

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
August 22, 2018**



AGENDA

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

ADOPTION OF MINUTES OF August 8, 2018

PUBLIC COMMUNICATIONS – Items not scheduled on the regular agenda

STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

Municipal Code Amendments regarding Recreational Vehicle Parking in Title 9: Parking Code (Chapters 9-1 and 9-2), Title 11: Buildings and Building Regulations (Chapter 11-15), and Title 15: Land Management Code (Chapters 15-3, 15-5, and 15-15).
Public hearing and continuation to September 12, 2018.

PL-17-03479 32
*Planner
Morlan,
Newberry,
and Jackson*

REGULAR AGENDA – Discussion, public hearing, and possible action as outlined below

Prospector Village Subdivision Amended Lot 9 – Proposal to combine one existing lot and a remnant portion of a second lot into one new lot of record.
Public hearing and possible recommendation for City Council on September 13, 2018.

PL-17-03745 82
*Planner
Newberry*

Sunny Slopes Park Meadows Subdivision No. 6A Plat Amendment amending Lots 24A & 25 – Proposal to alter a lot line between Lot 24A and Lot 25 which will increase Lot 24A by approximately 1,116 square feet and reducing lot 25 by the same amount
Public hearing and possible recommendation for City Council on September 13, 2018.

PL-18-03929 108
*Planner
Newberry*

The applicant is requesting a Conditional Use Permit for a City owned and operated Golf Maintenance Facility at 1884 Three Kings Drive.
Public hearing and possible action.

PL-17-03919 125
*Planner
Morlan*

ADJOURN

***Parking validations will be provided for Planning Commission meeting attendees that park in the China Bridge parking structure.**

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
August 8, 2018

COMMISSIONERS IN ATTENDANCE:

Chair Melissa Band, Sarah Hall, John Kenworthy, John Phillips, Mark Sletten, Laura Suesser, Doug Thimm

EX OFFICIO: Planning Director, Bruce Erickson; Kirsten Whetstone, Planner; Tippe Morlan, Planner; Elizabeth Jackson Planning Tech; Polly Samuels McLean, Assistant City Attorney

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REGULAR MEETING

ROLL CALL

Chair Band called the meeting to order at 5:35 p.m. and noted that all Commissioners were present.

638 Park Avenue

Chair Band reported that prior to the meeting, the Planning Commission held a Work Session and Site Visit at 638 Park Avenue. They met with the developer who gave them a tour of the building. The Commissioners looked at the storage space and the indoor and outdoor space; and the developer showed the mitigations.

The Planning Commission would take public comment specifically on the Work Session, and continue this item to September 26th.

Chair Band opened the public hearing.

There were no comments.

Chair Band closed the public hearing.

MOTION: Commissioner Phillips moved to CONTINUE 638 Park Avenue to September 26, 2018. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

ADOPTION OF MINUTES

July 11, 2018

MOTION: Commissioner Suesser moved to APPROVE the Minutes of July 11, 2018 as written. Commissioner Sletten seconded the motion.

VOTE: The motion passed. Commissioners Thimm and Phillips abstained since they were absent from the July 11th meeting.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Assistant City Attorney McLean was back from participating in an Employee Exchange Program in Courchevel France. Ms. McLean reported that she had a great time and learned so much. She will be giving a report to the City Council on her experience and she will share her report with the Planning Commission.

Assistant City Attorney McLean stated that she was placed in the Planning Department in Courchevel. The person coming from France for the other half of the exchange is the Assistant Planning Director in Courchevel, and he will be in Park City in October or November. Ms. McLean found the experience to be fascinating. Some things are very different but many things were the same. She thought it was interesting to see how Courchevel deals with Historic Preservation and their planning processes.

Chair Band stated that she would be recusing herself from the Consent Agenda item; however, she would not leave the room unless someone requests that it be pulled off the Consent Agenda.

CONSENT AGENDA

Kings Crown at Park City Housing Mitigation Plan – Staff recommends the Planning Commission review, hold a public hearing and forward a positive recommendation to the Park City Housing Authority for the mitigation plan to fulfill the housing obligation generated by the Kings Crown at Park City project.

MOTION: Commissioner Sletten moved to APPROVE the Consent Agenda, Kings Crown at Park City Housing Mitigation Plan. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously. Chair Band was recused.

Assistant City Attorney McLean asked for a minute to make sure that one item was corrected in the Staff report regarding the Kings Crown item. She recalled a discussion with the City Housing Specialist, Rhoda Stauffer, and the applicant representative, Rory Murphy, addressing the issue of making sure there was sufficient interior storage space. She thought the issue had been resolved, but she could not find it in the Staff report. Ms. McLean pointed out that what the Planning Commission approves needs to match what will actually occur. She asked Ms. Stauffer if the report was accurate based on their previous discussion.

Rhoda Stauffer replied that the report is accurate and a condition of approval requires the issue to be resolved.

Assistant City Attorney requested that the Planning Commission rescind their previous motion and pull Kings Crown off the Consent Agenda so she could speak to the issue.

Chair Band recused herself and left the room. Chair Phillips assumed the Chair.

MOTION: Commissioner Suesser moved to Remove the Kings Crown at Park City Housing Mitigation Plan from the Consent Agenda. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

Assistant City McLean stated that the only issue was that one of the interior storage units shall not be counted as part of the overall affordable employee units; based on the housing resolution and based on feedback. She referred to the table on page 25 of the Staff report and wanted to make sure the issues had been clarified so it is correct when it goes to City Council.

Ms. Stauffer stated that Mr. Murphy will figure out how to resolve the issue before it goes to City Council. The square footage would be made up by either adjusting some of the units or converting a larger attainable unit to an affordable unit to make up the square footage. Ms. Stauffer noted that resolution is required as part of the conditions of approval. Condition #7 reads, "The square footage of the affordable residential units will increase by 680 square feet. City Attorney McLean thanked Ms. Stauffer for the clarification. She was looking at the table and had not noticed that it was addressed in the Condition of Approval.

Rory Murphy stated that if one of the larger attainable units does not make up the square footage, there will be seven attainable units and eight affordable units. Mr. Murphy emphasized that the applicant would make up the square footage.

Assistant City Attorney McLean understood that the pricing was based on the housing plan. Ms. Stauffer replied that she was correct.

MOTION: Commissioner Thimm moved to APPROVE the Kings Crown at Park City Housing Mitigation Plan in accordance with the Findings of Fact, Conclusions of Law and Conditions of Approval as found in the Staff report. Commissioner Sletten seconded the motion.

VOTE: The motion passed unanimously. Chair Band was recused.

Chair Band returned to the meeting and resumed the Chair.

Findings of Fact – Kings Court Housing Mitigation Plan

1. The applicable Development Agreement was recorded June 14, 2018.
2. A total of 8.55 Affordable Unit Equivalentents (AUEs) in the form of seven condominiums fulfill the housing obligation generated by Kings Crown at Park City in accordance with Housing Resolution 03-2017.
3. The Housing Mitigation Plan was recommended for approval by the Planning Commission to the Park City Housing Authority on August 8, 2018 attached as Exhibit A.

Conclusions of Law – Kings Court Housing Mitigation Plan

1. A Development Agreement between CRH Partners, LLC and Park City Municipal Corporation recorded on June 14, 2018 is in effect.
2. Affordable Housing must comply with Park City Housing Resolution 03-2017

Conditions of Approval – Kings Court Housing Mitigation Plan

1. The Affordable Housing building will be the first building to draw a building permit.
2. No CO will be granted for the Crown Homes (market townhomes) prior to receiving the CO for the affordable/attainable building.
3. CRH will post a Performance Bond in a form acceptable to the City for the construction of the Affordable Housing building.
4. If the construction timing of the affordable housing building deviates more than

120 days from the proposed construction guideline, then the Applicant shall first appear before the Park City Housing Authority to explain the timing discrepancy and the Council shall at that time have the right to request that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.

5. Units will be sold at pricing as follows:

Unit #	Sq Ft	# of Bedrooms (size of household)	AMI	Sales Price	Max Household Income
A-101	1,349	3 (4)	80%	\$ 303,647.00	\$ 85,680
A-102 ADA	1,000	2 (3)	60%	\$ 197,881.00	\$ 57,834
A-201	1,000	2 (3)	70%	\$ 239,122.00	\$ 67,473
A-202	998	2 (3)	70%	\$ 239,122.00	\$ 67,473
A-203	1,174	3 (4)	150%	\$ 569,338.00	\$ 160,650
A-301	989	2 (3)	150%	\$ 512,404.00	\$ 144,585
A-302	987	2 (3)	150%	\$ 512,404.00	\$ 144,585
A-303	1,000	2 (3)	80%	\$ 263,841.00	\$ 77,112
A-304	997	2 (3)	80%	\$ 263,841.00	\$ 77,112
A-401	671	1 (2)	60%	\$ 182,188.00	\$ 51,408
A-402	959	2 (3)	150%	\$ 512,404.00	\$ 144,585
A-403	1,174	3 (4)	150%	\$ 569,338.00	\$ 160,650
A-404	1,189	3 (4)	150%	\$ 569,338.00	\$ 160,650
A-501	1,160	3 (4)	150%	\$ 569,338.00	\$ 160,650
A-502	1,163	3 (4)	150%	\$ 569,338.00	\$ 160,650
Interior Storage units	680				
Total	16,490				
Total Affordable	7,695				

6. Deed Restrictions shall be recorded against all 15 units in a form approved by the City Attorney.

7. The SF of the affordable residential units will be increased by 680 SF.

8. CCRs for the Affordable/Attainable building will include a provision that HOA fees won't increase more than three percent (3%) per year.

9. Units shall be sold to eligible households as defined in the recorded Deed

Restrictions.

10. All sales shall be approved in writing by the City Affordable Housing Office.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

1. **341 Ontario – Steep Slope Conditional Use Permit – The applicant is proposing to construct an addition to a historic house, designated as “Significant” on the Historic Sites Inventory, on a slope greater than 30%. (Application PL-15-02915)**

Anya Grahn, the project planner, was out of town. Planner Liz Jackson presented this item in her absence.

Planner Jackson reviewed the application for a Steep Slope Conditional Use Permit at 341 Ontario Avenue. The Staff had not received any public item for this specific application.

The Staff recommended that the Planning Commission conduct a public hearing and approve the conditional use permit for 351 Ontario with the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Staff report.

Chair Band opened the public hearing.

There were no comments.

Chair Band closed the public hearing.

MOTION: Commissioner Sletten moved to APPROVE the Steep Slope CUP for 341 Ontario Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as contained in the Staff report. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 341 Ontario

1. The property is located at 341 Ontario Avenue.
2. The site is located in the Historic Residential-1 Density (HR-1) Zoning District.
3. The site is designated as “Significant” on the City’s Historic Sites Inventory.

4. The lot contains 3,750 square feet. It is a downhill lot.
5. This application is a request for a Steep Slope Conditional Use Permit (CUP) for construction of an addition to a historic single-family home, when the Building Footprint of the addition is in excess of 200 square feet if the Building Footprint of the addition is located upon an existing Slope of 30% or greater.
6. The applicant is proposing to build an addition on the east side of the historic house, creating a total gross house size of 3,938 square feet.
7. The existing footprint of the historic house and its non-historic additions is 483 square feet; the footprint of the house following construction of the addition will be 1,519 square feet. The maximum allowed footprint for this lot is 1,519 square feet.
8. The construction is proposed on a slope greater than 30% and in some areas; the slope is approximately 93%. The slope directly behind historic house is 52%.
9. On April 17, 2018, the Board of Adjustment approved three variances for this site: (1) a variance to LMC Section 15-2.2-3 (E) to the required ten foot (10') front yard setback exception to allow for an addition to be constructed at the front of the lot; the addition includes a one-car garage on the top level, adjacent to Ontario Avenue. The BOA granted a variance to the required front yard setback to 4 ft. 6 inches; (2) a variance to LMC Section 15-2.2-5 to the maximum building height of 27 feet above Existing Grade to 35 feet above Existing Grade; and (3) a variance to LMC Section 15-2.2-5 (A) to the required maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters to 39 feet 6 inches.
10. On September 3, 2015, the applicant submitted a Steep Slope Conditional Use Permit; the application was deemed complete on September 22, 2015, but it has been on hold while the applicant worked through the HDDR redlines and variance process.
11. The minimum Lot Size required in the HR-1 Zoning District is 1,875 square feet; the existing Lot is 3,750 square feet.
12. The applicant is proposing a 4.5-foot front yard, as granted by the variance; a 10 foot rear yard, as required by the LMC; 5-foot north side yard setback, as required by the LMC; and 1-foot south side yard due to the historic structure.

13. Per LMC 15-2.2-4 Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures.

14. The maximum Zone Height for the HR-1 is 27 feet; the variance granted 35 feet; the applicant is proposing 35 feet, as permitted by the variance.

15. The maximum interior height allowed in the HR-1 Zoning District is 35 feet; the variance granted 39 feet 6 inches; the applicant is proposing an interior height of 39 feet, as granted by the variance.

16. The final grade must be within 4 vertical feet of the existing structure, and the maximum difference will be 4 vertical feet.

17. The LMC requires a 10-foot horizontal step in the downhill façade at 23 feet, and the applicant is proposing this on the new addition.

18. The location of the development reduces the visual and environmental impacts of the Structure. The historic house is located on the southwest corner of the lot, facing Main Street and with its back to the canyon wall. The historic house sits some 32 feet below paved Ontario Avenue. The proposed addition is setback behind the historic house and separated from it by a transitional element. The mass and bulk of the structure is partially buried in the canyon wall to minimize its appearance. The mass and bulk is further broken up by patios, roofs, and decks that provide shadow lines and help conceal the size of the house. Along Ontario Avenue, the house appears to be one-story in height with emphasis on its pedestrian entrance over its garage.

19. The applicant provided a visual analysis of the project from key Vantage Points to demonstrate potential impacts of the project and to identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items. As demonstrated by the visual analysis, the proposed addition fits within the context of the slope and neighboring structures. The applicant has broken up the mass and scale of this house as it climbs the hill. The mass of the structure is broken into modules that are reflective of the mass and scale of the historic house. The proposed design is visually compatible with the neighborhood. There is only one aspen tree that meets the definition of Significant Vegetation identified on this property. The applicant is proposing a robust landscape plan that will visually buffer and screen the view of the addition in a way that emphasizes the historic house. The landscape plan proposes to incorporate seven (7) new aspen trees on site to

replace the two aspen trees on the survey to be replaced. The street view of the house is simple in design and creates vehicular and pedestrian access to the property from Ontario Avenue.

20. Access points and driveways have been designed to minimize Grading of the natural topography and reduce overall Building scale. The existing access to the site is from a pedestrian path off of Shorty's Stairs; there is currently no access from Ontario Avenue. The applicant has proposed an addition that includes a one-car garage along Ontario Avenue. The design of the façade along Ontario Avenue emphasizes the pedestrian entrance over the garage, which is consistent with the Design Guidelines. A bridged driveway connects the new garage to Ontario Avenue.

21. The design minimizes the need for retaining Structures in order to maintain Natural Grade. The design of the addition incorporates outdoor living spaces, preventing the need to terrace the grade to create patios and decks. The applicant has proposed landscaped stairs that connect different elevations of the yard, but these stairs are built into the hillside and do not require structure or terraces. The north and south sides of the house act as retaining walls and allow the applicant to maintain the existing grade in the narrow side yards.

22. Buildings, access, and infrastructure are located to minimize cut and fill that would alter the perceived natural topography of the site. The structure has been designed in order to be setback and visually separated from the historic house at the southwest corner of the lot. The location of the addition was driven by the need to access Ontario Avenue and the steep slope of the site; the mass and bulk has been broken up to reduce the overall scale of the new addition. The applicant has located the new addition in such a way that the original grade of the site can be largely restored following the construction of the addition. The design has provided opportunities for open space and there is only one aspen tree that meets the definition of Significant Vegetation. The driveway and parking area has been minimized and will be shielded by new vegetation.

23. Where Building masses orient against the Lot's existing contours, the Structures are stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. The garage is subordinate in design to the main pedestrian entrance along Ontario Avenue. The mass of the new addition steps up the hill, terminating at Ontario Avenue; the mass and bulk have been broken up as the addition climbs the hill. The new addition reflects the historic character of Park City's Historic Sites with its simple building forms, unadorned materials, and restrained ornamentation.

24. The design prevents a “wall effect” along the Street front and/or Rear Lot Lines. The new addition is largely tucked behind the historic house and only appears as one-story in height from the Ontario Avenue right-of-way. It does not create a wall effect at the front or rear property lines because the mass and bulk have been broken up into modules that reflect the mass and scale of historic buildings. Further, decks, overhangs, and roof projects help break up the mass and provide shadow lines to minimize the visual bulk of the structure. Changes in material, color, and design help distinguish the new addition from the historic house.

25. The maximum volume of the Structure is a function of the Lot Size, Building Height, and Setbacks. The proposed design is articulated and broken into compatible massing components, similar in size and proportion to those of the historic structure. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible with both the volume and massing of the single family dwellings in the area. The design minimizes the visual mass and mitigates the differences in scale between the proposed house and surrounding structures.

26. The maximum Building Height in the HR-1 District is 27 feet. The interior and exterior height of the structure is consistent with the variances granted. The height of the new addition is approximately 35 feet above existing grade, and the remainder of the addition is buried in the hillside and the grade steps uphill to Ontario Avenue. As designed the house is compatible in mass and scale with houses in the surrounding neighborhood.

27. The property was posted and notice was mailed to property owners within 300 feet on June 27, 2018. Legal notice was also published in the Park Record in accordance with requirements of the LMC on June 23, 2018.

28. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law – 341 Ontario

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.1-6.
2. The building is consistent with the variances granted by the Board of Adjustment on April 17, 2018.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval – 341 Ontario

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures, including the historic structure on this lot.
3. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. This approval will expire on August 8, 2019, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
5. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on August 8, 2018, and the Final HDDR Design.
6. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
7. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
8. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
9. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
10. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
11. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.

12. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

13. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

14. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.

15. All excavation work to construct the foundation of the new addition shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties and the historic house on this property.

16. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

17. No utility meters shall be located under the bridged driveway; all utility meters shall be located on the applicant's property.

18. There shall be no construction vehicle staging on the street and deliveries shall be "just in time" to the satisfaction of the City Engineer and Building Department to reduce the duration of necessary staging and deliveries. Two separate traffic control personnel will be on site for any construction related deliveries.

19. The applicant shall notify the neighbors 48 hours in advance prior to any street closures for the project.

2. **875 Main Street – A request for modification to an existing Conditional Use Permit to allow a rooftop deck and to convert 196 square feet of common area to private area. (Application PL-15-02915)**
3. **875 Main Street – A request for a plat amendment proposing to establish a new common rooftop patio area for the residential units and to convert 196 square feet of internal common area to private area. (Application PL-17-03673)**

The Planning Commission discussed the CUP and the plat amendment for 875 Main Street simultaneously.

Planner Tippe Morlan stated that her presentation would include both items. However, each item required a separate motion because the CUP is an action by the Planning Commission and the Plat requires a recommendation to the City Council.

Planner Morlan reviewed the application for the Lift Lodge Condominiums at 875 Main Street. The applicant was requesting a modification to an existing CUP, as well as a plat amendment for the addition of a rooftop deck to those condos. The area will be identified as residential common area and facilities, and it will be for residents only. Condition of Approval #4 under the CUP states, "The rooftop deck shall be used in conjunction with the existing residential units only and shall not be leased out separately, unless leased to residents, to ensure that the use of this space is a residential accessory use; not a commercial use, and that the use does not cause overflow parking onto adjacent properties".

Planner Morlan reviewed the plan for the roof top area. The applicant was proposing an outdoor kitchen, hot tub, and fireplace with seating. The existing mechanical equipment would remain, but it will be moved around on the deck. The area totals approximately 2,431 square feet of unenclosed area. Because it is unenclosed, it does not add to the total square footage or total floor area of the site, and it does not require additional parking.

Planner Morlan reported that the applicant was also proposing to convert a total of 196 square feet of common hallway area to private area over 11 units. They would take the divets in the entry areas and the hallway and allow the owners to build out their unit to be flush with the hallway.

Planner Morlan thought it was important to note that even though the zoning is Historic Resort Commercial, this site falls under the Historic Commercial Business Zone (HCB) because of the 1982 agreement, which allowed the property in this area to be regulated under HCB. This was originally approved under those regulations as a conditional use mixed use residential and commercial building.

Planner Morlan stated that the proposed addition meets HCB requirements, and the structure met all HCB requirements at the time it was constructed. The proposed changes also meet HCB standards, including no change to the overall square footage of the structure and no additional parking. The applicant is proposing two separate access points to meet fire code requirements. All proposed additions are within the height. The elevator shaft will be extended several feet, but it still falls within the 8' height exception for elevator shafts in the zone.

Planner Morlan noted that all the conditions of approval from the original McIntosh Mill conditional use permit still apply. In addition, HDDR approval is required and that application is currently in process.

The Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Plat and approve of the CUP modification with good cause, as conditioned, finding that it meets the standards of the zone and the original conditions of approval.

Doug Clyde, representing the applicant, stated that they have been working with Staff for a long time to clean up past issues with this building. He believed the Staff report adequately addressed the complexities and the long history; and how they reached this point.

Commissioner Thimm asked if the use of the deck was specified. Mr. Clyde replied that it is clearly only for the residents and their invitees. Commissioner Thimm asked about the chance of having a live band on the deck. Mr. Clyde stated that no music is proposed, and there will not be a sound system. He pointed out that it would also be governed by the noise ordinance. The only way to have a live band would be to apply for a Special Events permits. Mr. Clyde emphasized that the use would be limited to the residents.

Commissioner Kenworthy clarified that if this CUP is approved, someone could still apply for a Special Event permit. Mr. Clyde remarked that a resident could request a permit, but it was up to the City to grant it. Commissioner Kenworthy asked for the maximum occupancy of the deck. Mr. Clyde replied that it is based on square footage, which is why they were required to put in the second stairway.

Chimso Onwuegbu, representing the applicant, believed the maximum occupancy was 96 based on the square footage. Mr. Clyde had argued that a second exit was not needed because the occupancy would not exceed the maximum occupancy load; however, the Building Department rejected that argument and required the second stairway. Mr. Clyde stated that in that complex they could not reach the maximum occupancy without a Special Events permits.

Commissioner Kenworthy asked about the building occupancy. Mr. Clyde replied that there were 16 residential units and two commercial units. He reiterated that the commercial units would not have access to this site. It is a limited common site available only to the residents. Mr. Kenworthy calculated that the occupancy on the roof was more than four people per unit. Mr. Clyde answered yes, because it is based on what is called assembly occupancy. When the Building Department looks at a set of plans, they have to consider the occupancy. They determined that the rooftop deck is a place of assembly, and therefore, the Building Department could not grant occupancy for less than the maximum occupancy of the Code for a place of assembly. Mr. Onwuegbu explained that the applicant had proposed limiting the occupancy to 49 people to avoid having the additional stairway construction, but the Building Department rejected that because they have to base it off the square footage.

Commissioner Suesser wanted to know how many people are permitted on the deck per the Fire Code. Mr. Onwuegbu believed it was 90-something at 15 square feet per person. Commissioner Thimm had calculated 106 people based on the square footage. Mr. Onwuegbu pointed out that more than half of the deck will be cornered off for mechanical units, but those areas are still counted in the 2400 square feet. Based on the actual area for people, he believed the occupancy was approximately 96.

Assistant City Attorney McLean stated that if the Planning Commission had concerns about impacts related to the deck, they could add a condition of approval limiting the occupancy to 49 people as a way to mitigate the impacts. However, the second stairway would still be required as a Building Department regulation because more people would be allowed under the Building Code.

Planner Morlan noted that the project was originally approved with 13 condo units totaling 12,381 square feet. She did not have a total square footage on the amendment to the original approval that changed it to 16 units.

Commissioner Thimm asked if the applicant was still willing to limit their space to 49 occupants. Mr. Clyde stated that he not discussed that further with the applicant after being required to build the second stair tower, because that construction had added

considerable cost to the project. He asked that there be some rational nexus between the limitation and the conditional use permit process.

Director Erickson asked if some of the units were in the nightly rental pool. Mr. Clyde answered yes. He did not have an exact number but all the units were available for nightly rental. Director Erickson suggested that they think about the impacts related to potential nightly rental units. If the Planning Commission takes action, he suggested that they clean up the language in Conditions #4 and 5. Condition #5 is clear that it is residents and guests. Condition #4 ties it to the residential units. Director Erickson offered to draft a new condition of approval to address nightly rentals. He explained that the intent is to say that no external commercial use could occur without a special events permit. However, if four units are rented out as nightly rental and the renters wanted to rent out the space for a private wedding, it would be allowed. Director Erickson remarked that uses that occur on the deck are limited to the uses inside the condominium project, which includes nightly rental.

Assistant City Attorney stated that if the Planning Commission could address impacts related to that issue. For example, if someone decided to have a big party and invite 142 of their friends, she assumed the Commissioners would have concerns about the impacts on the deck. She pointed out that the noise ordinance exists, but the impacts still occur. Commissioner Phillips suggested that they could limit it to a specific number, with the exception of allowing for a Special Event permit.

Chair Band opened the public hearing.

Wendy Carney, representing the Marriott Summit Watch, had concerns regarding noise. She had envisioned a loud music party, but after hearing the discussion she was a little more comfortable. Ms. Carney was in favor of limiting the occupancy to 49 people.

Chair Band closed the public hearing.

Chair Band understood that three conditions of approval needed to be modified. She asked if they should also add a condition prohibiting live music. The applicant was comfortable with prohibiting live music. Commissioner Thimm suggested saying "no amplified music." He reiterated that there is not a wired sound system on the deck, but someone could bring a boom box.

Commissioner Thimm was in favor of limiting the number of occupants, and also adding language stating "no amplified music".

Commissioner Hall understood that the deck could be leased to one resident to the exclusion of the other residents. Mr. Clyde explained that the deck is limited common area but only for the residential units. The commercial units do not have the ability to use the deck area. Assistant City Attorney McLean clarified that it is limited common area appurtenant to all of the residential units. Commissioner Suesser thought Commissioner Hall was referencing Condition #4 which states, "...leased out separately unless leased to residents". Commissioner Hall asked if a resident could have a wedding for 50 people and exclude the other residents. She was told that the deck could be reserved by one resident for a private event. Mr. Clyde thought the best language would be "reserved to the owners and their invitees", to clarify that "invitees" could be their guests or someone who might rent their unit. He emphasized that the deck could not be rented out to anyone who is not an owner or an invitee of the unit. Ms. McLean thought the needed to add language that would prevent someone using unit to reserve it for a house party and charge their guests.

Mr. Clyde stated that he asked the owners about limiting the time to 10:00 p.m., and all the owners favored having everyone off the roof by 10:00. He explained that the owners only want to replace the existing hot tub uses.

Mr. Sletten thought Condition #4 had a limiting mechanism by not allowing parking to overflow onto other properties. He believed it would be difficult to have 96 people, and a large number not being residents, without parking overflowing onto other properties. Mr. Clyde did not think the applicant would be opposed to a condition limiting the occupancy to 49 people.

Commissioner Suesser thought the conditions needed to be strengthened. They also needed to know more about lighting on the deck, the propane heaters, etc. Mr. Onwuegbu stated that a lighting plan had already been submitted. Mr. Clyde noted that the gas barbecues are required to be sprinkled, and the Building Department would add the standard life safety requirement.

Director Erickson stated that the Planning Commission could add a condition of approval requiring that all lighting must be downward, shielded, and must comply with the Lighting Section of the Architectural Guidelines. Planner Morlan noted that lighting was addressed in Condition #15. Director Erickson clarified that his concern was more with Christmas lights rather than permanent lighting. Planner Morlan stated that the layout of the rooftop deck may change with the building permit; which is why she had added language stating "All lighting must be approved by the Planning Department and must meet the standards". Commissioner Phillips noted that the LMC specifies lighting requirements and those requirements must be met. He pointed out that the site was not highly visible from many locations. They tend to be more restrictive with highly

visible sites. Director Erickson pointed out that the LMC allows seasonal lighting but it must be taken down within a certain timeframe to be compliant. In addition, most of the deck is hidden under the existing parapets and the gable roofs.

Director Erickson thought they should also restrict independent commercial use. He understood that the conditions should be revised to prohibit amplified music; to limit the occupancy of the deck to 49 people. Director Erickson suggested that they change the language in Conditions #4 and #5 to specify “owners, residents and invitees”.

Commissioner Suesser thought the sign mentioned in Condition #5 should mention that the roof deck occupancy is limited to 49.

Considering the number of changes, Chair Band thought the Board needed to see the redlined revisions before taking action. Planner Morlan offered to redline the conditions per their discussion while they discussed the Plat Amendment.

The Commissioners moved to the Plat Amendment.

Assistant City Attorney McLean asked if the CC&Rs were being redone. Mr. Clyde understood that the CC&Rs were already redone and they had gone through their Legal Department. He did not believe they had been filed, but it would be part of the Plat Amendment. He suggested adding a condition of approval to address the CC&Rs and reflect that the area is limited common and restricted to the residential units.

Director Erickson recommended that the conditions of approval be referenced in the HOA documents.

For the CUP, Planner Morlan asked if the Commissioners wanted to change the term “leased” to “reserved” in Condition #4. Commissioner Suesser did not think the language needed to be changed because sometimes a fee is charged to reserve a space.

The Planning Commission agreed to move on to the next item on the Agenda to give Planner Morlan the opportunity to revise the conditions of approval for their review.

NOTE: The Planning Commission returned to the CUP and Plat Amendment for 875 Main Street following their discussion and action on the Flagstaff Master Planned Development Construction Mitigation Plan Technical Report #15 – amendments.

Planner Morlan reviewed the redlined conditions as follows:

Condition of Approval #4 – Added sentence “Residential common areas and facilities shall not be used for independent commercial use. Any complaints regarding overflow parking issues or commercial use may result in the CUP becoming void.

Assistant City Attorney McLean replaced complaints with evidence to read, “Any evidence regarding....”

Added Condition of Approval #5 stating “Occupancy of the rooftop area shall be limited to 49 persons, and the hours shall be limited to between the hours of 7:00 a.m. to 10:00 p.m.

The remainder of the conditions were renumbered.

Condition #6 – was revised to read, “Prior to issuance of a final certificate of occupancy the owner shall provide a sign on the deck limiting use of the roof top deck area to owners and guests of the residential units, and only between the hours of 7AM and 10 PM, and limiting occupancy to 49 persons.

Added Condition #18 – “No amplified sound system shall be allowed on the rooftop deck area”.

Added Condition #19 – “CC&Rs for the Lift Lodge Condominiums as amended shall refer to these Conditions of Approval”.

MOTION: Commissioner Kenworthy moved to APPROVE the Conditional Use Permit for the rooftop deck at 875 Main Street, in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Kenworthy moved to forward a POSITIVE recommendation to the City Council for the Plat Amendment for 875 Main Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Assistant City Attorney McLean recommended that the motion include “as amended, with the additional condition of approval that the amended CC&Rs include the conditions related to the Conditional Use Permit for number of people and use of the deck.

Commissioner Kenworthy amended his motion as stated by Assistant City Attorney McLean. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 875 Main Street - CUP

1. In 1991, the Planning Commission and City Council approved a concept plan for the Town Lift Project which included the Lift Lodge Condominium project currently under review.
2. On June 11, 1997, the Planning Commission approved a CUP to allow a mixed use structure at this location. This CUP was subsequently modified on May 26, 1999 concurrent with the condominium plat, and the building was constructed in 1998.
3. The Parking Management Plan for this location was approved by the Planning Commission on July 8, 1998.
4. The subject property falls under the 1982 Huntsman-Christensen Agreement which specified HCB zoning for the site and established an artificial natural grade for height measurements.
5. The 1982 Agreement was amended on April 16, 1992 to redefine artificial natural grade.
6. The Lift Lodge at Town Lift condominium conversion plat was recorded on August 3, 1999.
7. On January 30, 2018, the City received a complete application for a modification of the approved CUP.
8. The proposed rooftop deck is a significant change to the common area approved with the original CUP and needs Planning Commission approval.
9. The modifications include the addition of 2,431.8 square feet of “Residential Common Area and Facilities.”
10. Modifications also include a conversion of 196 total square feet of common area to private area incorporating hallway entry areas into private space for 11 units.
11. The proposed modifications to the existing CUP do not change the number of residential or commercial units within the development.
12. The subject property falls within the HRC zone, but is subject to HCB regulations according to the 1982 Agreement amended in 1992.
13. All parking associated with the building is accommodated within the common parking structure the Lift Lodge shares with the Town Lift development.
14. The parking structure beneath the building provides a total of 28 code compliant spaces, which is sufficient for the proposed changes. A total of 24 spaces are required for the 16 residential units and retail space.
15. The proposed changes to the rooftop do not add to floor area of any livable space within the development and do not increase parking requirements.

