

Exhibit A - Applicant's MPD Narrative

March 28, 2017

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

RE: King's Crown MPD Submittal Narrative

Dear Bruce and Francisco,

The King's Crown property is a 19.15-acre parcel of ground located to the south of the Marriott Mountainside Hotel and to the west of Lowell Avenue (please see attached Exhibit A). The property is located directly adjacent to the resort and the King's Crown ski run cuts through the property on its western boundary. The property is zoned Recreation Commercial (6.39 acres) and Recreation Open Space (12.76 acres). It has approximately 630 feet of frontage along Lowell Avenue. The property is largely identified by a prominent ridgeline that is covered in maple trees that extends from the Marriott hotel up towards Old Town. The topography is hilly with moderate slopes towards its base. The parcel has been referred to as the "Bamberger Lots" and consist of 295 platted lots. The lots are typical Old Town lots with a 25-foot frontage and a 75-foot depth (please see attached Section 6, "Survey").

The current owner of the property, and the applicant in this submittal, is CRH Partners LLC (a Utah company). CRH is proposing a Master planned Development (MPD) on the property called King's Crown at Park City. The King's Crown MPD proposal consist of 28 single family lots, 53,000 square feet of condominiums (24 units total), 25,800 square feet of townhomes (7 units total) and a 17.5-unit affordable housing building (please reference attached Section 7, "Site Plan"). The total square footage proposed is approximately 132,800 square feet or 58 units total. The total ERU's would be 66.4 ERU's (78,800 square feet of multi-family residential divided by 2,000 square feet per ERU = 39.4 ERU's plus 27 single family lots = 66.4 ERU's). **The King's Crown proposal is not requesting any Land Management Code exceptions.** The proposal would contain 83% Open Space, well in excess of the required 60% open space for an MPD application. The proposal would also contain over 200% of the required affordable housing obligation for an MPD application.

This proposal would also eliminate 295 platted Old Town lots. Perhaps the most important aspect of this proposal that must be considered is the elimination of 295 platted old town lots. The lots are transferable and could create a very difficult situation for the City going into the future. The situation is not unlike Brighton Estates, which was platted without any context of the site taken into consideration. This proposal does away with these lots forever and does not allow someone to take advantage of the frailties inherent in a century-old plat.

The King's Crown proposal attempts to mirror the development patterns that occur adjacent to and across from the property. Next to the Marriott Mountainside and facing Lift Lodge/Sweetwater, the proposal has condominium structures that fit appropriately in this area with no height exceptions requested. Where single-family homes exist across the street on Lowell Avenue, we have proposed placing single-family home lots that are similar in size and configuration. Where the Town Homes exist on the uphill side of Lowell Avenue we have continued that pattern of town homes. The objective is to blend into the existing vernacular and create the transition from high-density resort-oriented product to single-family homes that predominate the Old Town area.

Rather than attempting to maximize its potential entitlement, the applicant is deliberately modifying the plan to fit the site with every consideration made to all aspects of the LMC and the General Plan. The applicant believes that the proposed plan has been designed to be as sensitive as possible to the site, the neighborhood and Park City in general. The entire project is oriented behind the Marriott Mountainside Hotel and the Lift Lodge/Sweetwater Hotel. The development is focused in the area on the property that is the least visually disruptive to view sheds. The proposed development pattern allows for the largest contiguous amount of open space, maintains important view corridors and protects natural habitat, trails and wildlife. This plan adheres to every aspect of the LMC Code and in many cases exceeds the Code restrictions considerable further than is required. Our goal is to create a truly community-based project and clean up the 295-lot subdivision that currently exists on the site.

The majority of the proposed single-family lots have the same general configuration as typical Old Town lots to maintain the development pattern that exists throughout Old Town. The applicant is not interested in the construction of massive homes on the property as it will not fit well with the vernacular that currently exists around the property. Keeping the lot sizes small and continuing the pattern that currently exists throughout Old Town will ensure that the project is compatible with the surrounding properties.

The condominium element of the proposed King's Crown project will be designed with the idea of relating to the mining and historic architectural heritage of the City. The designs will reflect traditional Park City architectural patterns, character and siting. The "mountain/mining" theme that is preferred by the General Plan and LMC is well-defined by the buildings surrounding the project, especially the Marriott Mountainside Hotel and the Legacy Lodge. The applicant has included the requisite elevations to show its determination to comply with this important aspect of the project's compatibility with the surrounding neighborhood and Park City in general.

The townhomes continue the development pattern that currently exists on the upper side of Lowell Avenue in Old Town. The architecture will be similar in style to the mountain/mining theme that will be utilized by the condominiums. An effort will be made to build into the hillside to reduce the overall visual impact of the project.

The proposal calls for a ski access run to be constructed on the property, partly using an existing dirt road/trail/old train track that extends down to the Northstar Drive. The proposed ski run is a cat track, approximately 12-15 feet wide, that extends from the King's Crown ski run and circles back to the base

of the resort to the Pay Day lift. The residents would access the ski run through either stairs or an elevator that is attached next to an adjacent town home building.

The property is highly visible from many vantage points in the City. The ridgeline is covered in a thick maple forest that is second generation growth. The maple forest is well-known in the Old Town area and is a popular place for outdoor recreation. CRH is not planning to develop the area of the maple forest. There is an existing old road/trail that enters into the property from the Northstar subdivision and exits into the King's Crown ski run. The trail is designated as pedestrian-only by this MPD application. The trail is well-known to the neighborhood and is easily recognized due to its unique nature. The trail is wide and covered on both sides by mature maple trees. Particularly during the Fall, when the maples explode in bright red color, the trail is truly breathtaking. There is a special quality to the trail and it warrants preservation for its own sake.

All parking would be covered, underground parking constructed according to LMC requirements. A cultural inventory report from the Park City Historical Society indicates there are no cultural artifacts located on the property (please reference Appendix D). As shown in Appendix F, a mine sites hazard report was prepared by Mr. Kerry Gee and it shows no mining activity on the property nor any mine hazards. We have also conducted an existing vegetation survey by Jason Barto, a Utah State Certified Arborist to ascertain how to best plan around and protect the existing vegetation. That report is attached as Appendix A.

Density Calculations

The Recreation Commercial Zone (RC) covers 6.39 acres of the 19.15-acre property. The remaining 12.76 acres is Recreation Open Space (ROS). The density in the RC Zone is determined by the Floor-Area-Ratio (FAR). The FAR is a calculation where the total square footage of the acreage proposed for development is multiplied by a set factor in the Code. In the case of the RC Zone, the FAR is 1.0. So, therefore the base density of the King's Crown property would be calculated to be 6.39 acres X 43,560 square feet/acre X 1.0 FAR = 278,422 square feet of density.

A portion of the property is located within the Park City Sensitive Lands Overlay Zone. The proposed MPD does not contain any Area within the Sensitive Lands Overlay Zone. All of the land within the Sensitive Lands Overlay Zone is not proposed for development under this MPD proposal. The Applicant is not seeking to transfer any density from the SLO portion of the property, nor is it seeking to transfer any density from the ROS portion of the property. The SLO portion totals 78,575 square feet of the RC Zone property. Deducting all of this and in doing so disregarding any density transfer calculations that could be achieved through the SLO ordinance, would result in a net of (278,422 sf minus 78,575 sf) 199,575 square feet of allowable density. It is a significant consideration that the proposal nonetheless follows the guidelines of the SLO ordinance. The project was designed with the SLO ordinance as its underlying foundation. By interpreting the Code as narrowly and as conservatively as possible, the applicant hopes to set an example for a well-planned development that can co-exist with the surrounding neighborhood and minimize its impact to the City in general.

Additional Considerations Regarding Density Calculations:

In the MPD process, the Planning Staff may recommend the Planning Commission grant up to a 10% increase in density if the applicant a) donates open space in excess of the 60% requirement (with conditions), b) proposes an MPD with greater than 30% affordable housing units or c) proposes an MPD with more than 80% open space. Although this proposal would qualify for a), b) or c), the applicant is not seeking any density bonuses.

The SLO ordinance allows for up to 20% increases in density if the applicant a) offers to protect open space long-term in significant environmental or visually sensitive areas in a manner approved by the City, or b) provides public access (to trails) as shown on the Trails Master Plan or, c) restores degraded environmental areas or makes significant environmental improvements. Although this proposal would qualify for either a) or b), the applicant not seeking any density bonuses.

Recreation Commercial District-Purpose Statement Compliance

- A. Allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities. ***The applicant is not proposing any hotel or convention accommodations due to the impact it would create on Lowell Avenue and surrounding Old Town streets.***
- B. Allow for resort-related transient housing with appropriate supporting commercial and service activities. ***For the reasons stated above, the applicant is not proposing commercial and service facilities, however it is likely that the units in the project will primarily be resort-related transient housing.***
- C. Encourage and clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services. ***The proposal clusters all of the development towards the more built-up areas surrounding the 19.15-acre property. The road is proposed to be private and should not unduly burden municipal services.***
- D. Limit new development on visible hillsides and sensitive view Areas. ***The proposal pulls all of the development off of the hillside to the least visually impactful area on the property and acknowledges and protects the sensitive view Areas.***
- E. Provide opportunities for variation in architectural design and housing types. ***The significant single-family element of the project will allow for many different creative architectural styles to be incorporated which will provide for a good variation in design. The proposal has four different housing types, which is very diverse for the size of the proposal.***
- F. Promote pedestrian connections within Developments and to adjacent Areas. ***The proposed sidewalk in front of the development, along with the addition of several more sets of stairs will allow for an excellent pedestrian connection with the resort not only for the proposed development, but for the existing surrounding neighbors. The addition of the sidewalk will help to improve the pedestrian connection in the neighborhood which can be somewhat dangerous in times of heavy snow. Additionally, the large and well-used trail that cuts along***

the length of the property to the Northstar Drive naturally funnels pedestrians towards the Main Street area during the summer months. The ski connection to the Resort will also promote pedestrian access during the winter.

- G. Minimize architectural impacts of the automobile. **The architecture on the site will not allow for parking in front of the condominium units or on the street, which will help to minimize the architectural impacts of the automobile.**
- H. Promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character and Site designs. **The King's Crown proposal intends to utilize the "mountain/mining" architecture which is prevalent around the ski resort. The applicant has included elevations in this submittal to reflect its intentions in this regard.**
- I. Promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City. **As with Purpose Statement H., the proposal will incorporate the mountain/mining theme to celebrate and promote the City's mining heritage.**
- J. Promote the preservation and rehabilitation of Historic Buildings. **The King's Crown property does not contain any historic buildings.**

Master Planned Development-Purpose Statement Compliance.

- A. Complement the natural features of the site. **The proposed plan has the preservation of the prominent ridgeline that extends through the property as a cornerstone of the project.**
- B. Ensure neighborhood compatibility. **The project has attempted to be as completely compatible with the existing neighborhood by mirroring the development pattern that currently exists.**
- C. Strengthen the resort character of Park City. **The project will help to uplift the development at the Resort Base by constructing high-end structures that are compatible with and enhance the existing architecture.**
- D. Result in a net positive contribution of amenities to the community. **Not proposing developing the ridgeline/maple forest is the strongest, most positive contribution that this project could make towards the important community amenities of trails, wildlife habitat and open space recreation.**
- E. Provide a variety of housing types and configurations. **The application has four different housing types which is very ambitious for a project of this size.**
- F. Provide the highest value of open space for any given Site. **The importance of the ridgeline/maple forest not being developed cannot be overemphasized. It is important for many different reasons. The visual prominence of the view shed, the preservation of wildlife habitat, the presence of trails and the open space recreation opportunities achieve the highest value possible for this parcel due to its contiguous nature.**
- G. Efficiently and cost-effectively extend and provide infrastructure. **The existing infrastructure is adjacent to the property and very accessible.**
- H. Provide opportunities for the appropriate redevelopment and reuse of existing structures/sites and maintain Compatibility with the surrounding neighborhood. **There are no existing structures on the property. The project is designed to blend in well to the surrounding community and mirror the development patterns that currently exist.**

- I. Protect residential uses and residential neighborhoods from the impacts of non-residential uses using the best practice methods and diligent code enforcement. ***The King's Crown proposal does not contemplate non-residential uses.***
- J. Encourage mixed-use, walkable and sustainable development and redevelopment that provide innovative and energy efficient design, including innovative alternatives to reduce impacts of the automobile on the community. ***The King's Crown project is not mixed use but it is very walkable to the Resort core, area transit and the Main Street area. The applicant intends to build energy efficient designed buildings that are architecturally excellent.***
- K. Encourage opportunities for economic diversification and economic development within the community. ***Given that there are no commercial uses proposed, there may be limited opportunities to promote economic development or diversification other than the construction of and maintenance of the units within the project.***

Additional Subdivision Request

The property has been held by the Bamberger family for over 70 years. CRH Partners, LLC (CRH) purchased the majority of the property from the Bamberger's, who retained ownership of the ski run portion of the property. This parcel of property, which carries no density, was retained by the previous owner to maintain a relationship with the ski resort that extends back to the resort's inception in 1963. It is the intention of this MPD application to formally subdivide and parcel out the property that the Bamberger's wish to retain. CRH is the primary applicant for this proposal, while the Bamberger family retains the interest in the portion of the property under consideration. The property is located entirely within the ROS Zone.

CRH consists of Hans Fuegi, Chuck Heath, and Rory Murphy. All of the principals involved in CRH are long-time Park City locals, with extensive experience with area business and development, non-profit work and government service. CRH takes its stewardship of the King's Crown property very seriously and that is the foundation of the proposal found in this submittal.

Thank you for the opportunity to submit this proposal. Please do not hesitate to contact any of us with any questions or concerns whatsoever. We very much appreciate your consideration of our proposal and we look forward to discussing this with you.

Sincerely,

CRH Partners, LLC
Rory Murphy
Hans Fuegi
Chuck Heath

Exhibit B - Applicant's General Plan Narrative

March 28, 2017

Mr. Bruce Ericksen,
Mr. Francisco Astorga, AICP, Senior Planner
Park City Planning Department
Park City Municipal Corporation
King's Crown at Park City
MPD Application

RE: King's Crown Project Compliance with General Plan Goals and Objectives

Dear Bruce and Francisco,

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

Small Town

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

Objectives:

1A: Direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity. **The Kings Crown proposal is defined as in-fill development. It is located directly adjacent to a high density resort area and is bracketed on three sides by existing development. The area has more than sufficient infrastructure and resource capacity.**

1B: Each neighborhood should have a well-defined edge, such as open space or a naturally landscaped buffer zone, permanently protected from development, with the exception of transition areas where two adjacent neighborhoods merge along an established transportation path. **The Kings Crown proposal would transition into the existing development by continuing the development pattern that already exists in the area. The edge, which is located along the western portion of the proposed development, would be well-defined open space forestland. Since the property is all part of one large master plan, the edge would remain in perpetuity.**

1C: Primary residential neighborhoods should encourage opportunities to enhance livability with access to daily needs, including a mini market, a neighborhood park, trails, community gardens, walkability, bus access, home business, minor office space and other uses that are programmed to meet the needs of residents within the neighborhood and complement the existing context of the built environment. **The proposed Kings Crown development would be walkable to virtually all of the above daily needs with the possible exception of community gardens. Most importantly, public transit is less than 100**

meters from the property. All of the other amenities are within walking distance and are centered around an existing vibrant resort core.

