

Planning Commission Staff Report



Subject: Main Street Plaza Subdivision
Author: Makena Hawley, City Planner
Project Number: PL-16-03217
Date: December 14, 2016
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Main Street Plaza Subdivision, located at 220 & 250 Main Street, and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Description

Applicant: Park City Redevelopment Agency and Schirf Brewing Company
Location: 220 & 250 Main Street
Zoning: Historic Commercial Business (HCB) District and Historic Residential (HR-2) District
Adjacent Land Uses: Commercial, Treasure Mountain Inn, Wasatch Brew Pub, Single-family residential, vacation rentals 205 Main St. Town Homes
Reason for Review: Planning Commission review and recommendation to City Council

Proposal

The applicant is requesting a Subdivision for the purpose of combining all property including: PC-261-BX, PC-263-X, PC-264-X, PC-264-IX, PC-564-X, PC-564-X, PC-563-X, PC-563-AX, PC-566-X, PC-571-X, PC-572-B of Blocks 21 and 70 of the Park City Survey into Lot 1 and Parcel PC-272-B of Blocks 21 and 70 into Lot 2.

There is an existing non-historic commercial restaurant (the Wasatch Brew Pub) on the property and a parking lot that holds 52 parking spaces. The applicant wishes to combine the parcels and lots in order to create two platted lots of record, namely Lot 1 for a City owned Public Plaza and Lot 2 for the Wasatch Brew Pub. This subdivision plat also solidifies access easements for Lot 2 (The Wasatch Brew Pub). The subdivision will effectively clean up parcels, partial lots, City Right of Ways and provide appropriate access easements that will memorialize the area.

Purpose

The majority of the plat lies within the Historic Commercial Business (HCB) District while 2 current parcels and portions of the proposed Right of Way (ROW) lie within the Historic Residential 2 (HR-2) District.

The purpose of the Historic Commercial Business (HCB) District is to:

- (A) preserve the cultural heritage of the City's original Business, governmental and residential center,
- (B) allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City,
- (C) facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District,
- (D) encourage the preservation of Historic Structures within the district,
- (E) encourage pedestrian-oriented, pedestrian-scale Development,
- (F) minimize the impacts of new Development on parking constraints of Old Town,
- (G) minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods,
- (H) minimize visual impacts of automobiles and parking on Historic Buildings and Streetscapes, and
- (I) support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces.
- (J) maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

The purpose of the Historic Residential 2 (HR-2) District is to:

1. allow for adaptive reuse of Historic Structures by allowing commercial and office Uses in Historic Structures in the following Areas:
 - Upper Main Street;
 - Upper Swede Alley; and
 - Grant Avenue,
2. encourage and provide incentives for the preservation and renovation of Historic Structures,
3. establish a transition in Use and scale between the HCB, HR-1, and HR-2 Districts, by allowing Master Planned Developments in the HR-2, Subzone A,
4. encourage the preservation of Historic Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the Historic District,
5. define Development parameters that are consistent with the General Plan policies for the Historic core that result in Development that is Compatible with Historic Structures and the Historic character of surrounding residential neighborhoods and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites and the HR-1 regulations for Lot size, coverage, and Building Height, and

6. provide opportunities for small scale, pedestrian oriented, incubator retail space in Historic Structures on Upper Main Street, Swede Alley, and Grant Avenue,
7. ensure improved livability of residential areas around the historic commercial core,
8. encourage and promote Development that supports and completes upper Park Avenue as a pedestrian friendly residential street in Use, scale, character and design that is Compatible with the historic character of the surrounding residential neighborhood,
9. encourage residential development that provides a range of housing opportunities consistent with the community's housing, transportation, and historic preservation objectives,
10. minimize visual impacts of the automobile and parking by encouraging alternative parking solutions,
11. minimize impacts of Commercial Uses on surrounding residential neighborhood.



Background

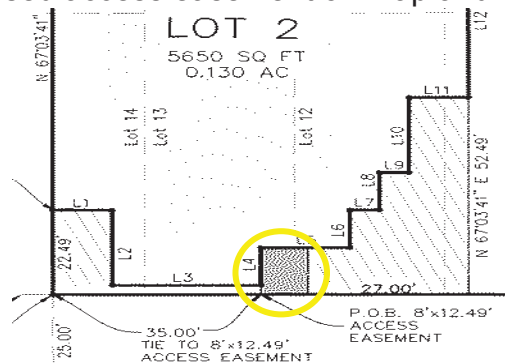
The plat application was submitted to the Planning Department on June 17, 2016. The application was deemed complete on July 27, 2016. The plat proposal encompasses an area that currently includes the Wasatch Brew Pub, portions of Grant (Swede) Avenue Right of Way and a parking lot holding 52 parking spaces. The original plat contained only Lot 1 however Lot 2 was added on September 20, 2016 in order to clear up access easements.

A project to revitalize the area on upper Main St. and create a public plaza has been under way for just over a year. Although the design is not final and no HDDR has been submitted, in order to develop this area a plat amendment is required.

Analysis

The plat includes three owners of record. A majority of the property is owned by Park City Municipal Corporation and the Main Street RDA. A portion is owned by Schirf Brewing Company. There is an existing 99 years lease with Schirf (began in 1988 - Exhibit C) for the decks over the property belonging to Redevelopment Agency of Park City.

Proposed Lot 2 (owned by Schirf Brewing Co), containing the Wasatch Brew Pub, currently is a land locked parcel which will require an access easement to a public street. Please see the yellow circle for location of proposed access easement on map and example below:



Prior to recording the plat, the applicant will also be required to resolve any encroachments that currently exist on the site.

This will include the following:

- The current outdoor deck Lease between RDA Park City and Schirf Brewing CO. This lease will be maintained for the entirety of the 99 year lease so long as the lease conditions are met (Expires in the year 2087).
- An access easement on the east and west side to connect Lot 2 to Main St. and Swede Ally.
- A five foot Public Utilities easement along street frontage of Lot 1.
- A Sewer easement with Snyderville basin to be located on Lot 1 behind Lot 2 on the northeast end of the proposed plat.
- An encroachment agreement between The Redevelopment Agency of Park City and Schirf Brewing Co to be located behind Lot 2 on the northeast end of the proposed plat, in order to memorialize Schirf Brewing Companies utility crossings and occupied uses on Lot 1.

Portions of the plat contain parts of existing built Grant (Swede) Avenue and 2nd Street. The portion of the parcels that includes the street will be dedicated as ROW during this plat. The street dedication shall be noted on the recorded plat.

Lot and Site Requirements

The proposed plat amendment does not change any of the following Lot and Site requirements for the HCB and HR-2 zones and these continue to apply to these sites.

Lot 1 is currently a parking lot and the Redevelopment Agency of Park City is reviewing plans to create a parking lot underneath a public plaza for the top of Main St. The conceptualization process is still underway and once the project has a clear direction an HDDR will be required and the Lot will be reviewed to comply with the Historic District Design Guidelines as well as the LMC zoning districts of HCB and HR-2.

Lot 2 is currently the Wasatch Brew Pub and there are no changes proposed. The project is completely within the HCB District and was approved in 1989 by the Planning Department and the HDC.

The development currently complies with:

- Setbacks (0' required in HCB)
- Height (30' at property line on Main following a 45 degree angle to a maximum height of 45' in HCB.)
- Minimum Lot Size (1,250 sf. in HCB)
- Minimum Lot Width (25')
- Floor Area Ratio (4.0 (67,420 sf.) within HCB (parking and driveways are not included in the FAR calculations).
- Parking has been assessed and fully paid per the Special Improvement District 1986 Parking Agreement (For HCB Non-Residential Uses must provide parking at the rate of six (6) spaces per 1,000 square feet of Building Area, not including bathrooms, and mechanical and storage spaces. For Restaurant and Standard Bar the parking requirement is 1 space for every 100 sf of net leasable Area, including kitchen Areas)

Lot 2 is currently landlocked and does not have ownership of access to an approved street. If this plat is approved, an access easement will be recorded allowing 250 Main access to Main St. and bringing the lot into compliance with 15-7.3-2 General Subdivision Requirements.

Good Cause

Planning Staff believes there is good cause for this application. Combining the parcels will allow the property owner to move forward with site improvements which include an outdoor plaza for public use on Lot 1. The plat is necessary in order for the applicants to utilize future plans, and if left un-platted, the property remains as is. Moreover, the plat amendment will resolve the necessity for existing streets to be properly dedicated as City Right of Way. Furthermore, the plat will allow for easements to be placed in areas that required further attention such as the access easement to Lot 2. The plat amendment will utilize best planning and design practices, while preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.

Staff finds that the plat will not cause undo harm on any adjacent property owner because the proposal meets the requirements of the Land Management Code (LMC)

and all future development will be reviewed for compliance with requisite Building Code, Historic District Design Guidelines and Land Management Code requirements. In approving the plat, the City will gain a developable area for future plans, dedicated Rights of Way and proper licensing agreements over City property. The applicants cannot move forward with construction until the plat amendment has been recorded.

Process

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

Department Review

This project has gone through an interdepartmental review. No additional issues were raised regarding the plat that have not been addressed by revisions and proposed conditions of approval.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record on November 30, 2016.

Public Input

No public input has been received.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the Main Street Plaza Subdivision as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Main Street Plaza Subdivision and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Main Street Plaza Subdivision.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The proposed plat amendment would not be recorded and twelve (12) full and fragmented parcels would not be adjoined. Proposed Lot 2 would continue to be landlocked without an access easement from the public way to their property. Construction on proposed Lot 1 would not be permissible as it would encroach over property lines.

Recommendation

Staff recommends the Planning Commission hold a public hearing for the Main Street Plaza Subdivision, and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat

Exhibit B – Existing Conditions

Exhibit C – Vicinity Map/Aerial Photograph

Exhibit D – Photos

Exhibit E – 99 Year Recorded Lease between Park City RDA and Schirf Brewing Co.

Exhibit A – Draft Ordinance with Proposed Plat

Ordinance 2017-

AN ORDINANCE APPROVING THE MAIN STREET PLAZA SUBDIVISION LOCATED AT 220 & 250 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 220 and 250 Main Street, have petitioned the City Council for approval of the plat known as Main Street Plaza Subdivision; and

WHEREAS, on November 22, 2016 the property was properly noticed and posted to owners within 300 feet according to the requirements of the Land Management Code; and

WHEREAS, on November 26, 2016 notice of the public hearing was published in the Park Record and on the Utah Public Notice Website; and

WHEREAS, the Planning Commission held a public hearing on December 14, 2016 to receive input on the proposed subdivision; and

WHEREAS, on December 14, 2016 the Planning Commission forwarded a _____ recommendation to the City Council; and,

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

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the proposed Main Street Plaza Subdivision plat.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Main Street Plaza Subdivision as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 250 and 220 Main Street within the Historic Commercial Business (HCB) and Historic Residential (HR-2) Zoning Districts.
2. The application was deemed complete on July 27, 2016.
3. The majority of the plat lies within the Historic Commercial Business (HCB) District while 2 current parcels and portions of the proposed Right of Way (ROW) lie within the Historic Residential 2 (HR-2) District.
4. The applicants are requesting to combine portions of eleven (11) Old Town parcels PC-261-BX, PC-263-X, PC-264-X, PC-264-IX, PC-564-X, PC-564-X, PC-

- 563-X, PC-563-AX, PC-566-X, PC-571-X, PC-572-B of Blocks 21 and 70 of the Park City Survey into Lot 1 and Parcel PC-272-B of Blocks 21 and 70 into Lot 2.
5. Portions of the plat contain parts of existing built Grant (Swede) Avenue and 2nd Street. The portion of the parcels that includes the street will be dedicated as ROW during this plat. The street dedication shall be noted on the recorded plat.
 6. The plat includes three owners of record. A majority of the property is owned by Park City Municipal Corporation and the Main Street RDA. A portion is owned by Schirf Brewing Company.
 7. There is an existing non-historic commercial restaurant (the Wasatch Brew Pub) on the property on 250 Main St. and a parking lot that holds 52 parking spaces at 220 Main St.
 8. The plat amendment is necessary in order for the Redevelopment Agency of Park City to move forward with an HDDR for the purpose of designing a public plaza.
 9. Lot 1 has no current application in with the Planning Department for development.
 10. The conceptualization process for Lot 1 is still underway and once the project has a clear direction an HDDR will be required and the Lot will be reviewed to comply with the Historic District Design Guidelines as well as the LMC zoning districts of HCB and HR-2.
 11. The plat will create Lot 1 with 24,751 square feet of lot area and Lot 2 with 5,650 square feet of lot area.
 12. The existing building on Lot 2 is a non-historic structure and has a footprint of 5,650 square feet.
 13. There is an existing 99 years lease with Schirf (began in 1988 - Exhibit C) for the decks over the property belonging to Redevelopment Agency of Park City.
 14. Proposed Lot 2 (owned by Schirf Brewing Co), containing the Wasatch Brew Pub, currently is a land locked parcel which will require an access easement to a public street.
 15. Lot 2 (the Wasatch Brew Pub) is not proposing any changes to the building at this time.
 16. 250 Main Street (the Wasatch Brew Pub) was approved in 1989 by the Planning Department and HDC.
 17. Any proposed construction on either lots will require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process, as well as compliance with the Building Code and Land Management requirements.
 18. Prior to plat recordation, the applicants will be required to resolve any encroachments or easements that will be required on the site.
This will include the following:
 - The current outdoor deck Lease between RDA Park City and Schirf Brewing CO. This lease will be maintained for the entirety of the 99 year lease so long as the lease conditions are met (Expires in the year 2087).
 - An access easement on the east and west side to connect Lot 2 to Main St. and Swede Alley.
 - A five foot Public Utilities easement along street frontage of Lot 1.

- A Sewer easement with Snyderville basin to be located on Lot 1 behind Lot 2 on the northeast end of the proposed plat.
 - An encroachment agreement between The Redevelopment Agency of Park City and Schirf Brewing Co to be located behind Lot 2 on the northeast end of the proposed plat, in order to memorialize Schirf Brewing Companies utility crossings and occupied uses on Lot 1.
19. The portion of the parcels that includes the street will be dedicated as ROW.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work that crosses property lines, or that would first require the approval of an HDDR, shall be granted until the plat amendment is recorded with the Summit County Recorder's office.
4. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
5. One (1) five foot (5') wide public utilities easement is required along the street frontage of Lot 1. Public snow storage easements?
6. The applicant shall dedicate the portion of property that includes built Grant (Swede) Avenue and 2nd Street as Right of Way.
7. Prior to plat recordation, the applicants will be required to resolve any encroachments or easements that will be required on the site.

This will include the following:

- The current outdoor deck Lease between RDA Park City and Schirf Brewing CO. This lease will be maintained for the entirety of the 99 year lease so long as the lease conditions are met (Expires in the year 2087).
- An access easement on the east and west side to connect Lot 2 to Main St. and Swede Ally.
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 - An encroachment agreement between The Redevelopment Agency of Park City and Schirf Brewing Co to be located behind Lot 2 on the northeast end of the proposed plat, in order to memorialize Schirf Brewing Companies utility crossings and occupied uses on Lot 1.
8. The portion of the parcels that includes the street will be dedicated as ROW.
 9. All future development will be reviewed for compliance with requisite Building Code, Historic District Design Guidelines and Land Management Code requirements.
 10. Above ground utility infrastructure shall be located on the property and shall not be allowed in the ROW.

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

PASSED AND ADOPTED this ____ day of January, 2017.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

City Recorder, Michelle Kellogg

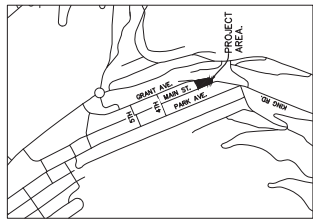
APPROVED AS TO FORM:

Mark Harrington, City Attorney

220 MAIN STREET PLAZA SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

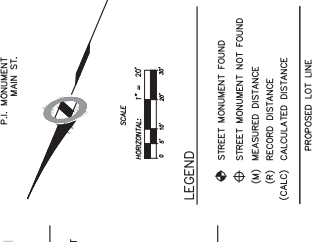
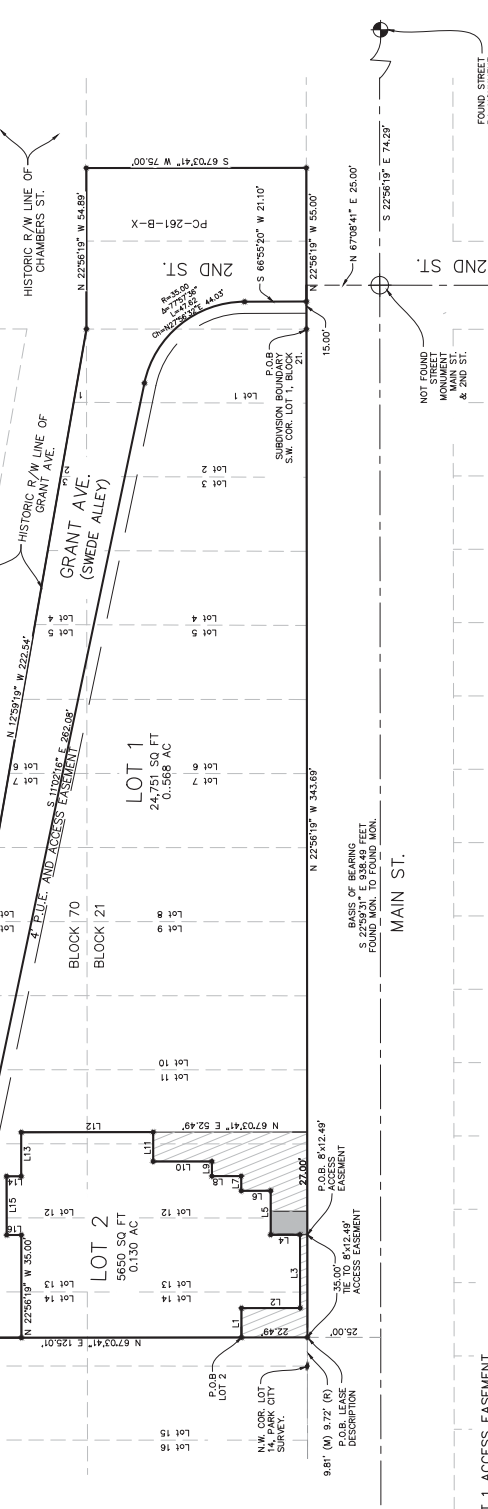
LINE LENGTH	DIRECTION
LL 10.00'	S 225619' E
LL 20.00'	S 673041' E
LL 25.00'	S 225619' E
LL 10.00'	S 673041' E
LL 15.00'	S 225619' E
LL 10.00'	N 673041' E
LL 5.00'	S 225619' E
LL 20.00'	N 673041' E
LL 10.00'	S 225619' E
LL 45.00'	N 673041' E
LL 15.00'	N 225619' E
LL 5.00'	N 673041' E
LL 20.00'	N 225619' E
LL 10.00'	S 673041' E
LL 1.00'	S 673041' E



SURVEY CERTIFICATE
I, RICHARD W. MILLER DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED A SURVEY OF THE LAND SHOWN AND DESCRIBED HEREIN, AND THAT THE REPRESENTATION MADE IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARD AND REQUIREMENTS OF THE LAW.



RICHARD W. MILLER
LS 155641 (UTAH)



LEGEND

- Street Monument Found
- Street Monument Not Found
- Asurveyed Distance (AS-)
- Calculated Distance (CALC)
- Proposed Lot Line Centerline
- Access Easement
- Lease Agreement Book 497, Page 740-747

OWNER'S DEDICATION AND CONSENT TO RECORD
I, [Name], owner of the above described property, hereby dedicate and consent to record the subdivision shown on this plat for the benefit of the public. This dedication and consent is given for the use of the streets and alleys shown on this plat as a part of the subdivision. I understand that this dedication and consent is irrevocable and that I will be bound by the terms of this plat. I have read the plat and understand its contents. I have no objections to the subdivision shown on this plat. I have signed this plat in front of a Notary Public and a majority of the owners of the lots in the subdivision. I have also signed a deed of dedication and consent to record.

ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF SUMMIT
I, [Name], Notary Public for the County of Summit, State of Utah, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my records. I have signed this certificate in front of me on this [Day] day of [Month], 2016.

LOT 1 LEASE DESCRIPTION
ORIGINAL PARCELS:
BEGINNING AT A POINT BEING S 225619' E 9.81 FEET AND S 225619' E 35.00 FEET FROM BLOCK 21, PARK CITY SURVEY; AND RUNNING THENCE S 673041' E 27.89 FEET; THENCE S 225619' E 45.31 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF MAIN STREET; THENCE N 225619' E 8.00 FEET TO THE POINT OF BEGINNING. CONTAINS: 100.50 FT.

PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS DAY OF _____, 2016 A.D. BY: _____ CHURMAN

ENGINEER'S CERTIFICATE I FIND THIS PLAN TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE IN MY OFFICE THIS DAY OF _____, 2016 A.D. BY: _____ PARK CITY ENGINEER

COUNCIL APPROVAL AND ACCEPTANCE APPROVED BY THE PLANNING COMMISSION ON THIS DAY OF _____, 2016 A.D. BY: _____ MAYOR

RECORDING STATE OF UTAH, COUNTY OF SUMMIT, BEGINS HEREON DATE: _____ P.M. RECORDED BY: _____ FILE NO. _____

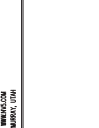


Exhibit B - Existing Conditions

SURVEYOR'S CERTIFICATE

I, Robert L. Matheson, a duly licensed and registered land surveyor and a duly qualified professional engineer, No. 34986-2201, in the State of Utah, do hereby certify that a topographic survey has been made of the lands shown on the attached plat, and that the same is a correct representation of the lands shown at the time the field work was completed.

Robert L. Matheson
 License No. 34986-2201
 PROFESSIONAL ENGINEER
 No. 34986-2201
 EXPIRES 3/15/15

LEGAL DESCRIPTION

PARCEL 1

Beginning at the intersection of Sixth and Main Street, the Northwest corner of the unimproved section of Block 20, Amended Plat of the Park City Survey, thence South 21°33' East 25 feet, thence South 68°22' East 75 feet, more or less to the Stoll House, thence North 21°33' West 25 feet, thence South 68°22' West 75 feet to the Summit County Utah, according to the Amended Plat of the Park City Survey of record in the office of the Recorder, Summit County Utah.

Summit County Tax Serial Number: PC-261-B-X

PARCEL 2

Those portions of Sixth Street according to the Amended Plat of Park City, Utah, immediately adjacent to Block 20, and the Amended Plat of the Park City Survey, and Block 79 of the Millite Reservation to the Park City Survey.

Summit County Tax Serial Number: None Assigned

PARCEL 3

All of lots 1 through 14, inclusive, Block 21, Amended Plat of the Park City Survey according to the official Plat thereof, on file and of record in the office of the Recorder, Summit County, Utah.

Summit County Tax Serial Numbers: PC-263-X, PC-264-1-X, PC-266-X, PC-271-X and PC-264-X

PARCEL 4

All of Lots 1 through 14, inclusive, Block 70 Millite Reservation to the Park City Survey according to the official Plat thereof, on file and of record in the office of the Recorder, Summit County, Utah.

Summit County Tax Serial Numbers: PC-564-X, PC-565-X and PC-563-A-X

EXCEPTING FROM the above described Parcels 3 and 4, any portion lying within the following:

Excelsior Parcel 1.

Excelsior Parcel 2.

Excelsior Parcel 3.

Excelsior Parcel 4.

Excelsior Parcel 5.

Excelsior Parcel 6.

Excelsior Parcel 7.

Excelsior Parcel 8.

Excelsior Parcel 9.

Excelsior Parcel 10.

Excelsior Parcel 11.

Excelsior Parcel 12.

Excelsior Parcel 13.

Excelsior Parcel 14.

Excelsior Parcel 15.

Excelsior Parcel 16.

Excelsior Parcel 17.

Excelsior Parcel 18.

Excelsior Parcel 19.

Excelsior Parcel 20.

Excelsior Parcel 21.

Excelsior Parcel 22.

Excelsior Parcel 23.

Excelsior Parcel 24.

Excelsior Parcel 25.

Excelsior Parcel 26.

Excelsior Parcel 27.

Excelsior Parcel 28.

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Excelsior Parcel 30.

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Excelsior Parcel 32.

Excelsior Parcel 33.

Excelsior Parcel 34.

Excelsior Parcel 35.

Excelsior Parcel 36.

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Excelsior Parcel 38.

Excelsior Parcel 39.

Excelsior Parcel 40.

Excelsior Parcel 41.

Excelsior Parcel 42.

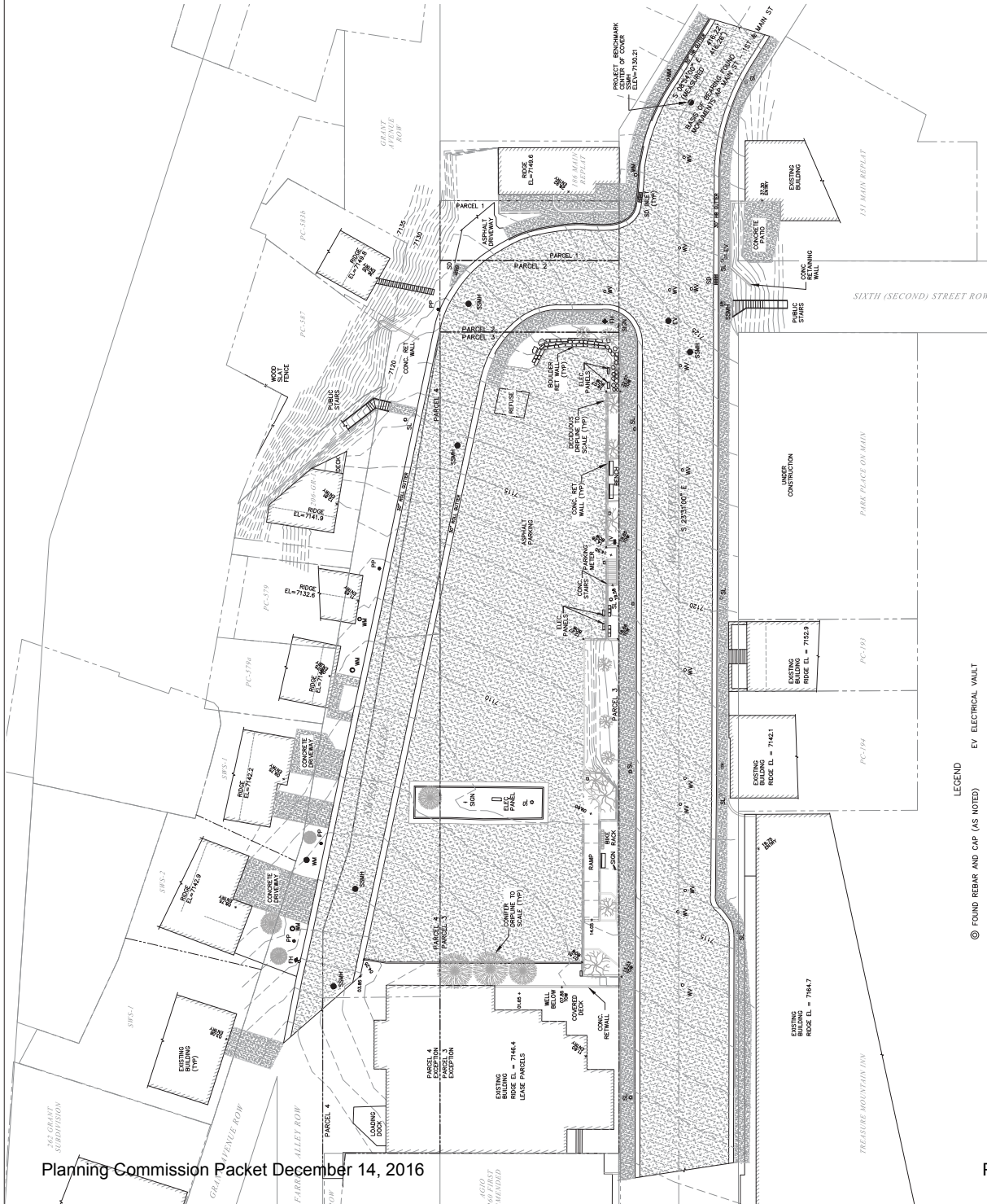
NARRATIVE

- 1) The purpose of this survey is to establish the existing conditions on the subject parcels.
- 2) Property corners were not set as part of this topographic survey.
- 3) The Basis of Bearing of this survey are found survey monuments as shown on the Park City Summit County Map on file and of record as Entry No. 724721 in the Office of the Recorder, Summit County, Utah.
- 4) Project Benchmark, Center of the cover of the S&M&D Sanitary Sewer Manhole as shown.
- 5) Date of field survey: Nov. 21, 2014, March 21, 2015
- 6) See Title Report prepared by High Country Title, File No.: 22721 Prepared March 23, 2015 for Legal Parcels of Survey.
- 7) The architect/owner is responsible for verifying building setbacks, zoning requirements, and building heights.
- 8) The owner is responsible to be aware of any items that affect the subject property that may not be shown on this survey, such as encroachments, easements, encroachments, or encumbrances on the subject parcel were found except as shown hereon.

BREW PUB PARCEL EXISTING CONDITIONS & TOPOGRAPHIC SURVEY

JOB NO.: 03-15-01

FOR: Park City Municipal Corp.



- ### LEGEND
- EV ELECTRICAL VAULT
 - IV IRRIGATION VAULT
 - WM WATER VALVE
 - FH FIRE HYDRANT
 - SMH SANITARY SEWER MANHOLE
 - PP POWER POLE
 - FOUND REBAR AND CAP (AS NOTED)
 - WW WATER VALVE
 - FW FIRE HYDRANT
 - SSM SANITARY SEWER MANHOLE



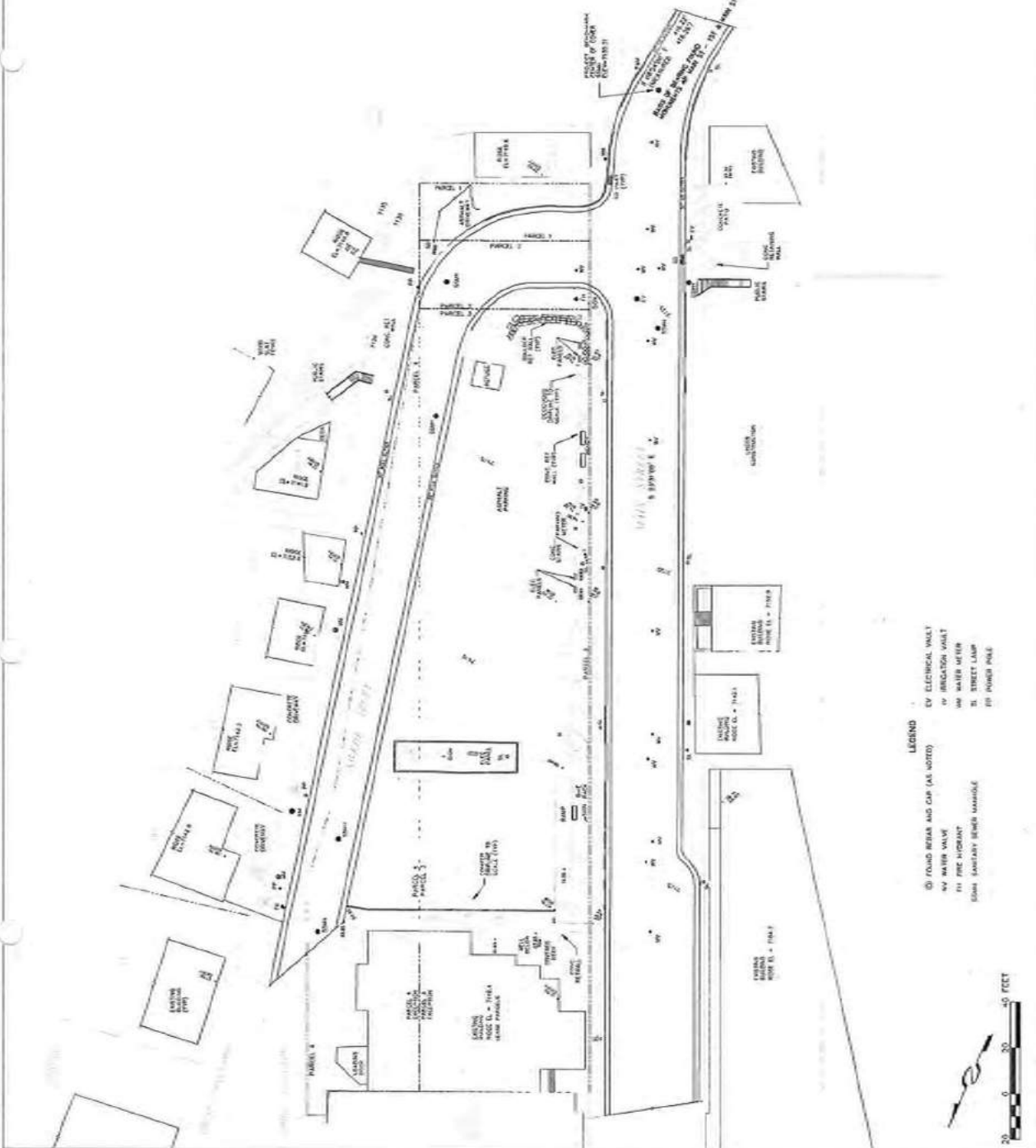
SURVEYOR'S CERTIFICATE

I, MERRYL A. MANNING, do hereby certify that I am a registered land surveyor and that I have well and truly examined the above described survey and the area of the land shown thereon and find that the same is a correct representation of the actual conditions of the land shown on the plat hereunto appended.



LEGAL DESCRIPTION

PARCEL 1 Beginning at the intersection of Sun and Main Street, the northwest corner of the surveyed portion of Block 30, Amended Plat of the Park City Survey, thence South 23°31' East 35 feet, thence South 68°25'00" West 25 feet, thence North 23°31' West 35 feet, thence North 68°25'00" West 25 feet, to the point of beginning according to the Amended Plat of the Park City Survey of record in the office of the Registrar, Tarrant County Clerk.

PARCEL 2 Same as Parcel 1.
PARCEL 3 Same as Parcel 1.
PARCEL 4 Same as Parcel 1.
PARCEL 5 Same as Parcel 1.

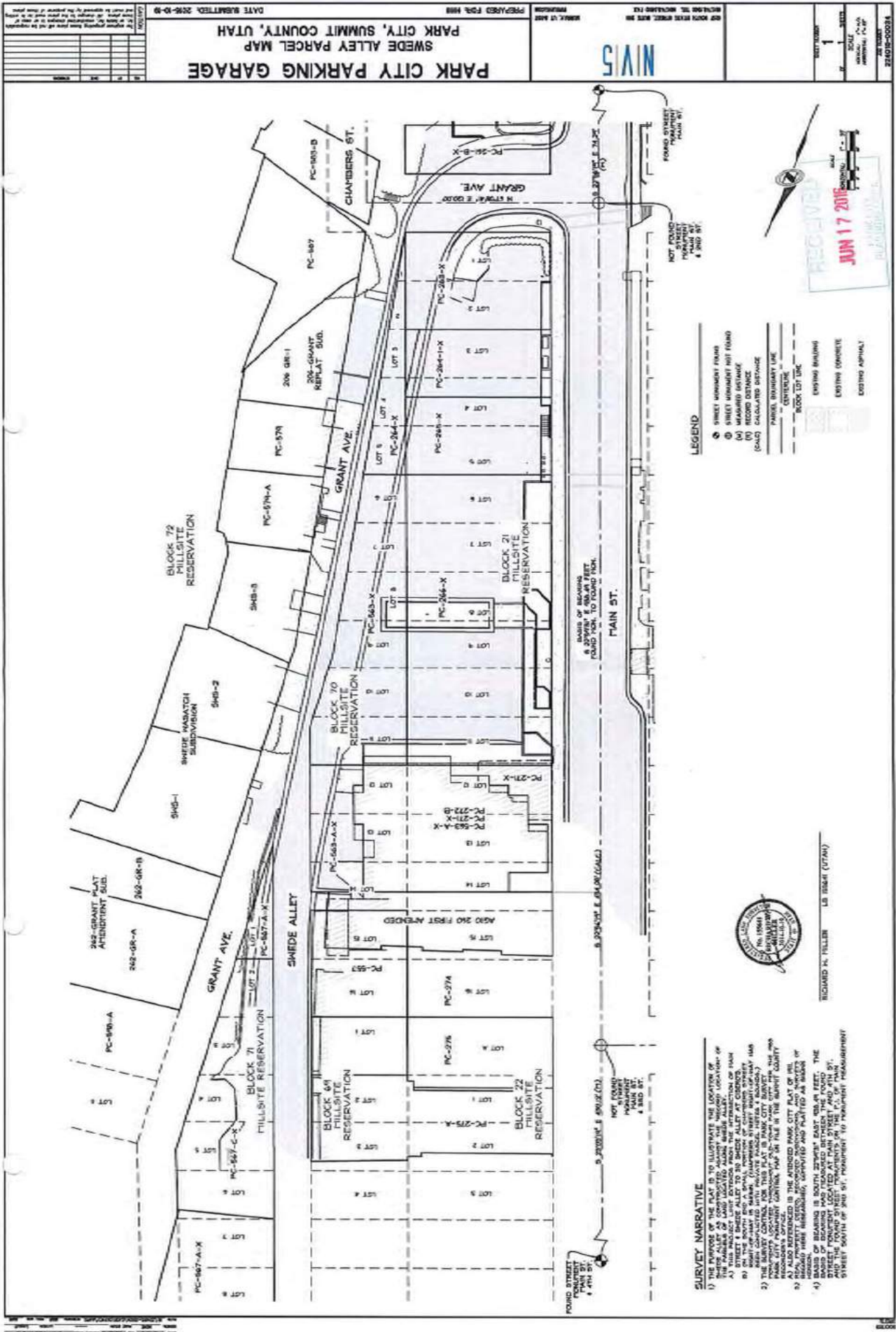
LEGEND

- Ⓞ FOUND BREAK AND CAP (AS NOTED)
- Ⓜ WATER VALVE
- Ⓢ FIRE HYDRANT
- Ⓚ ELECTRICAL VAULT
- Ⓤ IRRIGATION VAULT
- Ⓤ WATER METER
- Ⓛ STREET LAMP
- Ⓚ SANITARY BENCH MANHOLE
- Ⓠ POWER POLE



