



APR. 1, 2008

**DAVE BAGLINO**  
 ADDRESS  
 CITY, STATE

**HORN PARTNERS ARCHITECTURE**  
 P.O. BOX 386 BOUNTIFUL, UT 84011-386  
 P.H. 801.933.4876 or 801.293.4876  
 FAX 801.293.1111 www.hornpartners.com

**DALY AVE. RESIDENCE**  
 180 DALY AVE. (HISTORIC HOME)  
 PARK CITY, UT

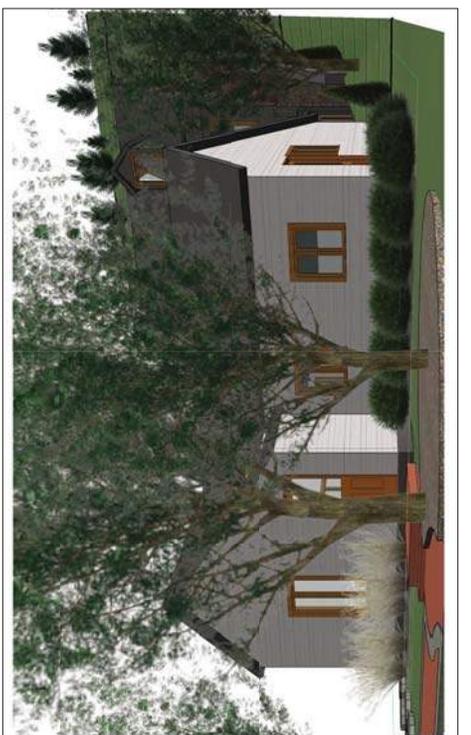
**SITE PERSPECTIVE**  
**A1.03h**



SOUTHEAST STREET PERSPECTIVE



STREET VIEW FROM R.O.W.



NORTHEAST STREET PERSPECTIVE

**NOTE:**  
 PERSPECTIVE ARE TAKEN FROM RIGHT  
 OF WAY ACROSS STREET

Exhibit C







# Planning Commission Staff Report



**Subject:** 182 Daly Avenue  
**Project #:** PL-16-03084  
**Author:** Hannah M. Tyler, Planner  
**Date:** October 24, 2018  
**Type of Item:** Administrative – Steep Slope Conditional Use Permit

## Summary Recommendations

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (CUP) at 182 Daly Avenue, conduct a public hearing, and approve the Steep Slope CUP for 182 Daly Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission’s consideration.

## Description

**Owner/ Applicant:** 1055 Norfolk, LLC Series 180 Daly and 1055 Norfolk, LLC series 182 Daly – Represented by Kevin Horn, Architect  
**Location:** 182 Daly Avenue  
**Zoning:** Historic Residential (HR-1) District  
**Adjacent Land Uses:** Single-Family and Multi-Family  
**Reason for Review:** Construction of a new Duplex Dwelling with a Building Footprint in excess of two hundred square feet (200 sf) to be located upon an existing slope of 30% or greater.

## Proposal

This application is a request for a Steep Slope Conditional Use Permit (CUP) for construction of a new Duplex Dwelling with a Building Footprint in excess of two hundred square feet (200 sf) located on an existing Slope of 30% or greater. The existing non-historic garage will be demolished prior to construction of the proposed Duplex Dwelling, making this site a vacant lot for the purposes of this review.

## Background

The Conditional Use Permit (CUP) for “Construction on a Steep Slope” at 182 Daly Avenue was deemed complete on December 12, 2017. The property is located in the Historic Residential (HR-1) District. The lot contains 5,329 square feet. It is an uphill lot.

This application is a request for a Conditional Use Permit (CUP) for construction of a new Duplex Dwelling on a vacant lot (the existing non-historic garage structure will be demolished). Because the proposed footprint of the new structure is in excess of 200 square feet and the proposed footprint is located upon an existing slope of greater than 30%, the applicant is required to file a Conditional Use Permit application for review by the Planning Commission, pursuant to Land Management Code (LMC) § 15-2.2-6.

The Historic District Design Review (HDDR) application for the proposed new Duplex Dwelling is on hold, pending Planning Commission approval of the Steep Slope

Conditional Use Permit and Duplex Dwelling Conditional Use Permit (in this meeting packet).

The Plat Amendment for 180 and 182 Daly Avenue was approved on July 12, 2018 and has not yet been recorded ([Staff Report / Exhibits](#) and [Minutes pg. 8](#)). The Plat Amendment created a two (2) lot subdivision. The following table provides a complete chronology of applications for this property.

Year	Application/Permit Type	Description	Action Taken
1992	Historic District Review	Construction of the non-historic garage.	Approved
1992	Building Permit	Construction of the non-historic garage.	Approved
2017	Historic District Design Review	Construct a new Duplex Dwelling on a vacant lot.	Under review.
2017	Plat Amendment	Create a two (2) lot subdivision	Approved by City council, not yet recorded
2017	Conditional Use Permit	Duplex Dwelling	Planning Commission Review on October 24, 2018
2017	Steep Slope Conditional Use Permit	Construction of a new Duplex Dwelling on a slope greater than 30%.	Planning Commission Review on October 24, 2018

**Purpose**

The purpose of the Historic Residential (HR-1) District is to:

- A. preserve present land Uses and character of the Historic residential Areas of
- B. Park City,
- C. encourage the preservation of Historic Structures,
- D. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- E. encourage single family Development on combinations of 25' x 75' Historic Lots,
- F. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- G. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

**Analysis**

The new development complies with all setbacks and building footprint. This is an uphill lot, and the average slope of the lot is about 44%. The new construction meets the

allowed building height. Staff reviewed the plans and made the following LMC related findings:

	LMC Requirement	Proposed
Lot Size	Minimum of 3,750 square feet for Duplex Dwellings	5,329 square feet, <u>complies.</u>
Building Footprint	1,975 square feet maximum	1,974 square feet, <u>complies.</u>
Front Yard	12 feet minimum, total of 25 feet	12 feet, total of 31 feet, <u>complies</u>
Rear Yard	12 feet minimum, total of 25 feet	19 feet, total of 31 feet, <u>complies</u>
Side Yard	5 feet minimum, 14 feet total	9 feet (north), 5 feet (south), total of 14 feet, <u>complies.</u>
Height	27 feet above existing grade, maximum.	Maximum 27 feet, <u>complies.</u>
Height (continued)	A Structure shall have a maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	Maximum 35 feet, <u>complies.</u>
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	4 feet, <u>complies.</u> New exterior stairs will be constructed within 30" of Final Grade.
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.	The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet with a 24 foot 6 inch tall architectural feature measuring 11 feet 4 inches wide (which equates to less than 25% of the façade width), <u>complies.</u>
Contributing Roof Form	The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade	The Contributory Roof Form has a 7:12 pitch, <u>complies.</u>

	to the rear of the building, as viewed from the primary public right-of-way.	
Secondary Roof Form	Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc).	The Secondary Roof Form has a 3:12 pitch and is subordinate to the Contributory Roof Form, <u>complies</u> .
Parking Regulations	Two (2) parking spaces per unit for a total of four (4) parking spaces for the entire site.	Two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces, <u>complies</u> .

The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore is not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law. Staff has included this as Condition of Approval #13.

LMC § 15-2.2-6(A)(1) requires a Steep Slope Conditional Use Permit (CUP) for construction of any new construction when the Building Footprint of the addition is in excess of 200 square feet, if the building of the footprint is located upon an existing slope of 30% or greater. As previously noted, the historic house and new addition will have a total footprint of 1,974 square feet and the construction is proposed on a slope of approximately 44%.

