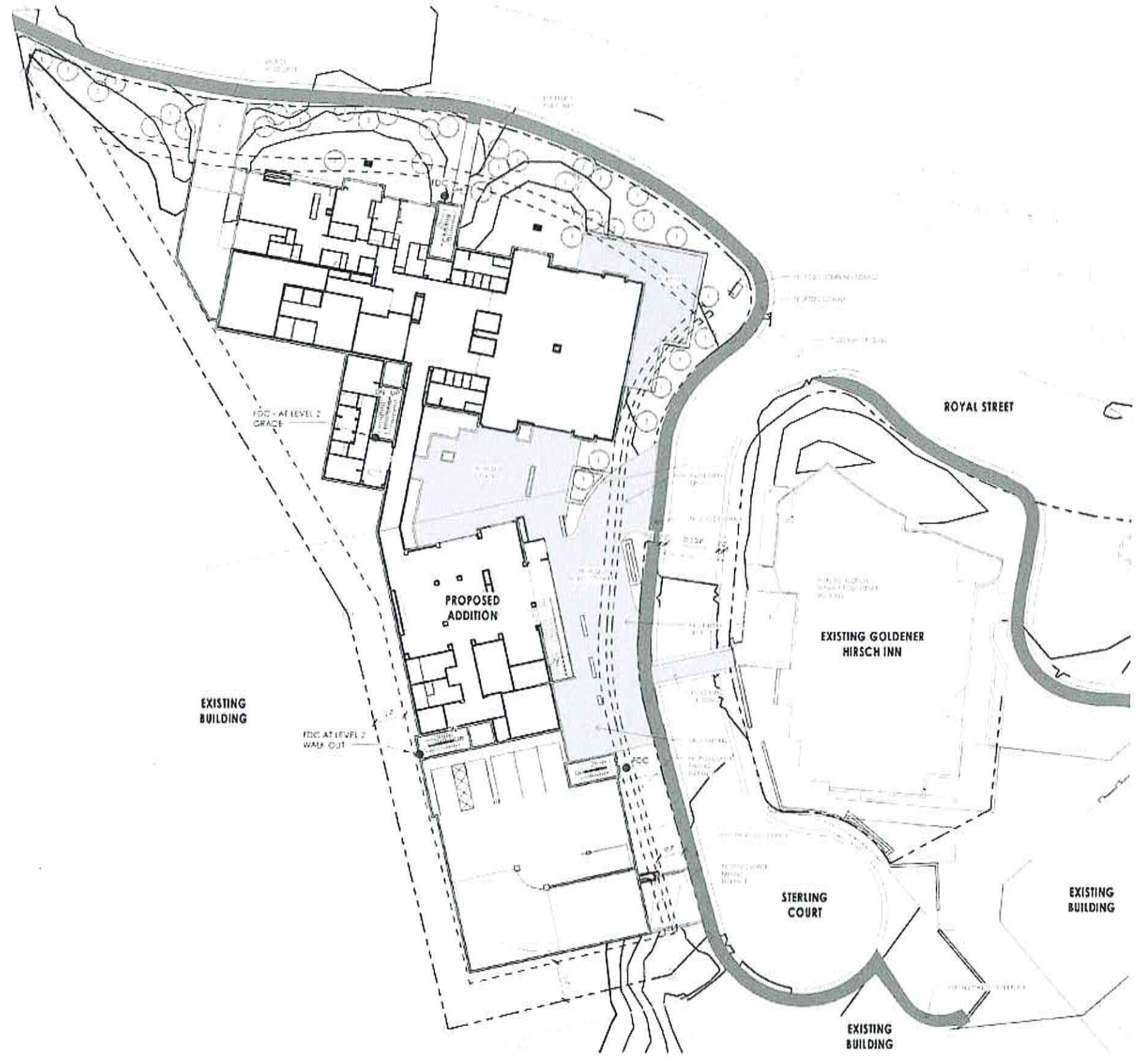
- (2) LEVELS BELOW GRADE PARKING STRUCTURE
- 111 STALLS
- 6 ACCESSIBLE STALLS
- CONTROLLED VALET PARKING

