

May 17, 2017

Mr. Bruce Ericksen, Planning Director  
Mr. Francisco Astorga, Senior Planner  
Park City Planning Department  
Park City Municipal Corporation  
PO Box 1450  
445 Marsac Avenue  
Park City, UT 84060

**RE: Conditional Use Permit Application and Compliance Statement for King's Crown at Park City**

Dear Bruce and Francisco,

As per our conversation on May 11<sup>th</sup>, we are submitting this Conditional Use Permit (CUP) application in conjunction with our current MPD application that was submitted on March 31<sup>st</sup>, 2107. This CUP application supports and complements the MPD application. It was suggested to us by Staff that the CUP run concurrently with the MPD due to the level of detail that the Staff, Planning Commission and City Council have requested as part of the MPD application.

In addition to the CUP application form that is attached to this submittal, there is a checklist of items that is required to be submitted as part of the overall application. Also, there are a number of criteria that are outlined in the Land Management Code under Section 15-1-19 (E). We have written our compliance statements for both sets of items in the report below.

The first section of this report addresses the Submittal Requirements checklist from the CUP Submittal form. We have been given directive to refer to the MPD report where items requested in the CUP application are redundant with the requirements of the MPD in order to save waste and reduce redundancy. Should there be any concern whatsoever regarding providing the correct information or if the information is simply desired, please do not hesitate to let us know and we will provide the requested information immediately.

1. Completed and signed application form (attached)
2. Written Statement (please refer to the King's Crown MPD application)
3. Review Fees- \$1,140.00
4. Schematic Plans (please refer to the MPD application)
5. Reduction version of #4 (please refer to the MPD application)
6. Current Title Report (attached)
7. List of Property Owners (attached)
8. Stamped, addressed envelopes of #7 (attached)
9. Project Description (Specific to CUP Application)



**Project Description** (Specific to CUP Application form. Narrative is located in the MPD application).

- How will the proposed Use “fit-in” with the surrounding uses? **The proposed use is residential exclusively. This is identical to the uses that border the property to the south and then throughout the northern Old Town area. The uses to the north and east are hotel. The applicant has not proposed a hotel use due to the impact it would have on the aforementioned Old Town streets. The uses should fit very seamlessly into the existing vernacular.**
- What type of service will it provide to Park City? **It will increase bed base at the base area of the Park City Resort. It will also memorialize the extensive forest that covers the ridgeline that bisects the property. The proposal is 83% open space, all contiguous. The preservation of this forest, coupled with the erasure of the 295 lots that pepper the property currently, is a significantly tangible benefit to the City.**
- Is the proposed use consistent with the current zoning district and with the General Plan? **There are no exceptions requested from either the General Plan or the current zoning district.**
- Is the proposed use similar or compatible with other uses in the same area? **Yes, the proposed uses are similar and compatible with the surrounding uses. The proposed development pattern is identical to what is across the street from the property (i.e. Houses in front of houses, condos in front of condos and townhomes adjacent to townhomes). The proposal was designed to exactly mirror and complement the uses that surround it.**
- Is the proposed use suitable for the proposed site? **Yes, the proposed use fits very well onto the site and is a bed base extension of the Resort core area. The smaller streets of Old Town and the congestion at the Resort base do not lend themselves towards higher intensity uses such as hotel or commercial, so residential is the most suitable use for the site.**
- Will the proposed use emit noise, glare, dust, pollutants and odor? **There will be some noise during the construction phase, but beyond that the proposed use will not emit noise, glare, pollutants or odor.**
- What will be the hour of operation and how many people will be employed? **Since neither commercial or hotel uses are proposed, this concern is not applicable.**
- Are other special issues that need to be mitigated? **None.**

In addition, the LMC outlines in the Conditional Use Review Process (Section 15-1-10) a series of items that must be addressed by the Staff and Commission in order to ensure that the proposed CUP mitigates and addresses these items appropriately. These items are found in Section 15-1-10 (E). The following is the specific item to be mitigated and addressed and the applicant’s response of compliance.

1. The size and location of the Site. **The property is 19.15 acres in size and is sized appropriately to accommodate the proposed project. The applicant plans to leave 83% of the property as open space. The location of the property is directly adjacent to the Resort core and is therefore conducive to a resort residential development such as the one being proposed.**
2. Traffic considerations including capacity of the existing streets in the area. **The proposed King’s Crown project has, despite the existing RC Zones support of such uses, specifically excluded**



hotel and commercial uses in order to satisfy this criterion. The existing streets are typical narrow Old Town streets and thus have limited capacity for absorbing excess traffic.

