



Building • Engineering • Planning

September 13, 2009

Kathy Lundborg, PE, Water Department Manager
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

NOTICE OF PLANNING COMMISISON ACTION

Project Name: Quinn's Water Treatment Plant MPD
Project Description: Master Planned Development for Water Treatment Plant
Date of Action: September 9, 2009

Action Taken by City Council: The Planning Commission **APPROVED** the Master Planned Development, based on the following findings of fact, conclusions of law, and conditions of approval as revised by the Planning Commission:

Findings of Fact:

1. The Quinn's Water Treatment Plant Master Planned Development is located on Lot 1 of the Quinn's Water Treatment Subdivision. Lot 1 consists of 4.168 acres. The lot is of sufficient area to accommodate the 32,234 sf (gross area) water treatment plant, circulation, parking, and provide the minimum required 60% open space. Lots 2 and 3 of the subdivision provide additional open space.
2. The treatment plant consists of a 25,334 gross sf membrane (treatment) building, a 2,100 sf maintenance building (1,973 sf for vehicle storage), a 4,800 future pre-treatment building, and a 1,075 sf partially buried clear well structure. Approximately 1,600 sf of the membrane building is designed for future water department offices and 3,046 sf is designed for services areas, such as laboratories, restrooms, etc.
3. The total building footprint is 29,602 sf for the three buildings and clear well structure.
4. The property is located in the Recreation Open Space (ROS) zoning district. A portion of the property along State Road 248 also lies within the Entry Corridor Protection Overlay zone (ECPO).
5. The MPD is being processed concurrent with a Conditional Use Permit for the treatment plant use as an essential public facility greater than 600 sf.
6. This property is subject to the Quinn's Water Treatment subdivision plat and any conditions of approval of that plat.
6. The maximum Building Height in the ROS District is 28 feet (33 feet with a pitched roof). The application includes a request for 1.5 feet to 13 feet of additional building height for portions of the building to accommodate interior use

- requirements and architectural elements, gables and a pitched roof.
7. Maximum Building Height in the ECPO district is 20' (+5') within 100' to 150' of State Road 248, 25' (+5') between 150' and 200' of SR 248, and 28' (+5) for portions located greater than 200' from SR 248. The application includes a request for 1.5 feet to 13' of additional building height for portions of the building that are within the ECPO setback areas.
 8. The office use requires 5 parking spaces and up to 6 spaces are necessary for the treatment plant uses. Twelve to fifteen parking spaces are proposed. A bicycle rack will be provided adjacent to the main building. The parking area will be adequately screened from SR 248 by the building, setback distance, and existing and proposed vegetation. The parking will be screened from the Rail Trail by existing and proposed vegetation.
 9. Setbacks within the ROS zone are twenty-five feet (25') in the front, rear, and sides. The building and parking lot complies with these setback requirements. Minimum setback in the ECPO zone is 100'. The buildings and parking lot complies with this setback. The exposed portion of the clear well structure complies with the 100' setback.
 10. The **Analysis** section of this staff report is incorporated herein.

Conclusions of Law:

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 of this Code.
3. The MPD, as conditioned, is consistent with the Park City General Plan.
4. The MPD, as conditioned, provides the highest value of open space, as determined by the Planning Commission.
5. The MPD, as conditioned, strengthens and enhances the resort character of Park City.
6. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The MPD, as conditioned, is Compatible in Use, scale and mass with adjacent Properties, and promotes neighborhood Compatibility.
8. The MPD provides amenities to the community so that there is no net loss of community amenities.
9. The MPD is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed, in that there are no requirements for housing for this type of use.
10. The MPD, as conditioned, meets the provisions of the Sensitive Lands ordinance of the Land Management Code. The project has been designed to place Development on the most Developable Land and least visually obtrusive portions of the Site.
11. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation by the location on a proposed bus route and proximity to trails. A bicycle parking rack will be provided for employees.
12. The MPD has been noticed and public hearing held in accordance with this

Code.

Conditions of Approval:

1. All standard conditions of approval apply to this MPD.
2. All applicable conditions of approval of the Quinn's Water Treatment subdivision shall apply to this MPD.
3. A final water efficient landscape and irrigation plan that indicates snow storage areas and native drought tolerant plant materials appropriate to this area, is required prior to building permit issuance.
4. All exterior lights must conform to the City lighting ordinance. Parking lot and security lighting shall be minimal and approved by Planning Staff prior to issuance of a certificate of occupancy.
5. All exterior signs require a separate sign permit. Application for a sign permit shall be made to the Planning Department prior to installation of any temporary or permanent signs.
6. Exterior building materials and colors and final design details must be in substantial compliance with the elevations, color and material details exhibits and photos reviewed by the Planning Commission on September 9, 2009, and shall be approved by staff prior to building permit issuance. Materials shall not be reflective and colors shall be warm, earth tones that blend with the natural colors of the area.
7. The final building plans, parking lot details and landscaping, and construction details for the project shall meet substantial compliance with the drawings reviewed by the Planning Commission on September 9, 2009.
8. The City Engineer prior to Building Permit issuance must approve utility and grading plans, including all public improvements.
9. Staff as a condition precedent must approve the Construction Mitigation Plan to issuance of any building permits.
10. Best management practices regarding air quality, water quality, wetlands protection, and soils issues are required as conditions of approval precedent to issuance of a building permit. Appropriate State and Federal permits will be required and obtained as necessary per the Environmental Report.
11. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed pre-development drainage conditions and special consideration shall be made to protect the wetlands delineated on and adjacent to the site. The building and parking lot shall comply with the 50' setback to wetlands and 20' setback to irrigation ditches.
12. The Building Official prior to any full building permit being issued shall have made approval of a fire protection plan for the building. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by construction of the building.
13. A detailed review against the Uniform Building and Fire Codes in use at the time of building permit submittal is a condition precedent to issuance of full building

permit.

14. An encroachment permit from Summit County is required as a condition precedent to building permit issuance.
15. A limit of disturbance area will be identified during the building permit review and silt fencing will be required to mitigate run-off impacts on the wetlands and adjacent water ways

If you have any questions or if I can be of additional assistance, please do not hesitate to call me at 435-615-5066, or e-mail me at Kirsten@parkcity.org.

Sincerely,



Kirsten A. Whetstone, AICP
Senior Planner

Cc File

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. A 10' (ten foot) snow storage easement shall be dedicated to Park City across the properties frontage.
4. Modified 13-D sprinklers shall be required.

5. 3800 Richardson Flat Road - Master Planned Development PL09-00741

Planner Whetstone reviewed the request was for a master planned development for a 32,000 square foot water treatment plant located in the Quinn's Junction area south of Highway SR248 and north of the Rail Trail in the wetlands area. The property is located in the recreation open space zoning district (ROS) and a portion is located in the entry corridor protection zone.