REQUIRED PARKING STALLS

- 76 PARKING STALLS REQUIRED FOR 38 UNITS



TRAFFIC/ PARKING LOAD



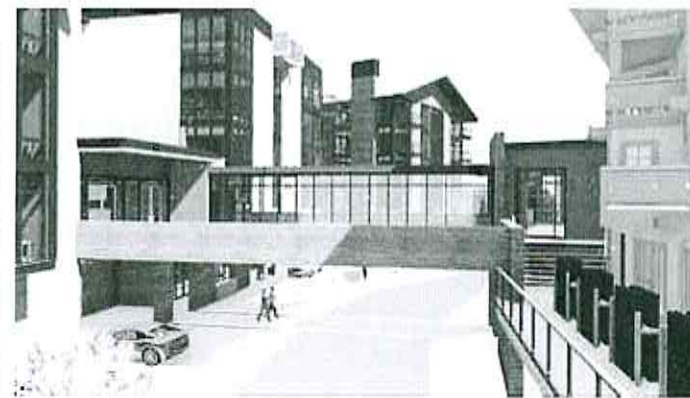
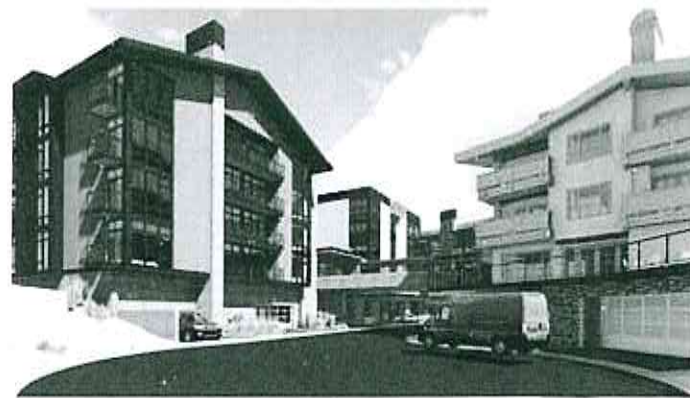
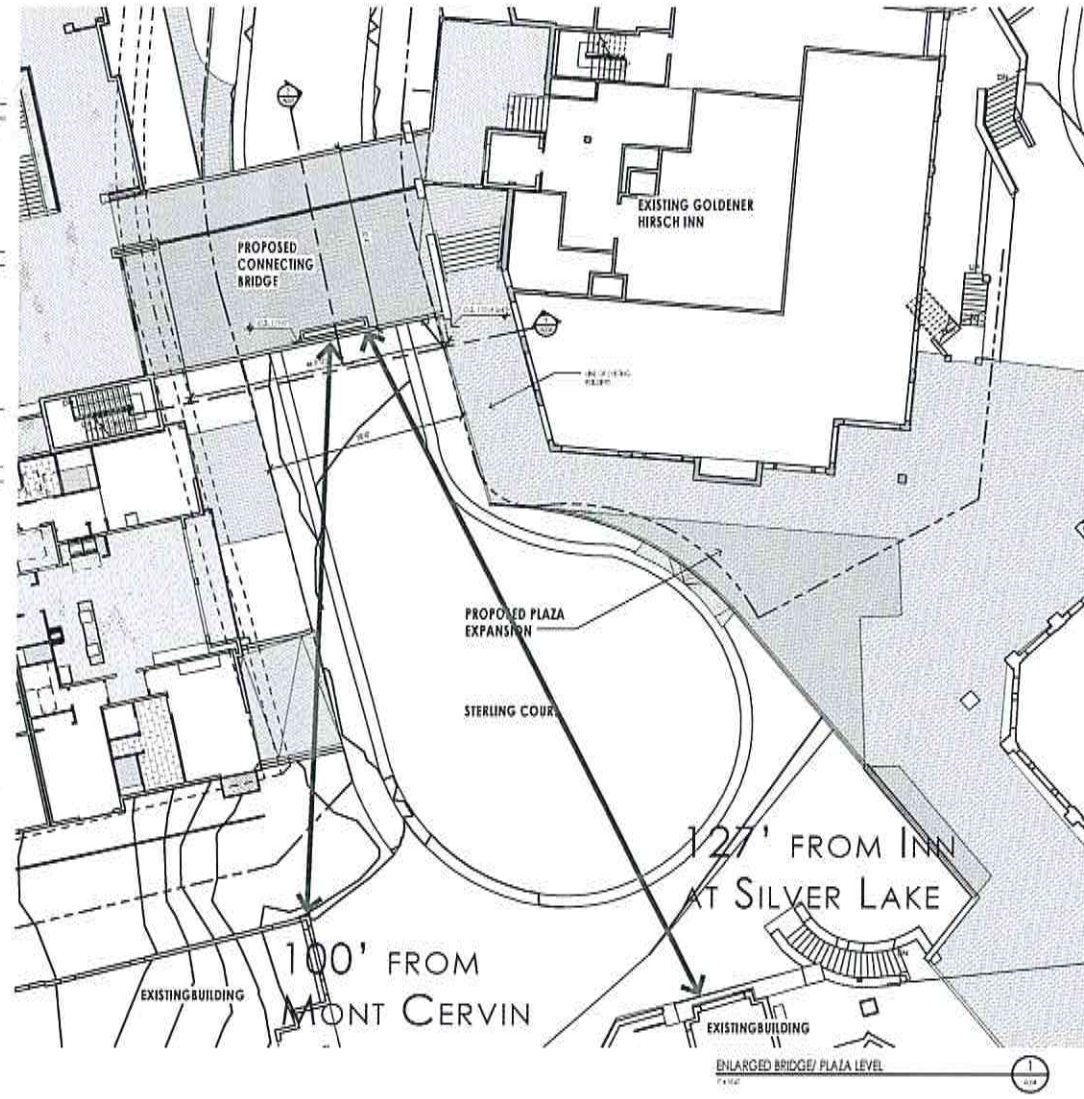
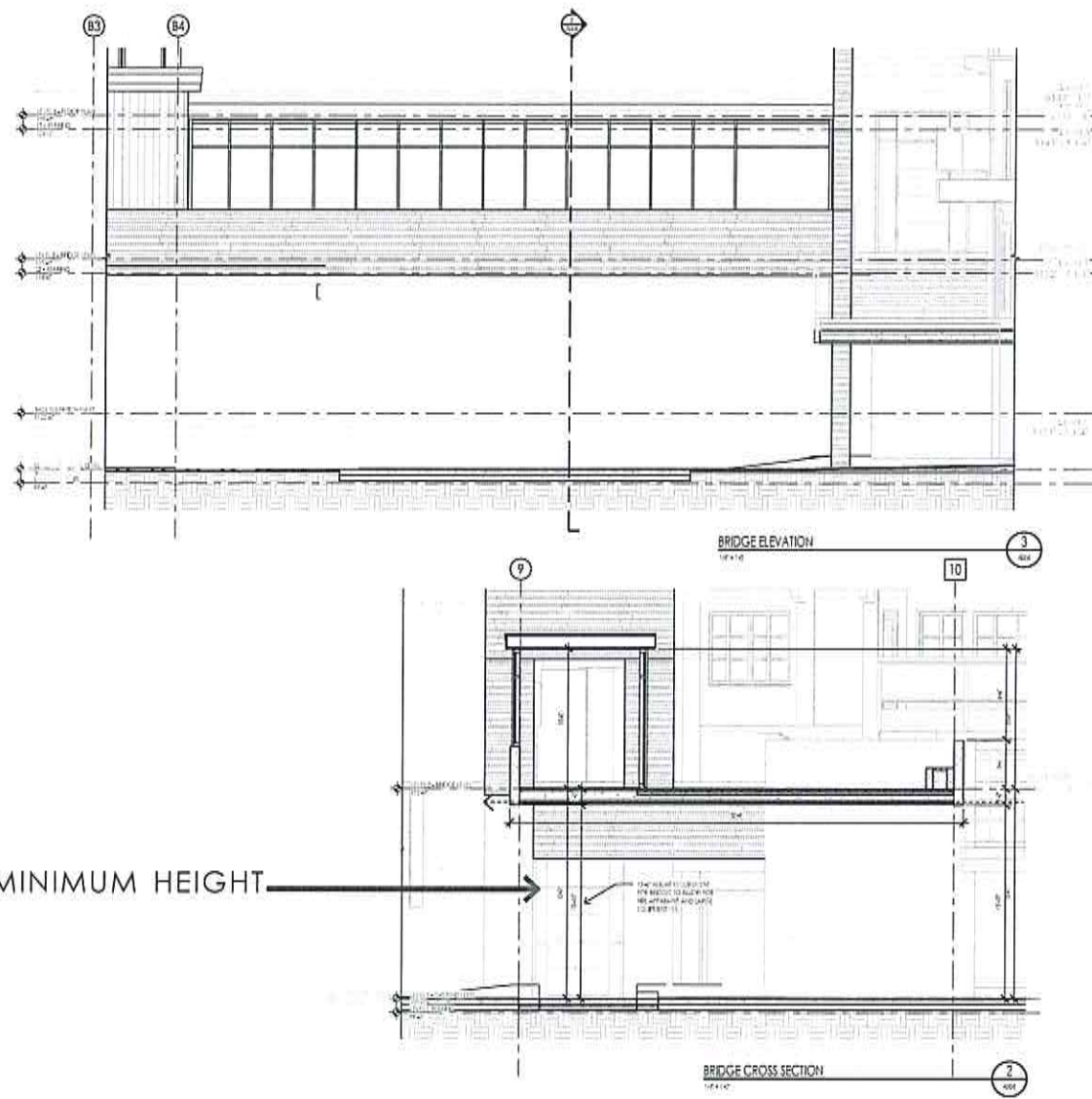
OVERALL SITE

