

**PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION  
CITY HALL, COUNCIL CHAMBERS  
JUNE 12, 2013**



## AGENDA

<b>JOINT WORK SESSION – 3:00 PM</b> – <i>Discussion including City Council and the Planning Commission, no action will be taken.</i>		<i>pg</i>
Bonanza Park Area Plan – Discussion and policy direction	<i>Planner Cattan</i>	<i>5</i>
<b>MEETING CALLED TO ORDER – 5:30 PM</b>		
<b>ROLL CALL</b>		
<b>ADOPTION OF MINUTES OF MAY 22, 2013</b>		<i>35</i>
<b>PUBLIC COMMUNICATIONS</b> – <i>Items not scheduled on the regular agenda</i>		
<b>STAFF AND BOARD COMMUNICATIONS/DISCLOSURES</b>		
Land Management Code Amendment – Additional public input received regarding MPD amendments	<i>Planner Whetstone</i>	
Update on SR 248 project	<i>Planner Robinson</i>	<i>69</i>
<b>WORK SESSION</b> – <i>Discussion items only, no action taken.</i>		
900 Round Valley Drive, Intermountain Healthcare Hospital – Amendment to Master Planned Development	<i>PL-13-01392</i>	<i>77</i>
	<i>Planner Astorga</i>	

### ADJOURN

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.  
Planning Commission - June 12, 2013



## **JOINT WORK SESSION**



# Joint City Council & Planning Commission Staff Report



**Subject:** Bonanza Park Area Plan  
**Author:** Katie Cattan, Senior Planner  
Thomas Eddington, Planning Director  
**Department:** Planning  
**Date:** June 12, 2013 (Special Meeting 3pm)  
**Type of Item:** Work Session

## Summary Recommendations:

The purpose of this meeting is to review the Bonanza Park Area Plan and provide policy direction to guide possible amendments to the Area Plan and Form Based Code.

## Topic/Description:

The draft Bonanza Park Area Plan was completed in January 2012 as a long-range planning document to guide future development within the existing mixed-use district. The ten (10) principles within the Bonanza Park Area Plan reinforce that redevelopment in this neighborhood should be focused on creating local housing and job opportunities in a sustainable manner. The implementation of this vision requires commitment to public/private partnerships and further policy direction by the City Council and Planning Commission regarding community benefits and developer incentives.

Staff specifically requests direction on the following items:

- 1) Administrative review of Applications – no oversight by Planning Commission.
- 2) Allowing additional height to achieve community benefits, including:
  - a) Affordable Housing & Attainable Housing
  - b) Right-of-way dedications
  - c) Open Space
  - d) Transfer of Development Rights into Bonanza Park District
  - e) Net Zero Buildings

The Bonanza Park Area Plan is available online at <http://www.parkcity.org/index.aspx?page=773>

## Background:

### Previous Direction from Planning Commission and City Council

Through the course of five (5) joint redevelopment meetings held by the City Council and Planning Commission in the summer and fall of 2011 a series of “policy agreements” were made on the City’s posture on redevelopment:

- Competition and market reality mean redevelopment is essential for a resort economy to remain viable and for its benefits (residential amenities) to continue without having to raise taxes;

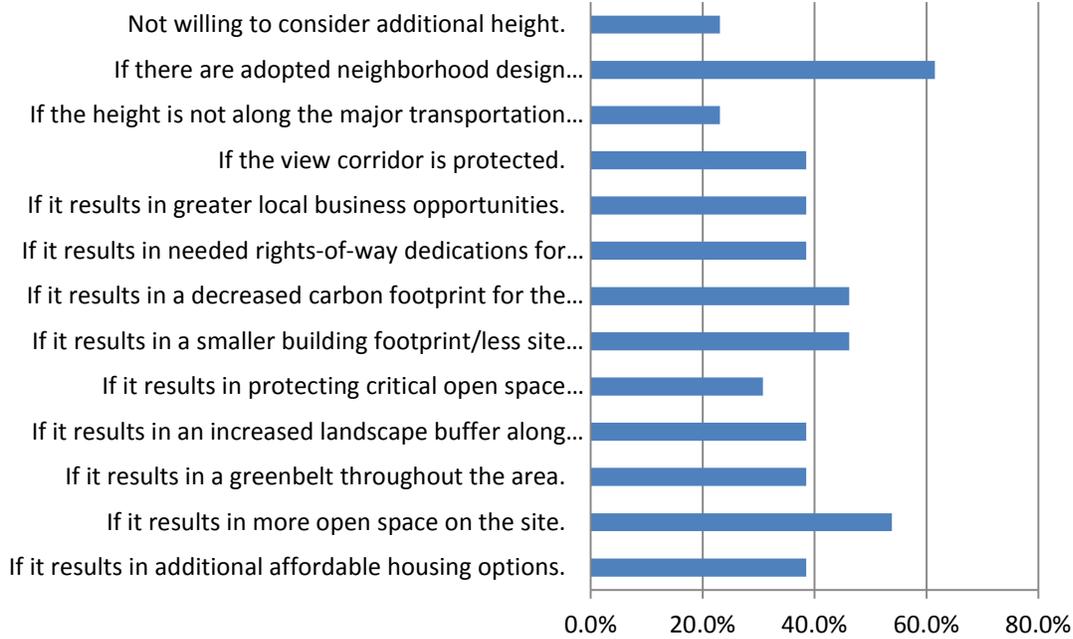
- Partnership is necessary between Park City and the development community to stay sufficiently ahead of the market to obtain desired outcomes grounded in the community's stated core values;
- Policy and other tools can be used to obtain the values-linked outcomes that the community wants; and
- Getting the development outcome the community wants requires that a series of choices be made, working cooperatively to allow one or more "gives" in order to obtain one or more "gets."

Specifically relative to the Bonanza Park District, the Planning Commission and City Council policy agreements included:

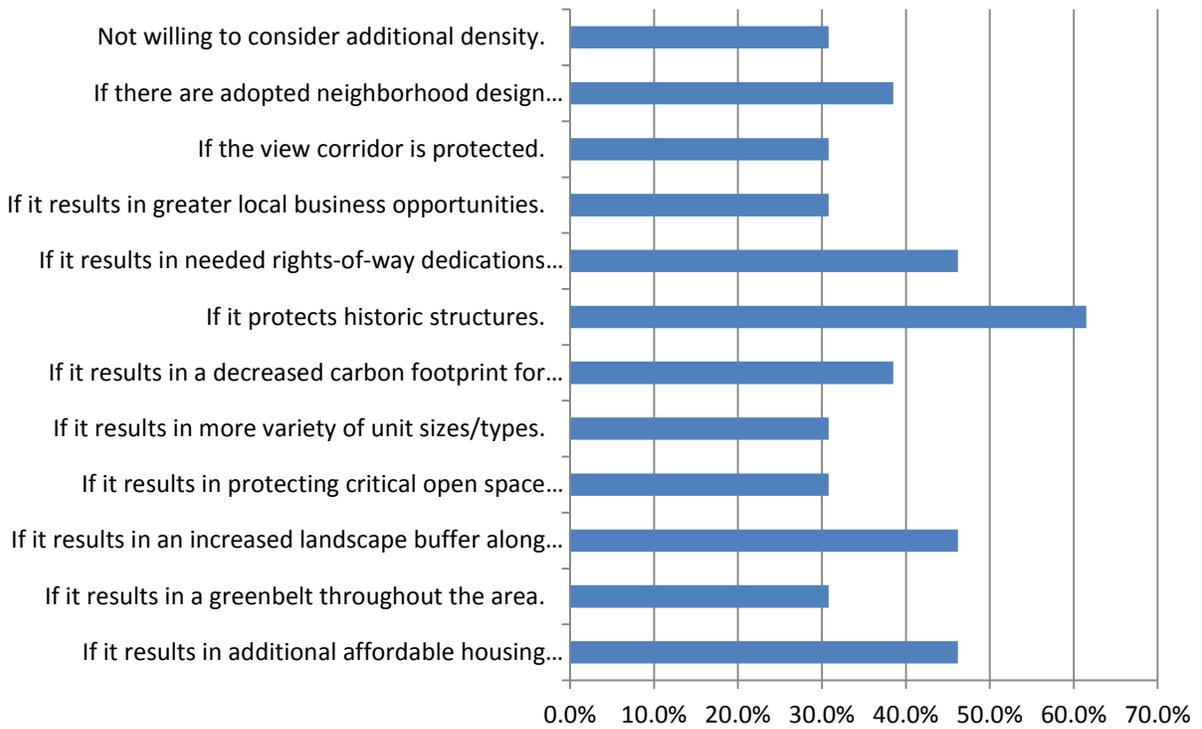
- City Council and Planning Commission agree that Park City needs a Bonanza Park plan that:
  - Incorporates power station needs;
  - Converts BoPa to a vibrant, affordable, mixed-used, locally serving area; and
- Balances maximum height, density, and economic development tools with community benefits.
- Both City Council and Planning Commission directed staff that a greater maximum height could be considered in exchange for the following:
  - Open space, a smaller footprint, view corridor protection, affordable housing, and a resulting area built within a set of design guidelines;
- Both City Council and Planning Commission directed staff to allow for additional density (through receiving Transfer of Development Rights (TDR) credits) in BoPa to obtain;
  - Protection of historic structures, increased connectivity (within BoPa as well connecting BoPa with adjacent neighborhoods and activity centers), greater housing affordability with a mix of unit types and price points, sustainable development focusing on green building practices and the utilization of renewable energy sources, and to recognize the importance of and commit to environmental and economic sustainability.

The following charts are the results from an August 2011 survey completed by the Planning Commission and City Council in preparation for a joint redevelopment meeting. The two entities showed greatest support for considering additional height and stories "if there are adopted neighborhood design guidelines". A form based code the appropriate zoning tool to guide design of a neighborhood.

**Would consider additional height/stories for:**



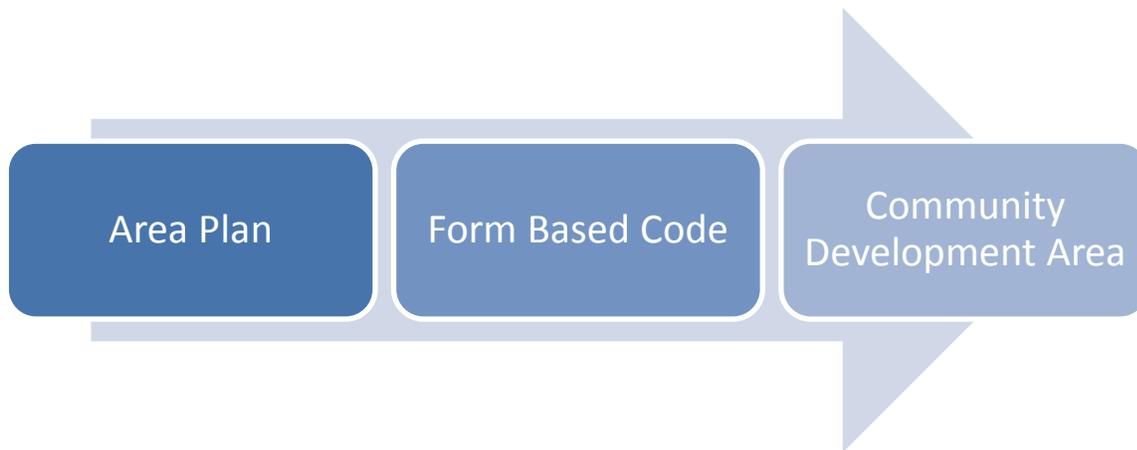
**Would consider Additional Density for:**



The draft Bonanza Park Area Plan suggested that a Form Based Code (FBC) for the Bonanza Park District be adopted as an implementation tool. The FBC will guide redevelopment projects to incorporate authentic building form and materials and a cohesive public realm. Form Based Code creates predictability in the *form* of the building and the *public realm*. Form Based Code is different from guidelines because it is a type of zoning code.

Understanding the relationship between the Form Based Code and the Area Plan

Prior to adopting the FBC and creation of a Community Development Area (CDA), the Bonanza Park Area Plan must be adopted as a supplement section of the General Plan, replacing the existing 2006 Bonanza Park supplemental section. The Area Plan will direct the implementation of the Form Based Code. Both the Area Plan and the Form Based Code will be utilized by the budget department to estimate the future development within the district and guide decisions within the CDA.



## Form Based Code Development and Review by Planning Commission

- March 22, 2012 The City Council awarded the contract to develop the Form Based Code to Gateway Planning.
- April 5 & 6, 2012 Gateway Planning hosted a series of stakeholder meetings for property owners, residents, and businesses within the Bonanza Park District to discuss future redevelopment in the area and introduce the concept of form based code.
- April 30, 2012 Gateway Planning returned to Park City to work with staff on refinement of the illustrative (site) plan based on the community input.
- May 1, 2012 Open House was held on May 1, 2012. During the Open House, Gateway Planning and staff presented different options of the illustrative plan and introduced the concept of character zones within the District.
- October 24, 2012 Gateway Planning presented the first draft of the FBC during a joint Planning Commission and City Council work session. Gateway Planning presented an overview of how Form Base Code is administered and provided examples of how the code is applied.
- May 8, 2013 Planning Commission work session to discuss key policy questions regarding the Area Plan and the form based code. Specifically, the Planning Commission discussed:
1. Modifications to the Regulating Plan layout;
  2. Local Business vs. National Chains strategies; and
  3. Height above three stories. (height discussion put on hold)
- May 16, 2013 Planning Commission and City Council held a joint meeting to discuss policy questions that guide the enhanced options within the Bonanza Park Area and Form Based Code. The Planning Commission and City Council requested a model to better understand the impacts of different heights within the district prior to setting policy. (Exhibit B. Minutes)
- May 22, 2013 Planning Commission regular meeting. The draft FBC was presented and a public hearing was held. The staff presented tweaks to the form based code to create increased variation between the character zones. Height discussion on hold for model.

## **Analysis:**

The focus of the June 12<sup>th</sup> meeting will be policy regarding (1) administrative review of the Form Based Code and (2) confirmation of the tools within the enhanced option toolbox.

### **Topic 1: Administrative Review**

Principle 2 of the Bonanza Park Area Plan is “Form partnerships to create win-win opportunities.” Within the possible strategies to implement is a fast track review suggesting that all applications that follow the area plan recommendations should be ensured a public hearing and review by the Planning Commission within 60 days of complete application submittal.

The current LMC requires that a project be reviewed as a Master Planned Development if it meets one of the following:

- 1) Any residential project larger than ten (10) lots or units.
- 2) Any hotel and lodging projects with more than fifteen (15) residential unit equivalents.
- 3) All new commercial or industrial projects greater than 10,000 square feet gross floor area.
- 4) All projects utilizing Transfer of Development Rights Credits.

MPDs require a pre-application conference and public meeting with the Planning Commission, approval of the full MPD by the Planning Commission with a public hearing, and a Development Agreement approved by the Planning Commission. Approvals are valid for two years following the execution of the Development Agreement.

The form based code has a different methodology to the “fast track” review process. Due to predictability in form of infill development, the form based code requires administrative review for all projects that clearly comply with all the standards of the FBC or qualify as a “minor modification”. The review is done by the Planning Director or designee without Planning Commission review. (Form Based Code Section 3.3) There is no public noticing requirement for administrative applications beyond posting the building permit at time of approval. The form based code and regulating plan act as a master plan for the entire Bonanza Park district designating building placement, location of parking, sidewalks, and streets.

Within the Form Based Code, the Planning Commission is responsible for reviewing applicable Conditional Use Permits, Exceptional Civic Design applications, and major modifications to the form based code (beyond the outlined minor modifications in table 3.2). The Board of Adjustment reviews variance applications.

### ***DISCUSSION and DIRECTION REQUESTED:***

1. *Do the City Council and Planning Commission support the administrative review process within the Form Based Code?*

## **Topic 2: Enhanced Options**

The Bonanza Park Area Plan created enhanced options to allow developers/property owners to develop beyond the base zoning in exchange for community benefits. Section 6 (pg. 107 – 113) of the draft Bonanza Park FBC outlines the enhanced options for development greater than that established within the base zoning. The enhanced option standards allow developers to build a 4<sup>th</sup> and 5<sup>th</sup> story in exchange for (1) a identified right of way dedication, (2) open space, (3) affordable/attainable housing, (4) net zero buildings, or (5) transfer of development right credits. Currently, the draft area plan suggests Tier 2 enhanced options to allow development on the 4<sup>th</sup> story up to 75% of the ground floor building area and 25% of the ground floor building area on the 5<sup>th</sup> story for ROW, Open Space, and Attainable Housing. Tier 3 enhanced options within 100% of the 4<sup>th</sup> and 5<sup>th</sup> story for net zero carbon buildings and receiving transfer of development rights credits.

During the May 16, 2013 joint work session, the Planning Commission and City Council continued the discussion on height until June 12, 2013 and requested staff to return with a model to assist in understanding the impacts of height. Staff will focus the discussion during this meeting on enhanced options and the appropriate tools to reach the desired, collaborative vision for the future 5 - 30 years of redevelopment in Bonanza Park.

### **The Enhanced Options Tool Box:**

#### Height:

During the May 8<sup>th</sup>, 2013, Planning Commission work session, Staff requested direction regarding the use of additional height options for desired community benefits. One of the four (4) core values of Park City is “small town.” The staff and Planning Commission have concerns that the enhanced options, as currently proposed up to 5 stories (60’ max), may threaten the “small town” experience. A self-guided tour was recommended by staff to observe 1, 2, 4, 5, and 7 story buildings within the Tony Caputo’s block of Salt Lake City. (3<sup>rd</sup> South between 2<sup>nd</sup> and 3<sup>rd</sup> West). Local places in which to experience 2, 3, and 4 story buildings include Main Street, Lower Main Street, and Park City Mountain Resort. The county has a few individual three and four story buildings located on West Ute Blvd across from the County Field House. Staff recommends that the Planning Commission and City Council participate in a self-guided tour prior to the June 12<sup>th</sup>, 2013 joint meeting, as a 3-D model will not provide the full experience.

The current FBC draft allows a maximum height of 35’ in all character zones. Within the enhanced options matrix, a property owner may exceed the height limit and build upon 75% of the building pad within the fourth story (max height 50’) and 25% of the building pad within the fifth story (max height 60’). The enhanced options matrix allows additional height for right-of-way dedications (roads and pathways) consistent with the regulatory plan, on-site affordable & attainable housing, and open space. A third tier includes allowing 100% of the fourth story and 100% of the 5<sup>th</sup> story for transfer of development right credits and net-zero carbon buildings.

The following is the Enhanced Options Matric within the most recent draft of the FBC:

### 7.3 Enhanced Options Matrix

<b>Tier 1</b>	<b>General Standards:</b> <ul style="list-style-type: none"> <li>Applicants may provide more than one of the listed development outcomes under Tier 1 and obtain the cumulative building square footage up to the maximum established for Tier 1.</li> <li>Tier 1 maximum development (cumulative for all development outcomes): Building height shall not exceed 5 floors or 60 feet. On the 4<sup>th</sup> floor, the building area shall be limited to 75% of the ground floor building area and on the 5<sup>th</sup> floor; the building area shall be limited to 25% of the ground floor building area unless otherwise specified below. When the building fronts a Type “A” Street or Civic/Open Space the 4<sup>th</sup> and 5<sup>th</sup> floor must be setback no less than 15 feet from the front building line on the 4<sup>th</sup> floor and 25 feet from the front building line on the 5<sup>th</sup> floor.</li> <li>Applicants providing more than one listed development outcomes under Tier 1 are also eligible to reduce their total required off-street parking by a maximum of 25%.</li> </ul>	
	<b>Development Outcomes</b>	<b>Standards or Criteria</b>
	1. Dedication/Reservation of R-O-W for a Primary Street	<ul style="list-style-type: none"> <li>Additional building square footage shall equal the total square feet provided in R-O-W dedication or reservation but no greater than the maximum permitted for Tier 1.</li> <li>R-O-W dedication/reservation shall meet the standards of this Code.</li> </ul>
	2. Dedication of Required or Recommended Open/Civic Space (includes community gardens and rooftop greenhouses) 3. Dedication/Reservation of R-O-W for a Secondary Street	<ul style="list-style-type: none"> <li>Additional building square footage shall equal the total square feet provided in Open/Civic Space (public or private) but no greater than the maximum permitted for Tier 1 with the exception of Rooftop Greenhouses which may be allowed on the 4<sup>th</sup> and 5<sup>th</sup> floor and do not count toward the building area limits.</li> <li>Additional building square footage shall equal to ½ of the total square feet provided in R-O-W dedication or reservation but no greater than the maximum permitted for Tier 1.</li> <li>R-O-W dedication/reservation shall meet the standards of this Code</li> </ul>
<b>Tier 2</b>	<b>General Standards:</b> <ul style="list-style-type: none"> <li>To be eligible for Tier 2 Enhanced Options; applicants have to meet Tier 1 Development Outcomes 1 and 2 if applicable within the applicants property</li> <li>Tier 2 maximum development (cumulative for all development outcomes): Building height shall not exceed 5 floors. On the 4<sup>th</sup> floor, the building area shall be limited to 75% of the ground floor building area and on the 5<sup>th</sup> floor, the building area shall be limited to 25% of the ground floor building area unless otherwise specified below. When the building fronts a Type “A” Street or Civic/Open Space the 4<sup>th</sup> and 5<sup>th</sup> floor must be setback no less than 15 feet from the front building line on the 4<sup>th</sup> floor and 25 feet from the front building line on the 5<sup>th</sup> floor.</li> <li>Applicants are also eligible to reduce their total required off-street parking by a maximum of 50%</li> </ul>	
	<b>Development Outcomes</b>	<b>Standards or Criteria</b>
	1. Affordable housing units and attainable housing per standards in Table 7.2 below	<ul style="list-style-type: none"> <li>Within this option, the applicant may utilize either the City’s adopted Housing Resolution OR the Bonanza Park Affordable/Attainable Housing Option.</li> <li>The Standards of the Bonanza Park Affordable/Attainable Housing Option outlined in Table 7.4 below shall apply</li> <li>Additional building square footage shall be equal to the total square feet provided in affordable/attainable housing units; but no greater than the maximum permitted for Tier 2.</li> </ul>
	2.	<ul style="list-style-type: none"> <li></li> </ul>

Tier 3	General Standards:	
	<ul style="list-style-type: none"> <li>To be eligible for Tier 3 Enhanced Options; applicants have to meet Tier 1 Development Outcomes 1 and 2 if applicable within the applicants property.</li> <li>Applicants may provide more than one of the listed development outcomes under Tier 3 in addition to Tier 1 and Tier 2 and obtain the cumulative building square footage up to the maximums established for all three tiers.</li> <li>Tier 3 maximum development (cumulative for all development outcomes): Building height shall not exceed 5 floors (100% of the ground floor building footprint on the 4<sup>th</sup> and 5<sup>th</sup> floors). When the building fronts a Type "A" Street or Civic/Open Space the 4<sup>th</sup> and 5<sup>th</sup> floor must be setback no less than 15 feet from the front building line on the 4<sup>th</sup> floor and 25 feet from the front building line on the 5<sup>th</sup> floor.</li> <li>Applicants providing any Tier 3 development outcome is also eligible to reduce their total required off-street parking by a maximum of 50%</li> </ul>	
	Development Outcomes	Standards or Criteria
	1. Receiving any transfer of development right credits	<ul style="list-style-type: none"> <li>Additional building square footage shall be equal to the total square feet provided by TDR; but no greater than the maximum permitted for Tier 3.</li> </ul>
2. Zero Carbon Building	<ul style="list-style-type: none"> <li>Total building square footage shall be no greater than the maximum permitted for Tier 3.</li> </ul>	

### Funding

The City may opt to utilize funding to achieve some of the desired outcomes within the Bonanza Park Area Plan. Street rights-of-ways, increased affordable/attainable housing, open space, and business/tech improvements may be acquired through funding mechanism rather than height.

Currently, the City Council has directed staff to evaluate the potential creation of a Community Development Area (CDA) for the Bonanza Park Area as an economic development tool to facilitate redevelopment of the area. "CDA's" are intended to undertake any economic or community development purpose of the city, including job growth or retail sales. A CDA is a form of tax increment finance which would allow the City to define a community project area which is expected to see sales and property tax growth as a direct result of project improvements. The CDA, as currently being evaluated, will be used almost exclusively for the relocation costs of the Rocky Mountain Power.

If directed by the City Council, staff could research the methodology for the creation of another CDA or expansion of the existing CDA as well as other funding mechanisms to help facilitate desired outcomes within the Bonanza Park Area Plan. Some of the future financing challenges for the area include street and sidewalk improvements, park improvements, possible shared parking areas, signage (wayfinding), etc..

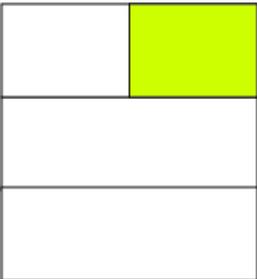
**Desired Outcomes**

Desired Outcome 1: Affordable Housing

The current enhanced option matrix sets policy to allow an additional square foot of development for each square foot of development designated to affordable housing and attainable housing. (Bonanza Park Area Plan pg. 110) For an explanation on the reason behind the affordable housing options, please see Principle 8 of the Bonanza Park Area Plan (pg. 72). This enhanced option goes beyond the typical affordable housing allowances within the current Land Management Code.

Park City has adopted an “inclusionary housing” policy in which deed restricted affordable housing units do not count toward a developer’s maximum unit equivalents; however, the units must be built *within* the building pad of the site with no exception to go beyond the zone height. Within developments that contain 100% affordable housing and no market rate units, additional incentives toward decreased open space are allowed. City Council and Planning Commission could direct staff to remove the affordable/attainable housing option from the enhanced options matrix and require that the required units be built within the allowed building envelope.

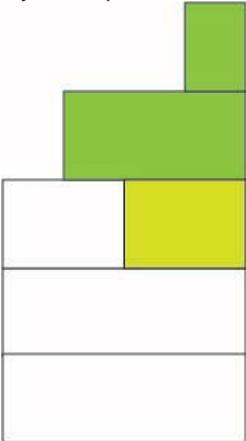
Option 1. Current LMC:



Option 2. Area Plan Enhanced Option:



Option 3. Area Plan Hybrid Option:

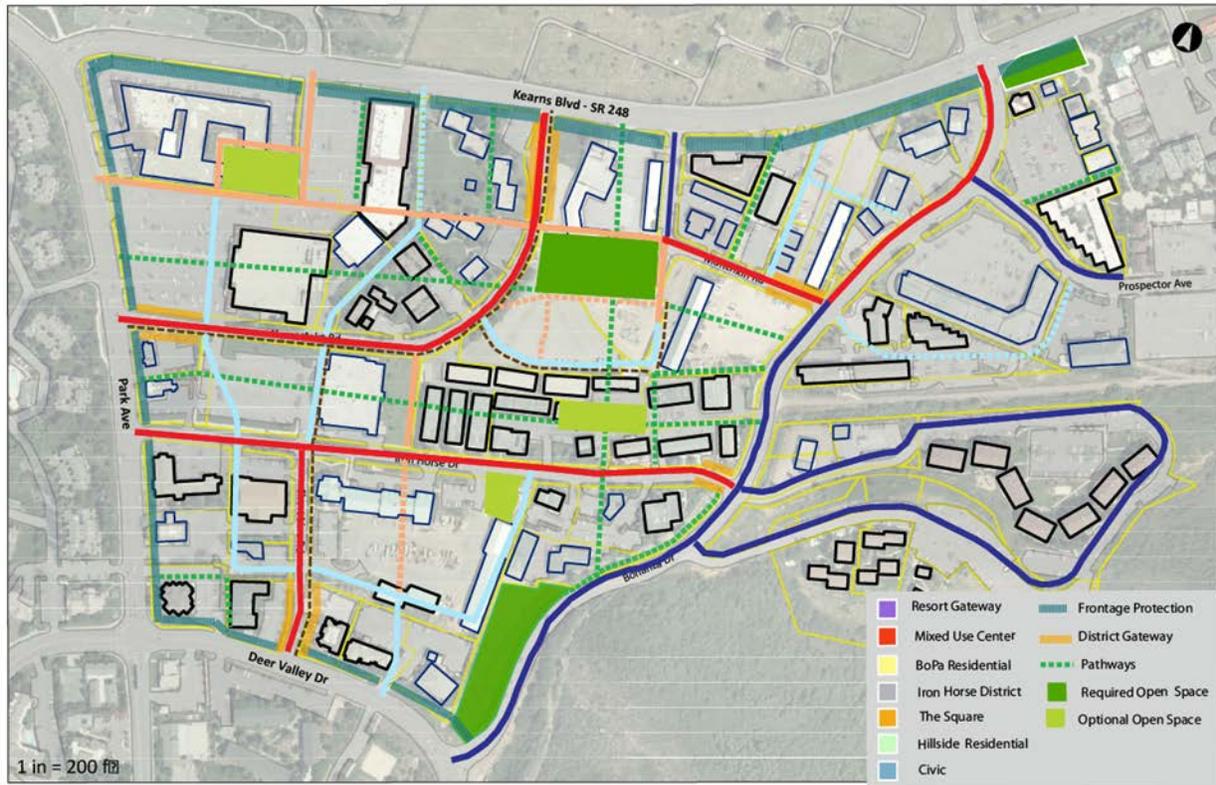


**DISCUSSION and DIRECTION REQUESTED:**

2. Should Planning Staff require that the affordable housing be built within the base building envelope? (Option 1) This policy would remove housing from the enhanced options. OR
3. Do City Council and Planning Commission believe that ADDITIONAL attainable housing, as part of a mixed-use development, should be allowed within the enhanced height option, as an alternative to the current affordable housing requirement? (Option 2) OR
4. Should Planning Staff combine the two. Require affordable housing within the base building envelope AND allow additional “attainable housing” within the enhanced height option. (Option 3 and Staff Recommendation)

## Desired Outcome 2: Right-of-Way Dedications:

Increased connectivity throughout the district is a priority to create a neighborhood that functions properly for pedestrians, bicycles, public transit, and automobiles once it is built-out. The enhanced options matrix allows for one (1) square foot of development per one (1) square foot of right-of-way dedication of Primary Streets (solid light pink and light blue roads) and ½ square foot of development per one (1) square foot of right-of-way dedication of Secondary Streets (dashed light pink and light blue roads). The enhanced option is triggered once land has been dedicated.



The 2012 Traffic Study identified the costs associated with the menu of right of way options presented in the Bonanza Park Area Plan. The resulting cost estimates within the study for construction of the January 2012 street and trail networks was estimated at \$8.5 million dollars; including, \$8.1 for the street network and \$0.4 million for the trails. It is typical within greenfield development for a developer to pay for the cost of new roads, then the City will maintain the roads if they become dedicated right-of-way. Due to the infill nature of Bonanza Park and multiple property owners, the City must collaborate with property owners to achieve desired circulation in the district.

The staff would like to revisit the Enhanced Option for road dedications with the City Council and Planning Commissioners, to further clarify the City's "partnership role" in the redevelopment of Bonanza Park. In addition, staff would like to further explore the utilization of budgeted City funds for building the new road network in the Bonanza Park district.

Typical Section DESCRIPTION	ROW Width (ft)	Cost (Exist) (\$/LF)	Cost (New) (\$/LF)	Travel Lane Width (ft)	Bike Lane Width (ft)	Parking Width (ft)	Walk Width (ft)
Interior Block No Cycle Track	52	\$ 270	\$ 460	10	-	8	8
Interior Block with Cycle Track - Along Rounded Edge of Spur	52	\$ 270	\$ 470	10	11	8	15
Interior Block with Cycle Track - Along Straight Edge of Spur	55	\$ 280	\$ 510	10	11	8	8
Interior Block with Cycle Track - Roads with Cycle Track and Two Sides of Floating Parking Lane	63	\$ 310	\$ 540	10	11	8	8

During the May 16, 2013 Joint work session, the City Council and Planning Commission discussed right-of-way dedications with support toward removing the height incentive for right-of-way dedications. Although not currently budgeted, the roads could be budgeted in phases as the district is redeveloped. Staff heard a majority of Council members favoring removal of the incentive for right-of-way of public roads and preference for funding road improvements. This new policy would set expectations that the City would agree to build the roads following right-of-way dedication to the City. This is a collaborative approach to redevelopment. The City would not expect to pay property owners for right-of-way acquisition, due to the ongoing benefit to the developer of improved and managed roads by the City.

**DISCUSSION and DIRECTION REQUESTED:**

5. *Do the City Council and Planning Commission prefer that Staff revise the Bonanza Park Area Plan to remove R-O-W dedications from the enhanced height option and set policy to pay for road improvements upon dedication of right-of-way to the City? OR*
6. *Do the City Council and Planning Commission prefer that Staff maintain the current Bonanza Park Area Plan policy to provide developers with one square foot of additional building area for each square foot of right-or-way dedication? In this scenario, improvements of right-of way will be the responsibility of the property owner.*

### Desired Outcome 3: Transfer of Development Rights (TDR) receiving zone

The draft Bonanza Park Area Plan allows for Transfer of Development Rights (TDR) credits to be received within Tier 3 the Enhanced Option area (100% of building area within the 4<sup>th</sup> story, 100% of building area within the 5<sup>th</sup> story). TDR sending zones in Park City are primarily located within the Historic District as a historic preservation tool, steep slope protection, and high visibility view protection. The Bonanza Park District is a receiving zone for TDR credits.

