

- (1) is an Allowed Use within the zone for which it is proposed;
- (2) complies with all applicable Development requirements of that zone, including Building Height, Setback, Front, Side, and Rear Yards, and Lot coverage;
- (3) respects Lot Lines of a legally subdivided Lot;
- (4) meets the applicable parking requirements;
- (5) conforms to the Park City Architectural Design Guidelines and/or the Historic District Design Guidelines, and the architectural review process established for that zone;
- (6) can be adequately serviced by roads, and existing or proposed utility systems or lines; and
- (7) pertains to land in which all tax assessments have been paid.

(B) If approved by the Community Development Department Planning Staff, the plans must be forwarded to the Building Department and the plans shall be reviewed for Building Code compliance and permit issuance procedures. Approval of Allowed Uses must be noted by the issuance of a Building Permit in compliance with the provisions of the Uniform Building Code, as adopted by Park City.

(C) If the Application does not comply with the requirements of the zone, the

Community Development Department shall notify the Owner of the project or his Agent, if any, stating specifically what requirements of the zone have not been satisfied, and also stating whether the project could be reviewed as submitted as a Conditional Use for that zone.

(D) **DISCLAIMER.** No permit issued shall be valid if any of the criteria listed in this section has not been met.

**15-1 -10. CONDITIONAL USE REVIEW PROCESS.**

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Community Development Department will evaluate all proposed Conditional Uses and may recommend conditions of approval to preserve the character of the zone, and to mitigate potential adverse effects of the Conditional Use.

The City must review all proposed Conditional Uses according to the following procedure, unless a subsequent provision of this LMC specifically sets forth an administrative approval process for a specific Conditional Use, in which case that section shall control:

(A) **PRE-APPLICATION CONFERENCE.** An Applicant may request a pre-Application conference with

the Community Development Department to discuss the proposed Conditional Use and the conditions that the staff would recommend to mitigate proposed adverse impacts.

(B) **THE APPLICATION.** An Applicant must file a Complete Application on forms provided by the Community Development Department for Conditional Uses.

(C) **NOTICE/POSTING.** Upon receipt of a Complete Application, the Community Development Department shall provide published notice once fourteen (14) days prior to the hearing and courtesy mailed notice to Owners of Property within three hundred feet (300') of the proposal. (See Section 15-1 -12. NOTICE.) The Planning Commission shall conduct a public hearing on the proposed Conditional Use permit and shall either approve, deny, or modify and approve the Permit.

(D) **STANDARDS FOR REVIEW.** The City shall not issue a Conditional Use permit unless the Planning Commission concludes that:

- (1) the Application complies with all requirements of this LMC;
- (2) the Use will be Compatible with surrounding Structures in Use, scale, mass and circulation;
- (3) the Use is consistent with the Park City General Plan, as amended; and

(4) the effects of any differences in Use or scale have been mitigated through careful planning.

(E) **REVIEW.** The Community Development Department and/or Planning Commission must review each of the following items when considering a Conditional Use permit:

- (1) size and location of the Site;
- (2) traffic considerations including capacity of the existing Streets in the Area;
- (3) utility capacity;
- (4) emergency vehicle Access;
- (5) location and amount of off-Street parking;
- (6) internal vehicular and pedestrian circulation system;
- (7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses;
- (8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;
- (9) usable Open Space;
- (10) signs and lighting;

(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;

(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;

(13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;

(14) expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities; and

(15) within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site.

(F) **TRANSFERABILITY.** A Conditional Use permit is transferrable with the title to the underlying Property so that an Applicant may convey or assign an approved project without losing the approval. The Applicant may not transfer the permit off the Site on which the approval was granted.

(G) **EXPIRATION.** Unless otherwise indicated, Conditional Use permits expire one (1) year from the date of Planning Commission approval, unless the

Conditionally Allowed Use has commenced on the project. The Planning Commission may grant an extension of a Conditional Use permit for up to one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact. Extension requests must be submitted prior to the expiration of the Conditional Use permit, noticed and processed with a public hearing the same as a normal Conditional Use permit.