16. Access to the underground parking structure is off Ninth Street. Secondary access is provided from the adjacent parking structure which has access to Park Avenue.
17. The capacity of the deck requires two separate fire access points which are met with a primary elevator and stairway access and a secondary stairway access.
18. All new structures proposed fall within the 45 feet maximum building height with a 5 foot exception for pitched roof structures and an 8 foot exception for elevator access.
19. A concurrent Historic District Design Review application is under review for these modifications.
20. A concurrent plat amendment application is also under review for these modifications.
21. Proposed exterior lighting proposed is down-directed and shielded.
22. The applicant has not violated any terms of the original CUP approval and all original conditions of approval continue to apply, including restriction of the commercial area to no restaurant uses.
23. As conditioned, the proposed modifications meet the criteria for Conditional Uses as stated in LMC Section 15-1-10(E).
24. On July 25, 2018, the property was posted and notice was mailed to affected property owners within 300 feet.
25. Legal notice was published in the Park Record on July 21, 2018.
26. As of this date, no public input has been received by Staff.
27. The Findings in the Analysis Section are incorporated herein.

Conclusions of Law – 875 Main Street – CUP

1. The Use, as conditioned complies with all requirements of the Land Management Code, Section 15-1-10.
2. The Use, as conditioned is compatible with surrounding structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.
4. The Application complies with all requirements outlined in the applicable sections of the Land Management Code, specifically Sections 15-1-10 review criteria for Conditional Use Permits.

Conditions of Approval – 875 Main Street – CUP

1. All Conditions of Approval of the McIntosh Mill CUP and any subsequent modifications continue to apply.
2. All construction requires a permit issued by the Building Department. All structures must be inspected by the Building Department prior to occupancy. The Building

Department will inspect the structure, circulation, emergency access, and all other applicable public safety measures.

3. The use shall not violate the City noise ordinance. Any violation of the City noise ordinance may result in the CUP becoming void.

4. The rooftop deck shall be used in conjunction with the existing residential units only and shall not be leased out separately, unless leased to residents, to ensure that the use of this space is a residential accessory use, not a commercial use, and that the use does not cause overflow parking onto adjacent properties. Residential Common Areas and Facilities shall not be used for commercial use. Any evidence regarding overflow parking issues or commercial use may result in the CUP becoming void.

5. Occupancy of the rooftop area shall be limited to 49 persons, and the hours shall be limited to between the hours of 7AM and 10PM.

6. Prior to issuance of a final certificate of occupancy the owner shall provide a sign on the deck limiting use of the roof top deck area to owners and guests of the residential units only between the hours of 7AM and 10 PM, and limiting occupancy to 49 persons.

7. All mechanical equipment, vents and exhaust fans shall be enclosed and screened from public view. If screening and enclosing is not possible, mechanical equipment, vents, and fans shall be painted to match the surrounding wall colors. Roof mounted equipment and vents, if visible to the public, shall be painted to match the roof and/or the adjacent wall color and shall be screened or integrated into the design of the structure.

8. Community Development Department approval of the final building plans is required prior to building permit issuance.

9. Receipt and approval of a construction mitigation plan (CMP) by the Community Development Department is a condition precedent to the issuance of a building permit. The plan shall address construction staging, time lines, special signs, parking, fencing, and other construction related details as required by the Community Development Department.

10. This approval shall expire one year from the date of Planning Commission approval of the Conditional Use permit modification, unless a building permit is issued for this project prior to the expiration date or a one-year extension is requested and granted subject to Section 15-1-10 (G) of the LMC. Approval was granted on August 8, 2018.

11. All new construction must match the existing color palette of the building.

12. All proposed changes must meet building volume and height requirements within the HCB zone using artificial natural grade established by the 1992 Agreement and plans approved for the original construction.

13. Any and all damaged public improvements, such as roads, sidewalks, curbs, and gutters on or adjacent to this property shall be repaired to the City's standards prior to issuance of a certificate of occupancy.

14. The City Engineer review and approval of the structural plans for the deck and of all changes to the utility and drainage plans for compliance with City standards is required prior to building permit issuance.
15. The Park City Fire District shall review and approve of the addition, including access and the outdoor kitchen, prior to building permit issuance.
16. Exterior signage must be approved by the Planning Department consistent with the City Municipal Code. All exterior lighting must be approved by the Planning Department and shall comply with the Land Management Code, including proposed and existing exterior lighting that currently does not comply. All existing exterior lighting shall comply with the Land Management Code.
17. Soffit overhangs (eaves) shall be a minimum of 24" deep.
18. No amplified sound system shall be allowed on the rooftop area.
19. CC&Rs for the Lift Lodge Condominiums as amended shall refer to these Conditions of Approval.
20. Final Historic District Design Review plans shall be approved prior to issuance of a building permit for these uses.
21. All Standard Project Conditions shall apply.

Findings of Fact – 875 Main Street – Plat Amendment

1. In 1991, the Planning Commission and City Council approved a concept plan for the Town Lift Project which included the Lift Lodge Condominium project currently under review.
2. On June 11, 1997, the Planning Commission approved a CUP to allow a mixed use structure at this location. This CUP was subsequently modified on May 26, 1999. The existing building was constructed in 1998.
3. The Parking Management Plan for this location was approved by the Planning Commission on July 8, 1998.
4. The subject property falls under the 1982 Huntsman-Christensen Agreement which specified HCB zoning for the site and established an artificial natural grade for height measurements.
5. The 1982 Agreement was amended on April 16, 1992 to redefine artificial natural grade.
6. The Lift Lodge at Town Lift condominium conversion plat was approved by City Council on March 4, 1998 and recorded on August 3, 1999.
7. On November 29, 2017, the City received a complete application for the subject plat amendment.
8. On January 30, 2018, the City received a complete application for a modification of the approved CUP.
9. The proposed change to the rooftop area adds 2,431.8 square feet to the structure as a new type of common area called "Residential Common Areas and

Facilities.” This area is common only to the residential owners.

10. Since this is unenclosed deck area and does not increase the occupancy of the structure as common space, it does not add to the parking requirements.

11. The proposed changes to the common hallway areas range in size from 2 square feet to 118 square feet.

12. The Lift Lodge was constructed with 16 residential units averaging less than 1,000 square feet and ranging in floor area from 681 square feet to 1,455 square feet.

13. The Lift Lodge was constructed with approximately 2,515 square feet of commercial uses (reduced from 5,100 square feet) and located at the south end of the building. The CUP included a condition that does not allow restaurant use in the commercial area.

14. The proposed changes amount to units which still average less than 1,000 square feet.

15. The units now range in size from 799 square feet to 1,457 square feet.

16. The size of the commercial space has increased to 2,551 square feet.

17. The proposed changes do not increase the parking requirements.

18. The proposed rooftop deck is a significant change to the common area approved with the original CUP and needs Planning Commission approval through a CUP Modification.

19. The proposed modifications to the existing CUP do not change the number of residential or commercial units within the development.

20. The subject property falls within the HRC zone, but uses the HCB regulations according to the 1982 Agreement amended in 1992.

21. All parking associated with the building is accommodated within the common parking structure the Lift Lodge shares with the Town Lift development.

22. The parking structure beneath the Lift Lodge provides a total of 28 code compliant spaces, which is sufficient for the proposed change in use. A total of 24 spaces are required for the 16 residential units and retail space.

23. The proposed changes to the rooftop do not add to floor area of any livable space within the development and do not increase parking requirements.

24. Access to the underground parking structure is off Ninth Street. Secondary access is provided from the adjacent parking structure which has access to Park Avenue.

25. The capacity of the deck requires two separate fire access points which are met with a primary elevator and stairway access and a secondary stairway access.

26. All new structures proposed fall within the 45 feet maximum building height with a 5-foot exception for pitched roof structures and an 8-foot exception for elevator access.

27. A concurrent Historic District Design Review application is currently under review

for these modifications.

28. A concurrent Conditional Use Permit application is also currently under review for these modifications.

29. No signs or lighting are proposed with this application.

30. The applicant has not violated any terms of the original CUP approval.

31. On July 25, 2018, the property was posted and notice was mailed to affected property owners within 300 feet.

32. Legal notice was published in the Park Record on July 21, 2018.

33. As of this date, no public input has been received by Staff.

34. The Findings in the Analysis Section are incorporated herein.

Conclusions of Law – 875 Main Street – Plat Amendment

1. There is good cause for this Plat Amendment.

2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding plat amendments.

3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 875 Main Street – Plat Amendment

1. All Conditions of Approval of the original Lift Lodge at Town Lift condominium plat and any subsequent modifications continue to apply.

2. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

3. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

4. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.

5. Approval of this plat amendment is subject to the concurrent approval of the modification to the Conditional Use Permit to allow the unenclosed rooftop common area.

6. CC&Rs for the Lift Lodge Condominiums as amended shall refer to the Conditions of Approval associated with the modification to the Conditional Use Permit approved by the Planning Commission on August 8, 2018. These conditions include limitations to the occupancy, hours, and the use of the deck.

4. Flagstaff Master Planned Development Construction Mitigation Plan Technical Report #15 – amendments. (Application PL-17-03664)

Planner Kirsten Whetstone noted that this item was an amendment to the technical report for the Flagstaff Development Agreement. The Planning Commission reviewed this item and conducted a public hearing on June 13th, when it was integrated into the Twisted Branch Staff report. Twisted Branch was continued to a date uncertain and she was able to extract this information into a separate report.

The Staff recommended that the Planning Commission conduct a public hearing and consider approving the Amendments to the Flagstaff Master Planned Development Construction Mitigation document, subject to the findings of fact and the condition of approval outlined in the Staff report.

Doug Ogilvy was present to represent the applicant.

Chair Band opened the public hearing.

There were no comments.

Chair Band closed the public hearing.

Commissioner Kenworthy read from page 194 of the Staff report, “The following sites are not approved for the tipping of mine soils”. He noted that there were no sites listed. Planner Whetstone noted that the sites were listed above. The language was corrected to read, “The above sites are not approved for the tipping of mine soils”.

MOTION: Commissioner Thimm moved to APPROVE the Amendments to the Flagstaff Master Planned Development Construction Mitigation Plan Technical Report #15, according to the Findings of Fact, Conclusions of Law, and the single Condition of Approval. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Flagstaff Technical Report #15

1. Council adopted Ordinance 99-30 on June 24, 1999 that annexed the Flagstaff Mountain project, also known as the Flagstaff Mountain Resort, into Park City.
2. Ordinance 99-30, Section II, 2.1: Large Scale MPD–Flagstaff Mountain specified that the developer is granted an equivalent of a Large Master Planned

Development.

3. Ordinance 99-30, Section II, 2.1: Large Scale MPD–Flagstaff Mountain requires the developer to submit the following studies, prior to or concurrent with Small-Scale MPD process for City approval:

1. Mine/Soil Hazard Mitigation Plan
2. Detailed Design Guidelines
3. Specific Transit Plan
4. Parking Management Plan
5. Detailed Open Space Plan
6. Historic Preservation Plan
7. Emergency Response Plan
8. Trails Master Plan
9. Private Road Access Limitation Procedures
10. Construction Phasing
11. General Infrastructure and Public Improvements Design
12. Utilities Master Plan
13. Wildlife Management Plan
14. Affordable Housing Plan
15. Construction Mitigation Plan

4. In December of 2001, the Planning Commission approved and adopted these Technical Reports as required by Ordinance 99-30, Section II, 2.1: Large Scale MPD–Flagstaff Mountain as listed in finding of fact #3.

5. On February 25, 2004, the Planning Commission conducted a public hearing, reviewed and approved amendments to technical reports #1, the Mine/Soil Hazard Mitigation Plan, #7, the Emergency Response Plan, and #15 the Construction Mitigation Plan, as the development of Empire Pass had begun to take shape and these three reports became substantially out of date.

6. Technical report #15, Construction Mitigation Plan, was adopted requiring site specific

Construction Mitigation Plans (CMP) to be submitted with the Conditional Use Permit applications and specifying that downhill truck traffic shall be addressed with each site specific CMP.

7. In 2008 the Planning Commission approved amendments to Technical Reports #1, the Mine/Soil Hazard Mitigation Plan and #15 the CMP.

8. On March 8, 2018, the Applicant submitted a request to amend Technical report #15 to clarify construction access, contractor parking, construction staging, construction parking, and excavated materials, as well as to identify approved tipping sites and address waste and trash management, including recycling of materials.

9. On June 6, 2018 the Applicant submitted a revised Addendum to Technical

report #15 further clarifying excavated materials tipping sites and requiring grading plans, storm water plans, City approval to relocate public trails, and construction mitigation plans consistent with Technical Report #15 to be submitted for all grading permit applications.

10. The proposed Addendum lists the following locations as tipping sites, specifically for clean, excavated soils, to be subject to grading permits and property owner approval (map of sites is added as an Exhibit to the CMP):

- Proposed Twisted Branch Subdivision Lot 2 (“Hot Creek”)
- Proposed Twisted Branch Subdivision Parcel C
- VEPN Lot 1 (Marsac Horseshoe)
- Period No. 1 Mining Claim – MS 6567
- Period No. 5 Mining Claim – MS 6567
- O.K. Mining Claim – MS 5929
- L.E. Mining Claim - MS 5930
- Deer Valley Ski Runs
- B2 East Subdivision
- City water tank site in lower Empire Canyon

11. On June 13th and July 11th the Planning Commission opened a public hearing to receive input on amendments to Technical Report #15. There was no public input provided on these amendments.

12. The Flagstaff Master Planned Development Technical Reports, and amendments to them, were reviewed and approved by the Planning Commission and recorded with the City Recorder, City Attorney and Planning Department.

Conclusions of Law – Flagstaff Technical Report #15

1. The Planning Commission finds the proposed Addendum to Technical Report #15 required pursuant to Ordinance 99-30, Section II, 2.1: Large Scale MPD– 197 Flagstaff Mountain, to be consistent with the provisions and intent of the Annexation Resolution adopted by Council on June 24, 1999 and the March 2007 Amended Agreement.

2. The revised and updated Technical Report #15 required pursuant to Ordinance 99-30, Section II, 2.1: Large Scale MPD–Flagstaff Mountain, does not change or adversely affect the density, development locations, or project design as set forth in the Annexation Resolution adopted by Council on June 24, 1999 as well as the March 2007 Amended Agreement.

Condition of Approval – Flagstaff Technical Report #15

1. The final amended 2018 Technical Report #15 shall be recorded with the City

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Recorder, City Attorney and Planning Departments along with the other technical reports and Development Agreement.

NOTE: The Planning Commission returned to 875 Main Street to continue their discussion and review of the conditions of approval. The continued discussion can be found under their initial discussion prior to the Flagstaff item.

The Park City Planning Commission Meeting adjourned at 5:30 p.m.

Approved by Planning Commission: _____

PENDING APPROVAL



Planning Commission Staff Report

Subject: RV Parking Amendments
Author: Tippe Morlan, AICP, Planner II
 Liz Jackson, Planning Technician
 Laura Newberry, Planning Technician
Date: August 22, 2018
Type of Item: Legislative – Municipal and Land Management Code Amendments

Project Number:	PL-17-03479
Applicant:	Park City Planning Department
Affected Municipal Code Sections:	Title 9: Parking Code Title 11: Buildings and Building Regulations Title 14: Trees/Landscaping; Streets, Sidewalks And Stairs; Streetcuts; Snow Removal; Street Address System; News Racks Title 15: Land Management Code
Reason for Review:	Municipal Code Amendments require Planning Commission review, and City Council review and action.

Proposal

The applicant is requesting an amendment to the existing Municipal Code under Title 9 (Parking Code), Title 11 (Buildings and Building Regulations), Title 14 (Trees/Landscaping; Streets, Sidewalks And Stairs; Streetcuts; Snow Removal; Street Address System; News Racks), and Title 15 (Land Management Code) in relation to Recreational Vehicle parking and related parking materials. Recommendations related to non-Land Management Code amendments (i.e. Titles 9, 11 and 14) are not mandated. However, Planning Commissions thoughts on these amendments are useful, especially as they are so closely linked to the Land Management Code amendments.

Recommendation

The Planning Department requests that the Planning Commission hold a public hearing and continue this item to the Planning Commission meeting on September 12, 2018.

Background

As part of constant review of the Land Management Code, the proposed amendments came up either as policy discussions or as procedural items which need to be updated and were discussed at the following meetings:

July 21, 2016 – The City Council held a work session on the topic of the use of gravel throughout the City, specifically focusing on xeriscaping and parking requirements (see [Exhibit A](#) for minutes).

October 26, 2016 – The Planning Commission held a work session on the same topic (see Exhibit B for minutes).

April 26, 2017 – The Planning Commission held an additional work session on the same topic (see [Exhibit C](#) for minutes).

August 7, 2018 – The Planning Department and Community Engagement Department held an open house to receive feedback from the public and to discuss proposed changes to RV Parking regulations.

Analysis

Park City Municipal Corporation wants residents and visitors to be able to enjoy their property and the Park City experience in a manner that maintains the City's safety, aesthetic, environment, and infrastructure while accommodating Recreational Vehicles (RVs) in a manner that is sensitive to the community. The main objectives of the proposed amendments are to encourage safe and appropriate parking, improve the aesthetic and visual experience of Park City, and maintain public infrastructure.

Following the outreach program for this item held at the City Library on August 7, 2018, Planning Staff is working to evaluate and incorporate comments received. Specifically, Planning Staff is reviewing a strategic change from allowing RV Parking during a seasonal period to allowing RV parking year-round with limitations each stay. Either approach may create challenges with information enforcements.

Enforcement and clarity of regulations is being re-assessed by the Planning Staff to address a variety of concerns, include the broad range of possible definitions of Recreational Vehicles and the cross-over between Recreational Vehicles, mobile workshops, and smaller Recreational Vehicles being used as daily drives for work and errands. Certain technical issues are also being reviewed regarding the use of gravel for landscaping, especially in the areas covered by the Soils Ordinance. Information from the outreach meeting is attached in Exhibits D and E for your review.

Process

LMC amendments are processed according to LMC § 15-1-7. Amendments to the LMC require Planning Commission review and recommendation and City Council review and adoption. City Council final action may be appealed to a court of competent jurisdiction per LMC § 15-1-18. A public hearing is required by both the Planning Commission and City Council, with proper notice.

Notice

Legal notice of a public hearing was posted in the required public spaces and public notice websites and published in the Park Record on August 4, 2018, per requirements of the Land Management Code.

Public Input

The Planning and Community Engagement Departments has utilized an outreach strategy, incorporating email messaging and a public open house session to discuss these amendments and their effect on community members. Staff was also interviewed by KPCW regarding the RV Parking changes. The goals of the Outreach efforts are:

- To inform impacted neighborhood residents about LMC Updates
- To address questions and concerns in a proactive manner.
- To provide an avenue for impacted residents to learn more about the proposed LMC updates
- Keep the information simple and straight forward. Explain the “why” and benefit.

Comments from the public outreach, including the open house, can be found in Exhibit E.

Recommendation

The Planning Department requests that the Planning Commission hold a public hearing and continue this item to the Planning Commission meeting on September 12, 2018.

Exhibits

Exhibit A – Minutes from the July 21, 2016 City Council work session.

Exhibit B – Minutes from the October 26, 2016 Planning Commission work session.

Exhibit C – Minutes from the April 26, 2017 Planning Commission work session.

Exhibit D – RV Parking Open House Presentation

Exhibit E – RV Parking Open House Public Comments

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1 Council Member Henney asked if the operators were able to use SCADA and
2 understand the system. Graue stated the operators had full access to SCADA and they
3 were being trained to work independently to reduce energy consumption. Council
4 Member Henney noted the Water Department was the biggest energy user and
5 anything that could be done in the next few months to conserve energy would help
6 towards winning the Georgetown Energy Prize. Clint McAfee stated the SCADA project
7 was replaced by Graue over the past year, which was the key to energy conservation.

8
9 **Discuss Gravel Mulch and Parking on Landscaped Areas in All Zoning Districts:**

10 Bruce Erickson, Planning Director, explained there were many second homes that
11 stored RVs and motorcycles on the property all summer. He stated his department
12 looked at this problem in relation to the City's priorities and the General Plan. As far as
13 water conservation in development was concerned, the more natural vegetation that is
14 kept, the less water would be required. The code restricted the amount of bluegrass that
15 could be used in landscaping. Xeriscaping was also looked at, but gravel has a thermal
16 effect. The conclusions from multiple departments were that there needed to be clear
17 distinctions made between gravel and rock, appropriate use of gravel and mulch in front
18 and side yards, the need to clarify what constitutes hard surfaces, the need to clarify
19 between yard and setbacks, the need to define the amount of gravel that can be used in
20 yards, etc.

21
22 Council Member Henney stated he liked the idea of defining parking versus storage,
23 noting he favored parking but not storage, and also favored defining hard surfaces.
24 Council Member Worel agreed with Council Member Henney and asked if the storage of
25 RVs was more of an HOA issue. Erickson stated two thirds of the neighborhoods had
26 inactive HOAs or no HOAs at all. With regard to neighborhood protection, it was the
27 responsibility of his department to address these issues. Council Member Matsumoto
28 thought people should conserve water, but might turn to rock for landscaping, which
29 concerned her. Anne Laurent stated there were shaded areas of properties that would
30 be fine for rock.

31
32 Council Member Gerber was also in favor of defining parking versus storage and
33 thought seasonality should be considered when evaluating this. She requested that a
34 list of landscape options be drafted, ranking items good, better and best. She
35 understood gravel retained heat, but felt asphalt also retained heat and asked about
36 those who would choose to asphalt their driveways. Erickson stated this was part of the
37 difficulty in defining parking areas on properties. He indicated he preferred not to turn
38 neighborhoods into storage yards. Council Member Beerman stated the City was
39 concerned about the carbon footprint, so like Council Member Gerber's comment on
40 considering the season (would the homeowner be using the watercraft weekly), the time
41 of year and length of stay would be important factors to consider.

42
43 Mayor Thomas stated he would take public comment on this item during the Public
44 Input portion of the regular meeting.

1 Council Member Gerber asked if this was the second year that the number of cars had
 2 been counted. Diersen responded in the affirmative.

3 **IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON**
 4 **THE AGENDA)**

5 Scott Maizlish, Park Meadows, stated he appreciated what the Council's position was
 6 on the gravel issue. He had gravel laid 10 years ago, and there were several storage
 7 vehicles that were on the property. He hoped when the issue was settled some leeway
 8 could be given for those who had been doing this for a long time.

9
 10 Marianne Cone thanked the Council for the trails system, and for the connections made
 11 in front of Park Meadows. She asserted she had an RV and she didn't see derelict
 12 vehicles stored on properties. She felt small RVs in front of properties were an
 13 indication of signs of life in the community. She proposed the code be changed for RVs
 14 to be stored April-October of the year.

15
 16 John Nuffes stated he was here on behalf of his clients who wanted to continue
 17 xeriscaping. He tried to remove as much sod as possible from homes and add drip
 18 systems in landscaping. In speaking with Matt Cassel, City Engineer, he heard a City
 19 concern was that the gravel would migrate into the road. He knew river cobble and
 20 gravel were used throughout the west, and he felt they were effective tools in
 21 landscaping. He encouraged Council to change the landscaping rules to include these
 22 methods of landscaping.

23
 24 Sally Elliott stated she had a motorhome in her driveway since 1998. She stated no
 25 other comparable vacation destination town prohibited RVs. She called eight cities and
 26 Salt Lake was the only City of those eight that prohibited RVs. She also asked if those
 27 with RVs could keep them at their properties until this issue was resolved.

28
 29 Tim Govin stated he was surprised to hear about this law. He had a trailer on the side of
 30 his home for years and hoped the code could be changed.

31
 32 Foster reminded Council that code enforcement only acts on complaints and doesn't go
 33 out looking for violations. Cone asked if she would have to pay the \$100 per day fine.
 34 Polly Samuels-McLean stated residents could not ignore the rules. Council could ask
 35 staff for an ordinance to change the code.

36
 37 Council Member Beerman stated it should not be punitive if only a few people with RVS
 38 were being cited. He suggested a stay on the law until this issue was resolved. The
 39 Council agreed with the stay. McLean noted the rules would be enforced until the next
 40 meeting when Council could pass a stay on the enforcement of this law.

41
 42 Bruce Erickson updated the Council on the California Comstock Mill Building at the
 43 California Comstock Mine. He stated Hannah Turpin and Anya Grahn were involved

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1 with overseeing a \$50,000 grant to restore this building. He showed a PowerPoint
 2 presentation on the progress of the restoration.

3
 4 Sally Elliott stated Marianne Cone designed the logo for the Mine Preservation group
 5 and they would have a fundraiser in August that would help with the restoration of more
 6 of these buildings.

7
 8 **V. CONSENT AGENDA**

9
 10 **1. Consideration to Approve a Request from the Property Owner of 1114 Park**
 11 **Avenue to Enter into an Encroachment Agreement for Their Existing Garage,**
 12 **Which Encroaches on City Property, in a Form Approved by the City Attorney:**

13
 14 **2. Request to Authorize the City Manager to Enter into a Two-Year Service**
 15 **Provider Agreement with Morrison & Morrison, LC, for Public Defender Services**
 16 **in the Amount of \$125.00 Per Hour, in a Form Approved by the City Attorney:**

17 Council Member Worel asked if the public defender was bilingual. Foster stated this firm
 18 had worked as the City's public defender in the past. She thought there was probably
 19 somebody on the staff that was bilingual. Council Member Worel thought having a
 20 Spanish speaking public defender was a must.

21
 22 **3. Request to Authorize the City Manager to Enter into a Three-Year Contract,**
 23 **with Indefinite, One-Year Optional Renewals, Subject to City Discretion and**
 24 **Approval with James C. Barker, PC, Federal Legislative Consultant, for a Base**
 25 **Amount of \$97,748 (\$92,748 Plus a \$5,000 Annual Expense Retainer):**

26
 27 Council Member Worel moved to pull Consent Item Two off the agenda. Council
 28 Member Henney made the second.

29 **RESULT: APPROVED**

30 **AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

31
 32 Council Member Council Member Beerman moved to approve Consent Items One and
 33 Three and to continue Item Two until the next meeting. Council Member Worel
 34 seconded the motion.

35 **RESULT: APPROVED**

36 **AYES:** Council Members Beerman, Gerber, Henney, Matsumoto and Worel

37
 38
 39
 40

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MOTION: The motion passed unanimously.

WORK SESSION

Planning Staff and Planning Commission discussion regarding the use of gravel mulch in Landscaping, LMC Section 15-5-5(M) Landscaping, and Parking in side yards (All zones). No decisions will be made at this Work Session.

Commissioner Thimm disclosed that he owns a home that has mulch in the right-of-way, and he has a pickup truck with a camper that remains parked at his home. He did not believe that would have any bearing on his ability to review the LMC. He may be in violation, and if that is the case, he would take the appropriate steps to comply.

Director Erickson noted that a presentation was made to the City Council on the issue of gravel mulch, xeriscaping, parking in the side yards, and RV parking. The City Council decided that the Planning Commission should address this issue. Director Erickson noted that at a subsequent meeting, the City Council placed a stay on the ordinance that does not permit RV parking in front yard driveways until October 31st. He clarified that the ordinance was not currently being enforced in town.

Director Erickson stated that the LMC is very precise in stating that gravel mulch is prohibited. Anticipating that some would ask him to define gravel mulch, Director Erickson had research the definition and found that it is any rock under 2" in diameter regardless of whether it is round, broken up, or crushed. He reiterated that it is currently prohibited in the Code and the Staff questioned whether that was a good idea, especially with the wild land fire urban interface zone coming forward, which will require non-combustibles in proximity to houses within the fire zones. Director Erickson also thought it was important to consider in readying for additional infill and the fact that neighborhoods are building out. They were also trying to deal with water conservation and odd subdivision designs from the 1970s with planter strips and 4' sidewalks and other anomalies.

Director Erickson stated that in an effort to get ready for the things he just mentioned, they needed to come up with regulations that balance gravel, xeriscaping, regular mulch, parking in side yards, parking in front yards, RV parking, size and how to adjust for neighborhood conditions.

Director Erickson noted that the Staff report included recommendations as a framework of ideas on how to move forward with gravel mulch, xeriscaping and parking in side yards and front yards. They were not ready to go into Code, but the Staff has had the opportunity to

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hears public comments on these matters since they were administrative and not legislative.

Director Erickson stated ATVs, boats, campers, campers on the back of trucks will be allowed in a properly located driveway or parking area in front yards that currently meet the standards for width and setbacks. Rather than being prohibited these items would be allowed with the following conditions. The first is to maintain two cars of off-street parking. It may not be possible in all zones, but it will keep additional cars off the street that affect snow plowing, bicycle riders, the ability to sweep storm drains, and the safety of kids walking to school. The intent is to allow for the two required parking spaces. Director Erickson pointed out that they also want to require everyone to maintain vehicular access to the garage. He stated that the City would allow these conditions to take place from April 1st to November 1st.

Director Erickson stated that they tried to define storage as a parked vehicle or RV more than 30 days without movement, which would be prohibited. It is currently regulated as part of the nuisance ordinance; however, the LMC would be adjusted to address it as well. Director Erickson pointed specifically to cars wrapped in blue tarps that sit on a property. He clarified that the purpose of the regulation is to protect the neighborhood and the neighbors.

Director Erickson noted that currently parking is only permitted in driveways and not in side yards. The Code addresses a side yard, which is the distance from the side of the house to the edge of the lot, and the side yard setback, which is a defined distance from the lot line in. He remarked that they would consider parking RVs, boats, cars in side yards, but only on hard surfaces. However, the broad sweep of pavers from permeable concrete to paver blocks would be allowed in addition to asphalt and concrete. Director Erickson stated that it would require at least one side yard setback to the defined parking area, because if someone builds to the property line they would preclude their neighbor from building a fence without disrupting the parking area. In addition, all of the side yard utility easements are in the last one or two feet of the side yards.

Director Erickson remarked that parking area should be behind the front façade of the house. The idea is to regulate from the front of the house forward to maintain the quality of the neighborhood. He noted that fire or utility access cannot be blocked. The purpose of side yards over the past 100 years of zoning is primarily to maintain access to light and air for homes, and to allow firefighting access to the rear and the sides of your house and your neighbor's house.

Director Erickson stated that the Staff would recommend that the properly located parking areas would be fenced or properly screened from the neighbors. Currently the City allows up to a six-foot fence with no permits other than a building permit. He believed that was

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adequate. In the side yards they were talking about a height limit of nine or ten feet for an RV or other tall vehicle in the side yard.

Director Erickson commented on hard surface parking areas. He noted that there is a lot of discussion about whether or not to park on gravel. There are no controls on gravel because it moves every time it is driven over. Putting an impervious surface underneath stops the drainage, which is the purpose of using gravel. Director Erickson stated that there has been discussion about picking up the pavers to clean them or just spraying them off. He remarked that the solution to pollution is dilution. If power washers are used to wash down the pavers, it dilutes it enough that it will be less of a problem than if it gets into the ground water.

Director Erickson pointed out that the LMC defines xeriscaping as plant based. The Staff was proposing that if a lot has a limits of disturbance on it, the purpose of the limits of disturbance is to maintain the natural look of the lot. Gravel would not be allowed outside of the limits of disturbance as part of the revegetation plan. Plants need to go back into that area. Director Erickson stated that they would consider using gravel as part of the wild land fire urban interface zone mitigation, but keeping it as close as possible to the home. In the rear yard they would allow up to 50% of the ground coverage to be gravel as part of a plant based xeriscape plan. They have not set a standard in the rear yard for the amount of irrigation. At this point Director Erickson preferred to disallow irrigation in the back yards, but he anticipated that some people would want grass where kids could play. It would be impossible to regulate and he was unsure whether it should be regulated.

Director Erickson stated that gravel needs to maintain a one-foot rear and side yard setback unless it is controlled by a fence or a wall, which prevents the gravel from migrating into the neighbor's yard. If the side yard is protected by a fence it will also reduce the propagation of noxious weeds that migrate through the gravel.

Director Erickson stated that in the Historic District there are three-foot side yard setbacks for historic homes, and it is impossible to get vegetation to grow between the houses. To address the problem, he was willing to allow gravel in the side yard setbacks in the Historic District. In all other zones outside of the Historic District, the side yard setback must be maintained if the gravel is used as a driveway going into approved parking. He pointed out that they already have that requirement for driveways and it would not require a Code change. Director Erickson stated that in front yards they would allow gravel as part of a plant based xeriscape for 25% of the ground coverage, rather than the 50% of ground coverage in the front yard. They would not allow gravel in the rights-of-way or allow it for parking. Cars have a tendency to breed where there is gravel, which is the reason for placing the limitation on gravel in the front yard. Gravel would not be allowed in the right-of-way because it is too easy to use it for parking. It also degrades the ability of the curb to

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stand up because the gravel moves behind it. More importantly, if people are not allowed to park fully on the street it widens the section of pavement and people tend to drive faster when there is more space between cars.

Director Erickson stated that they would allow rock greater than 2" in diameter, similar to the river rock models. They could go to 50% ground coverage in the front yard, but not in the right-of-way and not for parking. The idea is to protect the front yards of the neighborhoods, and make room for sociological changes going forward, especially tiny homes. Director Erickson noted that Pleasant Grove, Utah has made a determination to approve tiny homes as accessory uses. He believed Park City was in the same position to do that, but they need to make sure that the parking is working and the neighborhood would not be degraded if they allow tiny homes into the neighborhoods.