Height is the only viable option to creating additional buildable area in which to receive development credits within the Bonanza Park. Staff recommends maintaining the TDR allowance as the Bonanza Park District is one area within town that is appropriate for density. Receiving areas are essential to successful transfer of development rights ordinances.

#### ***DISCUSSION and DIRECTION REQUESTED:***

- 7. Should the enhanced height option to allow development of TDR credits within the 4<sup>th</sup> and 5<sup>th</sup> stories to remain in the incentive matrix?*

### Desired Outcome 4: Net Zero Carbon Buildings

The draft Bonanza Park Area Plan allows for Net Zero Carbon Buildings to be received within Tier 3 the Enhanced Option area (100% of building area within the 4<sup>th</sup> story, 100% of building area within the 5<sup>th</sup> story). A net zero carbon building is a building that produces, at a minimum, the energy it consumes without contributing carbon to the atmosphere. If a developer opts to build a net zero carbon building, the Bonanza Park area plan suggests allowing the developer to build to the maximum of the enhanced options matrix.

During the May 16, 2013 work session, a few Council members voiced support for removing this desired outcome from the enhanced options matrix. No consensus on this policy decision was made.

#### ***DISCUSSION and DIRECTION REQUESTED:***

- 8. Would the City Council and Planning Commission like the enhanced height option to allow net zero carbon building to build within the 4<sup>th</sup> and 5<sup>th</sup> stories to remain in the incentive matrix?*

## Variation in Height

The Planning Commission is considering limiting heights in specific character zones to create variety in zones as well as protection along the entry corridor. This would remove the enhanced options for some character zones.

**9. Should height be limited along the entry corridor to 3 stories to maintain the look and feel along Park Avenue and Deer Valley Drive?**

**10. Should the enhanced options be allowed in all other areas of Bonanza Park?**

### Next Steps:

The policy direction given to staff during the June 12<sup>th</sup> joint meeting will guide the revisions of the Bonanza Park Area Plan. Planning Commission review of the Bonanza Park Area Plan is a staff priority. The Area Plan must be adopted prior to the creation of the Community Development Area (CDA). Staff plans to begin moving forward on the creation of a CDA in August of 2013.

The following table outlines the future Planning Commission and City Council meetings for review of the Bonanza Park Area Plan.

BoPa Area Plan and FNC Review Calendar		
May 16 <sup>th</sup>	PC & CC	Joint policy discussion on enhanced options of <b>Bonanza Park Area Plan</b> continued to June 12 <sup>th</sup> .
May 22 <sup>nd</sup>	PC	<b>Form Based Code</b> with Gateway Planning
June 12 <sup>th</sup>	PC	<b>Bonanza Park Area Plan</b> review #1 (Joint meeting continued on Policy of Enhanced Options)
June 26 <sup>th</sup>	PC	<b>Bonanza Park Area Plan</b> review #2
July 10 <sup>th</sup>	PC	<b>Bonanza Park Area Plan</b> review #3. Recommendation to CC
July 25 <sup>th</sup>	CC	<b>Bonanza Park Area Plan</b> review & possible adoption by City Council
August 1 <sup>st</sup>	CC	<b>Bonanza Park Area Plan</b> adoption by City Council (if not adopted 7/25)

Based on recent meetings with the City Council and the Planning Commission, the review of the draft General Plan is scheduled to be complete prior to the new year. The following schedule has been set:

General Plan Review Calendar		
<b>August 13<sup>th</sup></b>	PC Work Session	Kickoff – Small Town
<b>August 28<sup>th</sup></b>	PC Public Hearing	Natural Setting
<b>September 11<sup>th</sup></b>	PC Public Hearing	Sense of Community
<b>October 9<sup>th</sup></b>	PC Public Hearing	Historic Character
<b>November 13<sup>th</sup></b>	PC with Public Hearing	Neighborhoods
<b>November 14<sup>th</sup></b>	CC Work Session	General Plan Introduction; Exec Summary
<b>November 21<sup>st</sup></b>	Joint Meeting with CC	PC Recommendation and Policy Issues Discussion
<b>December 5<sup>th</sup></b>	CC with Public Hearing	Values, Goals and Strategies
<b>December 12<sup>th</sup></b>	CC with Public Hearing	Final Draft Distribution; Exec Summary
<b>December 19<sup>th</sup></b>	CC with Public Hearing	Action

**Summary Recommendations:**

Staff recommends that the Planning Commission and City Council provide staff with direction on the policy questions raised within the report pertaining to the Bonanza Park Area Plan.

**Exhibits**

Exhibit A: Public Comment Letter

The Bonanza Park Area Plan is available online at <http://www.parkcity.org/index.aspx?page=773>

June 6, 2013

Dear Commissioners,

I am writing on behalf of Wintzer Wolfe, the owner of existing buildings and land within the Iron Horse District. We have reviewed the proposed Form-Based Code for the Bopa district and have a few comments. From the outset, I want to be clear that we do not want a "required" road through our property. What we do want is to receive equal status for all the height and uses that are allowed in other areas of Bopa, including the proposed Gateway and Mixed Use Districts.

On the roads question, the communication between Wintzer Wolfe and Gateway has been very unclear. At times Gateway has led Wintzer Wolfe to believe that it would not be required to dedicate roads through its existing buildings and lots unless in the future we wanted to receive incentive (currently called "Enhanced Options") density. The problem is that if the Iron Horse District is limited to maximum 3 story heights (as is currently proposed), then there is no incentive for dedicating these roads. This is because the incentives offered in the Enhanced Options section of our current draft Bopa code revolve around heights greater than 3 stories. Basically, it appears that only the Mixed Use and Gateway districts (not Resort Gateway) will be able to benefit from the proposed incentives options.

I also want to make a comment about heights in Bopa. If through this process the Planning Commission and Council decide that they want buildings with heights above 3 stories, then the Iron Horse District must also be given the right to obtain those same incentives through road, open space or paseo/trail dedications. The reasoning is that the Iron Horse District is currently a mixed use area and home to a number of small and local businesses. These should be allowed to continue (and I understand that Bopa should allow these to continue) and if the Bopa neighborhood is built up around the Iron Horse District, then the Iron Horse District should have the option to be "built up" along with its neighbors. In fact, it is important to remember that under the current code, the Wintzer Wolfe properties could seek through a MPD the right to locate buildings up to 5 stories. If this new Bopa plan is passed in its current form, the Iron Horse District will be downzoned and limited to 3 stories.

With all of that being said, I do want to make it clear that as a citizen of Park City, I don't want 5 to 10 story buildings in my town. At the same time, as someone who will be directly impacted by this Bopa plan, I don't want to be prevented from getting the treatment that my neighbors are getting.

As a final comment, I do want to express a comment about the General Plan. There are some references in the Bopa Form-Based Code to compliance with the Bonanza Park Area Plan. I presume this refers to the Area Plan that will be finalized later this year as the concepts in the current plan are not consistent with the draft Form-Based Code. I believe that the best course for the city would be to have the Bonanza Park Area Plan completed first and then after that is done, and the issues surrounding the location of the Substation are resolved, we as a city would be in a position to correctly and completely evaluate the concepts that should go into the Form-Based Code. As it now stands, we are doing things backwards by doing the code first.

Thank you,

Mary C. Wintzer

**PARK CITY COUNCIL AND PLANNING COMMISSION  
JOINT WORK SESSION MINUTES                      DRAFT  
SUMMIT COUNTY, UTAH  
MAY 16, 2013**

**Present:**     **Mayor Pro Tem Alex Butwinski; Council members Andy Beerman; Cindy Matsumoto; Dick Peek; and Liza Simpson**

**Planning Commission members Stewart Gross; Jack Thomas; Brooke Hontz and Adam Strachan**

**Diane Foster, City Manager; Phyllis Robinson, Public Affairs Manager; Thomas Eddington, Planning Manager; Nate Rockwood, Capital Budget Manager; and Mark Harrington, City Attorney**

**Stephen Gerran, Technical Consultant**

**Absent:**     **Mayor Dana Williams; Planning Commission members Mick Savage; Nann Worel; and Charlie Wintzer**

**Bonanza Park Plan.** Thomas Eddington explained that staff has been working with Stephen Gerran on a model for Bonanza Park and a demonstration on the technology will be given. Phyllis Robinson added that the City has been working with Mr. Gerran from an emergency management perspective and the question was raised of how to model decision-making processes in real-time fashion that would allow more engagement and interaction in the creation process. Tonight's substation options will be presented to the City Council. Mr. Gerran explained that his expertise is not in creating renderings but to take that sort of information and bring it into a synthesized three dimensional form. This tool allows the public to interact and he would like feedback on issues of interest when he returns in June. He displayed a Bonanza Park model. In June, he will have a larger table capable of illustrating Substation Options 1 and 2, allowing people to see things like vantage points or what the power lines look like.

He will be working with the artist hired by the City to provide more visual information. Mr. Geffen spoke about representing elevations through Google Earth allowing anyone to set the altitude, the pitch or the heading of the camera to adjust views. The model is capable of showing a variety of information contained in GIS levels. He again emphasized that the table will be larger and the information more accurate for the meetings in June. Jack Thomas interjected that people perceive scale about four to six feet above grade. Thomas Eddington added that the buildings can be represented as they exist today and four and five story buildings can be added to gain a perspective of visual impacts. Discussion ensued on capturing sunlight and shadows. Liza Simpson suggested that the pedestrian view may be more meaningful than the view from a car. Jack Thomas pointed out how that lens type can alter perspective with regard to scale,

e.g. telephoto or wide lens and Mr. Geffen stated that he will look at other options other than Google Earth Plug-in. Ms. Robinson encouraged the group to think about vantage points important to them so they can be loaded in the model. Thomas Eddington confirmed that staff will work with Mr. Geffen to identify vantage points and looking at them from both a pedestrian and a vehicular experience. Ms. Simpson recommended modeling the view corridors so that height can be assessed, for example if a building is framing a view or blocking it. Mr. Eddington commented that others have expressed an interest in this as well. Ms. Robinson commented on the benefit of having the Google Earth overlay resulting in a much richer experience. She discussed having this tool at the public open house scheduled for June 11 and it will be available at the public hearing slated for June 20. This model is a work in progress but staff wanted to showcase it today to the group.

**General Plan.** Thomas Eddington stated that the General Plan schedule was discussed at the last joint meeting where Bonanza Park planning and the form-based code were identified as high priorities in consideration of the timing of the Community Development Area and Rocky Mountain Power's deadlines. Even though it was the general consensus to have the General Plan done prior to doing the other documents, given the time lines, it seemed more appropriate to deal with the General Plan after August and possibly through March. He asked the group if everyone is comfortable with that schedule. Another alternative would be adopting the document in its current draft form with the commitment that staff return in August to begin to refine it. He believes the new General Plan better reflects the four core values, City Council goals, and the Planning Commission's input over the past couple of years. This way, the group will have a holistic up-to-date document adopted, and decisions would not be based off of the existing 1997 General Plan. Diane Foster commented that members would need to commit to a schedule and the document would be readopted with edits.

Dick Peek believed the General Plan is very important because the LMC and other plans are guided by it. Cindy Matsumoto stated that if the guiding principles remain the same, it shouldn't be a problem. Alex Butwinski emphasized that the current LMC will be used.

Andy Beerman referred to concerns expressed at the last joint work session about not completing the General Plan. He has read most of the draft and feels it is far better to apply, although maybe imperfect, than working off a 17 year old General Plan that doesn't include current planning principles and/or strategies. Dick Peek questioned that in consideration of Mr. Beerman's comments about the schedule being onerous. He felt that August to March is a long time to get to an adopted General Plan. Thomas Eddington explained that part of that is going through the Planning Commission process and receiving public input and that schedule is based on reviewing the plan in sections. In a perfect world, the Planning Commission would have two hours to dedicate to the General Plan every meeting, but the number of applications has increased and meetings are pretty well booked through the summer. Dick Peek asked if it is prudent to adopt the draft General Plan without public input. Mr. Eddington believed there would

still have to be public input. Andy Beerman pointed out that public input has been received for four years, and the draft is the summation of those comments. He urged members to keep in mind that this is a living document and will be evolving constantly.

Jack Thomas stated that philosophically he prefers to plan from the big picture to the small picture or from the foundation up. To a great extent, the General Plan is the foundation of what holds the structure of the community together. He encouraged addressing the General Plan by breaking it into the visioning criteria for basic values of the community and simplifying it in some way but conducting a public process and making sure that the foundation for making decisions is sound. Perhaps there is a way to simultaneously review it with Bonanza Park because he does not support delaying it.

Brooke Hontz stated that she concurs with Mr. Thomas in terms of delaying the document. She has reservations about adopting the draft because words are powerful and matter and the draft could have significant impacts, in her mind, as it is written. She felt a significant portion of the General Plan should be removed and applied as a supplemental resource and not as part of the actual General Plan. She is somewhere in between and would like to see it moved faster.

Adam Strachan indicated that he tends to agree with Andy Beerman but he feels the principles are there. He didn't believe that a proposal can violate a general plan because they are designed to be broad. For instance, when reviewing Park City Heights, some Commissioners felt it complied while others didn't. The General Plan cannot be used to tell the Bonanza Park developer what he can or can't do; it's not the nature of the document. Mr. Strachan believed the form-based code is a far more pressing matter than the General Plan. He agreed with Mr. Beerman that 95% of the principles are there. The form-based code, on the other hand, is specific and will provide applicants more clarity and certainty.

Stew Gross expressed his confusion about the timing of reviewing the form-based code and Thomas Eddington explained that the plan is to consider the form-based code simultaneously with the Bonanza Park Plan. It won't be done prior to the Bonanza Park Plan which is planned for completion August 8. Adoption of the form-based code will fall behind that date. He added that the principles in the draft are similar to the 1997 General Plan, but have more detail and added principles. The strategy section and some other areas are pretty specific, reflecting the ideologies of both the Planning Commission and the City Council. He encouraged members to read the draft.

Alex Butwinski asked how specific the General Plan needs to be to meet CDA requirements and Thomas Eddington felt that it is there. Mr. Butwinski asked about flexibility to amend the document after the CDA is approved. Mr. Eddington explained that the General Plan can be modified if the amendments are not substantive. If they are, the Bonanza Park Plan would have to return to the Planning Commission and the City Council for readoption. The CDA is based on the Bonanza Park Plan as well as site specific plans, and the CDA primarily addresses square footage and tax generation.

Mr. Butwinski stated that it would be helpful to know for certain how detailed the plan needs to be for establishing the CDA. Nate Rockwood advised that the CDA is based on the Bonanza Park Plan and the form-based code. The CDA is adopted with the assumption that the development approved as part of the CDA will generate the revenue that will pay off the costs of the mitigation of the substation. For example, if the form-based code allows four story buildings and this is included in the CDA, and it is later decided to impose a lower height limit, financially the CDA no longer works because it needs the density from the fourth levels for economic return. The CDA includes the development plan and if the change is significant, it nullifies the CDA which should occur before spending money mitigating the substation.

Mr. Butwinski asked for a formula on density and Mr. Rockwood responded that the consultant does this type of calculation which is included in the data. As far as what needs to be included in the CDA, it would be ideal to have the Bonanza Park Plan in place and included in the CDA which is the reason for the push to get the plan adopted as quickly as possible. Mr. Butwinski expressed concerns about moving quickly on the CDA because of the specificity required in order to create the mechanism to pay back project money. He asked what would happen if four stories was denied by the Commission or Council. Mr. Rockwood encouraged that both bodies get through as much of the process as possible, and are comfortable with the density and the direction of the plan before the CDA is established. Dick Peek interjected that the form-based code is driven by the massing rather than uses but the pressure is coming from one industrial use.

Andy Beerman clarified that he was not proposing that the schedule change but to consider a parallel or expedited process for the General Plan so that we're not waiting until March. The other reality is that three City Council seats are up for election and three seats on the Planning Commission are up for appointment. Hopefully, many or all of us will be back but this group has been working hard on the General Plan for a long time and there is the potential of losing a lot of knowledge and investment.

Liza Simpson disagreed with Mr. Peek's comment about the form-based code being driven by one industrial use because the form-based code has been discussed for two and a half or three years as a concept for Bonanza Park. This occurred before conversations with RMP and the substation driving the time line.

Mr. Eddington felt that the form-based code will not have that much impact on the substation because it is somewhat independent. The question is the density issue to satisfy the CDA in terms of tax increment. Currently, the General Commercial Zone allows 35 feet heights in the area or three stories and a more conservative approach would be to base the CDA on three story buildings. It is safe as it is the current zoning but if there are opportunities for additional height, then that would be a bonus and the CDA might generate at a higher and faster rate and repayment made quicker. He encouraged using three stories which is probably the base for the form-based code.

Cindy Matsumoto understood that Mr. Rockwood is basing the CDA on four stories. Nate Rockwood agreed and clarified that the CDA is based on the Bonanza Park Plan and the form-based code which allows four stories. Mr. Eddington clarified that the form-based code has an enhanced option to get to the fourth story.

Ms. Foster encouraged discussion on a strategy to adopt the General Plan. Thomas Eddington believed that the draft General Plan could be adopted within 45 days with the commitment that it would return in August to make refinements. Dick Peek referred to this meeting's agenda which has been modified by two or three people to include a discussion on the General Plan. He is comfortable with an accelerated General Plan adoption but he questioned not having the General Plan designated as a topic of discussion on today's agenda and Ms. Foster responded that the General Plan schedule was in the packet.

Mr. Gross stated that he would like to see the General Plan addressed before everything else because of the substation and PCMR projects. Adam Strachan felt that more time should be spent on the General Plan to produce finished sections and if it is 95% complete, it is feasible to expect that the other 5% can be done before the Bonanza Park Plan. He doesn't want to rush into an approval after four years of work and explain to the community that an incomplete and less than perfect document was adopted to expedite it. Thomas Eddington emphasized that it won't be done in four months; either expedite it now or follow the schedule in terms of public meetings, applications, and workload. He clarified that there is probably not a middle ground in this instance.

Liza Simpson stated that she doesn't want to be in a position where the Planning Commission is uncomfortable making a recommendation to the City Council. Her priority is completing the Bonanza Park Plan and prefers to have the General Plan done well. It is 95% complete but she has only read a third of it and can't comment on the other two-thirds. She is comfortable with the schedule laid out in the staff report but is not comfortable with Council dictating to the Planning Commission that a recommendation be forwarded on a document. It is possible that the Commission may recommend denial and then Council is in a position of overturning a decision of the people who have performed most of the work on it. She supports the schedule in the staff report.

Brook Hontz stated that she is in agreement with Adam Strachan and Liza Simpson although she respectfully thinks there is an alternative schedule to the one presented where the Commission focuses on the *meat of the document*, which is the goals, the strategies, and the neighborhoods. Perhaps the trends section could be delayed to expedite this because the section isn't necessary going to guide decision-making and makes the General Plan harder to use. The trends could be included as an appendix to the document.

Jack Thomas agreed with Ms. Hontz comments and recommended looking at another time table, acknowledging that he doesn't have the answer. Mr. Eddington commented that he wished there was a middle ground but he doesn't think there is in this case.

Cindy Matsumoto expressed her support of the Planning Commission and understood that members would like to work through the General Plan. She agreed with Ms. Hontz about addressing the *meat of the document* first so it can be adopted earlier and can be applied to projects. If staff can't think of another way to approach this, she suggested adhering to the plan in the staff report. Mr. Eddington explained that the General Plan has four components; trends, how we got to where we are, principles and goals, and strategies. The General Plan also defines neighborhoods. Although the principles and the goals are the most important, it would not be prudent to adopt the document without the strategies. He encouraged adopting the complete General Plan. Getting the goals done is going to be as important as having identified them and he encouraged a holistic review. The trends can be put in an appendix, but the goals and how you get there are needed and are lacking right now.

Andy Beerman did not think it prudent to adopt it as is or place an unrealistic time frame of adopting it within 45 days. He would love to see the General Plan on an expedited schedule that might include some special meetings and adoption before March. The special meetings should be limited to focus on the heart of the plan and he is very much in favor of reviewing it in two volumes or a volume and an appendix section, similar to the budget. The budget document has grown to 800 pages but there is a 150 page executive summary. The plan summary could include the goals, some of the strategies and the neighborhood plans. The trends and some of the less relevant strategies and case studies could go into an appendix section.

Alex Butwinski acknowledged that members are divided and there is another option on the table that the Planning Department develop another schedule. Thomas Eddington expressed that another option is challenging to provide given the existing Planning Commission meeting schedule which includes the Bonanza Park Plan and form-based code over the next three months. Meetings would be added for the General Plan as well as for applications. Diane Foster pointed out that when a schedule for Bonanza Park is finalized, staff can return at the beginning of August and hold another joint meeting to kick off the General Plan. At that time, sections can be prioritized and based on work load. She pointed out the 17 day turn-around period needed for staff reports to the Planning Commission and the potential number of applications in the pipeline. Remaining productive can be a real constraint that needs to be acknowledged when there are many long meetings and all members agree that they want the product to be good.

Alex Butwinski understood that nine weeks from today, a joint meeting will be held to approve a schedule. Ms. Foster clarified that the number of applications expected in the future is the same level the Planning Department is dealing with now and she felt that waiting will provide a clearer view. A meeting could be scheduled on June 13

which is a no meeting date for the City Council. Adam Strachan believed the Planning Commission can review the goals and strategies within nine weeks. Ms. Foster did not think so if the Bonanza Park Plan is prioritized. Mr. Strachan disagreed.

Mark Harrington suggested that if there is a hybrid approach where the legal staff can facilitate to take some of the pressure off of the Planning Department, there probably is some middle ground. The idea of an executive summary under 50 pages that could run concurrently with the schedule but meet the intent that Jack Thomas, Andy Beerman, and Brooke Hontz are articulating, could be effective. A task force could be formed with one representative from the Planning Commission and one from the City Council to work through the General Plan. He pointed out that members have had the document since the end of March, but few have read it and he mentioned this because the posture gained from the Buki meetings has been *to facilitate and to be proactive*. A perfect planning document will never put members in that posture; it will maintain the integrity of the best plan, but there has to be a balance. If members are not willing to commit to the balance, you will remain reactive to external pressures. We are all accountable for the failure of completing the documents in a manner that puts us in a position to proactively address RMP. Now we are reactive and have hard deadlines controlled by a third party which was the fear we tried to avoid. He asked if we are going to proceed on the CDA schedule in an aggressive posture that can at least influence the outcome or lose the opportunity. The Legal Department is willing to dedicate additional resources to help the Planning Department, if necessary, and spearhead a more hybrid approach. Thomas Eddington stated that he just wants a realistic schedule because the General Plan is a big document. He suggested starting Planning Commission meetings at 1 or 2 p.m. to get through this and process applications, including MPDs. Alex Butwinski stated that this is a good middle ground because it accomplishes a lot that the group wants. He didn't see a problem with trying it and he asked if there are any objections.

Jack Thomas expressed that he has no objections and suggested that Planning Commission members take different sections to review to help facilitate the process. Diane Foster understood that Bonanza Park and the General Plan would be addressed concurrently and pointed out that at the last meeting most of the group clearly expressed that it is confusing to review two documents together and that you wanted to accomplish Bonanza Park first. Liza Simpson agreed that it was agreed that the documents would be reviewed sequentially which was supported by most of the Commission. Brooke Hontz explained that her concern was bouncing between two documents and never getting to the finish line. Thomas Eddington stated that he could try to put a schedule together but it is contrary to direction from last week. Liza Simpson stated that she is deeply concerned about pushing back the schedule on Bonanza Park. Alex Butwinski felt that Mr. Harrington's suggestion solves that problem and suggested putting a task force together to create a framework for review of the General Plan. Liza Simpson nominated Mr. Butwinski who accepted.

Diane Foster believed that members are unhappy because unrealistic schedules were set in the first place. The General Plan will not be done by the end of August and the

end of December or November may be more realistic if it is expedited, but she doesn't want members to leave with unrealistic expectations. Adam Strachan discussed appointing a Planning Commissioner, legal staff, a planner, and a City Council member to the task force and breaking the Planning Commission into thirds to review sections of the General Plan; members would rotate participating in task force meetings. He felt that this can be accomplished through emails.

**Continuation of Bonanza Park Plan.** After a short break, Thomas Eddington revisited the Bonanza Park Plan, specifically public-private partnerships. He pointed out that there are incentivized options for height in the draft General Plan. The General Commercial Zone limits height to 35 feet and the draft plan proposes incentivized enhanced options to get up to five stories, 50 to 60 feet, including road dedications, affordable housing, transfer of development rights and net zero buildings. He asked members if they want to consider additional heights and displayed photos of buildings in redeveloped areas in Salt Lake as successful examples of density and variations of height. He specifically pointed out the look of four story buildings in a mixed height environment.

Thomas Eddington stated that the current LMC provides that 15% of the development be dedicated to affordable housing which has to be built within the building envelope. In the spirit of the public-private partnership and in consideration of the recession at the time a few years ago, the City spoke about giving height and density and allowing the affordable housing to be located outside of the building envelope. There was a proposal to be able to build 75% of the fourth floor out and 25% of the fifth floor out. He explained that the *gives and gets* are still going to be opportunities for height and density but with the economy improving, he asked if members want to look at opportunities for more traditional incentives. This could be the City paying for some of the road infrastructure, similar to paying for open space.

Cindy Matsumoto asked if the 75% and 25% proposals are just for providing affordable housing and Mr. Eddington clarified that was the maximum for everything. Ms. Matsumoto hoped the SIM table can accurately represent heights and she supports variety in heights. Jack Thomas noted that there is no incentive for building three story buildings and is not comfortable with five stories because it is contrary to a small town feel and the scale of Park City. He felt four stories should be the maximum and buildings around open space may only be one story for sunlight.

Diane Foster stated that one of the reasons for the joint meeting is to receive policy input from Council because it would be helpful for the Planning Commission to know whether or not to pursue height in Bonanza Park. Liza Simpson stated that she personally would like to keep height in the tool kit. There could be buildings where five stories can work and decisions like one story on the south side of a park is better left in the tool box.

Dick Peek pointed out that there are other things in the plan to gain additional height and at first blush, these items would fall under accounting (LEED standards, net carbon footprint, etc.) and not the built environment. Liza Simpson noted that there is a funding mechanism for purchasing right-of-way, building streets, and purchasing open space with the resort cities sales tax revenue which are core responsibilities of municipalities. However, she is not comfortable removing them from incentives because her goal is to have the best built environment possible and would like to keep height as a *give* but agreed with Dick Peek about narrowing what those incentives might be. Dick Peek spoke about the elements of the public experience.

Jack Thomas felt that this is the district that should have density and additional height but the magic number is unknown and the 75% and 25% formulas do not clearly work for him. It eliminates the potential for the other mix that contributes to community character. Mr. Gross agreed that this is an area for density and every available option should be considered. Adam Strachan stated that he prefers to reserve judgment on height; he needs to see how it looks. Brooke Hontz stated that she struggles with ever seeing a five story building in Park City but agrees this is the place for density. Even getting her to four stories would require a discussion on TDRs and making that work for today's developments so that a value is established for density rather than giving away four or five stories.

Dick Peek spoke about the photos of redeveloped areas in Salt Lake pointing out the built environments and in-fill development and asked how we can create a code that will give us that look without defined uses behind articulated facades. Thomas Eddington felt that part of that is dealt with by applying the form-based code. An appealing feature of Main Street is the variety in height of buildings. The zoning allows three stories or 35 feet and the MPD process allows some movement of density but if members want to have one and two story buildings, as well as three story buildings, you might not want to incentivize any additional development but may want to commit dollars to infrastructure. He added that if the developer provides affordable housing or TDRs, he is going to want the fourth story or there is also the option of giving money. Cindy Matsumoto understood that the City is incentivizing for affordable housing, rights-of-way, green building and TDRs but she didn't understand Mr. Peek's comment.

Dick Peek clarified his prior comment to mean that if the allowed vested density would be the volume of these four tables on a lot, the form-based code would allow this table to go up to there and these tables reconfigured, the accounting incentives would be taking the two food tables and bringing them over so if everyone came to the table with the same accounting incentives, everyone would have this newer larger volume in the area.

Ms. Matsumoto believed that instead of giving development rights for roads that maybe the City can come up with dollars. Affordable housing is certainly a top priority but the developer should be building green no matter what and maybe that shouldn't be an incentive. She felt this is the way of the future and suggested that green building be

removed as an incentive. She needs to think more about the TDRs. She commented on the 75% and 25% formulas and Ms. Simpson clarified that it is not 25% of the project in its entirety; the fourth story is 75% of the building footprint instead of 100%. Ms. Matsumoto feared that the majority of the buildings will be at that height and Thomas Eddington expressed that that is not the intent but it could happen. Ms. Matsumoto insisted that a safeguard needs to be added to ensure that it doesn't happen. She is not afraid of a five story building but would like to keep height in the tool box and four stories should not be a given. The City may have to come up with some money to remove some of the incentives. Diane Foster interjected that \$8 million is estimated for road infrastructure. Mr. Eddington noted that most of the roads are in but some of them will be redone and Phase 1 is estimated at \$2.25 million and it wouldn't be built out within a one year period but probably over a five to eight year time frame. At that point, the cost projection is about \$300,000 to \$400,000 for road infrastructure. Liza Simpson pointed out that the \$8 million is for the entire project. Ms. Foster explained that her comments are in the context of the FIAR. The City does not have a surplus of funds right now and Bonanza Park is not one of Council's priorities from a financial perspective.

Andy Beerman encouraged the group to talk about height rather than *stories* because there are different interpretations of stories. The goal of the district is density and he is not afraid of some height in the area and agrees that variety is key. The only way to facilitate five stories, in his mind, is utilizing TDRs either from other districts or using this area as a sending zone. Ms. Simpson suggested that maybe there is a multiplier, for example, getting a fifth story may cost the developer five affordable housing units instead of two and she acknowledged the concerns about variety in height. Keep all of the incentives but look at a way that will make the extra height cost more because it is a bigger *get* for the developer.

Alex Butwinski warned that members may be getting into too much detail and asked them for input on the question of maximum height and achieving variation. Thomas Eddington discussed a hypothetical application with all three story buildings but in applying the form-based code, two stories could be moved to create five or four story buildings.

Jack Thomas agreed with Mr. Strachan's comments about needing to see the visual impacts on a model. Dick Peek referred to Tony Camputo's city block as an example of successfully applying a form-based code by including tall buildings. Mr. Eddington agreed. Diane Foster interjected that the first meeting of the Planning Commission on Bonanza Park is June 12 and it could be a joint meeting with the City Council. She asked if this is a better option than providing a number tonight. Liza Simpson explained that she is not prepared to commit to a maximum height and would rather leave the Planning Commission with adequate tools to be able make these types of decisions. Mr. Butwinski asked if a joint meeting should be scheduled or a special meeting organized.

Andy Beerman believes that the bigger issue is variety than maximum height and the next meeting should address this. Jack Thomas clarified that this is the whole purpose of a form-based code. Mr. Eddington encouraged thinking about a maximum threshold for the form-based code. Dick Peek understood that when the form-based code is adopted, the Planning Commission is removed from the process and approval becomes administrative within the code. Mr. Eddington clarified that it does for smaller buildings and Dick Peek urged members to weigh in now. Mark Harrington believed that this is a topic that should be further discussed. Diane Foster advised that the next joint meeting will be at 3 p.m. on June 12.

Prepared by Janet M. Scott, City Recorder



**MINUTES – MAY 22, 2013**



**PARK CITY PLANNING COMMISSION  
WORK SESSION MINUTES  
MAY 22, 2013**

PRESENT: Nann Worel, Brooke Hontz, Stewart Gross, Jack Thomas, Mick Savage, Adam Strachan, Charlie Wintzer, Thomas Eddington, Mark Harrington, Matt Cassel

**WORK SESSION ITEMS**

**FY 2014 Capital Improvement Project Plan – Discussion and Overview**

City Engineer Matt Cassel requested that the Planning Commission review the Capital Improvement Plan that was presented to the City Council a week earlier. The Planning Commission is typically asked to review the CIP each year in May to determine whether it conforms to the General Plan. Mr. Cassel explained that the projects were listed in prioritization order with a brief description of each project.

Commissioner Hontz noted that the Commissioners were given two reports and the projects were listed in the same order in both. She was unable to determine if one was supposed to be prioritized and the other was listed alphabetically. Mr. Cassel replied that the projects were listed in numerical order on his report. Commissioner Hontz stated that hers were numerical but both reports were identical and she could not tell if the number represented the priority or just the number in the list. Mr. Cassel recognized that a mistake was made and the projects were not prioritized.

City Engineer Cassel explained that all the projects above the line were going to the City Council with a request for approval. Commissioner Savage assumed that the list was compiled based on budgetary guidelines. Mr. Cassel remarked that based on budgetary guidelines they had created an above the line, below the line list. The items above the line are presented to the City Council for consideration and approval. The City Council may try to move two or three items below the line to above the line and that is when negotiations occur.