(H) **APEALS.** Appeals must be pursuant to Section 15-1 -18. herein.

**15-1 -11. SPECIAL APPLICATIONS.**

(A) **MASTER PLANNED DEVELOPMENT (MPD) REVIEW PROCESS.** Applications for MPD's shall be reviewed according to LMC Chapter 15-6.

(B) **VARIANCES, EXCEPTIONS, AND NON-CONFORMING USES.** The Board of Adjustment must review Applications for Variances, Special Exceptions and Non-Conforming Uses and Non-Complying Structures in accordance with the regulations set forth in LMC Chapter 15-9. Such approval must be obtained from the Board of Adjustment prior to the issuance of any Conditional Use permit or Master Planned Development, or other approval by the Planning Commission or Community Development Department. All action on an Application shall be stayed upon the determination that a Board of Adjustment approval is required.

## Treasure Building Site from 822 Lowell Ave.



“(2) traffic considerations including capacity of the existing Streets in the Area”



# Revisiting Traffic Implications

Lowell Ave.



Empire Ave.



8th Street



“(4) emergency vehicle Access”

## **Public Safety Considerations: Ambulance Response Times (I of III)**

After a heart attack, quick treatment to open the blocked artery is essential to lessen the amount of damage. At the first signs of a heart attack, call for emergency treatment (usually 911). The best time to treat a heart attack is within one to two hours of the first onset of symptoms. Waiting longer increases the damage to your heart and reduces your chance of survival.

## Public Safety Considerations: Stroke Emergencies (II of III)



“Alteplase IV r-**tPA** is given through an IV in the arm, also known **tPA**, and works by dissolving the clot and improving blood flow to the part of the brain being deprived of blood flow. Alteplase IV r-**tPA** needs to be used within three hours of having a **stroke** or up to 4.5 hours in certain eligible patients.”

[Stroke Treatment - American Stroke Association](#)

[American Stroke Association > Treatment](#)



# Public Safety Considerations: Fire Department Response (III of III)



“(7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses”



# Park City Building Fences



“(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots”

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“(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing”



## Applicant Rendering (I of III)





## Applicant Rendering (II of III)





**Applicant Rendering (III of III)**



“(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site”