1D: Increase neighborhood opportunities for local food production within and around the City limits. Sustainable agricultural practices should be considered within appropriate areas. **The property is probably not conducive to local food production due to its mountain environment. However, the applicant is open to any ideas or possibilities the Staff or Commission has in that regard.**

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

Objectives:

2A: A regional land-use planning structure should be integrated within a larger transportation network built around transit. **Given the property's proximity to a major transit hub, less than 100 meters walking distance, the property will integrate well into local and regional public transportation elements.**

2B: Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be determined by natural conditions. **This Objective is intricately woven into the proposed plan. 83% of the proposed development is contiguous undeveloped open space that is located in a highly visible location. Wildlife will have unobstructed access to the majority of the property and that area will remain undisturbed.**

2C: Regional Institutions and services should be located within existing development nodes. **The Kings Crown proposal is in a location that is conducive to access to services and regional institutions, such as the ski area, the library and City Park.**

2D: Materials and methods of construction should be specific to the region, exhibiting a continuity of history and culture and compatibility with the local character and community identity. **The materials used in the project will be well-defined during the CUP/MPD phase of the development. The design will incorporate the mining/industrial look of the Park City Resort base area. The project is designed to transition into the surrounding projects and embrace the City's mining history.**

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

Objectives:

3A: Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs and lighting and by discouraging high-speed traffic. **The current proposal strongly supports this Objective. The entire development is designed to be pedestrian oriented and ski access to the mountain is a large part of the appeal of the site. The extensive open space component will allow for expansion of the already strong existing trail network on the property. The maple trail that funnels into the Northstar subdivision is a truly unique and attractive trail for all users and is oriented towards the Main Street area.**

3B: Prioritize efficient public transportation over widening of roads to maintain the small-town experience of narrow roads, modest traffic and Complete Streets. **By focusing all of the development towards the resort core area and existing transportation hub adjacent to the property, the design**

encourages transit and pedestrian use. The proposal is focused entirely on residential use, which should considerably alleviate the traffic and parking concerns that commercial development would bring. A sidewalk is planned along Lowell Avenue to encourage and protect pedestrian use both within the project and in the surrounding areas.

3C: Public transportation routes should be designed to increase efficiency of passenger trips and capture ridership of visitors and locals. **The close proximity of the Resort core public transit area is a key factor in complying with this Objective. The transit area is likely one of the busiest in Park City and is served by numerous bus lines to all parts of the City. The transit system will likely capture a significant amount of the traffic from the development due to its convenience. By focusing all of the development of the King's Crown property toward the existing transit area, the proposal should maximize the ability to access public transit.**

Natural Setting

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

Objectives:

4A: Protect natural areas critical to biodiversity and healthy ecological function. **One of the guiding principles of the Kings Crown proposal is to leave intact the forested ridge that comprises much of the property. This forested area is contiguous to the forest covering the Park City Resort and will maintain the ecological function that currently exists.**

4B: Buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life and visitor experience. **The project is specifically designed to protect the mountain vista that is a prominent natural feature of the property. The property is visible from many areas within the City and protecting the existing vegetation on the ridgeline will maintain the mountain vista.**

4C: Prevent fragmentation of open space to support ecosystem health, wildlife corridors and recreation opportunities. **The entire open space in the proposed plan is contiguous. The King's Crown proposal was deliberately designed with this Objective in mind.**

4D: Minimize further land disturbance and conversion of remaining undisturbed land areas to development to minimize the effects on neighborhoods. **The King's Crown development is clustered adjacent to existing large and high-use buildings to minimize the visual effect of the proposal on surrounding neighborhoods. The proposal will protect the maple forest and leave it undisturbed in perpetuity.**

4E: Collaborate with neighborhoods to create small parks or passive open space areas. **The contiguous passive open space area of the King's Crown proposal is designed to meet the intent of this Objective.**

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

Objectives:

5A: Encourage development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, protect significant existing vegetation and contribute to the community emission reduction goal. **All of the new buildings will be required to meet Park City's high standards of energy efficient construction. The close proximity of the proposal to existing amenities and transit opportunities should encourage more active pedestrian activity as well as increase public transit opportunities. The contiguous open space proposed by the plan will protect significant existing vegetation.**

5B: Encourage efficient infrastructure to include water conservation, energy conservation, renewable resource technology, decreased waste production, green public transit and increased roadway and pathway connectivity. **The project is planned to adhere to Park City's stringent building code requirements of energy efficiency and waste reduction. The applicant will work with the Staff and Commission to incorporate conservation efforts to the greatest extent possible. The trails on the project will link with other Park City trails and the close proximity of the proposed development to existing public transit will also assist in connectivity.**

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

5D: Align transportation goals with sustainable goals that reflect all four Core Values of the City. **Park City's Core Values are Small Town, Natural Setting, Sense of Community and Historic Character. Although the King's Crown area does not contain any historic artifacts or structures, the plan does fit well with the other three values. The Natural setting is preserved, the development pattern follows the existing development pattern and the addition of the 200% of affordable housing helps to preserve the sense of community in the Old Town area.**

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

Objectives:

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

6B: Encourage opportunities for local food production and sales of food produced regionally. **The site is not really conducive to food production or agriculture due to its rocky terrain and slopes. Nonetheless, it could make excellent goat pasture.**

6C: Support ecosystem health, biodiversity and natural buffers between development and sensitive lands. **The project is specifically designed to meet this criteria. The natural area is separated from the developed area and is left contiguous and undisturbed. The ridge line and the forest itself are sensitive lands and the applicant has made the protection of these a cornerstone of the project.**

6D: Encourage regional planning efforts as a mechanism to mitigate population growth. **The applicant will assist the City in any practical way to help fulfill this Objective.**

Sense of Community

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

Objectives:

7A: Increase diversity of housing stock to fill voids within housing inventory (including price, type and size) to create a variety of context sensitive housing opportunities. **The King’s Crown plan has a diversity of housing types that will fit well within the context of the Resort Core area. Additionally, the applicant is proposing to include 200% of the required affordable housing obligation in order to maintain neighborhood diversity and keep year-round residents in the area.**

7B: Focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods. **The additional affordable housing offered by the applicant will help to address this goal of primary housing in the area. The applicant will work with the City Affordable Housing Staff to ensure that the units are utilized to the maximum extent possible to address the current workforce housing goals of the City.**

7C: Focus nightly rental units to resort neighborhoods-near Park City Mountain Resort and Deer Valley. **The project boundaries are adjacent to the Park City Resort and although the applicant is not proposing an exclusively nightly rental property, such as a hotel, it is likely that the majority of units, excepting the affordable housing units, will be utilized for nightly rental.**

7D: Facilitate the implementation of a housing plan that promotes economic diversity. **The applicant is voluntarily proposing to construct 200% of its required affordable housing obligation on site in its first phase of construction. The availability of this housing will help to promote economic diversity as the units will be constructed directly adjacent to market-rate units.**

7E: Create housing opportunities for the City’s aging population (e.g. step-down housing, community housing, cottage style units). **The applicant will follow any direction the City Affordable Housing staff recommends to help address this Objective.**

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

Objectives:

8A: Provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods. **The applicant will follow the City’s Affordable Housing Staff’s recommendation on how to best address this Objective.**

8B: Increase rental housing opportunities for seasonal workers in close proximity to resorts and mixed use centers. **The project site is well-situated to accommodate this Objective given its close proximity to the Resort Core. The Applicant will follow the Staff’s recommendations on the types and opportunities to help address this Objective.**

8C: Increase housing ownership opportunities for work force within primary residential neighborhoods. **Although the project site is not located within a primary residential neighborhood, the inclusion of 200% of the required workforce housing should increase housing opportunities for many individuals that work in the City.**

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

Objectives:

9A: Maintain local recreation opportunities with high quality of service, exceptional facilities and variety of options. **The proposal maintains the maple forest located on the property with trails and forested recreational activities.**

9B: Locate recreational options within close vicinity to existing neighborhoods and transit for accessibility and to decrease vehicle miles traveled. Grouping facilities within recreational campuses is desired to decrease trips. **The King's Crown proposal fits well with this Objective by preserving the natural setting of the ridgeline and the associated trails and open space.**

9C: Optimize interconnectivity by utilizing bus/transportation services to recreation facilities. **The proposal focuses all of the development in that area closest to public transit and the resort core.**

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

Objective:

10A: Remain competitive as a world-class, multi-season, destination resort community by increasing year-round recreation events and demand for resort support services, such as hotels and restaurants.

The King's Crown proposal will help to achieve this Objective by constructing a very high-quality development that accentuates the surrounding architecture. The project's architecture will embrace the mining/mountain theme that already exists in buildings adjacent to the property. Developing a high-quality project at the resort core area should help to strengthen its appeal.

10B: Balance tourism events with preservation of small town character and quality of life. Locate larger tourist activities close to resorts and/or existing facilities. Locate community facilities close to primary residential areas. **The King's Crown proposal does not contemplate developing any community facilities in the proposal. However, the retention of the trails and open space contemplated by the proposal should help to preserve Park City's small town feel.**

10C: Public infrastructure improvements and programming should consider the visitor experience to Park City during large events and master festivals. **By preserving the ridgeline in its natural state, the proposal would assist in preserving the visitor experience.**

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

Objectives:

12A: Retain and expand existing Park City businesses. **The proposal is not contemplating any commercial development.**

12B: Improve the balance of jobs-to-housing ratio in Park City to attract higher paying jobs and workforce housing strategies. **The applicant is proposing to include 200% of its workforce housing obligation to help support this Objective.**

12C: Support local owned, independent businesses that reflect the core values of Park City and add to the Park City experience. **The project does not contemplate any commercial component at this time.**

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

Objectives:

13A: Increase cultural, arts and entertainment related events that diversify and support our tourism-based economy. **The proposed King's Crown project is designed to fit with the tourism based economy by providing housing opportunities that support the Resort Core area where it is located.**

13B: Foster and enhance the vitality of Park City's local arts and cultural sectors. **Although the project is not designed as an art-specific project, any direction the Staff or Commission cares to make in this regard will be considered.**

13C: Encourage the installation of public arts on private property, public space, parks, trails and streets that represent Park City's core values. **The project will seek to incorporate public art where appropriate and at the direction of the Staff and Commission.**

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

Objectives:

14A: Provide reliable public resources to ensure the health, welfare and safety of residents and visitors.

14B: Manage growth to protect the quality of life and preserve the unique Park City Experience by recognizing limits to growth and adopting responsible policies that are consistent with those limits.

Look at policies to offset this growth through efficiencies and renewables. **Focusing all of the development on the property towards the existing resort core area should encourage pedestrian and transit activity. Preserving the ridgeline on the property helps to preserve the Park City experience.**

14C: Provide safe drinking water to residents and visitors. Set limits to future demand based on available sources and expense of available sources. **The proposal does not contemplate large lawns or expanses of irrigated area.**

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

Exhibit C - Applicant's Traffic Studies and Transportation Master Plan Narrative

March 30, 2017

Mr. Bruce Erickson, Director
Mr. Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
445 Marsac Avenue
PO Box 1480
Park City, UT 84060

RE: King's Crown Traffic Studies and Transportation Master Plan Compliance

Dear Bruce and Francisco,

The proposed King's Crown project is currently included in a traffic study commissioned by the City on April 2nd, 2015. The study was originally written to understand the Treasure Mountain traffic impacts and the effects of the neighboring "Bamberger Lots" that would also share Lowell Avenue as a primary means of ingress and egress. The Study was titled "Lowell Avenue Traffic Modeling" and is included in this submittal. The study was carried out by InterPlan Transportation Planning. The 2015 plan vastly overestimated the amount of density being proposed by the current proposal. The 2015 study contemplated over 286,000 square feet of estimated development. The CRH proposal contemplates less than half of that. When we met with Mr. Alfred Knotts, the Park City Transportation Director, he suggested commissioning another traffic study that reflects the current proposal. That study is forthcoming and should be available by mid-April. We will forward to the planning office that as soon as it is available.

The below represents the applicant's position regarding compliance with the City's Transportation Master Plan Goals for the proposed King's Crown at Park City MPD submittal. The applicant will continue to work with the City transportation, planning and engineering departments to mitigate the transportation impacts of the proposed project. If you have any questions or concerns whatsoever concerning this report, please do not hesitate to contact us.

Transportation Master Plan Goals

1. GOAL 1: Park City will have a multimodal transportation system with complete streets and balanced availability of pedestrian, bicycle, transit and auto travel. **Fortunately, the Park City Resort Core transit center is located approximately 100 meters from the King's Crown property. This gives excellent transit opportunities. The project's location gives very**

accessible pedestrian access to Old Town and Main Street. Many of the City's attractions are an easy walk (10 minutes or less) from the project's area. There are also good trail access points for pedestrian and bicycle access to the surrounding area.