Director Erickson commented on irrigation areas and the need to look at commercial sites. He personally liked the looks of the police station. It has an on-site detention pond with river rock. It has xeriscaping and a nice plant mentality. There is gravel in the model and everything fits together. Director Erickson stated that there were specific landscaping requirements for parking lots in the LMC in terms of the amount of greenspace, number of trees, etc. He was not sure whether they were currently appropriate or effective, and they would be looking at commercial parking lots in the near future as they begin to redevelop.

Commissioner Band stated that in her neighborhood there are so many cars parked at night or on the weekend that there is only room for one car to pass. One house has an RV but there is no room to park in the side yard so it sits in the driveway. The garage is used for storage and they park their two cars in the street. Under the current proposal, she asked if someone would be precluded from having an RV on their property if the side yard is not big enough. Director Erickson replied that the RV would have to be parked in a properly located parking area. The increases in rent are forcing more people to move into a unit with inadequate parking. He pointed out that people need to make conscious choices. Director Erickson stated that the regulation also gives Code enforcement more clarity about what should and should not occur in terms of parking. It was an ongoing issue and they were trying to address it with this amendment.

Chair Strachan opened the public hearing.

Marianne Cone like the statement about not taking it out on your neighbors. She had a trailer for ten years she lived at the top of Prospect. She brought it home once and besides being terrified when she tried to turn it around, she would have not done that to her neighbors. She was also on Park Avenue and that was ridiculous. Ms. Cone stated that it was nice to live somewhere where she can keep it at home and have it when she wants to

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go someplace. Ms. Cone believed hers would work out and fit within the regulations. In the issue of gravel, she did not think most people understood right-of-way. She understood that it is the part into the yard that does not belong to the owner.

Director Erickson replied that she was correct. It is City-owned property typically 10' back from the back of the curb in most locations.

Ms. Cone stated that gravel in the right-of-way is a problem because when the street sweeper goes through it takes the gravel along the edge and puts it in the gutter. Another problem is that people parallel park in it next to the street. She supported the proposed changes.

Mr. Erickson stated that the City has contracted a landscape firm from Salt Lake City starting in November, and their first mission is to do the Forestry Management Plan. The first mission inside of that is to make landscape architect quality recommendations for the right-of-way. The Planning Commission will have the opportunity to approve that solution as well.

Sally Elliott thanked the Staff for listening to them and addressing everything they asked them to. She was surprised to receive a notice from Code Enforcement because she thought they were in total compliance. She somehow missed the changes to the LMC in 2009. Ms. Elliott thought the proposed changes made perfect sense. She stated that they always store their motor home November 1st through April 1st, and they try very hard not to impact their neighbors. The neighbors have told them that they are not offended when the motor home is parked in the driveway. Ms. Elliott noted that her house was built by Mrs. Field for the cookie college and it did not comport with Code. The driveway was widened so the extra lockout tenants would have a place to park and that where they park their motor home. Ms. Elliott suggested that they rethink the side yard limitation. She always thought side yards should be maintained for the easements and for the appearance. She requested that they give it more thought because in her opinion side yards are an amenity. Once this amendment is adopted, she and others will work within the Prospector Park neighborhood to get the City to enforce the Code on certain people who are not good neighbors. Mr. Elliott was not in favor of gravel in the right-of-way.

Chair Strachan closed the public hearing.

Chair Strachan viewed this as a work in progress with a long way to go. He did not have an opinion this evening, but he could see nothing to make him believe they were going in the wrong direction.

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Commissioner Band stated that parking in the side yards would make a big difference in her neighborhood. If the duplex in her neighborhood were to pave their side yard, two of the four cars that park in the street would be on the side.

Commissioner Thimm noted that Director Erickson had mentioned safety and welfare having to do with why side yards are maintained. If there was an RV one foot away on one side and an RV one foot away on the other side with a fence in between, he was concerned that a firefighter with a hose and equipment would not be able to reach an emergency location.

Director Erickson stated that the City was working hard to reduce the carbon footprint and gravel contributes to heat island effects as well. That was something to consider if they were concerned about being green.

Commissioner Joyce referred to the stay on the ordinance until October 31st, and he wanted to know what would happen on November 1st. Director Erickson replied that the ordinance comes back into play on November 1st. However, it has always been a complaint based management system. He noted that the City Council could impose another stay until the ordinance is in place or they could direct the Staff to do complaint based enforcement.

Assistant City Attorney McLean noted that during that City Council meeting the Council indicated that they wanted it to be seasonal. The stay was drafted and approved with that in mind. Development Director Anne Laurent stated that the idea was to have a new ordinance in place before the next RV season.

Commissioner Joyce asked if the City plans to continue down the path of complaint based enforcement. He pointed out that most people do not know the rules or what they can legitimately file a complaint about. He asked if they ever reach a point where an officer drives around a neighborhood. Commissioner Joyce stated that some neighborhoods had so many violations the officer could just walk from house to house. He asked if the City would ever become more assertive at fixing the enforcement process.

Ms. Laurent replied that it would be a policy and budget decision made by the City Council. She noted that some communities have code enforcement in the police department with 24 hours shifts. Ms. Laurent explained that there are models to do it, but those are more urban models rather than smaller communities like Park City. It is a resource and budget issue that the City Council would have to determine. Ms. Laurent stated that even though they were clarifying this for the Code Enforcement Staff to better understand how to write the violation and what it is so they can explain it to people when the complaints come in, she thought there would still be issues when one property owner can make their side yard

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work, but it does not work for the neighbor next door. She believed there would still be frustration from people who could not get what they want. There will be a lot of criteria for when it works and when it doesn't on a case by case analysis. Ms. Laurent wanted it clear that the issue of RVs and parking would not suddenly become easy to enforce.

Commissioner Joyce stated that one of the frustrations the Staff continues to hear from the Planning Commission is the fact that they keep putting rules in place that are never enforced. He understood the difficulty of enforcing things that are buried in the conditions of approval, but if something is part of the Code and they were put in place with good reason, it would be nice to have that enforced. Commissioner Joyce requested that when these amendments are forwarded to the City Council that the Staff open the discussion for a better enforcement effort that goes beyond complaint based.

Ms. Laurent agreed with Commissioner Joyce. She stated that when this first went to the City Council they talked about code enforcement. She noted that RV and parking violations are very difficult. If someone moves their vehicle the violation is considered rectified, but it does not mean the violation will not come back the next day. At that point people need to call and make a complaint again because the City does not have the resources to check back day after day. Having a violation that can be rectified easily and come back easily is very difficult for Code Enforcement on a complaint based program. Ms. Laurent pointed out that the more effective management of parking will come from the local HOA.

Commissioner Suesser asked about educating the public on the new changes. Ms. Laurent stated that once the changes are in place, she is a big proponent of partnering them with proactive education and outreach.

The Park City Planning Commission Meeting adjourned at 9:00 p.m.

Approved by Planning Commission: _____

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WORK SESSION

The Planning Commission moved into Work Session to discuss Municipal Code Amendments.

Municipal Code Amendments regarding Xeriscaping, Gravel, and Parking requirements in Title 9: Parking (Chapter 9-1-3 Definitions, Chapter 9-2-16 Parking on Previous Surfaces in Soil Coverage Areas Prohibited, Chapter 9-4-1 Special Winter Limitations), Title 11: Building and Building Regulations (Chapter 11-15-3 Acceptable Cover in the Park City Landscaping and Maintenance of Soil Cover section), and Title 15: Land Management Code (Chapter 15-3-3 General Parking Area and Driveway Standards, Chapter 15-3-4 Specific Parking Area and Driveway Standards for Single Family Residences and Duplexes, Parking Areas with 5 Or More Spaces, and Parking Structures, Chapter 15-5-1 Policy and Purpose, Chapter 15-5-5 Architectural Design Guidelines, and Chapter 15-15-1 Definitions). (Application PL-17-03479)

Planner Tippe Morlan noted that over the past year there have been extensive discussions on the amendments for parking gravel at both the Planning Commission and City Council levels. The purpose of this work session was to gauge support for the changes that the Staff was proposing. Planner Morlan stated that based on feedback this evening, the Staff would come back with redline changes at a future meeting.

Planner Morlan stated that she would begin her presentation with parking, followed by gravel and xeriscape. She would summarize the existing Code, as well as the proposed changes that were explained in the FAQs in the Staff report. She explained that the FAQs were an effort to make the proposed changes easy to understand and as usable as possible for the Staff, primarily the Enforcement Department, and for the public so people can clearly understand what is and is not allowed. Ms. Morlan stated that she would also present photos that she had gathered over the past few months showing good and bad examples in Park City.

Planner Morlan stated that there were three main objectives that the Staff believed the proposed Code Amendments would achieve related to infrastructure, safety, and aesthetics. They want to make sure the City can maintain public infrastructure, that gravel and vehicles do not damage roads and storm water system, and to encourage save and appropriate parking. Planner Morlan remarked that another goal is to improve the aesthetic and visual experience of Park City. These have to do with water conservation efforts, reducing thermal effects and heat island effects. They want to improve the streetscape and reduce blight and illegal storage, and keep up the appearance and image of Park City. These objectives tie into the General Plan and the LMC.

Planner Morlan commented on parking. She stated that going through the entire Municipal Code, this extends beyond the Land Management Code. She named all the sections that would be affected by any changes to recreational vehicle parking. However, most of the changes related to Section 15-3-4 under parking restrictions. The other affected sections would only be changed to comply with the changes being proposed.

Planner Morlan remarked that currently all vehicles, boats, and RV trailers have to be parked on a paved surface, and they cannot be parked in driveway areas. She outlined the proposed changes to RV parking, and clarified that RV refers to recreational vehicles and all other similar types of vehicles. Ms. Morlan stated that one of the most important changes that came after reading through the minutes of previous work sessions was the time of year that residents can park RVs. The Staff recommended changing the time period to allow RV parking on residential properties from April 1st to November 1st for up to 30 consecutive days. She clarified that it would not apply to snowmobiles. She had worked with the Enforcement Department extensively on this issue and they determined that snowmobiles will be parked at houses in Park City throughout the winter. Snowmobiles would be allowed to park on residential properties from November 1st through April 1st. Planner Morlan explained that the idea behind the 30 consecutive days is that people will be actively using their recreational vehicles and loading or unloading for trips. The Staff anticipates that after 30-days people will most likely be going on another trip.

Planner Morlan stated that months outside of April-November, the regular street parking restrictions will apply, which includes a 72-hour time limit restriction on street parking for any vehicle and non-motorized equipment such as trailers and snowplows.

Planner Morlan stated that the Staff was also proposing to restrict the number of RV type vehicles allowed to prevent too many vehicles being parked and stored on property. Based on research of other cities, the recommendation was to allow two vehicles because people typically have two recreation vehicles.

Planner Morlan stated that the Enforcement Department recommended that coverings not be allowed because pests and small animals can get in there. Not allowing covers also prevents storage of vehicles on the property for more than 30 days.

Planner Morlan noted that there would be different regulations for the Historic District because the right-of-way requirements are different. In the Historic District recreational vehicle pads typically need to be 9' wide. The Staff recommended allowing them where properties have a minimum 12' side yard, because it allows for the 3' setback plus a 9' RV pad.

Planner Morlan stated that no permits would be required. As long as the requirements are met and the RV pad is approved, the RV could be parked in the approved areas. She remarked that RVs should be parked in a safe manner; therefore, they may not encroach on fire utility accesses or easements, setback areas, clear view areas, and sight triangles. All properties must maintain two off-street parking spaces required for every residential unit. The Staff was proposing to allow RVs on side yards on approved parking pads on one side of the house only. The RV may not extend beyond the front façade of the house. The Staff was proposing to allow an RV in front of the house outside of the restricted areas and in a reasonably maintained condition. The RV must also be on an approved parking pad in an area approved by the Planning Director.

Planner Morlan stated that the definition of an approved parking pad was an issue that was raised in the minutes from previous work sessions. The Staff was proposing to define approved parking pad as “An entirely hard surface parking area approved by the Planning Director”. Planner Morlan defined a hard surface material and an approved building material for these parking pads. They would allow pavers, including permeable pavement as allowed by the Planning Director, asphalt, and concrete. If only the wheels are on a hard surface in the parking areas, that would be a violation. Planner Morlan stated that these surfaces would be prevent runoff liquids from percolating into ground soil and storm water.

Planner Morlan noted that the Staff report contained a list of cities and their regulations and what they allow.

Planner Morlan commented on gravel and xeriscaping. She stated that parking for recreational vehicles and parking in general cannot be discussed without talking about gravel parking and xeriscaping. She named the four sections in the Code that refer to gravel and xeriscaping. Planner Morlan noted that the existing Code does not differentiate between types and sizes of gravel or rock, and it does not identify where gravel should or should not be used. With the number of complaints and issues the enforcement department has had to deal with, the Code changes would be proposing these specifications.

Planner Morlan stated that currently Section 15-5-5, the Landscaping Section of the Architectural Guidelines briefly mentions xeriscaping as a part of landscaping, but it does not identify where it should or should not be used, or a definition of gravel or xeriscaping. Planner Morlan stated that in doing a cursory search online, she found that the definition of landscaping is, “The process of making a yard or other piece of land more attractive by altering the existing design, adding ornamental features, and planting trees and shrubs”. She noted that having a gravel lot to park a car is not technically landscaping by this definition. In Wikipedia, xeriscaping is not zeroscaping.

Planner Morlan remarked that zeroscaping is landscaping devoid of plants. She stated that gravel lots are not shown when Googling xeriscaping. It is a healthy mix of both rock, boulders, gravel, shrubs, trees, and anything water-wise. In Googling gravel landscape, a lot of the pictures showing gravel lots are actually driveways and paths.

Planner Morlan stated that the goals for defining gravel and xeriscaping are mostly to prevent runoff liquids from seeping into ground water, and to prevent gravel and rocks from spreading off property and damaging public infrastructure. She noted that there was an aesthetic element that was inherent in the definition of xeriscaping and landscaping, but the City was also very concerned with the environment.

Planner Morlan stated that the Staff was proposing to define gravel using a standard definition across many cities. Gravel mulch is defined as rock mulch that is 2" in diameter or less. The Staff was proposing xeriscaping to be landscaping in an attractive mix of plantings, boulders and other landscaping materials with at least 50% of the xeriscaped area containing plants, trees and shrubs. Planner Morlan stated that having the 50% rule would be a non-arbitrary way to try to encourage people to think more about their landscaping, and to actually design it in an attractive way that also meets the goals for xeriscaping and landscaping and the appearance of Park City.

Planner Morlan remarked that the Staff was not proposing additional requirements for xeriscaping. If someone needs a building permit that requires a landscaping plan, they would propose their xeriscaping at the same time without any additional regulations.

Planner Morlan stated that the Staff proposed specific areas where gravel is prohibited, which were the setback areas, public rights-of-way, parking areas, within 10' of property lines and 10' of surface water drainages, storm drains and gutters, outside any limits of disturbance, and outside areas identified for revegetation with native species. This is to prevent the runoff of gravel onto public infrastructure and roads, and potentially the neighboring properties.

Planner Morlan stated that in the Urban Interface Code, the use of gravel or rock mulch is preferred as close to residential dwelling as possible. Because of this, gravel is proposed to be limited and maintaining, at least in rear yards, a one-foot setback from the rear property line, a one-foot setback from the side yard property line, unless patrolled by a fence or wall. It is allowed in the front yard as part of an approved xeriscape plan.

Planner Morlan read from the current Code, "No parking is allowed on graveled areas". That restriction would remain the same; and it would be specifically stated again in the landscaping section of the Code. For driveways, the Code would not be changed. It

would be allowed as part of approved driveways leading to approved parking areas. Planner Morlan stated that other cities have similar requirements. Rocks are allowed as ornamental features. Some cities have strict definitions of xeriscaping, and other cities do not allow it in areas with cars. Planner Morlan pointed out that Lehi City is one city in Utah that uses the 50% planting requirement.

Planner Morlan reviewed photos of good and bad examples of xeriscaping. She commented on rock sizes and noted that rocks tend not to move. The biggest complaint with gravel is the movement on and off property. In addition to damaging roads and storm drains, it also causes eyesores when the gravel moves and spreads out.

Commissioner Band commented on the 72-hour street parking. She has a neighbor who was constantly getting citations based on complaints from neighbors. He would move his RV but only about 25 feet, and then leave a note with a picture of where it had been parked 72 hours before. She wanted to know if there would be limitations on where the RV moves. Ms. Morlan stated that the intent of the Code is not to allow people to drive around the block and park in front of a neighboring house or to just move the RV a few feet. That part of the Code would not be changed, and she was unfamiliar with how Enforcement defines movement of these vehicles. She would speak with Enforcement and report back.

Director Erickson believed that practice of movement was consistent throughout the neighbors. He noted that Chapter 9 is the parking section of the Code and it regulates parking in the rights-of way. That could be adjusted to regulate the movement. He suggested that Title 15 of the Code could also be adjusted to regulate the 30-day parking in the driveways.

Commissioner Band understood that an RV could be parked in the front yard as long as it is on an approved surface. Planner Morlan replied that it was what the Staff was proposing. However, the owner would still have to maintain the two off-street parking spaces. Commissioner Band used the example of a property with a two-car garage and a driveway, but the owner wanted additional parking. She asked if they would be able to turn half of the front yard into cement to park an RV. Planner Morlan replied that it would have to be an approved parking pad; and it would depend on the site, the limits of disturbance, and it would have to meet all the requirements and design standards in the Code.

Commissioner Band assumed that not allowing covers would not apply to boats. Planner Morlan replied that she was correct.

Chair Strachan believed the Code makes a distinction between passenger vehicles and RVs, ATVs, boats, etc. He thought one of the biggest problems were cars that park on lawns and gravel. As they continue with the work session, he suggested that they think about the two distinctions. If the City plans to codify the proposed changes, there will need to be a vehicle section and a recreation vehicle section. Planner Morlan clarified that the Staff was not proposing to change the definition of RVs, so it would remain as it is in the Code currently. Chair Strachan thought they should address the issue of cars because old cars are parked at houses and never move, just like RVs. Director Erickson stated that those cars would also be subject to the time restriction. He noted that the Business License Section states that a home occupation cannot have employee parking and they cannot store business equipment on the property, with minor exceptions.

Commissioner Thimm disclosed that he owns a camper that he parks in his driveway from time to time and beside his house. However, he believed it was outside of the setback. He also has mineral mulch in his front setback. Commissioner Thimm did not believe this would have any bearing on doing what is best for the community.

Commissioner Joyce noted that Planner Morlan had mentioned that some of the proposals would be enforced through the building permit process and landscape plans. He asked if they would grandfather in people who currently have nice landscaping but it would not meet the requirements. Planner Morlan stated that no properties would be grandfathered in, and the Code would apply to everyone. However, it would still be complaint based enforcement. Commissioner Joyce clarified that if someone has had gravel for ten years and the changes are put into place, if a neighbor makes a complaint, Enforcement would tell them to remove the gravel. Planner Morlan answered yes.

Assistant City Attorney McLean clarified that in order for something to be grandfathered in, it must be legal at the time it was put in. Director Erickson pointed out that gravel mulch is strictly prohibited in the LMC, but the distinction between gravel in xeriscaping and a gravel strip is unclear. Gravel is also prohibited inside the City Engineer's standards for rights-of-way. Director Erickson stated that the mechanism for how the City got away with it in the right-of-way on Holiday Ranch Loop Road was to use a 6" rock, which is not gravel.

Commissioner Joyce noted that a trailhead 50' from his house parks three cars going into the Gamble Oak property. It was done by the City. It is all gravel mulch and it all comes out into the street. It is in the public right-of-way and within 10-feet of the roadway. If the City adopts these changes, he would expect the City to do something

different with the trailhead. Planner Morlan clarified that the City would not be exempt from the standards.

Director Erickson believed the City would allow gravel in the side yards in the Historic District for houses with a 3' side yard setback because nothing grows between the houses. He noted that there would have to be a barrier between the side yard and the street, and it would have to be restricted from parking on it. Director Erickson remarked that there will be some distinctions in the Historic District that would not be seen in Park Meadows, Thaynes or Prospector.

Commissioner Band commented on the number of people in Prospector who have gravel in their front yards. Director Erickson replied that people do things in a completely "guerilla" approach. He pointed out that the way things were done in the 1980's and 1990s are not appropriate for how things are done today; primarily because Park City is built out. There needs to be more respect for the neighborhood because the neighbors are much closer. They have to adapt to the new infill conditions.

Planner Morlan stated that the Code stipulates that landscape plans are required with building permit applications and many HDDR projects. She pointed out that those require a complete landscape plan, but most other proposals do not require a permit for a landscape plan. Therefore, not all residences are required to come to the City to approve how they landscape their property. Planner Morlan remarked that the language would say that xeriscaping is permitted, but the individual must try to comply with the Code. It would be complaint based after the initial approval. She pointed out that the language is currently written in the Code, and they were not proposing to change it or add more restrictions.

Commissioner Phillips referred to the side yard and front yard parking plan. He asked for the meaning of clear view. Director Erickson replied that it was the sight triangle on a 90 degree turn, and those are supposed to be open and clear.

Commissioner Joyce liked the goal of having the FAQs as a way of eventually getting this out to the public as a simple explanation. However, he did not believe that anyone other than planners would understand the meaning of clear view.

Commissioner Phillips stated that he has had a huge problem with gravel on a construction site and he had complained to Code enforcement a few days earlier. He asked if the Planning Commission had the purview to address it. Director Erickson stated that construction on site is normally regulated by the construction management plan. There is supposed to be a rock protected site entry. None of the rock should be pushed onto the street; otherwise it violates the construction management plan.

Regarding other rocks that roll into the street from the site, Director Erickson stated that enforcement of limits of disturbance needed to be upgrade with the new MS4 work. The Building Officials and Code Enforcement were going through training.

Chair Strachan stated that he would be wary of the next best alternative to gravel, which is grass or sod because it is inexpensive. In his opinion, that would be worse than gravel because it requires water.

Chair Strachan opened the public hearing.

Dave Staley, a Park Meadows resident, thought the idea of xeriscaping and the objective to avoid grass was accurate. He went "guerilla" and put in bark mulch and crushed rock and took out a quarter of an acre of grass to save water. He believed he was doing something good. Mr. Staley stated that in the context of this conversation, he believed that gravel or another permeable surface would be preferable over an impermeable surface. It would help replenish ground water as opposed to runoff. Mr. Staley suggested that they start thinking about a distinction between motorized versus non-motorized, as opposed to automobile and RV. In his mind, the rationale is that a motor has oil and gas, which they would not want getting into the ground water. However, there is not that risk with non-motorized vehicles, trailers, campers, sailboats, etc., that do not pollute the ground water. There is no danger if they are parked on a permeable surface, and someone would not have to put in a hard surface to accommodate parking those vehicles. Mr. Staley reiterated his suggestion to look at that distinction.

Mr. Staley was confused by the side yard, front yard distinction. It was acceptable to park something beside the house as long as it did not extend beyond the façade of the house, yet something could be parked in front of the house. He thought that was very unclear. He has an area next to his house on the side but in front of the façade of his house where he would like to park his non-motorized RV; but he was confused as to whether that would be allowed. He encouraged the Staff to delineate that for clarification.

Mr. Staley commented on the enforcement issue. A couple of years ago he was told he had to move his trailer from where he had been parking it for ten years. He moved the trailer, but it also raised issues within the neighborhood, which is an unintended consequence of complaint based enforcement. People look at their neighbor and question why he gets to do what you were asked not to do. His concern from the standpoint of a complaint based system of enforcement is the infighting that can be created among neighbors, which is contrary to the goal of building a neighborly place to

live. Mr. Staley supported the proposed changes if the intent is to have a standard to keep the neighborhoods beautiful. His concern is how enforcement happens and how it unfolds. He suggested that the City consider this and instead, give everyone a period of time to make it right. Making it strictly complaint based creates another problem.

Mr. Staley referred to the comment about just because something is permitted does not make it legal. He thought that was a strange concept because if someone goes to City Hall and receives a permit, but is told two years later that it was illegal, that is a problem.

Director Erickson explained that the Code says that by the act of issuing a permit, the City does not authorize an illegal act. If they were reviewing building plans and missed something and the building was over the setback, that would not be legalized by issuing a permit.

Mr. Staley remarked that if the City issues a permit that approved landscaping with gravel and he is later told it was not allowed, he would have a conversation with the City since they were the ones who approved it.

Assistant City Attorney McLean stated that from a legal concept, approval does not make it legal. However, it does not mean that the owner would not have other avenues to pursue, such as reliance on the City's permit. The Code only says that approval does not make it legal. The owner might have a defense to keep it as it is, but it is very fact specific.

Commissioner Phillips stated that those in the construction industry deal with a similar situation with the building codes. If the Building Department misses something in their plan review, it does not make it legal.

Marianne Cone, a resident on Holiday Ranch Loop, liked the format of Planner Morlan's report because the questions and answers make it more readable and easier for someone to find the parts that apply to them personally. Ms. Cone stated that she intended to follow the rules and help educate others. She had spoken to Chad Root about a product that she had researched. It is a permeable surface that can be parked on and it distributes the weight of a car. It has a weed barrier, as well as storm water pollution filtration and treatment. She believed it was a great product. Ms. Cone appreciated that the proposed changes allowed for the possibility of other products rather than just concrete or asphalt.

Sally Elliott thanks the Staff for listening carefully and for addressing all the problems that were raised when she was reported for having an RV in their driveway. She

agreed with Mr. Staley regarding the angst among neighbors. They were reported because someone reported another person and it snowballed. Ms. Elliott remarked that there was a lot of angst over “you reported me so I’m going to report you”. She suggested that it would be better if the City could find additional money for Enforcement to find the violations and enforce it, instead of neighbors telling on neighbors. Ms. Elliott thought the proposed changes were good and maintained the ability to keep an attractive appearance on the streets. She obtained a permit when they changed their landscaping, even though it was not required, and they were told not to use gravel. However, her neighbors used gravel and it is always in the street. In terms of parking in front yards, she would like the City to consider allowing a curved driveway in Prospect. She has tried to get a driveway that goes towards her front door for over 30 years and the answer has always been no. She pointed out that as people age, they might need to be closer to their front door.

Marianne Cone asked about wood mulch next to the street.

Planner Morlan stated that bark mulch is allowed as a part of xeriscaping, but bark mulch is more difficult to regulate. However, the Code amendments are parking related, and since people tend not to park on bark mulch it was not addressed.

Ms. Cone asked if it would be allowed next to the curb. Planner Morlan replied that if the Code currently allows bark mulch next to the street, that would not change.

Director Erickson stated that part of the failure between the curb and the asphalt is that the mulches were not holding the curb tight against the asphalt. He remarked that the City Engineer needed to address that issue moving forward.

Ms. Cone stated that she recently planted drought tolerant plants and she wanted to put bark on top. Director Erickson offered to check on it, but he thought that would be acceptable.

Chair Strachan closed the public hearing.

Chair Strachan stated that he is always leery about enacting regulations where they know there are not enough resources to enforce them. He thought the City should either make the policy and budgetary decision to hire the enforcement personnel necessary to enforce its ordinances, or not have the ordinances. In this case, he believed the idea of neighbor complaints was toxic. Chair Strachan remarked that until the City steps up and recognizes the need for more Code Enforcement on all the issues around the City on every level, he was not interested in enacting additional regulations. He noted that Councilman Andy Beerman was in attendance this evening, and he

assumed their comments on the enforcement issue would be relayed to the City Council.

Chair Strachan also believed there were problems with the existing gravel, because without a definition of gravel in the Code, people have varying size gravel and they were never told no or that it was not allowed. He did not think it was fair to say that because the City has now defined gravel, their gravel has to be removed or replaced if it does not meet the definition. Chair Strachan commented on houses in Prospector where people intentionally used rocks that are golf ball size or larger to avoid putting in grass. He believed that was a good decision on the part of the homeowner. He believed that telling those people that the rocks have to be removed would only lead to sod. It is inexpensive but it needs to be watered. Chair Strachan clarified that he was not supportive of this idea in general. He realized that gravel was a problem, but there are a lot of other problems in the City. If the issues are big enough, they should be handled by Code Enforcement.

Director Erickson clarified that the larger rocks would not be regulated. Chair Strachan thought the problem was whether an acceptable size was baseball size, golf ball size or something else. The question is what is considered gravel. Director Erickson stated that they were trying to provide clarity for gravel based on a professional definition. Secondly, the baseball size rock is difficult to park on with the exception of a few types of vehicles. Director Erickson clarified that the primary reason was to discourage parking on gravel because of the transmission issues, which is a 2" or less technical definition. He pointed out that to some degree they were deregulating and clarifying rather than adding regulation.

Chair Strachan thought it was important to find a way to avoid the unintended consequence of people who already have gravel replacing it with grass. Director Erickson noted that the other sections of the Code have restrictions on the amount of irrigated area in a landscape plan. He explained that 50% of the gravel must have plant materials in order to make it a xeriscape and not a gravel desert. People can add big rocks, boulders, drought tolerant planting that does not require watering or irrigation. All of these things would allow the gravel to stay, but bring it closer to the definition of xeriscaping without putting in turf grass. Chair Strachan reiterated his belief that people would choose the least expensive alternative.

Commissioner Band asked if bark mulch would be less expensive than sod and whether it would be allowed. Director Erickson replied that bark mulch would be allowed. Chair Strachan did not believe the aesthetics of bark mulch would be much better than gravel because it turns gray after one winter, and it spreads more than gravel. Director Erickson explained that one reason for wanting plant materials in

xeriscaping was for the small ground mammals. The intent is to keep the town from being visually intrusive at the global landscape scale. That is the reason for limits of disturbance and house size restrictions. Overuse of gravel is visually obtrusive because it does not look like the natural environment. In addition, the nutrient transport into the soils underneath the mulches from the gravel lessens as the mulch degrades.

Commissioner Joyce stated that people who have barren gravel in their yard have the opportunity to put in plants to fix the problem. Chair Strachan did not believe those with gravel in their yards were the problem. The issue is with those who have the gravel running across the street, like they saw in one of the photo examples Planner Morlan had presented. Commissioner Joyce thought some people were forced into doing that because of the salt used when the roads are plowed that eventually kills the grass. People cut out the sod and put down gravel because it is better than dead grass.

Director Erickson suggested that as part of the legislative process they may be able to exempt previous actions or provide a time frame to comply; or possibly come up with another solution to address the issue.

Commissioner Phillips stated that he was very sensitive to the neighbor complaint enforcement policy. He has personally dealt with that and it is uncomfortable for both sides. Commissioner Phillips had heard from Community Development Director, Anne Laurent, that the City Council would be talking about Code Enforcement fairly soon. He planned to attend that City Council meeting and he encouraged the other Commissions and the public to attend as well.

Commissioner Joyce stated that a big issue for the Planning Commission is that they place conditions of approval, requirements for landscaping, parking, and other restrictions and regulations, but they know for a fact that it never gets enforced. He noted that the Planning Commission has had numerous conversations with two Planning Directors and the Community Development Director, and so far there has been no improvement. Public complaints are expressed at Planning Commission meetings, but they have no control. Chair Strachan thought the biggest issue is that the developers know that the conditions will not be enforced so they are willing to agree to anything.

Councilman Beerman stated that several years ago the City expanded the budget for Code Enforcement to have after hours and weekend enforcement. He asked if the Planning Department designates what is complaint driven so enforcement was not looking for it, or whether it was not being caught. Assistant City Attorney McLean believed that the Building Department was over Code Enforcement. She understood that the City Council would be discussing whether enforcement should be complaint

driven or prioritized differently, and what should be the focus. She believed it was on the City Council agenda for May 11th.

Councilman Beerman was hearing from the Planning Commission that their regulations were not being enforced sufficiently, and he was trying to determine if they were selective in what they were looking for in terms of Code Enforcement and whether the City Council should address that issue. Chair Strachan understood that it was a resource issue and that there were not enough personnel. Commissioner Joyce agreed that it was what the Planning Commission has been told many times.

Commissioner Joyce believed another problem is that the neighbors do not know what is in the conditions of approval and they have no idea what they should be complaining about. They should not expect the neighbors to peruse all of their actions. Commissioner Phillips stated that they could spend hours talking about enforcement. It is a good topic and the Planning Commission will be paying attention when the City Council addresses it. He would like the Planning Commission to have the opportunity to provide input as well.

Councilman Beerman understood that there were questions about both resources and enforcement. He would take their comments and concerns back to the City Council.

Commissioner Joyce thought Chair Strachan had made a good point in saying that until there is definite enforcement, it is frustrating to talk about more restrictions that will not be enforced; or and worse, may cause a lot of problems.

Commissioner Band used the example of a law abiding citizen who sees that the new ordinance was enacted and they replace their gravel to comply; but they see other people not being enforced or having to come into compliance. That is a problem with inconsistent enforcement.

Commissioner Joyce liked the idea mentioned during public comment that non-motorized vehicles should not be constrained by the same restrictions as oil-dripping motorized vehicles. Director Erickson replied that there were three pieces involved. The first is the motorized vehicle leaking oil and gas, and being able to readily identify cleaning it up and stopping it from moving into the storm drain. The second is that in the Prospector Soils Ordinance area, the vehicles have to be on a hard surface. The third piece is that if the Commissioners want non-motorized equipment to be able to sit on gravel outside of the Soils Ordinance District, they need to keep a mechanism to keep the gravel from migrating on to the street. He suggested that they could do what they were proposing for the Historic District and allow it in the side yard, with a mechanism to prevent it from spreading into the street. Commissioner Joyce

requested that the Planning Department consider the distinction between motorized and non-motorized.