# Articulated Dump Truck: Overview

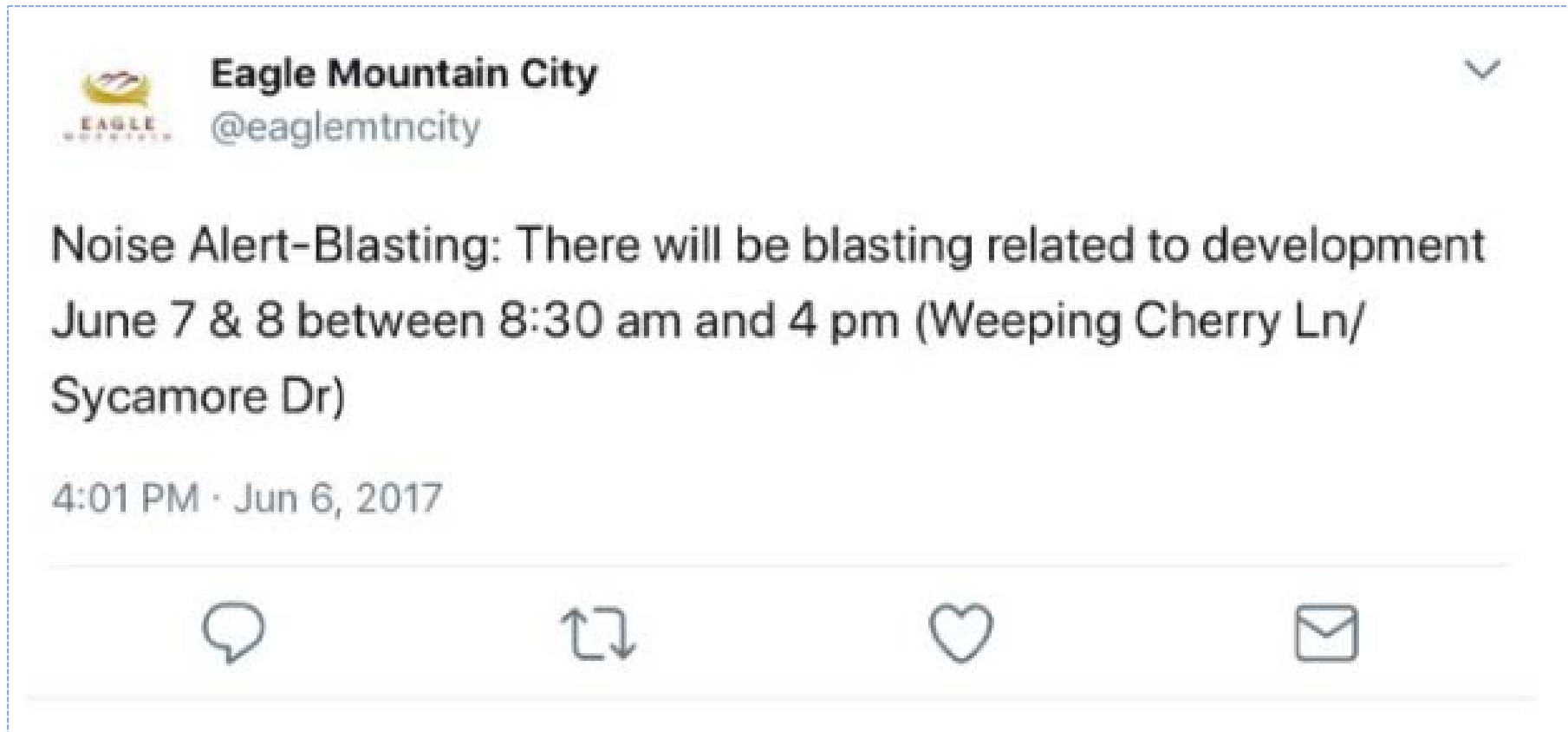


- 111,979 lbs Operating Weight
- 28-31 Ton Payloads
- 76 dB Ratings (Interior Cab Only)
- “Hearing protection may be needed when operating with an open operator station and cab (when doors/windows open) for extended periods or in noisy environments”

[Link: Eagle Mountain residents paying the price after developers use dynamite](#)