2. GOAL 2: Park City's residents, workers, visitors and guests will have access to convenient transit for circulation throughout the City. **The Resort Core transit center proximity to the King's Crown project will ensure that there will be access to convenient public transit for any owners, guests and visitors.**
3. GOAL 3: Park City residents, workers, day visitors and overnight guests will have efficient, direct and convenient regional transit connections from and to area resorts, Salt Lake and Utah Counties and other communities of the Wasatch Back. **Again, the close proximity of the transit center gives very good access to both transit within the City as well as regional transit. The access to the resort is directly adjacent to the project area and is easily serviced by pedestrian activity.**
4. GOAL 4: Park City will have a complete and well-connected network of trails, bicycle lanes and sidewalks that supports safe, convenient and pleasant walking and bicycling to accommodate the needs of residents, visitors and guests for short trips within the City and surrounding neighborhoods. **The project has direct access to the resort and all of the activities and trails that are located there. There are also excellent trails that are unique and located entirely on the property. These trails access the Main Street area and provide good, safe access that is totally independent of streets.**
5. GOAL 5: Mobility and Access in Park City will be as good or better than today while achieving a net reduction in the amount that each person drives a car. **The transit center proximity cannot be overemphasized relative to good mobility and access that is independent of the automobile. Tourist and visitors quickly realize that driving (and parking) in Park City can be difficult and they adapt very readily to using the public transit system.**
6. GOAL 6: Park City's street network will be well maintained, with streets that are not significantly wider than today and without significant increase in lane mileage. **The proposed private street that is part of the plan is the minimum street size that is allowed by the City Engineer.**
7. GOAL 7: Park City's transportation system will contribute positively to public health and quality of life by achieving a high level of travel safety and by creating an environment that supports active living. **The applicant will assist the City in any manner to help further this goal.**
8. GOAL 8: Park City's transportation system will contribute positively to improved environmental, social and economic sustainability of the community. **The applicant will assist the City in any manner to help further this goal.**
9. GOAL 9: Park City's transportation system will support development of clustered and diverse land use centers by providing convenient multimodal access to each center concurrent with its development. **The proposed King's Crown application is the definition of clustered development, utilizing a small percentage of the property with excellent access to the Park City Resort Core transit center. All of the proposed development is oriented as close to the transit center as is possible on the property.**
10. GOAL 10: Park City will use system management and demand management techniques to minimize financial burden and environmental impact of local transportation facilities. **The applicant will assist the City in any manner to help further this goal.**

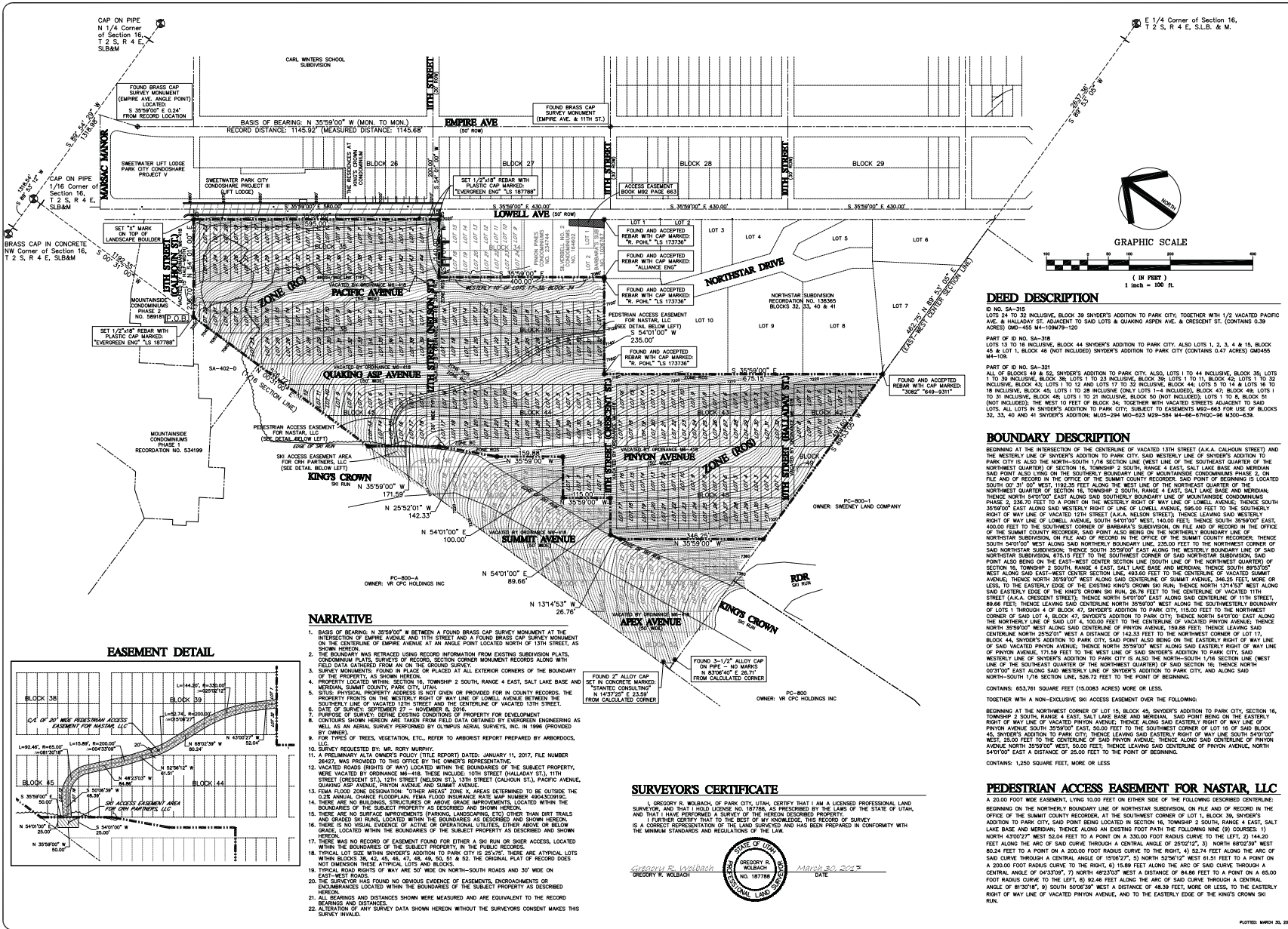
Exhibit E - Aerial Location Map



Exhibit F - Project Scope Plan



Exhibit G - Boundary Survey



DEED DESCRIPTION

D NO. 54-312
 LOTS 24 TO 32 INCLUSIVE, BLOCK 39 SNYDER'S ADDITION TO PARK CITY, TOGETHER WITH 1/2 VACATED PACIFIC AVE. (HALLADAY ST. ADJACENT) AND LOTS 4 QUAMING ASPEN AVE. & CRESCENT ST. (CONTAINS 0.39 ACRES) GMD-455 M44-109478-120

PART OF D NO. 54-318
 LOTS 13 TO 18 INCLUSIVE, BLOCK 44 SNYDER'S ADDITION TO PARK CITY, ALSO LOTS 1, 2, 3, 4 & 15, BLOCK 45 & LOT 1, BLOCK 46 (NOT INCLUDED) SNYDER'S ADDITION TO PARK CITY (CONTAINS 0.47 ACRES) GMD455 M44-109478-120

PART OF D NO. 54-321
 ALL OF BLOCKS 49 & 50, SNYDER'S ADDITION TO PARK CITY, ALSO, LOTS 1 TO 14 INCLUSIVE, BLOCK 36, LOTS 1 TO 30 INCLUSIVE, BLOCK 38, LOTS 1 TO 23 INCLUSIVE, BLOCK 39, LOTS 1 TO 11, BLOCK 42, LOTS 1 TO 32 INCLUSIVE, BLOCK 43, LOTS 1 TO 12 AND LOTS 17 TO 32 INCLUSIVE, BLOCK 44, LOTS 5 TO 14 & LOTS 16 TO 18 INCLUSIVE, BLOCK 45, LOTS 1 TO 28 INCLUSIVE (ONLY LOTS 1-4 INCLUDED), BLOCK 47, BLOCK 49, LOTS 1 TO 31 INCLUSIVE, BLOCK 48, LOTS 1 TO 21 INCLUSIVE, BLOCK 50 (NOT INCLUDED), LOTS 1 TO 8, BLOCK 51 (NOT INCLUDED), THE WEST 50 FEET OF BLOCK 34, TOGETHER WITH VACATED 1/2 VACATED PACIFIC AVE. (HALLADAY ST. ADJACENT) TO SAID LOTS, ALL LOTS IN SNYDER'S ADDITION TO PARK CITY, SUBJECT TO EASEMENTS 492-463 FOR USE OF BLOCKS 30, 33, 35, 40 AND 41 SNYDER'S ADDITION, M40-284 M40-323 M42-584 M44-66-8790-30-30 M300-430.

BOUNDARY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED 13TH STREET (A.K.A. CALHOUN STREET) AND THE WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY, SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/4 SECTION LINE (WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN) SAID POINT ALSO LIES ON THE SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 3A, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00° 31' 00" WEST 1192.35 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 54°01'00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 3A TO A POINT ON THE WESTERLY BOUNDARY LINE OF VACATED LOWELL AVENUE, THENCE SOUTH 39°50'00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, 596.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF VACATED 12TH STREET (BARBARA'S SUBDIVISION) ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY LINE OF SAID NORTHWEST SUBDIVISION, THENCE SOUTH 54°01'00" WEST ALONG SAID WESTERLY BOUNDARY LINE OF SAID NORTHWEST SUBDIVISION, 235.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST SUBDIVISION, THENCE SOUTH 89°50'00" WEST ALONG SAID WESTERLY BOUNDARY LINE OF SAID NORTHWEST SUBDIVISION, 672.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST SUBDIVISION, SAID POINT ALSO BEING ON THE EAST-WEST CENTER SECTION LINE (FOURTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°50'00" WEST ALONG SAID WESTERLY BOUNDARY LINE OF SAID NORTHWEST SUBDIVISION, 235.00 FEET TO THE WESTERLY CORNER OF SAID NORTHWEST SUBDIVISION, THENCE SOUTH 54°01'00" WEST ALONG SAID WESTERLY BOUNDARY LINE OF SAID NORTHWEST SUBDIVISION, 450.00 FEET TO THE CENTERLINE OF VACATED 11TH STREET, 89.86 FEET, THENCE LEAVING SAID CENTERLINE NORTH 39°50'00" WEST ALONG THE SOUTHWESTERN BOUNDARY OF LOTS 1 THROUGH 4 OF BLOCK 47, SNYDER'S ADDITION TO PARK CITY, 15.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 47, SNYDER'S ADDITION TO PARK CITY, THENCE NORTH 54°01'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 4, 100.00 FEET TO THE CENTERLINE OF VACATED PINYON AVENUE, THENCE NORTH 39°50'00" WEST ALONG SAID CENTERLINE OF PINYON AVENUE, 159.86 FEET, THENCE LEAVING SAID CENTERLINE NORTH 29°02'12" WEST A DISTANCE OF 442.52 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 44, SNYDER'S ADDITION TO PARK CITY, SAID POINT ALSO BEING ON THE EASTERN RIGHT OF WAY LINE OF SAID VACATED PINYON AVENUE, THENCE NORTH 39°50'00" WEST ALONG SAID EASTERN RIGHT OF WAY LINE OF PINYON AVENUE, 171.59 FEET TO THE WEST LINE OF SAID SNYDER'S ADDITION TO PARK CITY, SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/4 SECTION LINE (WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 39°50'00" WEST 23.00 FEET TO THE CENTERLINE OF SAID PINYON AVENUE, THENCE ALONG SAID CENTERLINE OF PINYON AVENUE, THENCE NORTH 39°50'00" WEST 23.00 FEET, THENCE LEAVING SAID CENTERLINE OF PINYON AVENUE, NORTH 54°01'00" EAST ALONG SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY, AND ALONG SAID WESTERLY LINE OF VACATED PINYON AVENUE, 526.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 653,761 SQUARE FEET (15.0083 ACRES) MORE OR LESS.

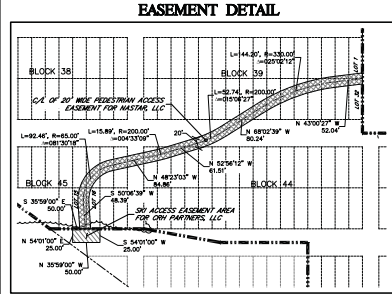
TOGETHER WITH A NON-EXCLUSIVE S/AID EASEMENT OVER THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 45, SNYDER'S ADDITION TO PARK CITY, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERN RIGHT OF WAY LINE OF VACATED PINYON AVENUE, THENCE ALONG SAID EASTERN RIGHT OF WAY LINE OF PINYON AVENUE, SOUTH 29°02'12" WEST 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID BLOCK 45, SNYDER'S ADDITION TO PARK CITY, THENCE LEAVING SAID EASTERN RIGHT OF WAY LINE SOUTH 54°01'00" WEST, 23.00 FEET TO THE CENTERLINE OF SAID PINYON AVENUE, THENCE ALONG SAID CENTERLINE OF PINYON AVENUE, THENCE NORTH 39°50'00" WEST 23.00 FEET, THENCE LEAVING SAID CENTERLINE OF PINYON AVENUE, NORTH 54°01'00" EAST A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,250 SQUARE FEET, MORE OR LESS.

NARRATIVE

- BASIS OF BEARING: N 35°59'00" W BETWEEN A FOUND BRASS CAP SURVEY MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET AND A FOUND BRASS CAP SURVEY MONUMENT ON THE CENTERLINE OF EMPIRE AVENUE AT AN ANGLE POINT LOCATED NORTH OF 13TH STREET, AS SHOWN HERON.
- THE BOUNDARY WAS RETRACED USING RECORD INFORMATION FROM EXISTING SUBDIVISION PLATS, CONDOMINIUM PLATS, SURVEY OF RECORD, SECTION CORNER MONUMENT RECORDS ALONG WITH FIELD DATA GATHERED FROM AN ON THE GROUND SURVEY.
- SURVEY MONUMENTS: FOUND IN PLACE OR PLACED AT ALL EXTERIOR CORNERS OF THE BOUNDARY OF THE PROPERTY, AS SHOWN HERON.
- PROPERTY LOCATED WITHIN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, PARK CITY, UTAH.
- PHYSICAL PROPERTY ACCESS IS NOT GIVEN OR PROVIDED FOR IN COUNTY RECORDS, THE PROPERTY FRONTS ON THE WESTERN RIGHT OF WAY LINE OF LOWELL AVENUE BETWEEN THE SOUTHERLY LINE OF VACATED 12TH STREET AND THE CENTERLINE OF VACATED 13TH STREET.
- DATE OF SURVEY: 03/28/2017.
- PURPOSE OF SURVEY: DEFINE EXISTING CONDITIONS OF PROPERTY FOR DEVELOPMENT.
- THESE SHOW HEREON ARE TAKEN FROM FIELD DATA OBTAINED BY GEODESIC ENGINEERING AS WELL AS AN AERIAL SURVEY PERFORMED BY OLYMPIAN AERIAL SURVEYS, INC. IN 1996 (PROVIDED BY OWNER).
- FOR TYPES OF TREES, VEGETATION, ETC., REFER TO ARBORIST REPORT PREPARED BY ARBORCO, LLC.
- SURVEY REQUESTED BY: MR. RORY MURPHY.
- A PRELIMINARY ALTA OWNER'S POLICY (REPORT) DATED: JANUARY 11, 2017, FILE NUMBER 26497, WAS PROVIDED TO THIS OFFICE BY THE OWNER'S REPRESENTATIVE.
- VACATED ROADS (RIGHTS OF WAY) LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, WERE VACATED BY ORDINANCE M48-418, THESE INCLUDE: 10TH STREET (HALLADAY ST.), 11TH STREET (CRESCENT ST.), 12TH STREET (MELISSA ST.), 13TH STREET (CALHOUN ST.), PACIFIC AVENUE, QUAMING ASP AVENUE, PINYON AVENUE AND SUMMIT AVENUE.
- FEMA FLOOD ZONE DESIGNATION: "OTHER HAZARDOUS ZONE" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, FEMA FLOOD INSURANCE RATE MAP NUMBER 83040303C; THERE ARE NO BUILDINGS, STRUCTURES OR ABOVE GROUND AREAS LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED AND SHOWN HERON.
- THERE ARE NO SURFACE IMPROVEMENTS (PARKING, LANDSCAPING, ETC.) OTHER THAN DIRT TRAILS AND GRADED SHOULDER, LOCATED WITHIN THE BOUNDARIES AS DESCRIBED AND SHOWN HERON.
- THERE IS NO VISIBLE EVIDENCE OF OPERATIONAL UTILITIES (EITHER ABOVE OR BELOW GROUND) LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED AND SHOWN HERON.
- THERE WAS NO RECORD OF EXAMINER FOUND FOR EITHER A S/AID R/W OR S/AID ACCESS, LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, IN THE PUBLIC RECORD.
- THERE ARE NO SURFACE IMPROVEMENTS (PARKING, LANDSCAPING, ETC.) OTHER THAN DIRT TRAILS AND GRADED SHOULDER, LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED AND SHOWN HERON.
- TYPICAL ROAD RIGHTS OF WAY ARE 50' WIDE ON NORTH-SOUTH ROADS AND 30' WIDE ON EAST-WEST ROADS.
- THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AS DESCRIBED.
- ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES.
- A LISTING OF ANY SURVEY DATA SHOWN HERON WITHOUT THE SURVEYOR'S CONSENT MAKES THIS SURVEY INVALID.



SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HERON DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS RECORD SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

GREGORY R. WOLBACH
 03/28/2017
 187788
 PROFESSIONAL LAND SURVEYOR

PEDESTRIAN ACCESS EASEMENT FOR NASTAR, LLC

A 30.00 FOOT WIDE EASEMENT, LYING 10.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING ON THE NORTHWEST CORNER OF LOT 15, BLOCK 45, SNYDER'S ADDITION TO PARK CITY, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERN RIGHT OF WAY LINE OF VACATED PINYON AVENUE, THENCE ALONG SAID EASTERN RIGHT OF WAY LINE OF PINYON AVENUE, SOUTH 29°02'12" WEST 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID BLOCK 45, SNYDER'S ADDITION TO PARK CITY, THENCE LEAVING SAID EASTERN RIGHT OF WAY LINE SOUTH 54°01'00" WEST, 23.00 FEET TO THE CENTERLINE OF SAID PINYON AVENUE, THENCE ALONG SAID CENTERLINE OF PINYON AVENUE, THENCE NORTH 39°50'00" WEST 23.00 FEET, THENCE LEAVING SAID CENTERLINE OF PINYON AVENUE, NORTH 54°01'00" EAST A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,250 SQUARE FEET, MORE OR LESS.

Evergreen Engineering, Inc.
 1375 Burrhead Drive • Suite 100 • Lead, Utah
 Phone: (435) 464-6474 • Fax: (435) 464-2919
 Email: info@evergreen-engineering.com

DATE	BY	REVISION/COMMENTS

SURVEYED BY: GRW/ADM
 DRAWN BY: ADM
 CHECKED BY: ADM
 DATE: 03/27/2017
 PROJECT: EVERGREEN ENGINEERING, INC.

EXISTING CONDITIONS SURVEY
KING'S CROWN
 WOLBACH
 LOWELL AVENUE
 SHEET C1

Exhibit H - Architectural Site Plan



CROWN

Exhibit M - Contextual Analysis



Exhibit R - Property Area Calculations

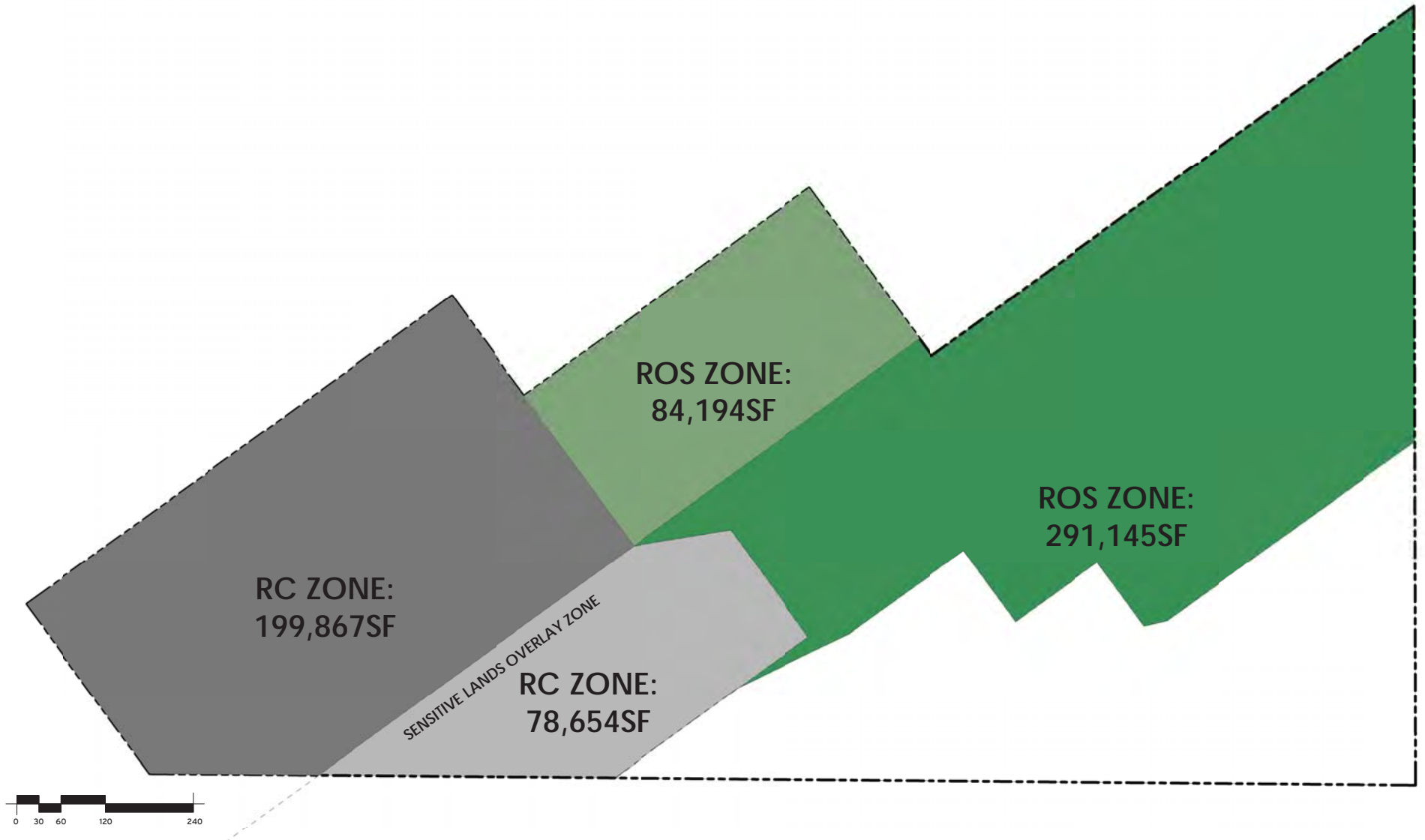
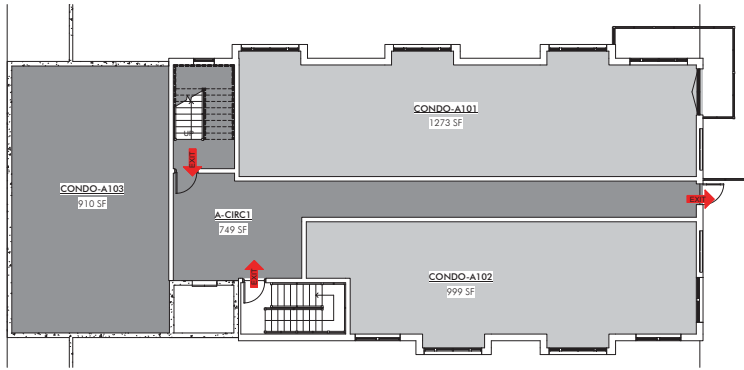


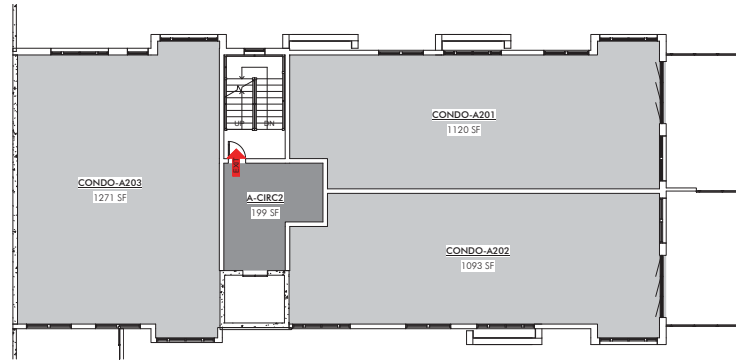
Exhibit DD - Existing Platted Conditions



Exhibit FF - Schematic Plans and Elevations

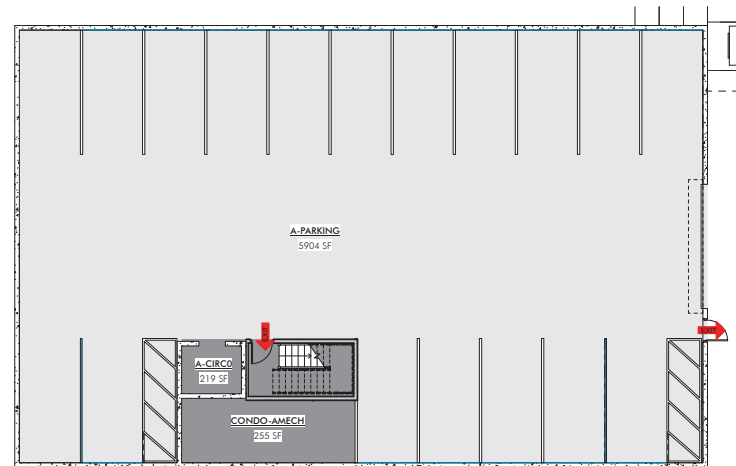


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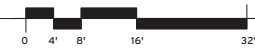


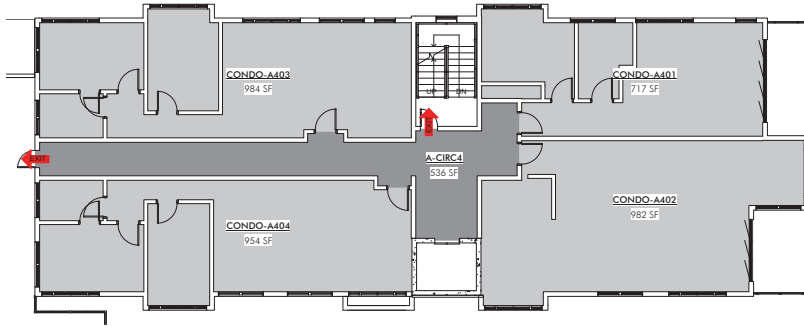
3 A.2
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AFFORDABLE UNIT CONDO AREAS	
UNIT	NET AREA
CONDO-AMECH	255 SF
	255 SF
CONDO-A101	1273 SF
CONDO-A102	999 SF
CONDO-A103	910 SF
	3181 SF
CONDO-A201	1120 SF
CONDO-A202	1093 SF
CONDO-A203	1271 SF
	3484 SF
CONDO-A301	940 SF
CONDO-A302	927 SF
CONDO-A303	1044 SF
CONDO-A304	1104 SF
	4015 SF
CONDO-A401	717 SF
CONDO-A402	982 SF
CONDO-A403	984 SF
CONDO-A404	954 SF
	3638 SF
CONDO-A501	1089 SF
CONDO-A502	1099 SF
	2187 SF
NET TOTAL AREA	16761 SF



1 A.0
SCALE: 1/8" = 1'-0"





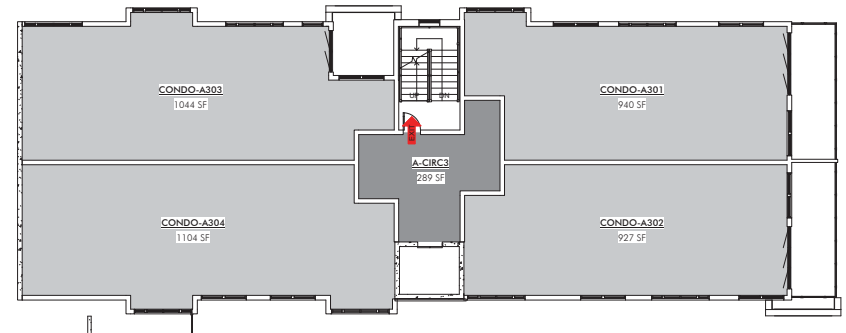
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3 A.5
SCALE: 1/8" = 1'-0"

AFFORDABLE UNIT CONDO AREAS

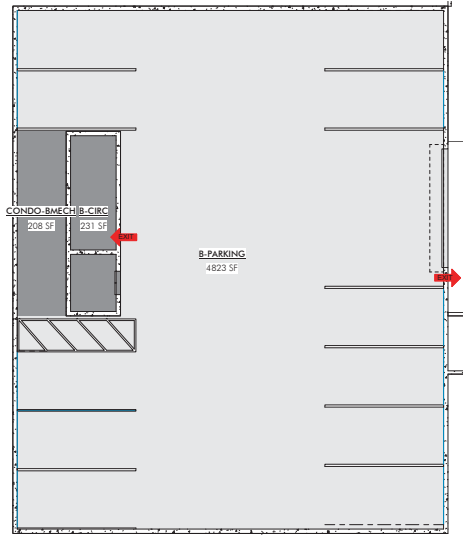
UNIT	NET AREA
CONDO-AMECH	255 SF
	255 SF
CONDO-A101	1273 SF
CONDO-A102	999 SF
CONDO-A103	910 SF
	3181 SF
CONDO-A201	1120 SF
CONDO-A202	1093 SF
CONDO-A203	1271 SF
	3484 SF
CONDO-A301	940 SF
CONDO-A302	927 SF
CONDO-A303	1044 SF
CONDO-A304	1104 SF
	4015 SF
CONDO-A401	717 SF
CONDO-A402	982 SF
CONDO-A403	984 SF
CONDO-A404	954 SF
	3638 SF
CONDO-A501	1089 SF
CONDO-A502	1099 SF
	2187 SF
NET TOTAL AREA	16761 SF



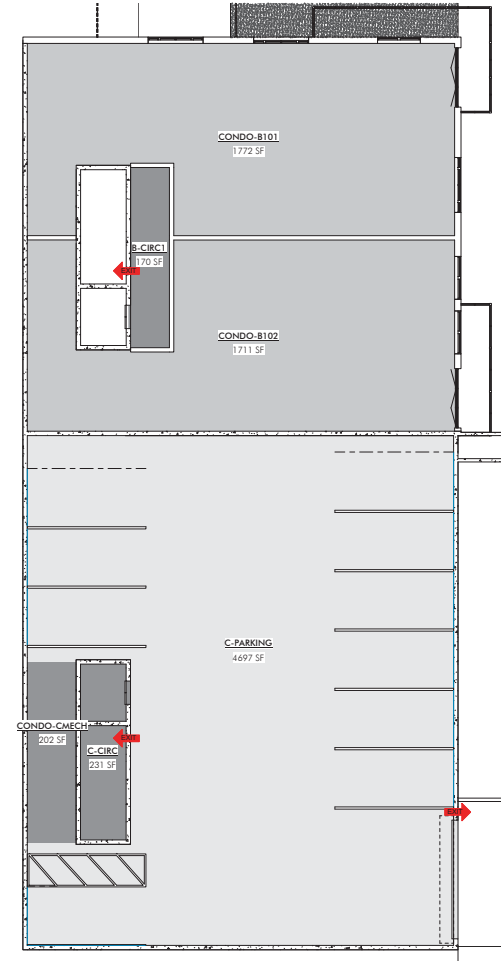
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SCALE: 1/8" = 1'-0"