Commissioner Band stated that years ago she attended all of the Soil Ordinance Blue Ribbon Commission meetings, and they had talked about expanding the soil ordinance into potentially Park Meadows and Thaynes Canyon. She asked if that idea had gone away. Director Erickson was unsure and offered to find out how far it was expanded. Commissioner Band thought that would be important to know that information.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

- 1. Land Management Code (LMC) amendments - Administrative and substantive amendments to the Park City Development Code, specifically amending Land Management Code Chapter 2 Zoning Districts regarding setbacks, group mailboxes and others; Chapter 4 Supplemental Regulations regarding Fences, Childcare, Accessory Apartments, group mailboxes and others; Chapter 8 Annexations (amending the Annexation Expansion Area boundary and regulations for consistency with State Code); and Chapter 15-15 Defined Terms for associated definitions. (Application PL-17-03483)**
- 2. Land Management Code (LMC) amendments - Administrative and substantive amendments to the Park City Development Code for Chapter 4 Supplemental Regulations regarding Fences, Childcare, Accessory Apartments, group mailboxes and others and for Chapter 8 Annexation regulations and standards for consistency with State Code. (Application PL-17-03483)**

Planner Whetstone noted that in the first set of amendments there were three items that the Staff recommended for a positive recommendation to the City Council.

Planner Whetstone stated that the first item related to the setbacks in the Single Family Zone for subdivisions that were given different setbacks than the Single Family Zone. She explained that the setbacks were already listed in the LMC; however, it was confusing. The proposed change would only rearrange where they are located in the Code.

Planner Whetstone stated that the second item was the Annexation Expansion Area map in Chapter 8, which is the Annexation Policy Plan that identifies the area outside the City boundary that the City may accept an annexation petition. She clarified that an annexation petition cannot be applied for and submitted to the City Council unless the property is within the annexation expansion area described in the Annexation Policy Plan. The Staff was proposing to amend the annexation expansion area.



RV PARKING IN PARK CITY

Proposed Land Management Code Amendments Fall 2018

Park City Municipal Corporation wants residents and visitors to be able to enjoy their Recreational Vehicles (RV) in a manner that maintains the City's safety, aesthetic, environment, and infrastructure.

Proposed changes to RV parking regulations will be reviewed at the 8/22 Planning Commission and 9/27 City Council meetings. Your input on these changes is encouraged and appreciated. Please provide your feedback to planning@parkcity.org by 8/20.

Proposed Changes



What is classified as an RV?

- Motorized vehicles (i.e. boats, ATVs, campers, etc.) used for recreation
- Non-motorized vehicles and trailers longer than 12'



How long can I park my RV on my property?

- Up to 30 consecutive days on private property
- RV parking is permitted from April 1- November 1



Where can I park my RV?

- In front of your garage or in a side yard
- Parked RVs must not occupy or block required off-street parking spaces, Right-of-Way, or public services
- Side yard parking must maintain setbacks and allow for fire/utility access



What surfaces are allowed for RV parking?

- Concrete, asphalt, and pavers are all approved parking surfaces
- Gravel remains a prohibited parking surface

For more information contact the Park City Planning Department at
435-615-5060 or planning@parkcity.org



RV Parking Amendments

Open House
August 7, 2018

Open House Purpose

- 1) Review proposed changes in order to Clarify the existing code
- 2) Brief Q&A
- 3) Leave us a comment - we want to hear your concerns
- 4) We want to be sure we get this right
- 3) We want to be sure we didn't miss anything

Objectives

1) Encourage Safe and Appropriate Parking

- Prevent safety hazards associated with parked vehicles
 - Reduce traffic conflicts and visibility issues in the street
 - Encourage indoor storage of recreational vehicles
 - Mitigate pest control impacts/situations
 - Bring the PCMC Code up to date with codes in the region and in other comparable destination cities
 - Reduce fire hazards as a part of the Wildland-Urban Interface Code
 - Allow RV parking in a manner which maintains safety and utility access
- Improve the enforceability and usability of the Code

2) Improve the aesthetic and visual experience of Park City

- Improve water conservation efforts in an aesthetically pleasing manner
- Reduce thermal effects of gravel usage
- Improve the Park City streetscape
- Reduce blight and illegal storage
- Keep up the appearance and visual experience of the City

3) Maintain Public Infrastructure

- Improve water quality (including groundwater and storm water runoff)
- Improve snow removal efforts and impacts
- Maintain integrity and durability of public streets and infrastructure

Current Code

3. PARKING RESTRICTIONS.

- a. All vehicles, boats, RVs, trailers, and similar vehicles must be parked on an approved paved surface. At no time shall a vehicle be parked on lawn or other landscaped Areas.
- b. Driveway Areas are not to be used for the storage of any trailer, camper, motor home, boat or equipment at any time.
- c. Passenger automobiles may be parked on driveways serving private residences, provided the automobile is parking completely on private Property. EXCEPTIONS: Parking may be allowed within a Right-of-Way Area, such as within the Historic District when the Street is not located within the platted Right-of-Way and the Right-of-Way is between the Street and garage. Exceptions must be approved by the City Engineer.

Proposed Changes

1) What is classified as an RV?

- Motorized vehicles (i.e. boats, ATVs, campers, etc.) used for recreation
- Non-motorized vehicles and trailers longer than 12'

2) How long can I park my RV on my property?

- Up to 30 consecutive days
- Permitted from April 1-November 1

3) Where can I park my RV?

- In front of your garage or in a side yard
- Parked RV must not occupy/block required off-street parking spaces, Right-of-Way, or public services including mail delivery, trash collection, fire hydrants, etc.
- Side yard parking must maintain setbacks and allow for fire/utility access

4) What surfaces are allowed for RV Parking?

- Concrete, asphalt, and pavers
- Gravel remains a prohibited parking surface



Proposed Changes

Review Redlines



What Are Other Cities Doing?

RV Parking

- Jackson, WY – Not allowed in front yards/street yards
- Bozeman, MT – Only 1 allowed, only in a garage or rear yard
- Hailey, ID – Only 1 allowed outside; no more than 2 ATVs (screened)
- Boulder, CO – 18" setback from ROW, sidewalks
- Summit County, UT – Extended storage not allowed
- Big Sky, MT – Outdoor storage prohibited
- Whitefish, MT – Prohibited in side yard setbacks; 180 days or less if licensed and ready for highway use
- Pitkin County, CO – 180 consecutive days or less if permitted and ready for highway use
- Taos, NM – 180 consecutive days or less; fully licensed and ready for highway use
- Sun Valley, ID – 180 consecutive days or less; fully licensed and ready for highway use

What Are Other Cities Doing?

Gravel as a Parking Surface + Xeriscape

- Boulder, CO – Rocks allowed as ornamental features, Xeriscape landscaping principles do not include mulched or gravel beds
- Lehi, UT - 50 percent plantings required in Xeriscaped areas.
- Big Sky, MT - No gravel surfacing of driveways/parking surfaces
- Taos, NM - 7 Principles of Xeriscape

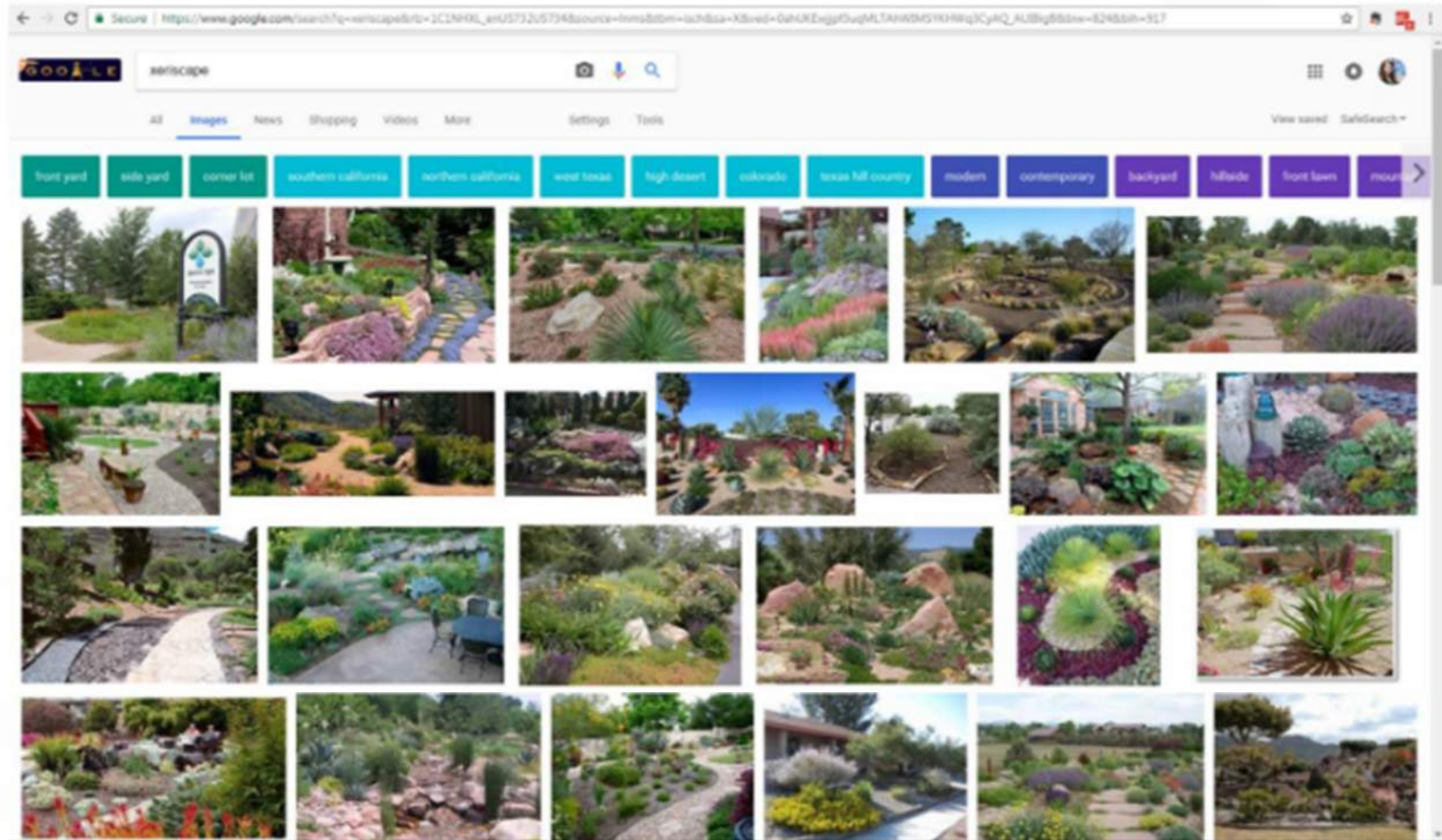
4. The seven (7) principles of xeriscape are:

- a. Good design, with a landscaping plan integrated with and complementary to the architecture and site plan.
- b. Thorough soil preparation.
- c. Careful, planned use of shrub and lawn area.
- d. Adapted, low water demand plants.
- e. Effective and efficient watering methods.
- f. Mulched flower and shrub beds.
- g. Proper landscape maintenance and management.

What We Want to Avoid



Xeriscaping Examples



THANK YOU

Contact Us
435-615-5060
planning@parkcity.org



RV Parking Open House
August 7, 2018 5:30 PM
Park City Library - Community Room
1255 Park Avenue, Park City, Utah 84060

Name: Diane Cashel
Address: 2761 Holiday Ranch lp Rd
E-mail address: dianecashel@gmail.com

Comments:

Apr - Nov 1.

My concern is that I have a 4 season camper. I use my camper all year and use it more in the winters. If you have a 30 day consecutive rule why have a 2 month restriction. As a retired person, I use my RV all year. It is a 4 season camper. I would like to see ~~year~~ year round parking with 30 day limit.

Most people in my neighborhood who have campers are not restricted to the spring break to VEA timeline.

Tippe Morlan

From: Linda Jager
Sent: Thursday, August 02, 2018 1:15 PM
To: Kim Clark
Cc: Elizabeth Jackson; Tippe Morlan; Laura Newberry
Subject: Re: RV parking

Planning outreach. Not sure how it landed in your inbox. □

Sent from my iPhone

On Aug 2, 2018, at 1:04 PM, Kim Clark <kim.clark@parkcity.org> wrote:

Hi Linda

Do you know what this is referring to?

Sent from my iPhone

Begin forwarded message:

From: Amy Mills <amills3912@yahoo.com>
Date: August 2, 2018 at 12:59:49 PM MDT
To: "kim.clark@parkcity.org" <kim.clark@parkcity.org>
Subject: RV parking
Reply-To: Amy Mills <amills3912@yahoo.com>

I might not be able to attend the open house, but my opinion is that parking on the street in front of the owner's home for 24 hours should be allowed, while the RV owner packs, unpacks, or does required maintenance on the RV. Anything longer than that is an eyesore for the neighborhood.

Some RVs don't fit in the owner's driveway, or the driveway is too steep to be safe, therefore 24-hr on-street parking should be accommodated as long as it doesn't present a safety hazard.

Amy Mills
3240 Crestline Dr
Park City 84060

Tippe Morlan

From: Marianne Cone <chapcone@gmail.com>
Sent: Sunday, August 05, 2018 8:17 AM
To: Tippe Morlan
Subject: New Parking Surface

Follow Up Flag: Follow up
Flag Status: Completed

I will be at the Open House on Tuesday but I wanted you to explore this parking surface, which is a brilliant concept for a permeable but sturdy surface for parking vehicles. It is especially appropriate for vehicles without motors where there is no toxic substance which might leak into the ground water. The product representative has promised to send me a sample by Tuesday and I will share that with you.

My husband and I personally installed and used this material at our lot in Old Town and it has held up for 10 years without a problem.

I am out of town until Tuesday afternoon and will see you at the meeting.

Marianne Cone

<http://www.invisiblestructures.com/gravelpave2/>

Gravelpave²

Gravelpave2 porous gravel paver allows you to park, drive, walk, or ride on a beautiful decorative gravel surface.



Porous Gravel Paver

- Pervious Load Bearing Surface
- Stormwater Pollution Filtration and Treatment
- Heat Energy Reflection Reduction, “Cool” Surface
- Tree Growth within Parking Areas
- 15,940 psi Compressive Strength (2.29 million psf / 109,906 kPa) – see test
- Large Rolls for Easy Installation
- 92% Void Space for Increased Porosity and Gravel Integrateion

Applications

- All Parking Aisles and Bays
- Handicap Parking Spaces
- Automobile and Truck Storage Yards
- All Service and Access Drives
- Loading Dock Areas
- Trails for Multiple Uses
- Boat Ramps
- Outdoor Bulk Storage Areas
- Infiltration Basins
- High-Use Pedestrian Areas

Gravelpave2 consists of a geotextile fabric injection molded to the ring and grid structure. Gravelpave2 comes in four colors to match your aggregate fill. Gravelpave2 also requires a base course (not shown).



Unlimited traffic volume, low speed parking lots are perfect for Gravelpave2.

Gravelpave2 is a structure to provide heavy load bearing support and true containment of gravel to create a porous surface with unlimited traffic volume and/or duration time for parking. The system can be used for storage and filtration of rainwater. For example, a cross-section with an 12" deep base course (at 20% void space) and the one inch of Gravelpave2 (at 35%) would store 2.75" of rain. Although bacteria concentrations are lower than with Grasspave2, polluted runoff and vehicle drippings are consumed prior to reaching the water table.



Gravelpave2 has been tested as a wheelchair accessible surface (ADA) for use in public spaces such as the Pentagon Memorial, Arlington, VA. [View the Test.](#)

32 12 43 Porous Flexible Paving

Gravelpave2 is listed in the Construction Specifiers Master Spec Format predominantly in Section **32 12 43 Porous Flexible Paving**. You may also place it in the 1995 Master Format Version in section **02795 Porous Pavements**.

Sizes

Manufactured in 1 square meter units (3.3' x 3.3') or quarter-meter units (1.65 feet x 1.65 feet) and assembled into [rolls](#). Please view our [Roll Chart](#) for dimensions. [Some curves](#) can be achieved without cutting.



Gravelpave2 makes an attractive and permeable roadway at the National Garden in Washington, D.C..

Gravelpave2 Estimator

Tippe Morlan

From: planning
Sent: Monday, August 06, 2018 3:17 PM
To: Elizabeth Jackson
Cc: Tippe Morlan; Laura Newberry
Subject: FW: RV's
Attachments: IMG_0474.jpg

From: Marcy Allen [marcyallen60@gmail.com]
Sent: Friday, August 03, 2018 8:55 AM
To: planning
Subject: RV's

To whom it may concern,

I had written an e-mail yesterday concerning RV's being allowed to park within Park City limits. Here is what my husband and I have to look at from our front porch every day! As they say, a picture is worth a thousand words!! I can't imagine having to look at multiple RV's parked in our residential areas. Can you?



Thank you,

Marcella Allen

Tippe Morlan

From: planning
Sent: Tuesday, August 07, 2018 1:48 PM
To: Planning_Mail
Subject: FW: RV Parking

From: Dana, Krista L. [kdana@ou.edu]
Sent: Tuesday, August 07, 2018 11:25 AM
To: planning
Subject: RV Parking

Hello. I am concerned about the the proposed RV code amendments but cannot make the upcoming meeting. First, Council needs to be clear about who, exactly, is pushing for RV parking in town. Surely, it must be a fractional minority. As changes are being undertaken quietly, so seems perhaps there's some personal interest at in play. Our concerns:

- Anecdotal impact: We live on Payday Drive in Thaynes. My neighbor's driveway is 10-15' from my own, and an RV parked there would very much impact the light, views, and character of my home. This is in Thaynes, a relatively spacious neighborhood. RVs parked in more densely developed areas, such as Prospector or Old Town, would have vastly greater relative impact.
- 30 consecutive days? RVs will effectively be stored in town, then (in the unlikely event of policing) moved out and back in once a month.
- If amendments pass, let's define our Campground Rules:
 - At what hours can occupants run generators to power heaters, lights, etc?
 - Can I buy two RVs, park them in the front yard, and make money nightly rentals?
 - Or, even better (so I don't have to move my own RVs once a month), can I just rent out my driveway as camping space for a nightly rate?
 - Is there a limit to the number of tiny homes I can park on my lot, as long as I hard-pave over enough land?

PCMC states intent is to enable "residents and visitors" to "enjoy their RVs in a manner that maintains the City's safety, aesthetic, environment, and infrastructure". That statement simply makes no sense:

- The amendments proposed *absolutely oppose* Park City's aesthetic and environment.
- We shoulder enormous traffic issues already, and we continuously fight for fewer (and smaller) vehicles per resident. Certainly, we shouldn't encourage *more* (and oversized) vehicles per resident.

Thank you,
Krista Dana

Tippe Morlan

To: Bruce Erickson; Elizabeth Jackson; Laura Newberry
Subject: RE: Street view

From: Scott Maizlish [mailto:maizlish@gmail.com]
Sent: Wednesday, August 08, 2018 9:38 AM
To: Bruce Erickson
Subject: Street view

From this spot, any vehicle would be out of view, with the exception of where I drew in the tree, which I would be happy to plant one to completely shield the parking area.



Have a Nice Day!

Scott Maizlish

**Luxury Property Specialist
Summit Sotheby's International Realty
Luxury Real Estate Regent Member
Tier One Performing Agent 2011-2017**

Learn more about Park City www.ScottMaizlish.com

Referrals of Your Friends, Family, and Colleagues are Greatly Appreciated!

435.901.4309

Sent from my iPad

Tippe Morlan

From: John Benz <johnbenz@hotmail.com>
Sent: Friday, August 17, 2018 1:16 PM
To: Tippe Morlan
Subject: Re: RV Parking in Other Cities
Attachments: image001.jpg

Dear Tippe,

Thanks for this info. I don't have any type of RV, boat, camper, or trailer and personally think their presence should be banned 100% of the time. However, in fairness to RV owners, I do have a few comments:

(1.) As one woman at the meeting explained, year-round access to RV's is important to some. Winter usage is less of course but still active. Why restrict driveway parking in the winter if it doesn't interfere with fire department access?

(2.) 15-3-4, A-4b. Parking Restrictions. Authorizing 30 days storage is silly. That means 1 day away between 30 day segments would be OK. In other words, virtually seven months a year of nearly continuous storage is OK. Believe me, RV owners will take advantage of this loophole. How about a cumulative 30 days PER YEAR? Who would monitor this? Neighbors.

We will continue to enforce our RV parking/storage HOA rules in McLeod Creek. Right now, we allow 30 cumulative days per year of up to 7 day stays. Thus our current rules are actually more lenient than city code, but will be more restrictive if the Planning Commission changes policy. Just FYI.

Thanks for your research and hard work.

John Benz, President
McLeod Creek Homeowners Association

US mobile: 435 640 4106

Sent from my iPad

On Aug 15, 2018, at 2:05 PM, Tippe Morlan <tippe.morlan@parkcity.org> wrote:

Hi John,

Here are the slides from last week's Open House on RV Parking relating to other cities. If you would like more details, let me know and I'd be happy to forward you the citations.

Best,

Tippe Morlan, MS, AICP
Planner II
Park City Planning Department
Office Hours: Tuesday-Friday 7:30am-5:30pm

Planning Commission Staff Report

Subject: 2262 Comstock Drive Plat
Amendment
Author: Laura Newberry, Planner
Tippe Morlan, AICP Planner II
Date: August 22, 2018
Type of Item: Legislative – Plat Amendment

Project Number:	PL-17-03745
Applicant:	Don Bloxom
Location:	2262 Comstock Drive
Zoning:	Single Family (SF)
Adjacent Land Uses:	Residential – Single-family dwellings
Reason for Review:	Plat Amendments require Planning Commission review and City Council approval.

Proposal

The proposed Prospector Village Subdivision Amended Lot 9 Plat Amendment, located at 2262 Comstock Drive, seeks to combine one existing lot and a remnant of a second lot into one lot of record. The site consists of the entirety of Lot 9 (approximately 0.15 acres) and a portion of Lot 8 (approximately 0.02 acres) of the Prospector Village Subdivision. There is an active Building Permit to construct a new Single Family dwelling at this address. The proposed plat amendment will create one lot approximately 7405.2 square feet in size.

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Prospector Village Subdivision Amended Lot 9 Plat Amendment, located at 2262 Comstock Drive, and consider forwarding a **positive** recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Background

1975 – The Prospector Village Subdivision was created.

1977 – The Prospector Park Subdivision Phase I was amended to include a public right-of-way, Little Bessie Avenue. The road ran between Lot 8 and Lot 9 of the Prospector Park Subdivision Phase I and it ran through Lot 8 of the Prospector Village Subdivision, creating a remnant parcel on either side of Lot 8. The Prospector Village Subdivision has not been amended to reflect this Right-of-Way. On May 4, 1977 an Ordinance was recorded ([Entry No. 137698](#)) that included vacating Lot 8 of Prospector Village. Both remnant parcels have been combined with the adjacent parcel for tax purposes, but a Plat Amendment to legally combine the lots was not completed.

November 10, 2017 – The City received a Building Permit application to construct a new Single Family dwelling on Lot 9 and the southernmost remnant of Lot 8 of the Prospector Village Subdivision.

January 26, 2018 – The Planning Department received a **complete** Plat Amendment application for the 2262 Comstock Drive Plat Amendment.

Purpose

The purpose of the Single Family (SF) District can be found in [Land Management Code \(LMC\) §15-2.11-1](#).

Analysis

This plat amendment is required as a result of issues with the current Building Permit application (BD-17-25020) for the construction of a new Single Family dwelling at 2262 Comstock Drive. During the permit review, it was determined that a driveway for Lot 9 of Prospector Village could not come off of Comstock Drive because of the location of an existing Bus Stop. A driveway cannot be constructed across property lines, so the Applicant was notified that a Plat Amendment would be required in order to combine Lot 9 and the southernmost remnant of Lot 8. The active Building Permit was approved with a Condition of Approval that a Plat Amendment must be recorded prior to the issuance of a Certificate of Occupancy (CO). If approved, the Plat Amendment will allow the new Single Family dwelling to have driveway access off of Little Bessie Avenue.

The purpose of this plat amendment is to combine one existing lot and a remnant parcel of a second lot addressed at 2262 Comstock Drive into one lot of record. The new proposed lot will be 0.17 acres in size. While there are no explicit minimum lot size requirements in the SF District, the maximum density for Subdivisions in the SF District is three (3) units per acre.

The proposed lot would become a corner lot. The two street facing sides of the lots (North and West) would be considered Front and thus the minimum Setbacks would be as follows:

	Required
Front Yard	20 feet for Main building and 10 feet for new front facing garages
Rear Yard	10 feet
Side Yards	5 feet on interior side and 10 feet on the exterior, street facing side

The proposed Subdivision meets the requirements of the SF zone, including setbacks and building height.

Good Cause

Staff finds good cause for this plat amendment in that it will clean up the property lines at this location, create one legal lot of record for a parcel that is already combined for tax purposes, and resolve the access issue created by the remnant parcel. This amendment will allow the property owner to construct a new Single Family dwelling with driveway access off of Little Bessie Avenue. Additionally, the plat does not cause undue harm on adjacent property owners. The plat will require a Public Snow Storage Easement along Little Bessie Avenue and Comstock Drive.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following procedures found in LMC §15-1-18.

Department Review

This project has gone through an interdepartmental review. The Engineering Department requested several dimensions to be labeled on the Plat to occur during redlines after this application has been approved by City Council. The project is located within the FEMA Flood Zone X (See Exhibit G) and the Park City Soils Ordinance Boundary. A Certificate of Compliance is required for any property within the Soils Ordinance Boundary. The plat shall note that the property is within FEMA Flood Zone X.

Notice

On August 8, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on August 4, 2018, according to requirements of the Land Management Code.

Public Input

No public input has been received at the time of this report.

Alternatives

- The Planning Commission may forward a **positive** recommendation to the City Council for the Prospector Village Subdivision Amended Lot 9 Plat Amendment, located at 2262 Comstock Drive, as conditioned or amended; or
- The Planning Commission may forward a **negative** recommendation to the City Council for the Prospector Village Subdivision Amended Lot 9 Plat Amendment, located at 2262 Comstock Drive, and direct staff to make Findings for this decision; or
- The Planning Commission may **continue** the discussion on the Prospector Village Subdivision Amended Lot 9 Plat Amendment, located at 2262 Comstock Drive.

Significant Impacts

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

Consequences of not taking recommended action

The subject property would remain as one lot and a remnant parcel. The active Building Permit was approved with a Condition of Approval that a Plat Amendment must be recorded prior to the issuance of a Certificate of Occupancy (CO). The property owner would not be able to complete the construction of the new Single Family dwelling as there would be no driveway access.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the Prospector Village Subdivision Amended Lot 9 Plat Amendment, located at 2262 Comstock Drive, and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

- Exhibit A – Draft Ordinance
 - Exhibit 1 – Proposed Plat
- Exhibit B – Survey
- Exhibit C – Aerial Photograph
- Exhibit D – Existing Plat
- Exhibit E – Applicant’s Project Description
- Exhibit F – Site Photographs
- Exhibit G – FEMA Flood Zone Map

Ordinance No. 2018-XX

AN ORDINANCE APPROVING THE PROSPECTOR VILLAGE SUBDIVISION AMENDED LOT 9 PLAT AMENDMENT, LOCATED AT 2262 COMSTOCK DRIVE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 2262 Comstock Drive has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on August 8, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on August 8, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on August 22, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on August 22, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on September 13, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Prospector Village Subdivision Amended Lot 9 Plat Amendment, located at 2262 Comstock Drive.

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

SECTION 1. APPROVAL. The Prospector Village Subdivision Amended Lot 9 Plat Amendment, located at 2262 Comstock Drive, as shown in Exhibit 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 2262 Comstock Drive.
2. The site consists of the entirety of Lot 9 and the southernmost remnant parcel of Lot 8 of the Prospector Village Subdivision.
3. The property is in the Single Family (SF) District.
4. There is an active Building Permit at this address.

5. On August 8, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on August 4, 2018, according to requirements of the Land Management Code.
6. The City received a complete Plat Amendment application for the 2262 Comstock Drive Amendment on January 26, 2018.
7. The proposed plat amendment will create one lot approximately 7,405.2 square feet in size.
8. The existing Prospector Village Subdivision was recorded in 1975.
9. In 1977, the right-of-way, Little Bessie Avenue, bisected Lot 8 of Prospector Village, creating two remnants, one on either side of the road.
10. The applicant proposes to combine the subject lots into one lot of record.
11. No known encroachments exist on this property.
12. The proposed lot will also be approximately 115.98 feet deep and an average of 63.325 feet wide.
13. The minimum front setback is twenty (20) feet. New front-facing garages must maintain a minimum of ten (10) feet from the Front Lot Line. The proposed house has a twenty (20) foot front setback for the main house and the garage will be setback more than twenty-five (25) feet.
14. The minimum rear setback is ten (10) feet. The proposed house has a ten (10) foot rear yard setback.
15. The minimum side setback is five (5) feet on the interior (south) side and ten (10) feet on the exterior, Street facing (north) side. The proposed house has a five (5) foot side setback on the south side and at least ten (10) foot side setback on the north side.
16. The plat amendment does not create any remnant parcels.
17. The plat amendment does not create any non-conforming or non-complying situations.
18. The proposed house meets the Single Family building zone height of 28 feet.
19. The property is located within the Park City Soils Ordinance Boundary and must obtain a Certificate of Compliance.
20. The property is located within the FEMA Flood Zone X and this shall be noted on the Plat.
21. Ten foot (10') wide public snow storage easements along the frontage of Little Bessie Avenue and Comstock Drive are required and shall be provided on the plat.
22. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. Side lot line snow shedding easements may be required for new construction per requirements of the Chief Building Official.
5. A 10 foot (10') wide public snow storage easement along both the Little Bessie Avenue and Comstock Drive frontages shall be shown on the plat.

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

PASSED AND ADOPTED this 13th day of September, 2018.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

Exhibit 1 – Proposed Plat

**PROSPECTOR VILLAGE SUBDIVISION
AMENDED LOT 9**
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 25 RANGE 4E
SALT LAKE BASE AND MERIDIAN



VICINITY AND ZONING MAP
NOT TO SCALE



LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- LOT LINE TO BE REMOVED
- PUBLIC UTILITY EASEMENT
- STREET ADDRESS DISCONTINUOUS

NOTES:

1. ALL OF LOT 9, PROSPECTOR VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

2. A RECORDING FEE SHALL BE REQUIRED FOR NEW CONSTRUCTION AS REQUIRED BY THE CITY BUILDING OFFICIAL AT THE TIME OF REVIEW OF THE BUILDING PERMIT SUBMITTAL.

3. THIS PLAT ASSIGNMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2006.

SURVEYOR'S STATEMENT

I, GREGORY J. FERRARI, OF PARK CITY, UTAH, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 50866. THIS PLAT ASSIGNMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF ALL THE REQUIREMENTS OF UTAH LAWS AND ORDINANCES RELATIVE TO THE SURVEYED PROPERTY. I FURTHER CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE SURVEYED PROPERTY.



OWNER'S DEDICATION AND CONSENT TO RECORD

I, KNOW ALL MEN BY THESE PRESENTS THAT MINN, LTD., A UTAH LIMITED PARTNERSHIP, THE PARTNER OF PROSPECTOR VILLAGE SUBDIVISION, HAS CONSENTED TO THE PLAT ASSIGNMENT THAT THEY HAVE CAUSED THIS PLAT ASSIGNMENT TO BE PREPARED. MINN, LTD., A UTAH LIMITED PARTNERSHIP HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT ASSIGNMENT.

IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS _____ DAY OF _____, 2018

ACKNOWLEDGMENT

I, _____, COUNTY OF _____, STATE OF _____, PERSONALLY APPEARED BEFORE ME ON THIS _____ DAY OF _____, 2018, THE FOLLOWING:

WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES _____

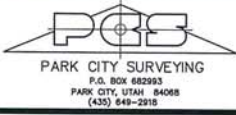
LEGAL DESCRIPTION:

ALL OF LOT 9, PROSPECTOR VILLAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE.



 FERRARI SURVEYING, LLC P.O. BOX 885889, PARK CITY, UT (435) 644-2492	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2018. BY: _____, E.S.W.S.C.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS 23rd DAY OF MARCH, 2018. BY: _____, CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE UTAH PLAT ACT ON THIS _____ DAY OF _____, 2018. BY: _____, PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2018. BY: _____, PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF PLAT ASSIGNMENT WAS APPROVED BY THE CITY BUILDING OFFICIAL ON THIS _____ DAY OF APRIL, 2018. BY: _____, PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL, THE CITY OF PARK CITY, UTAH, ON _____ DATE, _____ TIME, _____ BOOK, _____ PAGE. BY: _____, MAYOR _____, CITY CLERK	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE, _____ TIME, _____ BOOK, _____ PAGE. _____, RECORDER
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Exhibit B – Survey



DATE	BY	REVISION	COMMENTS

SURVEYED BY: TJ/BD DATE: JUNE 18, 2007

RECORD OF SURVEY & TOPOGRAPHIC MAP
LOTS 9, 10 & PART OF LOT 8,
PROSPECTOR VILLAGE SUBDIVISION

FIG: SICC PROJ: PROSPY 8-9-10 ROS.DWG

SHEET 1 OF 1
 S-6524

RECEIVED
 DEC 29 2017
 PARK CITY
 PLANNING DEPT.