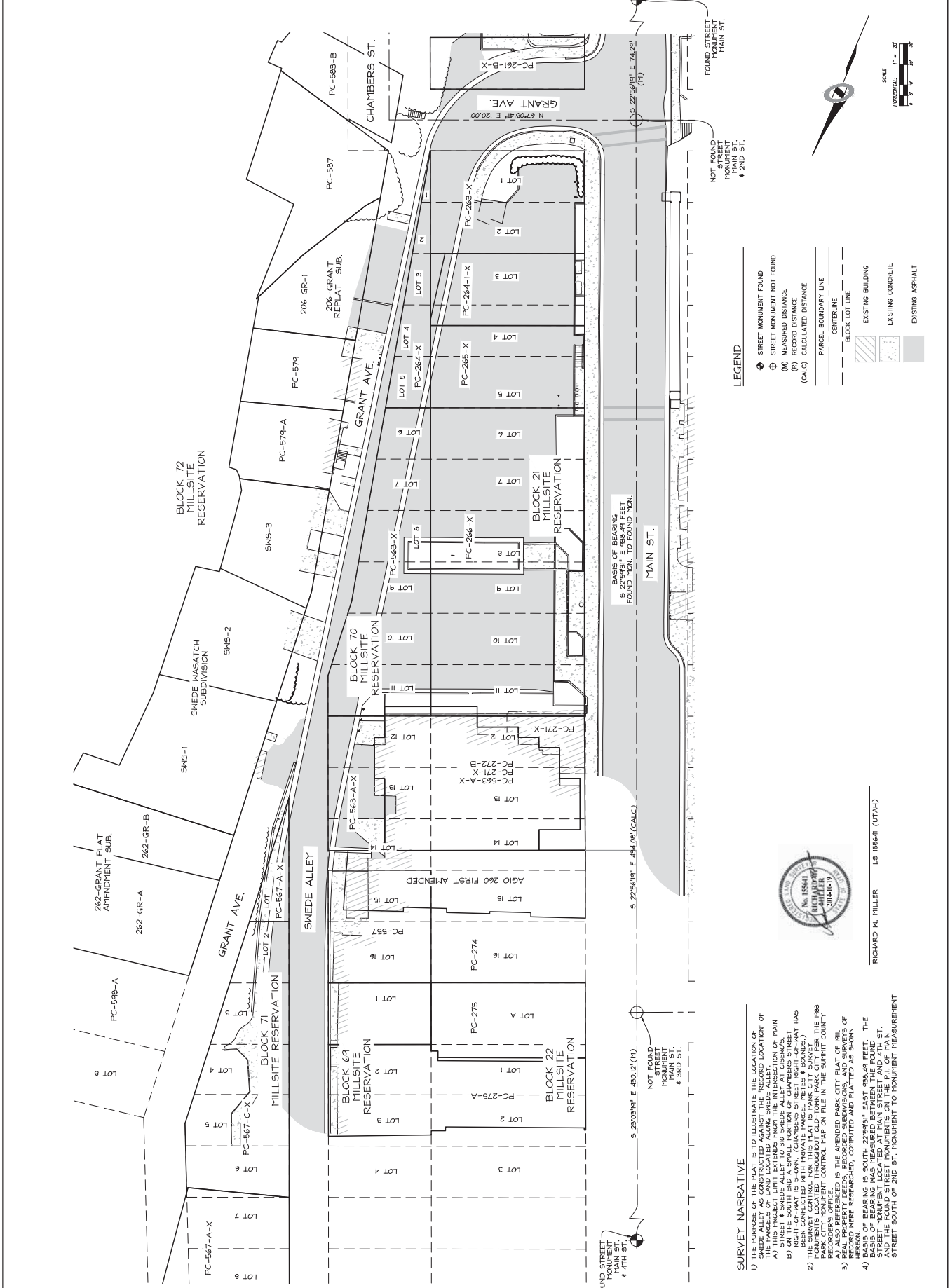
EXISTING CONDITIONS & TOPOGRAPHIC SURVEY
BIRW FUJII PARCEL
JOB NO. 01-15-01
FORM FOR City Municipal Corp.





**PARK CITY PARKING GARAGE
 SWEDE ALLEY PARCEL MAP
 PARK CITY, SUMMIT COUNTY, UTAH**

NO.	REV.	DATE	REVISIONS



LEGEND

- ◆ STREET MONUMENT FOUND
- ◇ STREET MONUMENT NOT FOUND
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- (CALC) CALCULATED DISTANCE

PARCEL BOUNDARY LINE

- CENTERLINE
- BLOCK LOT LINE

EXISTING BUILDING

EXISTING CONCRETE

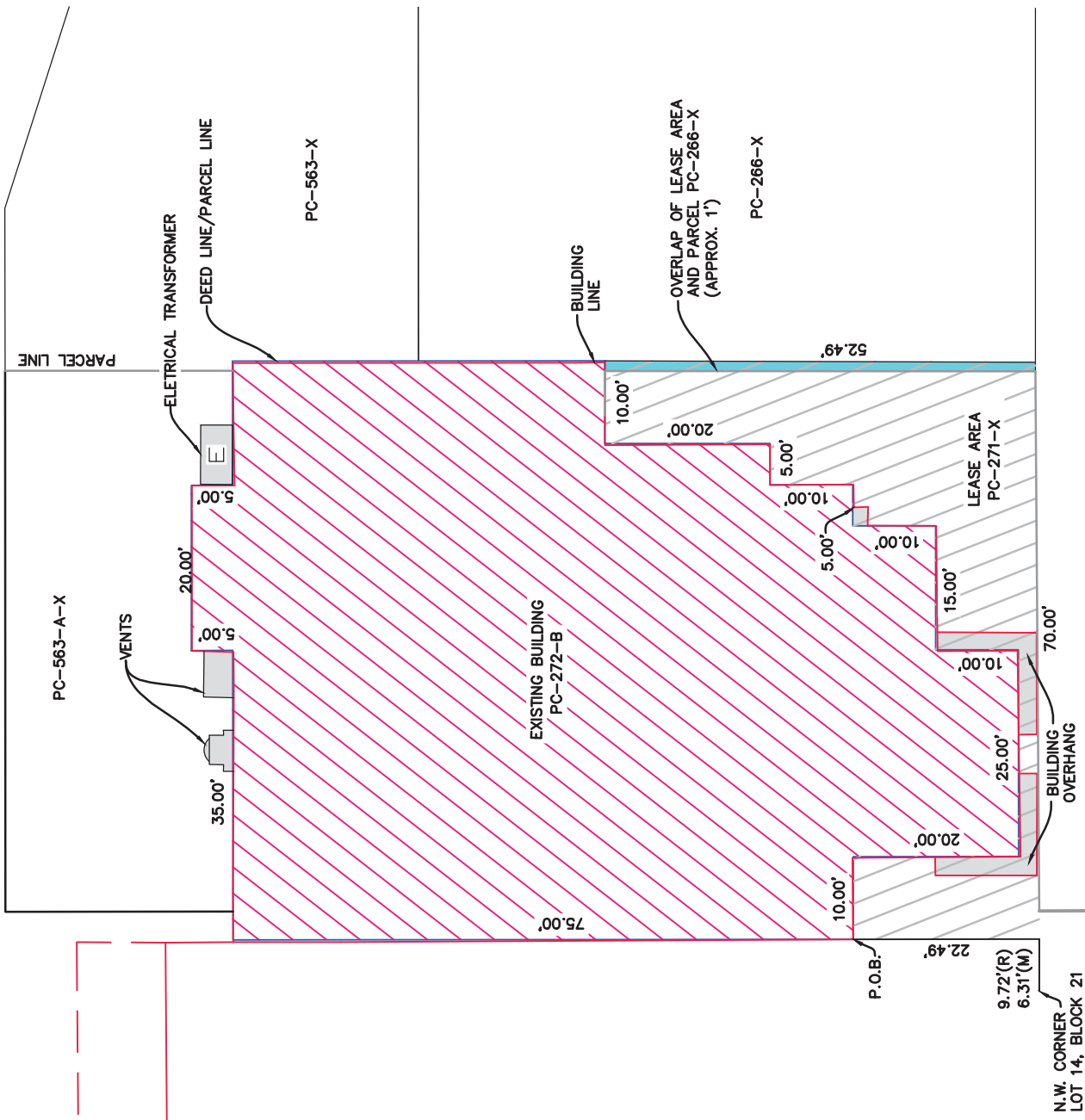
EXISTING ASPHALT



RICHARD N. MILLER L.S. 15544 (UTAH)

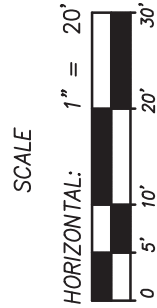
SURVEY NARRATIVE

- THE PURPOSE OF THE PLAT IS TO ILLUSTRATE THE LOCATION OF SWEDE ALLEY AS CONSTRUCTED AGAINST THE 'RECORD LOCATION' OF MAIN STREET. THE RECORD LOCATION OF MAIN STREET IS SHOWN AS THE INTERSECTION OF MAIN STREET & SWEDE ALLEY TO 300 SWEDE ALLEY AT CROSSROADS. THE 'RECORD LOCATION' OF MAIN STREET IS SHOWN AS CHAMBERS STREET RIGHT-OF-WAY RIGHT-OF-WAY IS SHOWN. (CHAMBERS STREET RIGHT-OF-WAY MONUMENTS LOCATED THROUGHOUT OLD-TOWN PARK CITY PER THE 1983 RECORD HERE RESEARCHED, COMPUTED AND PLATTED AS SHOWN BY THE SURVEYOR'S OFFICE.)
- THE SURVEY CONTROL FOR THIS PLAT IS PARK CITY SURVEY MONUMENTS LOCATED THROUGHOUT OLD-TOWN PARK CITY PER THE 1983 RECORD HERE RESEARCHED, COMPUTED AND PLATTED AS SHOWN BY THE SURVEYOR'S OFFICE.
- AS ALSO REFERENCED IN THE APPENDED PARK CITY PLAT OF 1983, THE BASIS OF BEARING WAS MEASURED BETWEEN THE FOUND MONUMENT ON THE SOUTH SIDE OF MAIN STREET AND THE FOUND MONUMENT ON THE NORTH SIDE OF MAIN STREET SOUTH OF 2ND ST. MONUMENT TO MONUMENT MEASUREMENT.



LEGEND:

- DEED/PARCEL BOUNDARY LINE
- EXISTING BUILDING LINE
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- LEASE AREA
- EXISTING BUILDING
- EXISTING BUILDING OVERLAP



SHEET NUMBER	1
OF	1 SHEETS
JOB NUMBER	2240-15-00034

WASATCH BREW PUB
 LEASE AGREEMENT EXHIBIT
 PARK CITY, SUMMIT COUNTY, UTAH

PREPARED FOR: PARK CITY MUNICIPAL CORP. DATE SUBMITTED: 2016-06-07

DATE:	2016-06-07	TIME:	6:17:46 PM
NETWORK:	NONE		
PATH:	N:\224015-00034\CADD\SURVE\MAPS		
DWG NAME:	SY02 WASATCH BREW PUB.DWG		
LAYOUT:	Layout1		
DESIGNER:	TD	MGR:	RC

MURRAY, UT 84107
 WWW.NVS.COM

5217 SOUTH STATE STREET, SUITE 200
 801.743.1300 TEL 801.743.0300 FAX

0 70 140 210 280 350 Feet

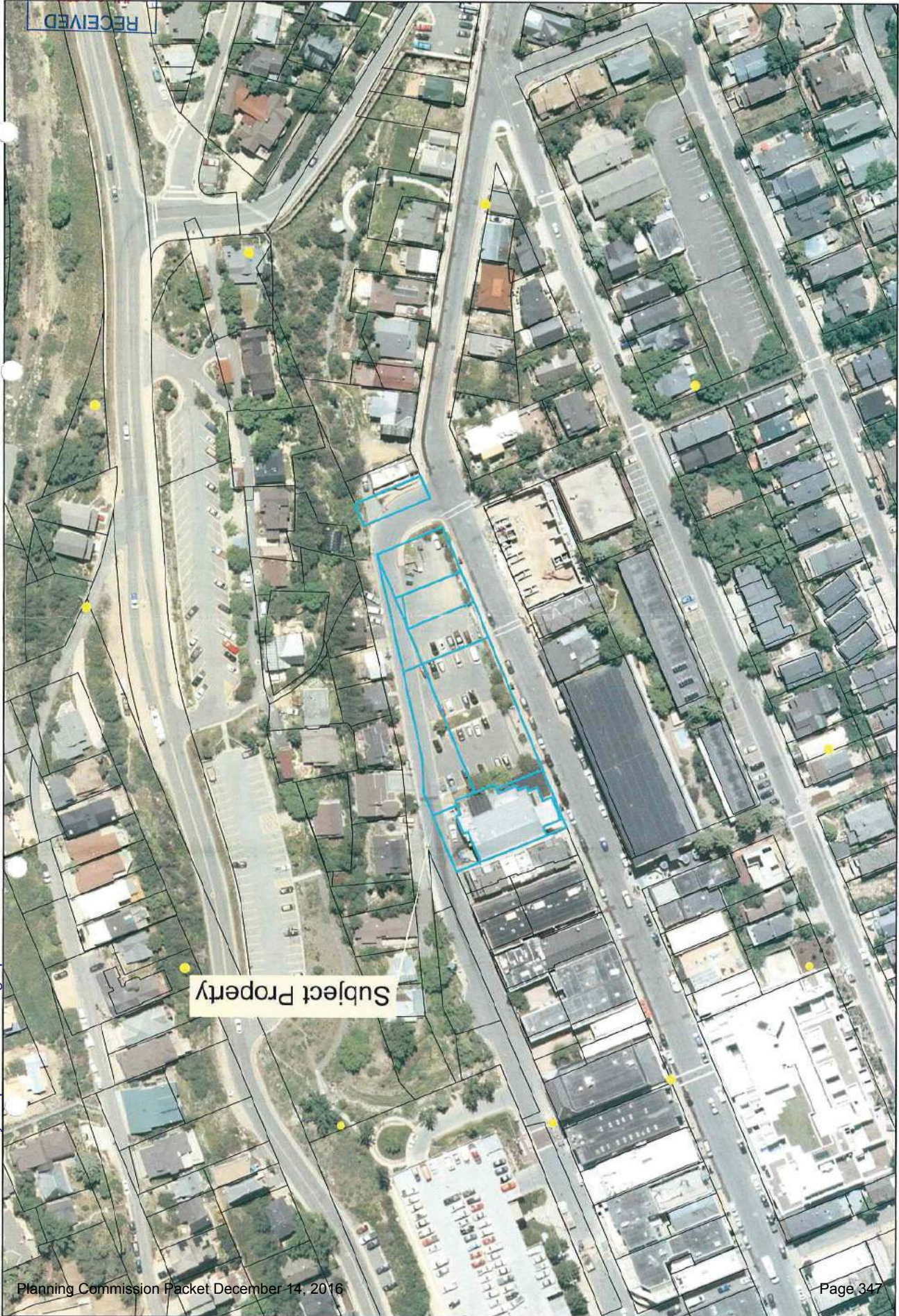
1 in = 91 ft



PARK CITY PLANNING DEPT.