## Twitter Alerts Coming to Park City: Blasting!

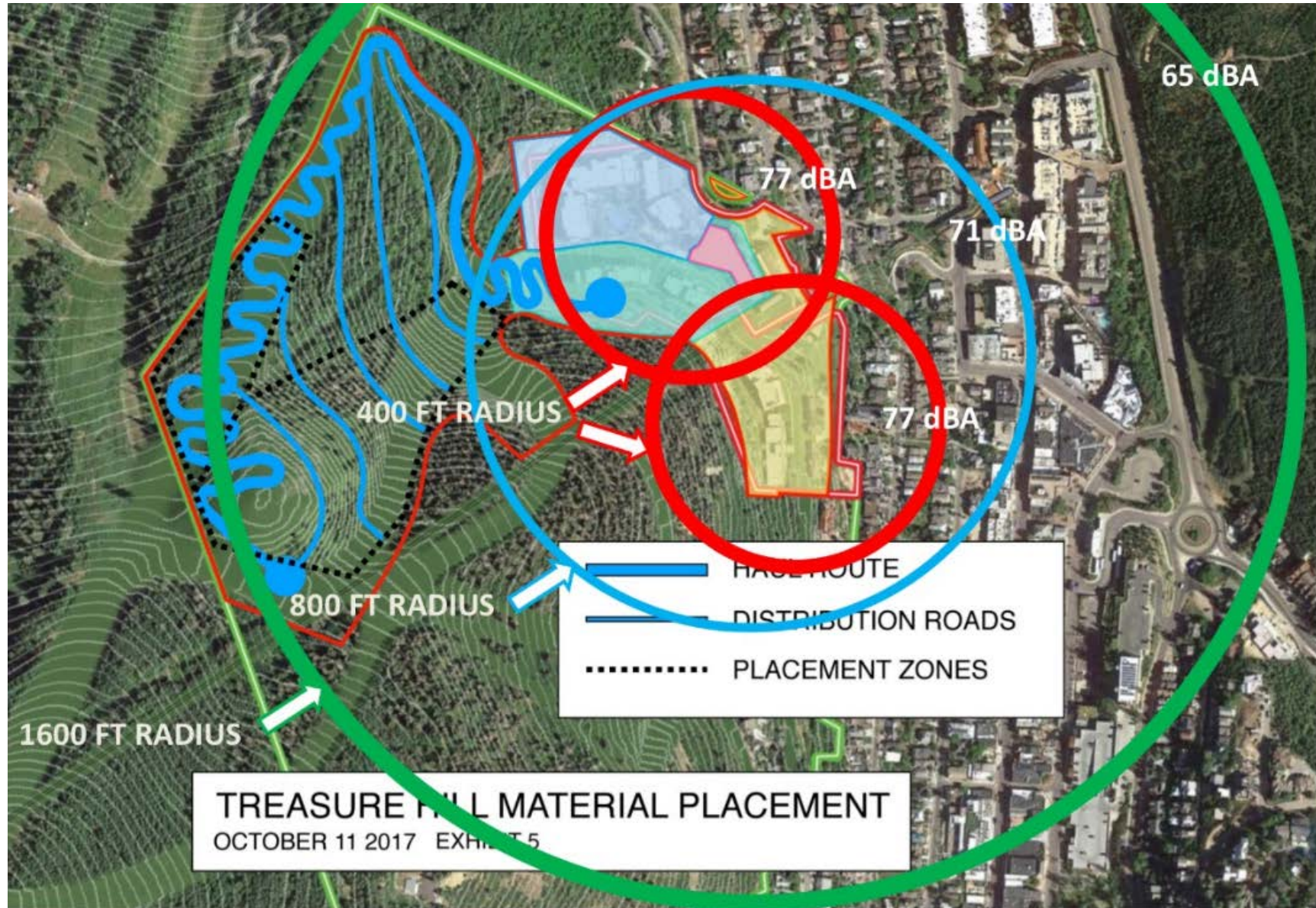




# Noise Pollution Zones

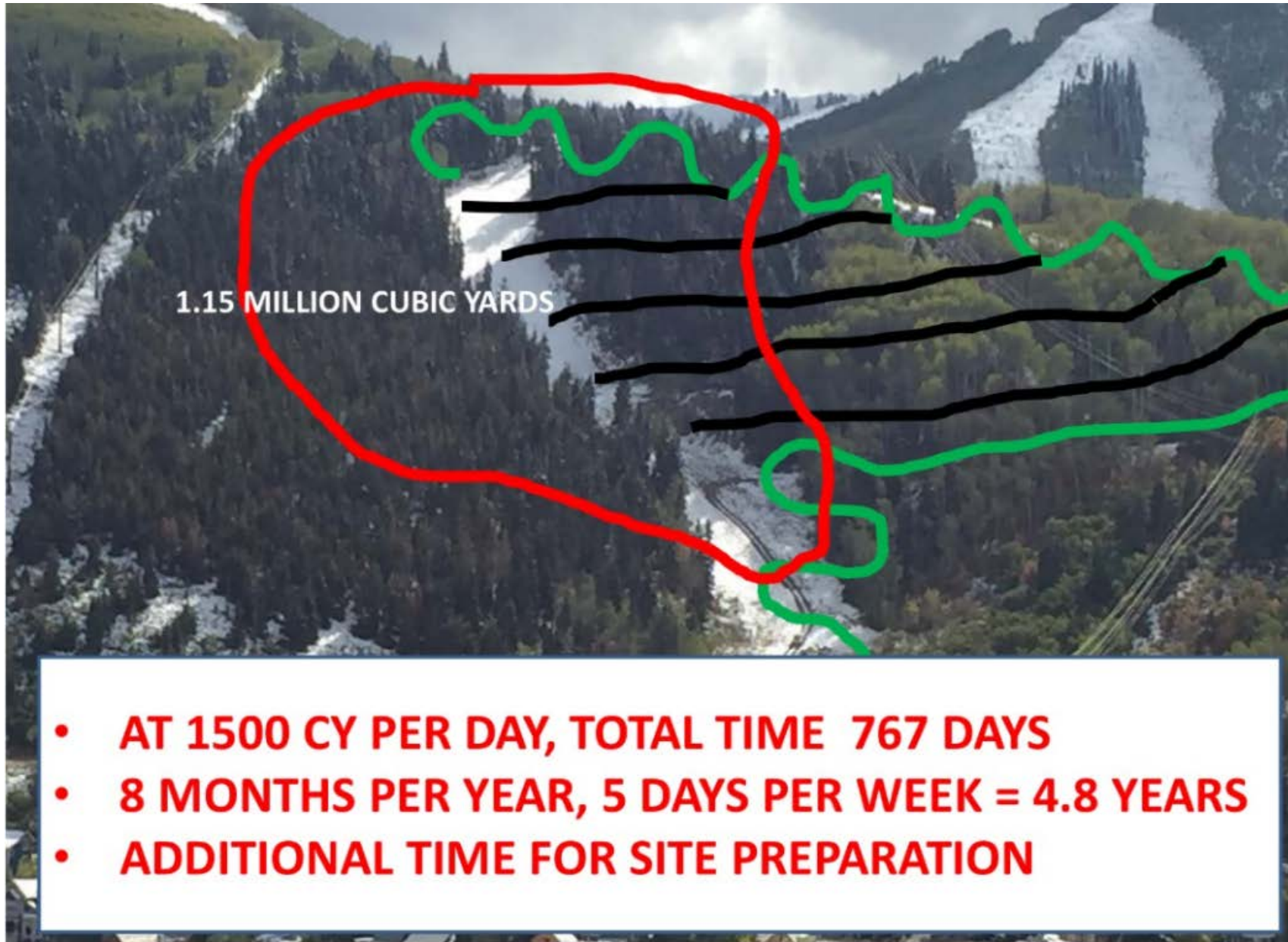
## Key

60 dBA = Intrusive  
70 dBA = Freeway Traffic;  
Difficulty w/ Telephone Use  
80 dBA = Alarm Clock (2 ft.)  
90 dBA = Heavy Truck from  
50 ft., causing hearing  
damage after 8 hrs.





## Duration of Noise Disturbance



“(15) within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site”