BLDG B/C CONDO AREAS	
UNIT	NET AREA
CONDO-BMECH	208 SF
CONDO-B101	1772 SF
CONDO-B102	1711 SF
CONDO-CMECH	202 SF
CONDO-B201	1430 SF
CONDO-B202	1651 SF
CONDO-C101	1647 SF
CONDO-C102	1740 SF
CONDO-B201B	1096 SF
CONDO-B202B	1169 SF
CONDO-B303	2878 SF
CONDO-C201	1444 SF
CONDO-C202	1681 SF
CONDO-B401	3727 SF
CONDO-C201B	1571 SF
CONDO-C202B	1650 SF
CONDO-C401	2384 SF
NET TOTAL AREA	27961 SF

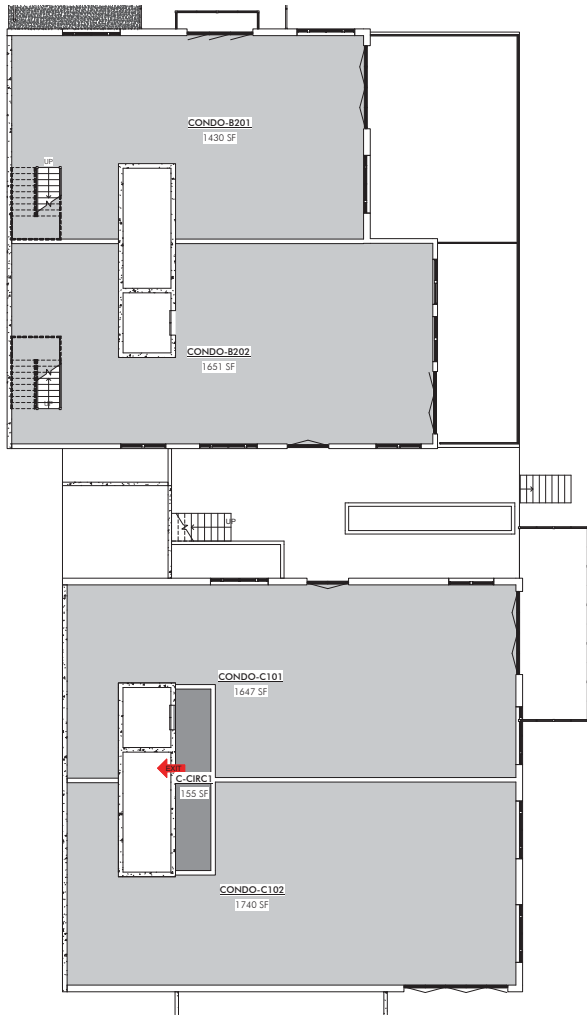


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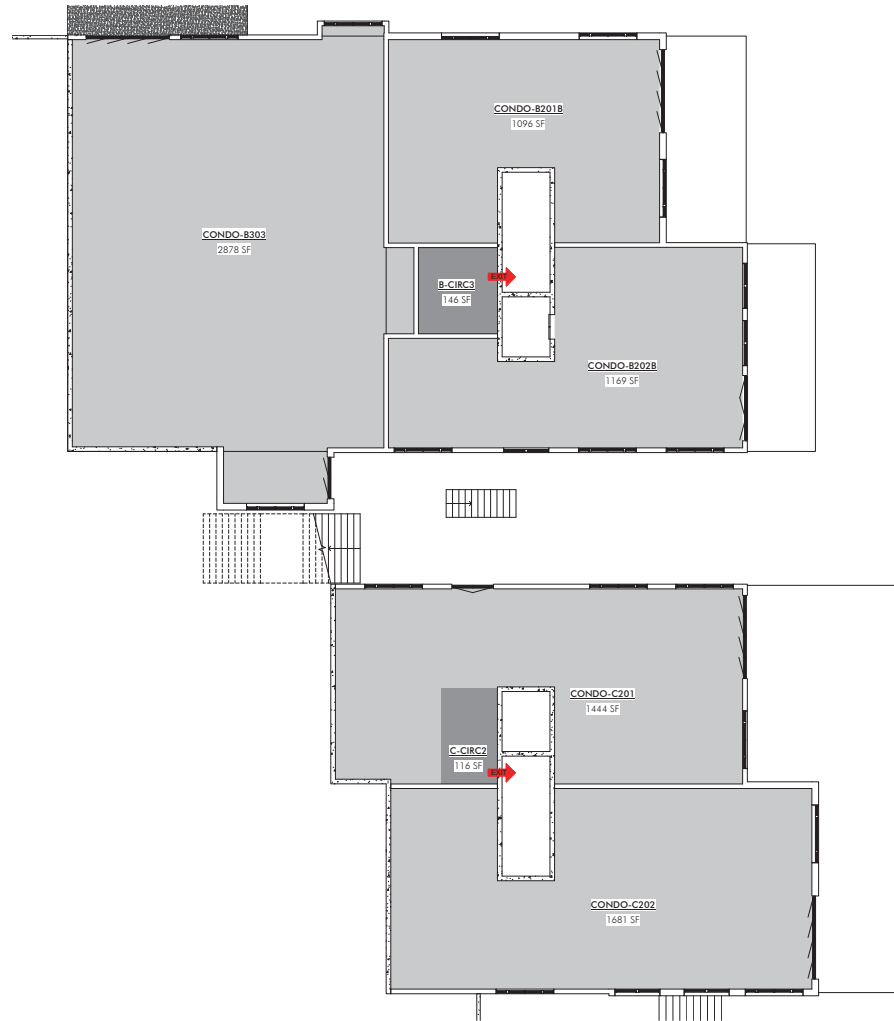


2 B.1/C.0
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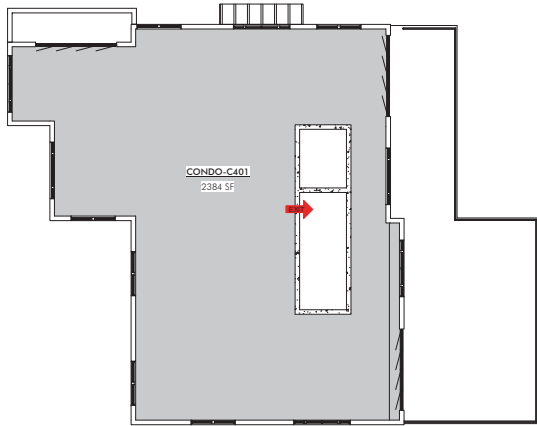
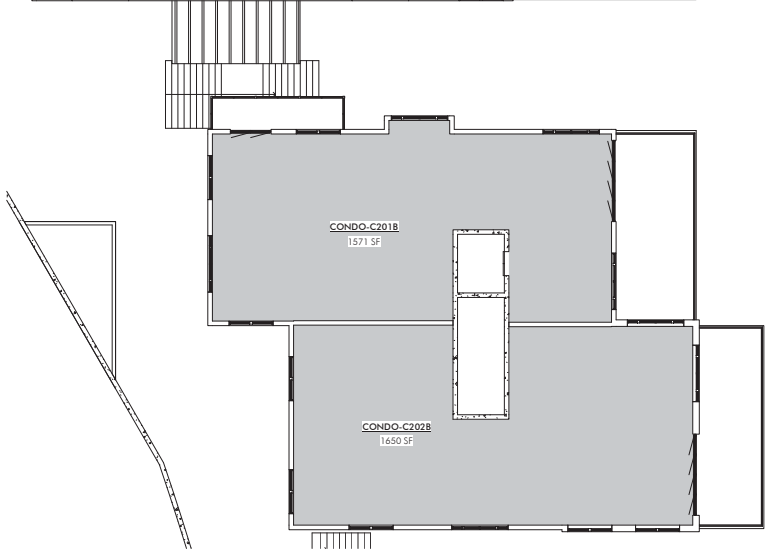
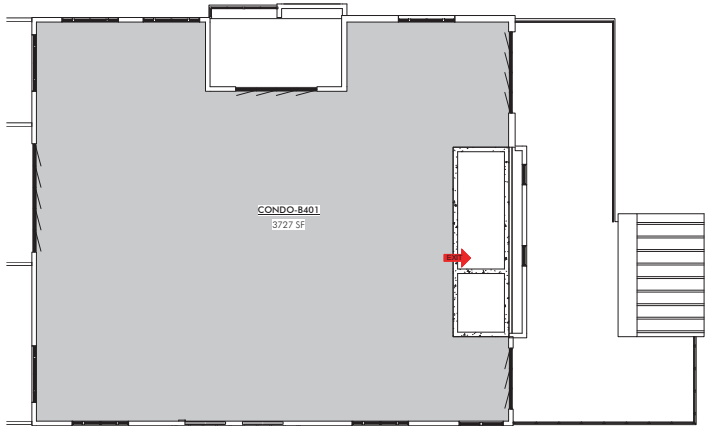




1 B.2/C.1
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2 B.3/C.2
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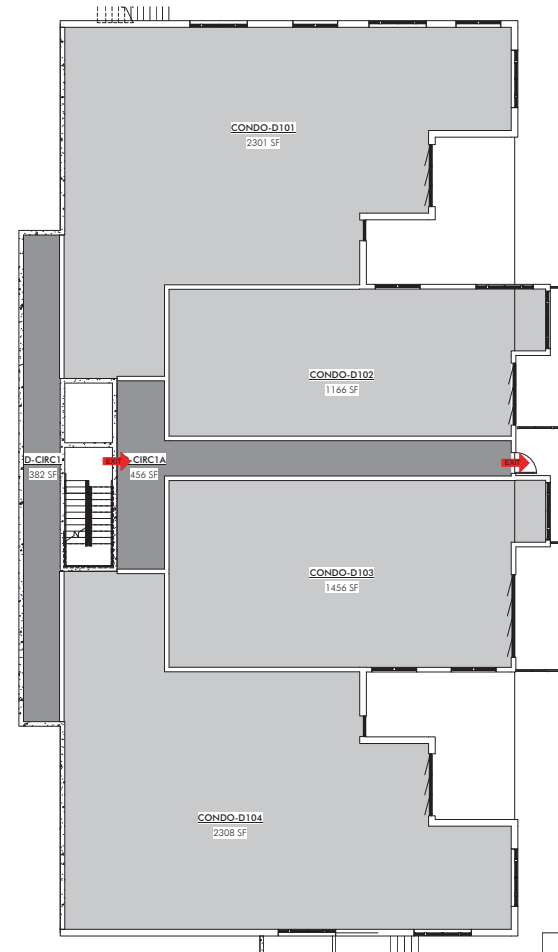
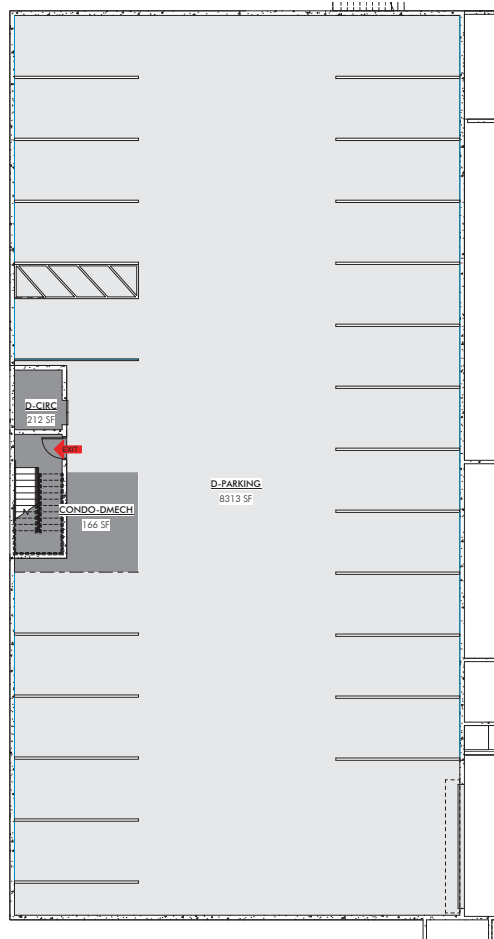
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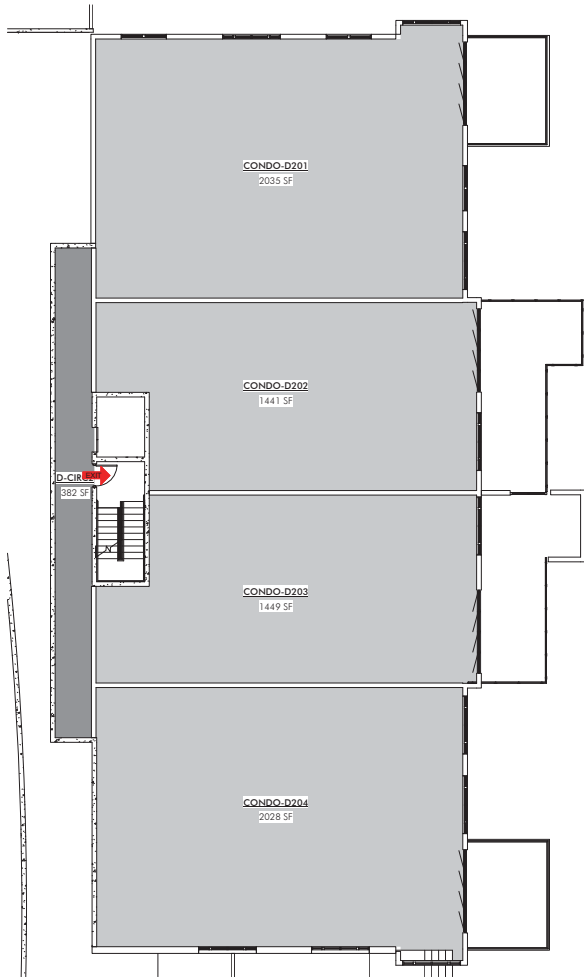


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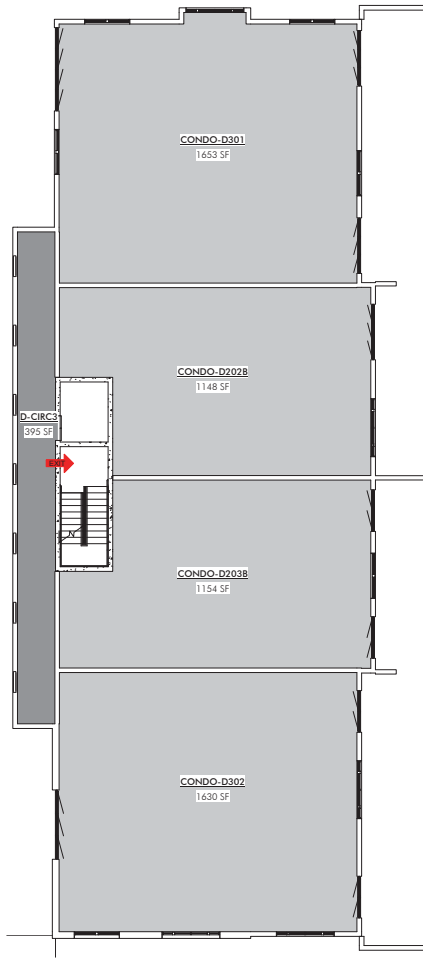
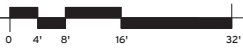
BLDG D CONDO AREAS