JUL 7 2016

RECEIVED



Subject Property

Exhibit C- Vicinity Map/Aerial Photograph

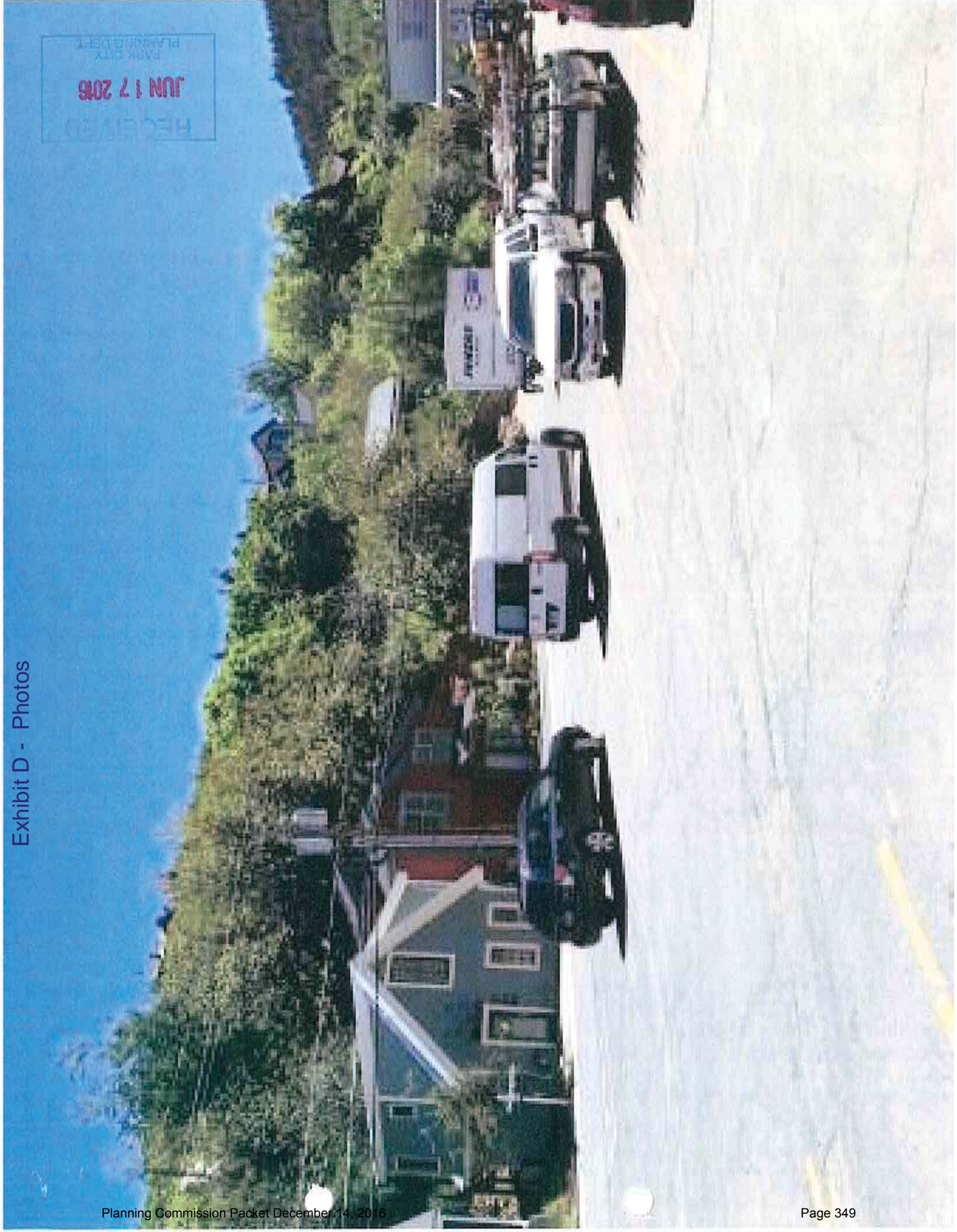
Park City Plaza



1 in = 67 ft



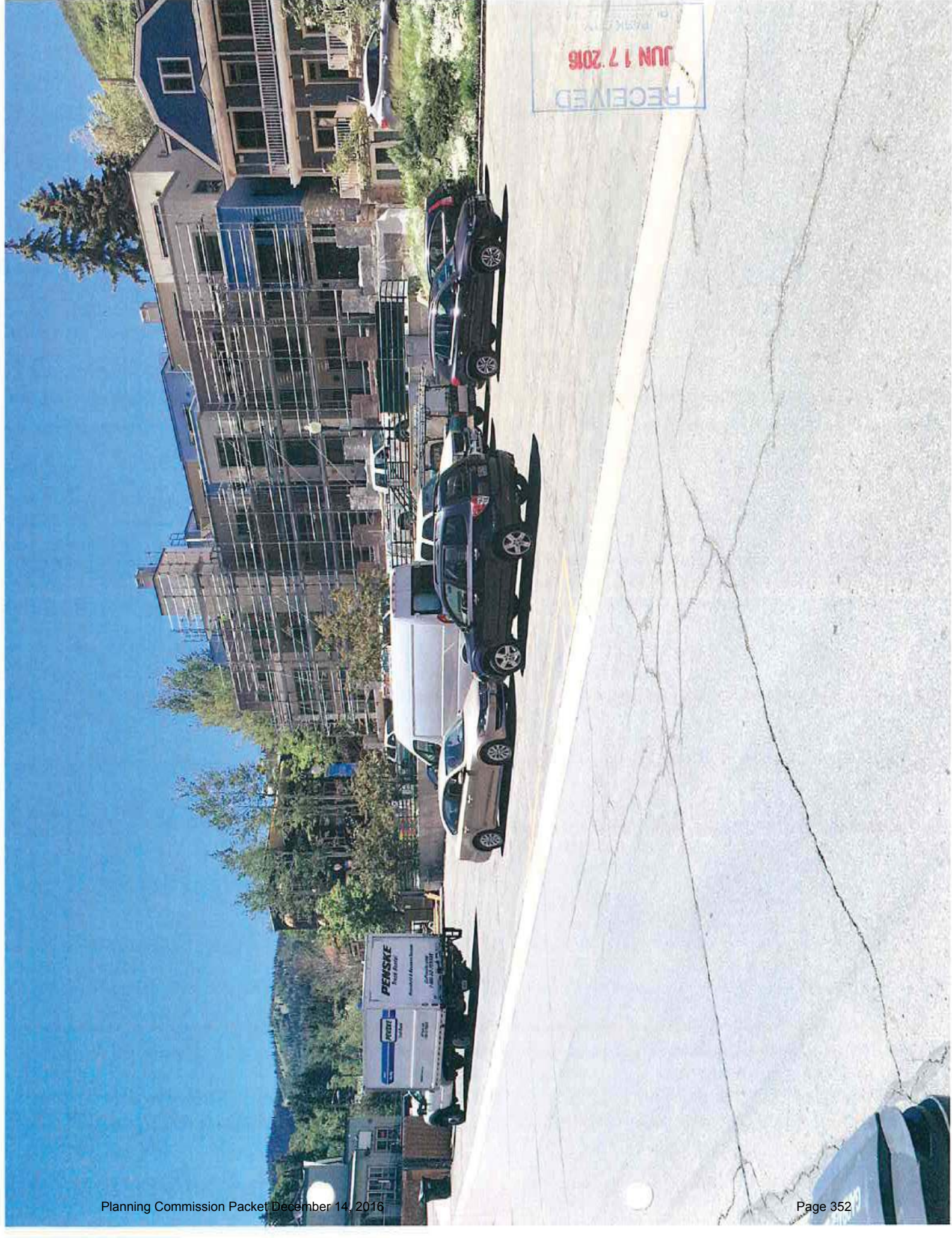
Exhibit D - Photos



JUN 17 2015





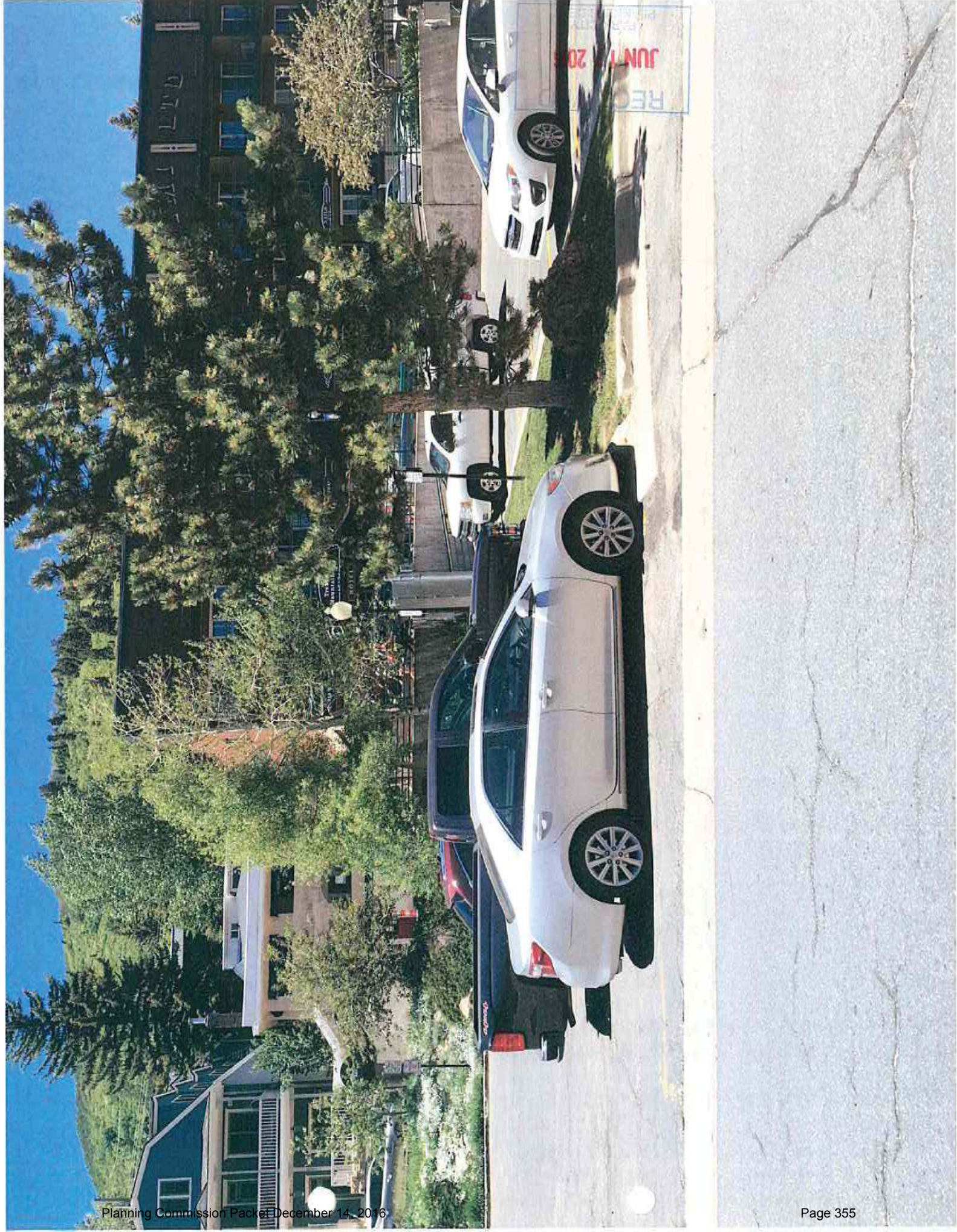


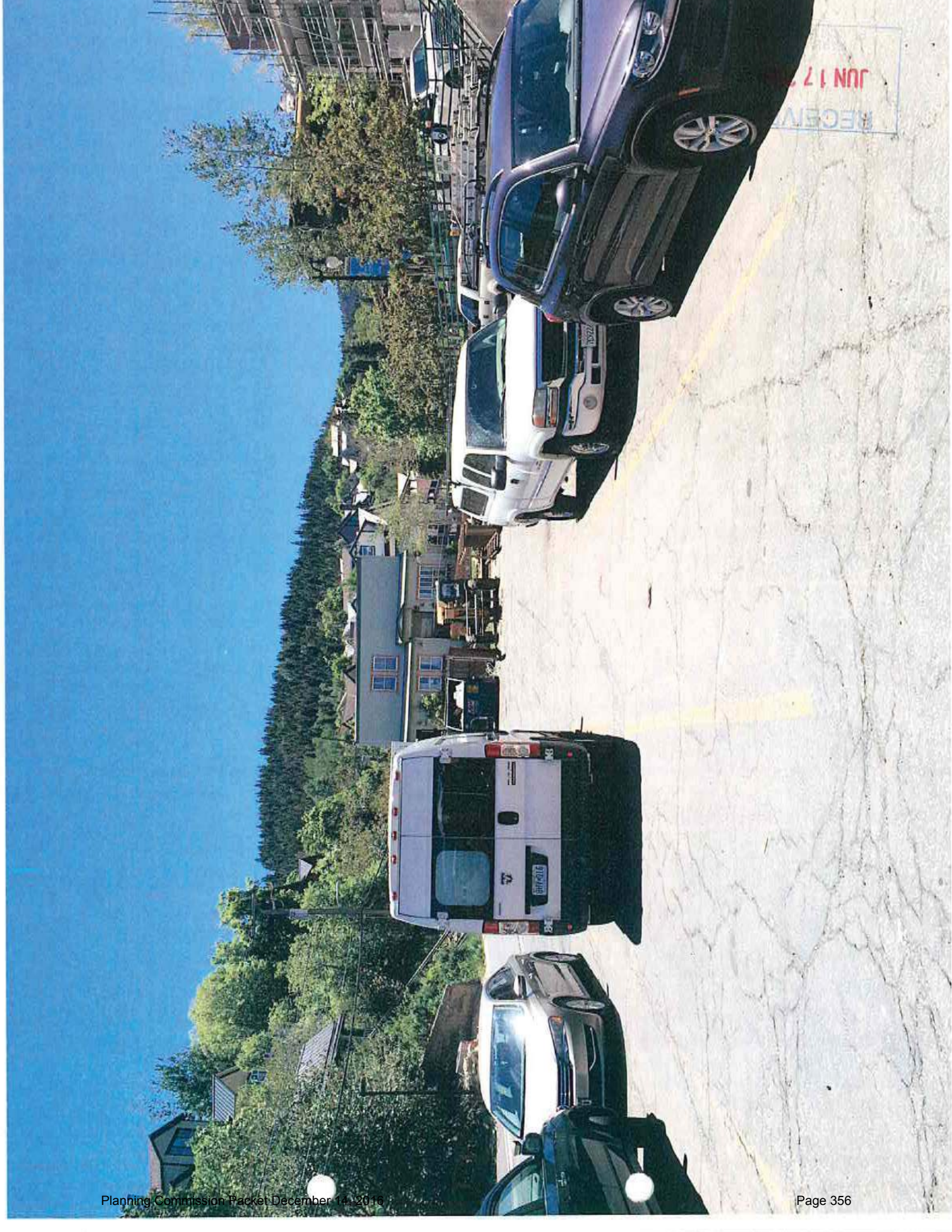
RECEIVED
JUN 17 2016
PENSKE CITY



RECEIVED
JUN 17 2016
PARK RD
PLANNING DEPT







RECEIVED
JUN 17 2016

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JUN 17 2016
PARK CITY
PLANNING DEPT



RECEIVED
JUN 17 2016
PARK CITY
PLANNING DEPT.



RECEIVED
JUN 17 2016
CITY OF PARK CITY



Recorded at the request of and return
to: Park City Municipal Corp.
P. O. Box 1480, Park City, UT 84060

299068

WESTERN STATES TITLE

Exhibit E - 99 Year Lease between Park City RDA and Shurf Brewing Co. 88 OCT 20 PM 12:28

**SCHIRF BREWING COMPANY
LEASE AGREEMENT**

ALAN S. HARRIS
SUMMIT COUNTY RECORDER
SECRETARY *BH 14.*

THIS AGREEMENT is made by and between the REDEVELOPMENT AGENCY OF PARK CITY (herein "RDA") and SCHIRF BREWING COMPANY (herein "Schirf") to set forth the terms and conditions under which Schirf will lease certain property owned by RDA in Park City, Utah. The parties agree as follows:

1. Property. RDA hereby lets and leases to Schirf the property described as Parcel B in Attachment 1 hereto (herein "Leased Property") for the purposes set forth in this Lease Agreement. Schirf proposes to construct and operate a "Brewpub" on Parcel A described in Attachment 1 hereto, and proposes to conduct Brewpub operations on the adjacent leased property pursuant to the terms of this Agreement.

2. Term. The lease shall have a term of ninety-nine (99) years from the date hereof unless sooner terminated as provided herein.

3. Rent. The base rent for the space shall be One Dollar (\$1.00) per year payable at execution of this Lease Agreement.

4. Commencement Date. This Lease shall commence on October 14, 1988, and the term of the Lease shall begin on that date.

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5. Tenant Improvements and Occupancy. Schirf agrees to construct and maintain, at its own expense, an open deck or decks on the leased property at the same grade as Park City's Main Street. Schirf may place tables, chairs, umbrellas and other amenities on the deck areas and may utilize the deck areas for the conduct of restaurant and nightclub operations. The deck areas shall remain open to public access and shall not be covered, enclosed or fenced except to the extent necessary to comply with applicable building, safety and licensing laws and regulations. Schirf shall be solely responsible to maintain the decks in an attractive, safe state of repair. At the termination of the Lease, the improvements shall become the property of the RDA with the exception of trade fixtures such as tables, chairs and similar items commonly used and removed in the restaurant and nightclub business.

6. Liens. Schirf shall not permit any liens to attach to the property for work done at Schirf's request or for Schirf's benefit. If RDA receives notice of any such lien against the property, Schirf shall promptly discharge the lien at RDA's request, or post funds sufficient to satisfy the lien during any period of good faith contest by Schirf. In the event RDA feels its title to the property is in jeopardy because of any lien Schirf has elected to attach to the property, RDA may discharge the lien and collect the amount paid from Schirf. Schirf agrees to pay all reasonable costs incurred by RDA in the defense or discharge of any

Schirf.rnt

800- 497 PAGE 741 2

liens on the property.

7. Insurance. RDA does not have, and is not obligated to provide insurance that would protect Schirf against public liability from injuries to patrons on the Leased Property. Schirf shall, at Schirf's expense, carry a policy of general liability insurance in an amount of at least Three Hundred Thousand Dollars (\$300,000) per person and Five Hundred Thousand Dollars (\$500,000) per incident or occurrence for the Leased Property. Such insurance may be a part of Schirf's general liability coverage for its Brewpub operations. RDA shall be named as an additional insured on the policy as to the Leased Property. A certificate of insurance with a thirty (30) day cancellation notice provision shall be provided to RDA on or before occupancy of the Leased Property and maintained continuously during the term of the Lease. Schirf may carry whatever contents insurance and other insurance Schirf deems appropriate.

8. Assignment/Subleases. This Lease may not be assigned or the premises sublet without the advance written consent of the RDA. RDA's consent to assignment or sublease will be granted on the basis of the financial reliability of the assignee or sublessee and the business to be operated on the Leased Property by the assignee or sublessee in order to insure a tenant that is compatible with the historic nature of Main Street and the public ownership of the Leased Property. RDA's consent will not be unreasonably withheld.

Schirf.rnt

3

BOOK 497 PAGE 742

9. Remedies. In the event Schirf breaches any term or condition of this Lease Agreement, RDA shall have the right to exercise the following remedies, and any other remedies available at law or in equity:

- (a) RDA may, by written notice to Schirf, demand that Schirf remedy the breach complained of within fourteen (14) days, or quit the premises within twenty (20) days;
- (b) In the event the breach relates to failure to maintain improvements upon the Leased Property, RDA may enter the property after five (5) day's notice to Schirf and perform such repair or maintenance as it deems necessary and may collect from Schirf the cost of such repair and/or maintenance.

In addition, in the event that Schirf is in violation of some provision of this Lease, RDA shall be entitled to maintain a judicial action for specific performance or injunctive relief, after giving Schirf thirty (30) days written notice to cure the violation or breach of performance. If the breach continues after the expiration of the thirty (30) day notice period, RDA may exercise any and all remedies available at law or equity, including re-entry and taking possession of the premises, or re-letting the premises.

10. Attorney's Fees and Costs. If either party finds it necessary to retain counsel to enforce any provision of this Agreement, the prevailing party shall be liable to the other for

Schirf.rnt

800- 497 PAGE 743 4

all costs and expenses of litigation, negotiation, and settlement, including court costs, if any, and reasonable attorney's fees.

11. Surrender of Premises. Schirf agrees to surrender the Leased Property at the expiration or sooner termination of this Agreement or any extension thereof in the same condition or as altered pursuant to the provisions of this Agreement. Ordinary wear, tear and damage by the elements or other acts of God excepted.

12. Non-discrimination. Schirf agrees not to discriminate against anyone on the basis of race, color, national origin, age, sex or handicap in its hiring practices or operation of its business or use of Leased Property.

13. Waiver of Covenants. It is agreed that the waiver of any of the covenants of this Lease Agreement by either party shall be limited to the particular instance and shall not be deemed to waive any other breaches of such covenant or any provisions herein contained.

14. Force Majeure. Any failure on the part of either party to this Lease to perform any obligation hereunder and any delay in doing any act required hereby shall be excused if such failure or delay is caused by any strike, lockout, governmental restriction or act of God, or any similar cause beyond the control of the parties so failing to perform.

15. Time. Time is of the essence of this Lease and every term, covenant, and condition herein contained.

Schirf.rnt

800 497 PAGE 744 5

STATE OF UTAH)
)
) SS
COUNTY OF SUMMIT)

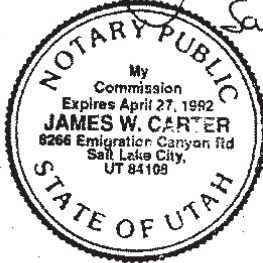
The foregoing Lease Agreement was acknowledged before me
this 19th day of October, 1988, by Greg Schirf, President of
Schirf Brewing Company.

My commission expires:

4/27/92


Notary Public

Residing at:
Salt Lake City



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Schirf.rnt

7

ATTACHMENT 1

to the
Schirf Brewing Company
Lease Agreement

PARCEL A

BEGINNING AT A POINT S 23°31'00" E 9.72 FEET AND N 66°29'00" E 22.49 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 21, PARK CITY SURVEY; AND RUNNING THENCE 66°29'00" E 75.00 FEET; THENCE S 23°31'00" E 35.00 FEET; THENCE N 66°29'00" E 5.00 FEET; THENCE S 23°31'00" E 20.00 FEET; THENCE S 66°29'00" W 5.00 FEET; THENCE S 23°31'00" E 15.00 FEET; THENCE S 66°29'00" W 45.00 FEET; THENCE N 23°31'00" W 10.00 FEET; THENCE S 66°29'00" W 20.00 FEET; THENCE N 23°31'00" W 5.00 FEET; THENCE S 66°29'00" W 10.00 FEET; THENCE N 23°31'00" W 5.00 FEET; THENCE S 66°29'00" W 10.00 FEET; THENCE N 23°31'00" W 15.00 FEET; THENCE S 66°29'00" W 10.00 FEET; THENCE N 23°31'00" W 25.00 FEET; THENCE N 66°29'00" E 20.00 FEET; THENCE N 23°31'00" W 10.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5650 SQUARE FEET

PARCEL B

BEGINNING AT A POINT S 23°31'00" E 9.72 FEET FROM THE NORTHWEST CORNER OF LOT 14 BLOCK 21, PARK CITY SURVEY; AND RUNNING THENCE N 66°29'00" E 22.49 FEET; THENCE S 23°31'00" E 10.00 FEET; THENCE S 66°29'00" W 20.00 FEET; THENCE S 23°31'00" E 25.00 FEET; THENCE N 66°29'00" E 10.00 FEET; THENCE S 23°31'00" E 15.00 FEET; THENCE N 66°29'00" E 10.00 FEET; THENCE S 23°31'00" E 5.00 FEET; THENCE N 66°29'00" E 10.00 FEET; THENCE S 23°31'00" E 5.00 FEET; THENCE S 66°29'00" W 52.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE N 23°31'00" W 70.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1174.4 SQUARE FEET
agree/schirf.rnt

800- 497-747

Planning Commission Staff Report

Subject: 152 Sandridge Road Subdivision
Author: Anya Grahn, Historic Preservation Planner
Project Number: PL-15-02952
Date: December 14, 2016
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing and consider forwarding a positive recommendation to City Council for the 152 Sandridge Road Subdivision, located at the same address, based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Description

Applicant: Joseph and Linda Armstrong
Location: 152 Sandridge Road
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Single-family residences
Reason for Review: Subdivisions require Planning Commission review and City Council action

Proposal

The applicant is requesting a Subdivision for the purpose of combining of creating a legal lot of record from a metes and bounds parcel. Currently, the Summit County Recorder's Office shows the legal description for 152 Sandridge Road as:

*PART OF LOT 24 BLK 72 PARK CITY SURVEY ON ONTARIO RIDGE; A 4 ROOM HOUSE KNOWN AS #152 SANDRIDGE TOGETHER WITH THE LAND USUALLY HAD & ENJOYED WITH SD BLDGS FURTHER DESC AS: BEG AT A PT S 73*06'21" E 16.15 FT FROM THE SW COR OF LOT 24 BLK 72 MILLSITE RESERVATION PARK CITY UTAH & RUN TH N 87*18'30" E 38.72 FT; TH S 05*44'05" E 77.55 FT; TH S 83*20' W 27FT; TH N 18*34'06" W 49.81 FT; TH N 07* W 31.50 FT M/L TO THE PT OF BEG CONT 0.06 AC; BEG AT A PT LOCATED S 73*06'21" E 16.15 FT & N 87*18'30" E 38.72 FT FROM THE SW COR OF LOT 24 BLK 72 MILLSITE RESERVATION PARK CITY UTAH & RUN TH N 87*18'30" E 25.80 FT; TH S 06*40' E 75.75 FT; TH S 83*20' W 27 FT; TH N 05*44'05"W 77.55 FT M/L TO BEG CONT 0.05 AC; ALSO BEG AT A PT LOCATED S 73*06'21" E 16.15 FT & S 07* E 31.50 FT FROM THE SW COR OF LOT 24 BLK 72 MILLSITE RESERVATION PARK CITY UTAH & RUN TH S 75*10' W 35.66 FT; TH S 17*16' E 44.43 FT; TH N 83*20'E 37.41 FT; TH N 18*34'06" W 49.81 FT M/L TO THE PT OF BEG CONT 0.03 AC BAL 0.14 AC MWD-181 QWD-29 GAMI-105 TMI-518 M95-492 405-470-472-477 1172-8111705-725 1783-1916 2317-1244*

The applicant currently owns the parcel and requests to create one (1) legal lot of record. The applicant intends to renovate and construct an addition to the historic house in the future; the house has been locally-designated as “Significant” on the Park City Historic Sites Inventory (HSI). There is also an existing historic shed designated as “Significant” that is also located on this site, on the opposite side of Sandridge Road.