Planner Whetstone reported that the Water Department studied five potential sites for this plan and based on the study results, the proposed site best meets their overall selection criterial. Planner Whetstone remarked that a master plan development is required for any new commercial or industrial project exceeding 10,000 square feet. In addition, the actual use of the treatment plant, which is considered a public utility facility, requires a conditional use permit.

Planner Whetstone stated that on June 6, 2009, the Planning Commission reviewed the pre-application and found the concept plans to be in initial compliance with the General Plan. She presented an aerial photo and identified the site. Access to the property is from Richardson Flat Road. An encroachment permit is required from Summit County over UDOT property. No roads would be constructed with this project, but there would be a private driveway. Planner Whetstone pointed out that there would be no direct access to State Road 248.

Planner Whetstone noted that the MPD analysis was included in the Staff report. Based on their analysis the Staff found that this application complies with all the requirements of Section 15-6-5 of the LMC. Under Section 16-6-5(f), regarding height, the LMC grants the Planning Commission the authority to allow additional height for an MPD based on the site specific analysis. Planner Whetstone presented an exhibit showing all the heights at the different peaks, in relation to the underlying topography of the site. In some areas the building exceeds the height allowed within the entry corridor protection area. The Staff conducted a site specific analysis and found that the tallest point of the building is 44.4 feet above grade, which occurs at the eastern most north/south running ridge. The applicant was requesting up to 11.4 feet of additional height in an area where 33 feet is allowed. Planner Whetstone noted that additional height was also requested for the

east/west running ridge, which runs between 34.5 and 41.2 feet above existing grade. The applicant was requesting 1.5 to 8.2 feet of additional height.

Planner Whetstone clarified that a small amount of the site would be excavated, which is the reason for requesting additional height. The treatment plant would be sited in approximately the same current location. The final grade of the facility is 66 feet, which is two feet lower than the existing grade. The site runs from approximately 6660 feet at the far eastern side to approximately 5654, resulting in a four foot change in grade moving to the west through the site.

Planner Whetstone pointed out a number of elevations. At State Route 248 the grade runs from 6700 feet to approximately 6690. It is approximately 30 feet below the level of the street. She pointed out that this was partly why the height exception was required. Typically the entry corridor is fairly level out from the highway, but in this case the building is being measured off of a downhill hole. If the building was level, the elevation would be higher. The Staff report contained the table showing where the height increases were requested.

The Staff recommended that the Planning Commission conduct a public hearing and consider approving the Master Planned Development for the Quinn's Water Treatment Plan, including the request for the additional height as outlined in the Staff report.

Chair Thomas opened the public hearing.

There was no comment.

Chair Thomas closed the public hearing.

MOTION: Commissioner Wintzer made a motion to APPROVE the MPD for the Water Treatment Plant at 3800 Richardson Flat Road based on the Findings of Fact, Conclusion of Law and Conditions of Approval in the Staff report. Commissioner Hontz seconded the motion.

Chair Thomas stated that he typically does not favor height exception. However given the placement of the building, he was comfortable granting a height exception, since it would not be a visible element in the structure.

Commissioner Strachan referred to Condition of Approval #10 and the language, "Best Management Practices regarding air quality, water quality, wetlands protection, and soils issues are recommended as condition of approval precedent to issuance of a building permit." He preferred replacing the word "recommended" with "required" to make it mandatory.

Commissioner Peek noted that the wildlife study recommends routing the northern portion of the pipeline. He asked if the site plan reflected that recommendation. Todd Touchard, representing the applicant, replied that there are a number of pipelines coming in and out of the treatment plan and he did not think the one mentioned in the wildlife study was shown on the site plan. Planner Whetstone stated that the Condition of Approval #10 would require the applicant to meet the requirements outlined in the wildlife study.

Commissioner Wintzer amended his motion to modify Condition of Approval #10 as suggested by Commissioner Strachan. Commissioner Hontz seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - 3800 Richard Flat Road - MPD

1. The Quinn's Water Treatment Plan Master Planned Development is located on Lot 1 of the Quinn's Water Treatment Subdivision. Lot 1 consists of 4.168 acres. The lot is of sufficient area to accommodate the 32,234 sf (gross area) water treatment plant, circulation, parking, and provide the minimum required 50% open space. Lots 2 and 3 of the subdivision provide additional open space.
2. The treatment plant consists of a 25,334 gross sf membrane (treatment) building, a 2,100 sf maintenance building (1,973 sf for vehicle storage), a 4,800 future pre-treatment building, and a 1,075 sf partially buried clear well structure. Approximately 1,600 sf of the membrane building is designed for future water department offices and 3,046 sf is designed for services areas, such as laboratories, restrooms, etc.
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5. The MPD is being processed concurrent with a Conditional Use Permit for the treatment plant use as an essential public facility greater than 600 sf.
6. This property is subject to the Quinn's Water Treatment Subdivision plat and any conditions of approval of that plat.
7. The maximum Building Height in the ROS District is 28 feet (33 feet with a pitched roof). The application includes a request for 1.5 feet to 13 feet of additional building height for portions of the building to accommodate interior use requirements and architectural elements, gables and a pitched roof.
8. Maximum Building Height in the ECPO district is 20' (+5') within 100' to 150' of State Road 248, 25' (+5') between 150' and 200' of SR248, and 28' (+5) for portions located greater than 200' from SR248. The application includes a request for 1.5 feet to 13' of additional building height for portions of the building that are within the ECPO setback areas.
9. The office use requires 5 parking spaces and up to 6 spaces as necessary for the treatment plant uses. Twelve to fifteen parking spaces are proposed. A bicycle rack will be provided adjacent to the main building. The parking area will be adequately screened from SR248 by

the building, setback distance, and existing and proposed vegetation. The parking will be screened from the Rail Trail by existing and proposed vegetation.

10. Setbacks within the ROS zone are twenty-five feet (25') in the front, rear and sides. The building and parking lot complies with these setback requirements. Minimum setback in the ECPO zone is 100'. The buildings and parking lot complies with this setback. The exposed portion of the clear well structure complies with the 100' setback.
11. The Analysis section of this staff report is incorporated herein.

Conclusions of Law - 3800 Richard Flat Road - MPD

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. The MPD, as conditioned, meets the minimum requirements of Section 15-6.5 of this Code.
3. The MPD, as conditioned, is consistent with the Park City General Plan.
4. The MPD, as conditioned, provides the highest value of open space, as determined by the Planning Commission.
5. The MPD, as conditioned, strengthens and enhances the resort character of Park City.
6. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The MPD, as conditioned, is Compatible in use, scale and mass with adjacent properties, and promotes neighborhood Compatibility.
8. The MPD provides amenities to the community so that there is no net loss of community amenities.
9. The MPD is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the application was filed, in that there are no requirements for housing for this type of use.
10. The MPD, as conditioned, meets the provisions of the Sensitive Lands ordinance of the Land Management Code. The project has been designed to place Development on the most Developable Land and least visually obtrusive portions of the site.
11. The MPD, as conditioned, promotes the use of non-vehicular forms of transportation by the location on a proposed bus route and proximity to trails. A bicycle parking rack will be provided for employees.