Criteria 1: Location of Development.

Development is located and designed to reduce visual and environmental impacts of the Structure. **No unmitigated impacts.**

*The proposed Duplex Dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The Duplex Dwelling steps with the hillside which minimizes the mass and scale while still contributing to the development pattern of the Historic District. The applicant has incorporated a series of terracing retaining walls which eliminated the need for large and out of scale retaining walls.*

Criteria 2: Visual Analysis.

The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the project and identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items. **No unmitigated impacts.**

*The applicant submitted a photographic visual analysis, including street views, to show the proposed streetscape and cross canyon views. As demonstrated by the visual analysis, the proposed new Duplex Dwelling fits within the context of the slope, neighboring structures, and existing vegetation. The neighborhood consists of historic houses with one- to two-story additions and one- to two-story new houses.*

*The visual analysis, streetscape, and cross canyon view demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The side yard will be re-vegetated following construction. The terraced retaining walls mitigate the visual impact of the steep grade. The terraces will not change grade by more than 4 feet and occur within the property.*

Criteria 3: Access.

Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways and Parking Areas, and side Access to garages are strongly encouraged. **No unmitigated impacts.**

*The proposed driveways lead to two (2) single-car garages. At the edge of curb, the applicant has incorporated driveways with a maximum width of 12 feet. This driveway design is consistent with the driveways of new construction in the Historic District. The grade at the street is minimal which has reduced the need for extensive retaining at the street front. Any retaining to accommodate the pedestrian access will be less than 4 feet and occur within the property.*

Criteria 4: Terracing.

The project may include terraced retaining Structures if necessary to regain Natural Grade. **No unmitigated impacts.**

*The applicant has incorporated a series of terraced retaining walls to regain Natural Grade along the periphery of the structure. These terraced retaining walls will be vegetated in each terrace which will help to shield any further impact. The retaining walls throughout the site will not change grade more than 4 feet from Existing Grade.*

Criteria 5: Building Location.

Buildings, access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and provide variation of the Front Yard. **No unmitigated impacts.**

*The new structure's building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. The design steps with the grade of the lot which allows for the mass and scale to be compatible with development patterns in the Historic District.*

*In addition, the series of terraced retaining walls helps to regain natural topography while also returning vegetation to the site. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.*

**Criteria 6: Building Form and Scale.**

Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. **No unmitigated impacts.**

*The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.*

*Exterior elements of the new development—roofs, entrances, eaves, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and the style of architecture selected. The scale and height of the new structure follows the predominant pattern of the neighborhood which is comprised of one- and two-story buildings as well as historic houses with two-story additions in the back. Further, the style of this structure is consistent with the Design Guidelines.*

**Criteria 7: Setbacks.**

The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures. **No unmitigated impacts.**

*The new structure complies with all applicable setbacks. The applicant has worked to break up the mass and scale of the structure through incorporating smaller components, multiple roof lines, and articulation of the wall planes.*

**Criteria 8: Dwelling Volume.**

The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures. **No unmitigated impacts.**

*The proposed design is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible*

*with both the volume and massing of single-family and other Duplex Dwellings in the area. The design minimizes the visual mass and mitigates the differences in scale between the proposed Duplex Dwelling and surrounding structures.*

#### **Criteria 9: Building Height (Steep Slope).**

The maximum Building Height in the HR-1 District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures. **No unmitigated impacts.**

*The proposed new construction complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade at the highest point. The height of the new structure is 27 feet above existing grade. As designed, the house is compatible in mass and scale with houses in the surrounding neighborhood.*

#### **Process**

Approval of this application constitutes Final Action that may be appealed to the City Council following appeal procedures found in LMC § 15-1-18. The applicant has submitted a Historic District Design Review (HDDR) application. The Historic District Design Review (HDDR) application for the proposed Duplex Dwelling is under review pending approval of the Steep Slope Conditional Use Permit and Duplex Dwelling Conditional Use Permit by the Planning Commission.

#### **Department Review**

This project has gone through an interdepartmental review. No additional comments were brought up at that time.

#### **Notice**

The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the Land Management Code on October 6, 2018.

#### **Public Input**

No input has been received regarding the Steep Slope Conditional Use Permit.

#### **Alternatives**

- The Planning Commission may approve the Conditional Use Permit for 182 Daly Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

#### **Significant Impacts**

As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is an existing platted, vacant lot with landscaping consisting of native grasses and shrubs, as well as evergreen trees.

### **Consequences of not taking the Suggested Recommendation**

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

### **Recommendation**

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (CUP) at 182 Daly Avenue, conduct a public hearing, and approve the Steep Slope CUP for 182 Daly Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

### **Findings of Fact:**

1. The property is located at 182 Daly Avenue.
2. The Park City Council approved the Daly Delight Plat Amendment at this location on July 12, 2018. The final Mylar has not yet been recorded.
3. The Historic District Design Review (HDDR) application for the proposed for the new Duplex Dwelling is on hold, pending Planning Commission approval of the Steep Slope Conditional Use Permit and Duplex Dwelling Conditional Use Permit.
4. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone.
5. A Duplex Dwelling is a conditional use in the HR-1 District.
6. Following recording of the plat amendment, the lot will contain 5,329 square feet. This is an uphill lot with an average slope of approximately 44%.
7. Access to the property is from Daly Avenue, a public street.
8. Two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces.
9. The neighborhood is characterized by a mix of historic and non-historic residential structures (single-family and Duplex Dwellings). The streetscape is dominated by garages, parking pads, and pedestrian entryways. The homes are a mix of one- to two-story residential developments.
10. An overall building footprint of 1,974 square feet is proposed. The maximum allowed footprint for this lot is 1,975 square feet.
11. The proposed Duplex Dwelling complies with the front and rear yard setbacks. The minimum front and rear yard setbacks are 12 feet, for a total of 25 feet; the applicant is proposing a 12 foot front yard and 19 foot rear yard setback, for a total of 31 feet.
12. The proposed addition complies with the side yard setbacks. The minimum side yard setbacks are 5 feet, for a total of 14 feet. The historic house has a 9 foot side yard setback on the north and 5 foot setback on the south, for a total of 14 feet.
13. The proposed Duplex Dwelling complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty seven feet (27') in height. The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet with a 24 foot 6 inch tall architectural feature measuring 11 feet 4 inches wide (which equates to less than 25% of the façade width). The Contributory Roof Form has a 7:12 pitch which complies with the Contributing Roof Form requirement of 7:12 – 12:12 pitch. The

Secondary Roof Form has a 3:12 pitch and is subordinate to the Contributory Roof Form.