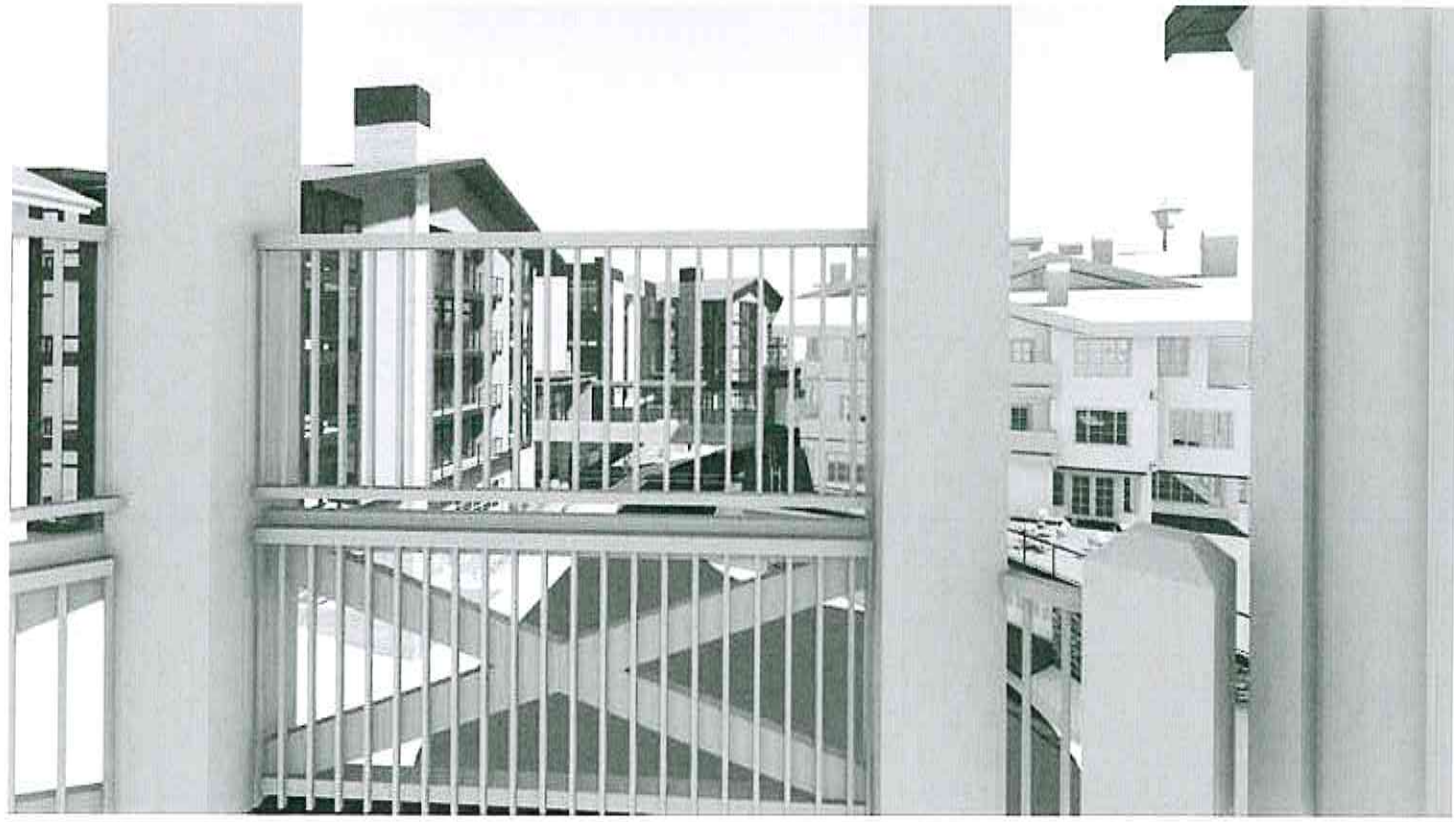


Olson Kundig

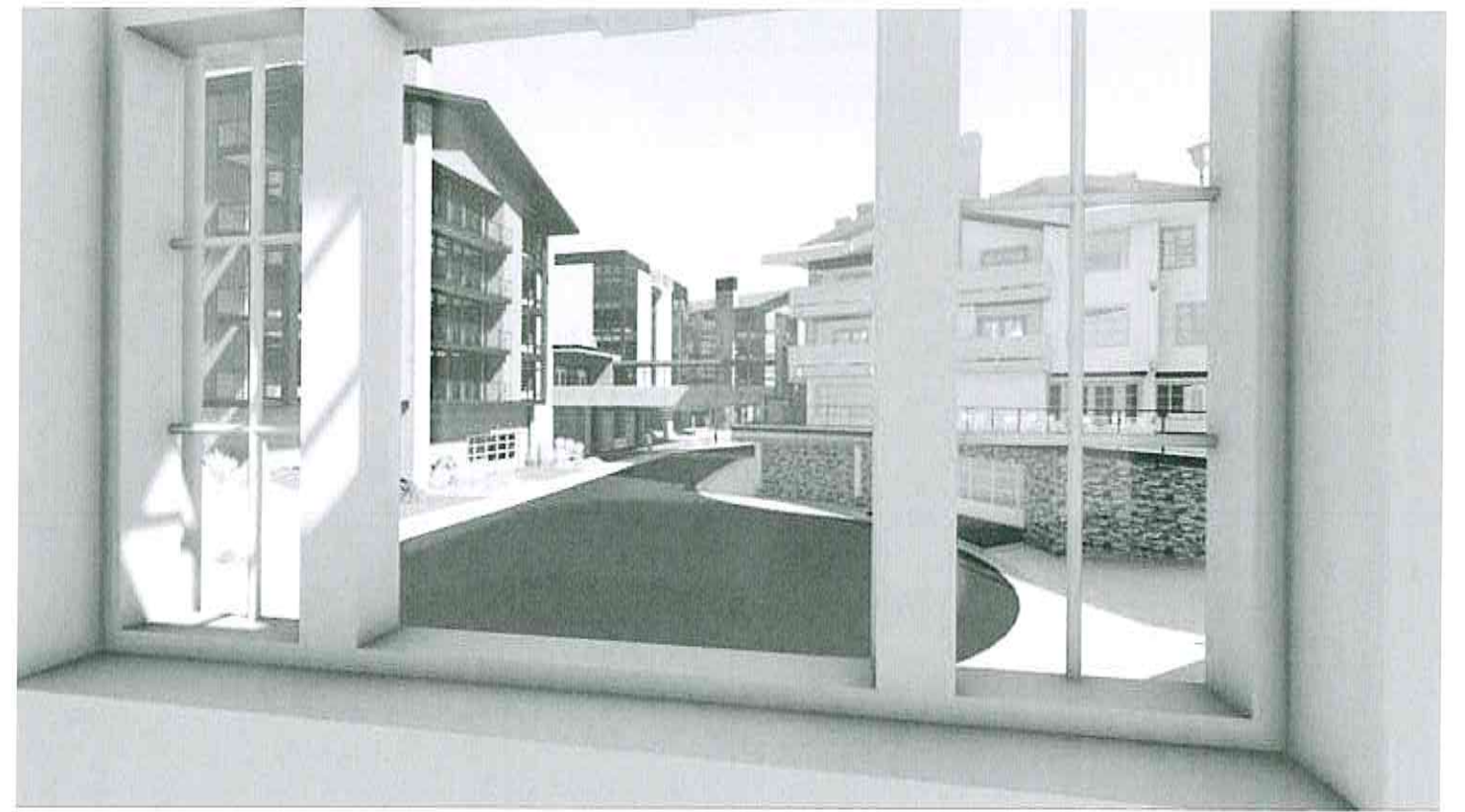
GOLDENER HIRSCH

DEER VALLEY, UTAH

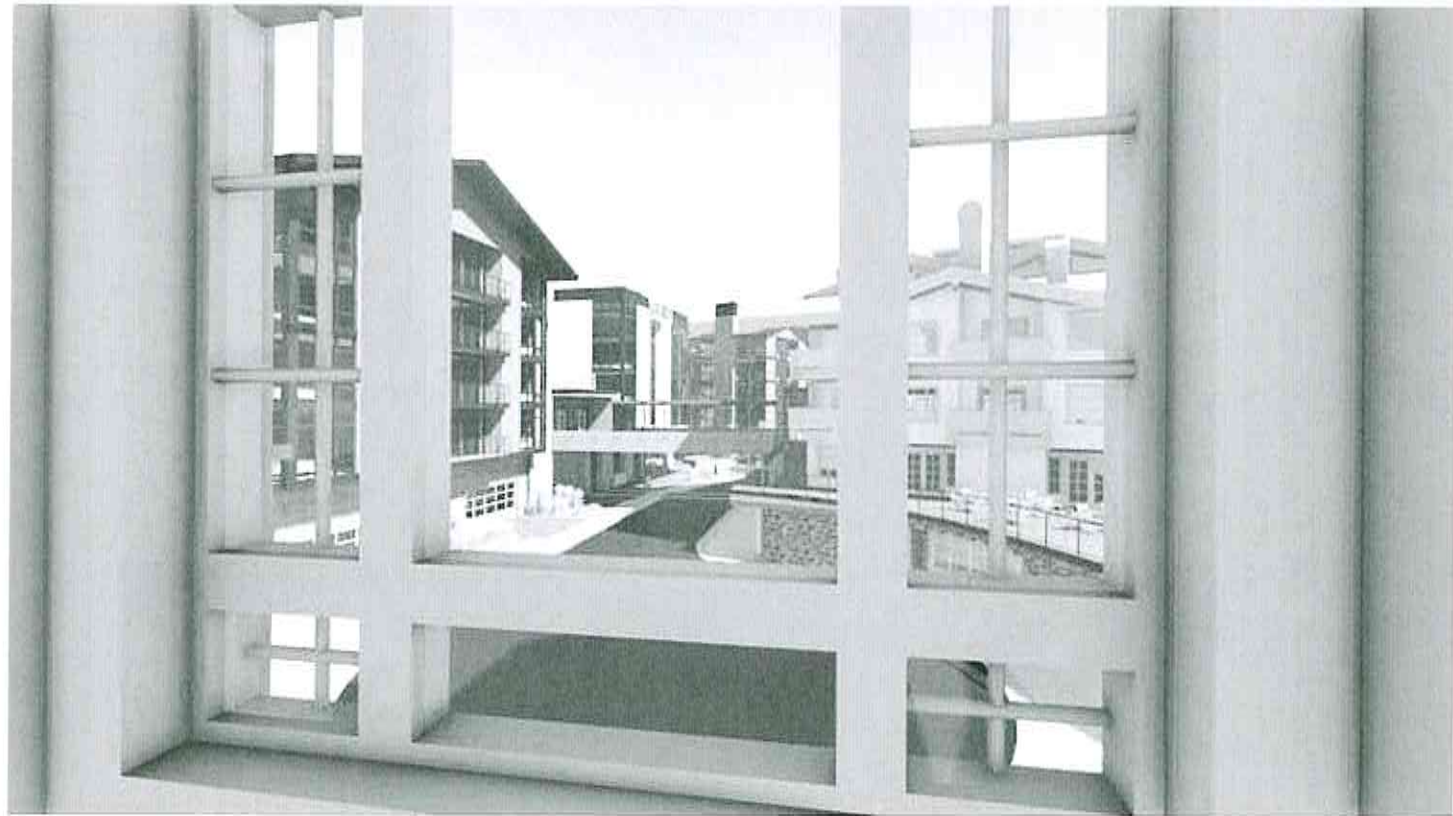




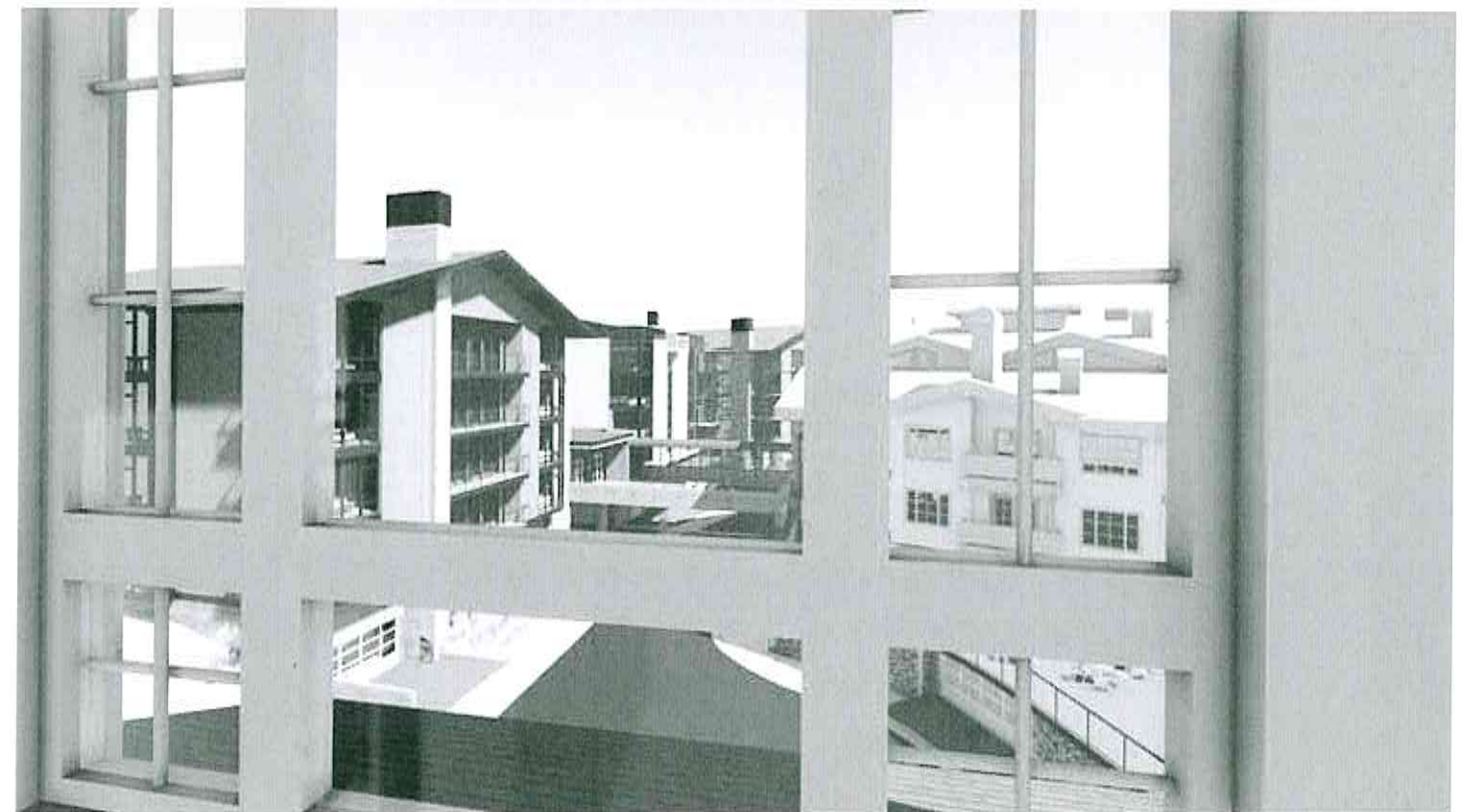
LEVEL 2 DECK



LEVEL 2



LEVEL 3



LEVEL 4



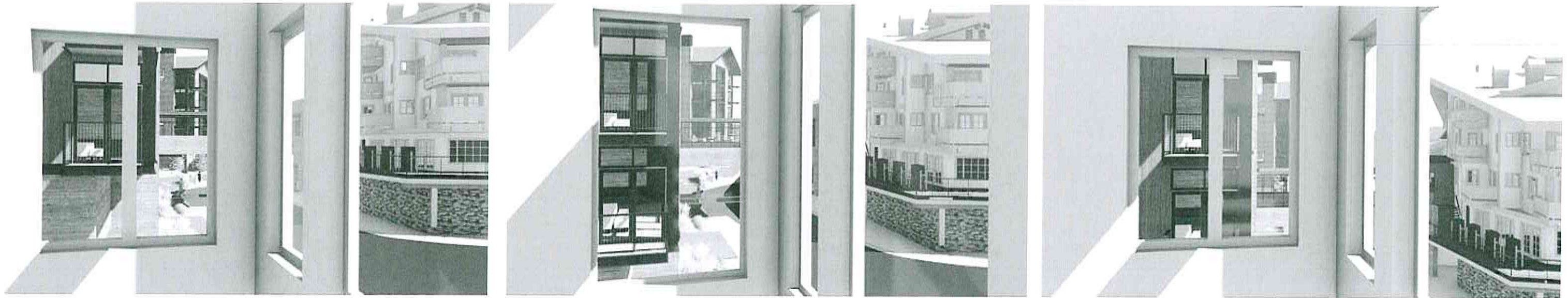
Olson Kundig

GOLDENER HIRSCH

DEER VALLEY, UTAH

VIEWS FROM SILVER INN

09.28.2016



LEVEL 2