12. The MPD has been noticed and public hearing held in accordance with this Code.

Conditions of Approval - 3800 Richardson Flat Road - MPD

1. All standard conditions of approval apply to this MPD.
2. All applicable conditions of approval of the Quinn's Water Treatment subdivision shall apply to this MPD.
3. A final water efficient landscape and irrigation plan that indicates snow storage areas and native drought tolerant plant materials appropriate to this area, is required prior to building permit issuance.
4. All exterior lights must conform to the City lighting ordinance. Parking lot and security lighting shall be minimal and approved by Planning Staff prior to issuance of a certificate of occupancy.
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7. The final building plans, parking lot details and landscaping and construction details for the project shall meet substantial compliance with the drawings reviewed by the Planning Commission on September 9, 2009.
8. The City Engineer prior to Building Permit issuance must approve utility and grading plans, including all public improvements.
9. Staff as a condition precedent must approve the Construction Mitigation Plan to issuance of any building permits.
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11. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed pre-development drainage

conditions and special consideration shall be made to protect the wetlands delineated on and adjacent to the site. The building and parking lot shall comply with the 50' setback to wetlands and 20' setback to irrigation ditches.

12. The Building Official prior to any full building permit being issued shall have made approval of a fire protection plan for the building. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by construction of the building.
 13. A detailed review against the Uniform Building and Fire Codes in use at the time of building permit submittal is a condition precedent to issuance of full building permit.
 14. An encroachment permit from Summit County is required as a condition precedent to building permit issuance.
 15. A limit of disturbance area will be identified during the building permit review and silt fencing will be required to mitigate run-off impacts on the wetlands and adjacent water ways.
6. 3800 Richardson Flat Road - Conditional Use Permit

Planner Whetstone reviewed the conditional use permit for a water treatment facility at 3800 Richardson Flat Road. The conditional use permit process includes review of the facility and architectural elements of the building.

Planner Whetstone presented slides of the visual analysis showing the facility from Highway 248 and the Rail Trail. She also presented the architectural elevations.

Craig Elliott, the project architect, recalled that color was discussed at the last meeting. He presented a colors board showing the revised colors currently proposed over the top of the previously proposed colors. He commented on the tone and the warmth of the new colors. Mr. Elliott noted that Commissioner Hontz had stated that the gray color initially proposed was a color that was out of context in that area. Based on comments at the last meeting, the color values were changed to create variation in the building mass. The existing roof color was maintained.

Commissioner Wintzer clarified that the roof was a metal material. He recalled a comment at the last meeting regarding the reflectivity of the roof. Mr. Elliott stated that several options were considered and because there is a lot of roof on the structure, they did what they could to break it up in form. A darker metal roof was used to decrease the reflection from either side. He noted that other materials with a richer texture were discussed, but those materials were cost prohibitive.

Commissioner Peek assumed the roof was designed to hold the snow. Mr. Elliott replied that it would hold the snow in most places and each entry is designed to be protected. Exit man doors are unprotected but they are not primary entrances.

Chair Thomas was comfortable with how the roof form breaks up the mass of the building. He felt the building design had improved from the initial design.

Planning Commission Staff Report



Subject: Quinn's Water Treatment facility
Author: Kirsten A. Whetstone, AICP KAW
Date: September 9, 2009
Type of Item: Administrative – Master Planned Development

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends the Planning Commission open a public hearing, discuss the proposal, and approve the Quinn's Water Treatment facility Master Planned Development based on the findings of fact, conclusions of law, and conditions of approval included in this report for the Commission's consideration.

Topic

Applicant: Park City Water Department
Location: 3800 Richardson Flat Road
Zoning: Recreation Open Space (ROS) and Entry Corridor Protection Overlay (ECPO)
Adjacent Land Uses: Highway 248, Rail Trail, open space, agriculture, vacant parcels, and proposed Park City Height's annexation.
Reason for Review: Master Planned Developments require Planning Commission review and approval

Background

On July 1, 2009, the City received a complete application for a Master Planned Development for a 32,234 sf (gross) public water treatment plant (Exhibit A). This essential public utility is proposed to be located in the Quinn's Junction area south of State Road 248 and north of the wetlands and Rail Trail at the intersection of Richardson Flat Road and SR 248. The property is located in the Recreation Open Space (ROS) zoning district. A portion of the property along State Road 248 also lies within the Entry Corridor Protection Overlay zone (ECPO).

The 17.07-acre property is currently a vacant metes and bounds parcel identified on the County Assessor's maps as Parcel PCA 9-95-N-X. The property was annexed into Park City with the Wortley Annexation on June 18, 1984 and zoned Recreation Open Space (ROS). Park City Municipal Corporation is the fee title owner of the property. The property was not purchased with open space revenues and is subject to the site and lot requirements, restrictions, and uses of the ROS and ECPO zones.

The Water Department studied five potential sites for the Quinn's Water Treatment Plant and according to the study results this particular site best met the overall site selection criteria. An environmental report, including wildlife recommendations was part of this study (Exhibit B).

A subdivision application to create three lots of record is being reviewed concurrent with

the MPD application. The water treatment plant is proposed on Lot 1 consisting of 4.168 acres. Lots 2 and 3 are designated as open space parcels. On August 26, 2009, the Planning Commission forwarded to the City Council a positive recommendation on the subdivision plat.

A Master Planned Development is required for any new commercial or industrial project greater than 10,000 square feet of Gross Floor Area (LMC 15-6-2). Essential Municipal Public Utility Use and Facilities require a Conditional Use Permit (CUP) in the ROS zone. A CUP application for the use is being reviewed concurrent with this MPD.

A requirement for any Master Planned Development (MPD) is a pre-application public meeting and determination of initial compliance with the General Plan (LMC 15-6-4(B)). On June 6, 2009, the Planning Commission held a pre-application public hearing for the water treatment plant facility and found the conceptual plans in initial compliance with the General Plan (Exhibit C).

The property is currently vacant of structures, however a portion of the site has been graded and paved with milled asphalt and is utilized for snow storage in the winter.



Analysis

The main water treatment plant building contains 24,525 net square feet and includes 1,597 sf of office uses on a partial second story and 19.882 sf of specific water

treatment service uses and labs on the main and upper levels with the remaining area used for circulation, storage, and mechanical. A 2,100 sf single-story maintenance building with three garage bays is proposed to the west side of the main building. An underground storage well, outdoors material storage bins, and a future 4,800 sf pre-treatment building complete the facility. Twelve to fifteen surface parking spaces are proposed to accommodate office and service area personnel. Installation of a bike rack is recommended as a condition of approval to facilitate alternative modes of travel in consideration the proximity of trails. Access to the property is from Richardson Flat Road via an encroachment permit across UDOT property. No direct access to State Road 248 is proposed.