RECORD OF SURVEY & TOPOGRAPHIC MAP
 LOTS 9, 10 AND PART OF LOT 8 OF THE PROSPECTOR
 VILLAGE SUBDIVISION A SUBDIVISION LOCATED IN THE
 NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2
 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND
 MERIDIAN, PARK CITY, UTAH.



- SCALE: 1" = 30'
- LEGEND**
- 4 FT/24" SPOT ELEVATION
 - 57 IRON 1/2" DIA. BRASS PLASTIC CAP STAMPED (UNLESS OTHERWISE NOTED)
 - 58 SHARPT POINT MARKER
 - 59 TELEPHONE FERRULE

MATERIALS:
 THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF LOTS 9, 10 AND PART OF LOT 8 OF THE PROSPECTOR VILLAGE SUBDIVISION FOR A CONTINGENT MAP PRIOR TO DEVELOPMENT AT THE CHINA.

SURVEY COMPLETED: 06/17/2007

SEE ALSO OFFICIAL PROSPECTOR VILLAGE SUBDIVISION PLAT FOR ANY ADDITIONAL INFORMATION REGARDING THIS SURVEY AND ANY OTHER SURVEYS THAT MAY AFFECT THIS SURVEY.

LEGAL DESCRIPTION:
 ALL OF LOT 8 OF THE PROSPECTOR VILLAGE SUBDIVISION IS SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION. THE PART OF LOT 8 SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION IS SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION. THE PART OF LOT 8 SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION IS SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION.

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LEGAL DESCRIPTION:
 ALL OF LOT 8 OF THE PROSPECTOR VILLAGE SUBDIVISION IS SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION. THE PART OF LOT 8 SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION IS SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION. THE PART OF LOT 8 SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION IS SHOWN HEREIN AS THE PROPERTY OF THE PROSPECTOR VILLAGE SUBDIVISION.

FILE NO. 050816347
 AS AT THE REQUEST OF
 THE PROSPECTOR VILLAGE SUBDIVISION
 I, JAMES B. BIRNEY, REGISTERED PROFESSIONAL SURVEYOR,
 HAVE PREPARED THIS RECORD OF SURVEY & TOPOGRAPHIC MAP
 IN ACCORDANCE WITH THE UTAH SURVEYING ACT.

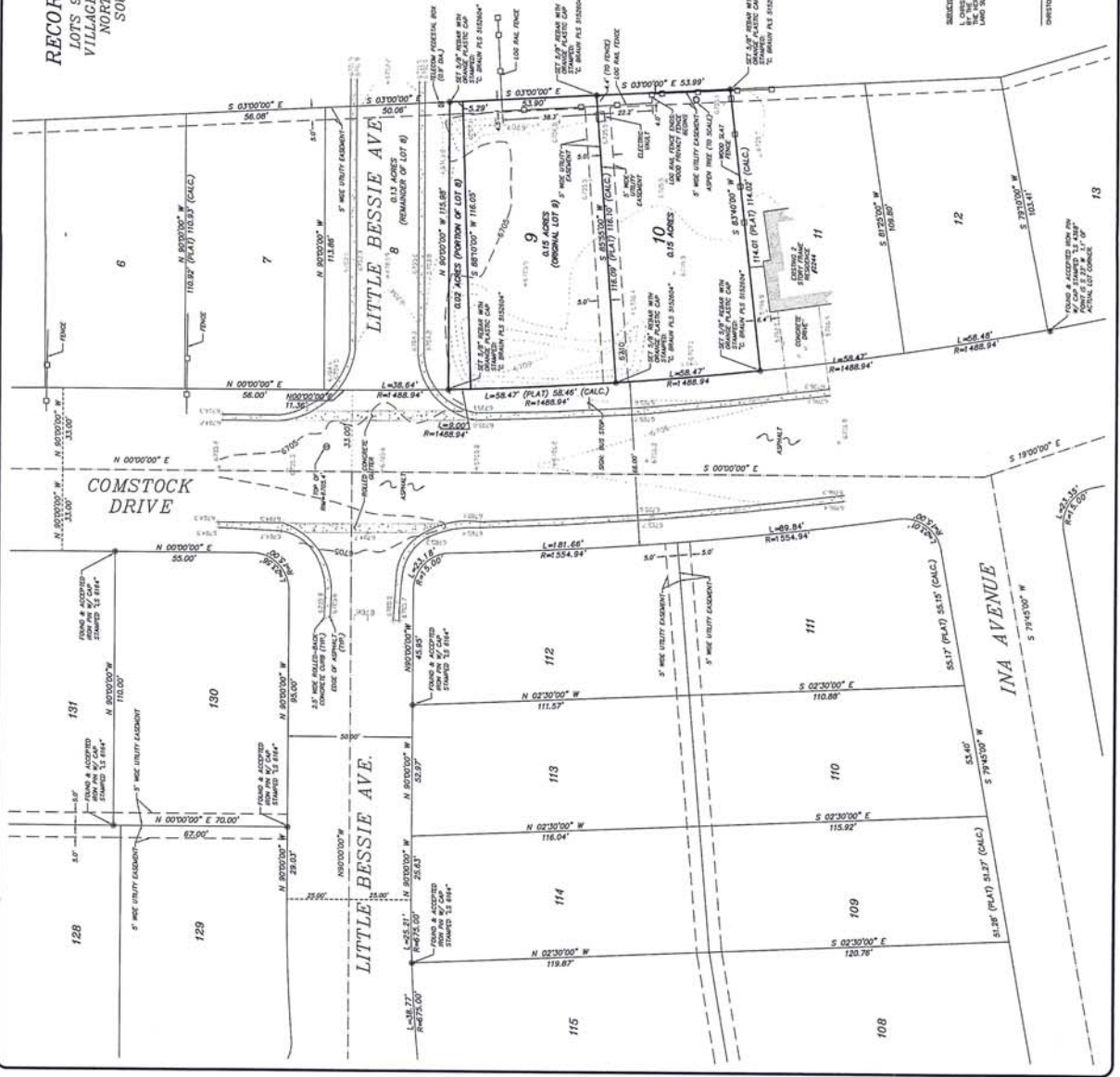
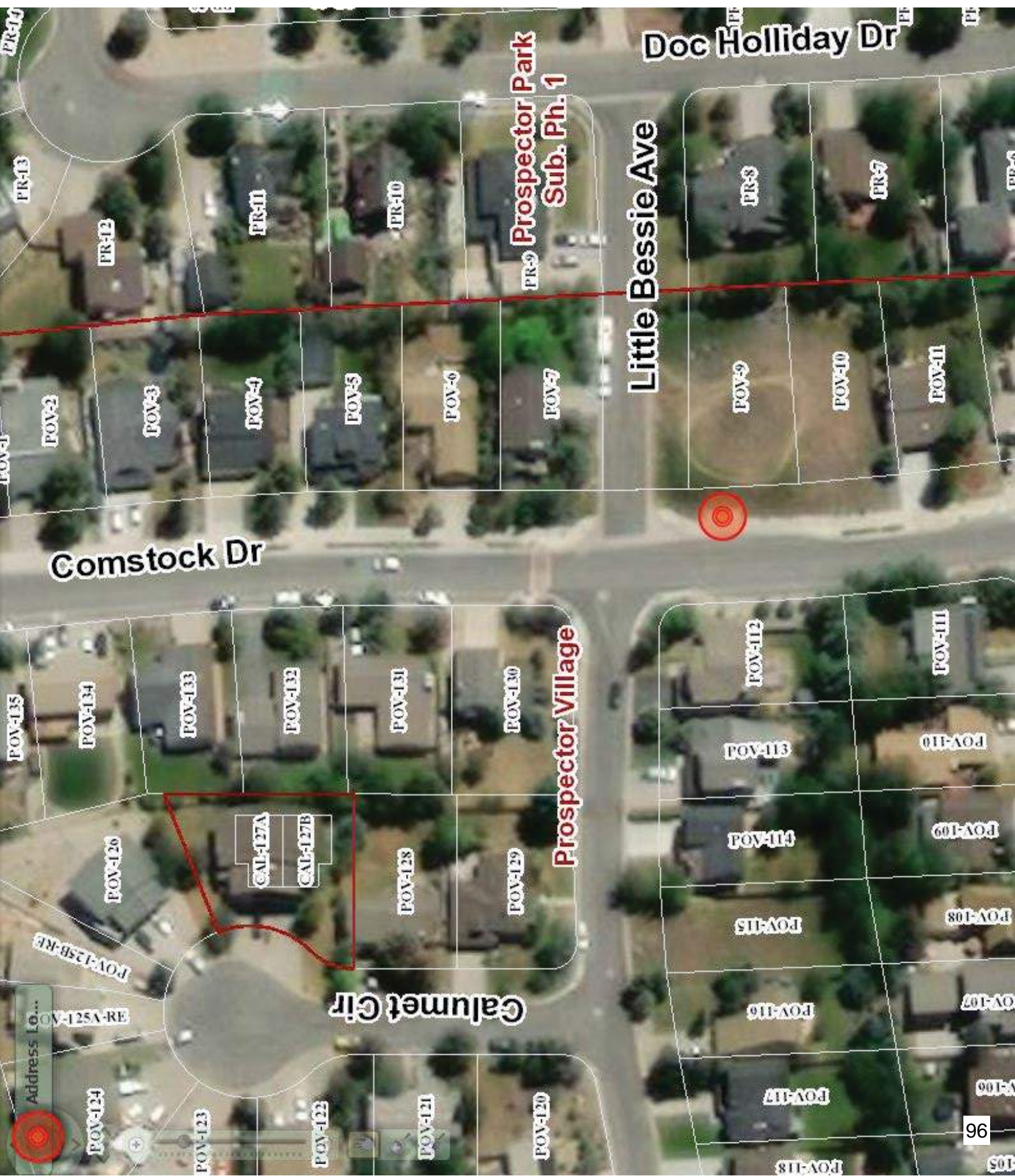


Exhibit C – Aerial Photograph



Comstock Dr

Doc Holliday Dr

Little Bessie Ave

Prospecter Park
Sub. Ph. 1

Prospecter Village

Calumet Cir

Address Lo...

96

Exhibit D – Existing Plat

SURVEYOR'S CERTIFICATE

I, Robert B. Clough, do hereby certify that on a Replotted Survey... (text continues with survey details)

Beginning at a point East 70.13 feet and South 43.12 feet from the Section Corner... (text continues with bearings and distances)

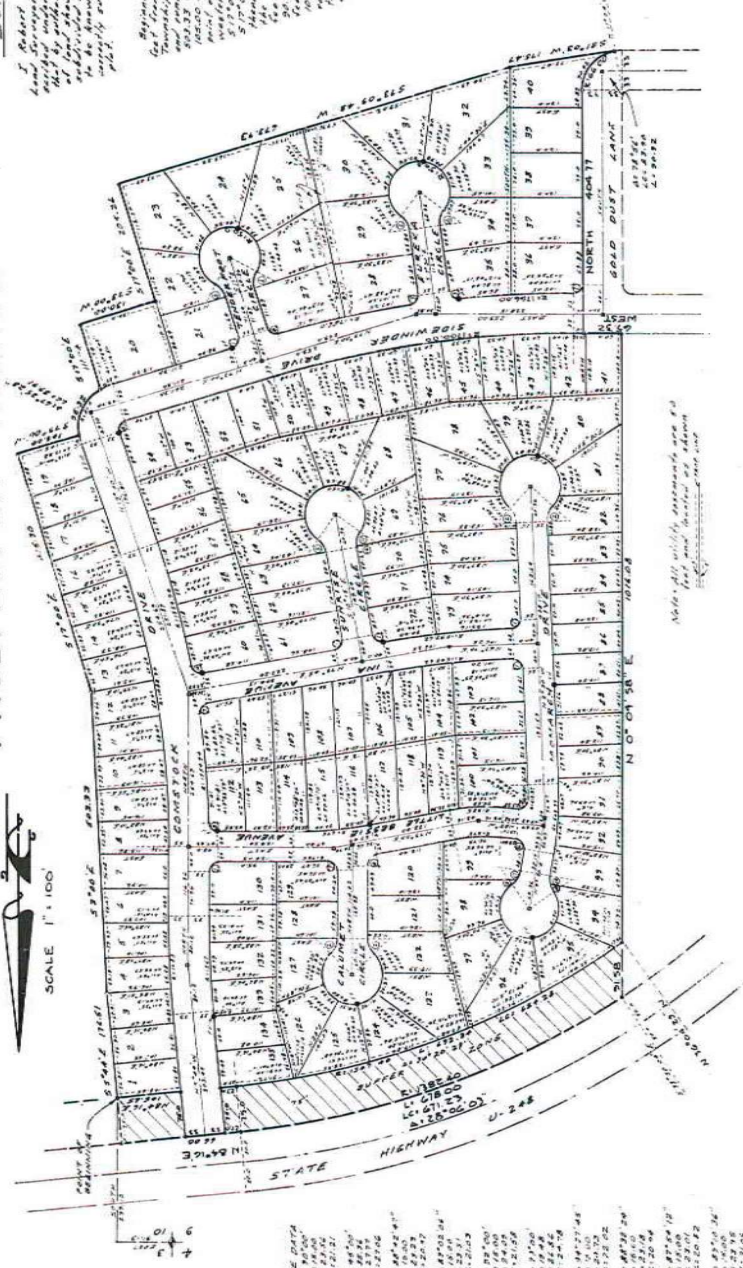
Date Aug. 18, 1932
 Robert B. Clough
 Surveyor No. 7228

OWNERS' DEDICATION

That we, the above described tract of land being... (text continues with the owners' statement of dedication)

MURRAY FIRST TRACT, I. LEAN
 Edward J. Moran, President

PROSPECTOR VILLAGE



ACKNOWLEDGMENT

STATE OF UTAH, ss August 1932
 County of Salt Lake, ss August 1932
 On the 18th day of August 1932, personally appeared to me, Notary Public within and known to me that the above described tract of land... (text continues with acknowledgment details)

PROSPECTOR VILLAGE
 A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 2, S. 60 R. 1, RANGES 4 EAST, SALT LAKE RANGE AND MERIDIAN, PARK CITY, UTAH

CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION 1932, DAY OF AUGUST [Signature] CHAIRMAN	ENGINEER'S CERTIFICATE APPROVED AND ACCEPTED BY THE PARK CITY ENGINEER ON 1932, DAY OF AUGUST [Signature] PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 1932, DAY OF AUGUST [Signature] PARK CITY ATTORNEY	CITY COUNCIL APPROVAL CITY COUNCIL HAS APPROVED BY THE PARK CITY COUNCIL THIS 1932, DAY OF AUGUST [Signature] PARK CITY MAYOR	RECORDING INFORMATION RECORDED IN BOOK 1166 PAGE 51 DATE 1932
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Exhibit E – Applicant’s Project Description

POV-9 Written Statement

The applicant seeks to combine the remainder lot 8 (POV-8) with existing lot 9 (POV-9).

The property has historically been considered part of Lot 9 Prospector Village and is contiguous. The title report evidences the ownership of the current two lots as the applicant.

The remainder Lot 8 was created by the platting and construction of Little Bessie Avenue.



Exhibit F – Site Photographs





RECEIVED
MAY 25 2018
CITY OF HOUSTON
PLANNING DEPT.

2862
HOUSTON

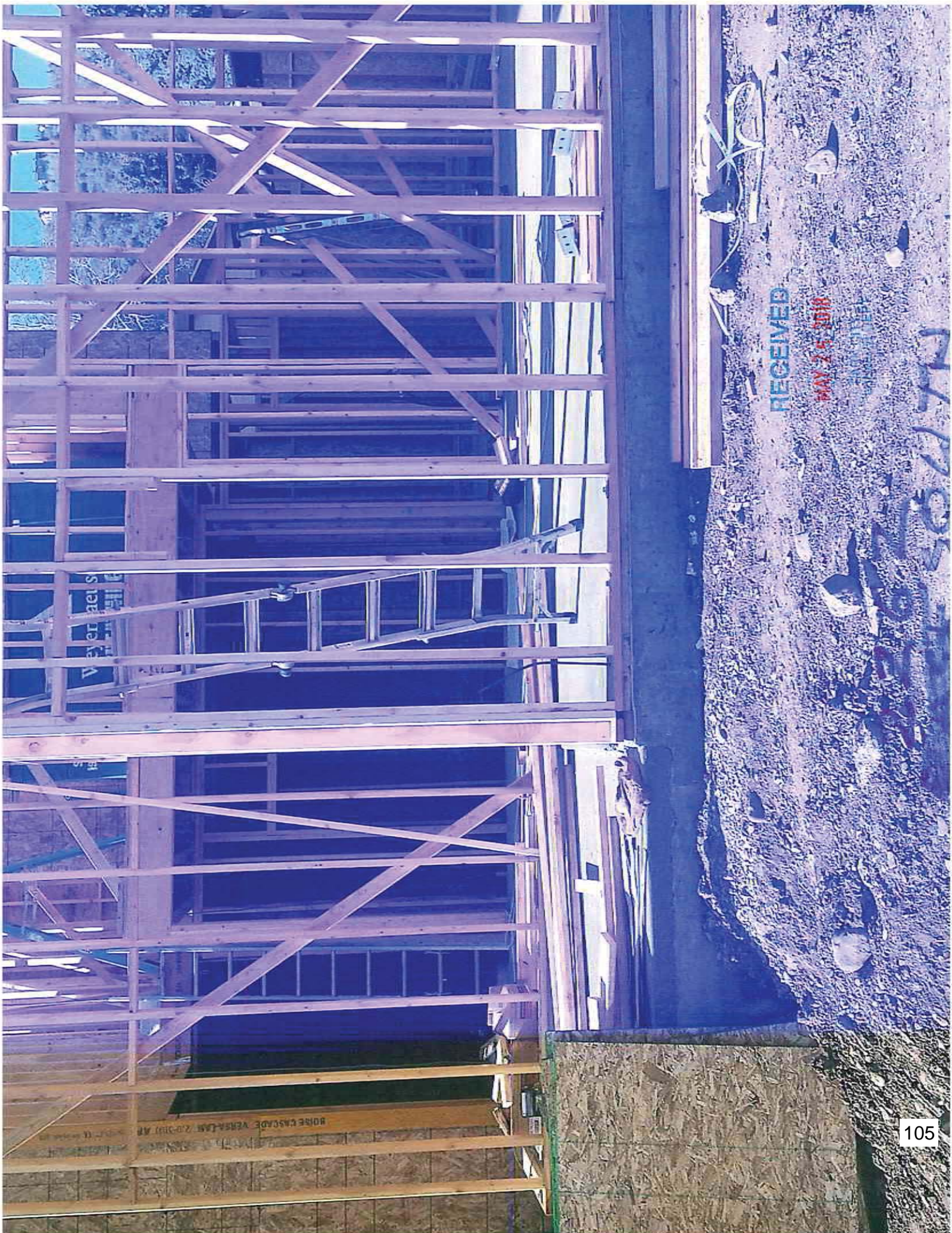


RECEIVED

MAY 25 2018

PLANNING CITY

2262
EAST



RECEIVED

MAY 25 2018

105

Exhibit G – FEMA Flood Zone Map

National Flood Hazard Layer FIRMette



40°40'12.40"N
111°29'49.30"W



USGS The National Map: Orthoimagery. Data refreshed October 2017.
40°39'45.12"N
111°29'11.85"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/31/2018 at 2:46:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



PLANNING DEPARTMENT

Planning Commission Staff Report

Subject: Sunny Slopes Park Meadows
Subdivision No. 6A Plat Amendment Amending Lots 24A & 25

Author: Laura Newberry, Planning Technician
Francisco Astorga, AICP, Senior Planner

Project Number: PL-18-03929

Date: 22 August 2018

Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends that the Planning Commission review and hold a public hearing for the Sunny Slopes Park Meadows Subdivision No. 6A Plat Amendment Amending Lots 24A & 25 and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Sheldon and Sandra Urlik Family Trust and Henry J. Hancock represented by Marshall King, Alliance Engineering, Inc.

Location: 2467 Sunny Knoll Court & 2463 Sunny Knoll Court

Zoning: Single-Family District

Adjacent Land Uses: Residential

Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Proposal

The applicant is proposed a Lot Line Adjustment via a Plat Amendment to alter a side lot line between Lot 24A and 25. The purpose of this proposed Plat Amendment is to subtract from the northerly boundary of Lot 25 and add to the southeasterly corner of Lot 24A approximately seventy five feet (75') in length by fifteen feet (15') to provide additional area so that a modification of the driveway on Lot 24A can be accomplished, which would ultimately increase the size of the driveway, subject to applicable City regulations.

Background

On June 25, 2018 a Plat Amendment application was submitted to the City. The subject Lot Line Adjustment takes places along the side property line between platted lot PKM-6-A-24A-AM at 2467 Sunny Knoll Court and platted lot PKM-6-A-25-AM at 2463 Sunny Knoll Court.

Purpose

The purpose of the Single Family District is found within Land Management Code § [15-2.11-1 Purpose](#).

Analysis

The subject Lot Line Adjustment via this Plat Amendment application is located between 2467 Sunny Knoll Court & 2463 Sunny Knoll Court. The site is within the Single Family District. The proposed Plat Amendment shifts a current side lot line with a length of approximately seventy-five feet (75') in length fifteen feet (15') to the south making 2467 Sunny Knoll Court 1,116 square feet bigger in size as 2463 Sunny Knoll Court 1,116 square feet smaller. The maximum density for subdivisions in the Single Family District is three (3) units per acre. The proposal does not affect the density of the subdivision, as it will remain the same. The proposed lot size of Lot 24A is 44,659 square feet. The proposed lot size of Lot 25 is 31,174 square feet. The proposed Lot Line Adjustment, Plat Amendment, meets lot and site requirements of the Single Family District.

Staff finds good cause as the proposal meets applicable City Codes. The Plat Amendment does not create any non-compliance issues and is consistent with the Sunny Slopes Subdivision. The following diagram graphically depicts the proposal:



The following table contains development parameters of the Single Family District:

Parameter	Permitted
Minimum Front Setbacks	20 feet
Minimum Setbacks for New Front-Facing Garage	25 feet
Minimum Rear Setbacks	15 feet
Minimum Side Setbacks	12 feet
Maximum Building Height	28 + 5 feet

Process

The approval of this Plat Amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code §15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues have been brought up at this time.

Notice

On August 8, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on August 4, 2018, in accordance with requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the proposed Plat Amendment, as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the proposed Plat Amendment, and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the proposed Plat Amendment, and request additional information or analysis in order to make a recommendation.

Significant Impacts

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

Consequences of not taking recommended action

Consequence of not taking the recommended action is that these two (2) lots would remain as is and a modification of the driveway on Lot 24A could not be accomplished.

Summary Recommendation

Staff recommends that the Planning Commission review and hold a public hearing for the Sunny Slopes Park Meadows Subdivision No. 6A Plat Amendment Amending Lots 24A & 25 and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – Applicant's Project Intent

Exhibit D – Sunny Slopes PKM Sub. No. 6A (1979)

Exhibit E – Lots 24A & 27A Sunny Slopes PKM Sub. No. 6A Lot Line Adjustment (2000)

Exhibit F – Sunny Slopes PKM Sub. No. 6A Amendment to Lots 25 & 26 (2006)

Exhibit G – Aerial Photograph

Exhibit H – Site Photographs

Ordinance No. 18-XX

**AN ORDINANCE APPROVING THE SUNNY SLOPES PARK MEADOWS
SUBDIVISION NO. 6A PLAT AMENDMENT, AMENDING LOTS 24A & 25, LOCATED
AT 2463 SUNNY KNOLL COURT AND 2467 SUNNY KNOLL COURT, PARK CITY,
UTAH.**

WHEREAS, the property owners of the property located at 2463 Sunny Knoll Court and 2467 Sunny Knoll Court have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on August 8, 2018, the property was posted and courtesy letters were sent to surrounding property owners according to the requirements of the Land Management Code; and

WHEREAS, on August 4, 2018, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on August 22, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on August 22, 2018, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on September 13, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Sunny Slopes Park Meadows Subdivision No. 6A Plat Amendment Amending Lots 24A & 25, located at 2463 Sunny Knoll Court and 2467 Sunny Knoll Court.

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

SECTION 1. APPROVAL. The Sunny Slopes Park Meadows Subdivision No. 6A Plat Amendment Amending Lots 24A & 25 as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The subject Lot Line Adjustment via this Plat Amendment application is located between 2467 Sunny Knoll Court (Lot 24A) & 2463 Sunny Knoll Court (Lot 25).
2. The site is within the Single Family District.

3. The proposed Plat Amendment shifts a current side lot line with a length of approximately seventy five feet (75') fifteen feet (15') to the south.
4. The proposed Plat Amendment increases Lot 24A by 1,116 square feet.
5. The proposed Plat Amendment decreases Lot 25 by 1,116 square feet.
6. The proposed Plat Amendment does not affect the density of the subdivision.
7. The proposed lot size of Lot 24A is 44,659 square feet.
8. The proposed lot size of Lot 25 is 31,174 square feet.
9. The proposed Plat Amendment meets lot and site requirements of the Single Family District.
10. The proposed Plat Amendment does not create any non-compliance issues and is consistent with the Sunny Slopes Subdivision.
11. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

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

PASSED AND ADOPTED this 13th day of September, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

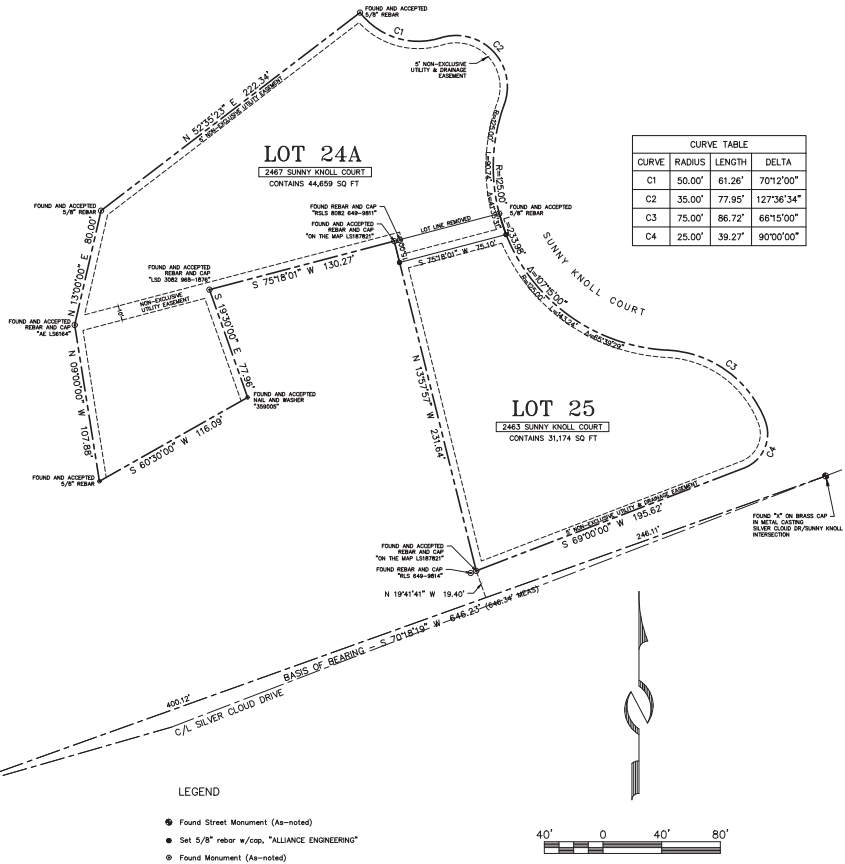
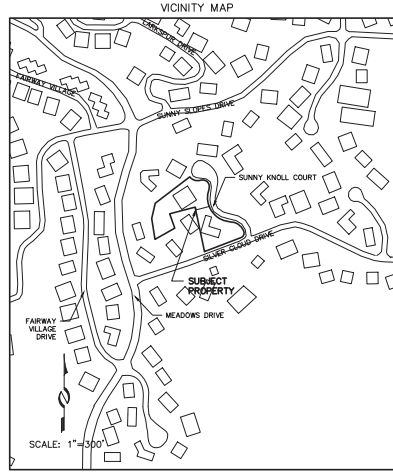
ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 - Proposed Plat Amendment



SURVEYOR'S CERTIFICATE
 I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A, AMENDING LOTS 24A & 25, has been prepared under my direction and that the same has been monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

LOT 24A:
 All of Lot 24A of Lots 24A and 27A, SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A LOT LINE ADJUSTMENT, according to the official plat thereof on file and of record in the Summit County Recorder's Office, records of Summit County, Utah.

LOT 25:
 Lot 25, SUNNY SLOPES PARK MEADOWS SUBDIVISION AMENDMENT TO LOTS 25 AND 26, according to the official plat thereof on file and of record in the Office of the Summit County Recorder, records of Summit County, Utah.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Sheldon W. Urlik and Sandra Urlik, Trustees of the SHELDON AND SANDRA URLIK FAMILY TRUST OF 1994, hereby certify that they have caused this plat amendment to be made and hereby consent to the recordation of this plat amendment.

IN WITNESS WHEREOF, the undersigned set his hand this ____ day of _____, 2018. In witness whereof, the undersigned set her hand this ____ day of _____, 2018.

By: Sheldon W. Urlik, Trustee By: Sandra Urlik, Trustee

ACKNOWLEDGMENT

State of Utah))
) ss:
 County of Summit)

On this ____ day of _____, 2018, Sheldon W. Urlik 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 is the Co-Trustee of the SHELDON AND SANDRA URLIK FAMILY TRUST OF 1994, and that said document was signed by him on behalf of said Trust by authority of the Trust, and he acknowledged to me that he executed the SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A AMENDING LOTS 24A & 25.

A Notary Public commissioned in Utah

Printed Name _____
 Residing In: _____
 My commission expires: _____
 Commission No: _____

ACKNOWLEDGMENT

State of Utah))
) ss:
 County of Summit)

On this ____ day of _____, 2018, Sandra Urlik 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 she is the Co-Trustee of the SHELDON AND SANDRA URLIK FAMILY TRUST OF 1994, and that said document was signed by her on behalf of said Trust by authority of the Trust, and she acknowledged to me that she executed the SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A AMENDING LOTS 24A & 25.

A Notary Public commissioned in Utah

Printed Name _____
 Residing In: _____
 My commission expires: _____
 Commission No: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Henry J. Hancock, hereby certifies that he has caused this plat amendment to be made and hereby consents to the recordation of this plat amendment.

IN WITNESS WHEREOF, the undersigned set his hand this ____ day of _____, 2018.

By: Henry J. Hancock

ACKNOWLEDGMENT

State of Utah))
) ss:
 County of Summit)

On this ____ day of _____, 2018, Henry J. Hancock 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 that said document was signed by him and he acknowledged to me that he executed the SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A AMENDING LOTS 24A & 25.

A Notary Public commissioned in Utah

Printed Name _____
 Residing In: _____
 My commission expires: _____
 Commission No: _____

- NOTES**
1. This plat amendment is subject to the Conditions of Approval in Ordinance 2018-_____.
 2. See Record of Survey S-_____.

SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A AMENDING LOTS 24A & 25

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84302-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2018 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____
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PARK MEADOWS SUBDIVISION NO. 6A
LOTS 24A & 25, SUNNY SLOPES
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST,
 SALT LAKE BASE AND MERIDIAN
 RECORD OF SURVEY
 SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 724891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

PARCEL 1:

All of Lot 24A, LOTS 24A & 27A SUNNY SLOPES, PARK MEADOWS SUBDIVISION NO. 6A LOT LINE ADJUSTMENT, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

PARCEL 2:

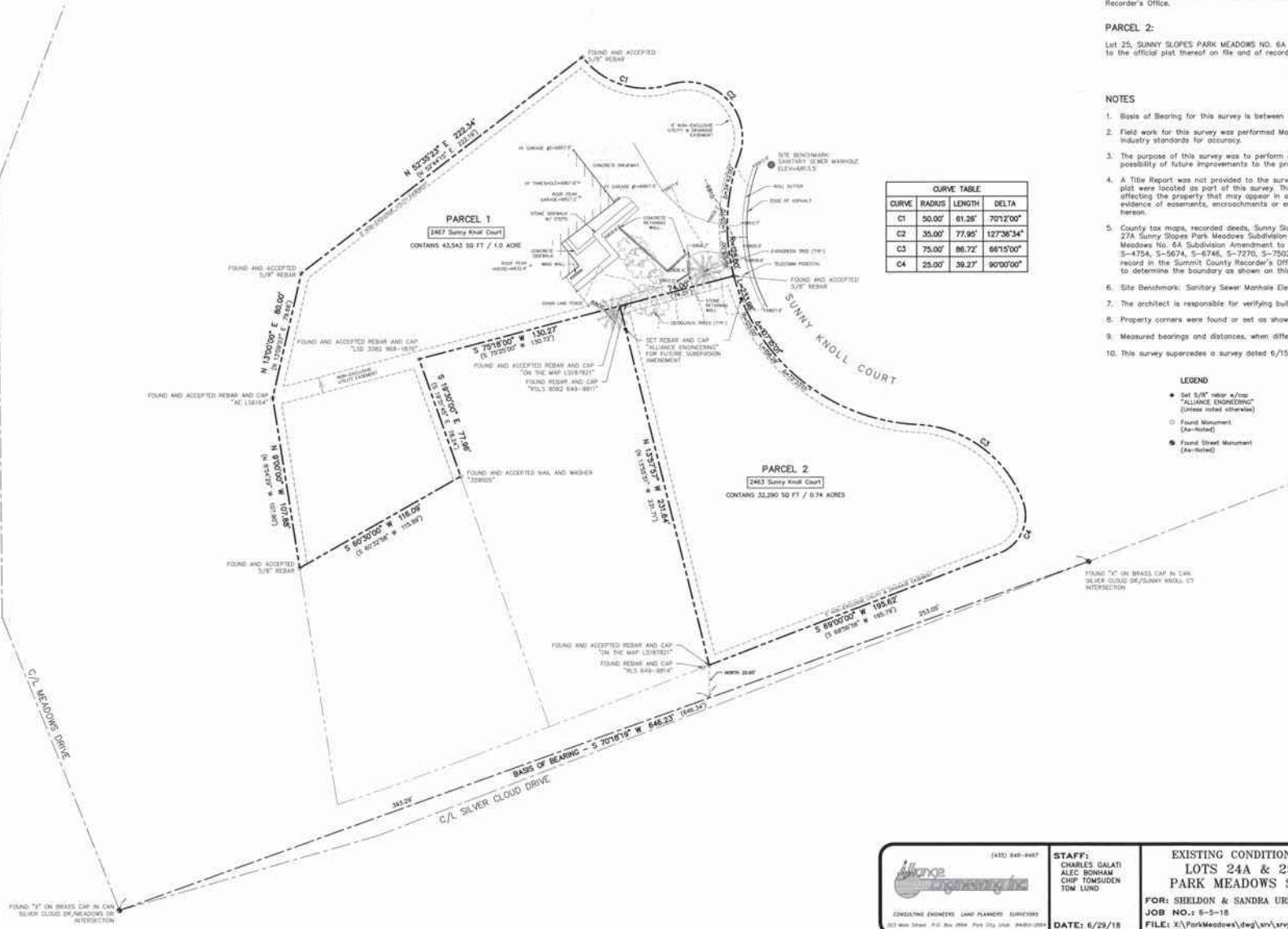
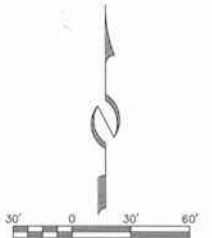
Lot 25, SUNNY SLOPES PARK MEADOWS NO. 6A SUBDIVISION AMENDMENT TO LOTS 25 & 26, according to the official plat thereof on file and of record in the office of the Summit County Recorder

NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was performed May 15, 2018, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and only easements and setbacks per subdivision plat were located on part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown herein.
5. County tax maps, recorded deeds, Sunny Slopes Park Meadows Subdivision No. 6A plat, Lots 24A & 27A Sunny Slopes Park Meadows Subdivision No. 6A Lot Line Adjustment plat, Sunny Slopes Park Meadows No. 6A Subdivision Amendment to Lots 25 & 26 plat, Records of Survey No. 4 S-0245, S-4754, S-5674, S-6746, S-7270, S-7552, S-8358, (all aforementioned documents on file and of record in the Summit County Recorder's Office) and physical evidence found in the field were used to determine the boundary as shown on this plat.
6. Site Benchmark: Sanitary Sewer Manhole Elevation = 6813.5' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found or set as shown.
9. Measured bearings and distances, when different from record, are shown in parentheses ().
10. This survey supersedes a survey dated 6/15/18 performed by this surveyor.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	61.26'	70°12'00"
C2	35.00'	77.95'	127°36'34"
C3	75.00'	86.72'	66°15'00"
C4	25.00'	39.27'	90°00'00"

- LEGEND**
- Set 5/8" rebar w/cms "ALLIANCE ENGINEERING" (Unless noted otherwise)
 - Found Monument (As-Noted)
 - Found Street Monument (As-Noted)



<p>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 303 West Street, P.O. Box 2004 Park City, Utah 84302-2004</p>	(435) 949-9987 STAFF: CHARLES GALATI ALEC BONHAM CHOP TOMBUDDEN TOM LUND	EXISTING CONDITIONS & TOPOGRAPHY MAP LOTS 24A & 25, SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A FOR: SHELDON & SANDRA URLIK JOB NO.: S-5-18 DATE: 6/29/18	SHEET 1 OF 1
	FILE: X:\ParkMeadows\dwg\svy\svy2018\060518\060518.dwg		

SUNNY SLOPES PARK MEADOWS NO. 6A SUBDIVISION
LOTS 24A AND 25

PROJECT INTENT

June 14, 2018

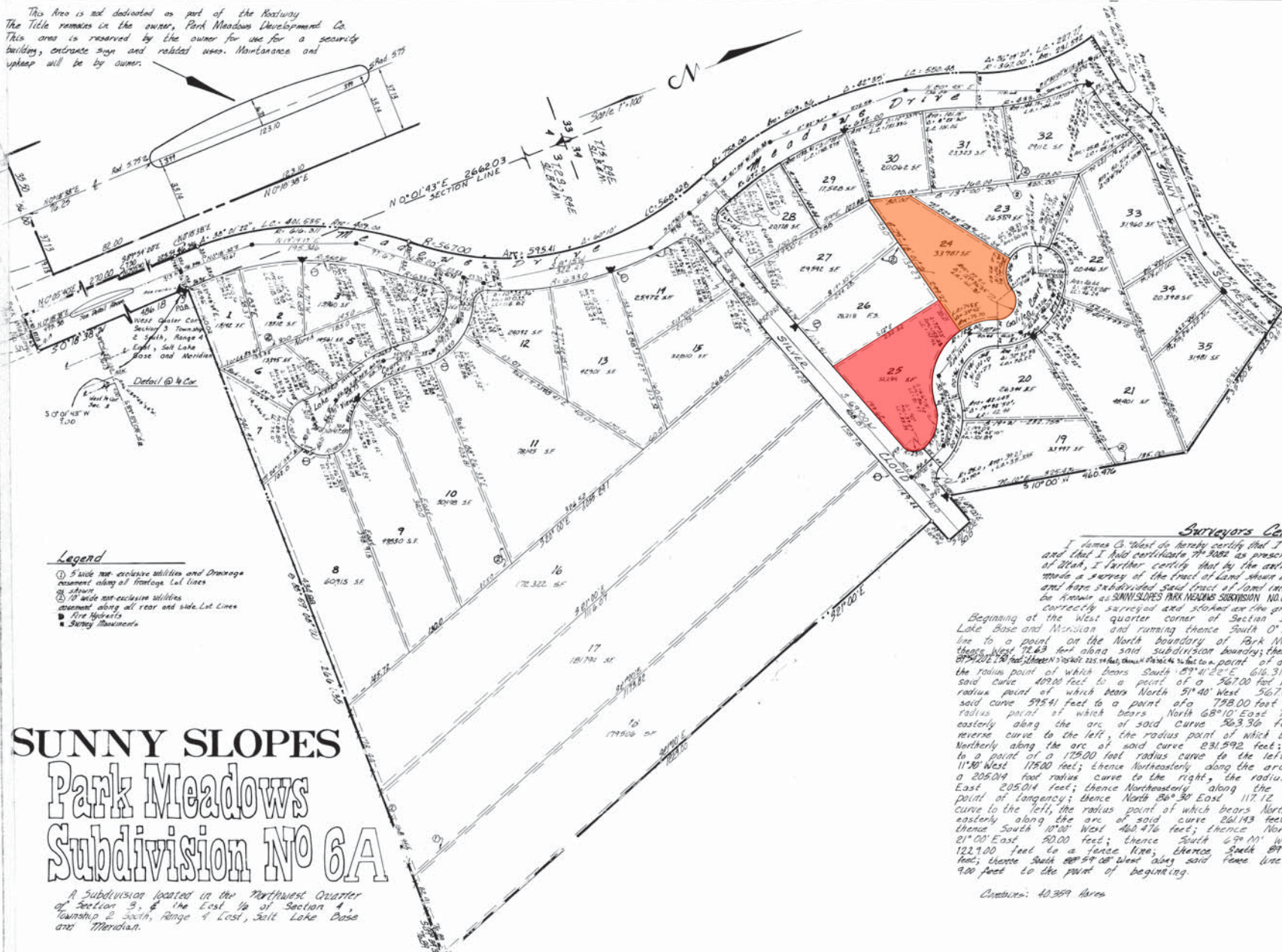
Lot 24A and Lot 25 have separate owners. The original Lot 24 of Sunny Slopes Park Meadows Subdivision No. 6A was amended to include a portion of Lot 27. This amendment to Lots 24 and 27 is known as “Lots 24A & 27A, Sunny Slopes, Park Meadows Subdivision No. 6A Lot Line Adjustment”, recorded July 26, 2000, as Entry No. 569741.

Lot 25 and Lot 26 were amended by slightly rotating the lot line common to the two lots in a plat amendment know as “Sunny Slopes, Park Meadows No. 6A Subdivision Amendment to Lots 25 and 26”, recorded September 21, 2006, as Entry No. 791690.

The purpose of this proposed plat amendment is to subtract from the northerly boundary of Lot 25 and add to the southeasterly corner of Lot 24A, a parcel of land approximately 75 feet by 15 feet, to provide additional area so that a proposed modification of the driveway on Lot 24A can be accomplished.

Exhibit D - Sunny Slopes PKM Sub. No. 6A (1979)

This area is not dedicated as part of the Highway. The title remains in the owner, Park Meadows Development Co. This area is reserved by the owner for use for a security building, entrance sign and related uses. Maintenance and upkeep will be by owner.



- Legend**
- ① 5 wide non-exclusive utilities and drainage easement along all Frontage Lot lines of above
 - ② 10 wide non-exclusive utilities easement along all rear and side Lot Lines
 - Five Hydrants
 - Survey Measurements

Owners Dedication
 Now all men by these presents that as the undersigned owners of the herein described tract of land having caused same to be subdivided into lots and streets as hereinafter shown and shown on the plat after having approved the same for the purpose of the public use of the public as intended for public use. In witness whereof we have hereunto set our hands this 20th day of June 1979.

Park Meadows Development Company
 Charles R. West
 Victor R. West
 Victor R. West (Attorney)

Acknowledgment
 On this 20th day of June 1979, I personally appeared before me the undersigned notary public in and by said Charles R. West, Victor R. West and Victor R. West also after being duly sworn, acknowledged to me that they are partners in Park Meadows Development Company, a Utah corporation, that they signed the above dedication for and in behalf of said company for the purposes therein mentioned and that said company executed the same.

Surveyors Certificate
 I, James G. West do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 3002 as prescribed under the Law of the State of Utah. I further certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as SUNNY SLOPES PARK MEADOWS SUBDIVISION NO. 6A and that same has been correctly surveyed and shown on the ground.

Beginning at the West quarter corner of Section 3, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence South 0°18'38" West 456.18 feet along a section line to a point on the North boundary of Park Meadows Subdivision No. 5; thence thence North 72°23'40" East 270.00 feet; thence South 87°24'12" East 122.54 feet; thence North 87°41'22" East 616.31 feet; thence Northeast along the arc of said curve 409.00 feet to a point of a 267.00 foot radius reverse curve to the left, the radius point of which bears North 57°40' West 267.00 feet; thence Northwest along the arc of said curve 595.41 feet to a point of a 758.00 foot radius reverse curve to the right, the radius point of which bears North 68°10' East 758.00 feet; thence Northwest along the arc of said curve 363.36 feet to a point of a 367.00 foot radius reverse curve to the left, the radius point of which bears North 69°15' West 367.00 feet; thence North along the arc of said curve 231.592 feet; thence North 78°30' East 48.348 feet to a point of a 175.00 foot radius curve to the left, the radius point of which bears North 11°10' West 175.00 feet; thence Northeast along the arc of said curve 61.081 feet to a point of a 205.04 foot radius curve to the right, the radius point of which bears South 31°30' East 205.04 feet; thence Northeast along the arc of said curve 100.89 feet to a point of tangency; thence North 86°30' East 117.12 feet to a point of a 475.00 foot radius curve to the left, the radius point of which bears North 3°30' West 475.00 feet; thence North along the arc of said curve 261.13 feet; thence South 35°00' East 325.00 feet; thence South 10°00' West 460.476 feet; thence North 69°00' East 68.416 feet; thence South 21°00' East 80.00 feet; thence South 69°11' West 49.66 feet; thence South 21°00' East 122.70 feet to a fence line; thence South 89°34'30" West along said fence line 76.89 feet; thence South 89°34'30" West along said fence line 126.635 feet; thence South 0°01'43" West 7.00 feet to the point of beginning.

Containing: 40.369 Acres

James G. West
 Victor R. West
 June 20, 1979
 Notary Public

SUNNY SLOPES Park Meadows Subdivision No. 6A

A Subdivision located in the Northwest Quarter of Section 3, of the East 1/4 of Section 4 Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Prepared by:
 W. Johnson & Associates
 Civil Engineering, Planning, Surveying
 1700 Park Avenue, Suite 1641
 Park City, Utah 84060

City Planning Commission
 Approved and Accepted by the Park City Planning Commission this 3rd day of Oct. A.D. 1979
 Bernice Skatte
 Chairman

Engineers Certificate
 Approved and Accepted by the Park City Engineering Department this 1st day of June, A.D. 1979
 Johnny C. Cochran
 Park City Engineer

Approval as to Form
 Approved as to Form this 28th day of September, A.D. 1979
 Michael J. West
 Park City Attorney

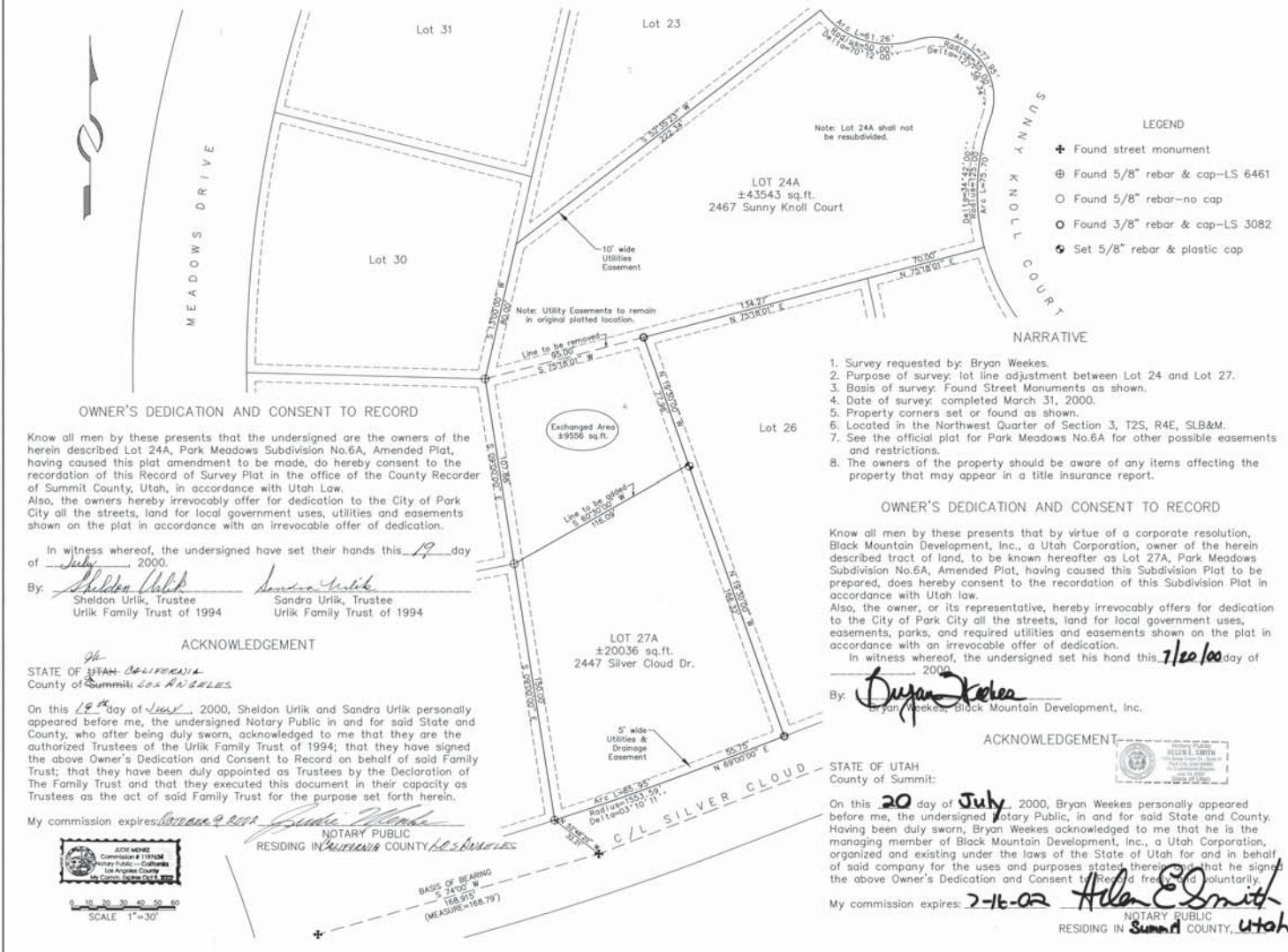
Certificate of M&E
 M&E this 12th day of Oct. A.D. 1979
 Andrew L. Williams
 Park City Recorder

Council Approval & Assentance
 Approved and Accepted by the Park City Council this 15th day of Oct. A.D. 1979
 John C. Greer
 Mayor

158966 - Recorded
 State of Utah, County of Summit, Recorded and Filed at the request of Summit Co. Title #
 Date Oct 4, 1979, From 4:55:55 End _____ Page _____
 38.00
 Fee \$
 Vaughn J. Johnson
 Summit County Recorder

Exhibit E – Lots 24A & 27A, Sunny Slopes, PKM Sub. 6A Lot Line Adjustment (2000)

Lots 24A & 27A, Sunny Slopes,
Park Meadows Subdivision No. 6A
Lot Line Adjustment



LEGAL DESCRIPTION
Amended Lot 27A

Beginning at the Southwesterly Corner of Lot 26, Sunny Slopes, Park Meadows Subdivision No.6A, according to the official plat thereof on file and of record in the office of the Summit County recorder, said point also being the South-easterly Corner of amended Lot 27A of said Subdivision and on the Right of Way line of Silver Cloud Drive, and running thence along the property line between said amended Lot 27A and said Lot 26, N 19°30' W, 166.32' to the Corner common to said amended Lot 27A, and amended Lot 24A of said Subdivision on the property line of said Lot 26; thence, along the property line between said amended Lots 24A & 27A, S 60°30' W, 116.09' to the Corner common to said amended Lots 24A & 27A and Lots 28 & 29 of said Subdivision; thence, along the property line between said amended Lot 27A & said Lot 28, S 09°00' E, 150.00' to the Corner common to said amended Lot 27A and said Lot 28 on the said Right of Way line of Silver Cloud Drive; thence, along said Right of Way line, a distance of 85.95' along a 1553.59' radius curve to the left with a delta angle of 03°10'11", the chord of said curve bears N 70°35'06" E; thence, continuing along said Right of Way line, N 69°00' E, 55.75' to the point of beginning; containing ±20036 sq.ft.

- LEGEND
- ⊕ Found street monument
 - ⊕ Found 5/8" rebar & cap—LS 6461
 - Found 5/8" rebar—no cap
 - Found 3/8" rebar & cap—LS 3082
 - ⊙ Set 5/8" rebar & plastic cap

NARRATIVE

1. Survey requested by: Bryan Weekes.
2. Purpose of survey: lot line adjustment between Lot 24 and Lot 27.
3. Basis of survey: Found Street Monuments as shown.
4. Date of survey: completed March 31, 2000.
5. Property corners set or found as shown.
6. Located in the Northwest Quarter of Section 3, T2S, R4E, SLB&M.
7. See the official plat for Park Meadows No.6A for other possible easements and restrictions.
8. The owners of the property should be aware of any items affecting the property that may appear in a title insurance report.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that by virtue of a corporate resolution, Black Mountain Development, Inc., a Utah Corporation, owner of the herein described tract of land, to be known hereafter as Lot 27A, Park Meadows Subdivision No.6A, Amended Plat, having caused this Subdivision Plat to be prepared, does hereby consent to the recordation of this Subdivision Plat in accordance with Utah law.

Also, the owner, or its representative, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 7/20/00 day of July, 2000.

By: Bryan Weekes
Bryan Weekes, Black Mountain Development, Inc.

ACKNOWLEDGEMENT

STATE OF UTAH
County of Summit:

On this 20 day of July, 2000, Bryan Weekes personally appeared before me, the undersigned Notary Public, in and for said State and County. Having been duly sworn, Bryan Weekes acknowledged to me that he is the managing member of Black Mountain Development, Inc., a Utah Corporation, organized and existing under the laws of the State of Utah for and in behalf of said company for the uses and purposes stated therein and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

My commission expires: 2-16-02

By: Helen E. Smith
NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY, UTAH

Amended Lot 24A

Beginning at the Southeastery Corner of Lot 23, Sunny Slopes, Park Meadows Subdivision No.6A, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, said point also being the Northerly Corner of amended Lot 24A of said Subdivision and on the Right of Way line of Sunny Knoll Court, and running thence, along the property line between said Lot 23 and said amended Lot 24A, S 52°35'23" W, 222.34' to the Corner common to said amended Lot 24A and said Lot 23 on the property line of Lot 30 of said Subdivision; thence, along the property line between said amended Lot 24A and said Lot 30, S 13°00' W, 80.00' to the Corner common to said amended Lot 24A, said Lot 30 and Lot 29 of said Subdivision; thence, along the property line between said amended Lot 24A and said Lot 29, S 09°00' E, 107.88' to the Corner common to said Lot 29, said amended Lot 24A, and Lot 28 and amended Lot 27A of said Subdivision; thence, along the property line between said amended Lots 24A & 27A, N 60°30' E, 116.09' to the Corner common to said amended Lots 24A & 27A on the property line of Lot 26 of said Subdivision; thence, along the property line between said amended Lot 24A and said Lot 26, N 19°30' W, 77.96' to the Corner common to said amended Lot 24A and said Lot 26; thence, along the property line between said amended Lot 24A and said Lot 26, N 75°18'01" E, 134.27' to the Corner common to said amended Lot 24A, said Lot 26 and Lot 25 of said Subdivision; thence, along the property line between said amended Lot 24A and said Lot 25, N 75°18'01" E, 70.00' to the Corner common to said amended Lot 24A and said Lot 25 on the said Right of Way line of Sunny Knoll Court; thence, along said Right of Way line, 75.70' along a 125.00' radius curve to the right with a delta angle of 34°42'00", the chord of said curve bears N 02°39'00" E; thence, continuing along said Right of Way line, 77.95' along a 35.00' radius curve to the left with a delta angle of 127°36'34", the chord of said curve bears N 43°48'17" W; thence, continuing along said Right of Way line, 61.26' along a 50.00' radius curve to the right with a delta angle of 70°12'00", the chord of said curve bears N 72°30'34" W, to the point of beginning; containing ±43543 sq.ft.

SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the herein described property and that this plat is a true representation of said survey.

7/11/00
Date

J.D. Gailey, License No. 359005

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the owners of the herein described Lot 24A, Park Meadows Subdivision No.6A, Amended Plat, having caused this plat amendment to be made, do hereby consent to the recordation of this Record of Survey Plat in the office of the County Recorder of Summit County, Utah, in accordance with Utah Law.

Also, the owners hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned have set their hands this 19 day of July, 2000.

By: Sheldon Urlik Sheldon Urlik, Trustee
Urlik Family Trust of 1994

Sandra Urlik Sandra Urlik, Trustee
Urlik Family Trust of 1994

ACKNOWLEDGEMENT

STATE OF UTAH
County of Summit:

On this 19 day of July, 2000, Sheldon Urlik and Sandra Urlik personally appeared before me, the undersigned Notary Public in and for said State and County, who after being duly sworn, acknowledged to me that they are the authorized Trustees of the Urlik Family Trust of 1994; that they have signed the above Owner's Dedication and Consent to Record on behalf of said Family Trust; that they have been duly appointed as Trustees by the Declaration of the Family Trust and that they executed this document in their capacity as Trustees as the act of said Family Trust for the purpose set forth herein.

My commission expires: October 9, 2001

By: Judith White
NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY, UTAH

STATE OF UTAH
County of Summit:

On this 19 day of July, 2000, I, Judith White, Notary Public, in and for said State and County, do hereby certify that the above named persons, Sheldon Urlik and Sandra Urlik, are the authorized Trustees of the Urlik Family Trust of 1994, and that they have signed the above Owner's Dedication and Consent to Record on behalf of said Family Trust.

My commission expires: October 9, 2001

Alpine Survey, Inc.
19 Prospector Dr.
Park City, Utah 84060
(435) 655-8016

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 20th DAY OF JULY, 2000 A.D.
BY S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 25th DAY OF JULY, 2000 A.D.
BY Michael Peterson CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 21st DAY OF JULY, 2000 A.D.
BY Eric W. DeGroot PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 25th DAY OF JULY, 2000 A.D.
BY Mal D. Hargis PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY THE PARK CITY COUNCIL THIS 6 DAY OF JULY, 2000 A.D.
BY Carol Peterson PARK CITY RECORDER

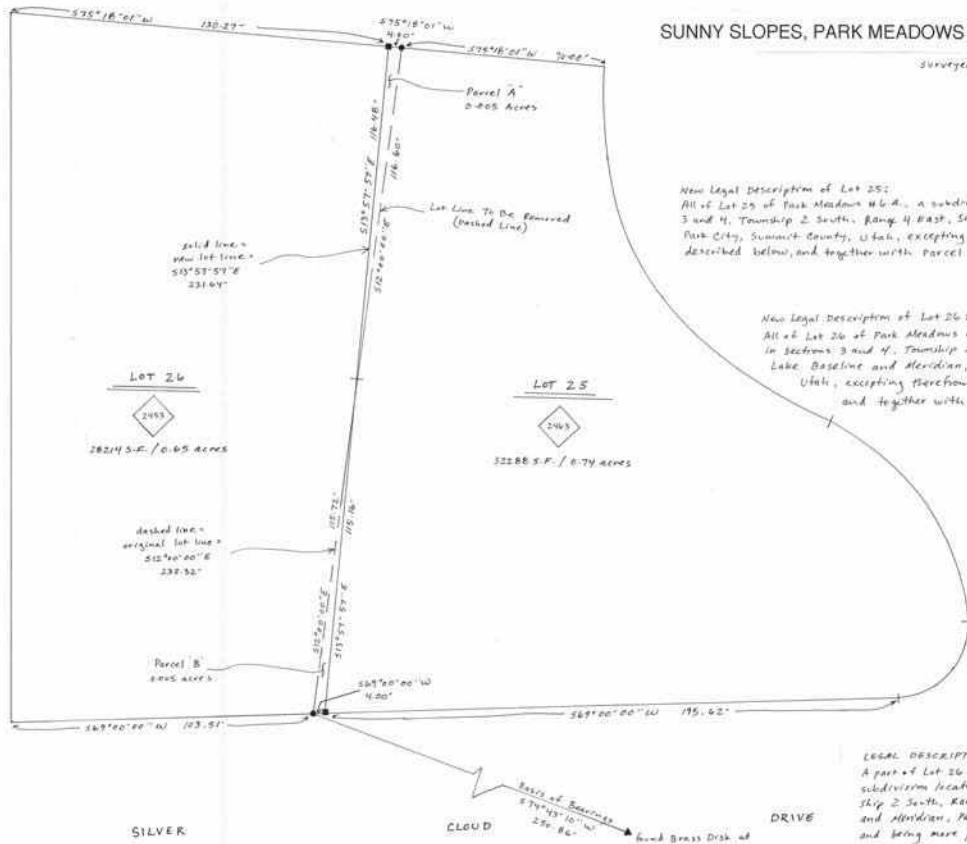
COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 6 DAY OF JULY, 2000 A.D.
BY Michael Peterson MAYOR

#569741 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Equality Title
DATE 2-26-2002 TIME 16:21:00 BOOK --- PAGE ---
FEE ---
BY Richard D. DeGroot RECORDER

Exhibit F – Sunny Slopes, PKM Sub. No. 6A Amendment to Lots 25 & 26 (2006)

SUNNY SLOPES, PARK MEADOWS NO. 6A SUBDIVISION AMENDMENT TO LOTS 25 & 26

Surveyed by: On The Map Land Surveying
 P.O. Box 3844
 Park City, UT 84060
 ph. 435-647-9826



New Legal Description of Lot 25:
 All of Lot 25 of Park Meadows #6A, a subdivision located in Sections 3 and 4, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Park City, Summit County, Utah, excepting therefrom Parcel "B" as described below, and together with parcel "A" as described below.

New Legal Description of Lot 26:
 All of Lot 26 of Park Meadows #6A, a subdivision located in Sections 3 and 4, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Park City, Summit County, Utah, excepting therefrom Parcel "A" as described below, and together with Parcel "B" as described below.

Owner's Consent to Record:

Know all men, by these present that we, Carl Harris for Lot 26 and Leslie J. and Judie Y. Harris for Lot 25, are the owners of the herein described properties and certify that we have caused this survey to be made, and the plat to be prepared, and we do hereby consent to the recordation of this survey and plat amendment.

Carl Harris
 Carl Harris, owner of Lot 26

Leslie J. Harris
 Leslie J. Harris - owner of Lot 25

Judie Y. Harris
 Judie Y. Harris, owner of Lot 25

ACKNOWLEDGEMENT:

State of Utah
 County of Summit
 On this 18th day of July, 2006, personally appeared before me, the undersigned Notary Public, in and for said State and County, Carl Harris for Lot 26 and Leslie J. and Judie Y. Harris for Lot 25, who after being duly sworn, acknowledged to me that they are the owners of the herein described properties, and that they signed the above owner's consent to record freely and voluntarily.

Andrew Allen
 Notary Public

April 3, 2010
 My Commission Expires

Priscilla Utton
 Residing At



LEGAL DESCRIPTION OF PARCEL "A":
 A part of Lot 26 of Park Meadows #6A, a subdivision located in Sections 3 and 4, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Park City, Summit County, Utah, and being more particularly described as follows: beginning at the Northernly corner common to lots 25 and 26 of said subdivision, thence S12°00'00"E 116.60 feet, thence N73°57'57"W 115.48 feet, thence N75°18'01"E 400 feet to the point of beginning, containing 0.005 acres.

SURVEYOR'S CERTIFICATION:

I, the drafter, hold license number 187821 as prescribed by the laws of the state of Utah, and certify that I have made a survey of the property shown herein and as described in the notes and legal descriptions herein. I further certify that this plat is an accurate representation of the surveyed property.

- = set, reset and cap stamped LS187821 at new lot corner.
- = found, reset and cap stamped LS 3082 at original lot corner.
- ◇ 2493 = street address on Silver Cloud Drive.

NOTE: All easements shown on the recorded plat of Park Meadows #6A Subdivision remain in full force and effect.

LEGAL DESCRIPTION OF PARCEL "B":
 A part of Lot 26 of Park Meadows #6A, a subdivision located in Sections 3 and 4, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Park City, Summit County, Utah, and being more particularly described as follows: beginning at the Southernly corner common to lots 25 and 26 of said subdivision, thence N12°40'00"W 115.70 feet, thence S13°57'57"E 115.70 feet, thence S87°00'00"W 400 feet to the point of beginning, containing 0.005 acres.

Planning Director
 Approved by Administrative Authority of the Park City Council by the Park City Planning Director on this 5th day of SEPT, 2006.
R. J. [Signature]
 Planning Director

City Engineer
 Found to be in accordance with information on file at the Park City Engineer's office on this 5th day of SEPTEMBER, 2006.
Quinn O'Hara PE
 City Engineer

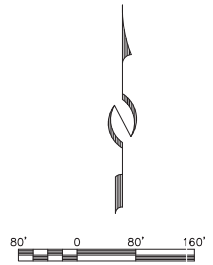
City Attorney
 Approved as to form by the Park City Attorney on this 21st day of September 2006.
Robt S. Mel
 City Attorney

Snyderville Basin Water Reclamation District
 Reviewed for conformance to Snyderville Basin Water Reclamation District standards on this 18th day of August, 2006.
[Signature]
 P.O. N.R.D.