14. The proposed addition has an interior height of 35 feet, which complies with the required interior height of 35 feet.
15. The proposal complies with Criteria 1: Location of Development as the proposed Duplex Dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The Duplex Dwelling steps with the hillside which minimizes the mass and scale while still contributing to the development pattern of the Historic District. The applicant has incorporated a series of terracing retaining walls which eliminated the need for large and out of scale retaining walls.
16. The proposal complies with Criteria 2: Visual Analysis as the visual analysis, streetscape, and cross canyon view demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The side yard will be re-vegetated following construction. The terraced retaining walls mitigate the visual impact of the steep grade. The terraces will not change grade by more than 4 feet and occur within the property.
17. The proposal complies with Criteria 3: Access as the proposed driveways lead to two (2) single-car garages. At the edge of curb, the applicant has incorporated driveways with a maximum width of 12 feet. This driveway design is consistent with the driveways of new construction in the Historic District. The grade at the street is minimal which has reduced the need for extensive retaining at the street front. Any retaining to accommodate the pedestrian access will be less than 4 feet and occur within the property.
18. The proposal complies with Criteria 4: Terracing as the applicant has incorporated a series of terraced retaining walls to regain Natural Grade along the periphery of the structure. These terraced retaining walls will be vegetated in each terrace which will help to shield any further impact. The retaining walls throughout the site will not change grade more than 4 feet from Existing Grade.
19. The proposal complies with Criteria 5: Building Location as the new structure's building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. The design steps with the grade of the lot which allows for the mass and scale to be compatible with development patterns in the Historic District.
20. The proposal complies with Criteria 6: Building Form and Scale as the applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.
21. The proposal complies with Criteria 7: Setbacks as the new structure complies with all applicable setbacks. The applicant has worked to break up the mass and scale of the structure through incorporating smaller components, multiple roof lines, and articulation of the wall planes.
22. The proposal complies with Criteria 8: Dwelling Volume as the proposed design is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The

proposed massing and architectural design components are compatible with both the volume and massing of single-family and other Duplex Dwellings in the area. The design minimizes the visual mass and mitigates the differences in scale between the proposed Duplex Dwelling and surrounding structures.

23. The proposal complies with Criteria 9: Building Height (Steep Slope) as the proposed new construction complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade at the highest point. The height of the new structure is 27 feet above existing grade. As designed, the duplex dwelling is compatible in mass and scale with houses in the surrounding neighborhood.
24. No lighting has been proposed at this time. Lighting will be reviewed at the time of the Building Permit application for compliance with the LMC lighting code standards and Design Guidelines.
25. The Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 182 Daly Avenue was deemed complete on December 12, 2017.
26. The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the LMC on October 6, 2018.
27. The property is located outside of the Soils Ordinance.
28. The findings in the Analysis section of this report are incorporated herein.

### **Conclusions of Law**

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6.
2. The Use is consistent with the Park City General Plan, as amended.
3. The effects of any differences in use or scale have been mitigated through careful planning.

### **Conditions of Approval**

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
3. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. No building permit for construction of the new addition shall be issued until the Daly Delight Subdivision plat is recorded.
5. This approval will expire on October 24, 2019, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
6. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on October 24, 2018, and the Final HDDR Design.
7. All retaining walls within any of the setback areas shall not exceed more than six feet (6') in height measured from final grade unless an exception is granted by the City Engineer per the LMC, Chapter 4.

8. Modified 13-D residential fire sprinklers are required for all new construction on this lot.
9. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
10. Construction waste should be diverted from the landfill and recycled when possible.
11. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
12. All excavation work to construct the foundation of the new addition shall start on or after April 15<sup>th</sup> and be completed on or prior to October 15<sup>th</sup>. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
13. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
14. All development will have to provide elevation certificates certifying compliance with the minimum FEMA Flood Zone requirements.

**Exhibits**

Exhibit A      Plans (existing conditions, site plan, elevations, floor plans)

# 182 DALY AVE. GARAGE

## HDDR DOCUMENTS 10/1/2018

### SHEET INDEX

- A0.01 COVER SHEET
- A1.00 SURVEY
- A1.01 SITE CALCULATIONS
- A1.02 SITE PLAN
- A1.02 STREETScape
- A1.03 3D VIEWS
- L1.01 LANDSCAPE PLAN
- A2.00 GROUND LEVEL PLAN
- A2.01 MAIN LEVEL PLAN
- A2.02 2ND LEVEL PLAN
- A2.03 3RD LEVEL PLAN
- A3.01 EXTERIOR ELEVATIONS
- A3.02 EXTERIOR ELEVATIONS
- A3.03 BUILDING SECTION
- A3.04 BUILDING SECTION

### LEGEND

**DOOR TYPE**

**DOOR REFERENCE**

**WINDOW REF.**

**DIRECTION OF CUT**  
SECTION DESIGNATION  
SHEET NO.

**BUILDING SECTION**

**DETAIL**

**DIRECTION OF CUT**  
SECTION NUMBER  
SHEET NO.

**ELE. NUMBER**  
SHEET NO.

**SECTION**

**INTERIOR ELEVATION**

**ELEVATION DESIGNATION**

**REFLECTED CEILING PLAN**

**EARTH**

**GRAVEL**

**CONCRETE**

**MASONRY**

**PARTITION WOOD STUD**

**PARTITION METAL STUD**

**WOOD - ROUGH**

**WOOD - FINISH**

**PLYWOOD**

**STEEL**

**ACOUSTICAL TILE**

**BATT INSULATION**

**RIGID INSULATION**

**GLASS**

**DIRECTION OF SLOPE**

**BEGINNING POINT OF GRIDS**  
POINT FROM WHICH DIMENSIONS  
FOR GRIDS ARE TAKEN

**KEYED NOTES**

**POCHE AND GENERAL SYMBOLS**



VICINITY MAP  
SCALE: NONE

NORTH



### PROJECT DATA

#### APPLICABLE CODES

BUILDING CODE:	2015 IRC
PLUMBING CODE:	2015 IPC
MECHANICAL CODE:	2015 IMC
ELECTRICAL CODE:	2015 IEC, 2016 NEC
FIRE CODE:	2015 IFC
ENERGY CODE:	2015 IECC
GAS CODE:	2015 IFGC
ACCESSIBILITY:	2015 IBC, ADAAG

#### CONSTRUCTION RATINGS: (TABLE R302.1)

WALLS		
EXTERIOR WALLS < 3'	1 HR	
EXTERIOR WALLS > 3'	0 HR	
PROJECTIONS < 3'	1 HR	
PROJECTIONS > 3'	0 HR	
WALL OPENINGS < 3'	NOT ALLOWED	
WALL OPENINGS > 3'	0 HR	
SEPARATION WALL	1 HR	
BUILDING SQUARE FOOTAGE:		
	UNIT A	UNIT B
NEW BASEMENT:	910 SF	813 SF
NEW MAIN:	940 SF	940 SF
NEW 2ND:	895 SF	895 SF
NEW 3RD:	430 SF	430 SF
TOTAL FINISHED:	3,175 SF	3,078 SF
NEW PARKING GARAGE	359 SF	524 SF

#### DIFERRED SUBMITTALS:

- AUTOMATIC FIRE SPRINKLER SYSTEM
- ENGINEERED WOOD TRUSSES
- MECHANICAL HVAC SYSTEM & CALCULATIONS
- APPLIANCE FIREPLACES



DAVE BAGLINO  
ADDRESS  
CITY, STATE

OWZUR

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**HORN PARTNERS**  
ARCHITECTURE

P.O. BOX 386 BOUNTIFUL, UT 84011-386  
P.H.N. 801.933.4676 or 801.295.4676  
FAX 801.299.1111 www.hornandpartners.com

DALY AVE. DUPLEX RESIDENCE 182 DALY AVE. (GARAGE) PARK CITY, UT	
DRAWING DATE:	JOB NO.
DATE: 9/18/18	
DRAWN BY:	FILE NO.
CHECKED BY:	108-A001