The Main building is composed of one and two story elements with intersecting gabled roofs and shed roofs at varying heights ranging from 11.8' to 44' measured from existing grade. Roof material is proposed to be a pre-finished standing seam metal in a dark bronze color with a non-reflective finish. The base of the building is proposed to be architectural concrete with reveals at 4' on center. The height of the concrete base varies from 4' to 8' depending on the location and building function. Pre-finished vertical and horizontal insulated metal siding is proposed for the rest of the exterior. Warm earth tone colors are proposed. Fenestration is non-symmetrical with minimal mullions and intended to reflect the industrial nature of the building. The Main building is broken into two massing elements providing horizontal and vertical articulation of exterior wall planes.

An additional 1.5' to 13' of building height is requested for various portions of the Main Building to accommodate the interior mechanical equipment and 8:12 roof pitches, and to provide architectural interest and character appropriate for a large structure in the proposed rural/open setting. The Planning Commission has the ability to grant additional height for Master Planned Developments per Land Management Code (LMC) Section 15-6-5 (F). The applicant provided a visual analysis of the building from various vantage points to demonstrate that the additional height is consistent with the LMC review criteria for MPD height allowances, as outlined below.

The smaller single-story maintenance building provides a third massing element on the site. Architecturally the maintenance building will be compatible and subordinate to the Main building.

Landscaping of the site is proposed to be consistent with the native vegetation in the surrounding area. The preliminary landscape plan indicates use of native plant materials such as narrow leaf cottonwoods, willows, bitterbrush, choke cherry, mountain mahogany, juniper, scrub oak, service berry, and snow berry. Disturbed areas will be seeded with non-irrigated grass seed mix. New plantings will be drip irrigated for at least one year and possibly up to 4 years if necessary to become fully established. Existing willows along the ditch to the north provide a natural screen of the building from SR 248. When fully established, willows and native shrubs proposed along the storm water detention pond will provide some screening of the building from the Rail Trail

Land Management Code requirements for the ROS/ECPO zones are as follows:

ROS Zone	Permitted	Proposed
Height in ROS (Planning Commission may grant additional height during MPD review)	28' (+5' for pitched roof)	Building height at ridge ranges from 34.5' to 44.4' for the membrane building and 9' to 17.9' for the maintenance building
Height in ECPO (unless granted additional height by the Planning Commission during review of the Master Planned Development) (+5 for pitched roof)	20'(+5') within 100' to 150' of SR 248 25'(+5') between 150' and 200' of SR 248 28' (+5) greater than 200' of SF 248	No additional height requested within the 100' to 150' setback. 5.3 to 13 feet of additional height requested within the 150' to 200' setback. 1.5 to 11.4 feet of additional height requested within the greater than 200' setback
Lot Size	No minimum lot size	Lot 1- 4.168 acres, Lot 2- 4.437 acres and Lot 3- 8.777 acres
Building Footprint	No maximum building footprint	29,602 sf
Open Space	Minimum of 60%	68% (excludes all buildings, structures, future bldgs, and paving)
Front setback	25' (100' within ECPO)	25' outside of ECPO 125.6' within ECPO (80' setback in ECPO for buried portion of clear well structure)
Rear setback	25'	225'
Side setbacks	25'	110' and 125' (future building must be minimum of 25')
Parking	6-11 spaces based on 3/1000 for office uses and 1 per 2 employees for the water plant service and maintenance areas.	up to 15 spaces can be accommodated on site

In accordance with Section 15-6-5 of the Land Management Code, all **Master Planned Developments** shall contain the following minimum requirements.

(A) **DENSITY.** *The type of Development, number of units and Density permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not*

exceed the maximum Density in the zone, except as otherwise provided in this section. The Site shall be looked at in its entirety and Density located in most appropriate locations.

Complies. The ROS zone does not include density as a site requirement. Density is generally a function of the use, height, and setbacks. The 1,597 sf of office use has a density of 1.6 commercial UE. Because a large portion of the water treatment plant is utilized by mechanical equipment necessary for servicing and treating the water the density is not easily calculated in terms of UE. In terms of the Site Suitability, the density (considering floor area only) of the Main building is 25.33 UE (at 1,000 sf per UE) or approximately 6.077 UE per acre for Lot 1 and about 1.5 UE per acre for the entire 17.07 acres. Buildings and pavement cover 32% of Lot 1 leaving 68% of Lot 1 as open space. Lots 2 and 3 are 100% open space. The density is located in the most appropriate location at the toe of the slope on an area previously graded and disturbed. The building is sited against the hillside to reduce visibility from both the Rail Trail and SR 248.

(B) MAXIMUM ALLOWED BUILDING FOOTPRINT FOR MASTER PLANNED DEVELOPMENTS WITHIN THE HR-1 DISTRICT. (Not applicable)

(C) SETBACKS. *The minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size.*

Complies. The closest structure, other than required driveways, is 25 feet at its closest point to the property lines. The future building shall be a minimum of 25 feet from the side property.

(D) OPEN SPACE. *All Master Planned Developments shall contain a minimum of sixty percent (60%) open space.*

Complies. Sixty – eight (68%) of Lot 1 is open space. 100% of Lots 2 and 3 are open space.

(E) OFF-STREET PARKING.

(1) The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of this Code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a parking analysis submitted by the Applicant at the time of MPD submittal.

Complies. The submitted plans identify 15 surface parking spaces dispersed into 3 different areas along the south and east walls of the Main building. At 3 spaces per 1,000 square feet for offices uses and 1 space per 2 employees for the utility, service and maintenance areas (6-12 spaces) required.

(F) BUILDING HEIGHT. *The height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in height based upon a Site specific analysis and determination.*

Complies. Additional building height is requested due to the dimensions of interior mechanical equipment, as well as to utilize steeper pitched roof elements for their architectural character and to minimize the amount of excavation and site work

required. Allowed height in the ROS zone is 28' plus 5' for a pitched roof.