Purpose

The purpose of the Historic Residential (HR-1) District:

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

Background

On October 5, 2015, the applicant submitted an application for the 152 Sandridge Road Subdivision, located at the same address. The application was deemed complete on October 8, 2015, and was amended on October 4, 2016. The amended application deemed complete on October 4, 2016. Staff has delayed bringing this plat amendment to Planning Commission due to a number of issues that have taken us over a year to resolve. These issues include:

- Determining ownership and vacation of Chambers Street directly west of this parcel.
- Applicant modifying the original submittal to no longer include Chambers Street.
- Determining ownership and quit-claiming of remnant triangle parcels to the applicant.
- Memorialize Sandridge Road as a public right-of-way by dedicating it to the City.

Chambers Street currently runs along the west side of the property. Chambers Street is a platted public right-of-way; however, portions of the street have been vacated and incorporated into neighboring plat amendments, such as the 2006 Christians Replat to the south of 152 Sandridge Road. Summit County records and the title companies showed a portion of Chamber Street to be owned by 152 Sandridge Road. Staff questioned this ownership and working with the owner of 152 Sandridge Road determined that this section of Chambers Street had never been vacated. The City does not intend to vacate this portion of Chambers Street at this time and it is not included in this plat amendment.

The metes and bounds parcel, described above, is identified by Summit County as PC-591 (tax id). The parcel currently has improvements that extend beyond the interior property lines, including stone and rock retaining walls, fencing, and an outdoor stone fireplace shared with the neighboring property to the south at 130 Sandridge Road. Most significant, Sandridge Road cuts through the eastern portion of the property.

Based on feedback received from the Development Review Committee, staff has worked with the applicant to address and amend the following prior to Planning Commission review:

- The applicant completed a quit claim deed to claim ownership of a gap of land which had not been previously conveyed as part of the property located at 152 Sandridge. The parcel was located on the southwest corner of the lot, and the proposed plat reflects the addition of this parcel.
- The applicant will dedicate a portion of the property to the City for the built Sandridge Road. There is currently a water line and utilities in the center of the road.

Going forward, the applicant intends to renovate and construct a new addition to the historic house. A Historic District Design Review (HDDR) application was submitted to the Planning Department on June 23, 2015; however, it has not yet been deemed complete. The application is currently on hold while the applicant works through the subdivision process.

In 1998, the property received grant funds to renovate the historic house and shed. The grant covered plumbing upgrades, rock retaining walls, roofing, exterior painting, windows, shoring up the foundation, rewiring the electrical system, and repairs to window trim. The building permit for the restructuring of the shed expired, and a new building permit was issued in 2007 for the upgrades

Analysis

Because Sandridge Road cuts the lot into two segments, the applicant is proposing to create one lot of record—Lot 1 and Parcel A which is appurtenant to Lot 1. Lot 1 contains 3,368.99 square feet and Parcel A is 1,006.39 square feet. The minimum lot size in the HR-1 District is 1,875 square feet. There are existing stone and rock retaining walls, fencing, and an outdoor stone fireplace shared with the neighboring property to the south at 130 Sandridge Road that encroach beyond the property lines of 152 Sandridge.

The existing Sandridge Road runs north-south through the eastern portion of the property. It is located about 14 feet from the east property line on the north side and about 9 feet from the east property line on the south side. The road is approximately 10 feet wide. Per State Code, which states that after 10 years of continuous public use, a road automatically becomes a public ROW, the applicant will dedicate to the City the portion of Sandridge Road that runs through the property. Sandridge Road consumes 969.50 square feet of the property.

There are two historic structures located on the property—the historic house on the west side of Sandridge Road and the historic shed on the east side of the road. The shed is located on the north property line. Both of these structures have been listed on the City’s Historic Sites Inventory and designated as “Significant”. Per LMC 15-2.2-4, Historic Structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures. Any new additions will be required to comply with Building Setbacks, Building Footprint, driveway location standards, and building height.

The proposed subdivision meets the minimum lot area for a single-family dwelling. The minimum lot width allowed in the HR-1 District is twenty-five feet (25’). The proposed lot is 75.75 feet wide along its eastern edge, and the proposed lot meets the minimum lot width requirement. A Condition of Approval will be added requiring that Parcel A is identified as appurtenant to Lot 1 and cannot be separately developed as Sandridge Road divides the lot. Because of the size and depth of Parcel A, no development could be constructed on this site and comply with setbacks; any new development shall be limited to Lot 1. Table 1 shows applicable development parameters for this proposal in the Historic Residential (HR-1) District:

Table 1

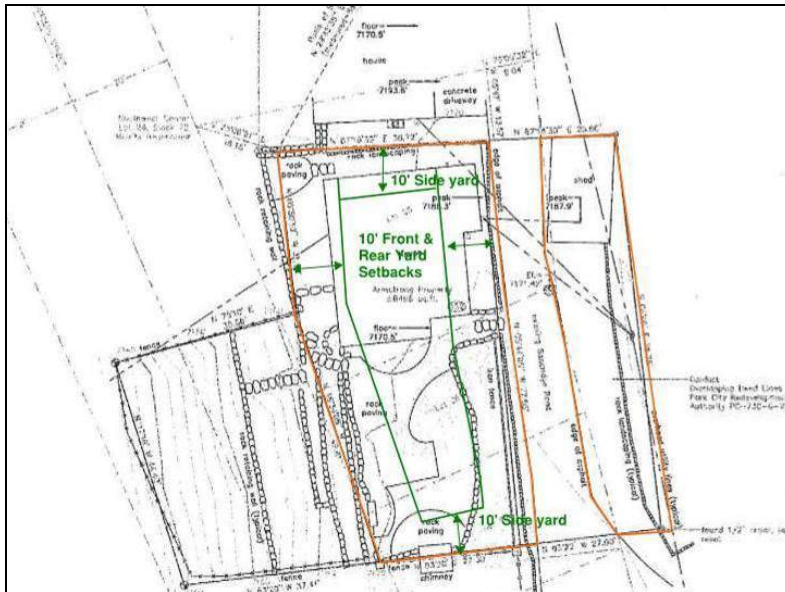
Required	Existing		Permitted
	Lot 1	Parcel A	
Lot size	4,375.38 SF 3,368.99 SF (Total Lot Size with Parcel A = 4,375.38 SF)	1,006.39 SF (Total Lot Size with Lot 1 = 4,375.38 SF)	1,875 square feet minimum; complies
Allowed Footprint	748 square feet	0 square feet ¹ (Historic Shed is 228 SF)	1,710.84 square feet maximum based on total lot size (including Lot 1 and Parcel A)
Front/rear yard setbacks	3 feet from Sandridge Road, 7 feet from rear lot line ²	1 foot from Sandridge Road, 0 feet from rear lot line ²	10 feet minimum from edge of Sandridge Road and 10 feet minimum rear yard setback
Side yard setbacks	5 feet (north), 42 feet (south)	0 feet (north), 55 feet (south)	10 feet, total 24 feet minimum

Building height	20 feet	16 feet	27 feet above existing grade, maximum. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters
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¹ Historic Accessory Buildings listed on the HSI is not included in the footprint calculation so long as the historic accessory building is not expanded, enlarged, or incorporated is not the Main Building.

² Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures.

The following diagram outlines the proposed setbacks for this property. The orange line represents the property boundaries and the green shows the approximate location of the setbacks. As a reminder, Parcel A to the east of Sandridge Road is an undevelopable parcel as any development could not comply with the required setbacks.



Good Cause

Planning Staff finds there is good cause for this plat amendment. Combining the lots will allow the existing owner to clear up the lot line running underneath the home and any new construction will be on one sole lot. Further, it will allow for Sandridge Road, a public right-of-way to be dedicated to the City. The plat amendment will also utilize best planning and design practices, while preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.

Staff finds that the plat will not cause undo harm to adjacent property owners and all future development will be reviewed for compliance with requisite Building and Land Management Code, and applicable Historic District Design Guidelines requirements.

Department Review

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

Notice

The property was posted and notice was mailed to property owners within 300 feet in accordance with the requirements in the LMC on November 30, 2016. Legal notice was also published in the Park Record by November 26, 2016, and posted on the public notice website in accordance with the requirements of the LMC.

Public Input

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

Process

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

Alternatives

- The Planning Commission may forward a positive recommendation for approval of the 152 Sandridge Road Subdivision, located at the same address, as conditioned or amended; or
- The Planning Commission may forward a negative recommendation for the 152 Sandridge Road Subdivision, located at the same address, and direct staff to make findings for this decision; or
- The Planning Commission may continue the discussion on the Subdivision to a date certain and provide direction to the applicant and/or staff to provide additional information necessary to make a decision on this item.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The proposed subdivision would not be recorded, the parcel would remain as is and the applicant would not be able to build over interior lot lines, and the parcel would not become a legal lot of record.

Recommendation

Staff recommends the Planning Commission hold a public hearing and consider forwarding a positive recommendation for the 152 Sandridge Road Subdivision, located

at the same address, based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits

Exhibit A –Draft Ordinance and Proposed Plat

Exhibit B – Existing Conditions Survey

Exhibit C – Existing Plat Map

Exhibit D – Vicinity Map/Aerial

Exhibit E – Photographs

Ordinance 17-

**AN ORDINANCE APPROVING THE 152 SANDRIDGE ROAD SUBDIVISION,
LOCATED AT THE SAME ADDRESS, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the 152 Sandridge Road Subdivision, located at the same address, have petitioned the City Council for approval of the 152 Sandridge Road Subdivision; and

WHEREAS, on November 26, 2016 the property was properly noticed by publishing notice in the Park Record and on the Utah Public Notice website and posted according to the requirements of the Land Management Code; and

WHEREAS, on November 30, 2016 proper legal notice was sent to all affected property owners according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on December 14, 2016, to receive input on the proposed subdivision;

WHEREAS, on December 14, the Planning Commission forwarded a _____ recommendation to the City Council; and,

WHEREAS, on January 5, 2017 the City Council held a public hearing on the proposed 152 Sandridge Road Subdivision, located at the same address, and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah, to approve the proposed 152 Sandridge Road Subdivision.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. 152 Sandridge Road Subdivision, located at the same address, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. 152 Sandridge Road Subdivision, located at the same address, is within the Historic Residential (HR-1) District. It is identified by Summit County as tax parcel PC-591.
2. The proposed subdivision will create one (1) legal lot of record from a metes and bounds parcel consisting of a total of 4,375.38 square feet; Lot 1 containing the historic house consists of 3,368.99 square feet and Parcel A containing the historic shed consists of 1,006.39 square feet.
3. On October 5, 2015, the applicants submitted an application for a subdivision to create a legal lot of record from a metes and bounds parcel; the application was

deemed complete on October 8, 2015. The amended plat amendment was deemed complete on October 4, 2016.

4. The parcel at 152 Sandridge Road currently contains a Historic house and shed structure. The site has been identified as "significant" on the City's Historic Site Inventory.
5. The HR-1 zone requires a minimum lot size of 1,875 square feet. The proposed Lot 1 is 3,388.99 square feet. Proposed Parcel A is 1,006.39 square feet.
6. The maximum footprint for a lot of this size is 1,710.84 square feet based on the size of Lot 1 and Parcel A.
7. The minimum front yard setbacks for this property are 10 feet from the edge of Sandridge Road and 10 feet from the rear property line. The historic house is currently 3 feet from Sandridge Road and 7 feet from the rear property line. The historic shed is 1 foot from Sandridge Road and 0 feet from the property line to the east.
8. The minimum side yard setbacks for this property are 10 feet, for a total of 24 feet. The house has a side yard setback of 10 feet from the north property line and 44 feet from the south. The shed has a 0 foot setback from the north property line and 52 feet from the south.
9. Historic Structures that do not comply with Building setbacks, off-street parking, and driveway location standards are valid complying structures.
10. The applicant completed a quit claim deed, recorded November 2, 2015, in order to claim ownership of a gap of land which should have been included in previous conveyances of the property. The proposed plat amendment reflects the addition of this parcel. The gap parcel will be incorporated into Lot 1.
11. The applicant also completed a quit claim deed, recorded September 22, 2016, to address a triangle parcel. Is it in Lot 1 or Parcel A.
12. Sandridge Road runs north-south through the eastern portion of the property. It is located approximately 14 feet from the east property line on the north side and 9 feet from the east property line on the south side. The road is approximately 10 feet wide. The road was not used in the calculation of the allowable footprint.
13. The property currently has improvements that extend beyond the property lines, including existing stone and rock retaining walls, fencing, and an outdoor stone fireplace shared with the neighboring property to the south at 130 Sandridge Road that encroach beyond the property lines of 152 Sandridge.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the subdivision for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the subdivision at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Recordation of this plat and completion and approval of a final Historic District Design Review (HDDR), applications are required prior to building permit issuance for any construction on the proposed lot.
4. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the subdivision is recorded with the Summit County Recorder's office.
5. The applicant shall dedicate to the City the portion of the built Sandridge Road located within the property lines of 152 Sandridge Road.
6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment agreements shall be provided.
7. Encroachments into Chambers Street shall either be removed or the applicant shall enter into an agreement with the City to remove these at a specified future date.
8. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.
9. Prior to recordation of the subdivision plat, there shall be a plat note addressing the required setbacks. A plat note shall also be added limiting the maximum footprint for Lot 1 and Parcel A to 1,710.84 square feet; any new development shall be limited to Lot 1 of the 152 Sandridge Road Subdivision.
10. The historic shed on Parcel A is exempt from footprint requirements and shall not be included in the total allowed footprint.
11. Parcel A is appurtenant to Lot 1 and cannot be separately developed.

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

PASSED AND ADOPTED this ____ day of _____, 2017

PARK CITY MUNICIPAL CORPORATION

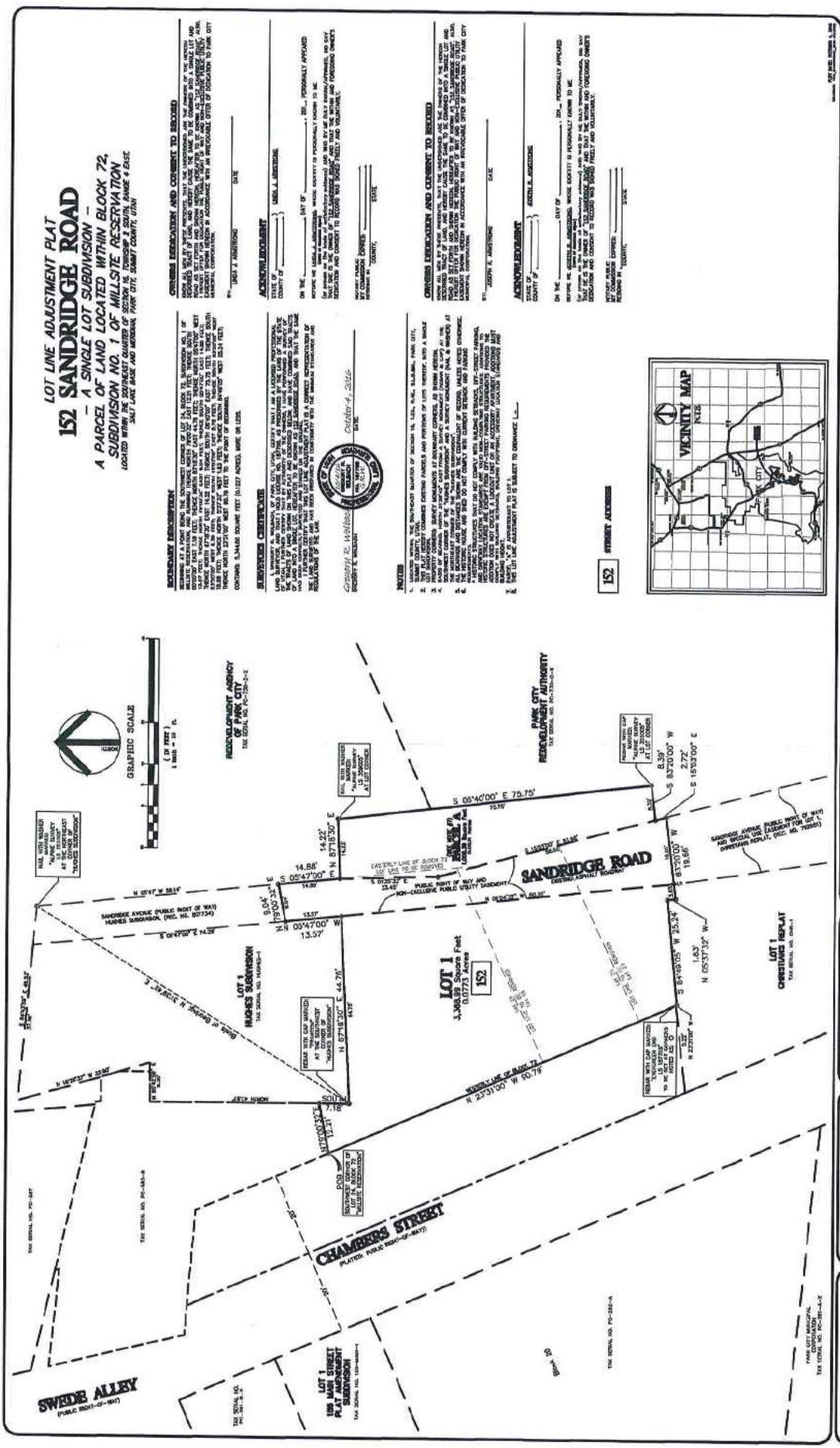
Jack Thomas, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney



LOT LINE ADJUSTMENT PLAT 152 SANDRIDGE ROAD — A SINGLE LOT SUBDIVISION — A PARCEL OF LAND LOCATED WITHIN BLOCK 72, SUBDIVISION NO. 1 OF HILLSIDE RESERVATION LOCATED WITHIN THE SEVENTH QUARTER OF SECTION 10, TOWNSHIP 43 NORTH, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PREPARED BY: EVERGREEN ENGINEERING, INC. 1000 WEST 100 SOUTH, SUITE 100, SALT LAKE CITY, UT 84115. PREPARED FOR: THE CITY OF PARK CITY, 100 WEST MAIN STREET, PARK CITY, UT 84302.