COVER SHEET

A0.01

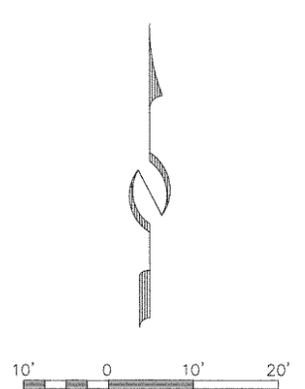
SURVEYOR'S CERTIFICATE



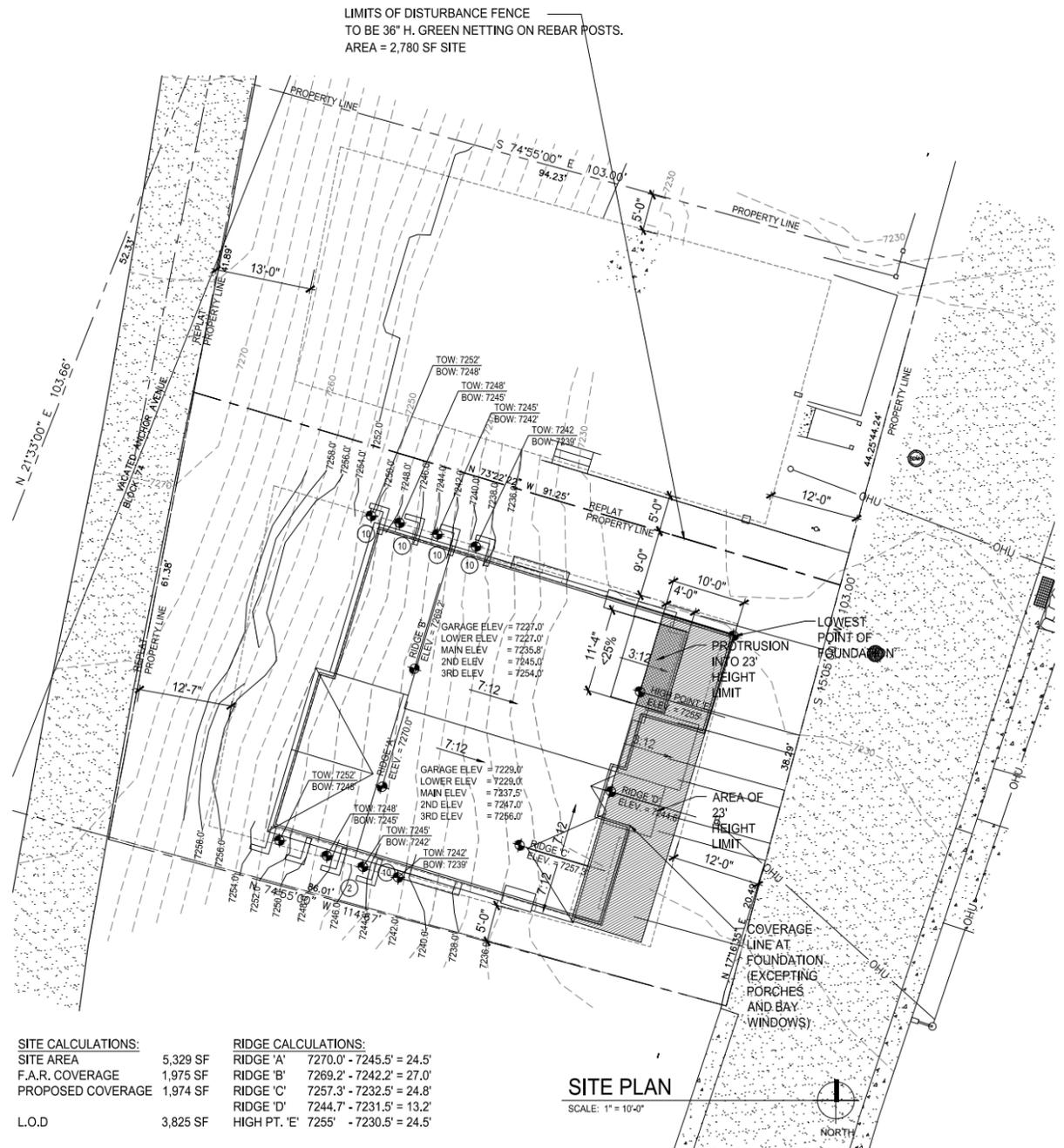
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

1. Site Benchmark: Sanitary sewer manhole lid  
Elevation=7229.18'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 1, 2015.
4. Property corners were found.
5. Snow coverage at the time of the survey was approximately 6". As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	<b>STAFF:</b> MARSHALL KING MARTY MORRISON STEVE CONANT JESSE MORENO	<b>EXISTING CONDITIONS &amp; TOPOGRAPHIC MAP</b> 180 DALY AVENUE BLOCK 74, PARK CITY SURVEY	SHE 117 1 OF 1
	DATE: 12/10/15	FOR: WASATCH ENGINEERING CONTRACTORS JOB NO.: 11-11-15 FILE: X:\ParkCitySurvey\dwg\sr\topo2015\111115.dwg	



<b>SITE CALCULATIONS:</b>		<b>RIDGE CALCULATIONS:</b>	
SITE AREA	5,329 SF	RIDGE 'A'	7270.0' - 7245.5' = 24.5'
F.A.R. COVERAGE	1,975 SF	RIDGE 'B'	7269.2' - 7242.2' = 27.0'
PROPOSED COVERAGE	1,974 SF	RIDGE 'C'	7257.3' - 7232.5' = 24.8'
L.O.D.	3,825 SF	RIDGE 'D'	7244.7' - 7231.5' = 13.2'
		HIGH PT. 'E'	7255' - 7230.5' = 24.5'

8.1.2018

**DAVE BAGLINO**  
ADDRESS  
CITY, STATE

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**DALY AVE. DUPLEX RESIDENCE**  
182 DALY AVE. (GARAGE)  
PARK CITY, UT

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DATE:		FILE NO.:	1512-A100
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**SITE CALCULATIONS**  
**A1.00**

SITE NOTES:

- ① EXISTING TREES TO REMAIN
- ② RESTORE NATURAL VEGETATION
- ③ NEW MULCH AREA
- ④
- ⑤ L.O.D. SEE DETAIL FOR EROSION CONTROL
- ⑥ CONSTR. ACCESS & PARKING
- ⑦ CONC. WALK
- ⑧ DUMPSTER
- ⑨ PORTABLE TOILET W/ SCREENING
- ⑩ CONC. RETAINING WALL

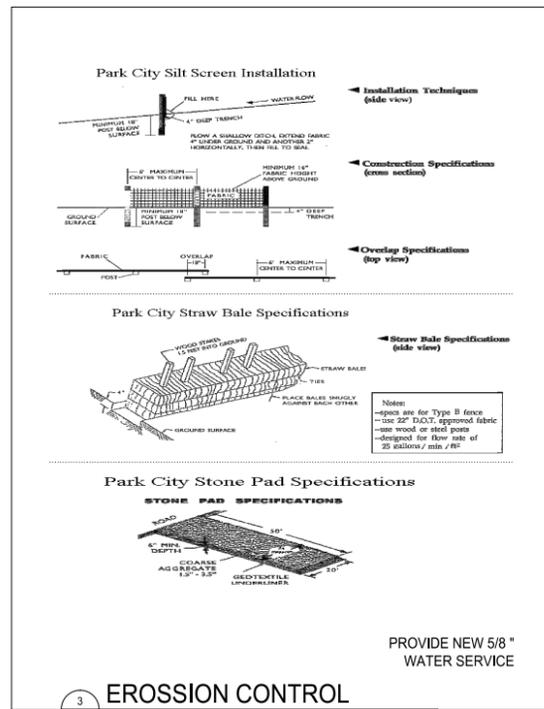
NOTE:

GENERAL CONTRACTOR IS TO ARRANGE A MEETING WITH THE PLAN CHECKER, THE GENERAL CONTRACTOR AND EXCAVATOR FOR THIS PROJECT PRIOR TO ANY PERMITS BEING ISSUED

NOTE:

APPLICATION TO WORK IN A PUBLIC RIGHT-OF-WAY IS REQUIRED PRIOR TO DRIVEWAY CURB CUT AND APRON CONSTRUCTION.