## What Lurks Under Treasure Hill?

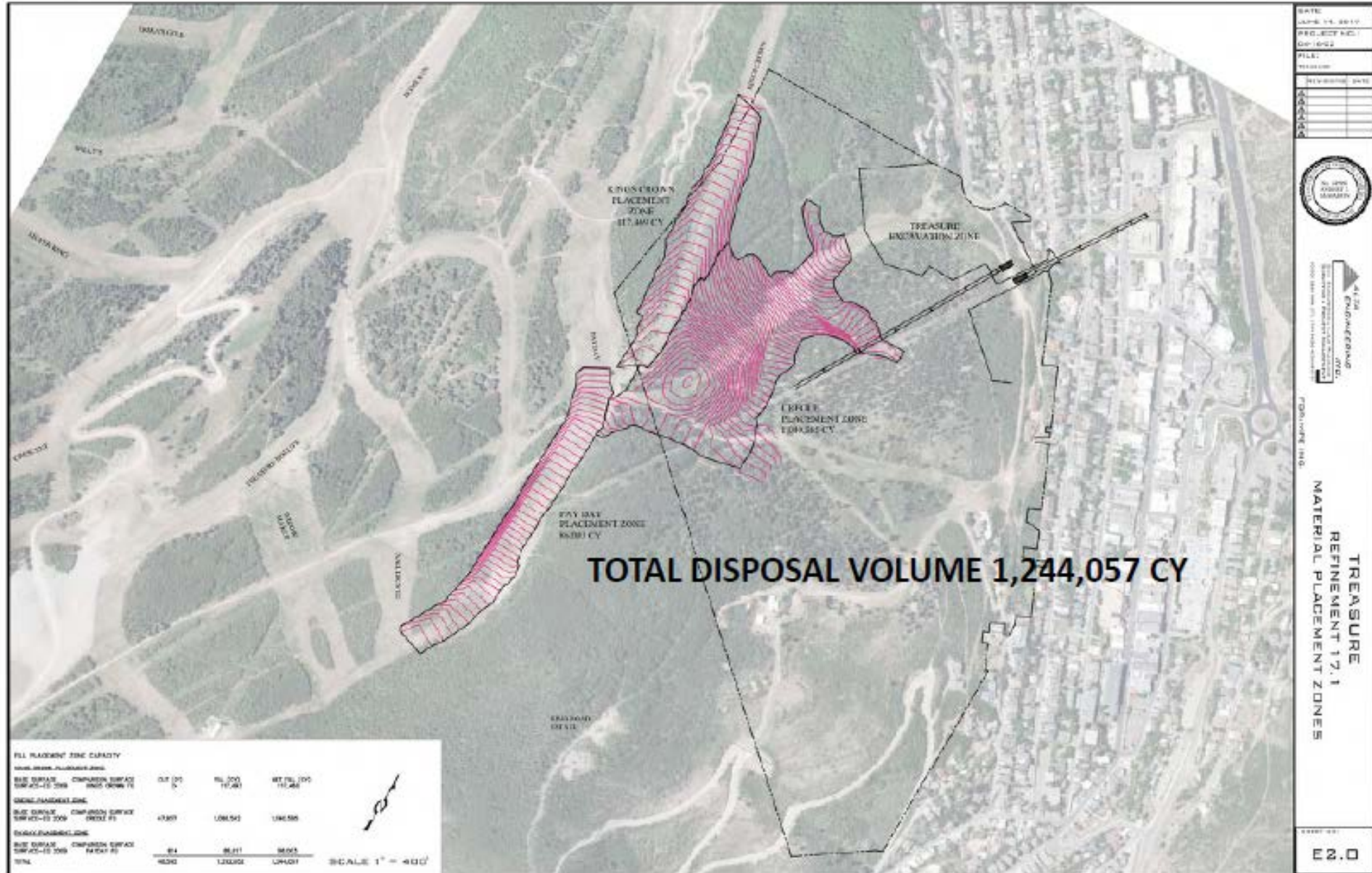
Treasure Hill project opponents argue that beyond the quagmire of legal rights, property rights, aesthetic and economic arguments—the mammoth project could be impossible to build without endangering public health and safety...

...Subterranean Park City is honeycombed with abandoned mine shafts. Architect and THINC member Steven Swanson says the excavation could breach those tunnels. “And blasting will be required,” he says. The top soil is likely contaminated with bioavailable lead that would become airborne if disturbed, he says. “People are concerned for obvious reasons.”

Sweeney says this is simply fear mongering. Preliminary testing has turned up no problems and the soil under the project is no different than elsewhere in PC where developers have already moved millions of tons of earth. “Do we have to move some dirt and make some dust? Absolutely. But this is hysteria motivated by people who don’t want the project built.”



# Crushed Rock Disposal Zone (I of V)



DATE	JUNE 14, 2017
PROJECT NO.	GP-1042
FILE	
REVISION	
DESCRIPTION	
DATE	
BY	
CHECKED	
APPROVED	



PROJECT NO. GP-1042  
DATE: 06/14/2017

**TREASURE  
REFINEMENT 17.1  
MATERIAL PLACEMENT ZONES**

**FILL PLACEMENT ZONE CAPACITY**

ZONE NAME	DATE	COMPARISON SURFACE	AREA (SQ FT)	AVG DEPTH (FT)	VOLUME (CY)
KJUS CRAIN PLACEMENT ZONE	03/27/17	117.340	117,340	117.340	117,340
EPY DAY PLACEMENT ZONE	03/27/17	82,831	1,044,886	1,044,886	82,831
ERCLE PLACEMENT ZONE	03/27/17	1,044,886	1,044,886	1,044,886	1,044,886
<b>TOTAL</b>					<b>1,244,057</b>