Commissioner Savage understood that there was a requirement for the Planning Commission to provide consensus that the CIP list is consistent with the General Plan. City Attorney, Mark Harrington, explained that a State Statutory Provision says that all City parks, projects and buildings must be consistent with the General Plan. He noted that the Provision does not outline a procedural step and it does not articulate how that determination is made. It only means that the City cannot build anything unless it is consistent with the General Plan. He used the renovation of the Marsac Building as an example to explain the intent. City Attorney Harrington stated that beyond that Provision is there not a lot of specificity with regards to sewer and similar type projects. For more than ten years the CIP comes before the Planning Commission as a courtesy review so they can be proactive and identify anything that appears to be inconsistent or inaccurate. The Planning Commission review is not intended to result in an official determination or decision.

Commissioner Hontz thought the order of the list was important. City Engineer Cassel stated that the essential items would be bumped to the top and those were primarily equipment items and other things that the Planning Commission might not be interested in. He pointed out that regardless of the order, anything item above the line were the ones the City Council would be asked to consider for approval.

Chair Worel asked about the numbers that were missing. Mr. Cassel replied that those were

projects that existed but have already been completed.

Commissioner Savage requested that in the future, he would like the Planning Department to vet the list and identified anything that might be an issue as it relates to compliance with the General Plan before it comes to the Planning Commission. Mr. Cassel noted that the list would not make it to the Planning Department before coming to the Planning Commission.

Commissioner Savage stated that when the Planning Commission is presented with a list that has 40 or 50 items and they are asked to review it for compliance with the General Plan, it is not reasonable to expect that the Commissioners could do much with it. He felt it was a catch-22 because they want the Planning Commission to identify something that may be an issue without some type of analysis to help them understand how the compliance should look. Commissioner Savage stated that the intimate understanding and knowledge of the construction of the General Plan and its attributes is the responsibility of the Planning Department, as well as the Planning Commission. Commissioner Savage encouraged Mr. Cassel to review the list with Director Eddington and try to identify any noteworthy items for the Planning Commission. He did not believe the current process was useful or meaningful.

Director Eddington believed that he and Mr. Cassel could work together to identify nine or ten items that the Planning Commission could discuss in more detail.

The Work Session was adjourned.

PARK CITY MUNICIPAL CORPORATION  
PLANNING COMMISSION MEETING MINUTES  
COUNCIL CHAMBERS  
MARSAC MUNICIPAL BUILDING  
MAY 22, 2013

COMMISSIONERS IN ATTENDANCE:

Chair Nann Worel, Brooke Hontz, Stewart Gross, Mick Savage Adam Strachan, Jack Thomas, Charlie Wintzer

EX OFFICIO:

Planning Director, Thomas Eddington; Katie Cattan, Planner; Kirsten Whetstone, Planner; Francisco Astorga; Planner, Anya Grahn, Planner; Mark Harrington, City Attorney

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REGULAR MEETING

**ROLL CALL**

Chair Worel called the meeting to order at 5:45 p.m. and noted that all Commissioners were present.

**ADOPTION OF MINUTES**

May 8, 2013

Commissioner Strachan noted that Powdr Corp. was misspelled throughout the minutes. Powder was corrected to read **Powdr**.

MOTION: Commissioner Wintzer moved to APPROVE the minutes of May 8, 2013 for the Work Session and the Regular Meeting as amended. Commissioner Hontz seconded the motion. Commissioner Strachan abstained since he was absent for that meeting.

VOTE: The motion passed unanimously.

**PUBLIC INPUT**

There were no comments.

**STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES**

City Attorney Mark Harrington updated the Planning Commission on coordination efforts regarding the General Plan. He noted that the Planning Commission and City Council held a joint meeting the previous week. During that meeting Director Eddington presented a proposal to either move forward with a quick adoption of the General Plan in draft form to begin utilizing the gist of the General Plan sooner to avoid conflicts with BoPa, Form Based Code and the Rocky Mountain Power issues, versus the tentative schedule agreed to at a prior joint meeting that pushed out the review date for another year. Based on concerns regarding the either/or situation and the potential delay, the City

Council g asked Director Eddington whether there was another alternative. The response was that the Planning Department did not have the resources to do anything in between the two options presented.

Mr. Harrington stated that he had offered to bridge the gap by facilitating a task force that would work parallel to the existing work plan. He clarified this would not modify the current schedule everyone had agreed to for BoPa and the Form Based Code that was scheduled for final action in August. However, the concept was that the Planning Commission would rotate Commissioners so that two different Commissioners would attend each small subcommittee meeting. In addition to the two Planning Commissioners, the group would consist of one or two rotating City Council members, Mr. Harrington, and Director Eddington.

City Attorney Harrington stated that the first step was to hear input from the Planning Commission this evening on the proposed process, and to choose two Commissioners this evening to participate in what the proposal should look like in terms of a schedule and content. This could be accomplished through a conference call or a short meeting in the next day or two to propose a schedule for the City Council to consider on May 30<sup>th</sup>. The proposal would be to begin a section by section, goal by goal review of the General Plan and to form an executive summary or condensed version of all the main points that could be used as a guide instead of reading all 450 pages of the General Plan. It would be a more usable form and organized by the 16 goals of Visioning. Mr. Harrington clarified that the idea was still a concept and nothing was definitive. The intent is to comprise a working group that could start the condensing effort, and at the same time identify section by section future policy issues, typos and edits. Therefore, when the Planning Commission begins their review of the full document in August, there would already be a "cheat sheet" of items and issues to expedite the review. The working group would not be looking at substantive changes or policy discussion. Mr. Harrington noted that the objective was to shorten the proposed Planning Commission schedule for the full review into a three month process rather than five or six months, so the City Council could potentially take action on the full document before the end of the year.

City Attorney Harrington clarified that the City Council had not made a final decision. They were only asking the Planning Commission for a potential schedule. Mr. Harrington asked the Planning Commission to provide feedback on the viability of that schedule, and to select two members willing to participate in the initial meeting on scheduling. He noted that the rest of the Commissioners were free to provide direct input to the City Council on the merits and/or negatives of this proposed process prior to the City Council meeting on May 30<sup>th</sup>. He reiterated that the City Council would make a decision on whether to move forward with the expedited process or to stay with the original one year schedule.

Commissioner Thomas liked the idea of breaking the General Plan into smaller pieces, but he felt there should be an obligation to meet with the entire Planning Commission to get input and feedback. He also suggested public input at that point.

Commissioner Hontz asked if the Planning Commission could hold the input session as a work session item during their regular meetings. Commissioner Thomas thought that was a reasonable suggestion. Commissioner Wintzer suggested that the Planning Commission could begin the regular meeting at 5:00 p.m. for a few month and use that half hour for the General Plan discussion.

He was concerned about that if a small group of fellow Commissioners participated in a task force process, the other Commissioners would be hesitant to disagree.

City Attorney Harrington reiterated that he was tasked with making the proposal to the Planning Commission and to find two Commissioners willing to participate in the scheduling process this week. Aside from that, the Commissioners were free to make alternative recommendations to the City Council prior to May 30<sup>th</sup>. He wanted the Planning Commission to understand that the task force would not conduct a full scale review in terms of vetting the General Plan. They would only be condensing the draft document into an executive summary.

Commissioner Savage asked if the process utilized in creating the executive summary would be open to other Planning Commissioners as long as there would not be a quorum. Mr. Harrington stated that Commissioners could have a third alternate; however, the task force would have rotating members for the purpose of including all the Commissioners.

Commissioner Hontz stated that she came way from the joint meeting with a different perspective. She understood that the preference was not for an executive summary, but they would look at creating a more usable, simpler document and everything else would come into appendices. Mr. Harrington clarified that a couple of the Council members had that as a goal; however, that was not the perspective he took away from that meeting and his understanding of an executive summary was later confirmed with the City Council. Mr. Harrington stated that the details would need to be worked out between the Planning Commission and the City Council as they start to frame their review in August if the City Council chooses the direction of a task force and an executive summary.

Commissioner Hontz felt that creating an executive summary was an invaluable exercise and she was not interested in participating on a committee to schedule to create an executive summary. In her opinion neither the full document nor an executive summary would be used and it was important to create a usable document in between those two. Commissioner Hontz would support her fellow Commissioners if they were interested in preparing a schedule to complete an executive summary.

Commissioner Strachan stated that before the review in August they all need to go through the General Plan; regardless of whether the end result is an executive summary or a strong recommendation to the City Council for a smaller document with appendices. He personally did not care about the end result, but if all of the Planning Commissioners, City Council members and the Legal Department review the document individually, it would save considerable time in August. He thought the Commissioners could divide up sections of the document to make it manageable for review, and then trust the person who reviewed that particular section. Commissioner Strachan was not opposed to the executive summary exercise if City Attorney Harrington was willing to write the document.

Commissioner Strachan and Commissioner Gross volunteered to participate in the first meeting to propose a schedule for the City Council. That meeting was scheduled for 9:30 a.m. the following morning.

Director Eddington stated that if the Commissioners take their copy of the draft general Plan to the Planning Department, the Staff would add tabs for the trends, the goals, the principles, the strategies and the neighborhoods to make it easier to read.

City Attorney Harrington stated that once the subcommittee sets a schedule, the Planning Commissioners would get a copy of the May 30<sup>th</sup> City Council Staff report with the recommended schedule.

Commissioner Wintzer requested that the Staff spend time at the next meeting educating the Planning Commission on the best way to go through and read the General Plan. Director Eddington offered to schedule time at the next meeting.

Commissioner Wintzer disclosed that he would be recusing himself from the Bonanza Park item but he would remain in the room to listen to the discussion.

**CONTINUATION(S)** – Public Hearing and Continuation to date specified.

Land Management Code – Amendments to Chapter 2.1, Chapter 2.2, Chapter 2.3, and Chapter 2.16 regarding Building Height. (Application PL-14-01889)

Planner Francisco Astorga requested that this item be continued to June 26, 2013 rather than to a date uncertain as stated on the Agenda.

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Strachan moved to CONTINUE the LMC Amendments to Chapters 2.1, 2.2, 2.3 and 2.16 regarding building height to June 26, 2013. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

916 Empire Avenue – Steep Slope Conditional Use Permit (Application PL-12-01533).

Chair Worel opened the public hearing. There were no comments. Chair Worel closed the public hearing.

MOTION: Commissioner Savage moved to CONTINUE 916 Empire Avenue Steep Slope CUP to July 10, 2013. Commissioner Thomas seconded the motion.

VOTE: The motion passed unanimously.

**REGULAR AGENDA – Discussion, Public Hearing and Possible Action**

**1. 1024 Norfolk Avenue – Steep Slope Conditional Use Permit  
(Application #PL-13-01836)**

Planner Francisco Astorga noted that the Planning Commission had discussed this item during work session on May 8, 2013. The minutes from that work session were included in the Staff report.

Planner Astorga reviewed the application for a conditional use permit for construction on steep slopes over 30% or greater. The property owners, Jamie and Kathleen Thomas, would like to build a single family dwelling at 1024 Norfolk Avenue. The site was approved for a 2-1/2 lot combination in 2004 and the plat was recorded. The owners are now ready to build on their property. The applicant was present to answer any questions.

The Staff recommended that the Planning Commission approve the requested Steep Slope CUP based on the findings of fact, conclusions of law and conditions of approval outlined in the Staff report.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

Commissioner Strachan liked the axonometric shown on Exhibit E and he thought it would be very helpful to see the axonometric of neighboring properties in a compatibility analysis. He clarified that his request was for future applications. He did not expect the Staff to go back and do it for this application. Commissioner Strachan pointed out that the axonometric clearly shows the volume of the structure. Knowing the volume of the surrounding structures would help identify whether the proposed structure is too big.

Commissioner Thomas commented on the amount of work and time involved in calculating the volume of adjacent structures. He felt that the requirement for building an axonometric of adjacent properties could significantly impact the applicant. Commissioner Thomas acknowledged that the application submitted for 1024 Norfolk was one of the best presentations and the most complete they have seen.

Commissioner Wintzer agreed that this was one of the best applications that have come before the Planning Commission. It was easy to follow and all the information provided was complete.

Commissioner Thomas thought the Planning Commission should instruct the Staff to look at this application in terms of content for a complete Steep Slope CUP process. This is what it looks like when it works. When it meets Code and all the criteria are provided, the process can be completed in a work session and one meeting.

Commissioner Hontz concurred with all the comments regarding the content of this application. However, these are requirements mandated by Code and she was not willing to move forward with

positive recommendations on future applications that do not meet the standard of the Code. Commissioner Hontz noted that the Planning Commission continues to make that statement, but she was no longer willing to look past what the Code requires for a complete application.

MOTION: Commissioner Wintzer moved to APPROVE the Steep Slope Conditional Use Permit for 1024 Norfolk Avenue in accordance with the Findings of Fact, Conclusions of Law and Conditions of Approval contained in the Staff report. Commissioner Gross seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1024 Norfolk Avenue

1. The property is located at 1024 Norfolk Avenue.
2. The property is located in the Historic Residential (HR-1) District.
3. The property, Lot 2 of the Thomas Subdivision.
4. The lot contains 2,813 square feet.
5. A single family dwelling is an allowed use in the HR-1 District.
6. The proposed structure is 3,397 square feet, which includes the 453 square foot tandem two (2) car garage.
7. The proposed upper floor is 996 square feet in size.
8. Both the main and lower levels are 1,198 square feet in size.
9. The proposed structure complies with the maximum building footprint outlined in the Land Management Code.
10. The proposed structure complies with the minimum front, rear, and side yard setbacks outlined in the Land Management Code.
11. The proposed structure complies with the maximum building height and its corresponding parameters outlined in the Land Management Code.
12. The proposed structure complies with the minimum required parking outlined in the Land Management Code.
13. The proposed structure is located towards the front of the lot while maintaining in excess of the minimum setback which reduces the amount of hard surface required for the driveway and allows floor levels to relate as closely as possible to existing topography.

14. The proposed building coverage is 43%.
15. The impermeable lot coverage of the proposal is 52%, which include the driveway, porch/entry, building footprint, and rear deck.
16. The applicant submitted a visual analysis, including a model, and renderings showing a contextual analysis of visual impacts.
17. The proposed structure cannot be seen from the key vantage points as indicated in the LMC Section 15-15-1.283, with the exception of a cross canyon view.
18. The cross canyon view contains a back drop of three (3) story buildings.
19. The building is located in a neighborhood of similar structures and is completely surrounded by developed lots.
20. The project will be accessed by a concrete slab on grade, combined driveway and pedestrian access from Norfolk Avenue.
21. The driveway falls from the street allowing the building levels to closely follow the existing topography.
22. Minor retaining is necessary around the proposed structure to provide for egress on the lower level as well as the rear patio.
23. Limited retaining is also being requested around the driveway located in the front yard area.
24. The proposed structure is located towards the front of the lot while maintaining the minimum front yard setback.
25. The plane of the façade lies between those of the immediate neighbors, more than two feet (2') behind the historic remodel at 1002 Norfolk and approximately one foot (1') in front of the new dwelling at 1034 Norfolk.
26. The main ridge orients with the contours.
27. Behind the street front, the side walls step in, narrowing the built form and increasing the side yards.
28. The proposed structure is both horizontally and vertically articulated and broken into compatible massing components.
29. The design includes setback variations and lower building heights for portions of the structure.

30. The proposed massing and architectural design components are compatible with both the volume and massing of single family dwellings in the area.

31. The proposed structure meets the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than 27' in height.

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

#### Conclusions of Law – 1024 Norfolk Avenue

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6(B).

2. The CUP, as conditioned, is consistent with the Park City General Plan.

3. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.

4. The effects of any differences in use or scale have been mitigated through careful planning.

#### Conditions of Approval – 1024 Norfolk Avenue

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.

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 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 and the 2009 Design Guidelines for Historic Districts and Historic Sites.

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. If required by the Chief Building official based on a review of the soils and geotechnical report submitted with the building permit, the applicant shall submit a detailed shoring plan prior to the issue of a building permit. If required by the Chief Building official, the shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer.

9. This approval will expire on May 8, 2014, if a building permit has not issued by the building department before the expiration date, unless an extension of this approval has been granted by the Planning Commission.

10. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission, subject to additional changes made during the Historic District Design Review.

11. All retaining walls within any of the setback areas shall not exceed more than six feet (6') in height measured from final grade.

**2. 488 Marsac Avenue – Conditional Use Permit  
(Application PL-12-01765)**

Planner Kirsten Whetstone reviewed the application for a conditional use permit for a private driveway in a public right-of-way. Planner Whetstone presented photos to show the site of the future house. She clarified that this was a pre-design review application and a design review had not been submitted at this time. The applicant was working through the design and some illustrations were included in the Staff report for informational purposes only to give an idea of what the applicant was considering in terms of the design.

Planner Whetstone noted that Dallas Nelson, the project architect, was representing the owner this evening.

Planner Whetstone reported that the conditional use was for 5<sup>th</sup> Street, directly north of 488 Marsac. It is a 30-foot right-of-way that connects between Marsac and Ontario. The Staff had worked with the City Engineer on this proposal, and it had been through a development review. They also spoke with the Streets Master Plan and Trails Coordinator, and no one foresees a street being constructed in that area because of the unsafe elevation. In addition, the trails and sidewalk plan does not call for stairs to be constructed in the right-of-way; however, the driveway would not preclude any of that from occurring.

Planner Whetstone stated that the LMC allows an owner to request a conditional use permit for a driveway located within a right-of-way for certain situations. In this situation, because there is no

road, it is a platted right-of-way. The City is not interested in giving up any right-of-way in case it is needed for fiber optics, utilities, storm water, etc. In the past, these were sometimes deeded in exchange for the right-of-way.

Planner Whetstone reviewed the survey of the property and noted that Marsac Avenue takes approximately one-quarter of the lot. The actual platted lot goes to the center line of the road.

Commissioner Hontz asked if only one exhibit was provided for this application. Planner Whetstone answered yes. The exhibit was for the driveway. She clarified that the Commissioners were only asked to consider a CUP for the driveway this evening. They would have the opportunity to review a separate application for the house at a later date.

Planner Whetstone noted that the City Engineer, Matt Cassel, requested that the width of the driveway at the street be 15-foot maximum. The applicant was proposing a 14-foot wide driveway that narrows to 12-foot wide in front of the garage. It is a side entrance garage so there would be no backing on to the State Highway.

Planner Whetstone emphasized that the house was not an item for discussion or approval this evening. The applicants were working through the variance process with the Board of Adjustment for a zero lot line setback on the north side, a variance to the front setback that would be 10-feet from the edge of the street, and a variance on the rear from 10' to 7'. The matter is scheduled before the Board of Adjustment in June.

Planner Whetstone noted that LMC 15-3-5 sets eight standards of review, A through H, for the construction of private driveways within platted unbuilt City streets, as outlined in the Staff report. The Staff had conducted an analysis against all eight criteria for compliance. Standard (A) states that the driveway shall not exceed ten percent (10%) slope. She noted that the proposed driveway complies because the proposed driveway is a 2.8% slope.

Planner Whetstone stated that Standard of Review (F) requires a conditional use permit subject to the standard conditional use criteria found in LMC 15-1-10 and outlined in the Staff report. The Staff conducted an analysis on the 15 CUP criteria and found no unmitigated impacts of the proposed driveway. It was had the approval of the City Engineer. Planner Whetstone referred to an illustration showing the stairs with a roof in the right-of-way, and clarified that it was only the stairs and there was no roof.

Planner Whetstone added the following sentence to the end of Condition #7, "The landscape plan needs to include the entire right-of-way from Marsac to Ontario." She noted that the owner would be responsible for landscaping and maintenance of the landscaping, but the City wants to know the existing vegetation, what they have planned and if there would be impacts.

Planner Whetstone revised the second sentence of Condition #9 to read, "No **formal** parking will be **created** within the ROW." She explained that per Code, the owner would be allowed to park behind his garage to unload groceries or for some other reason, but it would not be creating a formal parking space that counts towards the two Code required spaces. The applicant was also asking for a variance to only have one Code parking space on site.

The Staff recommended that the Planning Commission conduct a public hearing and consider approving the conditional use permit for the driveway in the 5<sup>th</sup> Street right-of-way for 488 Marsac Avenue according to the findings of fact, conclusions of law and conditions of approval as amended in the Staff report.

Commissioner Thomas commented on the driveway and turnaround area and asked about the grading and whether a retaining wall would be needed around the perimeter on the uphill side. He also thought the normal width of driveways in the Historic District was 12 feet. Planner Whetstone noted that the proposed driveway was 12-feet in front of the garage. It is wider at the street to accommodate turning into the driveway. Commissioner Thomas asked for the width of the typical driveway cut to the street in Old Town. Planner Whetstone replied that the driveway width is typically 12-feet, but there is usually a wider area at the cut to make the turn.

Commissioner Thomas wanted to know how many times a stairway has been allowed into the right-of-way for a private residence. Planner Whetstone stated that according to the City Engineer, it would require an encroachment agreement, and there would be no retaining walls necessary except possibly low stacked rock walls. The grade is very low and not very deep, and the plan presented did not identify any retaining walls.

Commissioner Hontz noted that this was scheduled before the Board of Adjustment in June. If the variances are not granted the house could not be built to the proposed zero setbacks. Therefore, the design of the garage door and where the stairs would connect would have to change. Commissioner Hontz understood that the CUP for the driveway was an effort to help the applicant move forward, but the Planning Commission has no idea whether the house could even be built in the proposed location and what it would do to the attaching structures and the potential enlargement of the impervious surface.

Commissioner Hontz believed that because this was a ROW, it should be a double front yard setback as opposed to a zero setback. It should front on Marsac and front on Fifth Street. She pointed out that instead of losing three feet with a variance, they would be losing six feet. Commissioner Hontz believed the issue was procedural and design related in terms of whether or not the Planning Commission wanted to consider allowing something in the right-of-way. She stated that they would never consider a parking lot in the right-of-way if it would not connect to a house. She was very concerned about the variance and believed it would be a significant question for the Board of Adjustment.

Planner Whetstone noted that Condition #12 states that the variance is a condition precedent to approval of a building permit for the driveway and the house.

Commissioner Hontz recalled that this application was reviewed by a previous Planning Commission many years ago and she felt it was pertinent for the Commissioners to understand why it was not approved at that time. She wanted to see the minutes from those meetings as well as the opinion of the City Engineer at that time.

Commissioner Wintzer understood that the Planning Commission was being asked to approve a driveway, and he asked if they were also approving a CUP for a set of stairs. Planner Whetstone replied that the CUP criteria was only for the driveway. The stairs would be subject to the City Engineer's encroachment agreement. She explained that the element came up as a way to create a design that is more typical of Old Town and less suburban than the design the Staff has been reviewing for over a year. The staircase is an element that is seen in this particular neighborhood. Planner Whetstone clarified that the structure of the house would need to be on the lot and the stairs could encroach into the ROW.

Commissioner Strachan believed that the Planning Commission would also be approving the staircase with the CUP for the driveway based on finding of fact #9, "The proposed staircase provides access to the main entry and porch, being one floor above the garage. This garage changes were encouraged by Staff to better comply with the design guidelines." He noted that if the Planning Commission makes that finding of fact, it would be giving their blessing on the staircase.

Commissioner Wintzer pointed out that the staircase dictates the shape of the driveway, because without the staircase the driveway encroachment could be much smaller.

Planner Whetstone encouraged the Planning Commission to focus on the fact that the Land Management Code sets standards for the Planning Commission to review with very specific criteria to address the driveway.

Commissioner Savage understood that this was a Catch-22 for the Staff and the applicant, but there was resistance from the Planning Commission for moving forward on approval of a CUP when there still considerable ambiguity surrounding the actual final plan. For him personally, he preferred to see a complete presentation on the final product and how it would look. He was not comfortable making a decision from the sketch that was provided, particularly when the issue involves encroaching into the right-of-way.

Commissioner Gross stated that in his opinion the ROWs are open space. He thought the proposed structure for this project was big, and he could not understand why they would orient the building to the north when all the other homes on the street come off of Marsac or the other side. Commissioner Gross thought the City was asking for trouble by allowing people to use the ROW or open space for private purposes. He suggested other options for this property that would not require using the right-of-way.

Planner Whetstone stated that the primary problem is that the road keeps cutting at an angle. Therefore, the road gradually takes up more and more of the front yard of each house coming down Marsac. The hardship is the loss of property depth by having to meet the 10-foot setback where the road angles. That is the hardship the applicants intend to argue before the Board of Adjustment.

Commissioner Gross thought a zero setback was ridiculous and that the owner should have considered what he could or could not do with the property when he purchased it.

Planner Whetstone pointed out that the Board of Adjustment is the body that decides whether or not to grant a variance based on specific criteria they have to consider.

Chair Worel opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, provided an example on Park Avenue where a right-of-way was given up for a driveway and backup area and noted that it turned out to be extremely bad. There is too much pavement, there is no turnaround room. Ms. Meintsma did not think it was a problem using the right-of-way for a single car space or a driveway into a house, but turnaround or backup space is excessive because it requires more pavement and it takes up landscaping space. Ms. Meintsma stated that if she read the Staff report correctly, the proposed driveway is an entrance to a single car garage, which is parking for one car. If the paved area is not going to provide parking and only backup space, she thought it would be better to have a single space for a single car. It would be the same amount of parking, just not enclosed or covered. Ms. Meintsma assumed the turnaround area would not be heated. Therefore, snow removal would be done with a snow plow, which means a snow plow would be moving in and out of the area on Marsac.

Chair Worel closed the public hearing.

Commissioner Hontz summarized her comments into 12 points based on her concerns and the comments from the other Commissioners, as follows:

- 1) The hand drawn submittal by the Staff was unacceptable. The applicant shall submit an actual plan of what they want to do with dimensions and grading. It cannot be drawn by hand;
- 2) She struggled with the procedure because of the timing with the Board of Adjustment. If the applicant is not granted the variance it would significantly change the garage connection and the design, which the Planning Commission was being asked to approve;
- 3) She had concerns with the double front yard setbacks because of the relationship with the procedure and how it would affect the formerly right-of-way space;
- 4) Approving the CUP would not only allow a larger house and a larger impact to the public right-of-way, but it would also be the Planning Commission allowing a paved and impervious surface attaching to the house;
- 5) She requested to see the previous denial minutes because it was obvious that there had been several denials because nothing has been built;
- 6) She does not like stairwells in right-of-ways and could see no public benefit. She wanted to see other places where it occurred and was beneficial;
- 7) The driveway entrances are too wide; 12-foot is more appropriate;
- 8) The amount of impervious surface is much too large;

9) The angle of the road at this point and the side of the house is a self-induced hardship and it has nothing do with allowing the Planning Commission to review a right-of-way and factor that into why the applicant should be encourage to be build there;

10) Concerns with snow removal;

11) Concurrence with the example during public input regarding the impervious surface in the driveway that was previously approved and that it ruined how the house and the properties in the area relate to the street;

12) Concerns about setting a precedent for the use of rights-of-way.

Commissioner Wintzer referred to the Standards of Review outlined in the Staff report and he did not believe there was compliance for the following reasons:

F(1) - Size and Location. He thought it could be much smaller;

F(5) – Location and amount of off-street parking. He thought it would be a big parking lot for the house;

F(8) – Building mass, bulk and orientation. He believed that adding the stairway contributes to the bulk and mass of the building, even though the stairway comes out into the open space;

F(9) – Usable open space. As proposed it would detract from the usable open space in the right-of-way;

F(11) – Physical design and compatibility with surrounding structures. He did not believe there was compliance for reasons previously stated;

F(15) – Impacts on environmentally sensitive lands, slope retention and appropriateness to the topography of the site. He stated that replacing green space with that much asphalt is not compatible.

Commissioner Wintzer concurred that the only open space in Old Town is the right-of-way space. If they allow private owners to use it, it needs to be practical. He did not think it was a good idea for people to back out on Marsac, but this proposal was not a good solution to the problem.

Commissioner Thomas thought it was necessary to see a site plan with grading to understand the impacts of this parking area with the adjacent property. He thought a grading plan could easily convey that. The Planning Commission has no way of knowing whether retaining would be a tall wall or a short wall and that could be a significant consideration for compliance with Standard F(11), physical design and compatibility with surrounding structures. Commissioner Thomas thought it was important that the relationship between the parking and the adjacent property not become a negative impact.

Commissioner Gross suggested a site visit once the Planning Commission has an accurate plan. Planner Whetstone thought a site visit would be helpful to understand why the proposed driveway was being driven by the design.

MOTION: Commissioner Thomas moved to CONTINUE the 488 Marsac Avenue CUP to a date uncertain. Commissioner Savage seconded the motion.

VOTE: The motion passed unanimously.

3. **Land Management Code – Amendments to add Chapter 2.25 for Bonanza Park Form-Based Code and amendments of the official Park City zoning map to add the new Form-Based Code Character Zones, including mixed use center, resort gateway, neighborhood shopping, Iron Horse an Neighborhood.**  
**(Application PL-13-01903)**

Commissioner Wintzer was recused.

Planner Cattan reported that on May 8<sup>th</sup> the Planning Commission held a work session to discuss policy questions regarding the Bonanza Park Area Plan and the Form Based Code. The primary feedback was to start defining the character zones within the Form Base Code. Planner Cattan noted that the Form Based Code would be adopted as a zoning ordinance and the regulating plan, which is the map associated with Form Based Code, would be adopted as a modification to the Park City Zoning Map.

Planner Cattan stated that during a joint meeting with the City Council last week height was discussed and both the Planning Commission and the City Council requested a model. The Staff was currently working towards having a model for the meeting on June 12<sup>th</sup>. Planner Cattan recommended that the Planning Commission wait to see the model before making decisions on height in the Bonanza Park District.

Planner Cattan stated that the discussion this evening would focus on the character zones and what makes the different character zones unique, and creating place within the Bonanza Park District. She explained that Form Based Code is a strategy within the Bonanza Park area plan to create a great public realm and a cohesive neighborhood for the Bonanza Park District, which currently lacks connectivity.

Planner Cattan presented a picture of the concept from the Bonanza Park area plan. She noted that Jay Narayana and Scott Polikov with Gateway Planning would review the different character zones. The Planning Commission was asked to provide input on whether or not they were heading in the right direction.

Scott Polikov stated that as they move into a more formal adoption process for Form Based Code, it is important to understand that Form Based Code is just a tool that helps connect multiple ownerships into one organism. Bonanza Park does not have the benefit of having a singular strategy in terms of design and property owner to property owner relationship like Main Street. Mr. Polikov stated that Main Street is a very different place, but it was original Form Based. Multiple

owners came together and agreed on a basic relationship of the public frontages, building types and how those buildings created the street and how they related to a common public environment along the street. That relationship does not exist in Bonanza Park. However, it does have a developed environment in terms of utilities, lots, varying investment interests, varying buildings in terms of life cycle and the potential rents they would generate.

Mr. Polikov emphasized the need to understand that Form Based Code is an economic tool and not just a zoning and design tool, because they were not starting from a blank slate in Bonanza Park. In that context he encouraged the Planning Commission to begin thinking about decisions they will make in terms of what should be included or excluded and edited or refined as they could through the process of making a recommendation to the City Council.

Jay Narayana stated that when they initiated the process of creating Form Based Code they first looked at the original master plan in an effort to rationalize the existing 100 acres into different neighborhoods and focus on the different strengths within Bonanza Park. All of Bonanza Park is not equal and they needed to create standards that were tailored to different areas based on the existing context.

Ms. Narayana presented the character zones map and noted that it was different from the one in the Staff report because they went back and revisited some of the character zones to drill down on what is different and what is unique. She stated that it is a balance of addressing the existing context and what they want in the future. It was important to coordinate and make sure there was not a mismatch between the two. The new map has eight character zones. Ms. Narayana remarked that they would begin discussing the different character zones moving from west to east.

The first was the Resort Gateway. Park Avenue frontage makes it distinct and it is the main entrance into Park City and Bonanza Park. The buildings have a three-story maximum. This would be the location for hotels and nightly rentals. They could address drive-thru uses, but not along the frontage of Park Avenue in order to preserve the frontage protection zone that exists along Park Avenue creating the entrance and open space feel along Park Avenue itself. Some of the uses could include retail, restaurant, offices and hotels, but no gas stations. The design of the buildings should be responsive to the gateway feel. The focus should be on multi-family units associated with condos as accessory units to existing or new hotels.

Mr. Polikov stated that he and Ms. Narayana spent a lot of time with the Staff to make sure they drilled down into what could be the differentiators from the different locations within Bonanza Park.

Planner Cattan noted that the Resort Gateway, identified in purple, had not changed from the concept plan that was in the Staff Report. However, the allowance to go from 3-stories to 5-stories within the incentives was a change. The Staff would suggest maintaining the height at 3-stories because it is the gateway and the first perception as people move through the entryway. Mr. Polikov clarified that the Planning Commission was not precluded from talking about height before seeing the model. The intent was to suggest that they not make a decision on the maximum height for any given character zone.

Planner Cattan stated that the use is focused on resort and keeping commercial in the area. It would also be the appropriate area if the Yarrow wanted to redevelop, or to allow a boutique hotel or another hotel along the resort entryway with a nightly rental component.

Chair Worel asked if the property owners along the resort gateway would be grandfathered in if they choose not to follow the plan for the character zone. Mr. Polikov replied that anyone who is currently operating in a building, as long as the use is not impacted by this continuance and grandfathered under the current Code, a non-conforming building can continue to be used in perpetuity.

Planner Cattan reported that she had sent a courtesy notice to all the Bonanza Park property owners for this meeting and it was also noticed in the paper.