QUESTAR GAS STANDARD GAS METER PROTECTION



③ EROSION CONTROL  
A1.01 NO SCALE

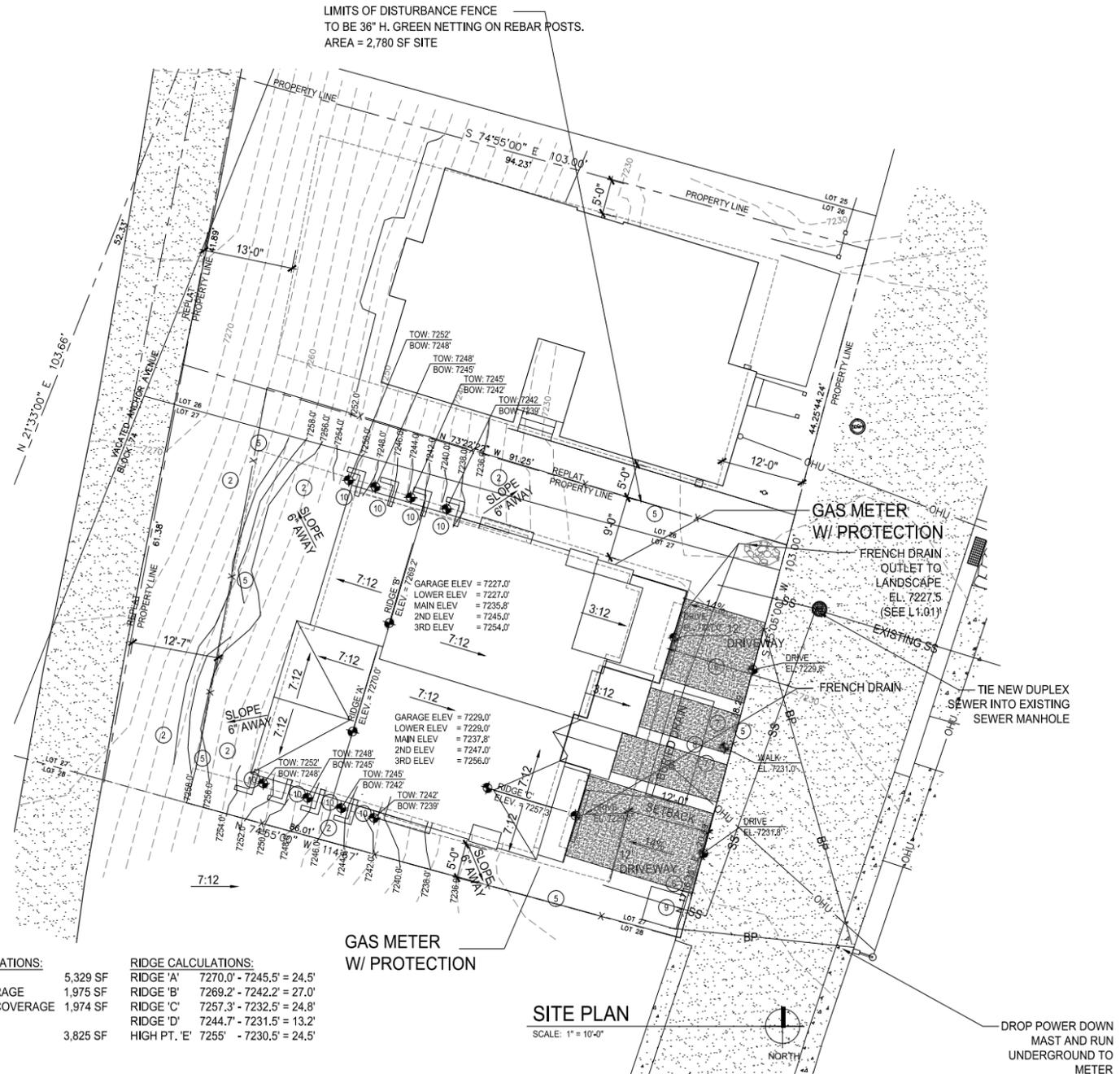
SITE CALCULATIONS:

SITE AREA 5,329 SF  
F.A.R. COVERAGE 1,975 SF  
PROPOSED COVERAGE 1,974 SF  
L.O.D. 3,825 SF

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RIDGE 'C' 7257.3' - 7232.5' = 24.8'  
RIDGE 'D' 7244.7' - 7231.5' = 13.2'  
HIGH PT. 'E' 7255' - 7230.5' = 24.5'

LIMITS OF DISTURBANCE FENCE TO BE 36" H. GREEN NETTING ON REBAR POSTS. AREA = 2,780 SF SITE



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SITE PLANS  
A1.01

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210 DALY AVE.