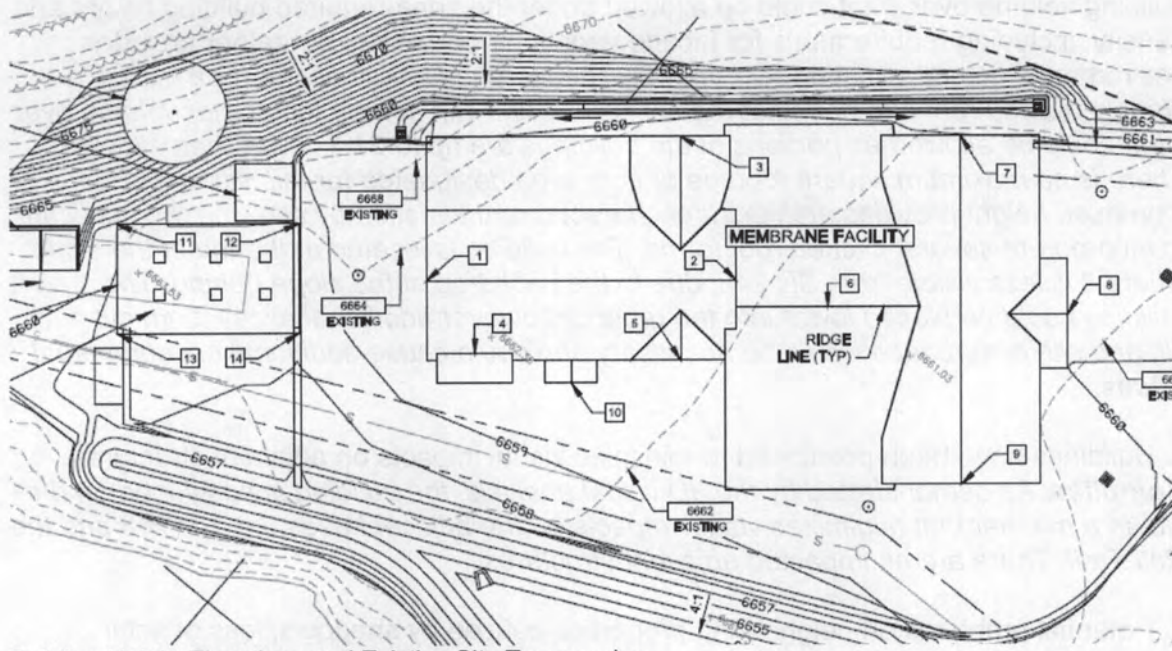
At the tallest point the building is 44.4' above existing grade. This occurs at the eastern most north/south running ridge. Closest to the toe of the slope this ridge is 43' above existing grade. The applicant is requested up to 11.4' of additional building height (over the 33' allowed) at this location. Additional height is also requested for the east/west running ridge that is designed at between 34.5' and 41.2' in height above existing grade (1.5' to 8.2' of additional height is requested).

Excavation, cut and fill are proposed to be minimal, with no retaining wall necessary behind the building to catch grade reflecting a more typical situation for a building of this kind. Not excavating and sinking the building 11.4' into the ground minimizes environmental soils issues as well. Additionally, portions of the building are up to 21 feet shorter than allowed, providing architectural interest and a variety of building heights at the site.

In addition to the ROS zone height requirements, the ECPO zone imposes additional height restrictions correlated with setbacks from the highway ROW. Between the 150' and 200' setback lines building height is restricted to 30' (25' plus 5' for a pitched roof). The northwest portion of the building (closest to the toe of the slope) falls within this setback area and building heights range from 35.3' to 41.2'. The applicant requests 5.3' to 11.2' of additional building height. The 43' tall portion of the north/south ridge also falls within this setback range and the applicants are requesting 13' of additional height. (See table below for Height Analysis).

Building Height Analysis

Roof point- see site plan	Existing elevation in feet	Ridge elevation in feet	Building Height in feet	Allowed Height in feet	Height increase (+) or decrease (less) than maximum
1	6663.8	6705.	41.2	30	+11.2
2	6662.2	6705	42.8	33	+9.8
3	6663.7	6699	35.3	30	+5.3
4	6662.4	6690	27.6	33	(5.4)
5	6662.3	6699	36.7	33	+3.7
6	6661.5	6696	34.5	33	+1.5
7	6662.0	6705	43.0	30	+13
8	6660.3	6695	34.7	33	+1.7
9	6660.6	6705	44.4	33	+11.4
10	6662.3	6674	11.8	33	(21.2)
11	6665.0	6674	9.0	25	(16)
12	6664.0	6674	10.0	30	(20)
13	6662.5	6680	17.5	30	(12.5)
14	6663.0	6680	17.0	30	(13)



Building Height Elevations and Existing Site Topography



View from Rail Trail - 3

QUINS JUNCTION WATER TREATMENT PLANT

JULY 21, 2004

View from Rail Trail looking north

The LMC Section 15-6-5 (F) grants the Planning Commission the authority during review of an MPD to allow additional building height based upon site-specific analysis provided the Commission can make the following findings:

1. The increase in building height does not result in an increase in square footage or building volume over what could be allowed under the zone-required building height and density, including requirements for facade variation and design, but rather provides desired architectural variation. **Complies.** *The increase height allows for a more steeply pitched roof and does not result in an increase in square footage or volume over what could be allowed as portions of the buildings are up to 21.2' lower than allowed. There is no maximum square footage or floor area designated for this site and the increased height provides architectural character and variation by allowing the applicant to incorporate several pitched roof forms. The building is located at the toe of the slope where it is less visible from SR 248, due to the backdrop of the slope behind. The building could be placed lower into the ground; however additional excavation, cut and fill, and site disturbance would be necessary and could cause additional environmental issues.*

2. Buildings have been positioned to minimize visual impacts on adjacent structures. **Complies.** *As demonstrated by the 3D visual analysis, the building is positioned on the site in a manner that minimizes visual impacts on the adjacent uses, i.e. SR 248 and the Rail Trail. There are no impacted adjacent structures.*

3. Potential problems on neighboring properties caused by shadows, loss of solar access, and loss of air circulation, have been mitigated to the extent possible as defined by the Planning Commission. **Complies.** *The required setbacks and location of the areas of additional height do not cause shadow, loss of solar access or loss of air circulation on neighboring properties. The site is of sufficient size that the building height is mitigated by increased setbacks and adjacent uses are buffered by open space as a result of the associated subdivision plat.*

4. There is adequate landscaping and buffering from adjacent properties and uses. Increased setbacks and separation from adjacent projects are being proposed. **Complies.** *The existing landscaping between the building and SR 248 provides a buffer that helps to mitigate impacts due to additional height. Proposed landscaping to the south provides a buffer to adjacent properties, including the Rail Trail. The site is of sufficient size that the building height is mitigated by increased setbacks (over the 25' required by the MPD) and adjacent uses are buffered by open space as a result of the associated subdivision plat.*

5. The additional building height has resulted in more than minimum open space required and has resulted in the open space being more usable. **Complies.** *More than the required open space has been provided (68% of Lot 1 and 100% of Lots 2 and 3).*

6. The additional building height shall be designed in a manner so as to provide a transition in roof elements in compliance with Chapter 5, Architectural Review or Historic District Design Guidelines if within the Historic District. **Complies.** *The design provides a transition in roof elements and building height with one and two story elements and with shed and gabled roofs, The tallest portion of the building (relative to existing grade) is located over the tallest interior equipment with a step down where the equipment is shorter. Portions of the buildings are 5.4' to 21.2' lower than the allowed*

height. The buildings comply with Chapter 5 and staff has verified that façade articulation requirements have been met.