Planner Cattan stated that most of what is proposed in the Form Based Code, other than where right-of-ways come across, would mostly be conforming due to the decrease in setback requirements. Ms. Narayana pointed out that it would also give people more entitlements in terms of the building pad area within the lot.

Mr. Polikov noted that he and Ms. Narayana have met with many of the stakeholders throughout this process and they were willing to continue meeting with any property owners who were interested in meeting with them.

Commissioner Thomas wanted to make sure they would come back to the holistic picture of the plan and talk about things that knit the neighborhoods together, as well as other characteristics that he would like to see factored into the experience of moving through the community and connectivity to adjacent neighbors. Those issues were addressed to a minor extent, but he thought they should be raised to a higher level. Commissioner Thomas thought the transit hub and connections to Main Street and the ski resorts were important overall considerations.

Commissioner Thomas remarked that the City looked at this neighborhood ten years ago and they talked about the things that would empower it to be successful. The transit center is an intermodal hub that connects to Salt Lake City. If it connects to the ski resorts and Main Street it then becomes a vital component of growth and enhancement to this community. He stated that anytime a mass transit station is built, new growth is created around that station. Commissioner Thomas pointed out that having a connection to Main Street and the ski resorts was vital to making Bonanza Park viable.

Even though it has been studied and a design team looked at it, it is important to be able to see into it visually from different components of the street and have it become a visually strong anchor. Commissioner Thomas also felt it was important to enhance the connectivity to adjacent neighborhoods through pedestrian bridges and a way to connect to the Rail Trail and Prospector Square. He did not favor tunnels and thought they were negative spaces. He thought many of the other connections worked fairly well.

Commissioner Thomas stated that a primary consideration is what Bonanza Park will look like as you drive through the communities. It should be a visually stimulating experience with variety and change versus commonality that is boring and dead. The question for the design community is how to breathe architectural vitality into that experience. Commissioner Thomas remarked that the things they want will not happen through an analytical scientific approach because that does not

produce creative solutions. The aesthetics need to be taken into consideration, which is something he has been struggling with and talking about for ten years.

Mr. Polikov thought the location of the transit hub speaks directly to the view sheds and the proposed paseos and additional streets. He believed that goes to the point of connectivity and centrality. After months of discussion, it was indicated on the regulating plan and by ordinance that that would become the location. Commissioner Thomas clarified that he was comfortable with the location, but he could not see the connections. Mr. Polikov remarked that Form Based Code will not speak to all of the issues. They also need a transit plan. Part of the challenge is to define the mode and how it translates into an urban area. Form Based Code is a socket for other things to plug into, but Form Based Code could not do much more relative to the connectivity issues.

In terms of architectural vitality, Mr. Polikov stated that this was the essence of what Form Based Code is about, as opposed to micro-managing style. The intent is to create a canvas and a pallet through the tools that encourage the most eclectic and varied outcomes within coherence between character zone to character zone.

Commissioner Savage requested that they continue with the presentation on the character zones and iterate between the map and the list of characters for each individual zone. He thought that would help the Planning Commission get a better sense of the overall picture.

Ms. Narayana reviewed the Neighborhood Shopping character zone. She noted that this character zone was a change from the last version. The original version had it as mixed use. However, in looking at the area they identified the grocery store and other neighborhood shopping such as the pharmacy. They also identified the movie theater and larger properties that may get redeveloped over time, but they would always remain retail and office and shopping for the neighborhood itself. They decided that retaining the scale and mix of uses was a good idea.

Ms. Narayana outlined the characteristics of the Neighborhood Shopping character zone, which included looking at the 3-story maximum, the use being mostly retail, restaurants, shops and offices, similar to the current uses, but making it more walkable in terms of design. The residential component would be more townhomes and live/work units that transition to adjoining the block. Gas stations and other services to serve day to day needs would be appropriate in this zone.

Mr. Polikov remarked that they had talked about the pure market capacity. If this is all mixed use, it would not have the ability to absorb the retail and vertical mixed use development in the long term. Neighborhood shopping begins on the Prospector side and transitions from the Resort Gateway, which is an auto oriented environment. They believed that converting this back to mixed-used was more realistic in terms of the marketplace and scale.

Planner Cattan stated that since they were not asking for large civic gathering spots, they tried to follow the daily connectivity going through those parking lots where roads are proposed. However, they were not asking for a central park area or anything like that. For this area, the private developer would not be asked for much of a donation in terms of public space.

Mr. Polikov also thought it aligned better with the notion of employment and trying to generate more long term jobs that transition to higher wage jobs, because it encourages smaller office environments.

Commissioner Thomas thought there should be community spaces in this character zone such as a coffee shop and a gathering space where people could stop and spend time with a neighbor. Mr. Polikov emphasized that they were encouraging that type of use and opportunities.

Ms. Narayana remarked that as a result of comments from the last meeting, they looked at keeping the residential character of the two blocks that are sandwiched between the Neighborhood Shopping and the green space formerly known as Spur Park.

For the Bonanza Park Residential character zone they looked at what the City needed from a residential standpoint. They considered multi-family town homes within a two and three story range, as well as live/work uses serving a neighborhood. It would also include small scale business or professional office under 2,000 square feet and compatible with the neighborhood. The idea is to make it more attractive to incubate local businesses and local employment opportunities. Any signage would be limited to residential compatibility.

Mr. Polikov explained the benefits and parameters of a live/work concept in a residential area.

Ms. Narayana stated that the last piece was making the Homestake frontage coming off of Kearns a softer edge and deeper setbacks. The idea of open spaces being internal private yards and open space courtyards preserves some of the trees and existing green space on the blocks. She pointed out that it would be shared internal common open space and not necessarily a public park.

Commissioner Hontz noted that they were trying to preserve the opportunity for attainable units that are not deed restricted. When she hears "higher quality" she immediately thinks "higher price point". She agreed that live/work is a great opportunity but she believed it could shift what would be built and the price point of what would be available. Commissioner Hontz was concerned that it would gentrify this area in a different direction. She understood that everyone would like to see high quality in terms of wonderful spaces and great design, but in this circumstance high quality translates to not being attainable. Commissioner Hontz thought the prohibition of nightly rentals could possibly help, but everything else would push it towards unattainable.

Commissioner Thomas suggested that smaller units could also keep it attainable. Commissioner Hontz felt that would be the downside because the current units are a nice size. She pointed out that one of the concerns was how to preserve, protect or encourage an opportunity that exists, and she believed they would be eliminating an opportunity in the community.

Mr. Polikov understood the concern; however, he was concerned that pure residential would force a higher-end residential than if they allowed live/work. He explained that live/work does not occur in the high-end gentrification areas. It is usually found in the redevelopment areas. People who want to live in high-end residential are not interested in live/work. It is more for people who want to start a small business but cannot afford to buy a home and start a business. Mr. Polikov reiterated that Form Based Code cannot do everything. The City has an affordable housing requirement that

needs to be met regardless. If they want to protect what currently exists they should not rezone that neighborhood. However, if they do rezone this area, his opinion was that live/work would help it to keep it more attainable. He wanted to eliminate the idea that if they prohibit any other type of use it would remain affordable housing. He did not believe those two had a cause and effect.

Mr. Polikov thought the real question was how to mitigate the negative effects of gentrification to make sure they do not completely displace and push out those who currently have the ability to live in Bonanza Park affordably.

Ms. Narayana reviewed the Mixed-Use character zone. She pointed out that the mixed use center was everything west of Bonanza Drive. It has the highest intensity and it is the place for density. It would be the walkable, mixed-use development which creates the destination. It would be a collection of large and small business, local retail, national chains, restaurants, urban living, vertical mixed use, and specialized educational, institutional or civic anchor. Common green would be a unique feature that takes advantage of maximizing the density, similar to a Central Park concept. Given the intensity of the scale, structure parking could also be considered.

Commissioner Thomas referred to the center image shown in the presentation. He pointed out that photographs are sometimes taken literally and he thought they should be careful about the images presented and projected into the plan. He was uncomfortable with several of the photos that were shown, and he thought the long façade of the middle photograph did not convey a small town image.

Mr. Polikov felt there was a disconnect in the discussion in terms of what they wanted to do in that location of Bonanza Park. He explained that the photograph did not represent the architecture. It was meant to represent a Class A office building or an employment center or a university or research center. This would be the location in Bonanza Park to attract that level of investment. They may not agree on the style, but this would be the type of architecture for that type of use.

Commissioner Thomas clarified that he did not disagree with the style and design of the building in the photograph. His concern was with the façade that appeared to be a mile long. Mr. Polikov stated that the purpose was not to show the façade. The purpose was to show an institutional building representative of the character zone. It was noted that the photographs shown were used for the purpose of this power point presentation and they were not shown anywhere else. Planner Cattan agreed that the building shown did not represent the facade variation they were calling for and it would be replaced with something more representative and acceptable.

Planner Cattan noted that the transit center was involved in this zone. The white outline in the Park showed the City property within the rectangle of the green. The other area is owned by Mark Fischer. The blue building was the concept Mr. Fischer brought forth in his previous concept for some type of civic center for community use. In looking at future discussions regarding give/gets and height, they put 3-5 stories in the zone because of the public contributions within this area. Planner Cattan noted that the location is on the north corner of the Bonanza Park District where a fourth or fifth story would not shade out other areas or block views.

Ms. Narayana pointed out that the additional height would distinguish this area from other character zones and make it more the center of Bonanza Park.

Commissioner Thomas reiterated a comment he had made during the joint session with the City Council, that if the structures on the south side of the Park are very tall 4-5 story structures, it would cut down the sunlight to the Park. He suggested that they manipulate height in that area to allow more sunlight into the Park.

Mr. Polikov encouraged the City to do a shade analysis. The Code already requires that the upper floors be set back. He believed that the effective shade on that Park would be the same as if it were a 3 or 3-1/2 story building. The Park area is large and he was unsure if the shade impact even with the step back would be as pronounced as they would think.

Commissioner Thomas stated that he had done a shade analysis in this same neighborhood off of an ArchiCAD model and it was a consideration in the wintertime. He agreed with Mr. Polikov that the City should do a shadow study to understand the new model. He personally believed this was where the density and verticality should occur.

Ms. Narayana reviewed the Gateway character zone, which is the main entrance into the mixed-use center. It is very similar in scale and character to the mixed use center, but the distinction is two-fold. One is that because it is a main entrance there needs to be a vertical gateway element or something that architecturally celebrates it as the main block entering into Bonanza Park and the mixed use center. Secondly, this would be the best location for a boutique hotel. Mr. Polikov remarked that it was important to make a distinction because this is a unique location. It is on Kearns Boulevard and on the park and located in an area where relative density makes more sense. Understanding the concern for nightly rental in this area, Mr. Polikov asked what they could do to encourage a meaningful boutique or higher-end hospitality for someone who skis during the day, returns to their accommodations and wants to walk to a restaurant for a good meal. People have that option in the Historic District and they thought it would be nice to have that option in Bonanza Park on a limited basis to create some diversity.

Planner Cattan recalled from the previous meeting that the Planning Commission preferred to maintain a residential area as opposed to having a gateway on both sides of the street.

Ms. Narayana reviewed the Iron Horse District character zone. She noted that the Planning Commission had seen a concept plan for this area at the last meeting. Building off of that concept plan they looked at putting it into the regulating plan. Ms. Narayana stated that the Iron Horse character zone is viewed as building on the eclectic types of uses and buildings that exist, and evolving those organically. This character zone was looked at as more of a college, industrial services and funky arts and crafts oriented, but it is also living and working. In this zone there would be more flexibility with the building types and materials to add to the eclectic mix that currently exists in Bonanza Park.

Planner Cattan referred to an exhibit in the Staff report and indicated the blue dash road and a green pathway as a through connection. She explained that the concept of having through connections with roads was to handle density. However, at the last meeting she understood that the Planning Commission supported keeping it more of a greenway and having more pedestrian pathways. Planner Cattan stated that if the intent is to maintain a three-story presence and

pedestrian passageway, the need for those roads was not as critical. She requested input from the Planning Commission on the roads and pathways.

Commissioner Gross thought the section behind the Rite-Aid would be the logical place for height because it is closest to the middle and it would reduce the visual impacts for those walking or driving around the perimeter. Mr. Polikov replied that it was not right or wrong to have more height in that area. However, in ongoing conversations with the Wintzer's and what was reflected in the concept plan was that the need for roadway connections are not as significant with the idea of maintaining and building on the existing characteristics. If the goal is to keep the Iron Horse District more of a low mixed industrial arts and a more affordable employment environment, additional roadways through the area would not be necessary.

Commissioner Thomas stated that whatever happens from the standpoint of pedestrian connectivity, they should try to knit between the neighborhoods. He thought the curved element shown in green that comes from the south to the north could somehow connect into the adjacent neighborhoods to the north and the Prospector neighborhood to the east. He believed the challenge was how to make it possible for people in the residential zones to cross Bonanza Drive; and they need to start thinking about it in terms of pedestrian connectivity.

Commissioner Savage asked if there was a way to model or evaluate the question of connectivity as it relates to form and function and where people would walk to and from the most. It is impossible to connect everything, but they should connect the key things where they would expect reasonable traffic moving back and forth. Commissioner Savage assumed the majority of people would be on the periphery in the residential area and he believed the location of the transit center was a significant distance away from that majority. If the transit center would be utilized to get people to and from the ski areas and other places, it could be an impediment for people to walk that far with their skis to access transit.

Mr. Polikov asked Commissioner Savage to clarify his concern. Commissioner Savage explained that what he could tell from the first slide showing the Resort Gateway neighborhood in relation to the transit center, it appeared to be a good distance to walk with skis and ski boots. Commissioner Gross pointed out that the buses already come down Park Avenue. Commissioner Savage asked about the purpose of the transit center if it would not accommodate the people in Bonanza Park. Mr. Polikov replied that the Resort Gateway would not be the most dense in terms of people. In addition to hotels, there would still be a mix of businesses.

Commissioner Savage clarified that he was suggesting that they begin to think about the people mover function in terms of concentration of people, where those people want to go, and whether or not that was taken into consideration with the location of the transit plan and pedestrian and bike paths. Mr. Polikov believed it was taken into consideration. He noted that based on the regulating plan, the majority of people who would live in Bonanza Park would live closest to the transit center. Regarding connectivity, Mr. Polikov thought it was important to understand that the streets in Bonanza Park are the most important future connections; and not the paseos. The paseos represent connections through the development, but the highest pedestrian function in Bonanza Park under this new approach will be people walking down the streets. He believed it would be significantly more interconnected than what exists today.

Commissioner Thomas thought the transit hub was centrally located to the entire development. Planner Cattan pointed out that it would also have a seasonal component and be highly utilized in the summer because more people will be on bikes and walking. Mr. Polikov stated that they were proposing street designs that functions for any choice of movement; walking, biking or driving.

Ms. Narayana stated that the main element of the concept is to make sure it creates a characteristic that is distinct from other neighborhoods and becomes something unique. Planner Cattan remarked that the Iron Horse District has a really defined character and the Code has exceptions for the Iron Horse District to help maintain that character moving forward.

Ms. Narayana reviewed the Hillside Residential character Zone. She stated that they had struggled with trying to define the character of this zone. The idea was to maintain some of the existing residential, but because it is Estate Zoning everything is non-conforming and it was difficult to fix the inconsistencies. Ms. Narayana remarked that this would continue to be a residential neighborhood with no live/work units. It is along the hillside with steep slopes and the zone already allows 4-story buildings. No nightly rentals are allowed, which makes it a true neighborhood. She pointed out that the intent is to build on what they already have and to make sure it conforms with the zone.

Commissioner Thomas thought Gateway Planning and Staff had done an excellent job breaking out the character zones and responding to the nature of each neighborhood. He thought they could get into some of the details and wordsmithing of some of the criteria, and he could provide his suggestions to the Staff at a later time. Without talking about height, Commissioner Thomas thought the two-dimensional breakdown of the overall plan was interesting, and the roads offer the opportunity for exciting things to happen. He was interested in seeing the model and to test it. Commissioner Thomas pointed out that once the Plan is adopted it would be a hands-off experience for the Planning Commission, which has caused some concern, because the Planning Commission would only be involved in things that require a conditional use permit. Once adopted the Staff would make the evaluation and that puts a huge responsibility on the Staff. Commissioner Thomas pointed out that this was a major move for the community and while it was an exciting concept, he thought there should be a mechanism to test it and evaluate it in the beginning and to re-evaluate it after to two years to make sure it was working.

Mr. Polikov stated that the reason for wanting to talk about the fundamentals this evening was to identify the role of the transit system and the alignments and disconnects between the community vision and what the market perceives. He pointed out that once they move forward there would be limitations on how much they could revisit because the City and private developers would have already made investments. He believed that the focus on making sure they were comfortable with the Plan was well-placed because they were asking a lot of Bonanza Park.

Commissioner Thomas thought it was important to go back to the four core values of the community. In terms of historic preservation, there was not much historic in Bonanza Park but past uses could be interpreted as historic. Natural setting was being addressed. Sense of Community was the micro neighborhoods and small gathering spaces. He stated that it all has to fall under the umbrella of the most important community goal of small town. Commissioner Thomas accepted the fact that Park City continually evolves and changes and it will continue to change. There should be density someplace in the community and in his opinion it was Bonanza Park.

Mr. Polikov thought it was important to understand that the ordinance was not just a regulatory document. Underwriters, developers, architects, and others would use the document to make decisions on whether or not someone can obtain a loan, and whether or not a project would be phased over a certain period of time. He noted that the issues were conflicting and complex and they could not be resolved easily. Gateway Planning intends to come back with analytical tools so the intersection of the arts and science are intuitive. The more candid the Planning Commission can be this evening, the better it helps them to figure out what they need to focus on going forward to answer their questions.

Commissioner Hontz struggled with the values of natural setting and small town because those two goals do not relate to density. She understood that this was the place to put density, but they still need to recognize and support all four of the core values. Commissioner Hontz pointed to a place in the County that had advertised tall not sprawl but has successfully done both. It started tall and ten years later it is very sprawled. Commissioner Hontz noted that one of the purposes states that this is an opportunity to grow from within. If it stopped there she would agree, but she knows that it would not stop sprawl from occurring outside of the boundaries. She believed it was a fallacy and something that was pointed out during the Visioning and in other meetings.

Commissioner Hontz supported studying height; however, the Commissioners have looked at buildings locally and in various places they have traveled and they know what different heights feel like. She thought it was better to decide fairly soon where they should allow more height and why it would be appropriate. It also needs to be rectified with small town and natural setting.

Commissioner Hontz also had wordsmithing suggestions that she would provide to the Staff.

Commissioner Hontz recommended that the Planning Commission review the uses listed in the Code to make sure they were comfortable with all the uses and the fact that almost all the uses were permitted. Mr. Polikov offered to provide an updated use chart with more accurate uses.

Planner Cattan asked for specific input on the character zones. Commissioner Savage requested that the Staff take the presentation this evening and project it out 20-30 years to show what it would look like. He was hesitant for people to make significant capital outlays without understanding the implications related to the longer term plan. Commissioner Savage appreciated discussions regarding height, facades, etc., but in his opinion those were details that only make sense in the context of the bigger picture. He implored them to think longer term as it relates to justifying and rationalizing the decisions that would be made short term on this Plan.

Mr. Polikov concurred with Commissioner Savage. As a consultant he had already told the Staff that other decisions needed to be made before they move forward with redevelopment. Those decisions included the transit, the substation, the role of the City regarding infrastructure. He was not suggesting that they stop the process until all the decisions were made, because some may never be made. Commissioner Savage clarified that his request was for a reasonable set of long-term objectives based on what they know today and where they want to go for the future.

Planner Cattan understood Commissioner Savage's reason for requesting a long term plan. She noted that they would continue to work on the character zones, but the next step would be to get back to the Bonanza Park Area Plan. Transportation is an essential piece that was also talked about in the General Plan. However, writing the last chapter and explaining the vision it is something everyone needs to do together in the revisions of the Bonanza Park Area Plan. The vision has been set with the ten principles and how it works together, and they need to make sure they get it right within the Area Plan in order to implement Form Base Code.

Commissioner Savage remarked that this situation calls for leadership. And the leadership as it relates to the planning and long-term vision for Park City is vetted by and participated in by the Planning Commission. However, the Planning Department has the responsibility to set the vision and make sure they have the Code to implement and achieve the objectives. Commissioner Savage stated that with all the good work that has gone into the General Plan to date, is it time to come up with a visionary statement of where this plan takes them so they can be in a position to make appropriate decisions within the context of a goal rather than the context of ambiguity. If they do not know where they are headed, they have no idea how to make the decisions. Commissioner Savage stated that the executive summary of the General Plan will not make sense until the Planning Department does the work and sets the vision for the process.

Commissioner Strachan noted that all of the uses listed on the use chart were the same for every neighborhood. He did not understand how Iron Horse was different from mixed use. With the exception of one or two, all the uses were permitted in each zone. Commissioner Strachan looked forward to receiving the updated use chart.

Ms. Narayana stated that they needed to be mindful of current entitlements because many of the properties are tied to the same uses. Mr. Polikov noted that housing in the mixed use area where there is more density and height would be different than housing in the neighborhood shopping area. Even though the use might be the same, the actual manifestation of that use might be different in terms of the nature of the building type.

Commissioner Strachan asked if that was driven by the market. Mr. Polikov replied that it was a combination of the context of each zone in terms of building design, character, alignment of the existing entitlement and the proposed future uses and how they come together. Pulling out one piece could change the type of use that materializes. Commissioner Strachan remarked that Park City has a condo driven market. If the residential use in any form is a permitted use in each character zone, they would see it everywhere. He could see nothing in the document that limits a percentage of a particular type of dwelling unit in a particular character zone. Planner Cattan stated that eliminating the nightly rental would provide better odds for a local person living there, but they cannot regulate whether or not it is a full-time resident. She concurred that they were seeing a trend for less and less primary homes. Mr. Polikov pointed out that the more scarce they make housing in Bonanza Park, the fewer affordable units would be realized. He was unsure if limiting residential uses in Bonanza Park would generate other uses in terms of the market absorption.

Commissioner Strachan understood that Form Based Code was not the tool to dictate the use, and that was the difference between a Form Based Code and a Use Based Code. They had a Use Based Code and that Code has brought condos. He wanted to know how they could keep from

repeating that. Director Eddington explained that Form Based Code would provide for use and form. If they wanted to incentivize a use, that would be a different format.

City Attorney Harrington asked where the substation was considered in the Plan. Mr. Polikov believed that was an issue for Staff. Mr. Harrington stated that in his reading of the use table, the substation was only a permitted use in the Iron Horse District. Mr. Polikov reiterated that it was not the purview of Gateway Planning to suggest where the substation should be located. Commissioner Hontz stated that at a minimum the substation should be shown in its current location. Commissioner Strachan pointed out that the substation would be grandfathered, as well as several other existing uses in Bonanza Park.

City Attorney Harrington remarked that the City Council was waiting for the Planning Commission to make a decision regarding the Form Based Code before they make a decision on whether or not to move the substation from its current location. Commissioner Thomas noted that there has been an assumption at the Staff level to not show the substation in the context of this community. Mr. Polikov explained why the substation was not shown on any of the plans. If they had shown it, Gateway Planning would have become part of a discussion that would have been inappropriate for them to be involved in.

Planner Cattan stated that in terms of review of the Form Based Code and the regulating plan, that question needs to be answered at a different level. Mr. Harrington explained that the Form Based Code question needed to be reconciled at the Staff level because the City Council could not analyze the financial decision until they know what the Form Based Code allows. Mr. Polikov remarked that it was a policy decision and it was not for Gateway Planning to decide whether or not to develop alternative scenarios. If they were directed to develop alternative scenarios they would be willing to do it. Planner Cattan commented on the importance of knowing where the substation would be located in order to make sure the regulating plan is correct. Director Eddington understood that the policy should be determined in late June.

Chair Worel agreed with the comments of her Fellow Commissioners. She was excited about this opportunity and she thought the zones made sense. However, she felt it would be a challenge to make sure the Prospector area and the Hillside area not marginalized. It is important to keep them part of this community. Chair Worel believed there was an opportunity for a small town feel, as long as they make it obvious that it is all one area. Mr. Polikov stated that in order to preserve affordability and make sure people are not displaced, they were asking some areas to be less evolved than other areas in terms of the character zones. He did not want that to be the bottom line choice and they were still looking for a way to balance that out. It was still a work in progress.

Planner Cattan remarked that asking for improvements to the public realm drives up costs and they need to be considerate about not driving up the costs for specific areas and uses. Commissioner Thomas pointed out that they were in the middle of a process where little decisions could have a broad impact.

Chair Worel opened the public hearing.

Bill Coleman was concerned that the process would downzone the area they were trying to fix, which is opposite of giving incentives for a development preference. Mr. Coleman thought the Planning

Commission should focus on incentives to create something that does more than add additional stories. In looking at the incentives issue they also need to look at whether it makes financial sense. One question is how it would pencil and the stakeholders have spent a lot of time with the consultants trying to answer that question. Mr. Coleman stated that he supports Form Based Code, but he was unsure how it competes with the GC zone and that was the risk. He pointed out that the GC zone has not been used for condos in the past because there was always a better place to build condos. He pointed out that Homestake was built in 1971. Mr. Coleman noted that commercial activity created most of the condo because they needed hotel rooms.

Mr. Coleman stated that the underlying zone issues were critical, and the word non-conforming needs to be removed from the language because it no longer works and it is impossible to get a loan on a non-conforming use. Matching the use to the zone is critical and in the GC zone the uses are matched by the zone under it. Mr. Coleman stated that he likes Form Based Code because there is a benefit for not having the Planning Commission involved in all things. However, in his opinion, Form Based Code does not help this part of the GC zone because there are not enough incentives. Mr. Coleman stated that the bigger issue for residential and commercial is how to pay for the ongoing maintenance of common areas. It is a new cost for everyone who lives there, owns there, or rents commercial space. He could not see the economic model and he had seen nothing close to a pro forma of why this would work. Mr. Coleman urged the Planning Commission to look at this in a practical sense and figure out a way to distance the Form Based Code solution from the GC Code with incentives.

Mary Wintzer from the Iron Horse District, agreed with Commissioner Savage regarding long range planning. Many have been asking for it for a long time and she believed they were at a good crossroads to get it done. Ms. Wintzer also agreed structuring a way to not marginalize Prospector and those other areas. They are trying to create community and not divide community. She stated that the plan Wintzer-Wolfe presented a couple of weeks ago was based on one certain idea for their neighborhood. She asked the Planning Commission to stay open-minded. In her opinion, the Iron Horse District was evolving and it was important to know if the substation would be moved because it would greatly affect her planning and how she envisions her neighborhood and some of the uses. Ms. Wintzer needed to the answer so she could continue to make the Iron Horse District one of the most popular areas for Taco Tuesday and other iconic shops in the district.

Lee Whiting, a resident of the Claimjumper condos stated that he is on the HOA Board but he was speaking for himself this evening and not on behalf of the HOA. Mr. Whiting thanked everyone for the detailed consideration given to this neighborhood plan. He liked the idea of a character zone from the standpoint of the existing residents. He lives and works in the community. He is employed by Summit County and like many of the residents of the condos represented in the yellow zone, he has limited resources with which he can afford to live and work in Park City and be a member of the community. Mr. Whiting referred to comments regarding stakeholder meetings. He was not aware of those meetings but he had received notice of this meeting. However, he felt that all stakeholders should be considered in stakeholder meetings including the Claimjumper HOA and the Hillside HOA. Mr. Whiting stated that when he spoke at the last meeting he heard distasteful comments from people sitting behind him suggesting that he and others could move to Heber if they want something affordable. He believed there needs to be a place in Park City for the work force and he recognized that the City has been addressing that issue for a long time. He appreciated that perspective. Mr. Whiting was unsure of the solution, but he felt the considerations of the consultants

were realistic about market forces and the reality of resort communities. He names several towns in other states where people get pushed further and further to the fringe and one problem is replaced with another. One example is transporting people long distances to get to work. Mr. Whiting stated that as an owner in Claimjumper he has a personal interest and would ask the Planning Commission not to restrict his deed restricted unit and his rights to develop because he does not see how that would help achieve their goals.

Mr. Whiting asked the Planning Commission to consider the total package of the cost of living here. He was told that the Claimjumper and Homestake condos are the most dense locations in the City in terms of number of residents living in those areas. He asked them to consider the compositional demographics of the neighborhoods. Who lives there today, how many persons live in a household and what the household consists of, and the practical living situation for those who do live there. Living in that neighborhood and near some of the more challenging units, Mr. Whiting agreed that there was an eyesore component and it did not meet corridor viewscales. If people in those communities do not have the means to invest, there may be a way for those communities to improve their current situation. The question is how to address that.

Mr. Whiting could see the live/work scenario leading in the direction of gentrification and increasing rents. Mr. Whiting remarked that the nature of the neighborhood as it exists today is very diced up and is impractical from the standpoint of either pedestrians or motor vehicle traffic. The north-south corridor from the Short Line extension going north is junked up with access and ingress/egress through the Rite-Aid parking lot. He pointed out that the blue line going north to south looked great on the map, but it goes two feet away from his bedroom window. If the plan is to keep that area residential, they need to think about what that means to the people who live there, and what kind of easements would be required to establish that right-of-way. Mr. Whiting felt that idea of the plan is great in principle and he supports an overall opportunity zone in the community. He applauded the idea of development and he liked the idea of a tax base that helps pay for various things. However, the question is, once they unleash the beast what direction would the market forces push them in and what displacement of existing residents would actually occur. Mr. Whiting suggested that the Planning Department dig a little deeper in terms of understanding who exists there and what their interests area, and figure out a way to get that representation at the table before they proceed to an approved plan.

Mark Fischer, thanked the Staff for their hard work. They have been grinding a lot of hours every day and one of the goals has been to come up with a plan that works for the community and also be economically viable. Mr. Fischer stated that the stakeholders were being asked for some serious give and gets and millions of dollars. Therefore, it is very important that whatever plan they end up with pencils. Mr. Fischer believed the plan presented this evening did pencil. It is a good plan that has evolved over two years and it gets a little better every day. Mr. Fischer agreed that the elephant in the room was the substation and it was evident that this plan works better if the substation is moved. The area they have been talking about has been zoned light industrial since the mid-1970's, and the substation is an allowed use in the zone. He believed it was more appropriate in the Light Industrial zone than in the GC Zone where it is currently located. Mr. Fischer understood that a decision on the substation would be made on June 20<sup>th</sup>. He explained that the reason for the 30 day countdown is that the give and gets such as the park, the transit center, the civic center pad have all been thought through and generated based on what is in the Form Based Code in density and

height. If any of that is significantly changed or lopped off, it changes the financial pro forma to the point that it might not happen. Mr. Fischer remarked that time is of the essence because his group was being asked to make decisions in the millions of dollars for contributions, impact fees, etc. They need to know the gives and gets and those cannot change as they get closer to the June 20<sup>th</sup> deadline.

Michael Barille shared Bill Coleman's concern that there was no economic viability to the form being presented. Redevelopment is expensive and there is a cost involved in tearing down buildings, realigning roads and changing the basic infrastructure under the road. He stated that they need to figure out how to account for that and whether this was the form they want to encourage. Mr. Barille thought Mr. Coleman was also correct in saying that there has not been a broad enough discussion on the incentives. He did not believe that height was the "be all" incentive that would get what they want to achieve, partially because the Planning Commission was not comfortable with additional height throughout the District and also because it costs money to build additional height and underground parking. Mr. Barille remarked that the City needs to come to the table with fiscal incentives to help achieve the desired form outside of the architectural standards or allowed heights. It is the only way to maintain the small town character.

Chair Worel closed the public hearing.

Commissioner Savage was intrigued by Mark Fischer's statement about the imminent situation related to the commitments that his group needs to give relative to the expectations set for this particular plan. He thought there was a difference in expectations between the Planning Commission's perspective and the expectations of the Stakeholders in terms of commitments from the City. If that is the case, it should be rectified.

Planner Cattan noted that the Staff had set an aggressive schedule to review the Bonanza Park area plan. Beginning on June 12<sup>th</sup> the Planning Commission would have the opportunity to review the Plan during three meetings, and they would be asked to forward a recommendation to the City Council on the third meeting. The City Council would begin their review within an estimated two meeting time-frame to begin an August creation of the CDA based on the outcome of those discussions.

Director Eddington stated that the City was looking to have a Bonanza Park Plan finalized by August 8<sup>th</sup>. However, the Form Based Code would not have to be approved by that time. Commissioner Thomas commented on the fear of having a "haircut" across these districts and neighborhoods. From a character point of view, having everything snap line to a certain height would be an unattractive solution. He favored a variation in height in some form.

Mr. Polikov stated that this issue was discussed during their meetings with Staff. He explained that in a redevelopment environment the cost of redevelopment juxtaposed with adjacent development leads to existing buildings actually being used for a very long time. Increased rents, moving water lines, scraping and replatting have to be considered in the cost of a new structure. Mr. Polikov believed that the notion of having all four and five story development in Bonanza Park was a myth. There is too much complexity on the ground already and the lot configurations have irregularities. He recommended that the Planning Commission think about where height makes sense based on

what they want to achieve within each of the zones and also based on the ability to realize certain development and building types. Mr. Polikov encouraged the Planning Commission to consider more than five stories in certain locations. He noted that there are four and five street buildings on Main Street that actually fit. He understood their perception of lowering heights to preserve the character of Bonanza Park, but sometimes allowing to create special conditions through incentives also gives the ability to preserve other things within an area. Mr. Polikov cautioned the Planning Commission about making economic decisions based on feelings or because something is static. He agreed with the public comment that the City needs to test the economics.