200 DALY AVE.



172 DALY AVE.

166 DALY AVE.

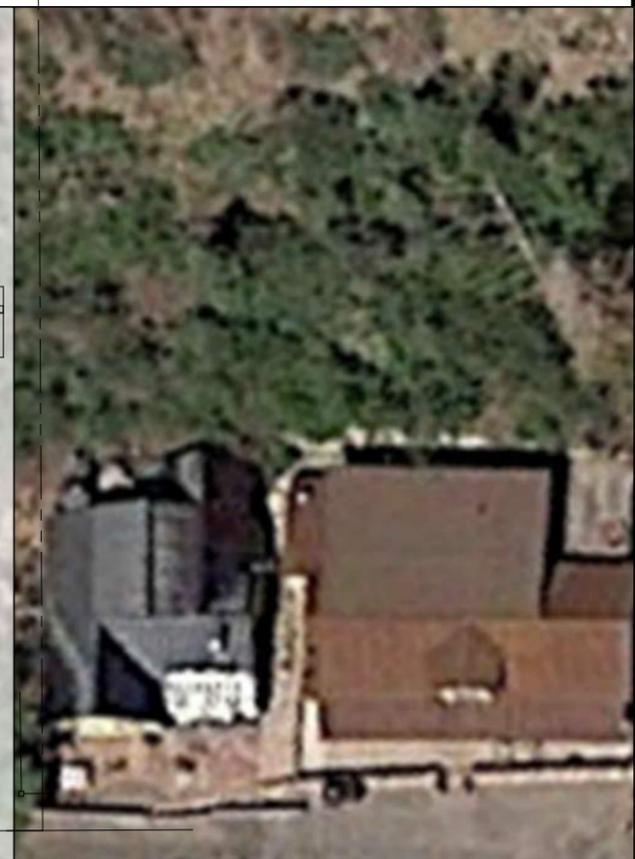
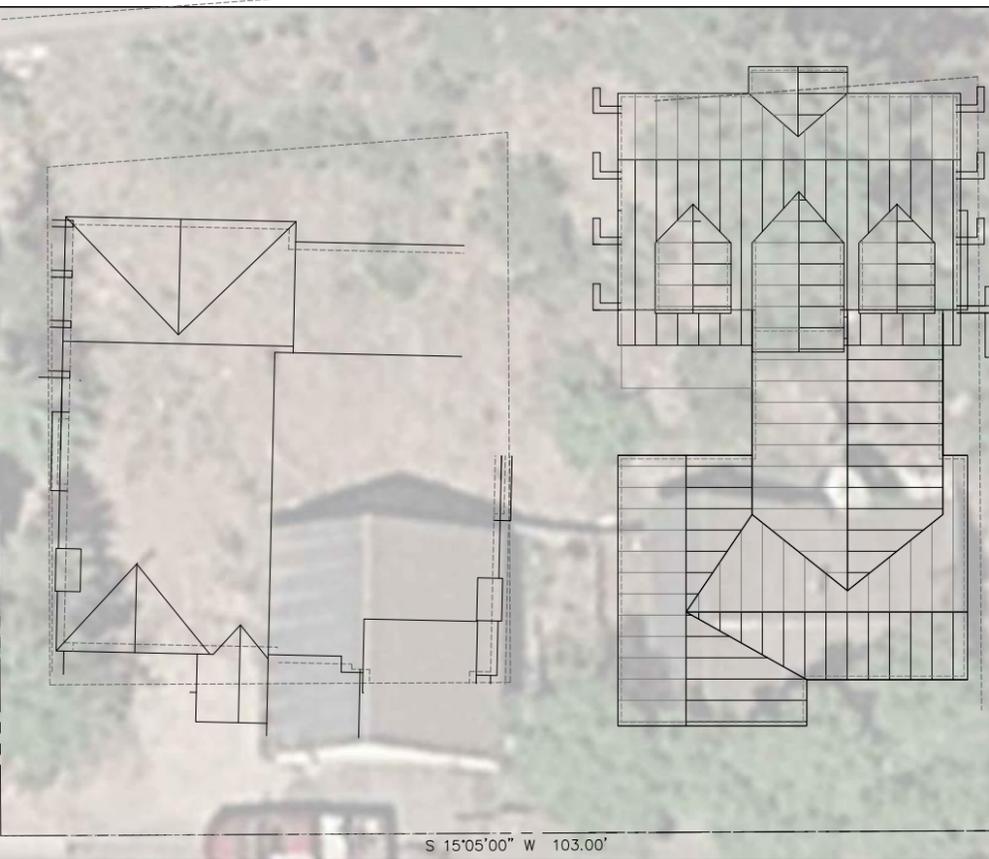
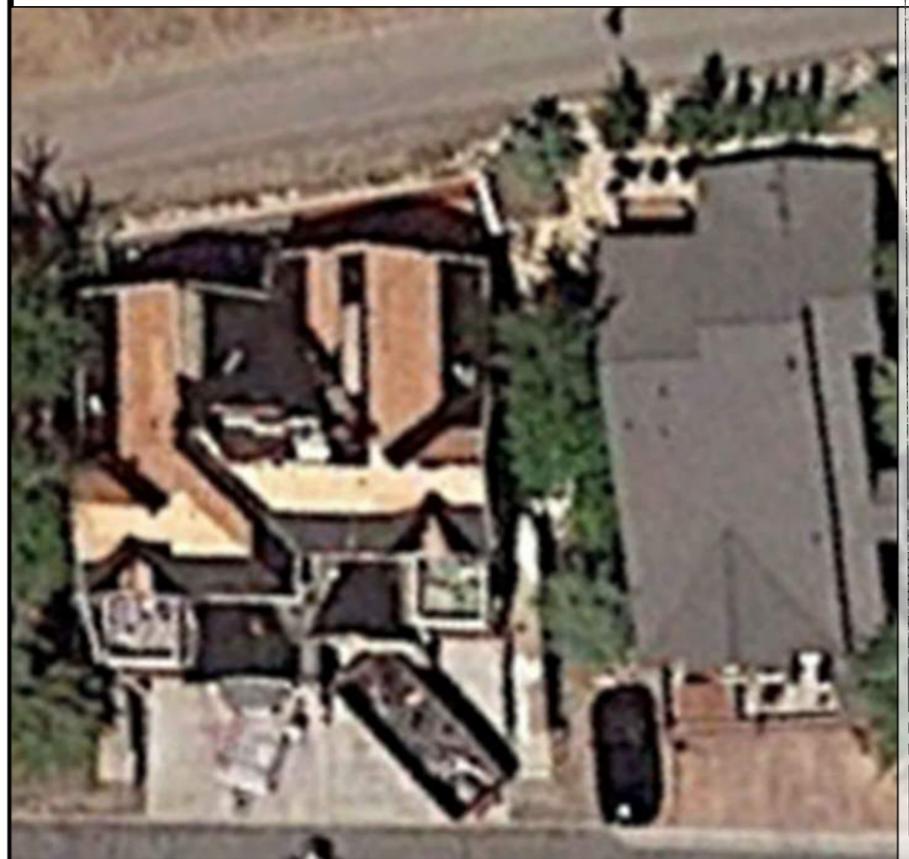
180 DALY AVE.  
STREET SCAPE

NO SCALE  
N 21°33'00" E 103.66'

51.33'

52.33'

VACATED ANCHOR AVENUE  
BLOCK 74



S 15°05'00" W 103.00'

PROPERTIES

NO SCALE

8/1/2018

DAVE BAGLINO  
ADDRESS  
CITY, STATE

OWNER

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J PARK CITY, UT

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FILE NO: 1512-A102

STREET SCAPE  
A1.02



STREET VIEW



NORTHEAST STREET VIEW



SOUTHEAST STREET VIEW



OWNER  
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 ADDRESS  
 CITY, STATE

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P R O J  
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 182 DALY AVE. (GARAGE)  
 PARK CITY, UT

DRAWING DATE:	JOB NO.
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VIEWS  
**A1.03**

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# Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.

All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.

Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.

Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.

All lawn and shrub areas shall be separated with pvc border, to be installed per manufacturer's recommendations.

All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.

The project shall be swept clean of dirt and debris prior to completion of the project. The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.

The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.

The contractor shall line all planting areas with weed barrier fabric, and bark.

# Irrigation Notes

1. Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.
2. Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