LEVEL 3

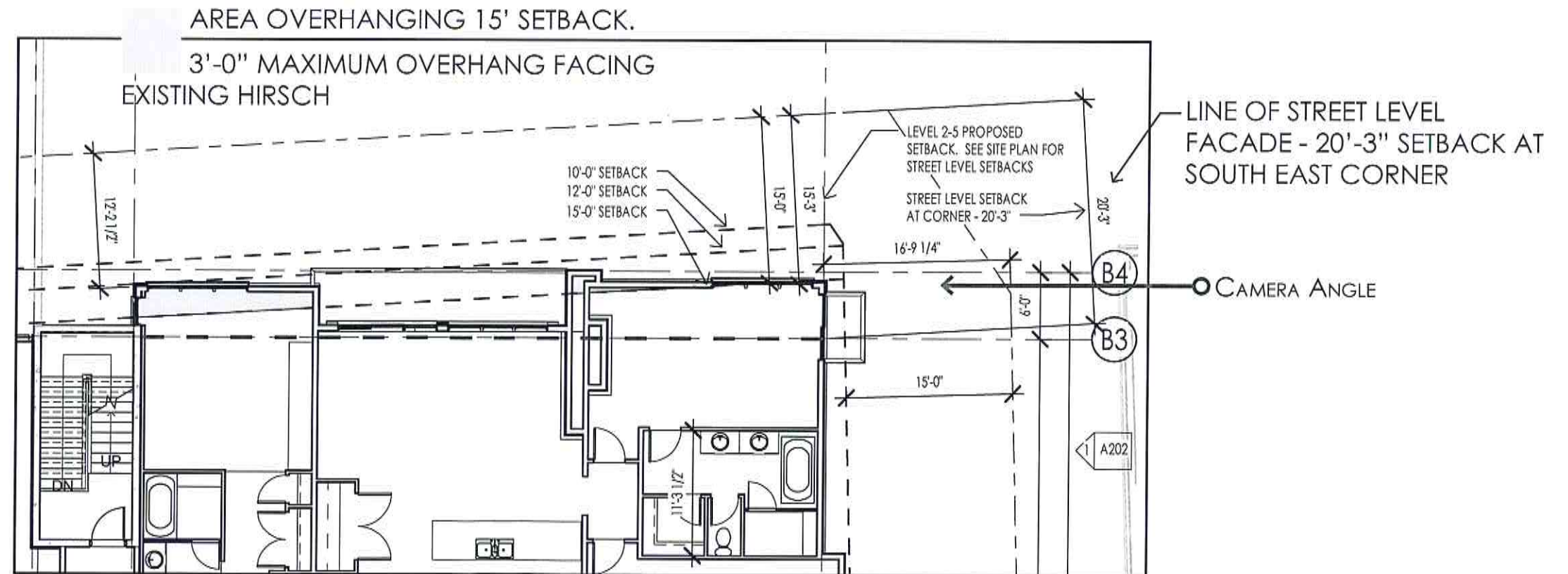
LEVEL 4

VIEW FROM NORTH EAST CORNER WINDOW OF THE MT CERVIN CONDOS. PROPOSED GOLDENER HIRSCH CORNER OF LEVEL 2-5 IS WITHIN THE 15' SETBACK.

LEVEL 1 PARKING GARAGE SET BACK 20'-0"



PROPOSED BUILDING ALIGNED WITH EAST FACADE OF NEIGHBORING BUILDING (MONT CERVIN)



VIEWS FROM MT CERVIN NORTH EAST CORNER UNITS



Olson Kundig

GOLDENER HIRSCH

DEER VALLEY, UTAH