UNIT	NET AREA
CONDO-DMECH	166 SF
	166 SF
CONDO-D101	2301 SF
CONDO-D102	1166 SF
CONDO-D103	1456 SF
CONDO-D104	2308 SF
	7231 SF
CONDO-D201	2035 SF
CONDO-D202	1441 SF
CONDO-D203	1449 SF
CONDO-D204	2028 SF
	6952 SF
CONDO-D202B	1148 SF
CONDO-D203B	1154 SF
CONDO-D301	1653 SF
CONDO-D302	1630 SF
	5585 SF
CONDO-D301B	1027 SF
CONDO-D302B	1032 SF
CONDO-D401	2083 SF
	4142 SF
NET TOTAL AREA	24077 SF

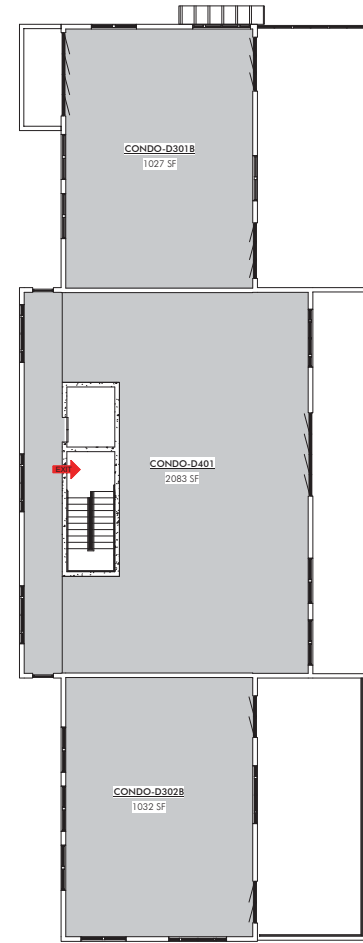




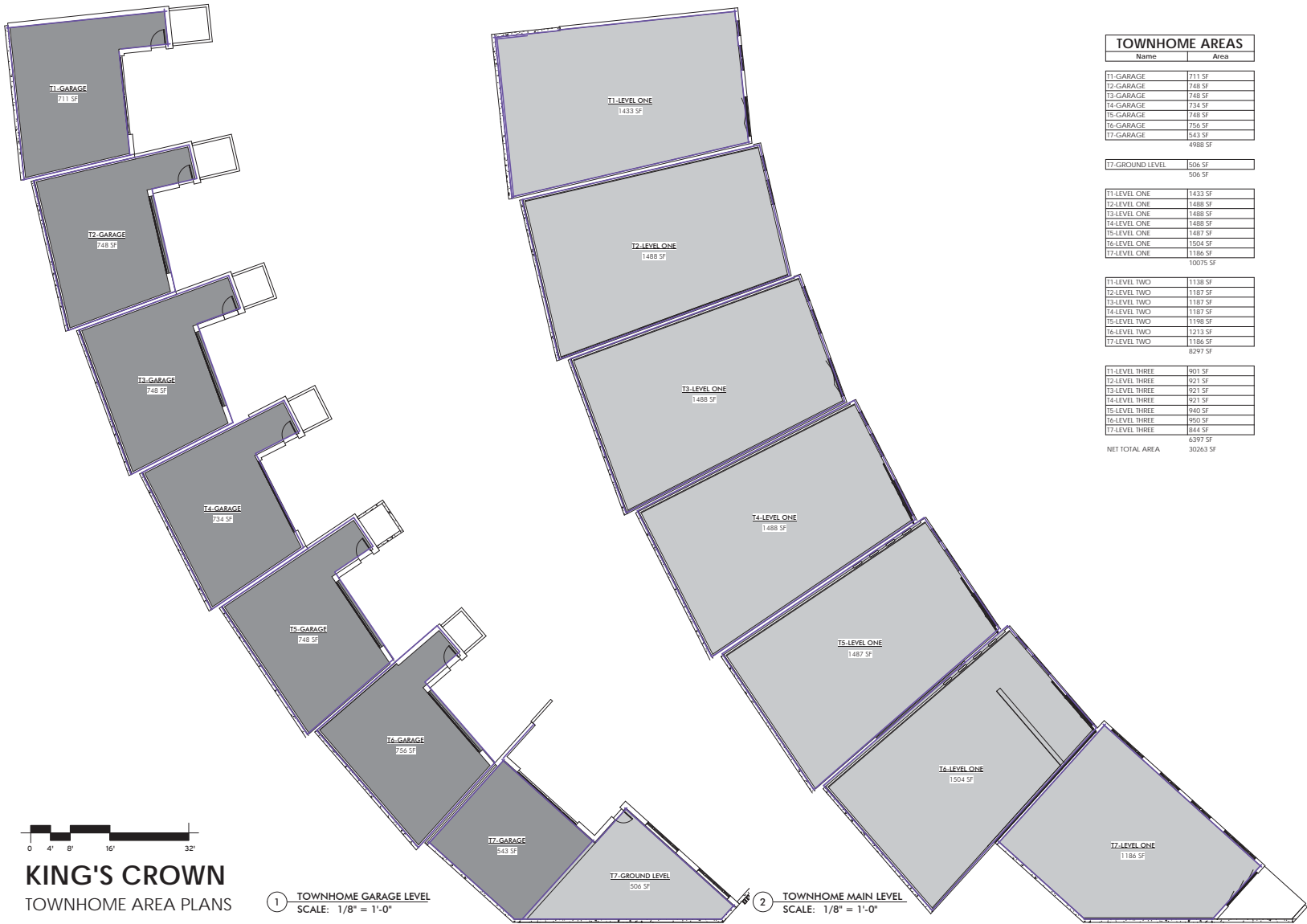
1 D.2
SCALE: 1/8" = 1'-0"



2 D.3
SCALE: 1/8" = 1'-0"



3 D.4
SCALE: 1/8" = 1'-0"



TOWNHOME AREAS

Name	Area
T1-GARAGE	711 SF
T2-GARAGE	748 SF
T3-GARAGE	748 SF
T4-GARAGE	734 SF
T5-GARAGE	748 SF
T6-GARAGE	756 SF
T7-GARAGE	543 SF
4988 SF	
T7-GROUND LEVEL	506 SF
506 SF	
T1-LEVEL ONE	1433 SF
T2-LEVEL ONE	1488 SF
T3-LEVEL ONE	1488 SF
T4-LEVEL ONE	1488 SF
T5-LEVEL ONE	1487 SF
T6-LEVEL ONE	1504 SF
T7-LEVEL ONE	1186 SF
10075 SF	
T1-LEVEL TWO	1138 SF
T2-LEVEL TWO	1187 SF
T3-LEVEL TWO	1187 SF
T4-LEVEL TWO	1187 SF
T5-LEVEL TWO	1198 SF
T6-LEVEL TWO	1213 SF
T7-LEVEL TWO	1186 SF
8297 SF	
T1-LEVEL THREE	901 SF
T2-LEVEL THREE	921 SF
T3-LEVEL THREE	921 SF
T4-LEVEL THREE	921 SF
T5-LEVEL THREE	940 SF
T6-LEVEL THREE	950 SF
T7-LEVEL THREE	844 SF
6397 SF	
NET TOTAL AREA	30263 SF

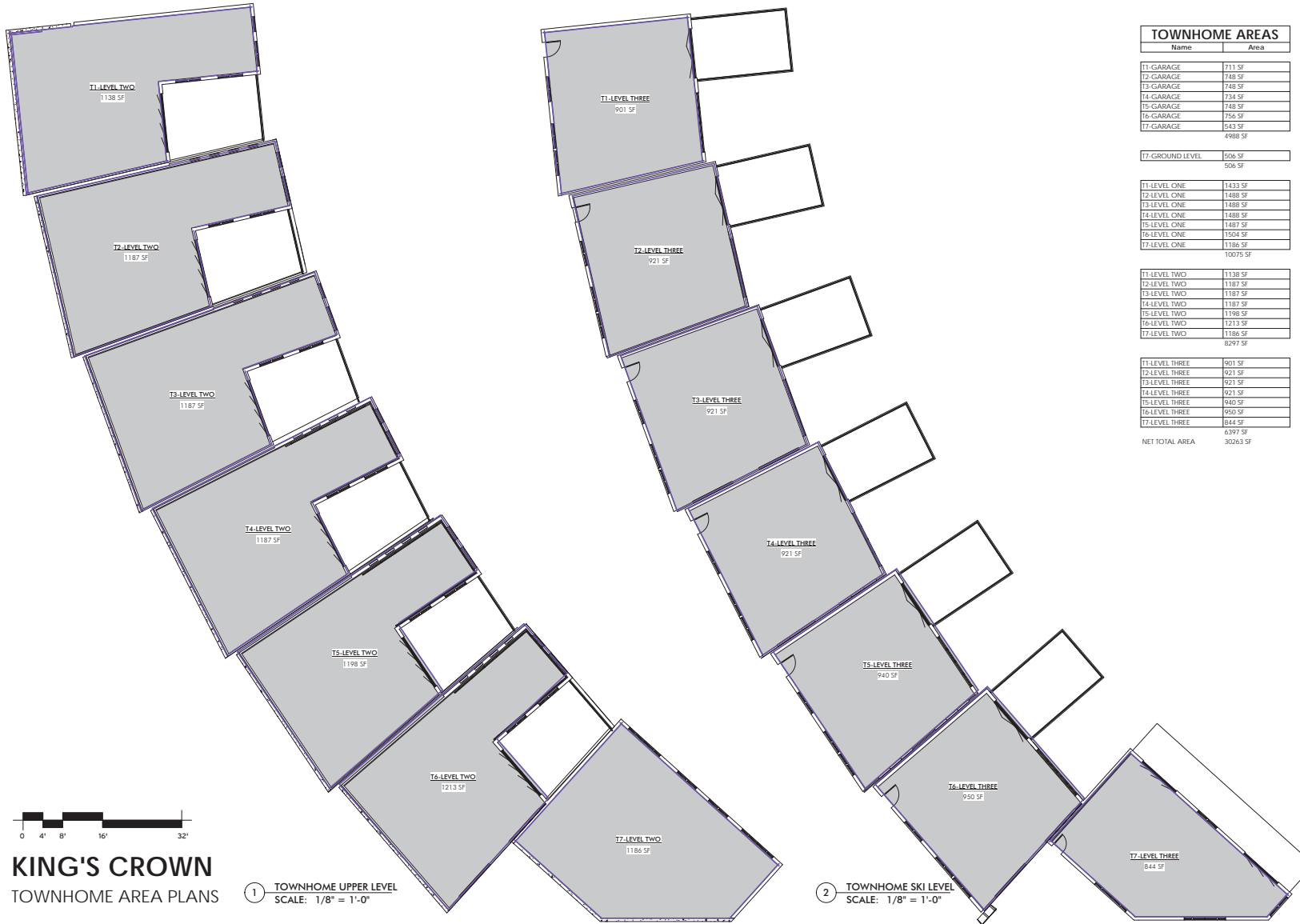


KING'S CROWN
TOWNHOME AREA PLANS

1 TOWNHOME GARAGE LEVEL
SCALE: 1/8" = 1'-0"

2 TOWNHOME MAIN LEVEL
SCALE: 1/8" = 1'-0"





TOWNHOME AREAS

Name	Area
T1-GARAGE	711 SF
T2-GARAGE	748 SF
T3-GARAGE	748 SF
T4-GARAGE	734 SF
T5-GARAGE	748 SF
T6-GARAGE	756 SF
T7-GARAGE	543 SF
	4988 SF
T7-GROUND LEVEL	506 SF
	506 SF
T1-LEVEL ONE	1433 SF
T2-LEVEL ONE	1488 SF
T3-LEVEL ONE	1488 SF
T4-LEVEL ONE	1488 SF
T5-LEVEL ONE	1487 SF
T6-LEVEL ONE	1504 SF
T7-LEVEL ONE	1106 SF
	10075 SF
T1-LEVEL TWO	1138 SF
T2-LEVEL TWO	1187 SF
T3-LEVEL TWO	1187 SF
T4-LEVEL TWO	1187 SF
T5-LEVEL TWO	1198 SF
T6-LEVEL TWO	1213 SF
T7-LEVEL TWO	1186 SF
	8297 SF
T1-LEVEL THREE	901 SF
T2-LEVEL THREE	921 SF
T3-LEVEL THREE	921 SF
T4-LEVEL THREE	921 SF
T5-LEVEL THREE	940 SF
T6-LEVEL THREE	950 SF
T7-LEVEL THREE	844 SF
	6397 SF
NET TOTAL AREA	30263 SF



KING'S CROWN
TOWNHOME AREA PLANS

① TOWNHOME UPPER LEVEL
SCALE: 1/8" = 1'-0"

② TOWNHOME SKI LEVEL
SCALE: 1/8" = 1'-0"