(G) **SITE PLANNING.** An MPD shall be designed to take into consideration the characteristics of the Site upon which the use is proposed to be placed. The project should be designed to fit the Site, not the Site modified to fit the project. The following shall be addressed in the Site planning for an MPD:

(1) Units should be clustered on the most developable and least visually sensitive portions of the Site with common open space separating the clusters. The open space corridors should be designed so that existing Significant Vegetation can be maintained on the Site.

Complies. The building is set into the toe of the low hill on the property and is located 125' to 200' from SR 248. The hill itself provides a backdrop to the building so it does not break the skyline. Existing vegetation along the drainage ditch between the property and 248 will remain to provide a visual buffer. The buildings and parking lot are setback from the wetlands by a minimum of 50'. Minimal excavation is proposed and the project has been designed to fit the site.

(2) Projects shall be designed to minimize Grading and the need for large retaining Structures.

Complies. The proposed plan does not include or need large retaining structures. The natural grade is not steep (less than 30%) and grading is minimal. A 2:1 slope behind the building is proposed to catch grade with no retaining walls required.

(3) Roads, utility lines, and Buildings should be designed to work with the Existing Grade. Cuts and fills should be minimized.

Complies. The proposed building has minimal permanent cut and fill and grading immediately surrounding it. No new roads are proposed.

(4) Existing trails should be incorporated into the open space elements of the project and should be maintained in their existing location whenever possible. Trail easements for existing trails may be required. Construction of new trails will be required consistent with the Park City Trails Master Plan.

Complies. The Rail Trail, a public trail, is located in close proximity. There are no trails proposed on Lot 1 and no trails required by the Park City Trails Master Plan on this lot.

(5) Adequate internal vehicular and pedestrian/bicycle circulation should be provided. Pedestrian/ bicycle circulations shall be separated from vehicular circulation and may serve to provide residents the opportunity to travel safely from an individual unit to another unit and to the boundaries of the Property or public trail system. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.

Complies. A public trail system is within close proximity to the project. Internal pedestrian circulation between buildings is paved and adequate due to the small site. Bicycle parking rack will be provided.

(6) *The Site plan shall include adequate Areas for snow removal and snow storage. The landscape plan shall allow for snow storage Areas. Structures shall be set back from any hard surfaces so as to provide adequate Areas to remove and store snow. The assumption is that snow should be able to be stored on Site and not removed to an Off-Site location.*

Complies. There are sufficient areas adjacent to the paved areas to store snow.

(7) *It is important to plan for refuse storage and collection and recycling facilities. The Site plan shall include adequate Areas for dumpsters and recycling containers. These facilities shall be Screened or enclosed. Pedestrian Access shall be provided to the refuse/recycling facilities from within the MPD for the convenience of residents and guests.*

Complies. If deemed necessary, a trash enclosure will be provided on site, otherwise trash cans will be provided within the maintenance building. Recycling facilities will be located within the main building.

(8) *The Site planning for an MPD should include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.*

Complies. A future bus route on Richardson Flat Rd is proposed within close proximity of this property. The nature of the use does not create a large demand for transportation

(9) *Service and delivery Access and loading/unloading Areas must be included in the Site plan. The service and delivery should be kept separate from pedestrian Areas.*

Complies. Minimal service and delivery are necessary, but the service and delivery areas are located to the east façade and are located below the grade of the street and generally away from the public eye. Any exterior trash enclosure requires doors to screen dumpsters from view.

(H) **LANDSCAPE AND STREETScape.** *To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. Where landscaping does occur, it should consist primarily of appropriate drought tolerant species. Lawn or turf will be limited to a maximum of fifty percent (50%) of the Area not covered by Buildings and other hard surfaces and no more than seventy-five percent (75%) of the above Area may be irrigated. Landscape and Streetscape will use native rock and boulders. Lighting must meet the requirements of LMC Chapter 15-5, Architectural Review.*

Complies. Outside of the immediate area around the building and parking areas the existing vegetation will be undisturbed and the previously disturbed areas used during the snow storage operations will be seeded and re-vegetated. A preliminary landscape plan includes native and drought tolerant plant materials and re-vegetation with appropriate plant materials with a gradual blending of planted materials into the existing landscape. No lawn or turf areas are proposed. Any necessary exterior lighting will be required to meet the City lighting standards.

(I) **SENSITIVE LANDS COMPLIANCE.** *All MPD Applications containing any Area within the Sensitive Areas Overlay Zone will be required to conduct a Sensitive Lands Analysis and conforms to the Sensitive Lands Provisions, as described in LMC Section 15-2.21.*

Complies. The site contains wetlands and an irrigation ditch. Buildings are required to be setback 50' from wetlands and 20' from irrigation ditches. Proposed buildings are 80' to 150' from wetlands and 85' to 110' from the irrigation ditch (the clear well is 30' from the irrigation ditch). All required setbacks are complied with and mitigation of potential impacts on the wetlands due to storm water run-off is addressed with proposed storm water detention pond and general clean up and remediation of the site as required by the City's Building Department prior to issuance of a building permit. A limit of disturbance area will be identified during the building permit review and silt fencing will be required to mitigate run-off impacts on the wetlands and adjacent water ways.

*(J) **EMPLOYEE/AFFORDABLE HOUSING.** MPD Applications shall include a housing mitigation plan that must address employee Affordable Housing as required by the adopted housing resolution in effect at the time of Application.*

Complies. The affordable housing resolution does not require affordable housing for an essential municipal utility use, such as a water treatment plant. The 1,300 sf of office generates less than 0.25 AUE and the City is currently constructing affordable housing units at Snow Creek.

*(K) **CHILD CARE.** A Site designated and planned for a Child Care Center may be required for all new single and multi-family housing projects if the Planning Commission determines that the project will create additional demands for Child Care.*

Complies. Staff does not recommend that a Child Care Center be provided on-site. Limited Child Care demands are anticipated to be generated by the water treatment plant and office spaces.