September 15, 2016

Christopher Conbee
 Utah Development & Construction, LLC
 1100 Abilene Way
 Park City, UT 84098

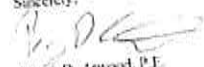
RE: Goldener Hirsch Inn
 Final Design Approval

Dear Mr. Conbee:

Final Design Approval for this project has been granted. Following a preconstruction meeting with Snyderville Basin Water Reclamation District, construction of the wastewater system may begin.

Please contact Kevin Berkley with any questions.

Sincerely,


 Bryan D. Atwood, P.E.
 District Engineer

cc: C. Hope Beales, ROCKS, LLC
 Riley Ford, Ensign Engineering
 Bob Elder, Ensign Engineering
 Harmon Tebler, Okland Construction
 Terrance Parsons, Jones Excavating Company, Inc.
 Matt Wenzel, Jones Excavating Company, Inc.
 Project File



PROJECT NO. 0772 DATE 9/9/16
1 OF 1
GOLDENER HIRSCH
UTILITY IMPROVEMENTS
 7530 ROYAL STREET
 PARK CITY, UTAH
 SEWER EASEMENT

FOR:
 UTAH DEVELOPMENT & CONST.
 29 S. MAIN STREET, 2ND FLOOR
 SALT LAKE CITY, UTAH 84102
 CHRIS CONRAGE
 PHONE: 801.355.0254

45 W. 10000 S. Ste 500
 Sandy, UT 84070
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 Fax: 801.265.4440
 www.ensigneng.com

ENSIGN



SEWER EASEMENT/ UTILITY WORK COMPLETED



GOLDENER HIRSCH