DATE: OCTOBER 4, 2016

CHECKED BY: [Signature]

DATE: [Blank]

APPROVED BY: [Signature]

DATE: [Blank]

APPROVED BY: [Signature]

DATE: [Blank]

APPROVED BY: [Signature]

DATE: [Blank]

CERTIFICATE OF ATTEST

I, the undersigned, being a duly qualified and acting City Clerk of the City of Park City, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the City Clerk of the City of Park City.

DATE: [Blank]

CITY CLERK: [Signature]

COUNCIL APPROVAL & ACCEPTANCE

APPROVED AS TO FORM ON THIS DAY OF [Blank] A.D. 201[Blank].

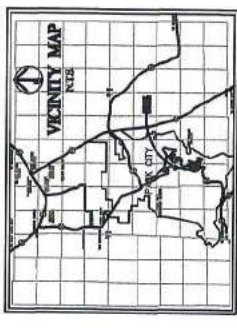
CITY ATTORNEY: [Signature]

APPROVAL AS TO SUBSTANCE ON THIS DAY OF [Blank] A.D. 201[Blank].

CHURCHMAN: [Signature]

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT: [Signature]

CITY ENGINEER: [Signature]



2016

RECORDED

STATE OF UTAH

COUNTY RECORDER

CERTIFICATE OF ATTEST

I, the undersigned, being a duly qualified and acting City Clerk of the City of Park City, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the City Clerk of the City of Park City.

DATE OF RECORDING: [Blank] A.D. 201[Blank]

CITY CLERK: [Signature]

COUNCIL APPROVAL & ACCEPTANCE

APPROVED AS TO FORM ON THIS DAY OF [Blank] A.D. 201[Blank].

CITY ATTORNEY: [Signature]

APPROVAL AS TO SUBSTANCE ON THIS DAY OF [Blank] A.D. 201[Blank].

CHURCHMAN: [Signature]

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT: [Signature]

CITY ENGINEER: [Signature]

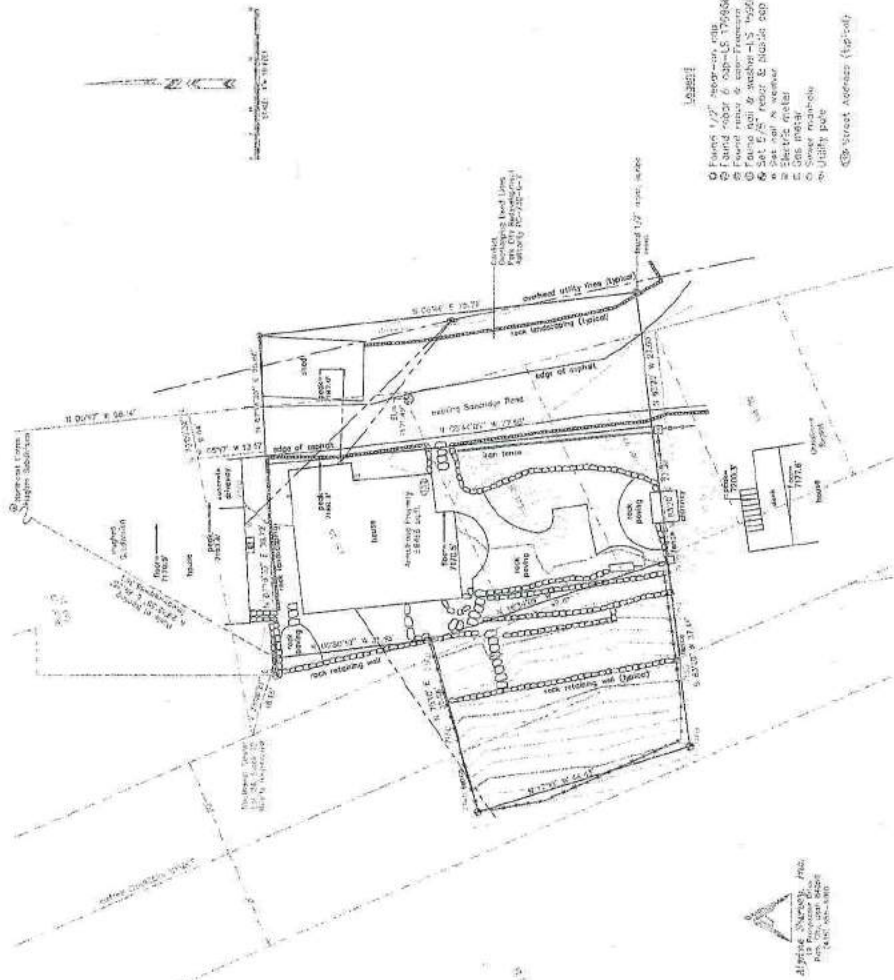
Evergreen Engineering, Inc.

1000 WEST 100 SOUTH, SUITE 100, SALT LAKE CITY, UT 84115

PHONE: (801) 487-1000

WWW.EVERGREENENGINEERING.COM

Parcel No. PC-591, Block 72
Millsite Reservation to the Park City Survey
 A Portion of the Southeast Quarter of Section 16,
 Township 2 South, Range 4 East, Salt Lake Base & Meridian



NARRATIVE.

1. Survey returned by Michael E. Gifford, registered professional land surveyor, on 09/16/2015.
2. The survey was conducted on 08/26/2015.
3. Basis of the survey: found property monuments as shown.
4. Date of the survey: June 26, 2015.
5. The survey was conducted on 08/26/2015.
6. Located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plat of the Park City Survey for other possible surveys which may affect this property.
8. The survey was conducted on 08/26/2015.
9. The survey was conducted on 08/26/2015.
10. The survey was conducted on 08/26/2015.

DEED DESCRIPTION

Beginning at a point South 73°05'27\"/>

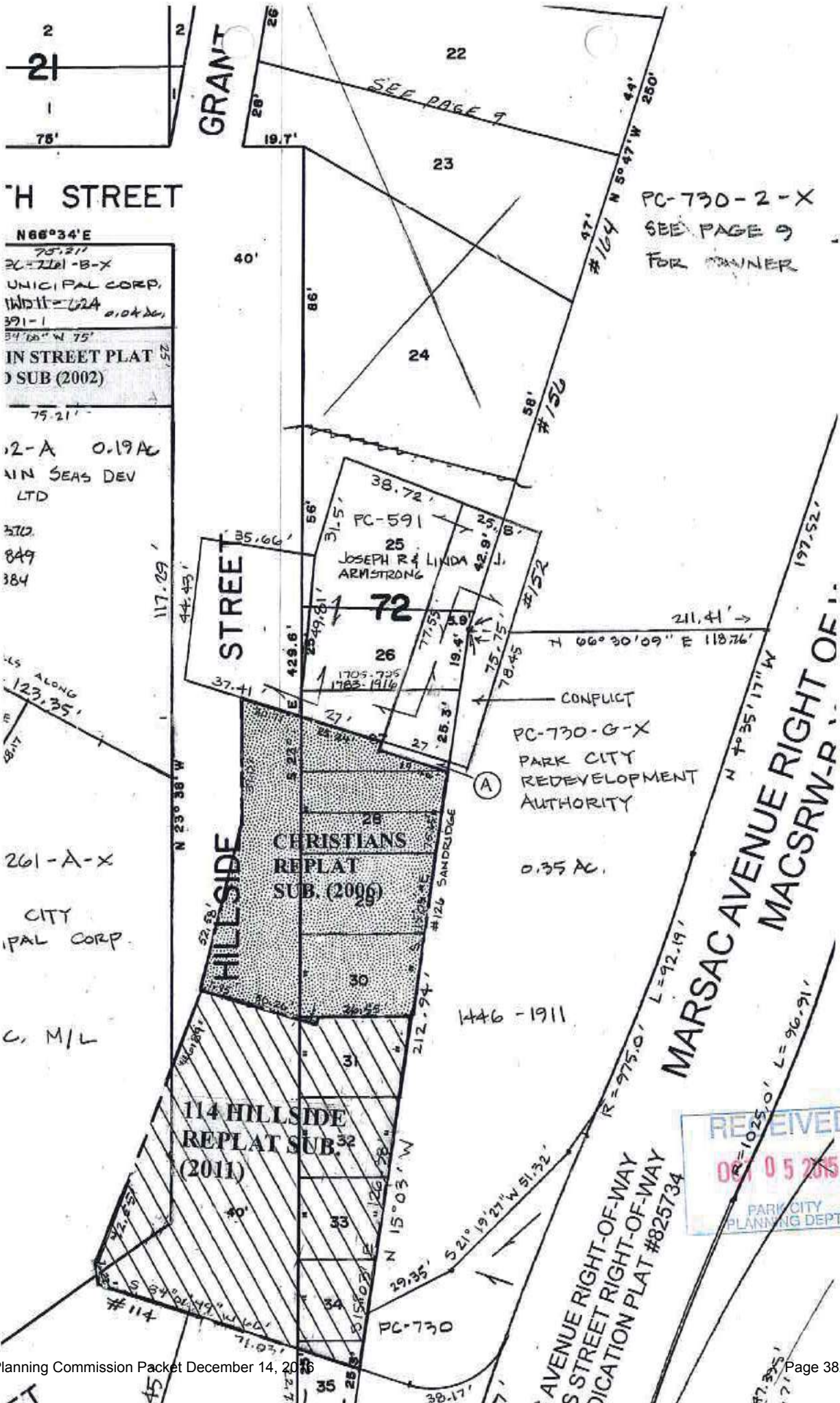
STATEMENT OF PARTIES

I, J.D. Gifford, a Registered Land Surveyor as prescribed by the laws of the State of Utah and having license No. 30000, do hereby certify that I have prepared a survey of the herein described property and that this plat is a true representation of said survey.



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 PARK CITY PLANNING DEPT.

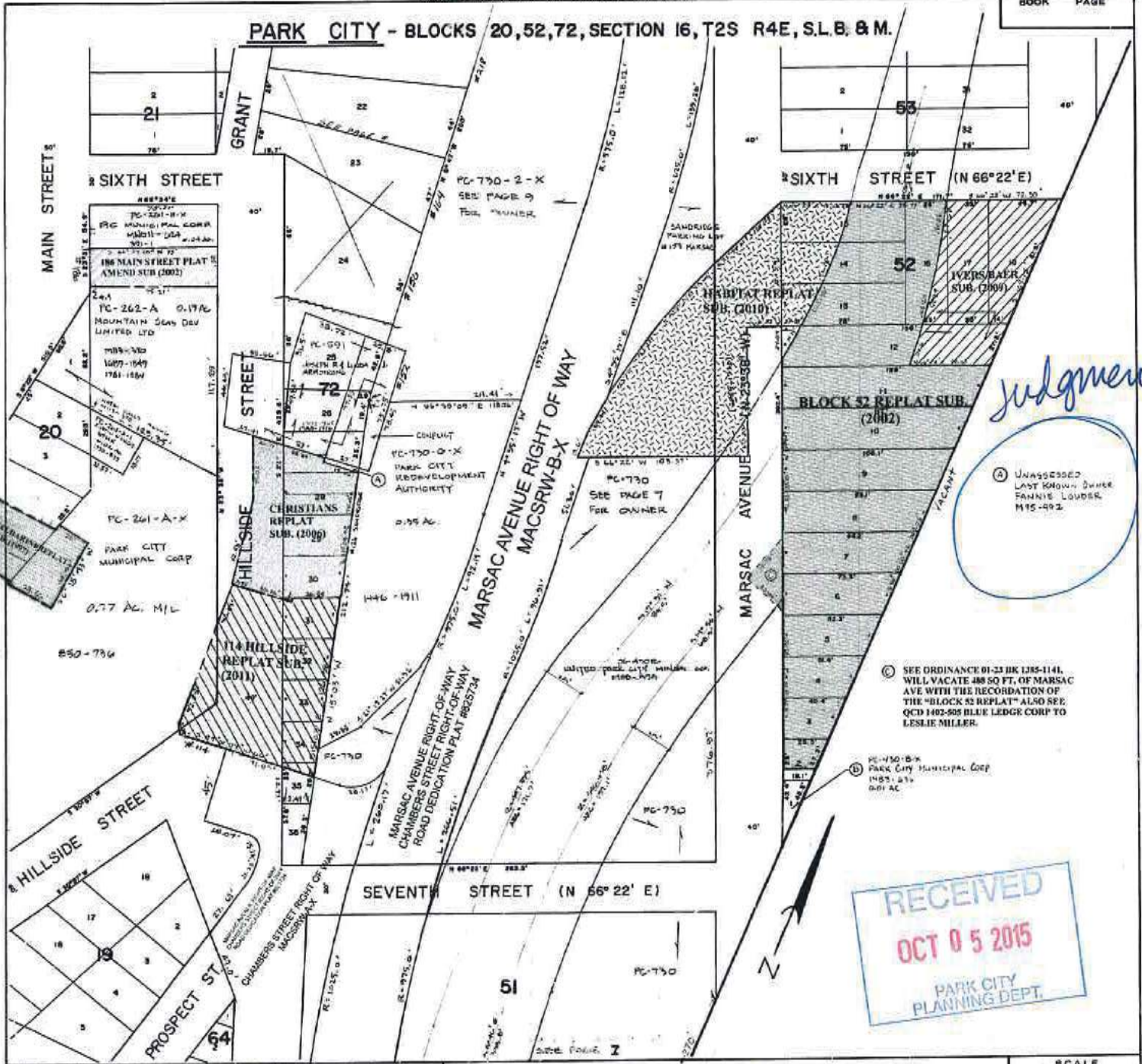
FILE NO. S00008415
 PLAT NO. 15-00000
 PLANNING DEPARTMENT



Note: # Refers to Street Address

BOOK PAGE

PARK CITY - BLOCKS 20, 52, 72, SECTION 16, T2S R4E, S.L.B. & M.



Judgment

(2) UNASSESSED
LAST KNOWN OWNER
FANNIS LOUDER
M15-492

(3) SEE ORDINANCE 01-23 BK 1285-1141,
WILL VACATE 488.50 FT. OF MARSAC
AVE WITH THE RECORDED OF
THE "BLOCK 52 REPLAT" ALSO SEE
QCD 1402-505 BLUE LEDGE CORP TO
LESLIE MILLER.

(4) PC-730-B/C
PARK CITY MUNICIPAL CORP
1485.216
0.07 AC

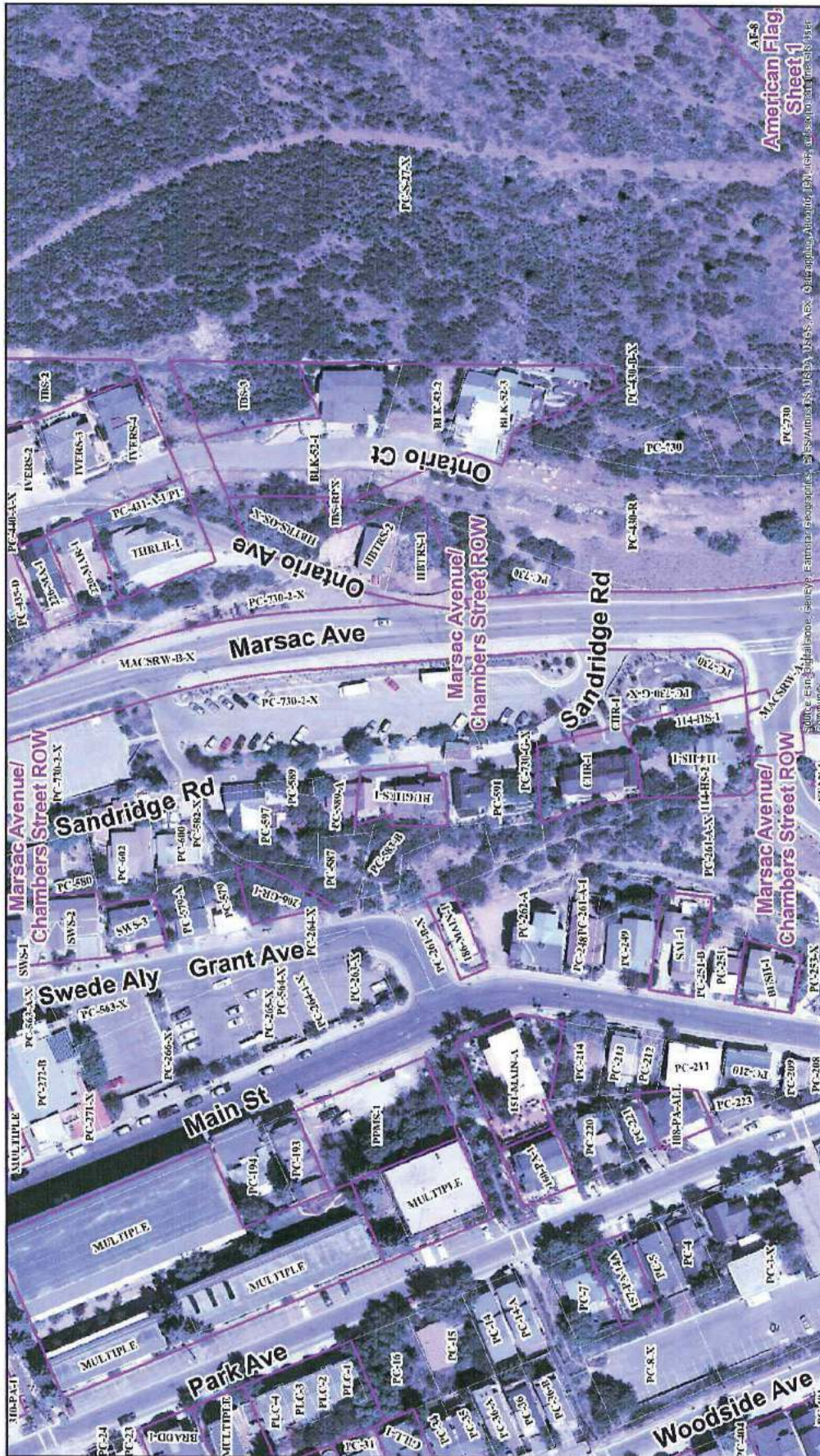
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PLANNING DEPT.

Approved	REVISIONS - DATE AND INITIAL	(In Pencl)
Utah State Tax Comm		

SUMMIT COUNTY, UTAH

SCALE
ONE INCH = 40 FEET
BOOK PAGE

Date By
Engineering Associates Inc.