Recorded
 Number 791690 Date: 9-21-06
 State of Utah Time: 15:46 PM
 County of Summit Fee: 32.00
 Recorded and filed at the request of: COMITATION TITLE
Alan Spriggs
 County Recorder



Exhibit G – Aerial Photograph



 <small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street, P.O. Box 2664, Fort Collins, Utah 80501-2664</small>	<small>(930) 648-2467</small>	<small>STAFF: MARSHALL KING ALEC BONHAM</small>	AERIAL PHOTOGRAPHY 2463 SUNNY KNOLL CT & 2467 SUNNY KNOLL CT	SHEET 1 OF 1
	<small>DATE: 5/9/18</small>	<small>FOR: SHELDON & SANDRA URLIK JOB NO.: 5-6-18 FILE: X:\PorkMeadows\dwg\Exhibits\PLM 6A Lot 244&25-ortho.dwg</small>		



2467 Sunny Knoll Court - Looking northwesterly



2467 Sunny Knoll Court - Looking westerly



2467 Sunny Knoll Court - Looking northerly

Planning Commission Staff Report



Subject: 1884 Three Kings Drive
Golf Maintenance Facility
Author: Tippe Morlan, Planner
Date: August 22, 2018
Type of Item: Administrative – CUP for a Golf Maintenance Facility

Project Number:	PL-18-03676
Applicant:	Park City Municipal Corporation
Location:	1884 Three Kings Drive
Zoning:	Recreation and Open Space (ROS)
Adjacent Land Uses:	Residential condominiums and single-family dwellings and Park City Golf Course
Reason for Review:	CUP – In the ROS zone, essential municipal facilities greater than 600 square feet and accessory buildings greater than 600 square feet are classified as conditional uses and require Planning Commission review and approval.

Summary Recommendations

Staff recommends that the Planning Commission conduct a public hearing and consider **approving** the request for a Conditional Use Permit (CUP) for a golf maintenance facility to be located at 1884 Three Kings Drive within the ROS zone based on the findings of fact, conclusions of law, and conditions of approval provided herein for the Commission’s consideration.

Proposal

This application is a request for a CUP to allow a new golf maintenance facility at the existing City owned and operated Park City Golf Course. This golf maintenance facility falls under the following use categories: an essential municipal public utility use, facility, service, or structure greater than 600 square feet, and an accessory building greater than 600 square feet. These uses are classified as conditional uses in the ROS zone. Additionally, the primary use for this address, a golf course, is also classified as a conditional use in the ROS zone.

Background

June 1, 1979 – Park City and Park City Country Club entered into an “Option and Purchase Contract” covering the Park City Golf Course. As a result of this agreement, Park City came to own the Park City Golf Course property.

May 29, 1986 – The City Council approved the rezoning of approximately 2.39 acres of golf course property at the northwest corner of Empire Avenue and Park Avenue, including the subject property, from Residential Development (RD) to Recreation Commercial (RC) and Recreation Open Space (ROS).

June 25, 1986 – The Planning Commission approved a Conditional Use Permit for a Parks/Golf Course maintenance building adjacent to where the Spiro water treatment plant is located today.

July 10, 2018 – The City received a complete Conditional Use Permit application for the golf maintenance facility to be located at 1884 Three Kings Drive.

July 16, 2018 – The applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility. Public comment from this meeting can be found in Exhibit H.

Purpose

The purpose of the Recreation and Open Space (ROS) District can be found in [LMC Section 15-2.7-1](#).

Analysis

The proposed facility is intended to replace the portion of the Spiro Public Works building currently used as a golf maintenance facility. The Spiro building will be demolished and rebuilt as the Three Kings Water Treatment Plant in the future which will require a separate CUP application. Public Works employees will be permanently moved to another City office. This will result in a net decrease in the number of employees working at this location.

This facility is intended to serve as the primary support facility for golf course operations. It is proposed to be located on existing golf course property to the north of the existing structure, between Hole 10 and the Driving Range, as shown below:



This development will not affect operations of the golf course including the driving range. As described in the applicant's statement (Exhibit A), the entire facility consists of three building structures and two canopied operations/materials storage areas. Building A is identified as a 2,270 square foot administrative office and maintenance building, Building B is identified as a 5,000 square foot golf equipment and seed storage building, and Building C is identified as a 900 square foot fertilizer and chemical (pesticide) storage building as described in Exhibit A. There will also be a covered wash and fuel

bay (1,150 square feet) and a covered bulk material storage area (1,080 square feet). In total, this facility will consist of 8,170 square feet of enclosed floor area and 2,230 square feet of covered space totaling 10,400 square feet in all. The applicant has indicated that all structures will be constructed concurrently.

Access

The applicant is proposing two access points to the site designed to minimize impacts to the golf course and driving range. The first is an access via private cart path extending from Three Kings Drive, and the second is a secondary access road consisting of grass covered reinforced geo-cell will extend to the project site across the rear of the driving range from Thaynes Canyon Drive. Both roads must meet fire access requirements including adequate road widths and turnaround areas (Condition of Approval #9).

Parking

Parking for the project is provided at the adjacent Silver Star Subdivision through an existing parking easement granted to Park City Municipal Corporation (Entry No. 00762729). This agreement allocates 30 spaces to the City, of which 10 are assigned to this facility and 20 are assigned to the future Three Kings Water Treatment Plant project (see Exhibit F). Operations vehicle parking is provided on site.

Off-street parking standards in the LMC require 9 spaces for this site which are met with the existing 10 spaces. A public institution or a public utility use requires 2 spaces per 3 employees or 1 space per 1,000 square feet of floor area, whichever is greater. This amounts to 9 required parking spaces, with 10 employees in the peak season (requiring 7 spaces) and 8,170 square feet of floor area (requiring 9 spaces). In order to ensure that these parking spaces serve their purpose, staff recommends marking these spaces to be designated City parking with a condition of approval. Staff finds that this designation would prevent patrons of Silver Star businesses or the nearby trails from parking in these spaces and forcing City parking into other areas.

Net Zero Goals

The project incorporates design and renewable energy elements to achieve City Council's Critical Priority Goal of a Net-Zero Energy facility. Green roofs are proposed Buildings A and B (the administration building and the equipment storage building), and photovoltaic panels are proposed on Building C (the fertilizer and chemical storage).

Zoning Requirements

The ROS District requires 25 feet minimum Setbacks from the boundary line of the Lot, district, or public Right-of-Way. In accordance with these requirements, the proposed Setbacks are as follows:

- 285 feet from Thaynes Canyon Drive
- 215 feet from the western property line
- 30 feet from the southern property line
- 175 feet from the eastern property line

All structures must be no higher than 28 feet from Existing Grade. The maximum height above Existing Grade on any of the structures is 23.89 feet in compliance with this

standard. This site is not located within the Park City Soils Ordinance Boundary. The location of these structures on the existing golf course is not located within a designated flood zone. A portion of the golf course to the south and east of this site surrounding the existing ponds is located within FEMA Flood Zone A; however, this area is not within close proximity to the proposed location of the structures.

CUP Criteria

The proposed golf maintenance facility meets the criteria for a Conditional Use Permit found in Section 15-1-10 (E) of the Land Management Code. The Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use mitigates impacts of and addresses the following items:

1) Size and location of the Site.

The accessory apartment meets all zoning and setback requirements in its proposed location between the existing driving range and Hole 10 of the golf course. The proposed structures meet all size, height, and volume requirements as allowed by the LMC.

No unmitigated impacts.

2) Traffic considerations including capacity of the existing Streets in the Area.

The proposed use would not increase traffic on Three Kings Drive or Thaynes Canyon Drive. This facility and the future Three Kings Water Treatment Plant will replace the existing Spiro Public Works building which currently houses additional public works employees. With the demolition of this Spiro building, many of the public works employees will be moved to another City office. The applicant has indicated that this change would reduce the number of City employees who will be driving to this area.

No unmitigated impacts.

3) Utility capacity including Storm Water run-off.

No utility capacity issues were identified throughout the interdepartmental review process. The applicant is aware of the need for a sewer line extension and a private lateral from Thaynes Canyon Drive which will be required before a building permit may be issued.

No unmitigated impacts.

4) Emergency vehicle Access.

Emergency access is provided through a private cart path extending from Three Kings Drive and a secondary access road consisting of grass covered reinforced geo-cell will extend to the project site across the rear of the driving range from Thaynes Canyon Drive. Both roads must meet fire access requirements including adequate road widths and turnaround areas (Condition of Approval #9).

No unmitigated impacts, as conditioned.

5) Location and amount of off-Street parking.

This facility requires 9 parking spaces and provides 10 through the City's parking easement at the adjacent Silver Star Subdivision. See parking analysis above. All parking spaces must be clearly marked and identified for this use. Additionally, this site is on a public bus route in close proximity to the Silver Star bus stop.

No unmitigated impacts.

6) Internal vehicular and pedestrian circulation system.

Vehicular and pedestrian circulation throughout the neighborhood will remain the same.

No unmitigated impacts.

7) Fencing, Screening, and landscaping to separate Use from adjoining Uses.

This facility will be surrounded on all sides by the golf course (Hole 10) and the driving range. The applicant is not proposing any new fencing or landscaping outside of what is required by the Construction Mitigation Plan. The existing landscape buffer between the golf course and the four homes along Three Kings Drive will remain.

No unmitigated impacts.

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

The mass, bulk, and orientation of the building on the site are compatible with the mass, bulk, and orientation of other non-residential structures in the area. The proposed green roof and surrounding landscaping is intended to help the building better blend in to the golf course as well.

No unmitigated impacts.

9) Usable Open Space.

The construction of the facility will not impact the existing golf course Open Space and uses (Hole 10 and the driving range).

No unmitigated impacts.

10) Signs and lighting.

No signs are proposed. Any lighting on the exterior of the proposed structure will be down directed and shielded.

No unmitigated impacts.

11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing.

The proposed design meets the Architectural Design Guidelines in the LMC and incorporates many net zero elements into the structure.

No unmitigated impacts.

12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site.

There is no noise, vibration, odor, steam, or other mechanical factor that may affect neighboring properties outside of the construction period. The applicant has indicated that the facility has been designed in a way to minimize noise from operations occurring at the site. No glare, dust, pollutants, or odors are expected from the site.

No unmitigated impacts.

13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas.

No delivery or service vehicles are proposed. No loading or unloading zones are proposed. No trash or recycling pickup areas are proposed.

No unmitigated impacts.

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.

This is a municipal facility with no residential uses proposed.

No unmitigated impacts as conditioned.

15) Within and adjoining 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 subject property is not within or adjacent to any environmentally sensitive lands, physical mine hazards, historic mine waste, steep slopes, and the Park City Soils Ordinance. The entire site is being designed to meet the City's Net Zero energy goals.

No unmitigated impacts.

16) Reviewed for consistence with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

The proposed development is consistent with the goals and objectives of the Park City General Plan, especially the following Goals:

- 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.

- Goal 6 – Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City’s resilience to the future impacts of climate change.
- Goal 9 – Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.
- 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.
- Goal 11 – Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.

Consistent.

Process

Approval of this application constitutes Final Action that may be appealed to the City Council following the procedures found in Land Management Code § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time other than standards items that would have to be addressed with conditions of approval and during building permit review.

Public Input

Public input was received at the public Open House by the applicant on July 16, 2018. Comments were collected for both the Three Kings Water Treatment Plant and this golf maintenance facility (Exhibit H). Concerns include noise abatement during construction, the location of the access road, and preservation of the design of the existing Spiro building.

Alternatives

- The Planning Commission may approve the requested CUP as conditioned or amended, or
- The Planning Commission may deny the requested CUP and direct staff to make Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur. The applicant would have to revise the plans.

Recommendation

Staff recommends that the Planning Commission conduct a public hearing and consider **approving** the request for a Conditional Use Permit (CUP) for a golf maintenance

facility to be located at 1884 Three Kings Drive within the ROS zone based on the findings of fact, conclusions of law, and conditions of approval provided herein for the Commission's consideration.

Findings of Fact:

1. The site is located at 1884 Three Kings Drive.
2. The site is located in the Recreation and Open Space (ROS) zoning district.
3. The proposed facility is to be located between the existing driving range and Hole 10 of the Park City Golf Course.
4. The proposed structure complies with all setback and LMC requirements as outlined in the analysis.
5. An essential municipal public utility use, facility, service, or structure greater than 600 square feet, and an accessory building greater than 600 square feet are classified as conditional uses in the ROS zone.
6. The primary use for this address, a golf course, is also classified as a conditional use in the ROS zone.
7. On July 10, 2018, the City received a complete Conditional Use Permit application for this golf maintenance facility.
8. On July 16, 2018, the applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility.
9. The proposed facility is intended to replace the portion of the Spiro Public Works building currently used as a golf maintenance facility.
10. This facility is intended to serve as the primary support facility for golf course operations.
11. This development will not affect the operations of the golf course including the driving range.
12. The proposed facility consists of three building structures and two canopied operations/materials storage areas.
 - a. Building A is identified as a 2,270 square foot administrative office and maintenance building.
 - b. Building B is identified as a 5,000 square foot tempered equipment building.
 - c. Building C is identified as a 900 square foot fertilizer and chemical (pesticide) storage building.
 - d. There will also be a covered wash and fuel bay (1,150 square feet) and a covered bulk material storage area (1,080 square feet).
 - e. In total, this facility will consist of 8,170 square feet of enclosed floor area and 2,230 square feet of covered space totaling 10,400 square feet in all.
13. The applicant has indicated that all structures will be constructed concurrently.
14. The applicant is proposing two access points to the site designed to minimize impacts to the golf course and driving range. The first is an access via private cart path extending from Three Kings Drive, and the second is a secondary access road consisting of grass covered reinforced geo-cell will extend to the project site across the rear of the driving range from Thaynes Canyon Drive.
15. Parking for the project is provided at the adjacent Silver Star Subdivision through an existing parking easement granted to Park City Municipal Corporation (Entry No. 00762729).

16. This agreement allocates 30 spaces to the City, of which 10 are assigned to this facility and 20 are assigned to the future Three Kings Water Treatment Plant project.
17. Operations vehicle parking is provided on site.
18. Off-street parking standards in the LMC require 9 spaces for this site which are met with the existing 10 spaces.
19. Green roofs are proposed Buildings A and B (the administration building and the equipment storage building), and photovoltaic panels are proposed on Building C (the fertilizer and chemical storage).
20. The ROS District requires 25 feet minimum Setbacks from the boundary line of the Lot, district, or public Right-of-Way. The proposed facility meets these requirements with these setbacks:
 - a. 285 feet from Thaynes Canyon Drive
 - b. 215 feet from the western property line
 - c. 30 feet from the southern property line
 - d. 175 feet from the eastern property line
21. All structures must be no higher than 28 feet from Existing Grade. The maximum height above Existing Grade on any of the structures is 23.89 feet in compliance with this standard.
22. This site is not located within the Park City Soils Ordinance Boundary.
23. The location of these structures on the existing golf course is not located within a designated flood zone.
24. The proposed facility meets the criteria for a Conditional Use Permit found in Section 15-1-10 (E) of the LMC as detailed in the Analysis.

Conclusions of Law:

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 effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval:

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
 - a. No construction related parking or material storage shall be allowed on the street.
 - b. There shall be no construction vehicle staging on the street and deliveries shall be “just in time” to the satisfaction of the City Engineer and Building Department.
3. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit.
4. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

5. A final landscape plan, including details for the green roofs, shall be submitted for review and approval by the City Planning Department, prior to building permit issuance.
6. No building permits shall be issued for this project unless and until the design is reviewed and approved by the Planning Department staff for compliance with this Conditional Use Permit.
7. As part of the building permit review process, the applicant shall submit a certified topographical survey of the property with roof elevations over topographic and U.S.G.S. elevation information relating to existing grade as well as the height of the proposed building ridges to confirm that the building complies with all height restrictions.
8. The applicant shall submit a detailed shoring plan prior to the issue of a building permit. The shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer.
9. Access to the site must meet fire access requirements including adequate road widths and turnaround areas.
10. Designated parking spaces which are a part of the Silver Star Subdivision parking easement shall be clearly marked and identified for this use.
11. Green roofs and photovoltaic panels shall meet best practices for green roofs in the Intermountain West, in terms of the structural design, substrate base materials (what plants are planted in), the types of plant materials, and the irrigation system as reviewed and approved by the Planning Department before a building permit may be issued.
12. This approval will expire on August 22, 2019 if a building permit has not been issued by the building department before the expiration date, unless a written request for an extension is submitted prior to the expiration date and the extension is granted by the Planning Director.
13. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission.

Exhibits

- Exhibit A – Applicant Statement/Project Description
- Exhibit B – Aerial
- Exhibit C – Site Plan
- Exhibit D – Elevations
- Exhibit E – Floor Plans
- Exhibit F – Parking Plan
- Exhibit G – Open House Presentation
- Exhibit H – Open House Comments
- Exhibit I – Standard Project Conditions



Public Utilities

Park City Public Utilities
1053 Iron Horse Drive PO Box 1480 | Park City, UT 84060-1480
p (435)-615-5329 | f (435) 615-4912
roger.mcclain@parkcity.org

June 15, 2018

Mr. Bruce Erikson,
PCMC Planning Director
P.O. Box 1480
Park City, Utah 84060

Dear Mr. Erikson,

The applicant requests review of the Park City Municipal Golf Maintenance Facility Project Planning application. The proposed Project is generally described through the following summary information and plans:

General Project Description

The project is owned by Park City Municipal Corporation. The project consists of an essential municipal services facility that supports the municipal golf course operations, maintenance, and operations administration. The project contains three (3) building structures and two (2) operations/materials storage canopied areas.

Building 1: Golf administration office space, restrooms, lunchroom, golf course equipment maintenance/repair bay;

Building 2: Enclosed tempered golf equipment and seed storage;

Building 3: Pesticide and fertilizer mixing and storage building;

Yard Area 1: Covered bulk golf course materials storage bunks;

Yard Area 2: Equipment wash bay. The entire facility is to be constructed concurrently.

Layout Considerations

- A. The project layout is intended to meet site circulation requirements for the intended operations and to minimize impacts to the golf course and driving range.
B. The project incorporates design and renewable energy elements to achieve City Council's Critical Priority Goal of a Net-Zero Energy facility.

Site Design Considerations

- A. Site access is via a proposed private cart path extending from Three Kings Drive, a secondary fire access road consisting of grass covered reinforced geo-cell will extend to the project site across the rear of the driving range from Thaynes Canyon Drive.

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Wanda Darr

- B. Parking for the project is provided at the adjacent Silver Star Subdivision through an existing parking easement granted to Park City Municipal Corporation (Summit County recording number 00762729).

Park City Soils Ordinance

The site is not located within the Park City Soils Ordinance Boundary.

Zoning

The proposed 6.5 acre parcel is currently zoned as Recreational Open Space (ROS) and is not proposed to change as part of the project.

For additional information, please see the Applicant's Attachments which consist of:

- **Attachment A - Applicant's Project Description**
 - Project Description

- **Attachment B – Planning Application Plans**
 - Project Location
 - Zoning Map
 - Preliminary Plat
 - Context Site Plan
 - Illustrative Site Plan
 - Landscape Plan
 - Lighting Plan
 - Roof Over Topo
 - Parking Plan
 - Elevations
 - View Perspectives
 - Site Slope Suitability Analysis
 - Schematic Grading Plan
 - Schematic Utility Plan
 - 50% Design Development Architectural Plans

Please contact me for additional information or clarification.

Regards,

Park City Public Utilities Department

Roger McClain
Public Utilities Engineering Manager

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Attachment A - Applicant's Project Description

The entire project is summarized with the following outline. Please note that the application includes several items that reflect requested variances or exceptions to the relevant Land Management Code for the project:

- Three (3) separate buildings, identified as Bldgs. A – C., in Table 1, provides a summary of information related to each building.
 - Bldg. A, Administrative Office and Maintenance Building
 - Bldg. B, Tempered Equipment Storage Building
 - Bldg. C, Fertilizer and Chemical Storage Building

Table 1. Golf Maintenance Facility Summary

Facilities	Size (sq. ft.)	Function
A - Admin Office and Repair Bay	2,270	Administrative Offices, Restrooms, Break Room, Golf Equipment Repair Garage
B - Equipment Storage	5,000	Tempered Storage for Golf Course Maintenance Equipment
C - Chemical Storage	900	Fertilizer & Pesticide Storage
Y1 - Covered Wash & Fuel Bay	1,150	Washing and Fueling Area for Golf Maintenance Equipment
Y2 - Covered Bulk Material Storage	1,080	Storage for Soil, Gravel, Seed, Salt, etc..

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- Proposed minimum setbacks
 - from Thaynes Canyon Drive, 285 ft.
 - from western property line, 215 ft.
 - from southern property line, 30 ft.
 - from eastern property line, 175 ft.
- Proposed ground cover
 - All driveways, parking, and operations areas are reinforced geo-grid, concrete or asphalt as noted.
 - Other areas are identified as hard and softscape.
 - Softscape areas will be landscaped with natural vegetation and incorporate low impact development methods.
- Proposed access driveway/vehicular access points
 - One (1) main 20 ft. wide access point is on Thaynes Canyon Drive extending across the rear of the driving range.
 - One (1) secondary 10 ft. wide access/cart path extending from Three Kings Drive.
- Proposed parking for employees and operations vehicles
 - Employee parking is provided in the existing Silver Star Subdivision parking area.
 - Operations vehicle parking is provided on site.
- Roof pitch
 - All buildings show a flat or slightly pitched roof.
- Snow Storage
 - Excess snow generated from plowing of the site will be stored on site in such a way that it does not inhibit cross country ski activities occurring on the golf course.
- Site Drainage
 - Low impact development methods will be incorporated where possible
 - Roof drainage will be collected and routed to the adjacent golf course
 - Surface drainage will be collected and routed to an on-site storm water detention basin
 - Storm water events that exceed the maximum required design storm event will be discharged from detention basin to the adjacent bio-swale on the golf course
- PV Panels
 - On Chemical Storage Building (final coverage subject to net zero energy goal)
- Green Roofs
 - On Equipment Storage Building, Admin Building (final coverage subject to PV panel coverage requirements for Net-Zero energy goal)

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Park City Golf Maintenance Facility

Project Description and Planning Questions for CUP Submittal

General Project Description

The project is owned by Park City Municipal Corporation. The project consists of an essential municipal services facility that supports the municipal golf course operations, maintenance, and operations administration. The project contains three (3) building structures and two (2) operations/materials storage canopied areas.

Building 1: Golf administration office space, restrooms, lunchroom, golf course equipment maintenance/repair bay;

Building 2: Enclosed tempered golf equipment and seed storage;

Building 3: Pesticide and fertilizer mixing and storage building;

Yard Area 1: Covered bulk golf course materials storage bunks;

Yard Area 2: Equipment wash bay. The entire facility is to be constructed concurrently.

Questions to Address for CUP Submittal:

- The project proposed use will fit in with the surrounding golf course as the facility will be the primary support facility for golf course operations
- The facility will provide golf course operational and administrative support services to Park City
- The proposed use is consistent with the current zoning district and the General Plan
- The proposed use is similar and compatible with other uses in the same area
- The proposed use is suitable for the proposed site
- The proposed facility has been designed in such a way to minimize noise from operations occurring at the site. No glare, dust, pollutants or odor are expected from the site
- The hours of operations will mirror the golf course hours which are generally 7AM-7PM, 7 days per week during the golf season. Facility use and occupancy will be minimal during the winter season. The golf department employs approximately 10 people, who would operate out of this facility during peak season only. 2 staff members are expected during the winter season.
- No special issues require mitigation at the facility

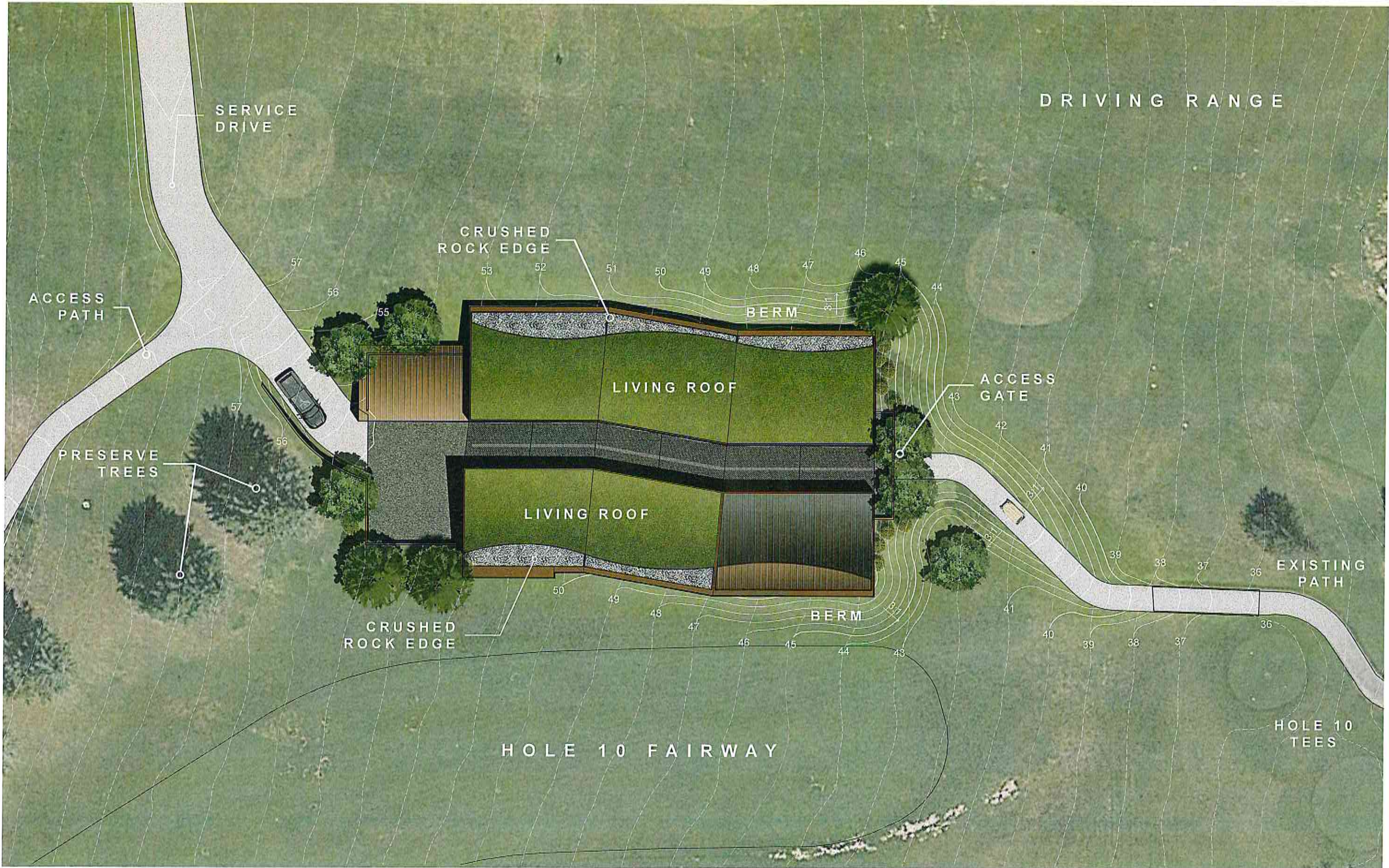
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EXTERIOR MATERIALS

STANDING SEAM ROOFING:
BERRIDGE



"LIVING" ROOF



HORIZONTAL WOOD SIDING



BOARD AND BATTEN WOOD SIDING



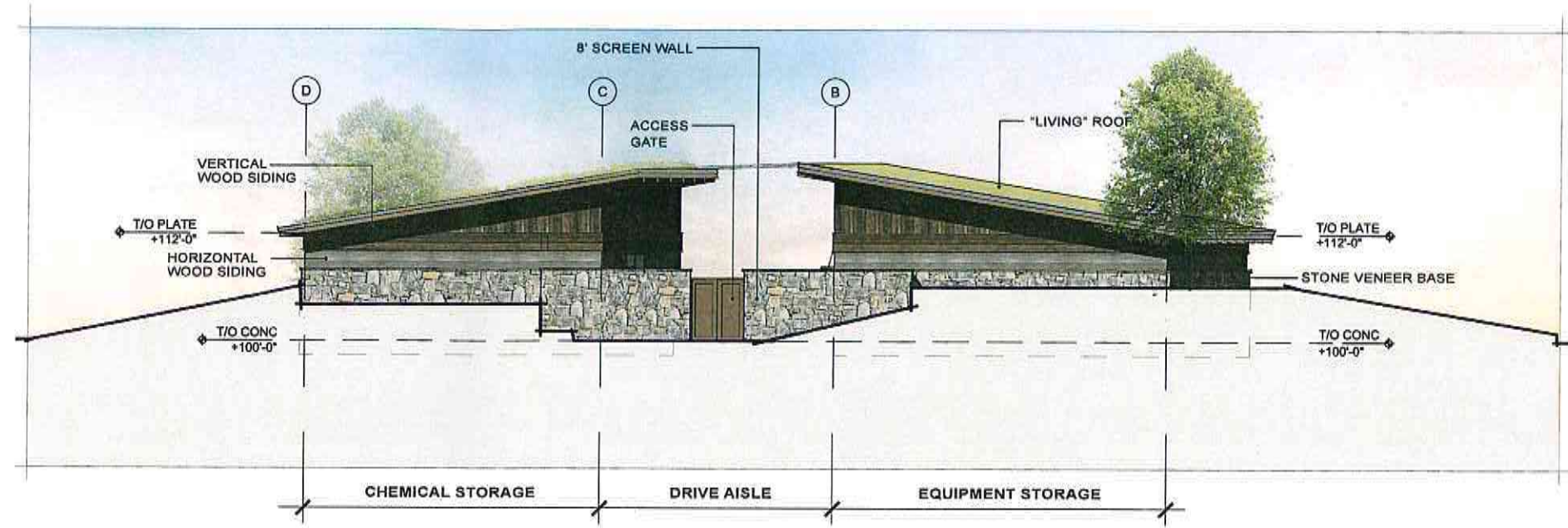
CORRUGATED METAL SIDING:
"CORTEN AZP RAW"