Mr. Polikov suggested that as the Planning Commission goes through the exercise of analyzing height, they should look at it from both directions. Ms. Narayana pointed out that the actual physical model would help them make an informed decision because they would be able to see the height.

Director Eddington stated that height is an issue of what they have seen on Main Street where there are one story and five story buildings. He agreed that some of the give/get is part of the discussion on height variation, and the Planning Commission would have that discussion on June 12<sup>th</sup>.

The Park City Planning Commission meeting adjourned at 9:30 p.m.

Approved by Planning Commission: \_\_\_\_\_

## **STAFF COMMUNICATION**

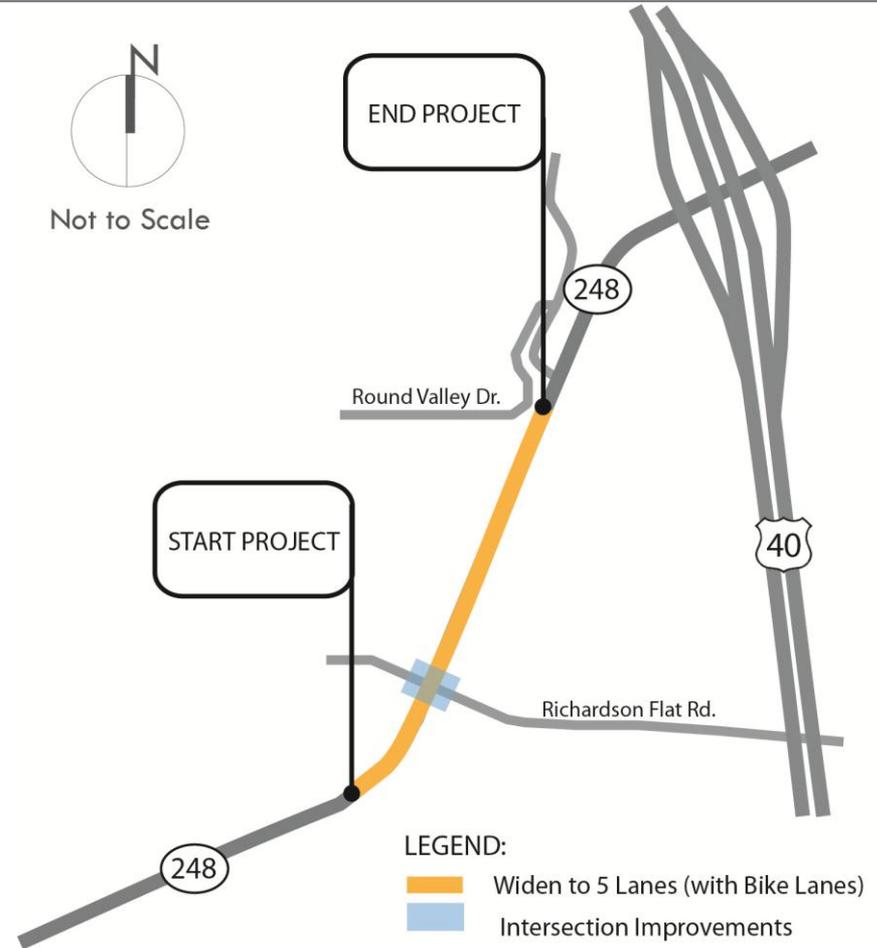


# SR-248

richardson flat road  
to round valley drive

## PROJECT BACKGROUND

- Continuation of the City's SR-248 Strategic Plan that included signalized crosswalk at Park City High School, tunnel at Comstock and installation of bike lanes from Wyatt Earp to Richardson Flat Rd.
- UDOT/Park City partnership during environmental and design phases and prior to bid package for construction.



## PROJECT ELEMENTS

- Widening to 5 lanes (2 general purpose lanes in each direction with a left turn lane)
- New roadway surface and striping
- Richardson Flat Intersection improvements include:
  - Dedicated left turn lanes on Richardson Flat Rd
  - Installation of infrastructure for future traffic signal
  - Extension of underpass tunnel

# SR-248

richardson flat road  
to round valley drive

## TUNNEL CLOSURE

- Expansion of tunnel (north side)
- Closure from June 17 to July 8 (22 calendar days)
- Goal is to have the tunnel open each night (*UDOT safety inspection performed prior to nightly opening*)
- Detour pedestrian and cyclists



## PROJECT SCHEDULE

**June 17 – August 8** (60 calendar days to complete)

- Tunnel work (Cast in Place Pour for new wing walls on north side)
- North side widening begins at Round Valley Drive and moves west on SR-248
- Rotomill and paving (potential nighttime work )
- New traffic signal infrastructure at intersection

## CONSTRUCTION HOURS/RESTRICTIONS

- Monday – Friday (anticipate some Saturdays)
- Hours: **7:00 am to 5:30 pm**
- No construction on:
  - 4<sup>th</sup> of July weekend
  - July 24<sup>th</sup> Pioneer Day
  - Tour of Utah



## **WORK SESSION**



# Planning Commission Staff Report



**Application #:** PL-13-01392  
**Subject:** Intermountain Healthcare Hospital  
**Author:** Francisco Astorga, Planner  
**Date:** June 12, 2013  
**Type of Item:** Administrative – MPD Work Session

## **Summary Recommendations**

Staff recommends that the Planning Commission review the volume data and proposed scope of additions for the Intermountain Healthcare Hospital and provide input to the applicant.

## **Description**

**Applicant:** IHC Hospital, Inc. represented by Morgan D. Busch  
**Location:** 900 Round Valley Drive  
**Zoning District:** Community Transition (CT)  
**Adjacent Land Uses:** Park City Recreation Complex, USSA training facility, US 40, open space  
**Reason for Review:** After receiving input from the Planning Commission the local hospital board will make recommendations to Intermountain Healthcare on potential future expansions

## **Background**

On May 29, 2013 the Planning Department received a pre-Master Planned Development (MPD) application. The 2007 Intermountain Healthcare Medical Campus Phasing Plan, Exhibit K indicates that Intermountain Healthcare intends to work with the City on the timing of the additions. During the previous task force process the City indicated a strong desire to have input regarding the need and timing of the future phases. Furthermore, the phasing plan indicated that:

*Intermountain Healthcare proposes that when the local hospital board determines that a future phase is needed due to the volumes at the hospital, the hospital will request a work session with the Planning Commission to present the volume data and proposed scope of the additions and receive input from the Planning Commission. After receiving that input the local hospital board will make recommendations to Intermountain Healthcare on any potential future expansions.*

The Annexation Agreement and approved Master Planned Development for IHC included an Intermountain Healthcare Hospital of a total of 300,000 square feet (180 Unit Equivalents [UEs]) and Support Medical Office space of 150,000 square feet (150 UEs).

As part of the Annexation Agreement and MPD, the City agreed that up to 50,000 square feet of the total Support Medical Office area may be developed within, and in addition to, the 300,000 square foot hospital. The City also agreed that up to 50,000 square feet may be utilized for public/quasi-public and other institutional uses reasonably related to the Support Medical Office area. See Exhibit A – Annexation Agreement Findings (excerpt from Annexation Agreement) and Exhibit B – May 23, 2007 MPD.

Also on May 23, 2007 the Planning Commission approved a Conditional Use Permit for Phase I which included a 122,000 square foot hospital building with 50,000 square feet of medical offices (41,000 square feet finished). A separate 25,000 square foot medical support building was proposed in the initial phase of development. This building was to be the community benefit and included People’s Health Center and the Summit County Health office. This building was required to have its own CUP submitted, reviewed, and approved. See Exhibits C – May 23, 2007 CUP Staff Reports and Exhibit D – May 23, 2007 Planning Commission Minutes.

According to the records of the Park City Building Department there are three built structures containing the following square footage:

<b>Hospital</b>	<b>153,458 SF (gross)</b>
Hospital parking garage	33,000 SF
<b>Medical office building (Physician’s Holding)</b>	<b>24,730 SF (gross)</b>
<b>Summit Co. Health Services inc. People’s Health Clinic</b>	<b>24,424 SF (gross)</b>

According to the applicant the existing medical support space within the hospital is 18,000 square feet. The remaining existing square footage is hospital space. The following table indicates the remaining areas to be built:

	<b>Approved CUPs/MPDs</b>	<b>Approximate remaining area to be built per approvals:</b>	<b>Approved Per Annexation Agreement &amp; MPD</b>
<b>Hospital</b>	122,000 SF	178,000 SF	300,000 SF
<b>Support medical offices within Hospital</b>	50,000 SF	0	50,000 SF
<b>Support medical offices</b>	50,000 SF	50,000 SF	100,000 SF

The Annexation Agreement also included 85,000 SF for the USSA training facility which was not included in the Hospital MPD. This building has already been built.

The base employee/affordable housing for the hospital is 44.78 affordable unit equivalents (AUE). These units have been transferred to the approved Park City

Heights development; however, these units have not yet been build due to delays with this development. Specific information relating to affordable housing is found in Exhibit A.

### Proposal

Park City Medical Center is evaluating options for an addition to the existing hospital. This addition would provide for a procedure center (to expand surgical capacity), physician offices, an education center, an expanded wellness center, and administrative space for the hospital (to permit bed expansion within the hospital).

The applicant has identified three (3) options related to their addition to the existing Building:

- Option A: 82,000 square foot addition of medical support space attached to the hospital for medical offices, education, wellness, administrative services, and shelled space for future medical offices. In addition, the project would build 6,000 square feet of hospital space (4,000 new and completing 2,000 of existing shelled space) for a procedure center.
- Option B: 57,000 square foot addition of medical support space attached to the hospital for medical offices, education, wellness, administrative services, and some limited shelled space for future medical offices. In addition, the project would build 6,000 square feet of hospital space (4,000 new and completing 2,000 of existing shelled space) for a procedure center.
- Option C: 42,000 square foot addition of medical support space attached to the hospital for medical offices, wellness, administrative services, and some limited shelled space for future medical offices. In addition, the project would build 6,000 square feet of hospital space (4,000 new and completing 2,000 of existing shelled space) for a procedure center. A stand-alone 15,000 square foot education center would be constructed on one of the two vacant lots on the campus.

Additional information regarding density, parking, and affordable housing for the three options can be found in the applicant's proposal, see Exhibit E – North Building Proposal (Draft), Exhibit F – North Building Phasing Plan Analysis.

The three (3) preliminary options include additions to level one, level two, and the lower level of the hospital building. The applicant has prepared floor plans and the corresponding site plan for each option as shown on Exhibits H – J for the Commission consideration.

According to the applicant's original phasing plan as indicated on Exhibit F, the hospital's original phasing plan has 22% structured parking. The following table below applies to the applicant's phases regarding to their three options in terms of percentage of structured parking:

	<b>Original Phasing Plan</b>	<b>Option A</b>	<b>Option B</b>	<b>Option C</b>
1 <sup>st</sup> Addition	18%	14%	16%	17%
2 <sup>nd</sup> Addition	63%	63%	63%	63%
Full Build Out	57%	57%	57%	57%

The second addition phases as well as the full building out of the three (3) options retain the same percentage of structured parking.

**Issues to Discuss**

This work session is for general information to answer general questions pertaining to the three (3) options and to provide preliminary feedback. This work session discussion is not intended to represent exactly what can be done with project but rather serve as a first step and help educate the applicant in the future process going forward. Further, feedback provided via this work session meeting will not be considered binding of any approval or disapproval.

Before the Planning Commission starts formally reviewing the Pre-MPD application, the application will have to satisfy the MPD & CUP requirements, compliance with the General Plan, annexation agreement, and other applicable criteria outlined in the LMC.

**The three (3) options do not comply with the approved MPD and the Annexation Agreement without first amending these approvals. The MPD and Annexation Agreement both indicate that the City agreed that up to 50,000 square feet of the total Support Medical Office area (150,000 square feet) may be developed within, and in addition to, the 300,000 square foot hospital.**

**The applicant’s preliminary options include a substantial addition of medical offices and a smaller 6,000 square foot addition for the hospital. The CUP already approved the 50,000 square foot area within the hospital consisting of medical offices, however, the hospital has over 150,000 square feet of hospital space while the only request to add another 6,000 square feet.**

**Staff recommends that the Planning Commission provide feedback to the applicant concerning their options and direct the applicant to fine tune their MPD application to request to amend the existing MPD. Additionally, Staff recommends meeting with the applicant concerning the possibility of requesting to amend their Annexation Agreement to reflect the newly requested areas concerning hospital and support medical office use. Staff also suggests to have the applicant submit an existing build out analysis which includes the current use and square footage of each floor plan.**

**Summary Recommendations**

Staff recommends that the Planning Commission review the volume data and proposed scope of additions for the Intermountain Healthcare Hospital and provide input to the applicant.

**Exhibits**

- Exhibit A – Annexation Agreement Findings
- Exhibit B – May 23, 2007 MPD Staff Report
- Exhibit C – May 23, 2007 CUP Staff Report
- Exhibit D – May 23, 2007 Planning Commission Minutes
- Exhibit E – North Building Proposal (Draft)
- Exhibit F – North Building Phasing Plan Analysis
- Exhibit G – Affordable Housing Table
- Exhibit H – Preliminary Master Plan Option A
- Exhibit I – Preliminary Master Plan Option B
- Exhibit J – Preliminary Master Plan Option C
- Exhibit K – IHC Medical Campus Phasing Plan March 20, 2007

**Intermountain Healthcare/USSA/Burbs Annexation Agreement**

**Findings/Annexation Agreement Points<sup>4</sup>**

1. Burbs, L.L.C. (the “Petitioner”), IHC Health Services, Inc. (“Intermountain Healthcare”), and the United States Ski and Snowboard Association (“USSA”) filed an Annexation Petition on November 3, 2004.
2. The City Council of Park City Municipal Corporation (the “City Council”) accepted the Annexation Petition on November 18, 2004.
3. The City Council established the Intermountain Healthcare/USSA/Petitioner Annexation Task Force on July 14, 2005 (Resolution No. 21-05) for purposes of formulating specific recommendations relating to the annexation’s proposed zoning, land uses, affordable housing, transportation, and community economics/fiscal impacts.
4. On October 27, 2005, the Task Force forwarded a unanimous positive recommendation to the Planning Commission on a new zoning district to apply to the annexation area, the Community Transition District - Master Planned Development (“CT-MPD”), which includes specific provisions addressing affordable housing.
5. On November 10, 2005, the Task Force forwarded a unanimous positive recommendation to the Planning Commission on the economic impact/fiscal analysis relating to the Annexation.
6. On December 8, 2005, the Task Force forwarded a unanimous positive recommendation to the Planning Commission on traffic and transportation impacts and mitigation.
7. The Property subject to the Annexation Petition (the “Annexation Property”) is currently vacant, 157 acres in size, and located in unincorporated Summit County, Utah, at the northwest corner of the State Road 248/Highway 40 interchange.
8. The Annexation Property currently is zoned in Summit County Developable Lands (DL), with a base density of 1 unit/20 acres and 1 unit/40 acres (depending on the extent of any environmentally sensitive lands, which need to be managed or preserved in compliance with any applicable laws, rules and regulations, including without limitation the City’s Sensitive Lands Overlay code.
9. The Annexation Property is to be zoned, as shown on the attached Annexation Plat, Community Transition District-Master Planned Development (“CT-MPD”). The CT-MPD has a base density of 1 unit/20 acres. The Community Transition District permits density bonuses up to a maximum of 3 units/acre provided specific standards are met relating to open space, Frontage Protection Zone (FPZ) setbacks, parking, affordable housing, and public land/facilities.
10. The land uses proposed on the Annexation Property include a community hospital/medical facility; support medical offices; public/quasi-public and institutional uses; United States Ski and Snowboard (USSA) headquarters and sports training complex; public recreation uses; affordable/employee housing; and open space.
11. The MPD shall substantially comply with the Annexation Plat. The proposed total density at build-out for the Annexation area is 535,000 square feet (gross), equates to 2.64 units/acre and consists of the following:  

<u>Intermountain Healthcare Hospital:</u>	<u>300,000 square feet (180 Unit Equivalents)</u>
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<sup>4</sup> Except as otherwise defined herein, capitalized terms shall be as defined in the Annexation Agreement.

United States Ski and Snowboard Offices  
and Training Center:

85,000 square feet (85 Unit Equivalents)

Support Medical Office:

150,000 square feet (150 Unit Equivalents)

12. The City has agreed that up to 50,000 square feet of the total Support Medical Office area may be developed within, and in addition to, the 300,000 square foot hospital. The City identified a public policy preference that up to 50,000 square feet of the Support Medical Office area should primarily be utilized for public/quasi-public and other institutional uses reasonably related to the Support Medical Office area, including without limitation, athletic national governing body offices, non-profit community wellness facilities, and/or education uses. A specific allocation of such uses shall be determined and agreed to by the Petitioner (or its assigns) and the City as part of the MPD review and approval process.

13. The Petitioner has previously notified the United States Ski and Snowboard Association (USSA) that the Petitioner desires to donate five (5) acres of the Property (the "USSA Property") to USSA for the purposes of developing an 85,000 square foot athletic national governing body (NGB) and training complex. Land uses within the USSA Property are limited to USSA administrative, athlete training, and/or other national governing body uses, with deed restrictions to that effect to be recorded against such property. Subject to any such deed restrictions, the City shall have the right of first refusal to purchase the USSA Property and facilities in the event that, as an authorized assignee of the Petitioner, USSA sells and/or relocates from such property. In addition to the deed restrictions, any change of use will require approval of an amended Master Planned Development and Conditional Use Permit. Further, any uses other than athletic national governing body office/training facilities, public/quasi-public, institutional, and/or recreation uses will require employee/affordable housing mitigation conforming to the Affordable Housing Guidelines and Standards Resolution in effect at the time of application.

14. The Property is subject to the Employee/Affordable Housing requirements of the Affordable Housing Guidelines and Standards Resolution 17-99, as amended. The base employee/affordable housing requirement for development associated with the Intermountain Healthcare hospital (300,000 square feet) is 44.78 Affordable Unit Equivalents. The base employee/affordable housing requirement for development associated with USSA (85,000 square feet) is 10.71 Affordable Unit Equivalents. The base employee/affordable housing requirement for development associated with the Support Medical Office (150,000 square feet) is 34.98 Affordable Unit Equivalents. The total Affordable Unit Equivalents required for the Property is 90.47. Intermountain Healthcare, as an authorized assignee of the Petitioner, shall be entitled to, and has received, a reduction of 27.49 Affordable Unit Equivalents for the hospital portion of the development of the Intermountain Healthcare Property, in recognition of the non-commercial, non-residential nature of the hospital portion of the development. One Affordable Unit Equivalent equals 800 square feet.

15. The City agrees that a deferral of the required 10.71 Affordable Unit Equivalents of employee/affordable housing for the USSA Property will be granted to USSA in consideration of, as previously agreed to by the Petitioner, the donation by the Petitioner of five (5) acres of the Property to USSA, as a community-based nonprofit organization, upon which USSA intends to construct its facilities. This deferral is contingent upon the continued ownership and occupancy of the facility by USSA or another community-based nonprofit organization approved by the City. Any change in use to a non-community-based nonprofit organization may require USSA to meet the deferred employee/affordable housing requirements. In addition, any change in use or redevelopment of the USSA Property that creates additional presumed "employee generation" on the USSA Property (as contemplated under the Affordable Housing Guidelines and Resolution 10-06) may require an employee/affordable housing contribution to address that increment of presumed employee generation.

**16.** The City agrees that the 44.78 Affordable Unit Equivalent requirement associated with the Intermountain Healthcare hospital (300,000 square feet) shall be satisfied by, as previously agreed to by the Petitioner, the donation by the Petitioner of a five (5) acre parcel of the Property to the City and the other terms and conditions of Section 11 of the Annexation Agreement, in any case, shall conform to the Affordable Housing Guidelines and Standards Resolution 17-99, as amended. Further, with the City's approval, as part of the MPD review process or otherwise, additional Affordable Unit Equivalents may be included in the five (5) acre parcel and shall be applied toward the 34.98 Affordable Unit Equivalents associated with the Support Medical Office.

**17.** In addition to the five (5) acre donation referenced in Section 11 of the Annexation Agreement and Section 16 herein above, the Petitioner has previously notified the City that the Petitioner desires to and will donate a separate, additional fifteen (15) acres of the Annexation Property to the City for public recreation and open spaces purposes (the "City Recreation/Open Space Parcel").

**18.** On December 8, 2005, the Task Force forwarded a unanimous recommendation to the Planning Commission on traffic and transportation mitigation. The Task Force recommendation is based, in part, on an access study provided by the Petitioner's traffic consultants--Horrocks Engineers (dated November 6, 2005) and additional analysis prepared by the City consultant, Rosenthal and Associates (dated November 7, 2005). It was the Task Force recommendation that it is reasonable for all developers within the City Annexation boundary to pay for or otherwise offset their share of costs (to the City) of all roadway and other necessary traffic mitigation improvements. The Task Force determined that the proposed medical campus, offices, and athletic training complex require access to SR248 intersection improvements. The current design and anticipated traffic generation from the City recreation and ice rink complex does not warrant a signalized intersection.

**19.** Except as otherwise specified in the Annexation Agreement, the Petitioner (or, as specified in connection with any such assignment, its assigns) will be responsible for providing all necessary access to the property from SR 248 and all necessary intersection improvements including, but not limited to, one (1) signalized intersection at SR 248. The Petitioner (or, as specified in connection with any such assignment, its assigns) will be responsible for all coordination and costs associated with providing access to the Property, other than land acquisition costs for the Main Access Roadway and Secondary Access Easement (the "Roadway Access Costs"), as required in the Subdivision Chapter of the LMC Sections 15-7.2 & 15-7.3, including the Traffic Mitigation Measures, all of which shall be determined and agreed to as part of the MPD review and approval process. The total cost of the Traffic Mitigation Measures shall not exceed TEN MILLION AND NO/100 DOLLARS (\$10,000,000) and the Petitioner's (or, as specified in connection with any such assignment, its assigns) proportionate share shall be between eleven percent (11%) and twenty-one percent (21%). To the extent the Property is adjacent to a frontage road to Silver Summit, the Petitioner (or, as specified in connection with any such assignment, its assigns) shall cooperate with the City in the dedication of a nonexclusive right-of-way over and across the Property to access such frontage road.

**20.** The Petitioner (or, as specified in connection with any such assignment, its assigns) will proportionally share in the cost for future necessary road improvements to SR 248, as and to the extent specified and agreed by the Petitioner or any affected parties from time to time. In addition to the cost of any Traffic Mitigation Measures, the City agrees to apply the costs associated with installing the traffic signal at the future Annexation Property access/SR 248 intersection towards the proportional share of future overall SR 248 improvements.

**21.** The Petitioner (or, as specified in connection with any such assignment, its assigns), in addition to the other reimbursement, credit or contribution rights, reserves the right to develop a latecomers agreement or take or cause to be taken such other actions as may be necessary or appropriate to recover and/or ensure reimbursement for any costs incurred by in connection with the Traffic Mitigation Measures, the Main Access Roadway, the Secondary Access Easement, the Roadway Access Costs, as well as the cost of any

water impact fees and any water connection fees, and, further (as confirmed by the City's execution of the Annexation Agreement), any obligation of the Petitioner (or, as specified in connection with any such assignment, its assigns) in this regard shall be subject thereto.

**22.** The City has agreed to consider other potential cost-sharing traffic and transportation mitigation strategies which may include, but are not limited to the development of additional employee/affordable housing linked to the community transit system; physical improvements such as, but not limited to a transit hub, park and ride lot, and van/shuttle programs; and/or employee traffic/transit programs, adjusted shift times and ridesharing incentives, without any obligation, cost or otherwise, to the Petitioner (or its assigns).

**23.** The Petitioner, Intermountain Healthcare, USSA, and the City have agreed that, as contemplated hereunder, final approval of detailed traffic and transportation mitigation and any cost sharing for road/highway improvements shall be agreed to by the affected parties and approved through a technical report approved by the Planning Commission and the City Council as a part of the MPD review and approval process.

**24.** The Planning Commission held a public hearing on the Annexation Agreement on May 10, 2006.

**25.** The City, the Petitioner and any affected parties, including Intermountain Healthcare and USSA, shall and hereby acknowledge and agree that, except as may be otherwise specified in the Annexation Agreement with respect to the Annexation, the vested uses, densities, intensities, and general configuration of development approved in the Annexation, the Annexation Agreement and these Findings and Conditions, the Water Rights, the Main Access Roadway and the Secondary Access Easement, the Annexation, the Annexation Agreement and the obligations of the Petitioner (and its successors or assigns) hereunder are subject to, all as acceptable to the parties in their respective, reasonable discretion, confirmation, determination and agreement of the parties with respect to the Final MPD and Subdivision Plat; any necessary Development Agreements for each parcel of the Property; Construction Mitigation; Landscaping Plans; Lighting; and Related Access, Development and Use Matters.

## Planning Commission Staff Report



**Author:** Brooks T. Robinson  
**Subject:** Intermountain Health Care hospital  
Master Planned Development  
**Date:** May 23, 2007  
**Type of Item:** Administrative – MPD

### Summary Recommendations:

Staff recommends the Planning Commission re-open the public hearing for the Master Planned Development (MPD) for the Intermountain Health Care hospital. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Commission's consideration.

### Topic:

**Applicant:** IHC Hospitals, Inc.  
**Location:** 900 Round Valley Drive (Quinn's Junction near the Park City Recreation and Ice Complex)  
**Zoning:** Community Transition (CT)  
**Adjacent Land Uses:** Park City Recreation Complex, proposed USSA training facility, US 40, open space  
**Reason for Review:** Master Planned Developments require Planning Commission review and approval.

### Background:

The IHC MPD/CUP is part of an annexation that included the IHC Hospital, USSA (United States Ski and Snow Board Association) training complex, a possible affordable housing site, additional recreational land adjacent to the Park City Recreation Complex at Quinn's Junction, and open space. The annexation plat was approved by the Council on December 7, 2006, with an effective date of January 1, 2007. A subdivision plat was approved by the Council and recorded at Summit County on January 11, 2007. The entire annexation area is 157.243 acres and is subdivided into five lots. Lots 1 and 2 are owned by Intermountain Healthcare (IHC Hospitals, Inc) and includes 132.2 acres. The Annexation Agreement and proposed Master Planned Development for IHC includes a Intermountain Healthcare Hospital of 300,000 square feet (180 Unit Equivalents) and Support Medical Office space of 150,000 square feet (150 Unit Equivalents).

The City agreed that up to 50,000 square feet of the total Support Medical Office area may be developed within, and in addition to, the 300,000 square foot hospital. The City also agreed that up to 50,000 square feet may be utilized for public/quasi-public and other institutional uses reasonably related to the Support Medical Office area, including without limitation: athletic national governing body offices, non-profit community

wellness facilities, and/or education uses.

Access to the site is from Highway 248 through the Park City Recreation Complex. A preliminary roadway layout within the subdivision was identified at the time of subdivision plat. An amended subdivision plat is concurrently being processed but is pending approval once the final road and utility layout is completed with UDOT and the City.

On February 28, 2007, the Planning Commission reviewed a preliminary introduction to this proposal at a work session. The Commission allowed for public input although did not receive any. The Commission found, without a formal vote, that the proposed hospital met the General Plan and is a Conditional Use within the Community Transition (CT) zone. The general layout, design and requests for exceptions were presented. The applicant is requesting an increase in Building Height pursuant to 15-6-5(F) in the CT zone.

**Analysis:**

The **Community Transition Zone** requirements are:

**15-2.23-3. LOT AND SITE REQUIREMENTS.**

Except as may otherwise be provided in this Code, no Building Permit will be issued for a Lot unless such Lot has the Area, width and depth as required, and frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development must comply with the following:

(A) **LOT SIZE.** There is no minimum Lot size in the CT District.

**Complies.** *The lot is 132 acres in size.*

(B) **FRONT, REAR AND SIDE YARDS.** Unless otherwise further restricted by Frontage Protection Overlay standards and/or Master Planned Development conditions of approval, all Structures must be no less than twenty-five feet (25') from the boundary line of the Lot, district or public Right-of-Way.

**Complies.** *Structures are hundreds of feet from the property lines.*

(C) **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above Road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

**Complies.** *A landscape plan is required with the Conditional Use Permit. Such plan will be reviewed for compliance with this requirement.*

**15-2.23-4. DENSITY.**

The base Density of the CT District is one (1) unit per twenty (20) acres.

**(A) DENSITY BONUS - ONE (1) UNIT/ACRE.** The base Density of the CT District may

increase up to one (1) unit per acre provided the following standards are incorporated through a Master Planned Development.

*The annexation allowed for density at 2.64 units per acre utilizing the density bonus. The MPD must meet the criteria in (B) below in addition to the following eight criteria:*

- (1) OPEN SPACE. The Master Planned Development shall provide seventy percent (70%) transfer of open space on the project Site.

**Complies.** See discussion on (B)(1) below.

- (2) FRONTAGE PROTECTION ZONE NO-BUILD SETBACK. The Master Planned Development shall include a two hundred foot (200') Frontage Protection Zone no-build Setback measured from the closest edge of the highway Right-of-Way.

**Complies.** See discussion on (B)(2) below.

- (3) PARKING. Parking for the Master Planned Development is subject to the requirements set forth in Section 15-3. A minimum of forty percent (40%) of the Master Planned Development's required project parking shall be in structured/tiered parking so as to limit the visibility of Parking Areas and parking lot lighting. The Planning Commission may consider reducing the forty percent (40%) minimum structured/tiered parking requirement based on existing Site topography in locating exterior surface parking to achieve maximum screening of parking from entry corridor Areas and/or to achieve optimum Site circulation and/or shared parking.

**Complies.** See discussion on (B)(3) below.

- (4) PUBLIC TRANSIT FACILITIES. The Master Planned Development shall include the Development of a public transit hub facility within the Development Area. The Planning Commission may consider waiving this requirement if a Developer/Applicant contributes funding for an existing or proposed transit hub that is located within a close walking distance from a proposed Development.

**Complies.** Two transit stops will be provided on the property; one near the USSA intersection and a second close to the hospital. A sidewalk will link the transit stop to the nearby building.

- (5) ENHANCED PUBLIC BENEFIT DEDICATION. The Master Planned Development shall provide the inclusion of public recreation facilities and/or land for public and/or quasi-public institutional Uses reasonably related to the General Plan goals for the Area, and impacts of the Development activity.

**Complies.** See discussion on (B)(4) below.

- (6) PUBLIC TRAILS AND PEDESTRIAN IMPROVEMENTS. The Master Planned Development shall provide public dedicated pedestrian improvements and enhanced trail connections to adjacent open space and/or public ways.

**Complies.** Dedication and construction of public trails is a requirement of the Annexation Agreement. The dedication of the trails will occur with the amended subdivision concurrently being reviewed by the City. Construction and paving of the public trail between IHC and the Recreation Complex will occur with the first phase

of hospital construction. Staff recommends that the second phase trail be constructed with the resolution of the development (construction or Open space/trails) of the adjacent Property Reserve Inc. (PRI) property to the north.

- (7) SENSITIVE LANDS OVERLAY STANDARDS. The Master Planned Development shall comply with all requirements set forth in Section 15-2.21 Sensitive Lands Overlay.

**Complies.** The access road crosses two areas of wetlands that will be mitigated in conformance with the Army Corp of Engineers permit. No sensitive slopes or ridgelines are identified.

- (8) AFFORDABLE HOUSING. The Master Planned Development shall provide an additional five percent (5%) Affordable Housing commitment beyond that required by the City's Affordable Housing Resolution in effect at the time of Application. The Planning Commission may consider alternative housing Uses for the additional five percent (5%) Affordable Housing commitment.

**Complies.** See discussion on (B)(5) below.

**(B) DENSITY BONUS - THREE (3) UNITS/ACRE.** The base Density of the CT District may increase up to three (3) units per acre provided that all Density bonus requirements set forth in Section 15-2.23(A) Density Bonus - One (1) Unit/Acre are met and the following additional standards are incorporated into the Master Planned Development.

- (1) OPEN SPACE. The Master Planned Development shall provide eighty percent (80%) open space on the project site.

**Complies.** *Open space for the Annexation area is in excess of 80%*

- (2) FRONTAGE PROTECTION ZONE NO-BUILD SETBACK. The Master Planned Development shall include a three hundred foot (300') Frontage Protection Zone no-build Setback measured from the closest edge of the highway Right-of-Way. The Planning Commission may consider allowing encroachments into the three hundred foot (300') Frontage Protection Zone requirement based on existing Site topography in locating roads and other infrastructure in order to achieve optimum Site circulation.

**Complies.** *The Hospital is nearly 2,000 feet from the Frontage Protection zone. Only the access road is within the 300 foot requirement.*

- (3) PARKING. Parking for the Master Planned Development is subject to the requirements set forth in Section 15-3. A minimum of sixty percent (60%) of the Master Planned Development's required project parking shall be in structured/tiered parking so as to limit the visibility of Parking Areas and parking lot lighting. The Planning Commission may consider reducing the sixty percent (60%) minimum structured/tiered parking requirement based on existing Site topography in locating exterior surface parking to achieve maximum screening of parking from entry corridor Areas and/or to achieve optimum Site circulation and/or shared parking.