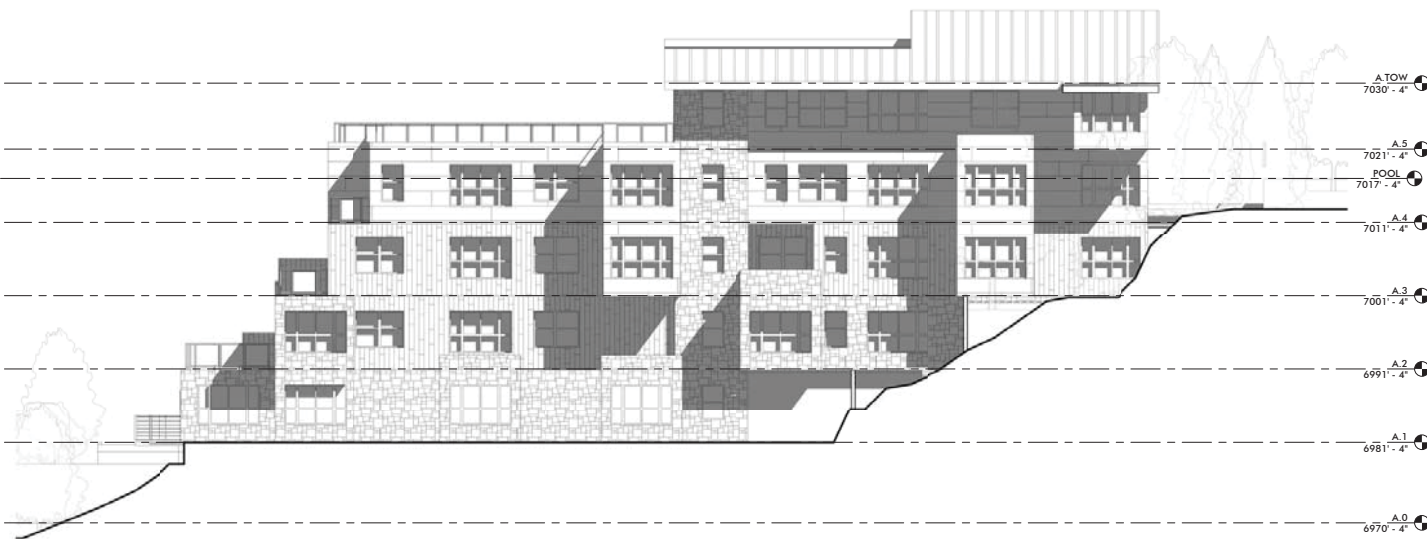




2 BUILDING A SOUTH ELEVATION
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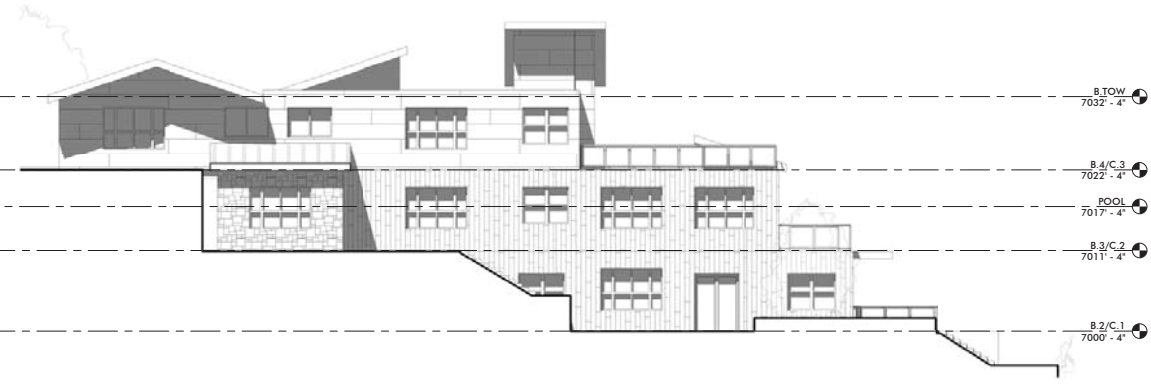
4 BUILDING A WEST ELEVATION
SCALE: 1/8" = 1'-0"



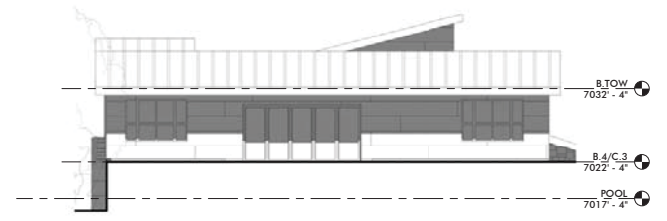
1 BUILDING A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING A EAST ELEVATION
SCALE: 1/8" = 1'-0"



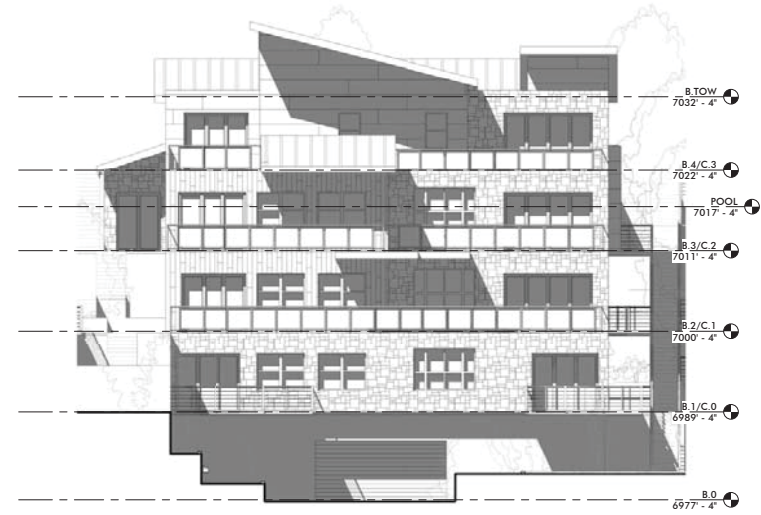
2 BUILDING B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING B WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



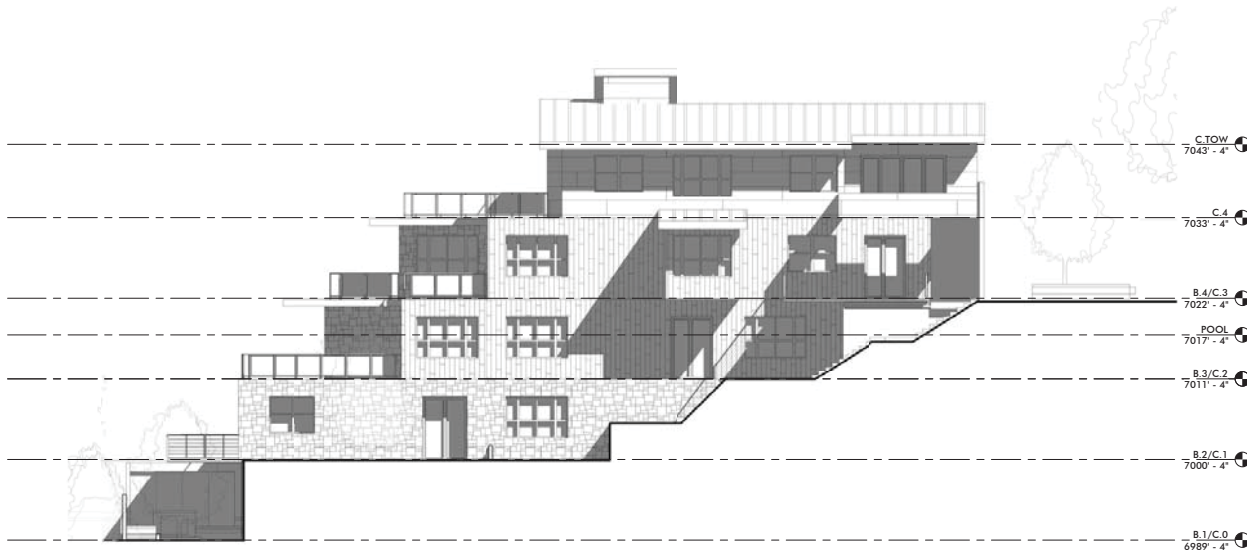
3 BUILDING B EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING C WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING C NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING C EAST ELEVATION
SCALE: 1/8" = 1'-0"

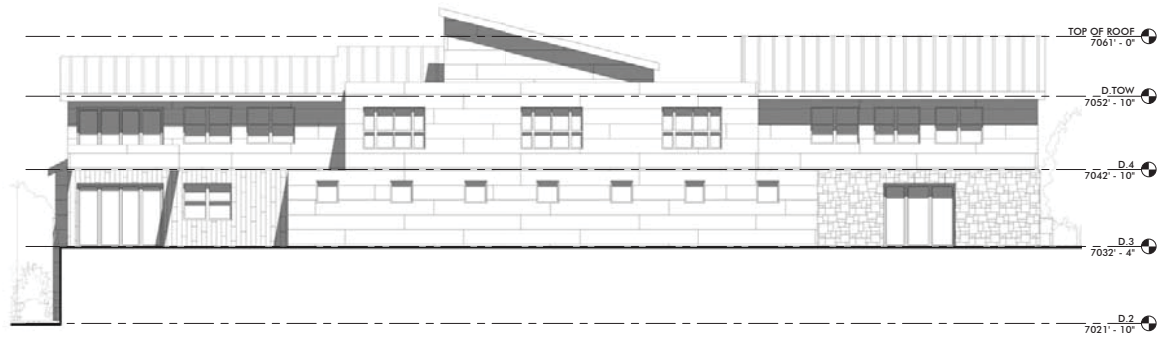


2 BUILDING D SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING D NORTH ELEVATION
SCALE: 1/8" = 1'-0"





② BUILDING D WEST ELEVATION
SCALE: 1/8" = 1'-0"



① BUILDING D EAST ELEVATION
SCALE: 1/8" = 1'-0"





Exhibit GG – Applicant’s CUP Narrative

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 11th, we are submitting this Conditional Use Permit (CUP) application in conjunction with our current MPD application that was submitted on March 31st, 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)

Exhibit HH - Applicant's Re-Subdivision Narrative

May 16, 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: Subdivision Application and Compliance Statement for King's Crown at Park City MPD Proposal

Dear Bruce and Francisco,

As per our conversation on May 11th, we are submitting this Subdivision application in conjunction with our current MPD application that was submitted on March 31st, 2017. This Subdivision application supports and complements the MPD application. This application addresses Section 15.7.1-4 (C) of the Park City Land Management Code which states: "It is the intent of these regulations that Subdivision review be carried out simultaneously with the review of Master Planned Developments. Required Applications shall be submitted in a form to satisfy both the requirements of the Subdivision regulations and the Master Planned Development provisions of the Land Management Code."

Attached to this submittal is our Subdivision application in the form required by the City. The following is the checklist outlined on the Subdivision form and our acknowledgement of the requirements. In compliance with our conversations with Staff and in an effort to reduce waste and redundancy, where the material requested in the Subdivision requirements is identical to that found in the MPD submittal, we have indicated that and asked readers to refer to the MPD submittal. Of course, any of this material can be produced separately if the City Staff, Commission or Council desires it.

1. Completed Application Form. (attached)
2. Written Statement describing the project (please see MPD submittal)
3. Review Fees. (27 SF lots, 5 MF lots = 32 X \$290.00/Lot = \$9,280) **Hans/Chuck: I will wait to hear about this before we include.**
4. Certified topo survey (please see MPD submittal)
5. Proposed Plat (please see MPD submittal)
6. Panoramic Views (please see MPD submittal)
7. Current Aerial (please see MPD submittal)
8. Additional Materials (please see MPD submittal)

9. Reduced copies of above material (please see MPD submittal)
10. HOA acknowledgement (n/a)
11. Current Title Report (attached)
12. Copy of current recorded plat (please see MPD submittal)
13. Amended CC&R's, Declarations, By-Laws (n/a)
14. List of Property Owners within 300 feet (attached)
15. Stamped, addressed envelopes property owners within 300 feet (attached)

Please let us know if there is anything missing or incomplete and we will respond promptly to rectify the shortcoming. In addition to the above application materials, we have included the following Statement of Compliance with the Purpose Statement of the Park City Land Management Code Subdivision section.

15.7.2 Subdivision Purpose Statement Compliance

1. To promote and provide for public health, safety and general welfare of Park City. **The King's Crown proposal complies with all of the requirements of the Park City LMC without exception. The RC Zone and the Sensitive Lands Overlay Zone are the guiding principles that form the project.**
2. To guide the future growth and development of Park City, in accordance with the General Plan. **The King's Crown project complies with the Park City General Plan and the General Plan Statement of Compliance statement is found in the King's Crown MPD submittal.**
3. To provide for adequate light, air and privacy, to secure safety from fire, flood, landslides and other geologic hazards, mine subsidence, mine tunnels, shafts, adits and dump areas and other danger and to prevent overcrowding of the land and undo congestion of the population. **The King's Crown proposal is proposed at far less than the underlying density suggests may be available. The geotechnical report is complete and certified by a geotechnical engineer. We have also undertaken environmental surveys that show the property as uncontaminated as well as mine hazard studies that show that there were no mine hazards on the property. The low density and the size of the property together prevent overcrowding and the feeling of congestion.**
4. To protect the character and the social and economic stability of all parts of Park City and to encourage the orderly and beneficial development of all parts of the municipality. **The King's Crown property is comprised of 295 platted lots that were ill-conceived and poorly planned. The current proposal creates order and a far more beneficial development that is sensitive to the open lands and the character of the City. The inclusion of double the amount of required affordable housing helps to protect the character and social stability of the City, particularly in Old Town which is currently converting rapidly to second homes.**
5. To protect and conserve the value of the land throughout the municipality and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings. **The proposed King's Crown project has deliberately not included hotels, convention or commercial components due to the sensitive nature of the siting of the project. This was done to minimize conflicts with the neighbors and to maintain the value of the existing buildings and properties surrounding the project.**

6. To guide future public and private policy and action in order to provide adequate and efficient transportation, water, sewer, schools, parks, playgrounds, recreation and other public requirements and facilities. **The close proximity of the transit center is a significant factor in the development of the property. The applicant has worked closely with the City Engineer, Planning and Public Works Departments to propose a project that is sensitive to the water, sewer and other public infrastructure. Given its location adjacent to the lift, it is likely that the proposed development will be primarily second-home in nature and will not generate school children that may impact the schools, parks or playgrounds. The inclusion of 83% open space in the project will go a long way toward maintaining the recreational amenity that is so important to the economy and character of the City.**
7. To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the municipality, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings and to provide for the proper width and location of streets and building lines. **Pedestrian access is a primary guiding tenant of the proposal. There is excellent access to the ski area and this should reduce vehicle impacts on the busy winter high-use days. There is also very good access to Main Street and a host of City amenities, such as the Park and the Library. The development is situated in such a way as to take the maximum advantage of the nearby transit center. All of the proposed development is placed as close to the transit center as possible.**
8. To establish reasonable standards of design and procedures for subdivisions, re-subdivisions and lot line adjustments, in order to further the orderly layout and uses of land; and to ensure proper legal descriptions and monumenting of subdivided land. **The applicant will follow the best management practices that are outlined by the City Code to propose and implement the most efficient and effective designs and procedures. All monumentation and legal descriptions will be exact.**
9. To ensure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision, re-subdivision or lot line adjustment. **The applicant has worked with the Public Works, Planning and Engineering Departments to study capacities and the general effectiveness of public facilities. Any area that is lacking in sufficient capacity will be corrected and upgraded by the applicant.**
10. To prevent the pollution or degradation of air, streams and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; to minimize site disturbance; removal of native vegetation and soil erosion; and to encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability and beauty of the community and the value of the land. **The applicant's proposal to preserve 83% of the site, and the vast majority of the natural vegetation, is a demonstration of the desire to protect and preserve the integrity, stability and beauty of the property. There are no water features on the site and all surface run-off will be contained on the site. Best management practices concerning soil erosion and water table protection will be strictly observed.**
11. To protect the natural beauty and topography of Park City and insure appropriate development with regard to these natural features. **Relative to protecting natural beauty and topography, the King's Crown proposal is likely one of the most sensitive designs that could be placed on this property. The prominent hillside and forest are protected and the development has all**

been placed with strong regard to these natural features and the overall aesthetic appearance of Park City.