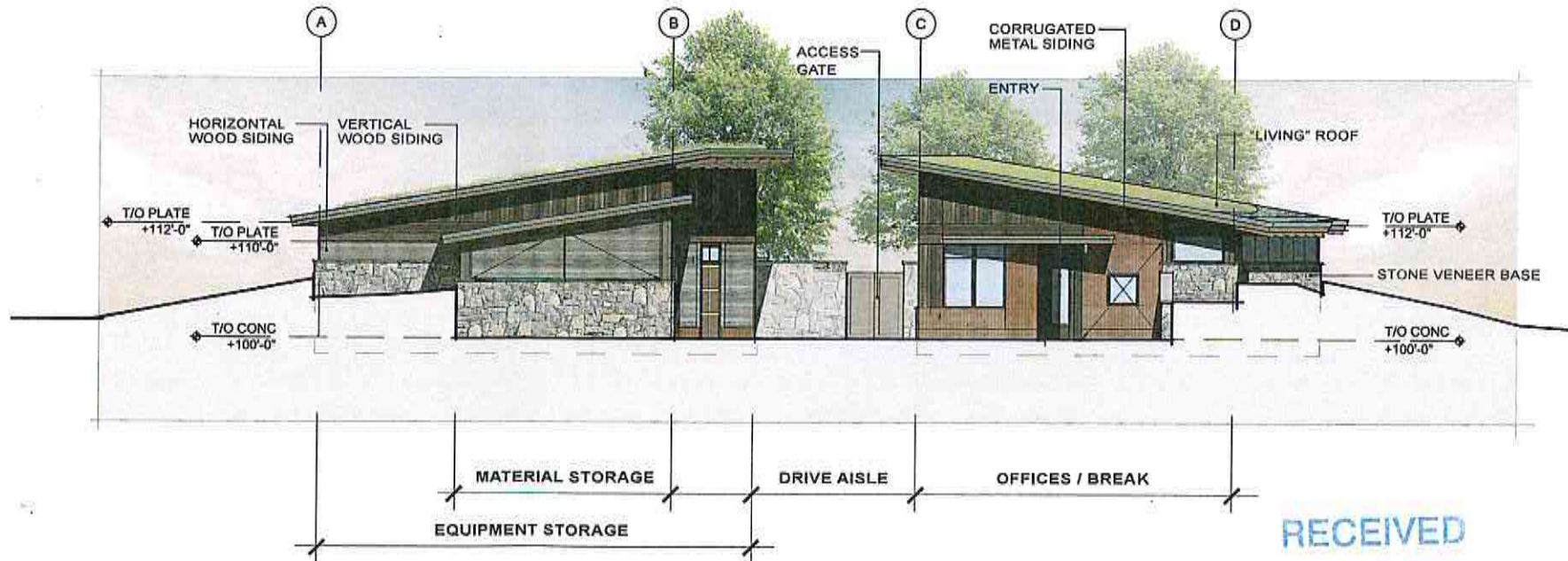
EXTERIOR WALL SCONCE



STONE VENEER:
"JACKSON LEDGE" by
DELTA STONE PRODUCTS

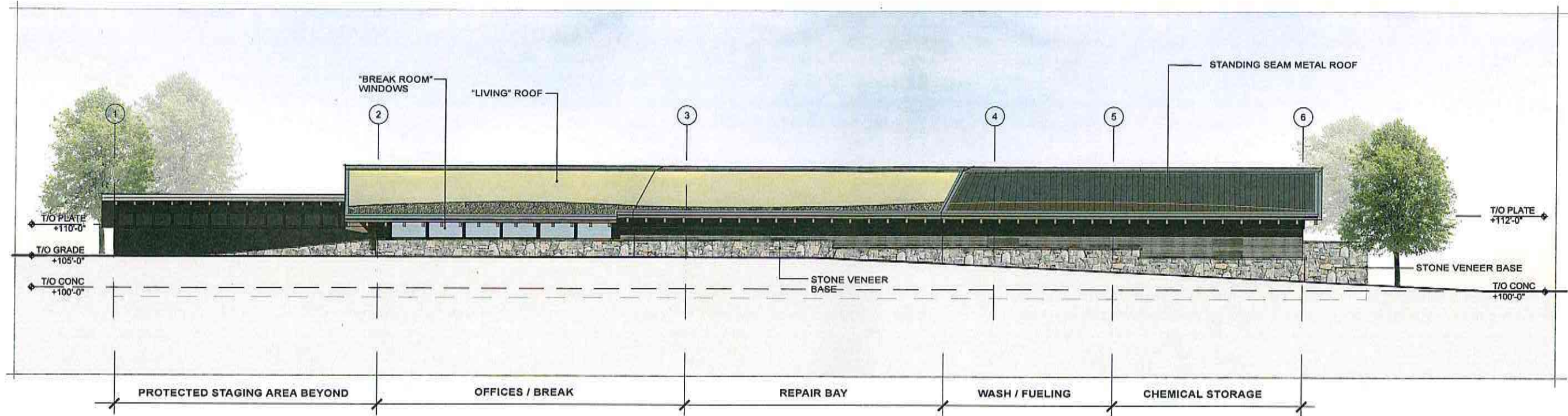


A. EAST ELEVATION

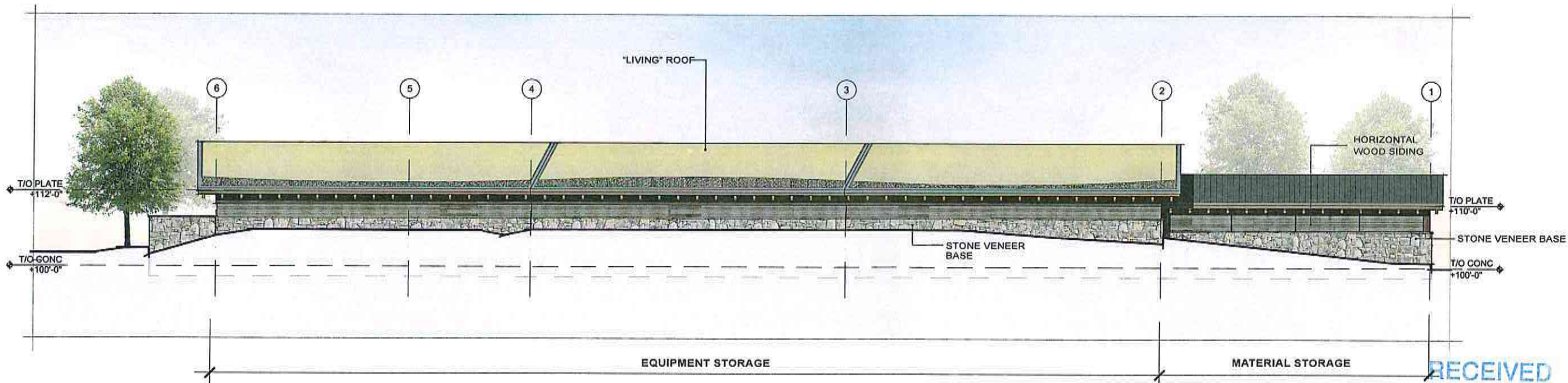


B. WEST ELEVATION

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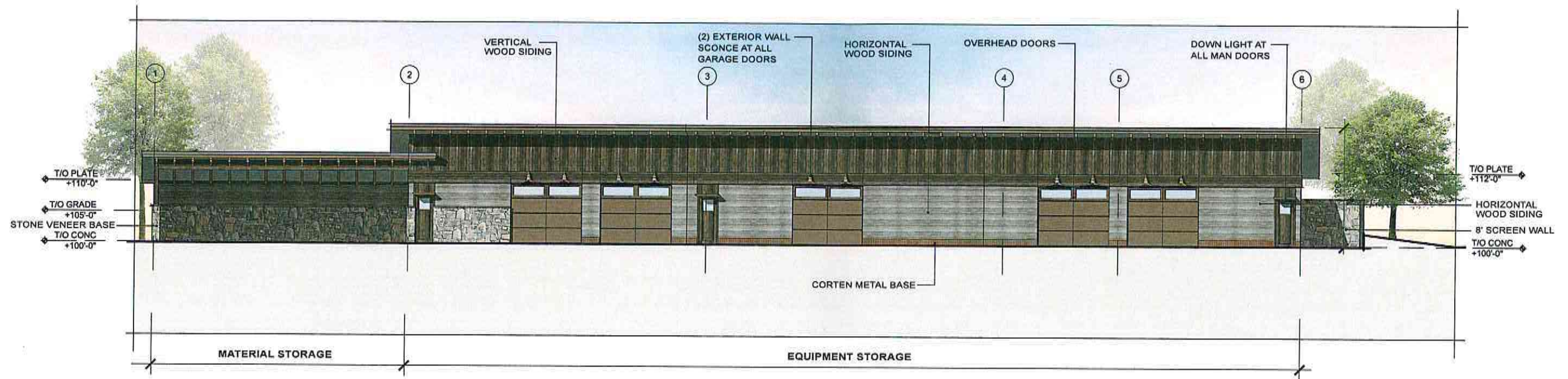


C. SOUTH ELEVATION

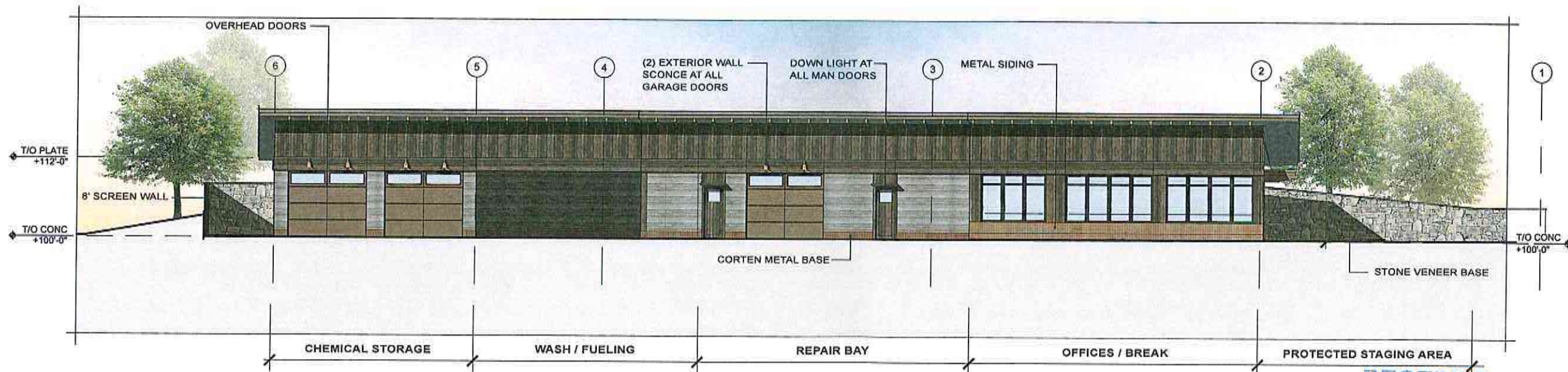


D. NORTH ELEVATION

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E. NORTH ELEVATION FROM DRIVE AISLE

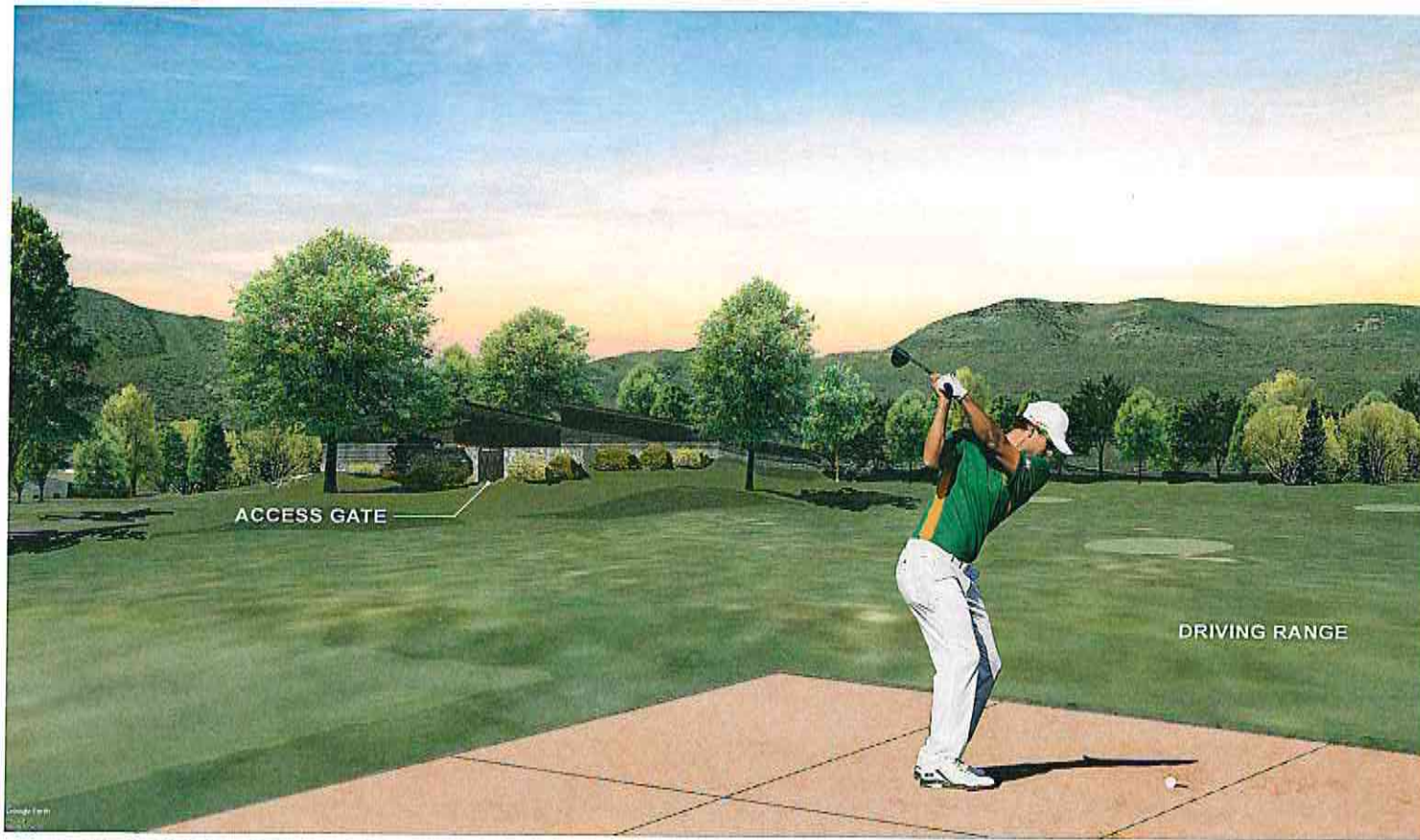


F. SOUTH ELEVATION FROM DRIVE AISLE

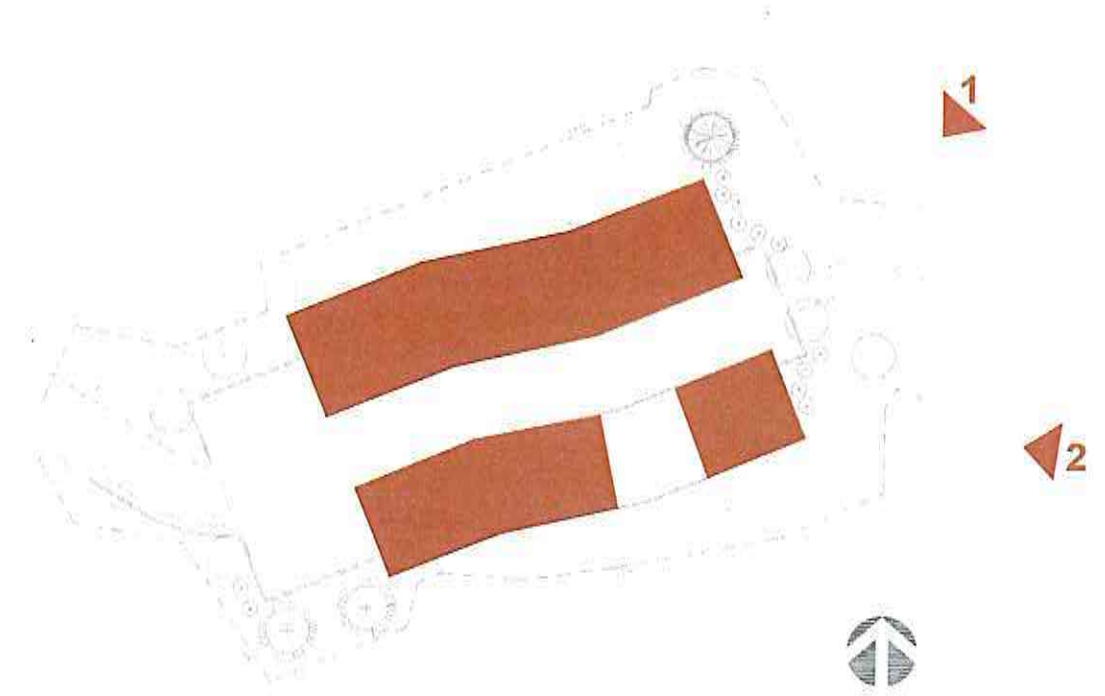
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1. VIEW FROM NORTHEAST

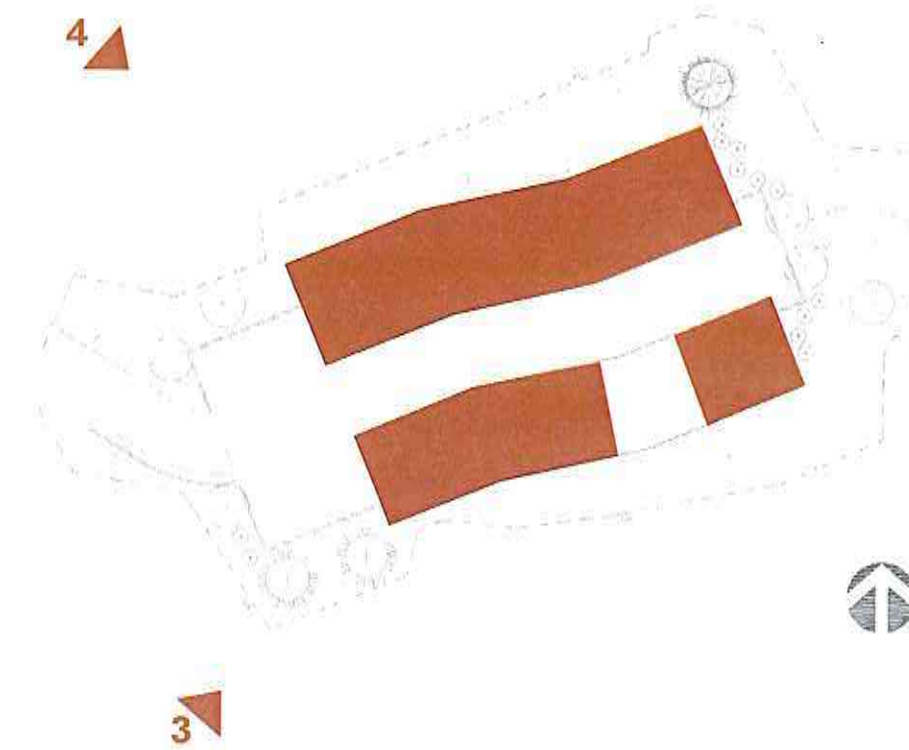


2. VIEW FROM SOUTHEAST



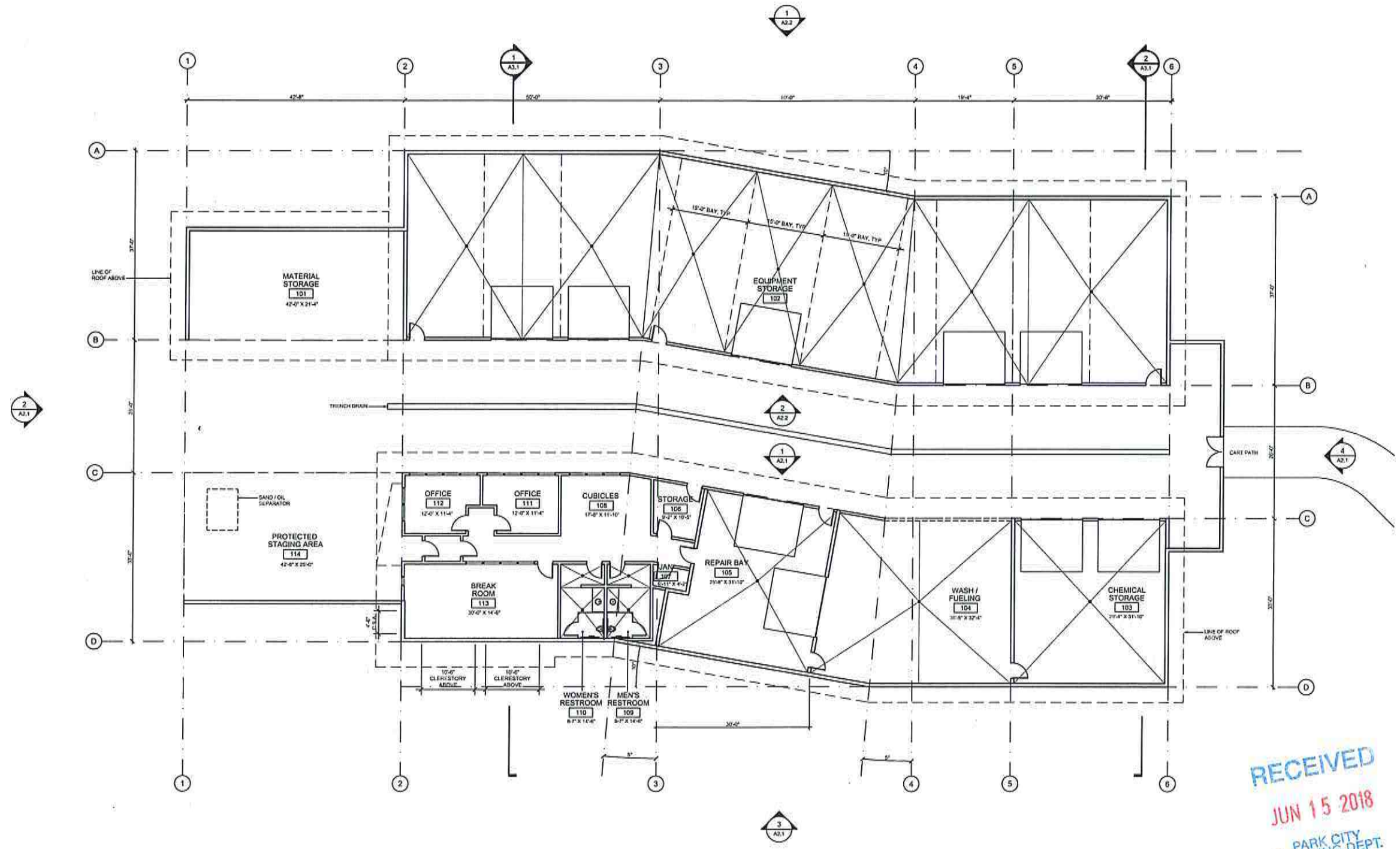


3. VIEW FROM SOUTHWEST



4. VIEW FROM NORTHWEST





- FLOOR PLAN SHEET GENERAL NOTES**
1. ALL EXTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE, REF SHEET A1.1
 2. ALL INTERIOR WALL ASSEMBLIES TYPE UNLESS SHOWN OTHERWISE, REF SHEET A1.1
 3. ALL FLOOR ASSEMBLIES TYPE UNLESS NOTED OTHERWISE, REF SHEET A1.1
 4. DRAWING REVISIONS ARE INDICATED BY
 5. CENTER DOORS AND OPENINGS IN ROOMS OR PROVIDE 8" WALL RETURN UNLESS NOTED OTHERWISE
 6. ALL DIMS ARE TO CENTER OF STUD UNLESS NOTED OTHERWISE
 7. PROVIDE ALL NECESSARY BLOCKING WITHIN WALLS AND CEILING LOCATIONS INCLUDING, BUT ARE NOT LIMITED TO TOILET ACCESSORIES, CEILING AND WALL MOUNTED ELECTRICAL FIXTURES, SHELVERS, AND COUNTERTOPS

ZEHREN AND ASSOCIATES, INC.
 ARCHITECTURE - PLANNING - INTERIORS
 LANDSCAPE ARCHITECTURE

48 East Avenue, Suite 300
 P.O. Box 1078 - Arvada, Colorado 80001
 (303) 949-6108 FAX (303) 949-6102

CIVIL
 MECHANICAL
 ELECTRICAL
 STRUCTURAL
 MONITOR & NEWELL ENGINEERS

PHONE (303) 949-6108
 (303) 949-6108

**PARK CITY GOLF
 MAINTENANCE FACILITY**
 PARK CITY, UTAH

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NO.	DATE	COMMENT
A	04/11/18	ISSUED FOR PERMITS
B	05/10/18	ISSUED FOR PERMITS

BY PLAN

OVERALL FLOOR PLANS

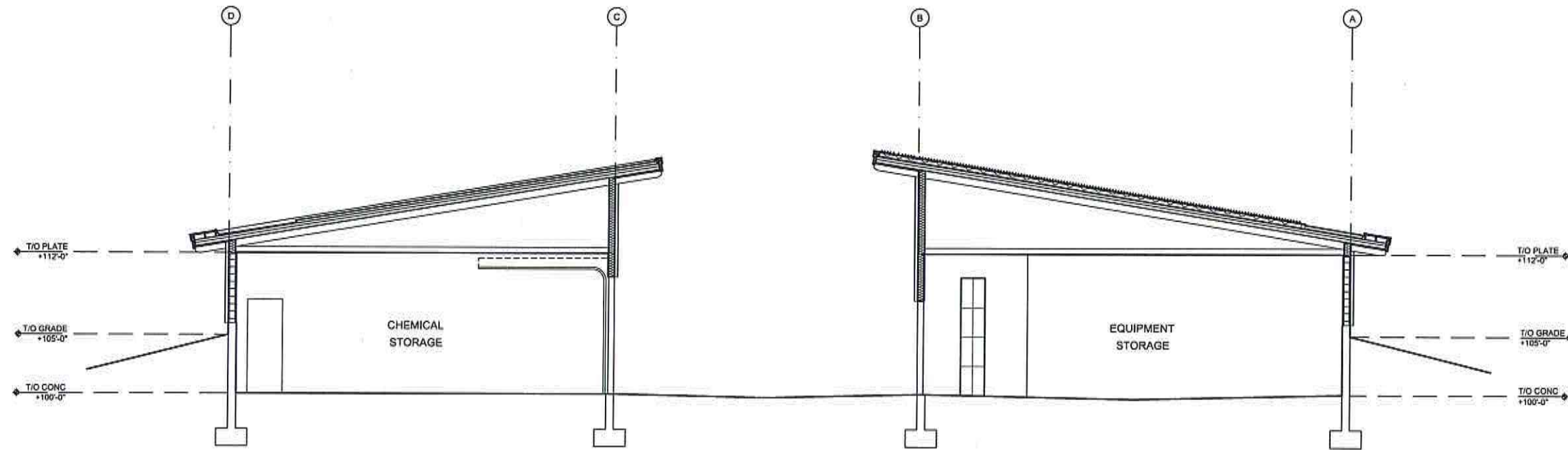
PROJECT NO.	20172539.10	ISSUE DATE	4/11/18
DESIGN BY	KCH	CHEK BY	PR/MR
DATE		REV BY	DK

SHEET NO. **A1.1**

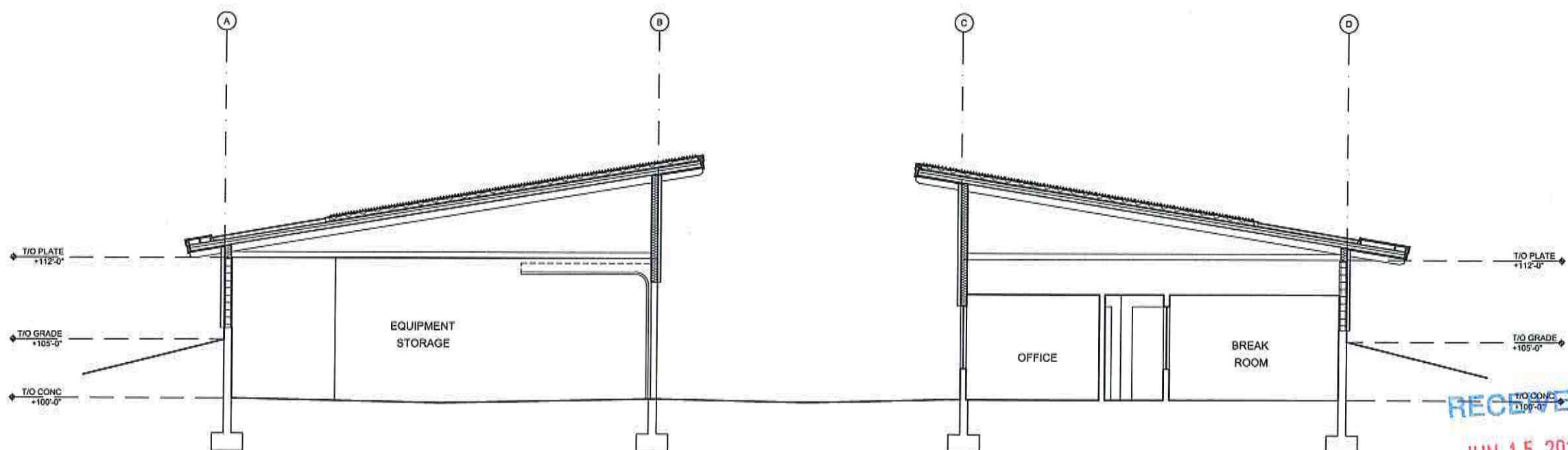
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1 FLOOR PLAN
 A1.1 1/8" = 1'-0"

- BUILDING SECTION SHEET GENERAL NOTES**
1. BUILDING SECTIONS ARE TO SHOW GENERAL RELATIONSHIPS OF INTERIOR SPACES ONLY. SEE OTHER SHEET DRAWINGS AND DETAILS FOR ACTUAL LAYOUT, QUANTITY, AND DIMENSIONS OF COMPONENTS.
 2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER LINER FRAMING TO ACHIEVE SPECIFIED CEILING HEIGHTS.
 3. WATERPROOFING, INSULATION, VAPOR RETARDER, AND OTHER ASSEMBLY COMPONENTS NOT SHOWN FOR CLARITY. REFER TO TYPICAL ASSEMBLY DETAILS FOR FLOOR, WALL, AND ROOF ASSEMBLIES.
 4. REFER STRUCT DRAWG FOR FEN WALLS AND FOOTING DEPTHS.



2 BUILDING SECTION
A3.1 1/4" = 1'-0"



1 BUILDING SECTION
A3.1 1/4" = 1'-0"

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Salt Lake City, Utah 84103
801-462-4227 FAX 801-462-4102

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BIG BUILDWORKS, INC. 801-946-6108
ELECTRICAL
BIG BUILDWORKS, INC. 801-946-6108
STRUCTURAL
MONROE & NONNELL ENGINEERS 801-946-7768

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PARK CITY, UTAH
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ISSUED FOR:		
No.	DATE	COMMENTS
A	05/01/2018	20% DD SET
B	06/15/2018	100% DD SET

BY PLAN

BUILDING SECTIONS	
PROJECT No. 20172539.10	ISSUE DATE 4/11/18
DRAWN BY CWE/ET	CHECK BY TRV/ET
SHEET No. A3.1	



Park City Golf Maintenance Facility Parking Plan



The information depicted in this map is for general reference only and represents approximate locations of features. Park City Municipal disavows any responsibility for the accuracy, correctness, or completeness of the information provided.

Park City Public Utilities
 1053 Iron Horse Dr.
 Park City, UT 84060 435-615-5335
 6/13/2018

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Welcome to the
3Kings Water Treatment Plant
&
Golf Maintenance Facility
Open House

July 16, 2018





3Kings Water Treatment Plant & Golf Maintenance Facility

OPEN HOUSE GOALS

- Show the schematic designs of the 3Kings Water Treatment Plant & Golf Maintenance Facility moving into the planning process.
- Address questions regarding the overall project process.



3Kings Water Treatment Plant & Golf Maintenance Facility

PROJECT OUTREACH GOALS

- Inform area residents and community about the development and construction of the facilities.
- Provide an avenue for the community to learn more about the new water treatment facility.
- Address questions and concerns in a proactive manner.
- Work with the contractor and the community to address construction mitigation.



3Kings Water Treatment Plant & Golf Maintenance Facility

PROJECT ELEMENTS

- Construct a new 3Kings Water Treatment Plant
- Construct a new Golf Maintenance Facility
- Dredge the golf course ponds
- Update utilities to and around the new plant

3Kings WTP & Golf Maintenance Building Process

GOLF MAINTENANCE BUILDING

3KINGS WATER TREATMENT FACILITY



We are here



We are here



The Park City Council has recommended moving the schematic designs for both facilities into the Planning Approval Process. This will take place over the next few months.



3Kings Water Treatment Plant & Golf Maintenance Facility

PROJECT CONTACT

Website: 3KingsWTP.parkcityutilities.org
Email: kim.clark@parkcity.org
Phone: 435-615-5190

3KWTP AND GOLF MAINTENANCE BUILDING OPEN HOUSE - COMMENTS RECEIVED

Monday, July 16, 2018

NAME	ADDRESS	PHONE	EMAIL	COMMENTS
Myra Sreauchen	8 Kings Court	435-645-9876	Strauchen@comcast.net	Very concerned about noise abatement - maintain normal working hours and no work on Sunday during the construction phase. Traffic abatement on 3 Kings - it is already a hazardous road and years of construction traffic will compound existing traffic problems.
Jack Breslin	1785 Three Kings Dr	702-234-3230	jbreslin@breslinbuilders.com	How long has the planning been taking place - how many years? Why are neighbors just now being involved? Driveway proposal from the new golf course maintenance facility should stay in the same place between 10th green and 11th tee box. 4 years construction doesn't make sense. When will final location of pipeline from Spiro Mine be decided?
Jennifer Adler	3 Kings Court		js_adler@yahoo.com	1) The golf facility road access point is problematic - a big safety issue as it is right by people's driveways and where Silver Star related recreation converges plus where the bus route goes by. - Additionally it is planned on a blind corner where traffic drives too fast and it already feels unsafe to walk with children. - Golf Maintenance is already noisy for residents. 2)The plan to enlarge / widen the road and cover the stream suggests significant future traffic is envisioned (not the 1 -2 golf trucks a day) and ruins the aesthetic of the streetscape and feel of the neighborhood. 3) a four year construction period is untenable with the associated traffic, noise, and hazards on the road year-round plus major disruption / displacement of local businesses in Silver Star 4) Post construction traffic and noise should be no greater than present (it is already considerable).
Julie Breslin	1895 Three Kings	702-234-3240	breslinbd@aol.com	SAFETY of cyclists, pedestrians, strollers, hikers, skiers. Three Kings is not just a residential street, it is a recreation access year round. The proposed golf maintenance road onto Three Kings is a blind corner. It is not worth one life for the use of '2' trucks a day. There needs to be new solar speed limit signs. Construction traffic should be in one direction only, flowing from resort opposite of bus traffic. What are the hours of construction: days of the week: times how many years. The impact of a project this size is unreasonable. Update, yes! But not demolish!
Suzanne Engelhardt	2 Kings Court			1) Flag or mark rucks or mowers so local residents can identify if they are "golf" or "parks" vehicles we need to know what traffic is golf and what is park's. 2) move some parking near PC Market 3) Make access from hole 9 to golf shop no sidewalk on east side for bus or walkers. 4) Limit working hours to 7 am-7 pm - no Sunday.
Sally Elliott	2690 Sidewinder Dr	435-640-3759	sallycousinselliott@gmail.com	FROM EMAIL: I will try to attend this open house. Just in case I have to miss it, please make a record of the fact that I very strenuously object to demolition of the Hank Louis designed current elevated round water treatment facility because though it is not yet historic, it is clearly iconic. I have had discussion with Council, Mayor and City Manager about my objections and my ideas for preservation of the structure. I'm OK with moving the structure to another location to have a new use, but I will vociferously object to demolition.

**PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS**

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist

the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.

14. The planning and infrastructure review and approval is transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.