**Complies.** *A parking structure is proposed in the rear of the hospital and the applicant is requesting a phased approach for compliance at full build-out. The initial phase is for 92 structured spaces and 327 surface spaces (419 total). The 92 structured is only 22 percent of the total in the first phase. The Planning Commission discussed the phase request at the March 28 meeting and found the phasing plan acceptable.*

- (4) **ADDITIONAL ENHANCED PUBLIC BENEFIT DEDICATION.** The Master Planned Development shall provide the inclusion of public recreation facilities and/or land for public and/or quasi-public institutional Uses reasonably related to the General Plan goals for the Area, and impacts of the Development beyond that provided to achieve a project Density of up to one (1) unit per acre by a factor reasonably related to the Density increase sought.

**Complies.** *The Annexation and initial subdivision created a lot that is dedicated to the City for additional recreation adjacent to the existing Recreation Complex. One of the Medical Support buildings (25,000 square feet) is proposed for community benefit; for the Peoples Health Clinic and/or a Summit County health facility.*

- (5) **AFFORDABLE HOUSING.** The Master Planned Development shall provide an additional five percent (5%) Affordable Housing commitment beyond that required by the City's Affordable Housing Resolution in effect at the time of Application. This is in addition to that provided in Section 15-2.23(A)(8).

**Complies.** *The Annexation Agreement provides for the total requirement of the Affordable Housing.*

#### **15-2.23-5. MAXIMUM BUILDING HEIGHT.**

The maximum zone Building height is twenty eight feet (28') from Existing Grade.

**Complies.** *Please refer to MPD discussion below (15-6-5 (F)).*

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

(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 the Density located in the most appropriate locations.*

**Complies.** The Annexation Agreement set the density for the IHC at 300,000 square feet with an additional 150,000 square feet of Support Medical Offices, of which up to 50,000 square feet could be part of the hospital building. The applicant is proposing a phased construction of both the hospital and support medical space.

**(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 hospital is over 200 feet at its closest point to the property lines.

**(D) OPEN SPACE.**

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

**Complies.** The annexation identified over 80% of the entire 157 acres as 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 CT zoning district requires a minimum of 40% of the parking to be provided in a structured or tiered parking configuration. For density in excess of the base one unit per 20 acres, up to 3 units per acres, as with this application, 60% of the parking must be structured or tiered. The Planning Commission may consider waiving this requirement based on existing Site topography and location of exterior surface parking in such a way as to achieve maximum screening of parking from the entry corridor and/or to achieve optimum Site circulation and/or shared parking. The first phase of the construction will include structured parking to the rear of the hospital for staff. Additions to the structured parking structure will occur during successive phases. The 60% requirement will not be met in the first phase but will be met at final build-out. The applicant is requesting a phased approach for compliance at full build-out. The initial phase is for 92 structured spaces and 327 surface spaces (419 total). The 92 structured is only 22 percent of the total in the first phase.

**(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. The Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made. In order to grant Building height in addition to that which is allowed in the underlying zone, the Planning Commission is required to make the following findings:*

*(1) The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density, including requirements for facade variation and design, but rather provides desired architectural variation;*

**Complies.** Additional Building Height is being requested by the applicant. The main entry/clerestory is proposed at 15'-4" over the zone height with a chimney at 19'-9" over height. No floor area is increased by these architectural elements. A lobby clerestory (+10'-3") and pitched mechanical screening roof (+16'-7") also are not adding floor area. The two wings that house inpatient care and medical offices are 12'-9" and 10'-3", respectively, over zone height at the highest point. The building could meet zone height if spread out further on the site. Because of the need in a hospital for exceptional mechanical systems, particularly air handling, the floor to floor height is 14 feet, as compared to a usual 9-10 feet floor to floor construction in residential and commercial construction.

Additional changes to the building have brought the proposed facades into conformance with the façade length variations. The result provides desired architectural variation by incorporating architectural enhancements such as clerestory elements while addressing the challenges of unique medical requirements.

*(2) Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss or air circulation have been mitigated to the extent possible as defined by the Planning Commission;*

**Complies.** There are no adjacent structures that will have potential problems due to the extra height of the building. The neighboring properties (USSA, Rec Complex, and National Abilities Center) are hundreds of feet away to the south and would not be affected by shadows, solar access or air circulation.

*(3) There is adequate landscaping and buffering from adjacent Properties and Uses. Increased Setbacks and separations from adjacent projects are being proposed;*

**Complies.** The hospital will be several hundred feet from the nearest building, far in excess of the CT zone setbacks. Although the site is currently vegetated with sagebrush and other shorter plants, the preliminary landscape plan proposes a number of native and appropriate trees for the site.

*(4) The additional Building Height has resulted in more than the minimum open space required and has resulted in the open space being more usable;*

**Complies.** The additional height is more a function of the floor-to-floor height necessary in a hospital, as previously discussed. Keeping the same floor-to-floor heights but spreading the building out would decrease the amount of usable open space available. The annexation identified 80% open space, greater than the 60% required under base zoning, but equal to the requirements for the density bonus. A trail system on the property will connect with the existing network from the Recreation Complex and Round Valley systems.

*(5) MPD's which include the additional height shall be designed in a manner so as to provide a transition in roof elements in compliance with Chapter 9 Architectural Guidelines or Historic District Design Guidelines if within the Historic District; and*

**Complies.** The applicant has provided conceptual renderings and detailed plans for the hospital. Each of the components of the building (office, patient wing, lobby) are at different elevations from each other and provide for transitions between each component.

*(6) Structures within the HR-1 District which meets the standards of development on Steep Slopes, may petition the Commission for additional height per criteria found in Section 15-2.2-6.*

This section is not applicable.

*If and when the Planning Commission grants additional height due to a Site specific analysis and determination, that additional height shall only apply to the specific plans being reviewed and approved at the time. Additional Building Height for a specific project will not necessarily be considered for a different, or modified, project on the same Site.*

**(G) SITE PLANNING.** *An MPD shall be designed to take into consideration the characteristics of the Site upon which it 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 hospital is set into the toe of the low hill on the property, hundreds of feet from SR 248. The hill itself provides a backdrop to the building so it does not break the skyline.

*(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.

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

**Complies.** The proposed hospital has minimal permanent cut and fill and grading immediately surrounding it. However, the access road has fills of ten to fifteen feet in places to keep the road slope fairly consistent and to avoid hauling away too much soil material.

*(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.** A public trail through the property will connect with the Round Valley and Recreation Complex trails. A public trail easement will be placed on the subdivision plat. Dedication and construction of trails is a requirement of the Annexation Agreement. The dedication of the trails will occur with the amended subdivision concurrently being reviewed by the City. Construction and paving of the trail between IHC and the Recreation Complex will occur with the first phase of hospital construction. Staff recommends that the second phase trail be constructed with the resolution of the development potential (construction or Open space/trails) of the adjacent PRI property to the north.

*(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.** The hospital will have significant surface parking lots with sidewalks on the ends of the parking islands connecting to the entrances to the hospital. No separate bicycle paths (except the off-road trail) will be created. A sidewalk will be provided on one side of the access road. Public transit is also contemplated with several bus stops within the annexation area.

*(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 surface parking lots to store snow. Staff recommends that the applicant comply with internal and perimeter landscaping requirements for parking lots (section 15-3-3 (D)) although the CT zone, as created with the Annexation, is not specifically identified in this chapter as currently written. The applicant stipulates to this recommendation.

*(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.** The site plan includes a screened refuse area.

*(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 bus stop is proposed on the site at the main entrance. A second bus stop will be provided at the Medical Support Buildings.

*(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.** Service and delivery are located to the rear of the hospital and away from the public areas.

*(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 hospital and parking areas the existing vegetation will be undisturbed. A preliminary landscape plan includes native and drought tolerant plant materials and re-vegetation with appropriate plant materials. Parking lot lighting will be required to meet the City lighting standards. As stated above, Staff recommends that the applicant comply with internal and perimeter landscaping requirements for parking lots (section 15-3-3 (D)) although the CT zone, as created with the Annexation, is not specifically identified in this chapter as currently written.

*(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 access road crosses two areas of wetlands that are proposed to be mitigated in conformance with the Army Corp of Engineers permit. No sensitive slopes or ridgelines are identified.

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

**Complies.** The annexation requires affordable housing that will be provided within the annexation area, or alternatively and with the consent of the City, at a location nearby. One lot of the subdivision is dedicated to the City for affordable housing.

*(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 permanent Child Care demands will be generated by a hospital. The hospital may provide on-site service for its employees as it sees fit.

**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 been legally continued from previous Planning Commission hearings.

**Alternatives:**

- The Planning Commission may approve the MPD for the Intermountain Healthcare facility 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 re-open the public hearing for the Master Planned Development (MPD) for the Intermountain Health Care hospital. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Commission's consideration.

### Findings of Fact:

1. The Intermountain Healthcare Master Planned Development is located on Lots 1 and 2 of the Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility and includes 132.2 acres. The amended Subdivision Plat currently proposes lot area of 107.5 acres for the two lots.
2. The Annexation Agreement and proposed Master Planned Development for IHC includes a Intermountain Healthcare Hospital of 300,000 square feet (180 Unit Equivalents) and Support Medical Office space of 150,000 square feet (150 Unit Equivalents).
3. The City agreed that up to 50,000 square feet of the total Support Medical Office area may be developed within, and in addition to, the 300,000 square foot hospital. The City also agreed that up to 50,000 square feet may be utilized for public/quasi-public and other institutional uses reasonably related to the Support Medical Office area.
4. The property is located in the Community Transition (CT) zoning district.
5. The MPD is being processed concurrent with a Conditional Use Permit. No additional conditional use permits are required prior to issuance of building permits for the proposed uses. A change of use, from that described by this application may require a separate conditional use permit.
6. This property is subject to the IHC/USSA/Burbidge Annexation plat approved by the Park City Council on December 7, 2006, with an effective date of January 1, 2007. An Annexation Agreement for this property was recorded on January 23, 2007.
7. The Annexation Agreement sets forth maximum building floor areas, development location, and conditions related to developer-provided amenities on the various lots of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended subdivision plat, such as roads, utilities, and trails.
8. A final subdivision plat known as the Subdivision Plat (Amended) for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility is currently being reviewed by the Planning Commission and City Council. The Master Planned Development and Conditional Use Permit were submitted for concurrent review and approval.
9. The maximum Building Height in the CT District is 28 feet (33 feet with a pitched roof).
10. The main entry/clerestory is proposed at 15'-4" over the zone height with a chimney at 19'-9" over height. No floor area is increased by these architectural elements. A lobby clerestory (+10'-3") and pitched mechanical screening roof (+16'-7") also are not adding floor area. The two wings that house inpatient care and medical offices are 12'-9" and 10'-3", respectively, over zone height at the highest point.
11. Additional building height, as reviewed by the Planning Commission on May 23, 2007, complies with the criteria for additional building height per LMC Section 15-6-5 (F).
12. The Planning Commission reviewed a visual analysis and discussed the additional building height and finds the proposed building is in compliance with the LMC criteria in Chapter 6 regarding additional height that can be granted for a Master Planned

Development, specifically, the façade shifts and building articulation, materials, and details create architectural interest and break the building into areas of varying height and mass. Landscaping and setbacks provide mitigation of visual impacts from adjacent properties.

13. The CT zoning district requires a minimum of 60% of the parking for an MPD to be provided in a structured or tiered parking configuration. A parking structure is proposed in the rear of the hospital and the applicant is requesting a phased approach for compliance at full build-out. The initial phase is for 92 structured spaces and 327 surface spaces (419 total). The 92 structured is only 22 percent of the total in the first phase. The Planning Commission discussed the phase request at the March 28 meeting and found the phasing plan acceptable.
14. The setbacks within the CT zone are twenty five feet (25') in the front , rear, and sides. The building complies with these setback requirements.
15. Final approval of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended subdivision plat is a condition precedent to issuance of a footing and foundation permit for this CUP.
16. Trails and linkages to trails shown on the City's Master Trail Plan shall be constructed in accordance with the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended plat and conditions of the Annexation Agreement.
17. A redundant water system is necessary for the health, safety and welfare of the development.
18. A signalized intersection with location and associated improvements to State Route 248 approved by the Utah Department of Transportation will be finalized with the amended subdivision plat. Other traffic mitigation measures and costs associated with those measures must be approved by agreement between parties in accordance with the annexation agreement.
19. 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, as conditioned, is consistent with the employee Affordable Housing

- requirements as adopted by the City Council at the time the Application was filed.
10. The MPD, as conditioned, meets the provisions of the Sensitive Lands provisions 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 through design and by providing trail connections.
  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 IHC/USSA Annexation shall apply to this MPD.
3. All applicable conditions of approval of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended subdivision plat shall apply.
4. A final water efficient landscape and irrigation plan that indicates snow storage areas is required prior to building permit issuance.
5. All exterior lights must conform to the City lighting ordinance and shall be in substantial conformance with the plans reviewed by the Commission on May 23, 2007. Parking lot lighting shall be on a timing system to allow for minimal lighting when the facility is not open. The timing system and building security lighting shall be approved by staff prior to issuance of a certificate of occupancy.
6. 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.
7. 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 May 23, 2007, and shall be approved by staff prior to building permit issuance.
8. 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 May 23, 2007.
9. Utility and grading plans, including all public improvements and trails, must be approved by the City Engineer prior to Building Permit issuance. A guarantee for all public improvements, including trails and required landscaping, is required prior to issuance of a full building permit and/or prior to recordation of the final subdivision plat.
10. The Construction Mitigation Plan must be approved by staff as a condition precedent to issuance of any building permits. The Plan shall be consistent with the plan reviewed by the Planning Commission on May 23, 2007.
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, to mitigate impacts on adjacent wetlands. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices.
12. Approval of a fire protection plan for the building shall have been made by the Building Official prior to any full building permit being issued. 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. The trail connections to the Park City Recreation Complex as required by the Annexation Agreement and conditions of approval of the final subdivision plat shall be constructed prior to issuance of a final certificate of occupancy for the building. The public dedication of the trails will occur with the amended subdivision concurrently being reviewed by the City. Construction and paving of the trail between IHC and the Recreation Complex will occur with the first phase of hospital construction. The second phase trail will be constructed with the resolution of the development potential (construction or Open space/trails) of the adjacent PRI property to the north.
15. IHC will pay \$16,000 per ERU to the City for water within 10 business days of this MPD approval in accordance with Section 8 of the Annexation Agreement. In addition, IHC will contribute \$800,000 for development of a second, redundant, source of water as provided in the amended water agreement pursuant to Section 8 of the Annexation Agreement.
16. IHC will bear the cost of traffic mitigation measures as provided in the Annexation Agreement in an amount to be agreed prior to the approval of the amended subdivision plat.
17. The following items are agreed to by the applicant as mitigation for the loss of the use of a planned ballfield at the Park City Recreation Complex:
  - IHC will pay Park City Municipal Corporation \$50,000 to compensate the city for actual costs the city incurred to prepare the ground for the future ball field.
  - IHC will pay Park City Municipal Corporation the actual costs incurred by the city for a way finding sign at the junction of Round Valley Drive and the road leading to the recreation complex and the National Ability Center (F. Gillmor Drive).
  - IHC will pay for and construct an 8' wide paved trail connection on the recreation complex property. This trail connection will connect: the paved trail at the south west corner of the recreation complex with the paved trail to be built by Intermountain on our property, adjacent to both USSA and the hospital
  - IHC will enter into a shared parking agreement with Park City. The hospital will share up to 300 parking spaces at full build-out on weekends for park and ride lots for city events. IHC and the City will work together to establish a Parking Management and Phasing Plan to manage the use of these 300 spaces and establish a phasing plan for use of fewer spaces prior to full build-out. Intermountain would have the ability to reduce this number through the Management Plan or if both parties agree in writing based on lack of availability through normal use or ultimate build out of the

Medical Campus. The Plan would include anticipate use schedule to allow notification of employees when certain lots would not be available for employee use on weekends.

- IHC will replace the stormwater detention basin that will be removed through the construction of the road.
- IHC will construct a temporary, paved driveway from SR 248 to existing Gillmor Drive, as it runs east to west at the south west corner of the recreation parcel, just south of the proposed signalized intersection. This will facilitate temporary access for the NAC and recreation complex while the road improvements and infrastructure are being built. Exact location and design are subject to UDOT and Park City approvals.
- It is likely that due to the new road alignment, the City will have to modify the Recreation Subdivision to locate the new Round Valley Drive road within a platted right-of-way. Should this be necessary, the City will coordinate necessary drawings and approvals, but Intermountain will be responsible for the cost of all necessary submittal documents and plats. The amended subdivision, if necessary, would be required prior to issuance of full permits for either USSA or the Hospital.
- IHC will design and construct 30 trailhead parking spaces to the reasonable satisfaction of the City Engineer on the Park City Recreation Complex. The exact location will be determined by Park City, but will be in the general vicinity of the approved plan, adjacent to the new road.

### **Exhibits:**

A – A packet of materials was previously passed out to the Commissioners.

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## Planning Commission Staff Report



**Author:** Brooks T. Robinson  
**Subject:** Intermountain Health Care hospital  
Conditional Use Permit  
**Date:** May 23, 2007  
**Type of Item:** Administrative – CUP

### Summary Recommendations:

Staff recommends the Planning Commission re-open the public hearing for the Conditional Use Permit (CUP) for the Intermountain Health Care hospital. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Commission's consideration.

### Topic:

**Applicant:** IHC Hospitals, Inc.  
**Location:** 900 Round Valley Drive (Quinn's Junction near the Park City Recreation and Ice Complex)  
**Zoning:** Community Transition (CT)  
**Adjacent Land Uses:** Park City Recreation Complex, proposed USSA training facility, US 40, open space  
**Reason for Review:** Conditional Use Permits require Planning Commission review and approval.

### Background:

The IHC MPD/CUP is part of an annexation that included the IHC Hospital, USSA (United States Ski and Snow Board Association) training complex, a possible affordable housing site, additional recreational land adjacent to the Park City Recreation Complex at Quinn's Junction, and open space. The annexation plat was approved by the Council on December 7, 2006, with an effective date of January 1, 2007. A subdivision plat was approved by the Council and recorded at Summit County on January 11, 2007. The entire annexation area is 157.243 acres and is subdivided into five lots. Lots 1 and 2 are owned by Intermountain Healthcare (IHC Hospitals, Inc) and includes 132.2 acres. The Annexation Agreement and proposed Master Planned Development for IHC includes a Intermountain Healthcare Hospital of 300,000 square feet (180 Unit Equivalents) and Support Medical Office space of 150,000 square feet (150 Unit Equivalents).

The City agreed that up to 50,000 square feet of the total Support Medical Office area may be developed within, and in addition to, the 300,000 square foot hospital. The City also agreed that up to 50,000 square feet may be utilized for public/quasi-public and other institutional uses reasonably related to the Support Medical Office area, including without limitation: athletic national governing body offices, non-profit community

wellness facilities, and/or education uses.

Access to the site is from Highway 248 through the Park City Recreation Complex. A preliminary roadway layout within the subdivision was identified at the time of subdivision plat. An amended subdivision plat will be required once the final road and utility layout is completed.

On February 28, 2007, the Planning Commission reviewed a preliminary introduction to this proposal at a work session. The Commission allowed for public input although did not receive any. The Commission held public hearings on March 28 and April 11 on the Master Planned Development and the Conditional Use Permit. At the March 28th meeting the Commission provided direction on the parking phasing plan, building height, materials, and façade variations. The applicant provided changes responding to the Commission direction on April 11<sup>th</sup>. The discussion has been CONTINUED at subsequent meetings to specific dates.

### **Analysis**

The City shall not issue a Conditional Use permit unless the Planning Commission concludes that:

- (1) the Application complies with all requirements of this LMC;
- (2) the Use will be Compatible with surrounding Structures in Use, scale, mass and circulation;
- (3) the Use is consistent with the Park City General Plan, as amended; and
- (4) the effects of any differences in Use or scale have been mitigated through careful planning.

The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use, as conditioned, mitigates impacts of and addresses the following items:

*(1) size and location of the Site;*

#### **No unmitigated impacts.**

Lots 1 and 2 of the IHC/USSA subdivision are 132 acres total. This acreage will decrease a small amount with the amended subdivision that is in process. The site is located near and accessed from State Route 248, near its intersection with US 40.

The Conditional Use Permit for Phase I of the IHC hospital includes a 122,000 building with 50,000 square feet of medical offices (41,000 square feet finished) included. A separate 25,000 square foot medical support building is proposed in the initial phase of development. This building will be a community benefit and may include the People's Health Center and/or the Summit County Health office. This building will be required to have its own CUP submitted and reviewed.

*(2) traffic considerations including capacity of the existing Streets in the Area;*

#### **No unmitigated impacts.**

The site is served by State Route 248 and a public road through the Park City

Recreation Complex. The Annexation Agreement limits the total cost of Traffic Mitigation Measures at \$10 Million. The applicant is required to construct road improvements to SR 248, the City streets (F. Gillmor Way and Round Valley Drive) and the signalized intersection with SR 248. Two bus shelters will be constructed on site.

*(3) utility capacity;*

**No unmitigated impacts.**

Adequate utility capacity exists to serve the project. The applicant has agreed to pay for water to serve the project and to contribute to the cost to ensure redundant water for the project.

*(4) emergency vehicle Access;*

**No unmitigated impacts.**

The site is served by State Route 248 and City streets.

*(5) location and amount of off-Street parking;*

**No unmitigated impacts.**

The initial parking construction will consist of 327 surface parking spaces and 92 structured spaces. Future additions will add 203 surface spaces and 703 structured spaces. The CT zone requires 60% of the parking to be in a structure, which will be case at full build-out. The Planning Commission has discussed and provided direction that the phasing of the structured parking is acceptable.

*(6) internal vehicular and pedestrian circulation system;*

**No unmitigated impacts.**

A public road (Round Valley Drive) from SR 248 will serve the hospital. Sidewalks and paved public trails will connect the Park City Recreation Complex, the bus shelters, and the parking lots to the hospital. Round Valley Drive will loop through the site with a second access point connecting near the Ice Rink.

*(7) fencing, Screening, and landscaping to separate the Use from adjoining Uses;*

**No unmitigated impacts.**

The existing vegetation is mostly sage brush and grass. Proposed landscaping will minimize the use of turf grass and use appropriate, drought tolerant plant materials. A water efficient irrigation system is required as a Condition of Approval. The conceptual landscape plan has significant landscaping between the buildings.

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

**No unmitigated impacts.**

The hospital will be 300,000 square feet at full build-out with 50,000 square feet in addition to and within the building. The initial construction is 122,000 square feet with 50,000 square feet of medical offices (41,000 square feet finished) in a single building. Additional Building Height is being requested by the applicant. The main entry/clerestory is proposed at 15'-4" over the zone height with a chimney at 19'-9" over height. No floor area is increased by these architectural elements. A lobby clerestory (+10'-3") and

pitched mechanical screening roof (+16'-7") also are not adding floor area. The two wings that house inpatient care and medical offices are 12'-9" and 10'-3", respectively, over zone height at the highest point. The building could meet zone height if spread out further on the site. Because of the need in a hospital for exceptional mechanical systems, particularly air handling, the floor to floor height is 14 feet, as compared to a usual 9-10 feet floor to floor construction in residential and commercial construction. The nearest property line is hundreds of feet away and future buildings setback a minimum of 25 feet additionally from those property lines.

*(9) usable Open Space;*

**No unmitigated impacts.**

The annexation identified over 80% of the entire 157 acres as open space. Most of the open space will be native vegetation; however, trails are being provided through the site to adjoin with existing neighboring trails.

*(10) signs and lighting;*

**No unmitigated impacts.**

Signs and lighting will meet the Park City Land Management Code. Staff has discussed directional, building and free-standing signs with the applicant. A separate sign application will be required for any exterior sign. Parking lot lighting is proposed that meets the standards of the lighting section of the Off-Street Parking chapter of the Land Management Code (15-3-3(C)).

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

**No unmitigated impacts.**

The existing NAC buildings, the Park City Ice Rink and the proposed USSA building are relatively large buildings, generally two to three stories in elevation. They are a variety of styles from timber to tilt-up concrete to stucco. The hospital, although significantly larger in floor area, is similar in height and compatible in style. The use of stone, timbers, and metal wall panels are well articulated. The mass of the building is separated from its neighbors by hundreds of feet, giving it a sense of scale in proportion to the surrounding backdrop of hills.

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

**No unmitigated impacts.**

No disturbing mechanical factors are anticipated after construction is complete. With the size of the property, any exhaust fans or other mechanical factors will not generate noise that will be heard off-site.

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

**No unmitigated impacts.**

Delivery and service vehicles will access the building around the back of the hospital, away from the public entrances. Passenger pick-up and drop-off can occur at the front

entry porte cochere. The emergency entrance is separated from the main entrance and the entrance for the medical offices. The trash dumpsters are located in a screened loading area.

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

**No unmitigated impacts.**

Intermountain Healthcare will own the hospital. Future medical support buildings may be owned by the physicians that occupy the buildings.

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

**No unmitigated impacts.**

There are no Environmentally Sensitive slopes or ridglands. The access road crosses wetlands that are subject to an Army Corp of Engineers permit for mitigation.

**Recommendation**

Staff recommends the Planning Commission re-open the public hearing for the Conditional Use Permit (CUP) for the Intermountain Health Care hospital. Staff has prepared findings of fact, conclusions of law and conditions of approval for the Commission's consideration.

**Findings of Fact:**

1. The Conditional Use Permit is for Phase I of the IHC Hospital and Medical campus in the CT-MPD zoning district.
2. The annexation plat was approved by the Council on December 7, 2006, with an effective date of January 1, 2007.
3. A subdivision plat was approved by the Council and recorded at Summit County on January 11, 2007.
4. The entire annexation area is 157.243 acres and is currently subdivided into five lots. Lots 1 and 2 are owned by Intermountain Healthcare (IHC Hospitals, Inc) and includes 132.2 acres.
5. The Annexation Agreement and proposed Master Planned Development for IHC includes a Intermountain Healthcare Hospital of 300,000 square feet (180 Unit Equivalents) and Support Medical Office space of 150,000 square feet (150 Unit Equivalents).
6. The City agreed that up to 50,000 square feet of the total Support Medical Office area may be developed within, and in addition to, the 300,000 square foot hospital. The City also agreed that up to 50,000 square feet may be utilized for public/quasi-public and other institutional uses reasonably related to the Support Medical Office area, including without limitation: athletic national governing body offices, non-profit community wellness facilities, and/or education uses.
7. Access to the site is from Highway 248 through the Park City Recreation Complex. A preliminary roadway layout within the subdivision was identified at the time of

subdivision plat. An amended subdivision plat will be required once the final road and utility layout is completed.

8. The proposed first phase of the hospital includes a 122,000 square foot hospital building with 50,000 square feet of medical offices (41,000 square feet finished). A separate 25,000 square foot medical support building is proposed in the initial phase of development. This building will be a community benefit and may include the People's Health Center and/or the Summit County Health office. This building is required to have its own CUP submitted and reviewed.
9. The proposed Conditional Use Permit is consistent with the approved Master Planned Development for IHC.
10. The maximum Building Height in the CT District is 28 feet (33 feet with a pitched roof). Additional Building Height is being requested by the applicant. The main entry/clerestory is proposed at 15'-4" over the zone height with a chimney at 19'-9" over height. No floor area is increased by these architectural elements. A lobby clerestory (+10'-3") and pitched mechanical screening roof (+16'-7") also are not adding floor area. The two wings that house inpatient care and medical offices are 12'-9" and 10'-3", respectively, over zone height at the highest point. The building could meet zone height if spread out further on the site. Because of the need in a hospital for exceptional mechanical systems, particularly air handling, the floor to floor height is 14 feet, as compared to a usual 9-10 feet floor to floor construction in residential and commercial construction. The proposed building complies with the granted height exception.
11. The Planning Commission finds the proposed building in compliance with the volumetrics approved in the MPD; specifically, the façade shifts and roof shifts create architectural interest and break the building into smaller components.
12. The setbacks within the CT zone are twenty-five feet (25') on all property lines. Setbacks are the minimum distance between the closest of the following: property line, platted street, or existing curb or edge of street. The building complies with these setback requirements.
13. The **Analysis** section of this staff report is incorporated herein.

#### Conclusions of Law:

1. The CUP, as conditioned, is consistent with the IHC Master Planned Development and the Park City Land Management Code.
2. The CUP, as conditioned, is consistent with the Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

#### Conditions of Approval:

1. All standard conditions of approval apply to this Conditional Use Permit.
2. A water efficient landscape and irrigation plan that indicates snow storage areas and meets the defensible space requirement is required prior to building permit issuance.
3. All exterior lights must conform to the City lighting ordinance.
4. All exterior signs require a sign permit.

5. Materials color samples and final design details must be in substantial compliance with the samples reviewed by the Planning Commission and approved by staff prior to building permit issuance.
6. The final building plans and construction details for the project shall meet substantial compliance with the drawings as reviewed by the Planning Commission.
7. Utility and grading plans must be approved by the City Engineer prior to Building Permit issuance.
8. The amended Subdivision Plat must be approved prior to full building permit. Excavation and Footings and Foundation may proceed prior to approval of the amended subdivision plat.
9. The applicant, at its expense, will install a signalized intersection on S.R. 248 and improvements to frontage roads and connecting roads as reasonably required by the City Engineer. A temporary paved road connection road between S.R. 248 and F. J. Gillmor Drive, subject to approval by UDOT and Park City, shall be installed. Directional signs and wayfinding signs shall be part of the road improvements. During construction of the road improvements, access to the National Ability Center and the Recreation Complex shall not be interrupted. Trail and sidewalk connections as required in the Annexation Agreement and Master Planned Development approval are required.
10. All conditions of the Master Planned Development continue to apply.

### **Exhibits**

A – A packet of materials was previously passed out to the Commissioners.

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16. Per the Annexation agreement and subject to any such deed restrictions, the City shall have the right of first refusal to purchase the USSA property and facilities in the event that, as an authorized assignee of the Petition, USSA sells and/or relocates from such property.
17. The Planning Commission approval of the MPD/CUP shall be put into the form of a Development agreement prior to issuance of a full building permit.
18. The amended Subdivision plat must be approved prior to full building permit.
19. Any change in sue to a non-community-based nonprofit organization may require that the deferred Employee/Affordable Housing requirements be met by the owner of the USSA Property as contemplated under the Affordable Housing Guidelines and Standards Resolution 10-06.
20. Trash enclosures will be provided for all trash receptacles and adequately screened. Materials will be architecturally compatible with the building.
21. The pedestrian walkway between the bus stop and the parking lot as shown on the site plan will be provided prior to the issuance of a final certificate of occupancy.
22. IHC Conditional Use Permit and Master Planned Development

Commissioner Pettit recused herself from this item.

Planner Robinson requested that the Planning Commission review the CUP and the MPD separately and take two separate actions. He suggested that they begin with the MPD application.

Planner Robinson reported on changes to the findings of facts and conditions of approval. Finding of Fact #15 was modified to read, "The amended subdivision plat must be approved prior to full building permit. Excavation and footings and foundation may proceed prior to approval of the amended subdivision plat."

Planner Robinson noted that the applicant submitted amended building elevations after previous direction from the Planning Commission. Planner Robinson stated that IHC owns lots one and two of the current subdivision plat, which currently includes 132.2 acres. That size will be slightly reduced with the amended subdivision plat.

The Staff report provided detail on the MPD criteria for the Community Transition Zone, and outlined their findings for compliance. He believed this answered some of the questions raised during the USSA discussion. He commented on the original road layout

with a signalized intersection at Highway 248, as required by the annexation agreement. The annexation agreement required the details to be addressed with the MPD; however, the City Attorney has agreed to postpone that to the subdivision. Planner Robinson stated that the subdivision originally scheduled for this evening will be continued. He noted that one of the fields at the complex would be lost with the realignment of the intersection and the road improvements.

Planner Robinson commented on a letter from IHC that is memorialized in Condition of Approval #17, outlining mitigation for the loss of the planned ballfield at the Recreation Complex, as well as other mitigation requirements from the annexation agreement, particularly redundancy water for the hospital. Planner Robinson stated that the City will be putting in that water line with a contribution from IHC. He noted that a hard surface trail will be constructed on site by IHC with a contribution from USSA. The annexation agreement called for construction of the trail and dedication to the City as a public trail.

Planner Robinson modified Condition of Approval #9 by striking "...issuance of a full building permit and/or prior to..." from the last sentence. The revised sentence would read, "A guarantee for all public improvements, including trails and required landscaping, is required prior to recordation of the final subdivision plat."

Morgan Bush, representing the applicant, stated that the City had asked IHC to put together a site plan that includes the annexation area to be developed, as well as the recreation complex. They felt it was beneficial to have a master plan that takes in the entire Quinn's area and not just one particular piece. Mr. Bush remarked that they tried to address all the issues related to the USSA, the impacts on the fields complex, and the IHC MPD.