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

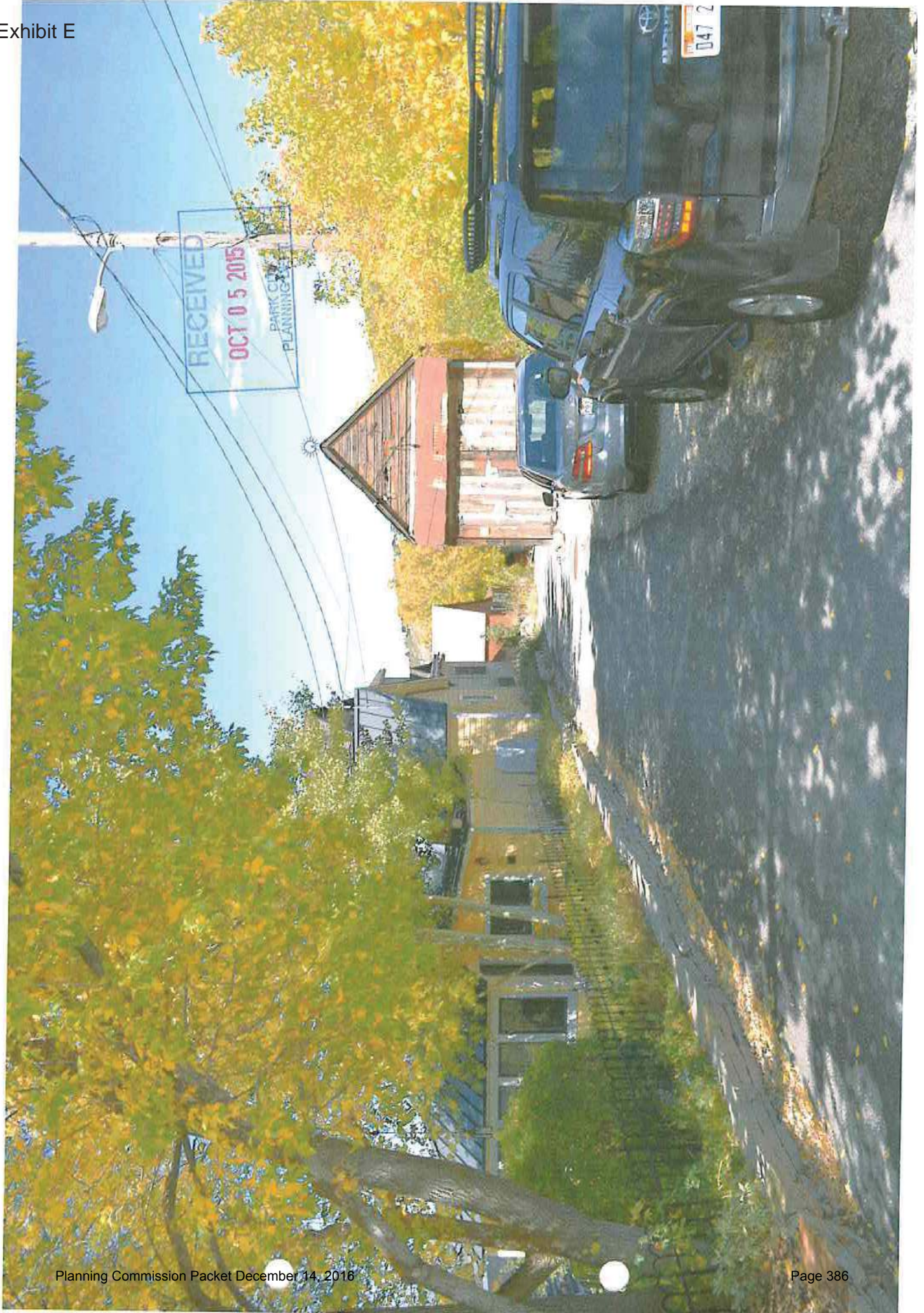


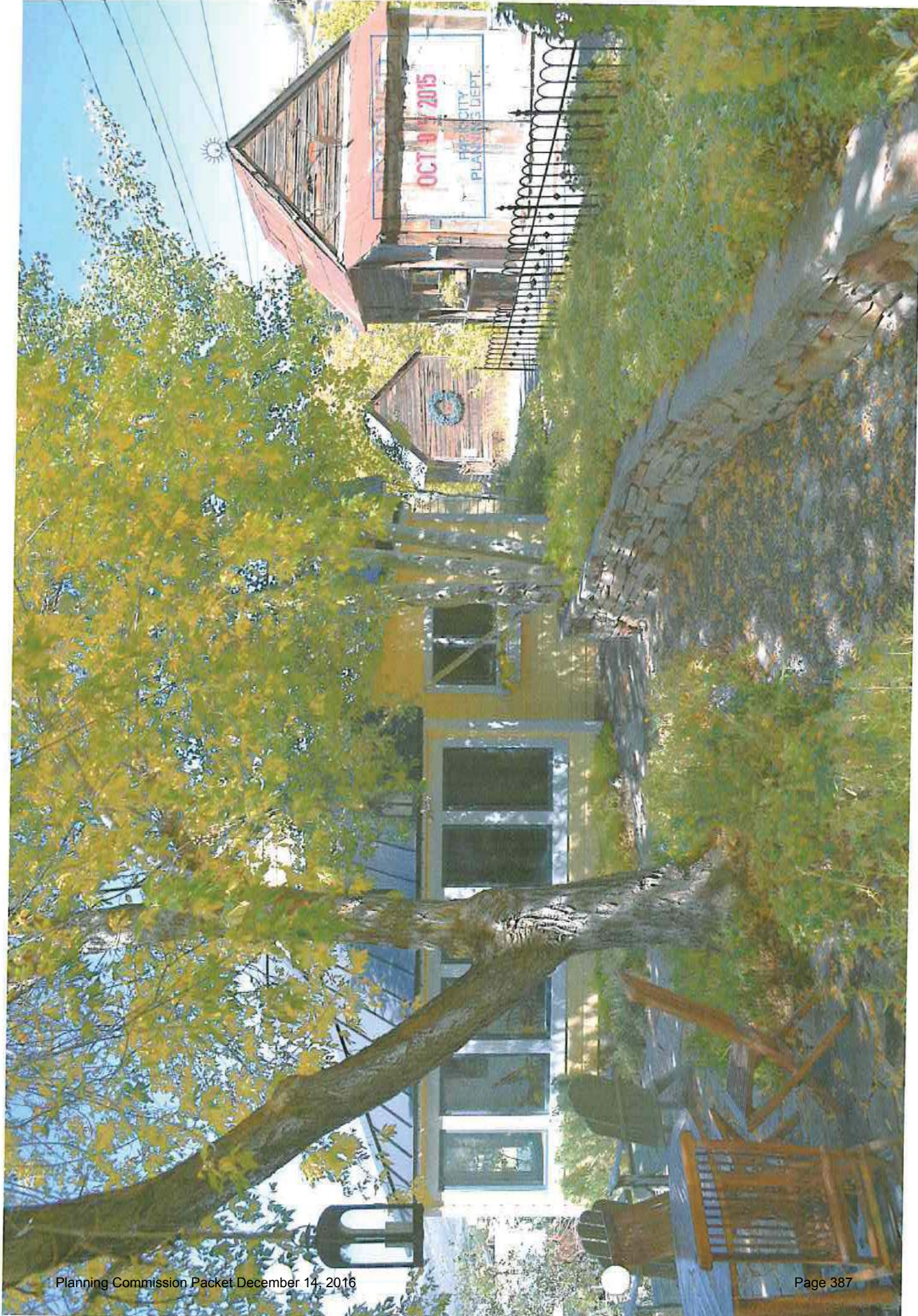
Summit County Online Parcel Reference Map
 Printed on: 9/25/2015

Map Title
 1 in = 101 feet

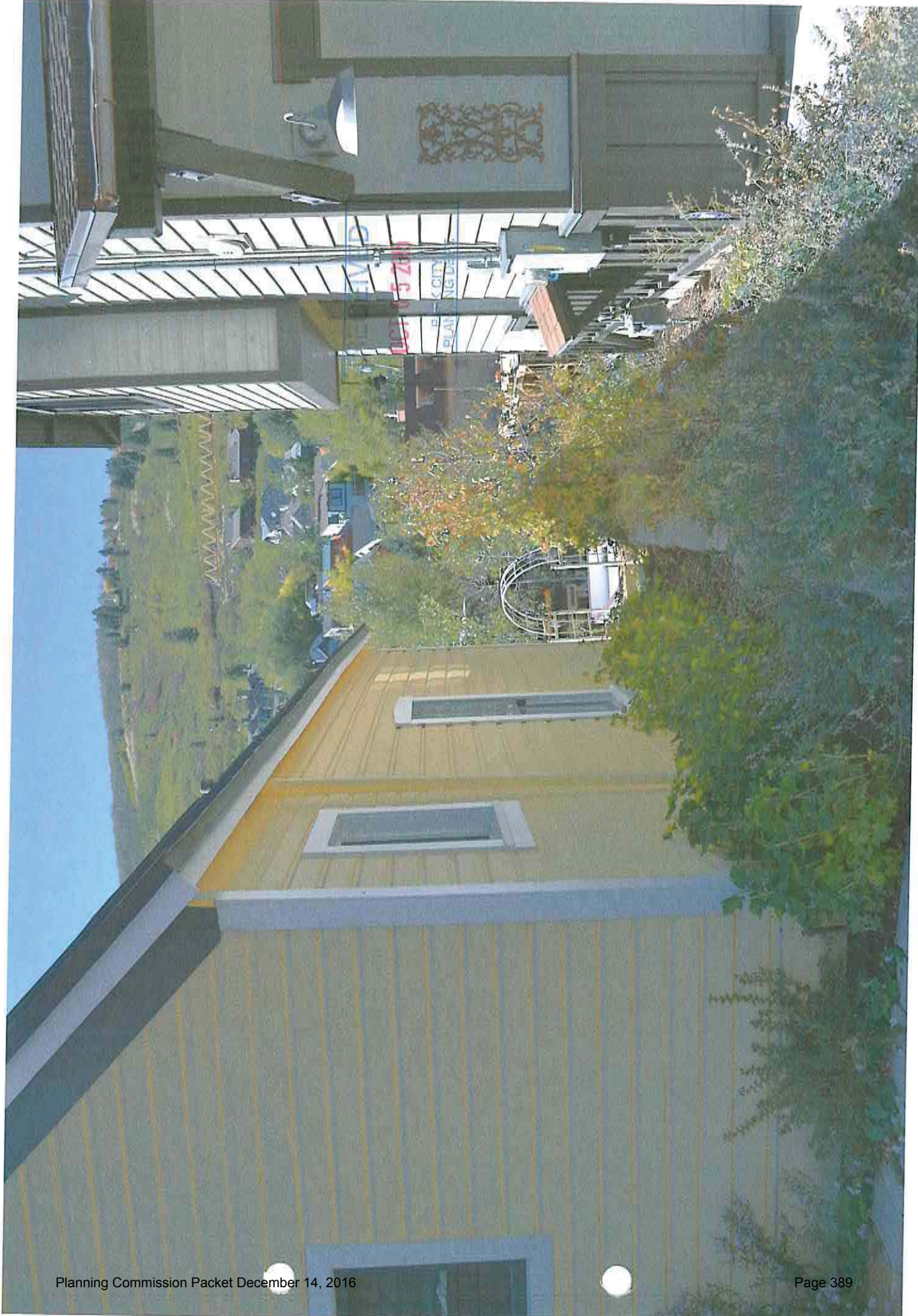


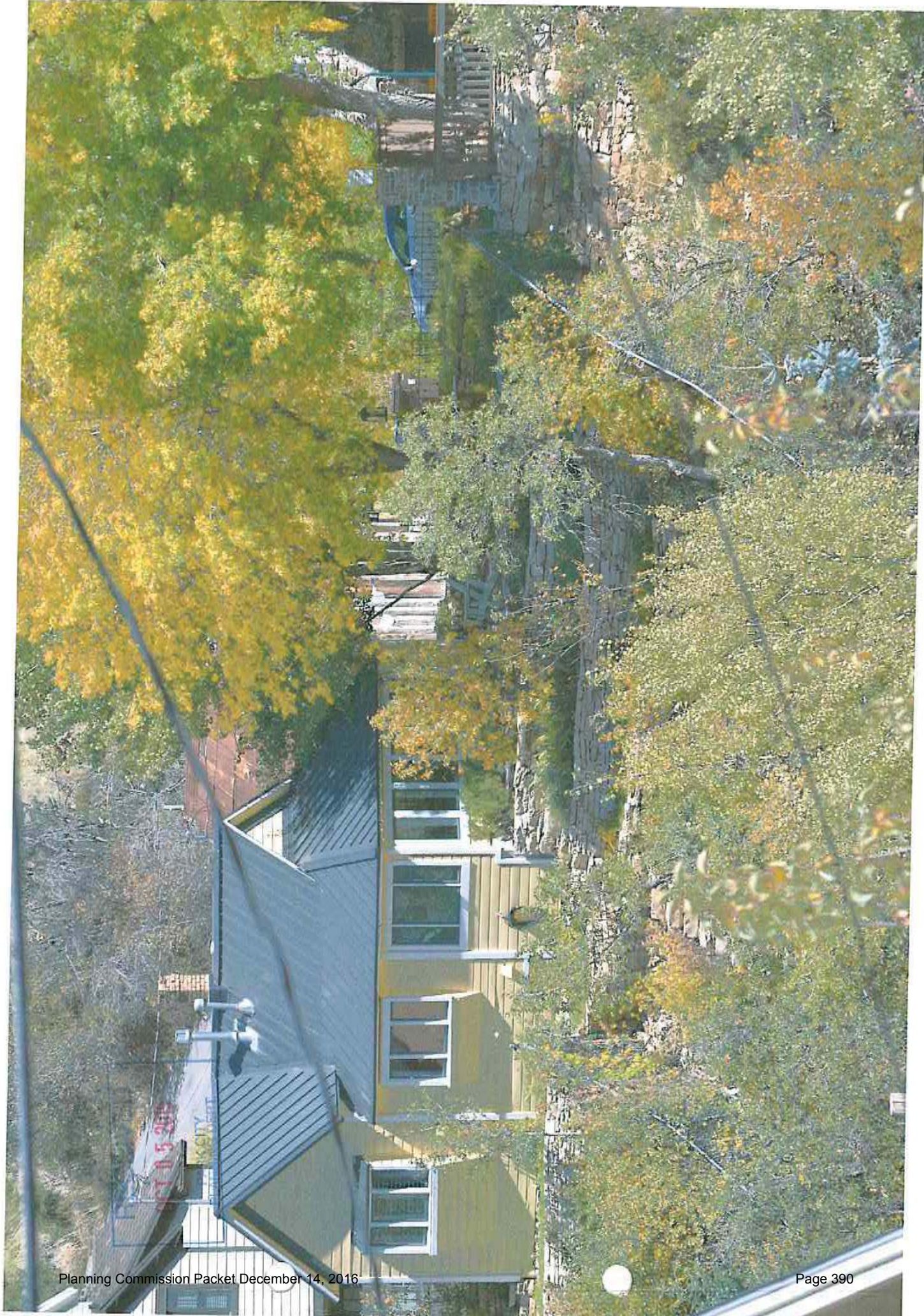
RECEIVED
 OCT 05 2015
 PARK CITY
 PLANNING DEPT.













Planning Commission Staff Report

Application #: PL-15-02999
Subject: Second Amended Intermountain Healthcare (IHC) Master
Planned Development
Author: Kirsten Whetstone, MS, AICP- Senior Planner
Date: December 14, 2016
Type of Item: Extension of Ratification of Development Agreement

Summary Recommendations

Staff recommends Planning Commission extends the date for ratification of a Development Agreement for the Intermountain Healthcare Master Planned Development (IHC MPD) and subsequent amendments to July 13, 2017.

Description

Applicant: IHC Hospital, Inc. represented by Morgan D. Busch
Location: 900 Round Valley Drive
Zoning District: Community Transition (CT) Zoning District
Adjacent Land Uses: Park City Recreation Complex, USSA training facility, US Highway 40, and open space.
Reason for Review: The Land Management Code requires Planning Commission ratification of Development Agreements for Master Planned Developments to memorialize conditions of approval as outlined in the Land Management Code.

Summary of Proposal

This is a request to extend the date for ratification of a Development Agreement for the Intermountain Healthcare Master Planned Development approved amendments to July 13, 2017. The Second Amendment was approved on January 13, 2016 (see action letter, Exhibit B) and there was a condition that the Development Agreement be ratified by the Planning Commission within 6 months of final action on the MPD Amendment application. The Development Agreement was to cover all items of the original MPD as well as the First and Second Amendments. At the January 13, 2016 meeting one of the requested items of the Second MPD Amendment application was continued to a date uncertain to allow additional time for review of the density, unit equivalent calculations for various uses, and possible Land Management Code amendments. So while there was Final action on portions of the Second MPD Amendment application, there is still an outstanding item which Staff is waiting for and that delayed moving forward on the Development Agreement.

On October 12th Staff and the applicant met and the applicant requested that a Development Agreement be ratified for the amendments approved to date. As the 6 month timeframe had passed the applicant requested an extension to the ratification timeframe (Exhibit A). Staff agreed to draft a Development Agreement consistent with the MPD and Amendments approved on October 8, 2014 and January 13, 2016. If action is taken on the outstanding item in the future, an amended Development

Agreement will need to be ratified by the Planning Commission and recorded at Summit County.

Background

On May 23, 2007, the IHC MPD was approved by the Planning Commission. The MPD includes an Intermountain Healthcare Hospital with a total of 300,000 square feet (180 Unit Equivalents [UEs]) for hospital uses and a total of 150,000 square feet (150 UEs) of Support Medical Office space and is subject to the approved Annexation and Development Agreement recorded at Summit County on January 23, 2007.

On June 30, 2014, applications for the first MPD amendment and a Conditional Use Permit for the second phase of development at the Park City Medical Center were submitted. On October 8, 2014, the Planning Commission conducted a public hearing and approved the First Amended IHC MPD and the Conditional Use Permit. Construction of the second phase is currently underway.

November 10, 2015, Intermountain Healthcare Hospital Inc. submitted an application for a second MPD amendment. On January 13, 2016, the Planning Commission conducted a public hearing and approved the Second Amended IHC MPD, as described in the attached action letter (Exhibit B).

One item of the Second MPD Amendment application, requesting an additional 50,000 square feet of medical support uses, was continued for further discussion to a date uncertain. The applicant requests that this request be brought up for discussion in 2017, following possible Land Management Code amendments concerning density and unit equivalent calculations and definitions.

Development Agreement

Land Management Code Section 15-6-4 (G) states that once the Planning Commission has approved a Master Planned Development, the approval shall be put in the form of a Development Agreement. The LMC requires that a Development Agreement is submitted to the City within six (6) months of the approval of the MPD. The Development Agreement must be ratified by the Planning Commission and signed by the Mayor on behalf of the City Council, prior to recordation at the Summit County Recorder's office.

The applicant and Staff were waiting for the final item requested in the Second MPD Amendment application to be considered by the Planning Commission prior to drafting the Development Agreement. Because this item requires further density discussion and possible Land Management Code amendments, it was continued to a date uncertain.

On October 12, 2016, Staff and the applicant met and the applicant requested that the Development Agreement be ratified to reflect the two approved amendments.

Staff will schedule for Planning Commission ratification of the Development Agreement as soon as the draft Agreement has been thoroughly reviewed by the applicant and City

Staff. Staff estimates that the ratification date will be at the second Planning Commission meeting in February, to allow adequate time for review.

Notice

On November 30, 2016, the property was posted and notice was mailed to property owners within 300 feet. On November 26, 2016, legal notice was posted on the City website and published in the Park Record and Utah Public Notice Website according to requirements of the Land Management Code.

Public Input

No public input has been received at the time of this report. A public hearing has been legally noticed for this meeting and the public or interested parties may provide input at this meeting regarding the request to extend the ratification date of the Development Agreement.

Alternatives

- The Planning Commission may approve the extension of ratification date to July 13, 2017; or
- The Planning Commission may deny the extension of ratification date and direct staff to make findings of fact to support this decision; or
- The Planning Commission may continue the discussion and request additional information.

Future Process

Upon approval of this request to extend the ratification date the Staff and applicant will finalize the Development Agreement to memorialize the IHC MPD approvals, including the First and Second Amendments, and place this item on a Planning Commission date for ratification. Following ratification the Development Agreement shall be recorded at Summit County.