General Plan

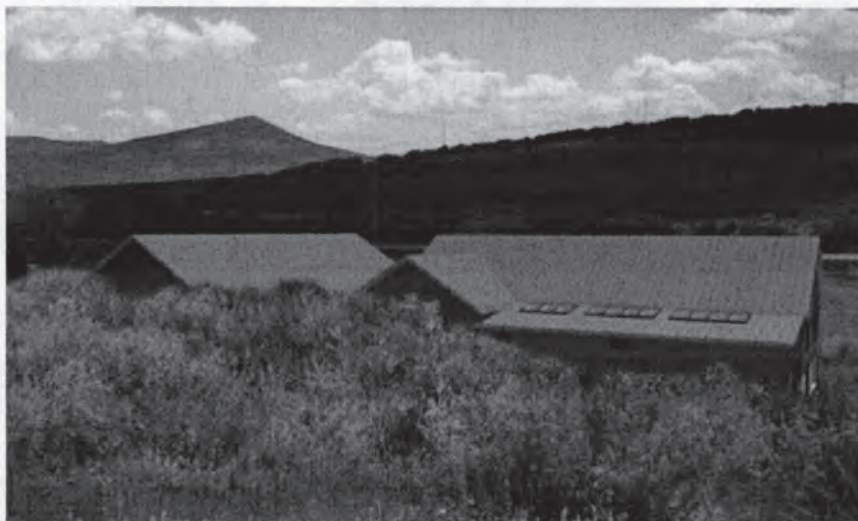
The General Plan, in the Community Direction section, establishes goals designed to address foreseeable problems and express community aspirations (see General Plan discussion in Pre-MPD Staff report – Exhibit C.) Site planning and architectural design of the water treatment plant are critical in meeting City goals. To be consistent with the General Plan, the buildings are sited to blend in to the natural environment, use historic and natural materials (steel, concrete), the site plan preserves existing wetlands, and the buildings are situated in an unobtrusive manner. The landscape plan proposes native appropriate vegetation to further screen the buildings in a manner that preserves the view of the mountains and meadows from the entry corridor. Views from the rail trail of the buildings have been considered. The architecture is simple, industrial in style, massing, and detailing and is a reminder of Park City's history as appropriate in this area and for the proposed uses. The architecture maintains the unique identity and character of Park City as an industrial mining community and reflects the agricultural setting of the site. A water treatment plant in this area of town is critical in the provision of water service to meet the needs of residents and visitors.

Community Character Element

The project is located adjacent to the Highway 40/248 planning area, also in the vicinity of the Quinn's Junction planning area. New and commercial developments should be modest in scale and utilize historic and natural building materials.

Applicable "Developing Areas Actions" include:

- Promote the use of such building materials as wood siding, rock accents, earth tones, and metal roofs that have historic precedents in a mountain community context. *Metal siding similar to historic industrial buildings is proposed in both horizontal and vertical configuration. A simple concrete base of varying heights is proposed for the foundation. A non-reflective dark bronze colored standing seam metal roof is proposed to unify the various building masses. Architectural style, mass, and detailing are simple and reflect an industrial use and agricultural setting.*
- Minimize parking expanses between the street and the front facades of buildings. Require landscaped entries that connect with streets to provide easy, safe pedestrian access. *Parking, circulation, and paving are proposed to be located behind the building to be screened by the building as viewed from Highway 248. Additional screening of the building from Rail Trail views is proposed with appropriate native shrubs and trees characteristic of the area.*
- Minimize architectural styles and signage that are clearly not in keeping with the mountain resort (and historic) character of the community. *The proposed architecture is simple in mass, materials, fenestration, and detailing. This is consistent with the utility/industrial use and agricultural setting.*
- On development near City entries, enact special controls regarding setbacks, landscaping, building mass, and character. *Minimum Entry Corridor Protection Overlay (ECPO) setbacks are maintained for the buildings. The Clear well is buried into the hillside. The applicant requests additional building height for portions of the building within the Entry Corridor Protection Overlay graduated setback/height regulations to accommodate interior uses and architectural character due to the pitched roofs. Landscaping for screening, architectural elements for character, and façade shifts that break up the building massing are consistent with the General Plan and LMC requirements.*



View from SR 248 looking south.



View from SR 248 looking south.

Land Use Element

The General Plan's Land Use Plan identifies the subject site as open space and identifies adjacent property as open space and undeveloped land. The property is zoned ROS, also subject to the Sensitive Lands Overlay and the Entry Corridor Protection Overlay. Essential Municipal Public Utility Use, Facility, Service and Structures, greater than 600 sf, are conditional uses in the ROS zone to be reviewed for mitigation of potential impacts outlined in Section 15-1-10 of the LMC. The water treatment plant was reviewed for compliance with the Conditional Use criteria (see Quinn's Water Treatment plant CUP report in this packet).

The General Plan discusses the following elements for development: architectural character, controlling lighting and size, requiring well-engineered streets, maintain pedestrian linkages from neighborhoods to commercial areas minimize expanses of parking, enhance landscape buffers at street edge and at entrances, etc. *These items are addressed by the Master Planned Development and Conditional Use permit applications as described above in this MPD report and in the associated CUP report.*

Open Space Element

The Open Space element seeks to support a community preference for retaining the openness unique to Park City and avoiding the planning and development pitfalls that can result from urban sprawl. This element also incorporates visual preferences of residents regarding the value of a variety of types of open spaces, including the openness of entry corridors. The water treatment plant site plan includes a minimum of 60% open space. The buildings are sited in a manner to be mostly obscured from Highway 248 by the topography of the site and the natural vegetation along the irrigation ditch that follows the Highway. Visual analysis from the highway corridors demonstrates that the architectural character and detailing of the buildings blends the development in to the site and complements the open space experience. Interior clearance requirements of the water treatment plant equipment and pitched roofs require consideration of additional building height. The MPD process allows variation in building height in accordance with LMC 15-6-5(F) (1-6) outlined above.

Environmental Element.

The Environmental Element encourages comprehensive, efficient developments that consider the overall impact on surrounding properties. Consideration of riparian areas requires minimum setbacks from wetlands and streams. The buildings are setback from the wetlands areas by a minimum of 50'. The intent and goals of the proposed development include an awareness of the environmental issues raised in the General Plan. The conceptual plan sites the buildings on the least environmentally sensitive portion of the property on the flat area that is currently paved. There are several environmental constraints including wetlands, a 20' sewer easement, irrigation ditch, and SR 248. The proposal includes more than the required 60% open space.

The applicants submitted an Environmental Report, including wildlife report, for the PCMC water pipeline interconnection and the Water Treatment Plant (Exhibit B-summary). Environmental concerns identified include: 1) water quality concerns due to storm water run-off (during construction and from the pavement areas); 2) potential conflicts with State Sensitive Wildlife species, namely Bobolinks, Ferruginous Hawks, Bonneville Cutthroat Trout, and Greater Sage-Grouse; 3) air quality concerns due to fugitive dust; and 4) soils issues regarding mine tailings.

A storm-water detention pond is proposed to enhance and safeguard the adjacent wetlands and water quality of the nearby streams. Appropriate State and Federal permits will be required and obtained as necessary. Best management practices regarding air quality, water quality, wetlands protection, and soils issues are recommended as conditions of approval precedent to issuance of a building permit.

Department Review:

The project has been reviewed by the Planning, Building, Engineering and Legal departments as well as the utility providers. Issues raised during the review process have been adequately mitigated in the proposed plans or by conditions of approval.