Mr. Bush reviewed the site plan and the intersection that UDOT has approved. He outlined the direction Round Valley Drive would take to enter into the IHC campus and access the USSA facility. He indicated the area behind the Ice Sheet that would be dedicated as City streets. Mr. Bush identified the two planned bus stops with shelters and the facilities they would serve. He commented on the trails and pointed out the proposed trail on IHC property. Mr. Bush stated that there will be paved trails from the furthest north point on the campus to the existing Rail Trail system in the City. He noted that they are still working with City Staff on the exact trail location.

Commissioner Sletten asked if the trails were memorialized in the conditions of approval. Planner Robinson replied that they were addressed as a bullet point under Condition of Approval #17.

Mr. Bush commented on the shared parking. He noted that IHC had proposed to share 110 spaces based on the initial discussion. The City wanted 310 spaces based on the full

build out. They still need to work out the agreements but their concept is to make two lots available to the City on weekends.

Commissioner Wintzer asked if the parking issue was based on final build out. Mr. Bush replied that the 300 spaces would be at final build out. He explained that they only have 397 total spaces and they intend to work out the exact numbers for phasing with the City. Mr. Bush believed it was in the best interest of everyone to maximize the appropriate use of that resource.

Chair Pro Tem Barth re-opened the public hearing.

Carol Potter, representing Mountain Trails Foundation, stated that she spoke with Michael Barille at the County about connecting trails from IHC to Trail Side. She wanted the Planning Commission to know that the County supports this idea.

Chair Pro Tem Barth asked Ms. Potter if Mountain Trails could work with the trails system as proposed. Ms. Potter answered yes. Planner Robinson remarked that a second trail, which is memorialized in Condition of Approval #14, goes from IHC to the north to the PRI church owned property. Once a development resolution is reached for that property and a plan is submitted to the County, the second phase trail will be constructed following that resolution.

Chair Pro Tem Barth closed the public hearing.

Commissioner Russack asked about a bus stop to service the fields and the ice sheet. Planner Robinson stated that currently there is no bus service to the fields, except for on demand service. He expected that transit service will be started to that area once everything is built out. City Engineer, Eric DeHaan, noted that the parking lot next to the ice sheet is designed to accommodate bus circulation and drop off at the door of the ice sheet. It takes the critical mass to justify bus service and he did not anticipate that would happen until the other facilities are on line.

Commissioner Russack asked if the existing entrance is eliminated with the new road scheme. Mr. DeHaan replied that the current entrance would be eliminated. Commissioner Russack asked Mr. Bush if zone lighting would be considered for the parking lots at IHC; similar to what was suggested for USSA. Mr. Bush replied that a condition of approval requires a parking plan that includes timing of lighting to be approved by City Staff.

Commissioner Wintzer remarked that this project has been a pleasant process and he has enjoyed working with the applicants. They always responded to the Planning

Commissions' comments and concerns and came back every time with the right information. Commissioner Sletten concurred.

MOTION: Commissioner Sletten moved to APPROVE the Intermountain Healthcare Hospital master planned development, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval contained in the Staff report and amended as follows: Finding of Fact #15, "The amended subdivision plat must be approved prior to full building permit. Excavation and footings and foundation may proceed prior to approval of the amended subdivision plat." Condition of Approval #9, the last sentence is modified to read, "A guarantee for all public improvements, including trails and required landscaping, is required prior to recordation of the final subdivision plat." Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously. Commissioner Pettit was recused.  
Findings of Fact- IHC MPD

1. The Intermountain Healthcare Master Planned Development is located on Lots 1 and 2 of the Subdivision Plat for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility and includes 132.2 acres. The amended Subdivision Plat currently proposes lot area of 107.5 acres for the two lots.
2. The Annexation Agreement and proposed Master Planned Development for IHC includes an Intermountain Healthcare Hospital of 300,000 square feet (180 Unit Equivalents) and Support Medical Office space of 150,000 square feet (150 unit equivalents).
3. The City agreed that up to 50,000 square feet of the total Support Medical Office area may be developed within, and in addition to, the 300,000 square foot hospital. The City also agreed that up to 50,000 square feet may be utilized for public/quasi public and other institutional uses reasonably related to the Support Medical Office area.
4. The property is located in the Community Transition (CT) zoning district.
5. The MPD is being processed concurrent with a Conditional Use Permit. No additional conditional use permit are required prior to issuance of building permits for the proposed uses. A change of use, from that described by this application may require a separate conditional use permit.
6. This property is subject to the IHC/USSA/Burbidge Annexation plat approved by the Park City Council on December 7, 2006, with an effective date of January 1, 2007. An Annexation Agreement for this property was recorded on January 23, 2007.

7. The Annexation Agreement sets forth maximum building floor areas, development location, and conditions related to developer-provided amenities on the various lots of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended subdivision plat, such as roads, utilities, and trails.
8. A final subdivision plat known as the Subdivision Plat (Amended) for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility is currently being reviewed by the Planning Commission and City Council. The Master Planned Development and Conditional Use Permit were submitted for concurrent review and approval.
9. The maximum building height in the CT District is 28 feet (33 feet with a pitched roof).
10. The main entry/clerestory is proposed at 15'-4" over the zone height with a chimney at 19'-9" over height. No floor area is increased by these architectural elements. A lobby clerestory (+10'-3") and pitched mechanical screening roof (+16'-7") also are not adding floor area. The two wings that house inpatient care and medical offices are 12'-9" and 10'-3", respectively, over zone height at the highest point.
11. Additional building height, as reviewed by the Planning Commission on May 23, 2007, complies with the criteria for additional building height per LMC Section 15-6-5(F).
12. The Planning Commission reviewed a visual analysis and discussed the additional building height and finds the proposed building is in compliance with the LMC Criteria in Chapter 6 regarding additional height that can be granted for a Master Planned Development, specifically, the facade shifts and building articulation, materials, and details create architectural interest and break the building into areas of varying height and mass. Landscaping and setbacks provide mitigation of visual impacts from adjacent properties.
13. The CT zoning district requires a minimum of 60% of the parking for an MPD to be provided in a structured or tiered parking configuration. A parking structure is proposed in the rear of the hospital and the applicant is requesting a phased approach for compliance at full build-out. The initial phase is for 92 structured spaces and 327 surface spaces (419 total). The 92 structured is only 22 percent of the total in the first phase. The Planning Commission discussed the phase request at the March 28 meeting and found the phasing plan acceptable.
14. The setbacks within the CT zone are twenty five feet (25') in the front, rear, and sides. The building complies with these setback requirements.

15. The amended subdivision plat must be approved prior to full building permit. Excavation and footings and foundation may proceed prior to approval of the amended subdivision plat.
16. Trails and linkages to trails shown on the City's Master Trail Plan shall be constructed in accordance with the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended plat and conditions of the Annexation Agreement.
17. A redundance water system is necessary for the health, safety and welfare of the development.
18. A signalized intersection with location and associated improvements to State Route 248 approved by the Utah Department of Transportation will be finalized with the amended subdivision plat. Other traffic mitigation measures and costs associated with those measures must be approved by agreement between parties in accordance with the annexation agreement.
19. The **Analysis** section of this staff report is incorporated herein.

#### Conclusions of Law - IHC MPD

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. Th 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. Th 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, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the application was filed.
10. The MPD, as conditioned, meets the provisions of the Sensitive Lands provision 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 through design and by providing trail connections.
12. The MPD has been noticed and public hearing held in accordance with this Code.

#### Conditions of Approval - IHC MPD

1. All standard conditions of approval apply to this MPD.
2. All applicable conditions of approval of the IHC/USSA Annexation shall apply to this MPD.
3. All applicable conditions of approval of the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility amended subdivision plat shall apply.
4. A final water efficient landscape and irrigation plan that indicates snow storage areas is required prior to building permit issuance.
5. All exterior lights must conform to the City lighting ordinance and shall be in substantial conformance with the plans reviewed by the Commission on May 23, 2007. Parking lot lighting shall be on a timing system to allow for minimal lighting when the facility is not open. The timing system and building security lighting shall be approved by Staff prior to issuance of a certificate of occupancy.
6. 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.

7. 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 May 23, 2007.
8. 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 May 23, 2007.
9. Utility and grading plans, including all public improvements and trails, must be approved by the City Engineer prior to Building Permit issuance. A guarantee for all public improvements, including trails and required landscaping, is required prior to recordation of the final subdivision plat.
10. The Construction Mitigation Plan must be approved by Staff as a condition precedent to issuance of any building permits. The plan shall be consistent with the plan reviewed by the Planning Commission on May 23, 2007.
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, to mitigate impacts on adjacent wetlands. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices.
12. Approval of a fire protection plan for the building shall have been made by the Building Official prior to any full building permit being issued. 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. The trail connections to the Park City Recreation Complex as required by the Annexation Agreement and conditions of approval of the final subdivision plat shall be constructed prior to issuance of a final certificate of occupancy for the building. The public dedication of the trails will occur with the amended subdivision concurrently being reviewed by the City. Construction and paving of the trail between IHC and the Recreation Complex will occur with the first phase of hospital construction. The second phase trail will be constructed with the resolution of the development potential (construction or open space/trails) of the adjacent PRI property to the north.
15. IHC will pay \$16,000 per ERU to the City for water within 10 business days of this MPD approval in accordance with Section 8 of the Annexation Agreement. In

addition, IHC will contribute \$899,000 for development of a second, redundant, source of water as provided in the amended water agreement pursuant to Section 8 of the Annexation Agreement.

16. IHC will bear the cost of traffic mitigation measures as provided in the Annexation Agreement in an amount to be agreed prior to the approval of the amended subdivision plat.
17. The following items are agreed to by the applicant as mitigation for the loss of the use of a planned ballfield at the Park City Recreation Complex:
  - IHC will pay Park City Municipal Corporation \$50,000 to compensate the City for actual costs the City incurred to prepare the ground for the future ball field.
  - IHC will pay Park City Municipal Corporation the actual costs incurred by the city for a way finding sign at the Junction of Round Valley Drive and the road leading to the recreation complex and the National Ability Center (F. Gillmor Drive).
  - IHC will pay for and construct an 8' wide paved trail connection on the recreation complex property. This trail connection will connect: the paved trail at the southwest corner of the recreation complex with the paved trail to be built by Intermountain on our property, adjacent to both USSA and the hospital.
  - IHC will enter into a shared parking agreement with Park City. The hospital will share up to 300 parking spaces at full build-out on weekends for park and ride lots for city events. IHC and the City will work together to establish a Parking Management and Phasing Plan to manage the use of these 300 spaces and establish a phasing plan for use of fewer spaces prior to full build-out. Intermountain would have the ability to reduce this number through the Management Plan or if both parties agree in writing based on lack of availability through normal use or ultimate build out of the Medical Campus. The Plan would include anticipate use schedule to allow notification of employees when certain lots would not be available for employee use on weekends.
  - IHC will replace the storm water detention basin that will be removed through the construction of the road.
  - IHC will construct a temporary, paved driveway from SR248 to existing Gillmor Drive, as it runs east to west at the south west corner of the recreation parcel, just south of the proposed signalized intersection. This will facilitate temporary access for the NAC and recreation complex while the road improvements and infrastructure

are being built. Exact location and design are subject to UDOT and Park City approvals.

- It is likely that due to the new road alignment, the City will have to modify the Recreation Subdivision to locate the new Round Valley Drive road within a platted right-of-way. Should this be necessary, the City will coordinate necessary drawings and approvals, but Intermountain will be responsible for the cost of all necessary submittal documents and plats. The amended subdivision, if necessary, would be required prior to issuance of full permits for either USSA or the Hospital.

- IHC will design and construct 30 trailhead parking spaces to the reasonable satisfaction of the City Engineer on the Park City Recreation Complex. The exact location will be determined by Park City, but will be in the general vicinity of the approved plan, adjacent to the new road.

6. IHC - Conditional Use Permit

Commissioner Pettit recused herself from this item.

Planner Robinson commented on additional findings and conditions related to Phase 1 of the building, its size and use, and the parking. He indicated one change in Condition of Approval #9 to specifically name the roads. The first sentence was modified to read, "The applicant, at its expense, will install a signalized intersection on SR 248 and improvements to SR 248, Round Valley Drive, and Florence Gilmore Way as reasonably required by the City Engineer". The remainder of Condition #9 stayed as written.

Chair Pro Tem Barth re-opened the public hearing.

There was no comments.

Chair Pro Tem Barth closed the public hearing.

MOTION: Commissioner Sletten moved to APPROVE the Intermountain Healthcare Hospital conditional use permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval contained in the Staff report with the amendment to Condition #9 as stated by Planner Robinson. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously. Commissioner Pettit was recused.

Findings of Fact - IHC - CUP

1. The Conditional Use Permit is for Phase 1 of the IHC Hospital and Medical campus in the CT-MPD zoning district.
2. The annexation plat was approved by the City Council on December 7, 2006, with an effective date of January 1, 2007.
3. A subdivision plat was approved by the Council and recorded at Summit County on January 11, 2007.
4. The entire annexation area is 157.243 acres and is currently subdivided into five lots. Lots 1 and 2 are owned by Intermountain Healthcare (IHC Hospitals, Inc.) And includes 132.22 acres.
5. The Annexation Agreement and proposed Master Planned Development for IHC includes a Intermountain Healthcare Hospital of 300,000 square feet (180 Unit Equivalentents).
6. The City agreed that up to 50,000 square feet of the total Support Medical Office area may be developed within, and in addition to, the 300,000 square foot hospital. The City also agreed that up to 50,000 square feet may be utilized for public/quasi-public and other institutional uses reasonably related to the Support Medical Office area, including without limitation: athletic national governing body offices, non-profit community wellness facilities, and/or education uses.
7. Access to the site is from Highway 248 through the Park City Recreation Complex. A preliminary roadway layout within the subdivision was identified at the time of subdivision plat. An amended subdivision plat will be required once the final road and utility layout is completed.
8. The proposed first phase of the hospital includes a 122,000 square foot hospital building with 50,000 square feet of medical offices (41,000 square feet finished). A separate 25,000 square foot medical support building is proposed in the initial phase of development. This building will be a community benefit and may include the People's Health Center and/or the Summit County Health office. This building is required to have its own CUP submitted and reviewed.
9. The proposed Conditional Use Permit is consistent with the approved Master Planned Development for IHC.
10. The Maximum Building Height in the CT District is 28 feet (33 feet with a pitched roof). Additional Building Height is being requested by the applicant. The main entry/clerestory is proposed at 15'-4" over the zone height with a chimney at 19'-9"

over height. No floor area is increased by these architectural elements. A lobby clerestory (+10'-3") and pitched mechanical screening roof (+16'-7") also are not adding floor area. The two wings that house inpatient care and medical officers are 12'-9" and 10'-3", respectively, over zone height at the highest point. The building could meet zone height if spread out further on the site. Because of the need in a hospital for exceptional mechanical systems, particularly air handling, the floor to floor height is 14 feet, as compared to a usual 9-10 feet floor to floor construction in residential and commercial construction. The proposed building complies with the granted height exception.

11. The Planning Commission finds the proposed building in compliance with the volumetrics approved in the MPD; specifically, the facade shifts and roof shifts create architectural interest and break the building into smaller components.
12. The setbacks within the CT zone are twenty-five (25') on all property lines. Setbacks are the minimum distance between the closest of the following: property line, platted street, or existing curb or edge of street. The building complies with these setback requirements.
13. The **Analysis** section of this staff report is incorporated herein.

#### Conclusions of Law - IHC - CUP

1. The CUP, as conditioned, is consistent with the IHC Master Planned Development and the Park City Land Management Code.
2. The CUP, as conditioned, is consistent with the Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

#### Conditions of Approval - IHC- CUP

1. All standard conditions of approval apply to this Conditional Use Permit.
2. A water efficient landscape and irrigation plan that indicates snow storage areas and meets the defensible space requirement is required prior to building permit issuance.
3. All exterior lights must conform to the City lighting ordinance.

4. All exterior signs require a sign permit.
5. Materials color samples and final design details must be in substantial compliance with the samples reviewed by the Planning Commission and approved by Staff prior to building permit issuance.
6. The final building plans and construction details for the project shall meet substantial compliance with the drawings as reviewed by the Planning Commission.
7. Utility and grading plans must be approved by the City Engineer prior to building permit issuance.
8. The amended Subdivision Plat must be approved prior to full building permit. Excavation and Footings and Foundation may proceed prior to approval of the amended subdivision plat.
9. The applicant, at its expense, will install a signalized intersection on SR 248 and improvements to SR 248, Round Valley Drive, and Florence Gilmore Way as reasonably required by the City Engineer. A temporary paved road connection between SR 248 and F.J. Gilmore Drive, subject to approval by UDOT and Park City, shall be installed. Directional signs and way finding signs shall be part of the road improvements. During construction of the road improvements, access to the National Ability Center and the Recreation Complex shall not be interrupted. Trail and sidewalk connections as required in the Annexation Agreement and Master Planned Development approval are required.
10. All conditions of the Master Planned Development continue to apply.
7. 300 Deer Valley Loop, Roundabout Subdivision

The Planning Commission discussed this item during work session.

Planner Katie Cattan reported that the applicant is proposing two lots of record on a metes and bounds parcel. Each lot would be approximately 12,000 square feet. The applicant is proposing a duplex on each lot. Planner Cattan noted that the proposal decreases density from what could be approved on these lots. The proposal also adds a bus pull off area that is supported by the Park City Municipal Transportation Department.

The Staff recommended that the Planning Commission forward a positive recommendation to the City Council for this subdivision, according to the findings of fact, conclusions of law, and conditions of approval contained in the Staff report. Planner Cattan noted that

**PARK CITY MEDICAL CENTER  
MEDICAL CAMPUS  
NORTH BUILDING PROPOSAL**

**DRAFT**

**MAY 20, 2013**

**Background**

Park City Medical Center has been more successful in its first five years than was forecast by Intermountain Healthcare. The areas of the hospital that are experiencing higher growth are surgery and endoscopy, pain services, physical therapy, imaging, emergency, and medical/surgical nursing. The available physician office space on campus is fully used, except for one 1,100 square foot space in the Park City Clinic building.

Nationally, healthcare has changed significantly since the hospital opened. Healthcare reform places more emphasis on education and wellness.

**Proposed Project**

Park City Medical Center is evaluating options for an addition to the existing building. This addition would provide for a procedure center (to expand surgical capacity), physician offices, an education center, an expanded wellness center, and administrative space for the hospital (to permit bed expansion within the hospital).

*Option A*

Option A would be to build an 82,000 square foot addition of medical support space attached to the hospital for medical offices, education, wellness, administrative services, and shelled space for future medical offices. In addition, the project would build 6,000 square feet of hospital space (4,000 new and completing 2,000 of existing shelled space) for a procedure center.

Density – This option would build all of the medical support density in the MPD (82 units) and 3 units of density for hospital space. Under this option there would be 103 units of hospital density to be built in the future.

Parking – Park City Medical Center is proposing to add 246 parking spaces (3 per 1,000 square feet) to support this option. 125 of these spaces would be added surface parking, and 121 surface parking east of the new project which would be screened from the entry corridor, since this new parking would be 12-14 feet lower than the current parking lot.

Affordable Housing – The hospital estimates that current spaces at the hospital require 25.7 affordable housing units. The annexation agreement provided 44.8 units of

affordable housing through a donation of land to the city and a guarantee from the Burbidges. This option would generate an additional affordable housing requirement of 12.9 units. This could still be covered by the original affordable housing.

### *Option B*

Option B would be to build an 57,000 square foot addition of medical support space attached to the hospital for medical offices, education, wellness, administrative services, and some limited shelled space for future medical offices. In addition, the project would build 6,000 square feet of hospital space (4,000 new and completing 2,000 of existing shelled space) for a procedure center.

Density – This option would build 57 units of the medical support density in the MPD and 3 units of density for hospital space. Under this option there would be 103 units of hospital density and 25 units of medical support density to be built in the future.

Parking – Park City Medical Center is proposing to add 171 parking spaces (3 per 1,000 square feet) to support this option. 71 of these spaces would be added surface parking, and 100 surface parking east of the new project which would be screened from the entry corridor, since this new parking would be 12-14 feet lower than the current parking lot.

Affordable Housing – The hospital estimates that current spaces at the hospital require 25.7 affordable housing units. The annexation agreement provided 44.8 units of affordable housing through a donation of land to the city and a guarantee from the Burbidges. This option would generate an additional affordable housing requirement of 7.9 units. This could still be covered by the original affordable housing.

### *Option C*

Option C would be to build an 42,000 square foot addition of medical support space attached to the hospital for medical offices, wellness, administrative services, and some limited shelled space for future medical offices. In addition, the project would build 6,000 square feet of hospital space (4,000 new and completing 2,000 of existing shelled space) for a procedure center. A 15,000 square foot education center would be constructed on one of the two vacant lots on the campus.

Density – This option would build 57 units of the medical support density in the MPD and 3 units of density for hospital space. Under this option there would be 103 units of hospital density and 25 units of medical support density to be built in the future.

Parking – Park City Medical Center is proposing to add 126 parking spaces (3 per 1,000 square feet) at the hospital to support this option. 13 of these spaces would be added surface parking, and 113 surface parking east of the new project which would be screened from the entry corridor, since this new parking would be 12-14 feet lower than the current parking lot. The education center would have its own surface parking on its

own lot. At 3 per 1,000 this would generate 60 spaces. At 4 per 1,000 this would generate 80 spaces.

Affordable Housing – The hospital estimates that current spaces at the hospital require 25.7 affordable housing units. The annexation agreement provided 44.8 units of affordable housing through a donation of land to the city and a guarantee from the Burbidges. This option would generate an additional affordable housing requirement of 9.4 units. This could still be covered by the original affordable housing.

Exhibit F

20-May-13

**PARK CITY NORTH BUILDING  
PHASING PLAN ANALYSIS**

	Original Phasing Plan			Option A - 82K North Building				Option B - 57K North Building				Option C - 42K North Building Separate 15 K Education Center			
	<i>Hospital</i>	<i>Medical Offices</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>
<b>Initial Development</b>															
<b>Hospital Lot</b>															
Square Feet Built	109000	18000	127000												
Square Feet Shelled	13000		13000												
<b>Density</b>															
Unit Equivalents	65	18	83												
<b>Parking</b>															
Parking Surface	327														
Parking Structured	92														
Parking Total	419														
% Structured	22%														
<b>Affordable Housing</b>															
Units Needed	12.7	4.8	17.5												
Units Provided	45		45												
<b>Other Lots</b>															
Square Feet Built		50000													
Square Feet Shelled															
<b>Density</b>															
Unit Equivalents	0	50	50												
<b>Parking</b>															
Parking Surface		172													
Parking Structured		0													
Parking Total		172													
% Structured		0%													
<b>Affordable Housing</b>															
Units Needed	0.0	6.7	6.7												
Units Provided			0												

Exhibit F

20-May-13

**PARK CITY NORTH BUILDING  
PHASING PLAN ANALYSIS**

	Original Phasing Plan			Option A - 82K North Building				Option B - 57K North Building				Option C - 42K North Building Separate 15 K Education Center			
	<i>Hospital</i>	<i>Medical Offices</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>
<b>1st Addition</b>															
<b>Hospital Lot</b>															
Square Feet Built	13000		13000	6000	34400	15340	55740	6000	32375	14750	53125	6000	14000	15000	35000
Square Feet Shelled			0	0	0	32160	32160	0	0	9875	9875	0	0	13000	13000
<b>Density</b>															
Unit Equivalents	8	0	8	4	34	48	86	4	32	25	61	4	14	28	46
<b>Parking</b>															
Parking Surface	410			452				398				340			
Parking Surface Screened				121				100				113			
Parking Structured	92			92				92				92			
Parking Total	502			665				590				545			
% Structured	18%			14%				16%				17%			
% Structured/Screened				32%				33%				38%			
<b>Affordable Housing</b>															
Net Leasable SF					26400	36550			25230	11800			22400	11200	
New Employees					77	106			73	34			65	32	
20% of New Employees					15	21			15	7			13	6	
Employee Unit Equiv.					10.2	14.1			9.8	4.6			8.7	4.3	
Affordable Unit Equiv.	1.5	0.0	1.5	0.7	5.1	7.1	12.9	0.7	4.9	2.3	7.9	0.7	4.3	2.2	7.2
Units Provided			0				0				0				0
<b>Other Lots</b>															
Square Feet Built		25000													15000
Square Feet Shelled															
<b>Density</b>															
Unit Equivalents	0	25	25									0		15	15
<b>Parking</b>															
Parking Surface		75													60
Parking Structured		0													0
Parking Total		75													60
% Structured		0%													0%
<b>Affordable Housing</b>															
Net Leasable SF		20833													11540
New Employees		60													33
20% of New Employees		12													7
Employee Unit Equiv.		8.1													4.5
Affordable Unit Equiv.	0.0	4.0	4.0									0.0		2.2	2.2
Units Provided															

Exhibit F

20-May-13

**PARK CITY NORTH BUILDING  
PHASING PLAN ANALYSIS**

	Original Phasing Plan			Option A - 82K North Building				Option B - 57K North Building				Option C - 42K North Building Separate 15 K Education Center			
	<i>Hospital</i>	<i>Medical Offices</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>
<b>2nd Addition</b>															
<b>Hospital Lot</b>															
Square Feet Built	93000	32000	125000	87000		0	87000	87000		0	87000	87000		0	87000
Square Feet Shelled			0				0				0				0
<b>Density</b>															
Unit Equivalents	56	32	88	52		0	52	52		0	52	52		0	52
<b>Parking</b>															
Parking Surface	410			410				410				410			
Parking Structured	703			703				703				703			
Parking Total	1113			1113				1113				1113			
% Structured	63%			63%				63%				63%			
<b>Affordable Housing</b>															
Net Leasable SF		26667													
New Employees		77													
20% of New Employees		15													
Employee Unit Equiv.		10.3													
Units Needed	15.6	5.2	20.8	15.6			15.6	15.6			15.6	15.6			15.6
Units Provided		13	13				13				13			13	13
<b>Other Lots</b>															
Square Feet Built		0													
Square Feet Shelled															
<b>Density</b>															
Unit Equivalents	0	0	0												
<b>Parking</b>															
Parking Surface		0													
Parking Structured		0													
Parking Total		0													
% Structured															
<b>Affordable Housing</b>															
Units Needed	0.0	0.0	0.0												
Units Provided			0												

Exhibit F

20-May-13

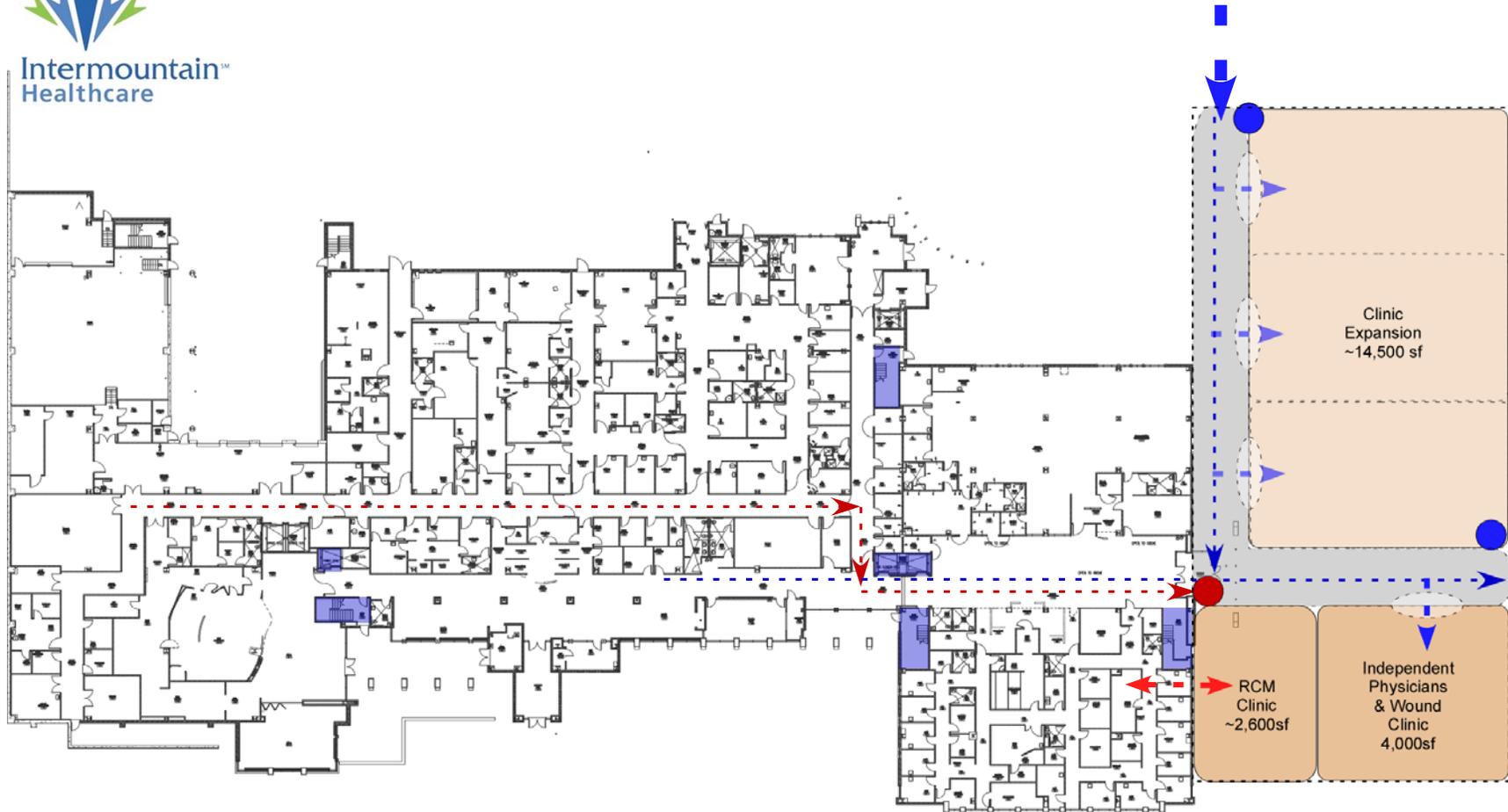
**PARK CITY NORTH BUILDING  
PHASING PLAN ANALYSIS**

	Original Phasing Plan			Option A - 82K North Building				Option B - 57K North Building				Option C - 42K North Building Separate 15 K Education Center			
	<i>Hospital</i>	<i>Medical Offices</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>	<i>Hospital</i>	<i>Medical Support Hospital</i>	<i>Medical Support MOB</i>	<i>Total</i>
<b>Full Build Out</b>															
<b>Hospital Lot</b>															
Square Feet Built	85000	0	85000	85000		0	85000	85000		0	85000	85000		0	85000
Square Feet Shelled			0				0				0				0
<b>Density</b>															
Unit Equivalents	51	0	51	51		0	51	51		0	51	51		0	51
<b>Parking</b>															
Parking Surface	530			530				530				530			
Parking Structured	703			703				703				703			
Parking Total	1233			1233				1233				1233			
% Structured	57%			57%				57%				57%			
<b>Affordable Housing</b>															
Units Needed	9.9	0.0	9.9	9.9		0.0	9.9	9.9		0.0	9.9	9.9		0.0	9.9
Units Provided			0				0				0				0
<b>Other Lots</b>															
Square Feet Built		25000				0				25000				25000	
Square Feet Shelled															
<b>Density</b>															
Unit Equivalents	0	25	25			0	0			25	25			25	25
<b>Parking</b>															
Parking Surface		75				0				75				75	
Parking Structured		0				0				0				0	
Parking Total		75				0				75				75	
% Structured		0%				#DIV/0!				0%				0%	
<b>Affordable Housing</b>															
Net Leasable SF		20833								20833				20833	
New Employees		60								60				60	
20% of New Employees		12								12				12	
Employee Unit Equiv.		8.1								8.1				8.1	
Affordable Unit Equiv.		4.0	4.0							4.0	4.0			4.0	4.0
Units Provided			0				0			0				0	0
<b>Total Density at Full Build Out</b>			330				330				330				330
<b>Total Affordable Housing Needed</b>			64.4				62.5				61.6				63.1

Exhibit G – Affordable Housing Table

	Original Plan	Option A	Option B	Option C
Density				
Unit Equivalents	8	86	61	61
Housing				
Units	6	13	8	9
Option 1				
Use Hospital Units		\$0	\$0	\$0
Option 2				
Pay in lieu for other lots				\$295,610
Option 3				
Pay for all MOB		\$936,268	\$302,270	\$286,900
Option 4				
Pay for all units		\$1,705,106	\$1,041,137	\$1,248,883