3. Utility capacity, including storm water runoff. All storm water runoff will be contained on site as per the City Engineer and current City policy. The existing or planned-for utilities are currently sized appropriately for the proposed development. The only up-sized utility is a 12" water line that is currently planned for Lowell Avenue.
4. Emergency vehicle access. The applicant has met with the City Fire Marshall regarding this issue specifically. The Fire Marshall has indicated that the proposal meets current UBC criteria and has conceptually approved the emergency vehicle access layout.
5. Location and amount of off-street parking. The proposal meets all of the required parking requirements without exception. All off-street parking, with the exception of the single-family homes, will be covered and either first floor or underground. Single-family homes may have driveway parking in addition to covered parking. There will be no on-street parking associated with the proposal.
6. Internal vehicular and pedestrian circulation system. The proposed layout accommodates all internal vehicular circulation according to City Street planning standards. The pedestrian access is excellent. All pedestrian access is oriented to access the ski slopes and the transit center located approximately 100 meters from the property boundary. There will also be several well-positioned trails that funnel pedestrians towards the Main Street and resort trail areas. In addition, the project is designed to funnel pedestrians off of Lowell and onto the ski runs so that the lower part of Lowell is less congested and safer.
7. Fencing, screening and landscaping to separate the use from adjoining uses. There are no fences proposed for the project, however there are two areas of heavy landscaping proposed to separate the Marriott Mountainside Hotel to the north from the proposed King's Crown development as well as an area along the property's southeastern boundary that screens the proposed project from the existing townhomes that are located on the east side of Lowell Avenue.
8. Building mass, bulk and orientation and the location of buildings on the site; including orientation of buildings on adjacent lots. This item has been a key to the planning of the site. The proposal has specifically tried to mirror the properties that are surrounding it so that the mass, bulk and orientation are compatible with the surrounding properties. There are no height exceptions proposed. The project is designed to orient not only with the immediate neighborhood, but with the surrounding Old Town and Resort Core areas. Finally, by orientating all of the development towards the built-up areas of the property, the project is designed so that it is in harmony with the overall City layout.
9. Usable open space. The design of the project satisfies this criteria precisely. All of the open space is contiguous and relevant for visual impacts, wildlife, trails, recreation, etc.
10. Signs and Lighting. There are no unusual signs or lighting proposed in the project. The applicant will comply with any suggestions that the Staff or Commission may offer regarding this criteria.
11. Physical design and compatibility with surrounding structures in mass, scale, style, design and architectural detailing. The proposal has been designed to mirror the surrounding properties. The building mass will be smaller than the two adjacent hotels, but will allow for a clean transition to the Old Town residential properties to the south and west. The design will be the



- mountain/mining architecture that is demonstrated by the Marriott Mountainside Hotel and the Legacy Lodge and the same style that is preferred in the LMC and the General Plan.**
12. Noise, vibration, odors, steam or other mechanical factors that might affect people and property off-site. **While there may be some off-site impacts during construction only, there will not be any of these concerns after that period.**
  13. Control of delivery and service vehicles, loading and unloading zones and screening of trash and recycling pick-up areas. **Since there is no commercial proposed, there will be no delivery or service vehicles. All trash areas and recycling areas will be appropriately screened and placed.**
  14. Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental or commercial tenancies and how the form of ownership affects taxing entities. **All ownership will be fee-simple. The proposed uses are single-family and condominium. The property is in the nightly-rental zone and it is likely that some owners will rent their properties nightly and will therefore be required to comply with City business licensing and taxation concerns. There should be no inconsistencies in taxing structures from other similar properties.**
  15. Within and adjoin the site, environmentally sensitive lands, physical mine hazards, historic mine waste and Park City soils ordinance, steep slopes and appropriateness of the proposed structure to the existing topography of the site. **The SLO covers about one-third of the western portion of the property. No development is planned in this Area. There are no mine hazards or waste on the property due to its early nature as a residential development. This is outlined in the MPD proposal under the Mine Hazards Section of the submittal. The current proposal avoids steep slope areas and there is no evidence of avalanche activity or landslides.**
  16. Reviewed for consistency with the goals and the objectives of the Park City General Plan; however such review for consistency shall not alone be binding. **The MPD application has a section of the narrative devoted to the proposed King's Crown project's compliance with the General Plan.**

Thank you for the opportunity to submit this Conditional Use Application as a supplement to our King's Crown MPD submittal. Please do not hesitate to contact us if there are any questions or comments concerning his submittal. We appreciate your time and attention towards this proposal.

Sincerely,

CRH Partners, LLC  
Rory Murphy (435-640-5068)  
Hans Fuegi (435-640-1383)  
Chuck Heath (435-659-8875)