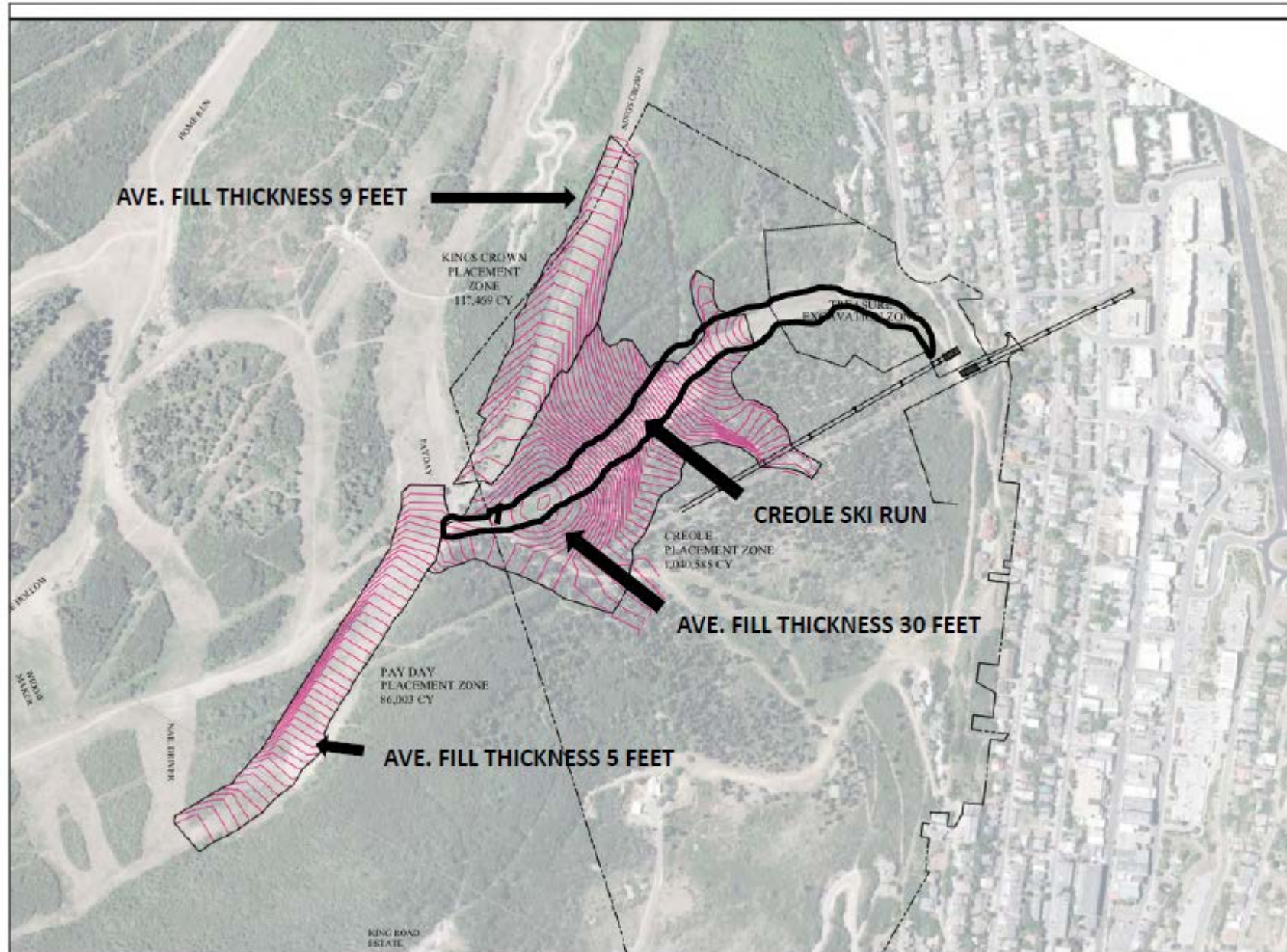
SCALE 1" = 400'