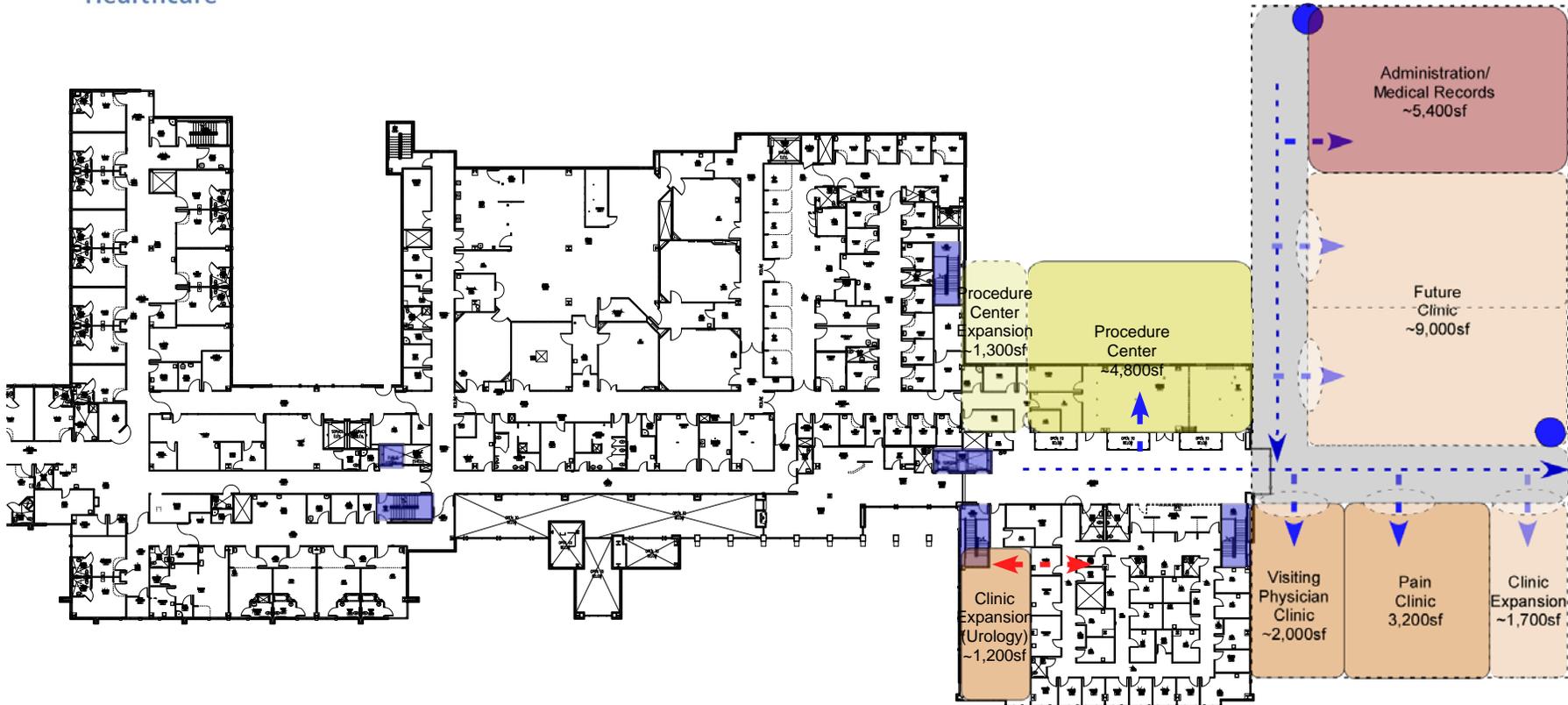
Note: Could argue that education center is hospital and should be counted against original 45 units provided



### Option A – Level One

27,300 sf per floor

82,000 sf Total



## Option A – Level Two

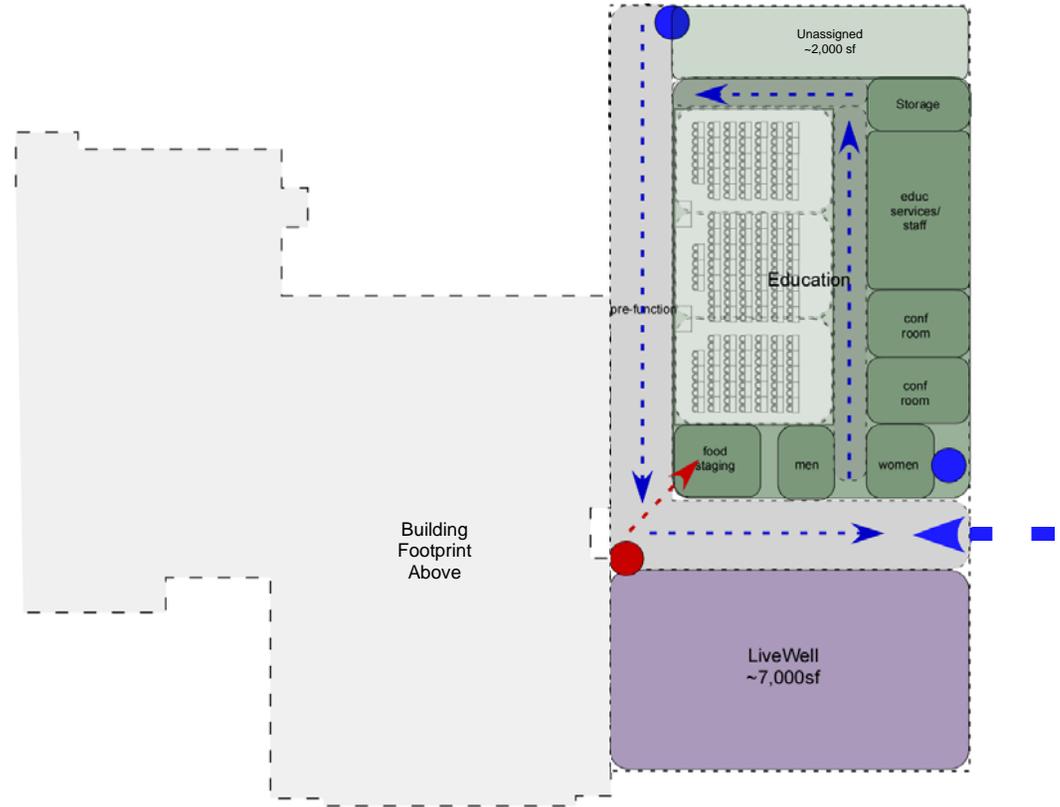
27,300 sf per floor

82,000 sf Total (+4,000sf Procedure)

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## Option A – Lower Level

27,300 sf per floor

82,000 sf Total



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### Option A Site Plan

27,300 sf Footprint

82,000 sf Total

### Parking Stall Calculation

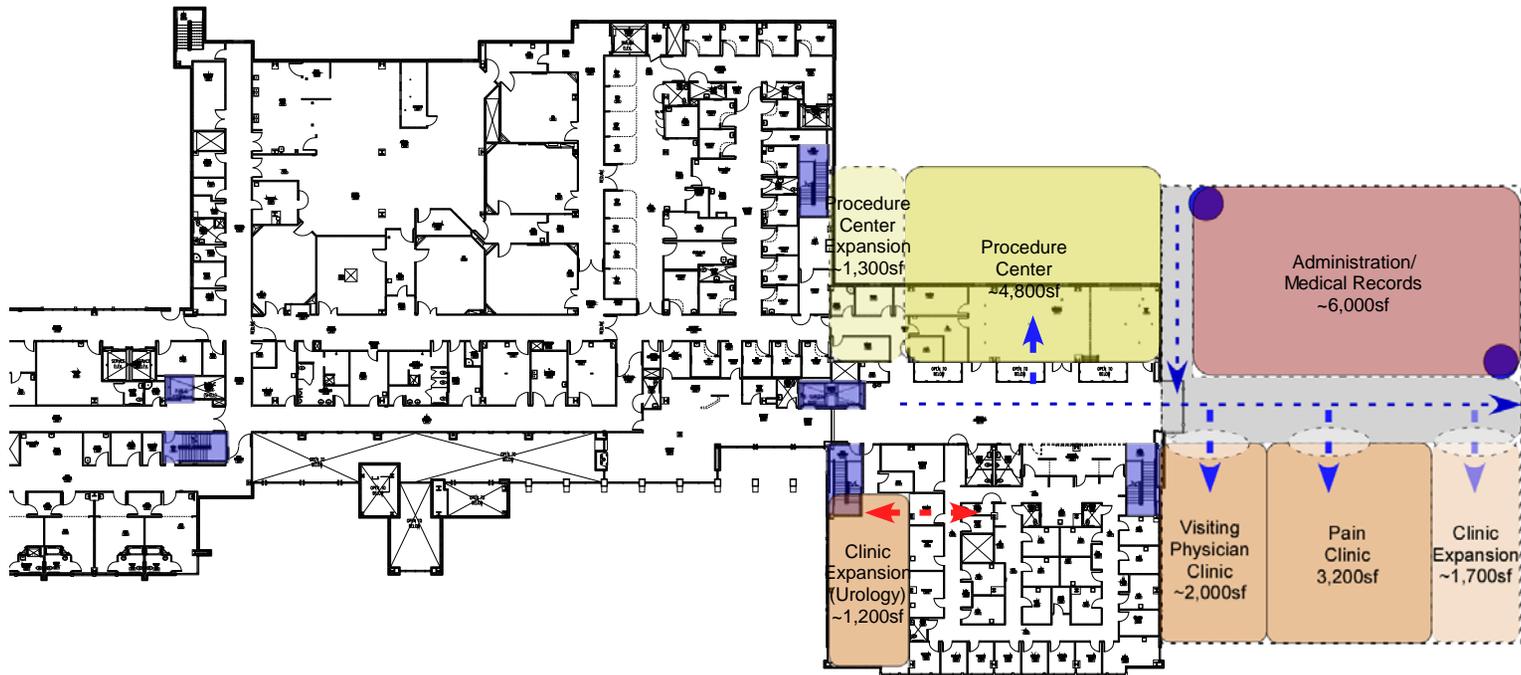
Displaced Stalls	-87
New Stalls	+333
<b>Additional Stalls (net)</b>	<b>246*</b>
*Equivalent to 3 stalls/1,000 GSF Addition	



## Option B – Level One

16,000 sf Level One

57,000 sf Total



## Option B – Level Two

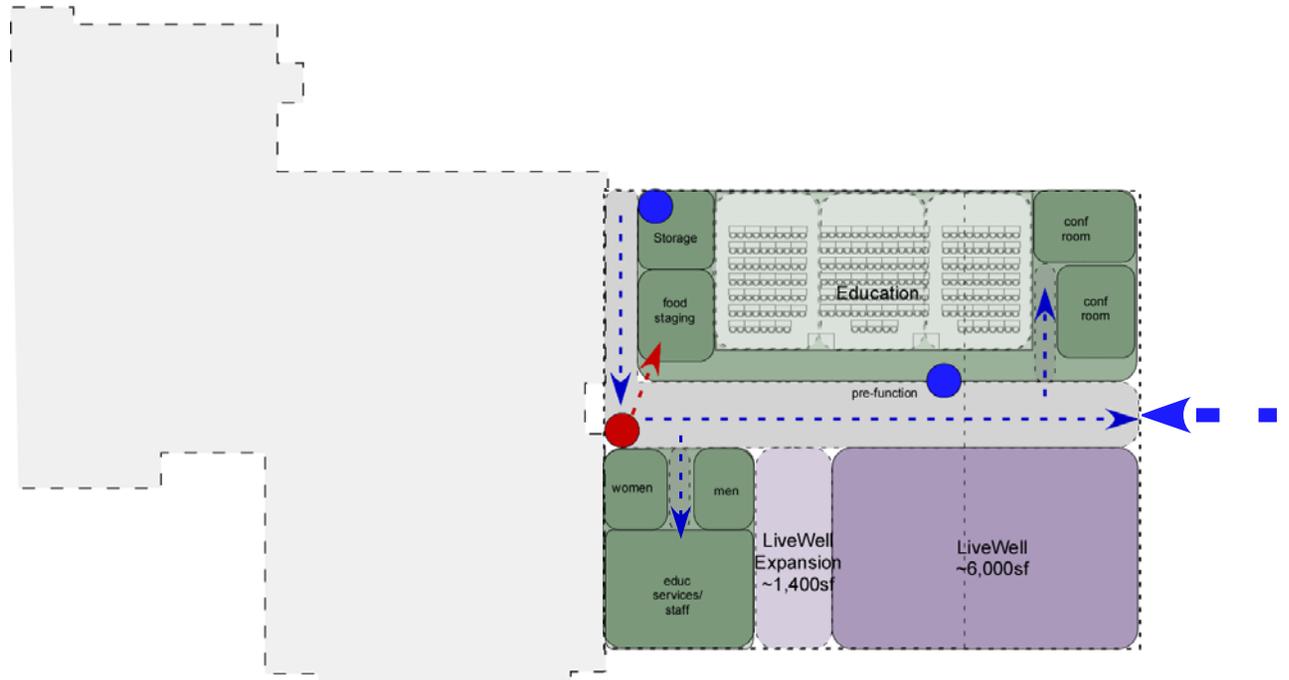
16,000 sf Level Two

57,000 sf Total (+4,000sf Procedure)

Park City Medical Center Masterplan

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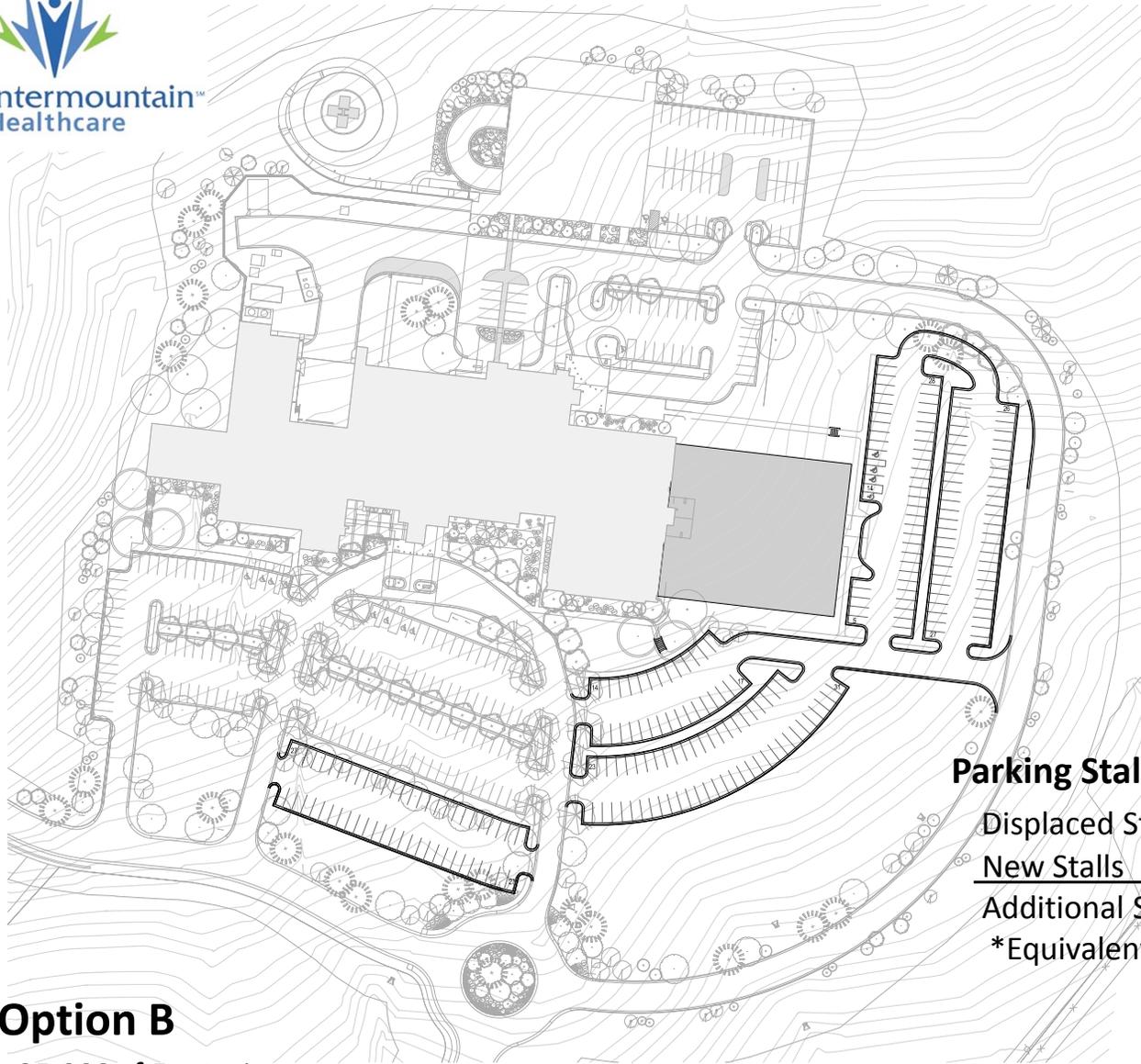
## Option B – Lower Level

25,000 sf Lower Level

57,000 sf Total



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### Option B

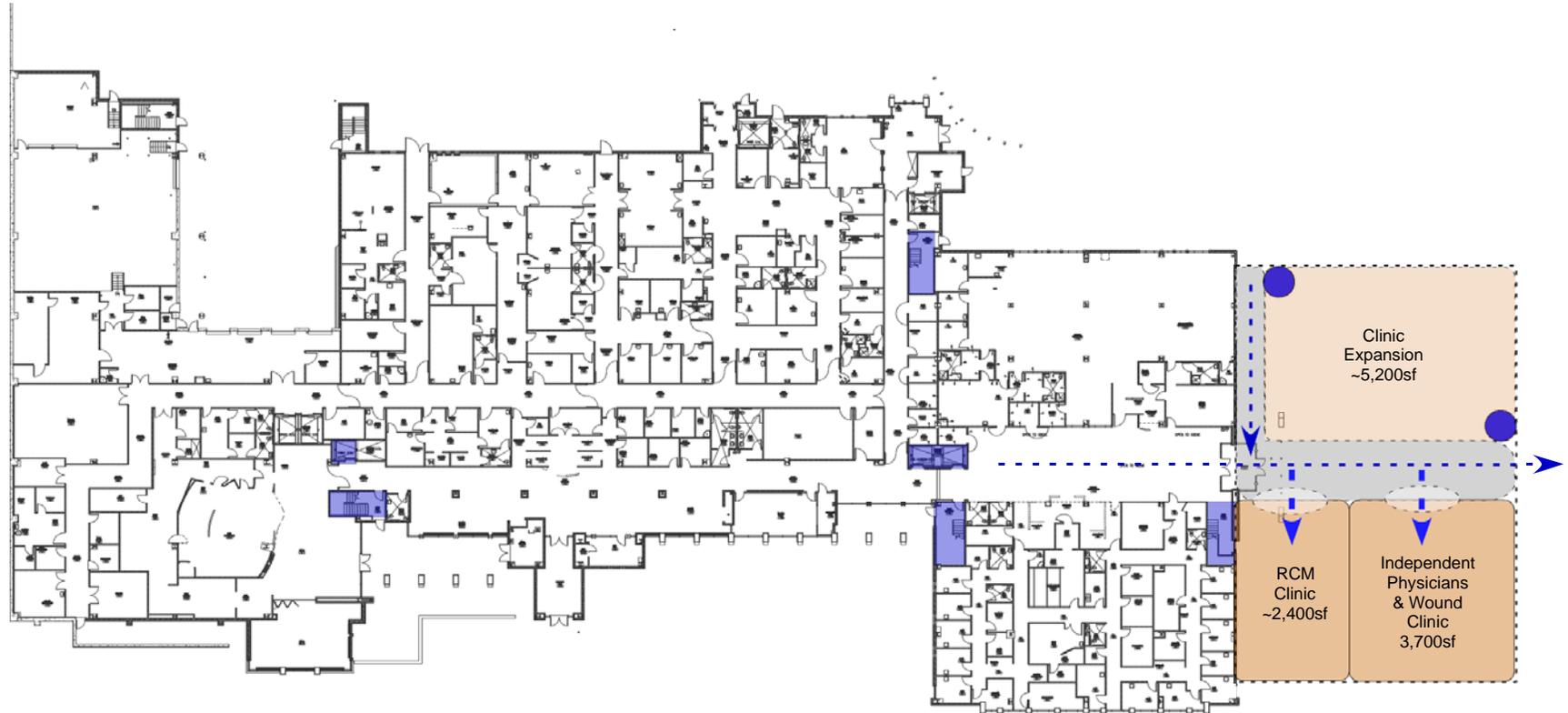
25,000 sf Footprint

57,000 sf Total

### Parking Stall Calculation

Displaced Stalls	-68
New Stalls	+239
<b>Additional Stalls (net)</b>	<b>171*</b>
*Equivalent to 3 stalls/1,000 GSF Addition	

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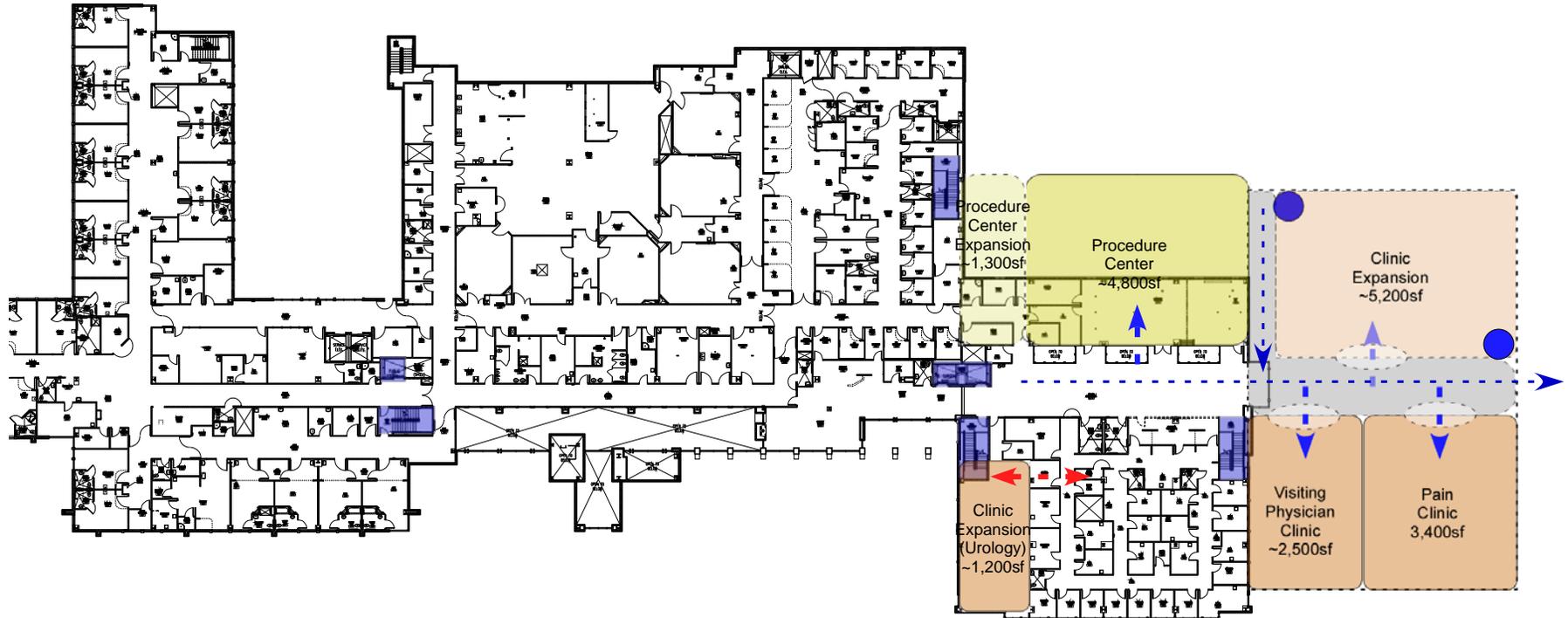
### Option C – Level One

14,000 sf per floor

42,000 sf Total

15,000 sf Education Center off-site



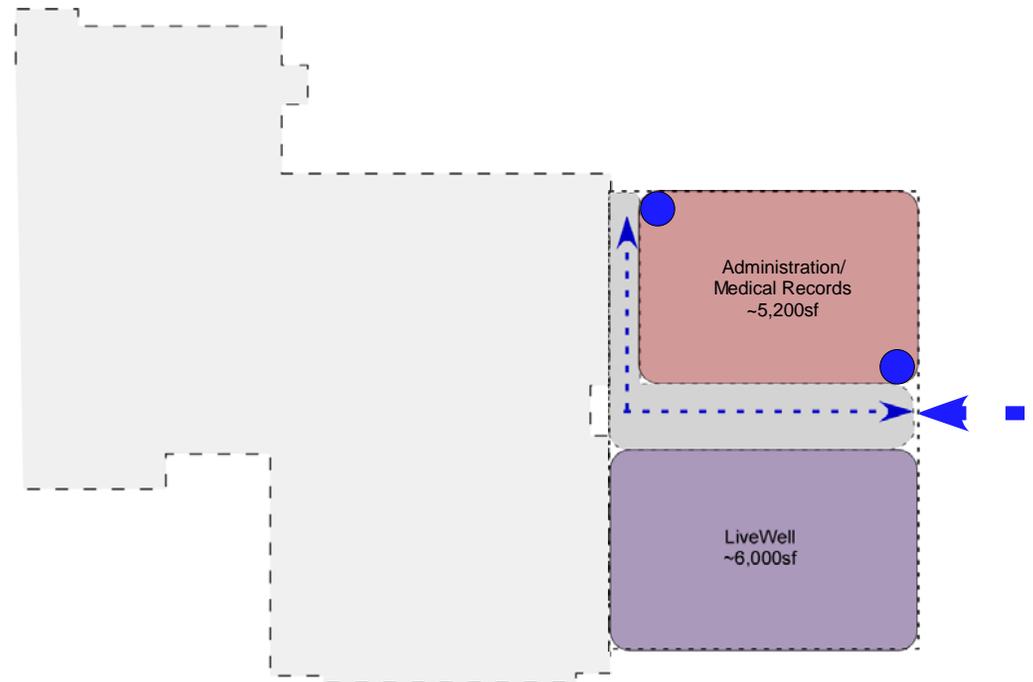


## Option C – Level Two

14,000 sf per floor

42,000 sf Total (+4,000sf Procedure)

15,000 sf Education Center off-site



## Option C – Lower Level

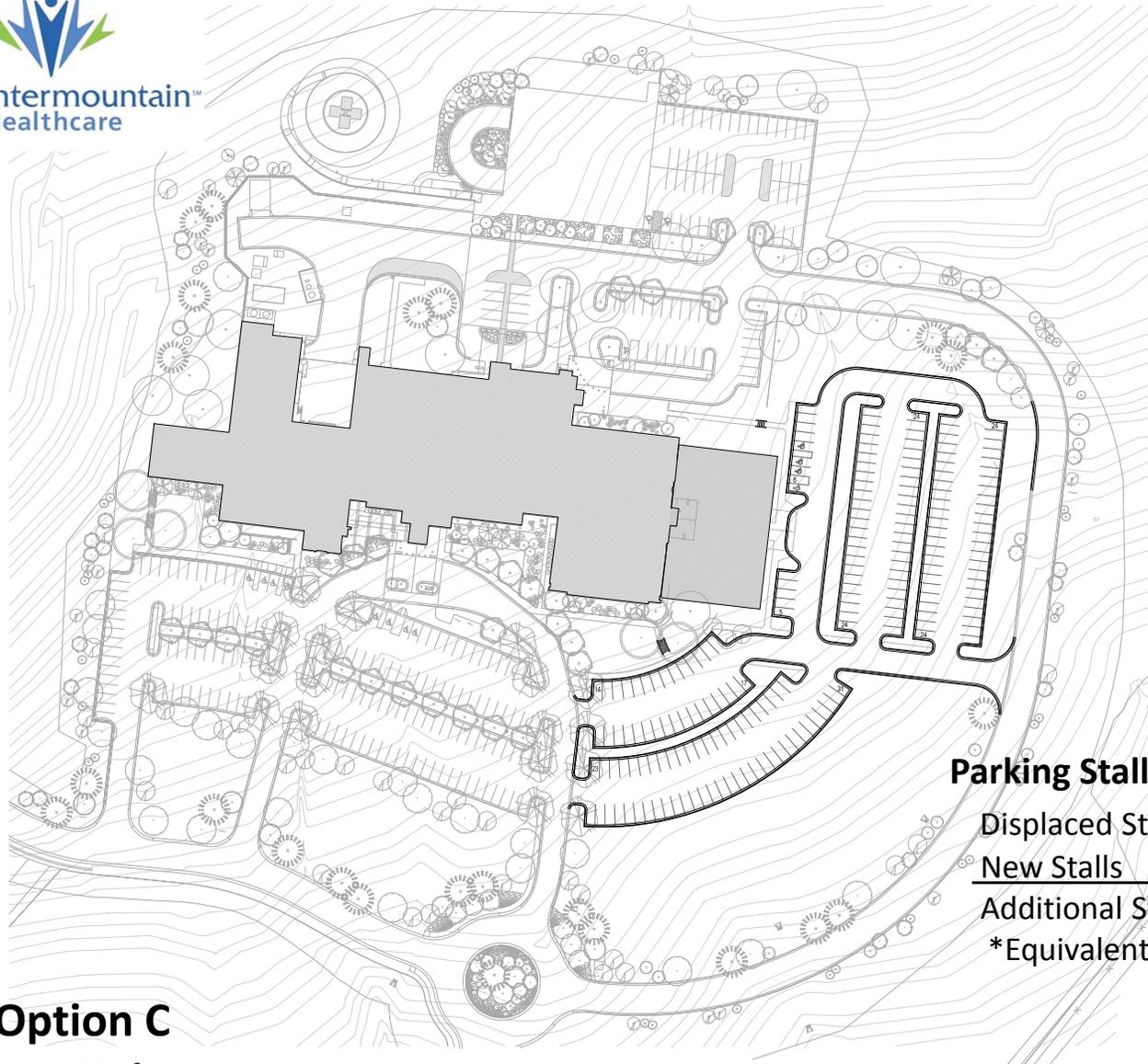
14,000 sf per floor

42,000 sf Total

15,000 sf Education Center off-site



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### Parking Stall Calculation

Displaced Stalls	-68
New Stalls	+194
<hr/> Additional Stalls (net)	<hr/> 126*
*Equivalent to 3 stalls/1,000 GSF Addition	

### Option C

14,000 sf Footprint

42,000 sf Total

Park City Medical Center Masterplan

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**INTERMOUNTAIN HEALTH CARE  
MEDICAL CAMPUS  
PHASING PLAN**

**MARCH 20, 2007**

**Overall Plan** Intermountain Healthcare’s plans for the medical campus are to tie the development of the facilities to the demand for medical and hospital services as the population of Park City and Summit County grows over time. Therefore, the medical campus will be developed in phases.

The initial phase would start construction in 2007.

The 1<sup>st</sup> addition would be built within the first 5 years of operation.

The 2<sup>nd</sup> addition would be built between the 5<sup>th</sup> year and the 15<sup>th</sup> year of operations

The full build out is anticipated to be completed after 2025.

**Coordination of phasing with Park City** Intermountain Healthcare intends to work with the city on the timing of the additions. During the task force process the city indicate a strong desire to have input into the need and timing of the future phases.

Intermountain Healthcare proposes that when the local hospital board determines that a future phase is needed due to the volumes at the hospital, the hospital will request a work session with the Planning Commission to present the volume data and proposed scope of the additions and receive input from the Planning Commission. After receiving that input the local hospital board will make recommendations to Intermountain Healthcare on any potential future expansions.

**Initial Development**

*Hospital* – 122,000 square foot building (13,000 square feet shelled)

*Medical Offices* - 18,000 square feet in hospital building

*Medical Support* - One 25,000 square foot building (For community benefit)

One 25,000 square foot building for medical offices, owned by physicians

*Parking* - 327 surface parking spaces

92 structured/screened parking spaces

The planning of the medical support buildings has not been completed at this time. Generally, medical office buildings have 3 parking spaces per 1,000 square feet

*Trails* - All trails deeded

Trail paved to hospital

<i>Affordable Housing</i> -	Units Required for Hospital	12.7
	Units Required for Medical Offices	4.8
	Units Provided	45.0

Units Required for Medical Offices owned by physicians as part of the Medical Support area of the campus. These units will be the responsibility of the owner of the building.

### **1<sup>st</sup> Addition**

<i>Hospital –</i>	Complete 13,000 square feet of shelled space
<i>Medical Offices -</i>	
<i>Medical Support -</i>	One 25,000 square foot building for medical offices

*Parking -* 83 surface parking spaces

The planning of the medical support buildings has not been completed at this time. Generally, medical office buildings have 3 parking spaces per 1,000 square feet

*Trails -* No changes

<i>Affordable Housing</i> -	Units Required for Hospital	2.9
	Units Required for Medical Offices	
	Units Provided	With the initial phase

Units Required for Medical Support  
These units will be the responsibility of the owner of the building

### **2<sup>nd</sup> Addition**

<i>Hospital –</i>	93,000 square foot addition to the building
<i>Medical Offices -</i>	32,000 square foot addition to the hospital building for medical offices

*Medical Support -* None

*Parking -* 703 structured/screened parking spaces

*Trails -* No changes

<i>Affordable Housing</i> -	Units Required for Hospital	15.6
	Units Required for Medical Offices	8.7

Units Provided	13 additional UEs
Units Required for Medical Support	None

**Full Build Out**

<i>Hospital –</i>	85,000 square foot building
<i>Medical Offices -</i>	None
<i>Medical Support -</i>	One 25,000 square foot building

<i>Parking -</i>	120 surface parking spaces
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<i>Trails -</i>	Trail paved to north edge of hospital campus
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<i>Affordable Housing -</i>	Units Required for Hospital	13.7
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Units Provided	None
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Units Required for Medical Support  
 These units will be the responsibility of the owner of the building