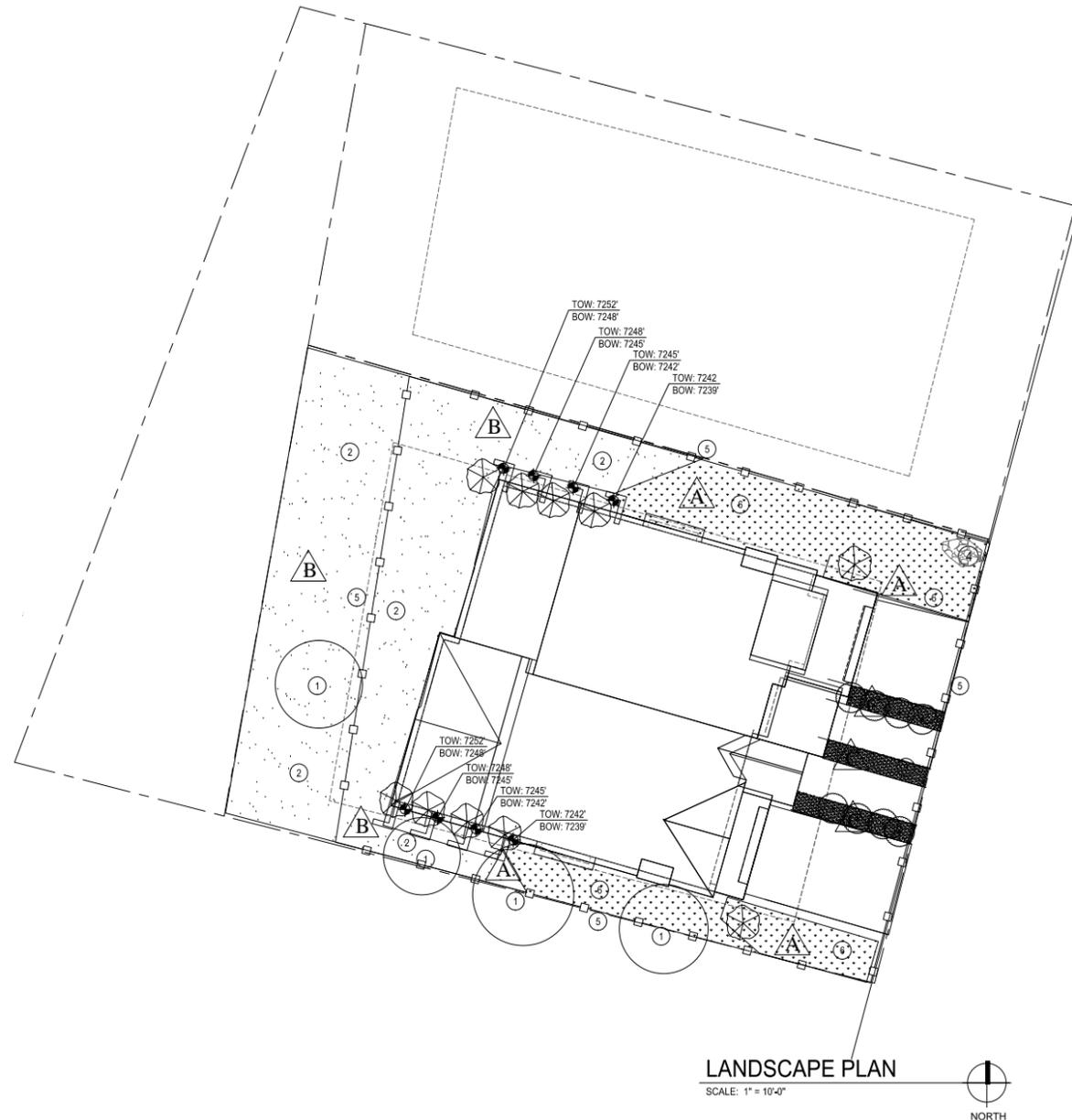
- A** Area pop-up spray heads for turf.
- B** Area tall spray heads for shrubs.
- C** Drip system.

### LANDSCAPE LEGEND

-  NEW DWARF MUGO PINE SHRUB (7) 2 GAL.
-  EUONIMUS SHRUB (49) 5 GAL.
-  EXISTING TREE
-  SHREADED MULCH
-  TURF - KENTUCKY BLUE GRASS MIX SOD
-  REVEG. - RED FESCUE AND BLUEBUNCH WHEATGRASS

### SITE NOTES:

- ① EXISTING TREES TO REMAIN
- ② RESEED NATURAL GRASSES: RED FESCUE (*Festuca rubra*) AND BLUEBUNCH WHEATGRASS (*Pseudoroegneria spicata*)
- ③ NEW PERENNIAL PLANTING AREA W/ EDGING
- ④ ROCK LANDSCAPE FEATURE AT FRENCH DRAIN OUTLET
- ⑤ L.O.D. SEE DETAIL FOR ERRORSION CONTROL
- ⑥ NEW LAWN - KENTUCKY BLUEGRASS MIX



LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



DAVE BAGLINO  
ADDRESS  
CITY, STATE

OWNER

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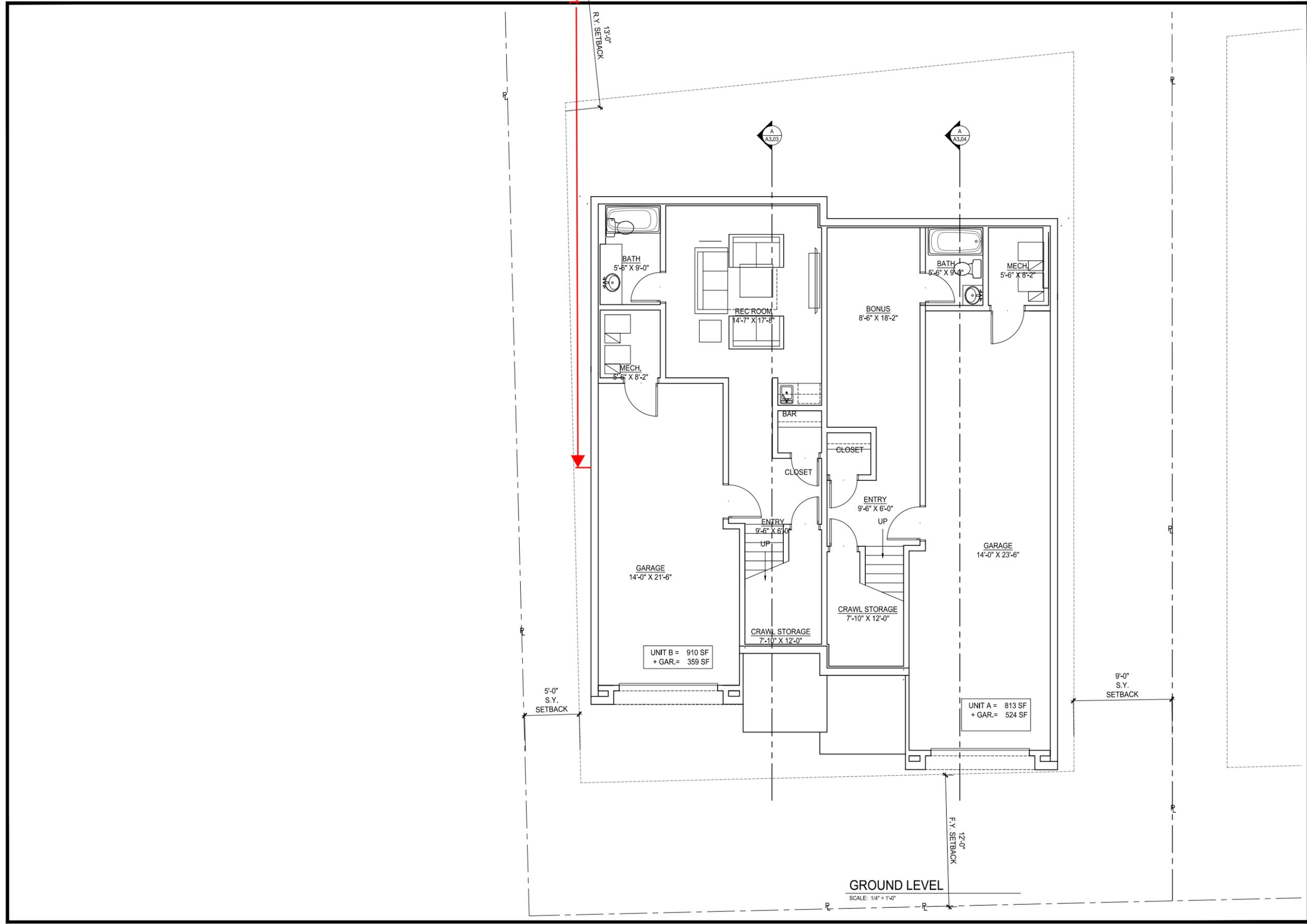
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182 DALY AVE. (GARAGE)  
PARK CITY, UT