Public Notice:

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record. The item was continued from previous Planning Commission hearings.

Alternatives:

- The Planning Commission may approve the MPD for the Quinn's Water Treatment Plant as conditioned and/or amended; or
- The Planning Commission may deny the MPD and direct staff to make findings of fact to support this decision; or
- The Planning Commission may continue the discussion and request additional information on specific items.

Recommendation

Staff recommends the Planning Commission open a public hearing, discuss the proposal, and approve the Quinn's Water Treatment MPD. Staff has provided findings of fact, conclusions of law and conditions of approval for the Commission's consideration.

Future Process

Approval of the Master Planned Development is required for the project to move forward. A concurrent Conditional Use Permit (CUP) is also being reviewed. Approval of this application and the CUP application by the Planning Commission constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

Recommendation:

Staff recommends the Planning Commission open a public hearing, discuss the proposal, and approve the Quinn's Water Treatment facility Master Planned Development based on the findings of fact, conclusions of law, and conditions of approval included in this report for the Commission's consideration.

Findings of Fact:

1. The Quinn's Water Treatment Plant Master Planned Development is located on Lot 1 of the Quinn's Water Treatment Subdivision. Lot 1 consists of 4.168 acres. The lot is of sufficient area to accommodate the 32,234 sf (gross area) water treatment plant, circulation, parking, and provide the minimum required 60% open space. Lots 2 and 3 of the subdivision provide additional open space.
2. The treatment plant consists of a 25,334 gross sf membrane (treatment) building, a 2,100 sf maintenance building (1,973 sf for vehicle storage), a 4,800 future pre-treatment building, and a 1,075 sf partially buried clear well structure. Approximately 1,600 sf of the membrane building is designed for future water department offices and 3,046 sf is designed for services areas, such as laboratories, restrooms, etc.
3. The total building footprint is 29,602 sf for the three buildings and clear well structure.
4. The property is located in the Recreation Open Space (ROS) zoning district. A portion of the property along State Road 248 also lies within the Entry Corridor Protection Overlay zone (ECPO).
5. The MPD is being processed concurrent with a Conditional Use Permit for the treatment plant use as an essential public facility greater than 600 sf.
6. This property is subject to the Quinn's Water Treatment subdivision plat and any conditions of approval of that plat.
6. The maximum Building Height in the ROS District is 28 feet (33 feet with a pitched roof). The application includes a request for 1.5 feet to 13 feet of additional building height for portions of the building to accommodate interior use requirements and architectural elements, gables and a pitched roof.
7. Maximum Building Height in the ECPO district is 20' (+5') within 100' to 150' of State Road 248, 25' (+5') between 150' and 200' of SR 248, and 28' (+5) for portions located greater than 200' from SR 248. The application includes a request for 1.5 feet to 13' of additional building height for portions of the building that are within the ECPO setback areas.

8. The office use requires 5 parking spaces and up to 6 spaces are necessary for the treatment plant uses. Twelve to fifteen parking spaces are proposed. A bicycle rack will be provided adjacent to the main building. The parking area will be adequately screened from SR 248 by the building, setback distance, and existing and proposed vegetation. The parking will be screened from the Rail Trail by existing and proposed vegetation.
9. Setbacks within the ROS zone are twenty-five feet (25') in the front, rear, and sides. The building and parking lot complies with these setback requirements. Minimum setback in the ECPO zone is 100'. The buildings and parking lot complies with this setback. The exposed portion of the clear well structure complies with the 100' setback.
10. The **Analysis** section of this staff report is incorporated herein.

Conclusions of Law:

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 of this Code.
3. The MPD, as conditioned, is consistent with the Park City General Plan.
4. The MPD, as conditioned, provides the highest value of open space, as determined by the Planning Commission.
5. The MPD, as conditioned, strengthens and enhances the resort character of Park City.
6. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The MPD, as conditioned, is Compatible in Use, scale and mass with adjacent Properties, and promotes neighborhood Compatibility.
8. The MPD provides amenities to the community so that there is no net loss of community amenities.
9. The MPD is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed, in that there are no requirements for housing for this type of use.
10. The MPD, as conditioned, meets the provisions of the Sensitive Lands ordinance of the Land Management Code. The project has been designed to place Development on the most Developable Land and least visually obtrusive portions of the Site.
11. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation by the location on a proposed bus route and proximity to trails. A bicycle parking rack will be provided for employees.
12. The MPD has been noticed and public hearing held in accordance with this Code.

Conditions of Approval:

1. All standard conditions of approval apply to this MPD.
2. All applicable conditions of approval of the Quinn's Water Treatment subdivision shall apply to this MPD.
3. A final water efficient landscape and irrigation plan that indicates snow storage areas and native drought tolerant plant materials appropriate to this area, is required prior to building permit issuance.

4. All exterior lights must conform to the City lighting ordinance. Parking lot and security lighting shall be minimal and approved by Planning Staff prior to issuance of a certificate of occupancy.
5. All exterior signs require a separate sign permit. Application for a sign permit shall be made to the Planning Department prior to installation of any temporary or permanent signs.
6. Exterior building materials and colors and final design details must be in substantial compliance with the elevations, color and material details exhibits and photos reviewed by the Planning Commission on September 9, 2009, and shall be approved by staff prior to building permit issuance. Materials shall not be reflective and colors shall be warm, earth tones that blend with the natural colors of the area.
7. The final building plans, parking lot details and landscaping, and construction details for the project shall meet substantial compliance with the drawings reviewed by the Planning Commission on September 9, 2009.
8. The City Engineer prior to Building Permit issuance must approve utility and grading plans, including all public improvements.
9. Staff as a condition precedent must approve the Construction Mitigation Plan to issuance of any building permits.
10. Best management practices regarding air quality, water quality, wetlands protection, and soils issues are ^{required} recommended as conditions of approval precedent to issuance of a building permit. Appropriate State and Federal permits will be required and obtained as necessary per the Environmental Report.
11. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed pre-development drainage conditions and special consideration shall be made to protect the wetlands delineated on and adjacent to the site. The building and parking lot shall comply with the 50' setback to wetlands and 20' setback to irrigation ditches.
12. The Building Official prior to any full building permit being issued shall have made approval of a fire protection plan for the building. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by construction of the building.
13. A detailed review against the Uniform Building and Fire Codes in use at the time of building permit submittal is a condition precedent to issuance of full building permit.
14. An encroachment permit from Summit County is required as a condition precedent to building permit issuance.
15. A limit of disturbance area will be identified during the building permit review and silt fencing will be required to mitigate run-off impacts on the wetlands and adjacent water ways

Change made by P.C. at mtg KAW

Exhibits

Exhibit A- Plat, Boundary Survey, Plans

Exhibit B- Wildlife and Environmental Report summary

Exhibit C- Pre-MPD Staff report/General Plan discussion