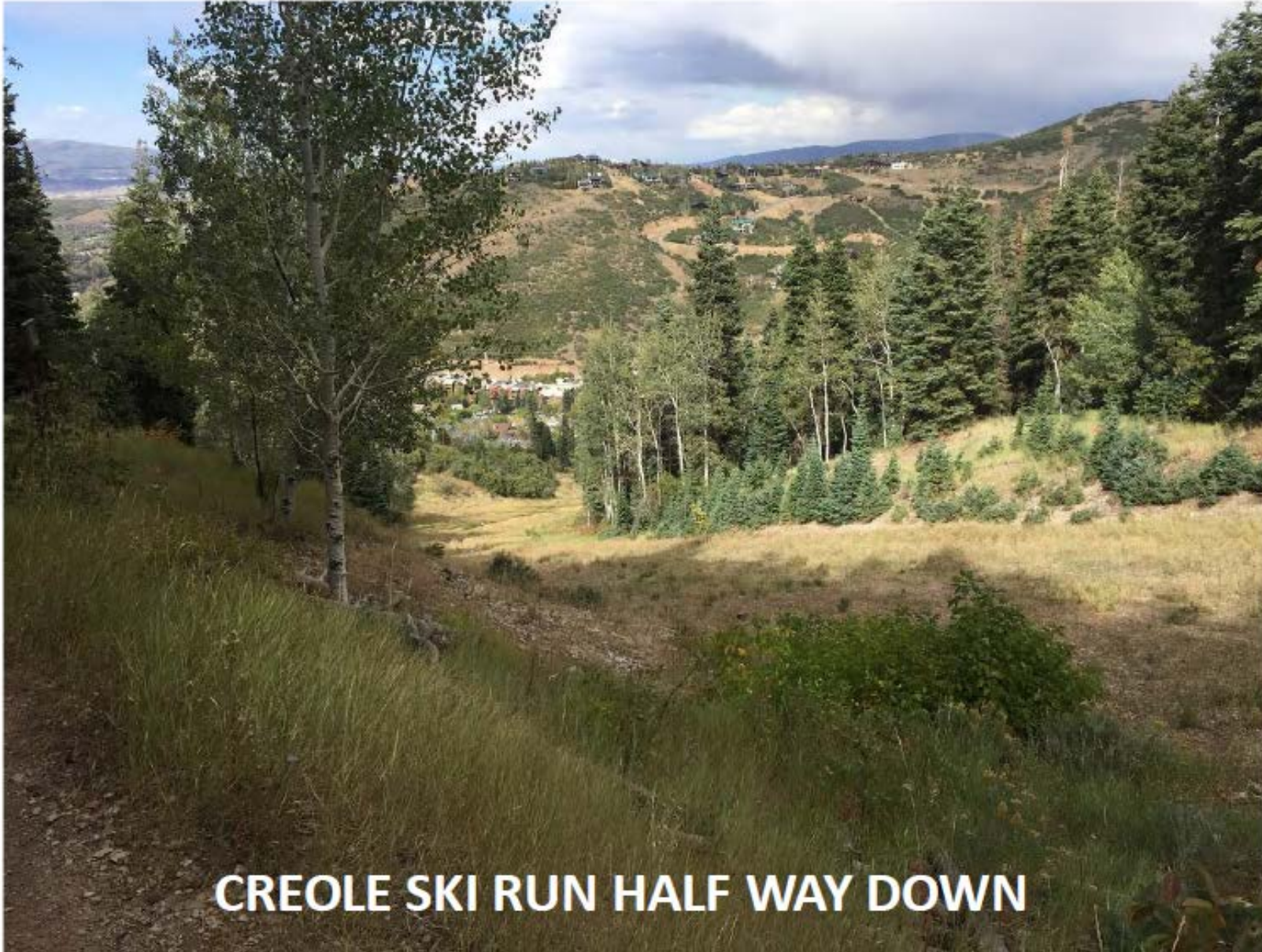


# Crushed Rock Disposal Zone (III of V)





## Crushed Rock Disposal Zone (IV of V)



**CREOLE SKI RUN HALF WAY DOWN**



## Crushed Rock Disposal Zone (V of V)



## Case: Hyak Ski Area Landslide (I of II)





## Case: Hyak Ski Area Landslide (II of II)



Hyak Ski Area Landslide, Washington State

**Thank You and Questions**