Recommendations

Staff recommends Planning Commission extend the date for ratification of a Development Agreement for the Intermountain Healthcare Master Planned Development (IHC MPD), as amended, to July 13, 2017, based on the following findings of fact.

Findings of Fact

1. The IHC MPD was approved by the Planning Commission on May 23, 2007, subject to the Annexation Agreement recorded at Summit County on January 23, 2007.
2. The IHC MPD consists of Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, and 11 Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Subdivision (IHC/USSA Subdivision), and generally includes an Intermountain Healthcare Hospital of 300,000 square feet (180 Unit Equivalents) located on Lot 1 and Support Medical Office space of 150,000 square feet (150 Unit Equivalents) located on Lots 1, 7, and 10.
3. The property is generally located on Round Valley Drive west of US 40 and east of Round Valley in the Quinn's Junction neighborhood of Park City.

4. Lot 2 of the IHC/USSA Subdivision plat is dedicated as open space.
5. Lot 3 is not part of the IHC MPD and is the location of the USSA Headquarters and Training Center MPD.
6. Lot 4 was the original location of 28 affordable, deed restricted townhouse units incorporated into the Park City Heights neighborhood during the Park City Heights MPD approval. Lot 4 currently has no designated density.
7. Lot 5 was dedicated and transferred to the City for future recreation uses and has no designated density.
8. The density initially designated for Lot 6 was transferred to Lot 1 with the First Amendment to the MPD.
9. Lot 7 contains the 25,000 sf medical support office density and is also known as Physician Holdings or MOB (Medical Office Building).
10. The density initially designated for Lot 8 was transferred to Lot 1 with the First Amendment to the MPD.
11. Lot 9 contains a small Questar gas regulating facility.
12. Lot 10 is the location of the Summit County Health Department and People's Health Clinic utilizing 25,000 sf of support medical office density. Summit County has a ground lease from IHC on this lot.
13. Lot 11 is the one acre lot around Lot 9, owned by IHC and not designated as to use or density.
14. The Annexation Agreement sets forth maximum building floor areas, development location, and conditions related to developer-provided amenities on the various lots of the IHC/USSA subdivision plat, such as roads, utilities, and trails.
15. A Development Agreement reflecting the approved Master Planned Development and subsequent amendments needs to be ratified by the Planning Commission and recorded at Summit County.
16. The property is located in the Community Transition (CT) Zone.
17. A First Amended IHC MPD was approved by the Planning Commission on October 8, 2014, transferring assigned medical support density from Lots 6 and 8 to Lot 1, along with other amendments related to Phase 2 of the Medical Center construction.
18. The Second Amended IHC MPD was approved by the Planning Commission on January 13, 2016, approving administrative corrections to conditions #16 and #17 of the October 8, 2014 First Amended IHC MPD, the subdivision of Lot 8 into two lots, and allowing the Peace House use on amended Lot 8.
19. One additional item included in the Second IHC MPD Amendment application, regarding additional density for support medical uses, was continued to a date uncertain, and final action on this item has not yet occurred.
20. The January 13, 2016, approved MPD Amendments included the following conditions of approval:
 1. All applicable conditions of approval of the IHC/USSA Annexation Agreement shall apply to this MPD amendment.
 2. All applicable conditions of approval of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Second Amended subdivision plat shall apply.
 3. Construction of the Peace House facility on Lot 8 shall be subject to an approved Conditional Use Permit, as well as to all applicable conditions of approval of the MPD, as amended, the Annexation Agreement, and the Subdivision plat.

4. A Development Agreement specifically for the IHC Master Planned Development, as amended, shall be ratified by the Planning Commission within 6 months of final action on the MPD Amendment application.
5. The Development Agreement shall reiterate all applicable requirements of the Annexation Agreement, as well as zoning requirements related to findings, conclusions, and conditions of approval of the MPD, included the approved amendments.
6. The Development Agreement shall include an express reservation of the future legislative power and zoning authority of the City, a copy of the approved MPD plans and any other plans that are a part of the Planning Commission approval, a description of all Developer exactions or agreed upon public dedications, an agreement to pay all specified impact fees; a description of the form of ownership anticipated for the project; and a list and map of all known Physical Mine Hazards on the property.
7. All construction within the IHC MPD is subject to the plat notes and conditions of approval of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended subdivision plat recorded at Summit County on November 25, 2008, as well as conditions of approval of the IHC MPD, as amended, including amendments to Conditions #16 and #17 of the October 8, 2014 MPD Amendment approval, as described in #8 below.
8. Conditions #16 and #17 of the October 8, 2014 approval of the First Amended IHC MPD shall be amended, and reflected in the Development Agreement, as follows:
 - a) Condition #16 shall be deleted.
 - b) Condition #17 shall be amended to state the following: The applicant shall submit a parking study as part of an application for the next Medical Center expansion. The study shall include qualified transportation professionals recommendations addressing the potential impact of reduced parking ratios in future phases and a comprehensive program to increase utilization of underutilized parking areas; along with impacts to street intersections out to and including SR-248.
21. The applicant and Staff were waiting for the density issue requested with the Second MPD Amendment application to be considered by the Planning Commission prior to drafting the a Development Agreement. This amendment requires further density discussion and possible Land Management Code amendments, and has been continued to a date uncertain.
22. On October 12th Staff and the applicant met and the applicant requested that a Development Agreement be ratified for the MPD amendments approved to date.
23. As the 6 month timeframe has passed, based on the January 13, 2016 approval date of the Second Amendment, the applicant requested an extension to the ratification timeframe.
24. Staff is in the process of drafting a Development Agreement consistent with the MPD Amendments approved on October 8, 2014 and January 13, 2016 and will present the Development Agreement to the Commission for ratification in early 2017.
25. Following ratification the Development Agreement will be recorded at Summit County.
26. If final action is taken on the outstanding item of the MPD Amendment application in

the future, an amended Development Agreement will need to be ratified and recorded.

Exhibits

Exhibit A- Applicant request for extension

Exhibit B- Action letter for Second Amended IHC MPD (January 13, 2016)



36 South State Street, 23rd Floor
Salt Lake City, UT 84111-1486
801.442.2000

5 December 2016

Kirsten Whetstone, Senior Planner
Park City Municipal Corporation
Planning Department
445 Marsac Avenue
PO Box 1480
Park City, Utah 84060

Dear Kirsten,

When we met on October 12th, 2016, at my request to discuss the fact that the development agreement for the amended MPD had not been completed, since the Land Management Code review was still in process, and the six month deadline for the development agreement had passed. During our conversation it was proposed that a development agreement be written for the approved amendments. Legal advised that we needed to request an extension from the Planning Commission of the deadline.

This letter is Intermountain Healthcare's formal request that the Park City Planning Commission amend the deadline for the development agreement in condition 4 of the 2nd amendment to the Intermountain Healthcare MPD be extended to July 13, 2017. The development agreement should document all conditions that have been approved to date.

When and if any future amendments to the MPD are approved, then Intermountain realizes that the development agreement would need to be amended to reflect any such approvals.

Sincerely,

A handwritten signature in black ink that reads "Morgan David Busch". The signature is written in a cursive, flowing style.

Morgan Busch
Senior Strategic Planning Consultant



February 2, 2016

Morgan Busch
36 South State Street, 8th Floor
Salt Lake City, UT 84111

NOTICE OF PLANNING COMMISSION ACTION

Application # PL-15-02999
Address 700 and 900 Round Valley Drive
Description Second Amended IHC Master Planned Development Application for the following amendments:

1. Affordable Housing and locating Peace House on Lot 8.
2. Subdivision of Lot 8 into two lots.
3. Administrative adjustments to conditions of approval from First Amended IHC Master Planned Development of October 8, 2014. Requirement of a Development Agreement to memorialize MPD Amendments.

Date of Action January 13, 2016

On January 13, 2016, the Park City Planning Commission called a meeting to order, a quorum was established, a public hearing was held, and the Planning Commission discussed and approved your application based on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. On November 10, 2015, the City received a complete application for an MPD Amendment for the Intermountain Healthcare Master Planned Development (IHC MPD).
2. The proposed MPD Amendment includes the following items:
 - Allow the Peace House facility to be located on Lot 8 of the IHC/USSA subdivision plat to fulfill a portion of the remaining affordable housing obligation for the IHC MPD. A Conditional Use Permit (CUP) is required prior to building permit issuance. A CUP application was submitted for concurrent review with the MPD Amendment application.
 - Allow Lot 8 to be subdivided into two lots with the eastern 3.6 acres proposed to be leased to the Peace House as Lot 8 and the western 6.334 acres to become a new Lot 12 retained by the Intermountain Healthcare with no density assigned to it. A plat amendment application is required and has not yet been submitted.
 - Add 50 Unit Equivalents (UE) of density as 50,000 square feet of support medical offices/clinics to the overall IHC MPD to be located on Lot 1. **(Note- this item**

was continued for further analysis and discussion with Staff recommendation to bring it back to the Planning Commission later in 2016.)

- Make administrative corrections to conditions #16 and #17 of the October 8, 2014, approval of the First Amended IHC MPD.
 - Include a condition of approval requiring recordation of a Development Agreement to cover all items of the original MPD as well as the First and Second Amendments.
3. The IHC MPD was approved by the Planning Commission on May 23, 2007.
 4. A First Amended IHC MPD was approved by the Planning Commission on October 8, 2014, transferring assigned medical support density from Lots 6 and 8 to Lot 1, along with other amendments related to Phase 2 of the Medical Center construction.
 5. The IHC MPD consists of Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, and 11 of the Second Amended Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Subdivision (IHC/USSA Subdivision) approved and recorded at Summit County on November 25, 2008.
 6. The property is generally located on Round Valley Drive west of US 40 and east of Round Valley in the Quinn's Junction neighborhood of Park City.
 7. The approved IHC MPD includes an Intermountain Healthcare Hospital of 300,000 square feet (180 Unit Equivalents) located on Lot 1 and Support Medical Office space of 150,000 square feet (150 Unit Equivalents) located on Lots 1, 7, and 10.
 8. Lot 2 of the IHC/USSA Subdivision plat is dedicated as open space.
 9. Lot 3 is not part of the IHC MPD and is the location of the USSA Headquarters and Training Center MPD.
 10. Lot 4 was the original location of 28 affordable, deed restricted townhouse units incorporated into the Park City Heights neighborhood during the Park City Heights MPD approval. Lot 4 currently has no designated density and is an open space lot.
 11. Lot 5 was dedicated and transferred to the City for future recreation uses.
 12. The density initially designated for Lot 6 was transferred to Lot 1 with the First Amendment to the MPD.
 13. Lot 7 contains the 25,000 sf medical support office density and is also known as Physician Holdings or MOB (Medical Office Building).
 14. The density initially designated for Lot 8 was transferred to Lot 1 with the First Amendment to the MPD.
 15. Lot 9 contains a small Questar gas regulating facility.
 16. Lot 10 is the location of the Summit County Health Department and People's Health Clinic utilizing 25,000 sf of support medical office density. Summit County has a ground lease from IHC on this lot.
 17. Lot 11 is the one acre lot around Lot 9, owned by IHC and not designated as to use or density.
 18. This MPD amendment is being processed concurrent with a Conditional Use Permit application submitted for the Peace House proposed to be located on the eastern portion of Lot 8 with a ground lease to the property from IHC.
 19. The Peace House includes approximately 25,964 sf of emergency shelter and transitional housing, 8,622 square feet of shelter and housing support uses related to the Peace House mission, 2,096 square feet of circulation and back of house uses (mechanical, storage, etc.), and 4,096 square feet. The proposed building also includes a 4,096 square foot parking structure for a gross building size of

approximately 41,000 square feet.

20. On June 4, 2015 the Park City Housing Authority approved an amended Housing Mitigation Plan outlining the affordable housing strategy for the IHC MPD and approved the Peace House as part of that strategy.
21. The June 4, 2015 Housing Authority approval included a condition of approval that future density increases for the IHC Medical Campus at Park City Medical Center will be reduced by 10 AUEs or 8,000 square feet to address the issue that a portion of the Peace House facility is provided as satisfaction of an affordable housing obligation for the Tanger Outlet expansion through the Summit County approvals.
22. The June 4, 2015 Housing Authority approval also included a condition that if the Peace House ceases operation of their program on Lot 8 prior to 50 years from the date of signing the amended Housing Mitigation Plan agreement, IHC will owe the City 12.5 AUEs.
23. The Park City Housing Authority is the decision making body responsible for approving any amendments to the IHC MPD Affordable Housing Mitigation Plan and for determining the number of AUEs the Peace House facility will count for. A final Housing Mitigation Plan will be reviewed by the Park City Housing Authority based on uses, residential units, and square footages of the final approved Peace House CUP.
24. The IHC MPD is subject to the IHC/USSA/Burbidge Annexation plat approved by the Park City Council on December 7, 2006, with an effective date of January 1, 2007.
25. A plat amendment application is required to be submitted for review by the Planning Commission with final action by the City Council in order to subdivide Lot 8.
26. An Annexation Agreement for this property was recorded on January 23, 2007.
27. The Annexation Agreement is currently the Development Agreement for the MPD and sets forth maximum building floor areas, development location, and conditions related to developer-provided amenities on the various lots of the IHC/USSA subdivision plat, such as roads, utilities, and trails.
28. The property is located in the Community Transition (CT) Zone.
29. The maximum Building Height in the CT Zone is 28 feet (33 feet with a pitched roof). The IHC MPD provided height exceptions for the Park City Medical Center on Lot 1. The remaining lots are subject to the CT Zone Height. No changes to MPD approved heights are proposed.
30. The proposed Peace House building on Lot 8 complies with the maximum Building Height of the CT Zone.
31. The setbacks within the CT Zone are twenty five feet (25') in the front, rear, and sides. The proposed Peace House building complies with these setback requirements.
32. There is no minimum lot size in the CT Zone.
33. The base density in the CT Zone is 1 unit per 20 acres. Maximum density allowed in the CT Zone for non-residential projects is 3 units per acre provided that all Density bonus requirements set forth in LMC Section 15-2.23 A are met and the additional standards are incorporated into the Master Planned Development. This MPD Amendment does not change the allocated density within the IHC MPD.
34. Eighty percent (80%) open space is required for approved density and this MPD Amendment does not change the total open space within the MPD. With construction of the Peace House facility the open space for the entire annexation

area will be at approximately 85%.

35. Trails and linkages to trails as shown on the approved IHC MPD comply with the City's Master Trail Plan. No changes to the trails or linkages are proposed with this MPD Amendment.
36. A pre-MPD application for these MPD Amendments was submitted on September 14, 2014 and reviewed by the Planning Commission on April 8th, August 26th, October 28th, and Nov 11th, 2015. The Planning Commission conducted public hearings on these dates and made findings that the proposed MPD Amendments initially comply with the intent of the Park City General Plan and general purposes of the Community Transition (CT) Zoning District.
37. Green Building requirements are part of the Annexation Agreement and continue to apply to the Peace House CUP.
38. Administrative corrections to conditions #16 and #17, of the October 8, 2014 approval of the First Amended IHC MPD, are included as part of these MPD amendments.
39. Condition #16 was left over from the original MPD approval and states that prior to issuance of a building permit for future phases the applicant and Staff shall verify that all items agreed to by the applicant (as listed in Finding of Fact #21 of the original approval), as mitigation for the loss of the use of the planned ball field at the Park City Recreation Complex, have been completed. The applicant and Staff verified that these items have been satisfied and this Condition is not necessary and should not be included in the language of the Development Agreement.
40. Condition #17 states that the applicant shall conduct and present to the Planning Commission a parking study of the Medical Center site as part of the October 8th Amendments. The Commission discussed the timing of the study and determined that the study was not needed with the Second Phase of construction but should be included with any applications for future construction of the Medical Center.
41. A condition of approval requiring recordation of a Development Agreement to cover items of the original MPD as well as the First and Second Amendments is included as part of this amended MPD.
42. The **Analysis** section of this staff report is incorporated herein.

Conclusions of Law:

1. The MPD amendment, as conditioned, complies with all the requirements of the Land Management Code.
2. The MPD amendment, as conditioned, meets the minimum requirements of Section 15-6-5 of the LMC Code.
3. The MPD amendment, as conditioned, is consistent with the Park City General Plan.
4. The MPD amendment, as conditioned, provides the highest value of open space, as determined by the Planning Commission.
5. The MPD amendment, as conditioned, strengthens and enhances the resort character of Park City.
6. The MPD amendment, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The MPD amendment, as conditioned, is Compatible in Use, scale and mass with adjacent Properties, and promotes neighborhood Compatibility.
8. The MPD amendment provides amenities to the community so that there is no net

loss of community amenities.

9. The MPD amendment, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
10. The MPD amendment, as conditioned, meets the provisions of the Sensitive Lands provisions of the Land Management Code. The project has been designed to place Development on the most Developable Land and least visually obtrusive portions of the Site.
11. The MPD amendment, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections.
12. The MPD amendment has been noticed and public hearing held in accordance with this Code.

Conditions of Approval:

1. All applicable conditions of approval of the IHC/USSA Annexation Agreement shall apply to this MPD amendment.
2. All applicable conditions of approval of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Second Amended subdivision plat shall apply.
3. Construction of the Peace House facility on Lot 8 shall be subject to an approved Conditional Use Permit, as well as to all applicable conditions of approval of the MPD, as amended, the Annexation Agreement, and the Subdivision plat.
4. A Development Agreement specifically for the IHC Master Planned Development, as amended, shall be ratified by the Planning Commission within 6 months of final action on the MPD Amendment application.
5. The Development Agreement shall reiterate all applicable requirements of the Annexation Agreement, as well as zoning requirements related to findings, conclusions, and conditions of approval of the MPD, included the approved amendments.
6. The Development Agreement shall include an express reservation of the future legislative power and zoning authority of the City, a copy of the approved MPD plans and any other plans that are a part of the Planning Commission approval, a description of all Developer exactions or agreed upon public dedications, an agreement to pay all specified impact fees; a description of the form of ownership anticipated for the project; and a list and map of all known Physical Mine Hazards on the property.
7. All construction within the IHC MPD is subject to the plat notes and conditions of approval of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended subdivision plat recorded at Summit County on November 25, 2008, as well as conditions of approval of the IHC MPD, as amended, including amendments to Conditions #16 and #17 of the October 8, 2014 MPD Amendment approval, as described in #8 below.
8. Conditions #16 and #17 of the October 8, 2014 approval of the First Amended IHC MPD shall be amended, and reflected in the development agreement, as follows:
 - a) Condition #16 shall be deleted.
 - b) Condition #17 shall be amended to state the following: The applicant shall submit a parking study as part of an application for the next Medical Center expansion. The

study shall include qualified transportation professionals recommendations addressing the potential impact of reduced parking ratios in future phases and a comprehensive program to increase utilization of underutilized parking areas; along with impacts to street intersections out to and including SR-248.

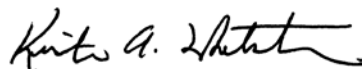
9. In order to create a separate lot of record for the Peace House, a plat amendment application would be required to be submitted to the City.

In addition, during the pre-MPD application discussions with the Planning Commission the issue of whether a Park City Fire District Fire Station was an appropriate use within the MPD was discussed. It was supported to be an appropriate use, with the issue of location and density allocation to be determined during future discussions of the request for 50 UE of additional density for the IHC-MPD.

In addition to the above conditions of approval, staff notes that all conditions of approval of the May 23, 2007 IHC-MPD approval, as well as all conditions of approval of the October 8, 2014, First Amended IHC-MPD approval, shall continue to apply as applicable.

If you have questions regarding your project or the action taken please don't hesitate to contact me at (435) 615-5066 or kirsten@parkcity.org. I will review the Planning Commission schedule and identify a meeting in early spring to continue discussions regarding additional density requested by IHC.

Sincerely,



Kirsten Whetstone, MS, AICP
Senior Planner

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