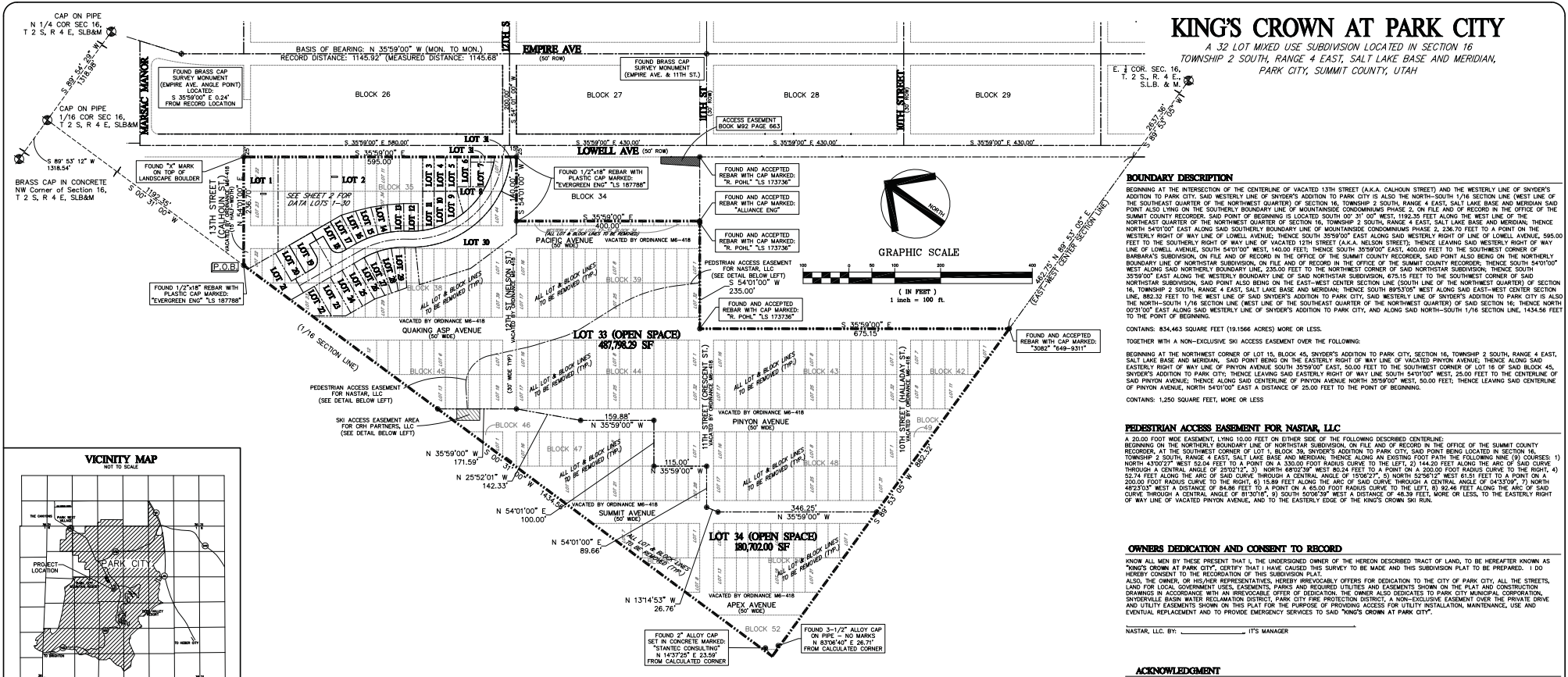
12. To provide for open spaces through the most efficient design and layout of the land, including the use of flexible density or cluster-type zoning in providing for minimum width and the area of lots, while preserving the density of land as established in the LMC of Park City. **The preservation of the large, contiguous and ecologically important open space of this proposal fits this purpose statement precisely. The design is the most efficient use of the site with all development taking place in a cluster towards the areas that are already impacted by the surrounding hotels. The remaining ground is left untouched.**

Thank you for the opportunity to submit this Subdivision proposal as an accompaniment to our King's Crown at Park City MPD. Please do not hesitate to contact us if there are any questions or comments regarding his proposal whatsoever. We appreciate your attention to this and look forward to your comments.

Sincerely,

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

Exhibit II - Proposed Re-Subdivision



KING'S CROWN AT PARK CITY

A 32 LOT MIXED USE SUBDIVISION LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

BOUNDARY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED 13TH STREET (A.K.A. CALHOUN STREET) AND THE WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY, SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN) SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT OF BEGINNING IS LOCATED SOUTH 0° 00' 00" WEST, 1192.20 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 54° 01' 00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, 236.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE; THENCE SOUTH 35° 59' 00" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, 595.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF VACATED 17TH STREET (A.K.A. NELSON STREET); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, SOUTH 54° 01' 00" WEST, 140.00 FEET; THENCE SOUTH 35° 59' 00" EAST, 400.00 FEET TO THE SOUTHWEST CORNER OF BARBARA'S SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY LINE OF NORTHWEST SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE SOUTH 84° 01' 00" WEST ALONG SAID NORTHERLY BOUNDARY LINE, 235.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST SUBDIVISION; THENCE SOUTH 35° 59' 00" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTHWEST SUBDIVISION, 675.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST SUBDIVISION, SAID POINT ALSO BEING ON THE EAST-WEST CENTER SECTION LINE (SOUTH LINE OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89° 52' 00" WEST ALONG SAID EAST-WEST CENTER SECTION LINE, 862.32 FEET TO THE WEST LINE OF SAID SNYDER'S ADDITION TO PARK CITY, SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, THENCE NORTH 00° 10' 00" EAST ALONG SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY, AND ALONG SAID NORTH-SOUTH 1/16 SECTION LINE, 1434.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: 834,463 SQUARE FEET (19,1566 ACRES) MORE OR LESS.
TOGETHER WITH A NON-EXCLUSIVE S/O ACCESS EASEMENT OVER THE FOLLOWING:
BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 45, SNYDER'S ADDITION TO PARK CITY, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF VACATED PINYON AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF PINYON AVENUE SOUTH 35° 59' 00" EAST, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 45, SNYDER'S ADDITION TO PARK CITY; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE SOUTH 54° 01' 00" WEST, 25.00 FEET TO THE CENTERLINE OF PINYON AVENUE; THENCE ALONG SAID CENTERLINE OF PINYON AVENUE NORTH 35° 59' 00" WEST, 50.00 FEET; THENCE LEAVING SAID CENTERLINE OF PINYON AVENUE, NORTH 54° 01' 00" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
CONTAINS: 1,250 SQUARE FEET, MORE OR LESS.

PEDESTRIAN ACCESS EASEMENT FOR NASTAR, LLC

A 20.00 FOOT WIDE EASEMENT, LYING 10.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING ON THE NORTHERLY BOUNDARY LINE OF NORTHWEST SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 39, SNYDER'S ADDITION TO PARK CITY, SAID POINT BEING LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN EXISTING FOOT PATH THE FOLLOWING LINE (9) COURSE: (1) NORTH 47° 02' 27" WEST 52.94 FEET TO A POINT ON A 330.00 FOOT RADIUS CURVE TO THE LEFT, (2) 144.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 02' 12", (3) NORTH 87° 02' 39" WEST 80.24 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, (4) 82.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 02' 27", (5) NORTH 82° 56' 12" WEST 61.51 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, (6) 15.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 33' 09", (7) NORTH 42° 02' 00" WEST A DISTANCE OF 64.86 FEET TO A POINT ON A 45.00 FOOT RADIUS CURVE TO THE LEFT, (8) 82.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 02' 39", (9) SOUTH 50° 09' 39" WEST A DISTANCE OF 48.39 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF VACATED PINYON AVENUE, AND TO THE EASTERLY SIDE OF THE KING'S CROWN S/O ROW.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "KING'S CROWN AT PARK CITY", CERTIFY THAT I HAVE CAUSED THIS SURVEY TO BE MADE AND THIS SUBDIVISION PLAT TO BE PREPARED. I DO HEREBY CONSENT TO THE RECORDED OF THIS SUBDIVISION PLAT.
ALSO, THE OWNER, OR HIS/HER REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY, ALL THE STREETS, LAND FOR LOCAL GOVERNMENT USE, EASEMENTS, PARKS AND REQUIRED UTILITIES AND EASEMENTS SHOWN ON THE PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION. THE OWNER ALSO DEDICATES TO PARK CITY MUNICIPAL CORPORATION, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PARK CITY FIRE PROTECTION DISTRICT, A NON-EXCLUSIVE EASEMENT OVER THE PRIVATE DRIVE AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT AND TO PROVIDE EMERGENCY SERVICES TO SAID "KING'S CROWN AT PARK CITY".

NASTAR, LLC, BY: _____ ITS MANAGER

ACKNOWLEDGMENT

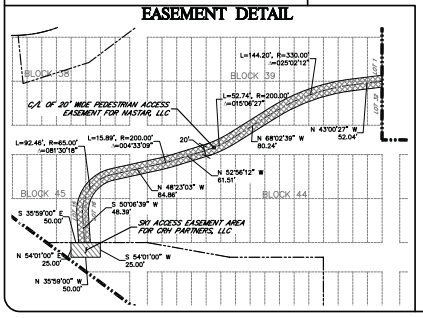
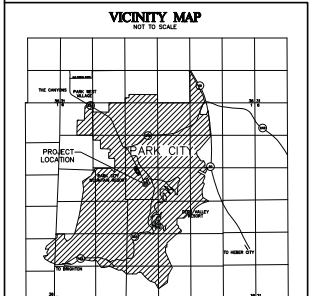
STATE OF UTAH) ss.
COUNTY OF SUMMIT)
ON THIS _____ DAY OF _____, 2017, PERSONALLY APPEARED BEFORE ME, _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF NASTAR, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____ STATE: _____
SIGNING IN A REPRESENTATIVE CAPACITY: AN AUTHORIZED OFFICER, AGENT, PARTNER, TRUSTEE, MEMBER OR OTHER REPRESENTATIVE MAY SIGN ON BEHALF OF THEIR REPRESENTATIVE BUSINESS, BE IT A CORPORATION, PARTNERSHIP, TRUST, LIMITED LIABILITY COMPANY OR OTHER ENTITY PROVIDING THEY HAVE BEEN GIVEN AUTHORITY TO SIGN IN THEIR REPRESENTATIVE CAPACITY.

THE NOTARY MUST REQUIRE THE SIGNER TO PRESENT SATISFACTORY DOCUMENTARY EVIDENCE AND ADMINISTER AN OATH OR AFFIRMATION.

SURVEYORS CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 18778B AS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND THAT I HAVE PERFORMANCE BONDED FOR THE PURPOSE OF THIS SURVEY.
I FURTHER CERTIFY THAT THIS SUBDIVISION PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.



NARRATIVE

1. BASIS OF BEARING: N 35° 59' 00" W BETWEEN A FOUND BRASS CAP SURVEY MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET AND A FOUND BRASS CAP SURVEY MONUMENT ON THE CENTERLINE OF EMPIRE AVENUE AT AN ANGLE POINT LOCATED NORTH OF 13TH STREET, AS SHOWN HEREON.
2. SURVEY MONUMENTS: FOUND IN PLACE OR PLACED AT ALL EXTERIOR CORNERS OF THE BOUNDARY OF THE PROPERTY, AS SHOWN HEREON.
3. PROPERTY LOCATED WITHIN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, PARK CITY, UTAH.
4. ALL LOT AND BLOCK LINES OF BLOCKS 34, 35, 36, 39 AND 42-52 (INCLUSIVE) SHALL BE REMOVED.
5. VACATED ROADS (RIGHTS OF WAY) LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY, WERE VACATED BY ORDINANCE M6-418. THESE INCLUDE: 10TH STREET (CALHOUN ST.), PACIFIC AVENUE, QUAKING ASP AVENUE, PINYON AVENUE AND SUMMIT AVENUE.
6. FEMA FLOOD ZONE DESIGNATION: "OTHER AREAS" ZONE "A" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; FEMA FLOOD INSURANCE RATE MAP NUMBER _____

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "KING'S CROWN AT PARK CITY", CERTIFY THAT I HAVE CAUSED THIS SURVEY TO BE MADE AND THIS SUBDIVISION PLAT TO BE PREPARED. I DO HEREBY CONSENT TO THE RECORDED OF THIS SUBDIVISION PLAT.
ALSO, THE OWNER, OR HIS/HER REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY, ALL THE STREETS, LAND FOR LOCAL GOVERNMENT USE, EASEMENTS, PARKS AND REQUIRED UTILITIES AND EASEMENTS SHOWN ON THE PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION. THE OWNER ALSO DEDICATES TO PARK CITY MUNICIPAL CORPORATION, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PARK CITY FIRE PROTECTION DISTRICT, A NON-EXCLUSIVE EASEMENT OVER THE PRIVATE DRIVE AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT AND TO PROVIDE EMERGENCY SERVICES TO SAID "KING'S CROWN AT PARK CITY".

CRH PARTNERS, LLC, BY: RORY MURPHY, ITS MANAGER

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF SUMMIT)
ON THIS _____ DAY OF _____, 2017, PERSONALLY APPEARED BEFORE ME, RORY MURPHY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF CRH PARTNERS, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID RORY MURPHY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____ STATE: _____
SIGNING IN A REPRESENTATIVE CAPACITY: AN AUTHORIZED OFFICER, AGENT, PARTNER, TRUSTEE, MEMBER OR OTHER REPRESENTATIVE MAY SIGN ON BEHALF OF THEIR REPRESENTATIVE BUSINESS, BE IT A CORPORATION, PARTNERSHIP, TRUST, LIMITED LIABILITY COMPANY OR OTHER ENTITY PROVIDING THEY HAVE BEEN GIVEN AUTHORITY TO SIGN IN THEIR REPRESENTATIVE CAPACITY.

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1670 Barbara Drive • Suite 104
P.O. Box 2961 • Park City, Utah • 84060
Phone: 435.649.4667 • Fax: 435.649.9219
E-mail: info@evergreen-eng.com

CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DAY OF _____ A.D. 2017.

CITY ENGINEER _____

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2017.

BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT _____

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 2017.

CHAIRMAN _____

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 2017.

CITY ATTORNEY _____

COUNCIL APPROVAL & ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2017.

MAYOR _____

CERTIFICATE OF ATTEST

I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2017.

CITY RECORDER _____

RECORDED

DATE: _____
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF: _____
COUNTY RECORDER _____

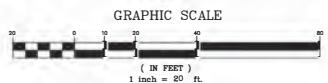
BLOCK 26

LOWELL AVE

12TH ST.
(30' ROW)



XXX STREET ADDRESS



KING'S CROWN AT PARK CITY

SHEET 2 OF 2
PLATTED: JUNE 11, 2013
DRAWING: LOWELL-PLAT-12.DWG
© 2013 Evergreen Engineering, Inc.

RECORDED

No. _____
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF: _____
COUNTY RECORDER

Evergreen Engineering, Inc.

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Phone: 435.648.4887 • Fax: 435.649.9219
E-mail: office@evergreen-eng.com

SEE SHEET 1 FOR CONTINUATION OF LOT 33 AND LOT 34