PROJ

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1512-L10h

LANDSCAPE PLAN  
L1.01



8-1-2018

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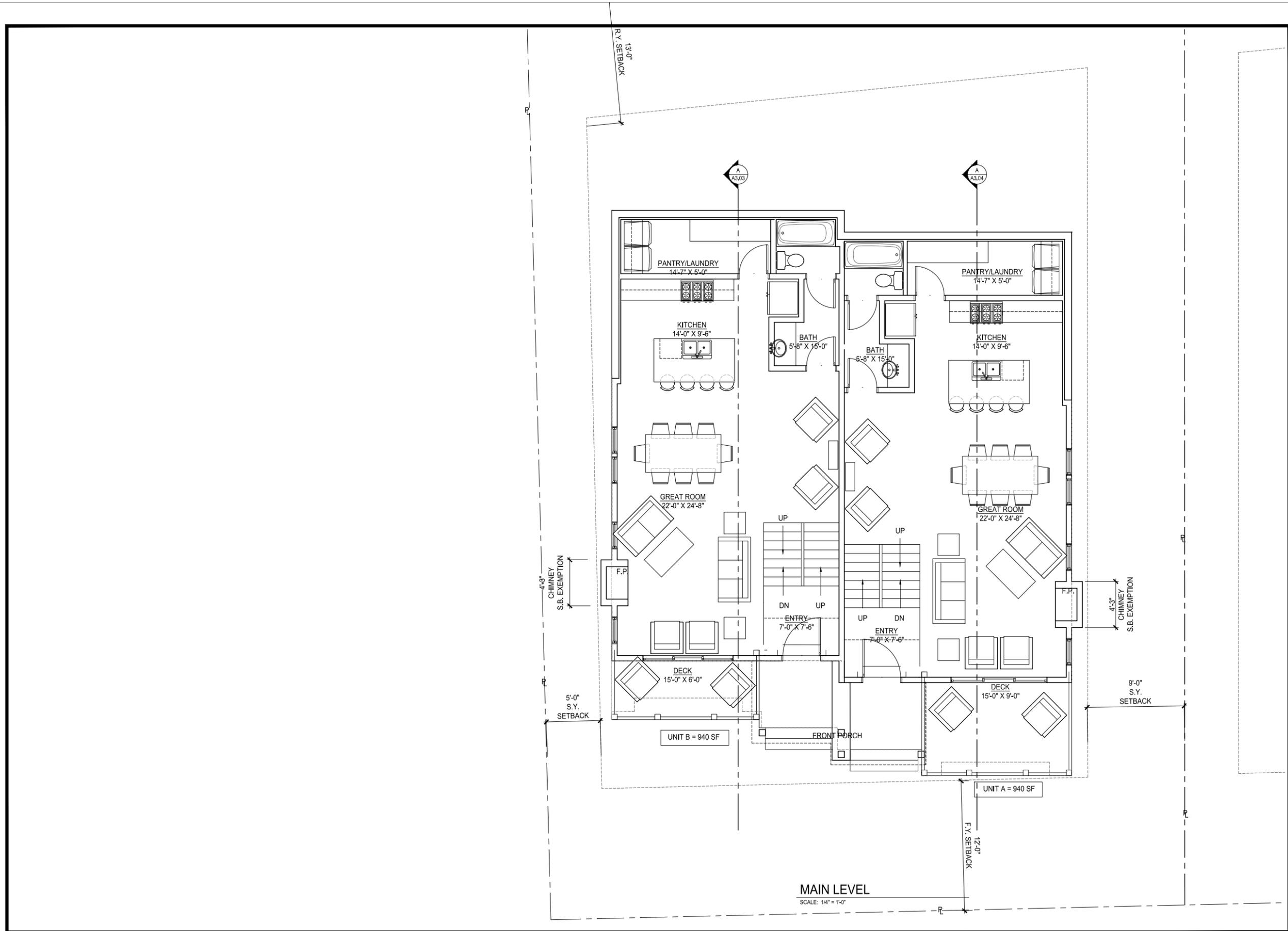
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**GROUND LEVEL PLANS**

**A2.00**



**MAIN LEVEL**  
SCALE: 1/4" = 1'-0"

8.1.2018

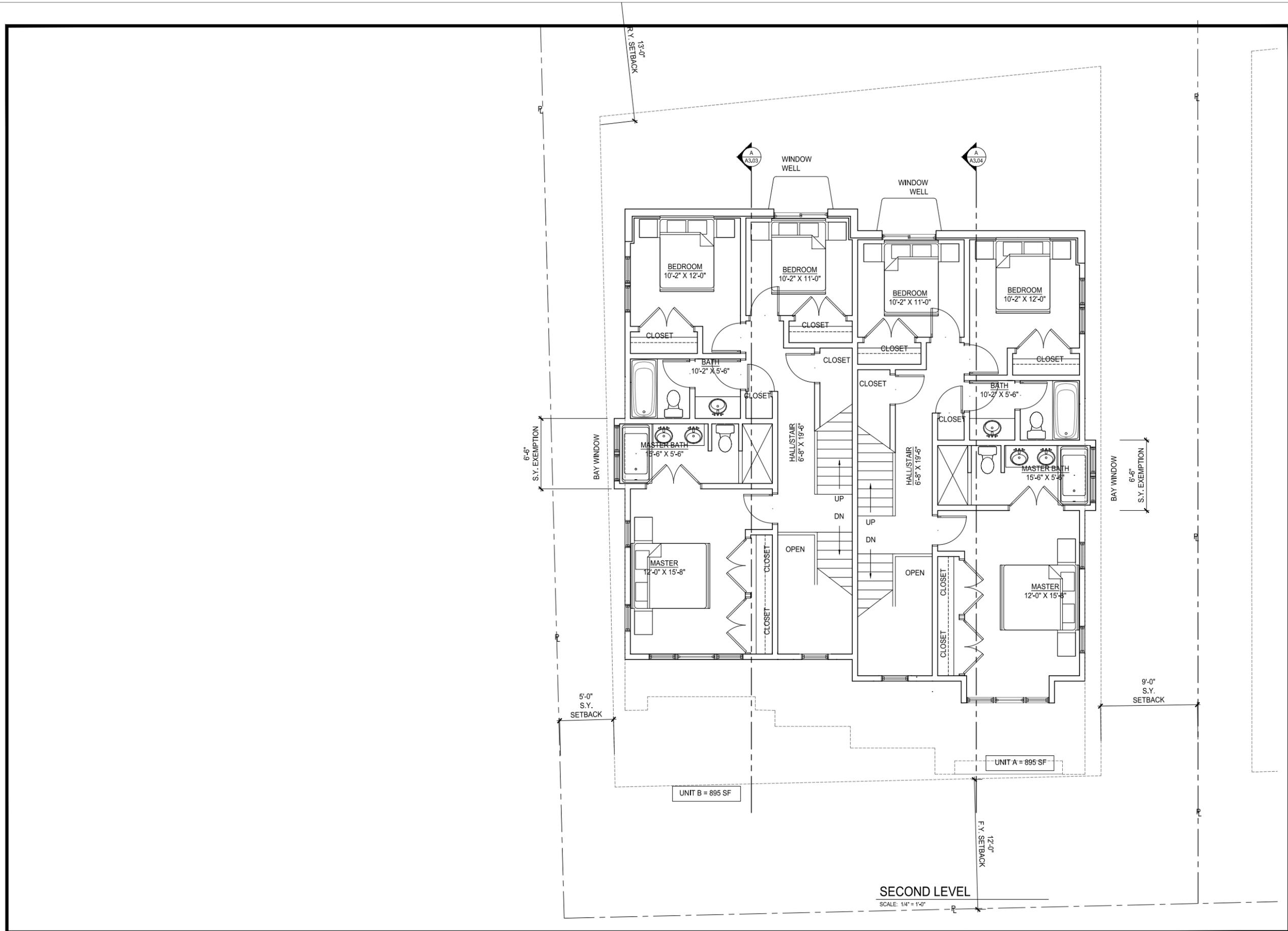
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**MAIN LEVEL PLANS**  
**A2.01**



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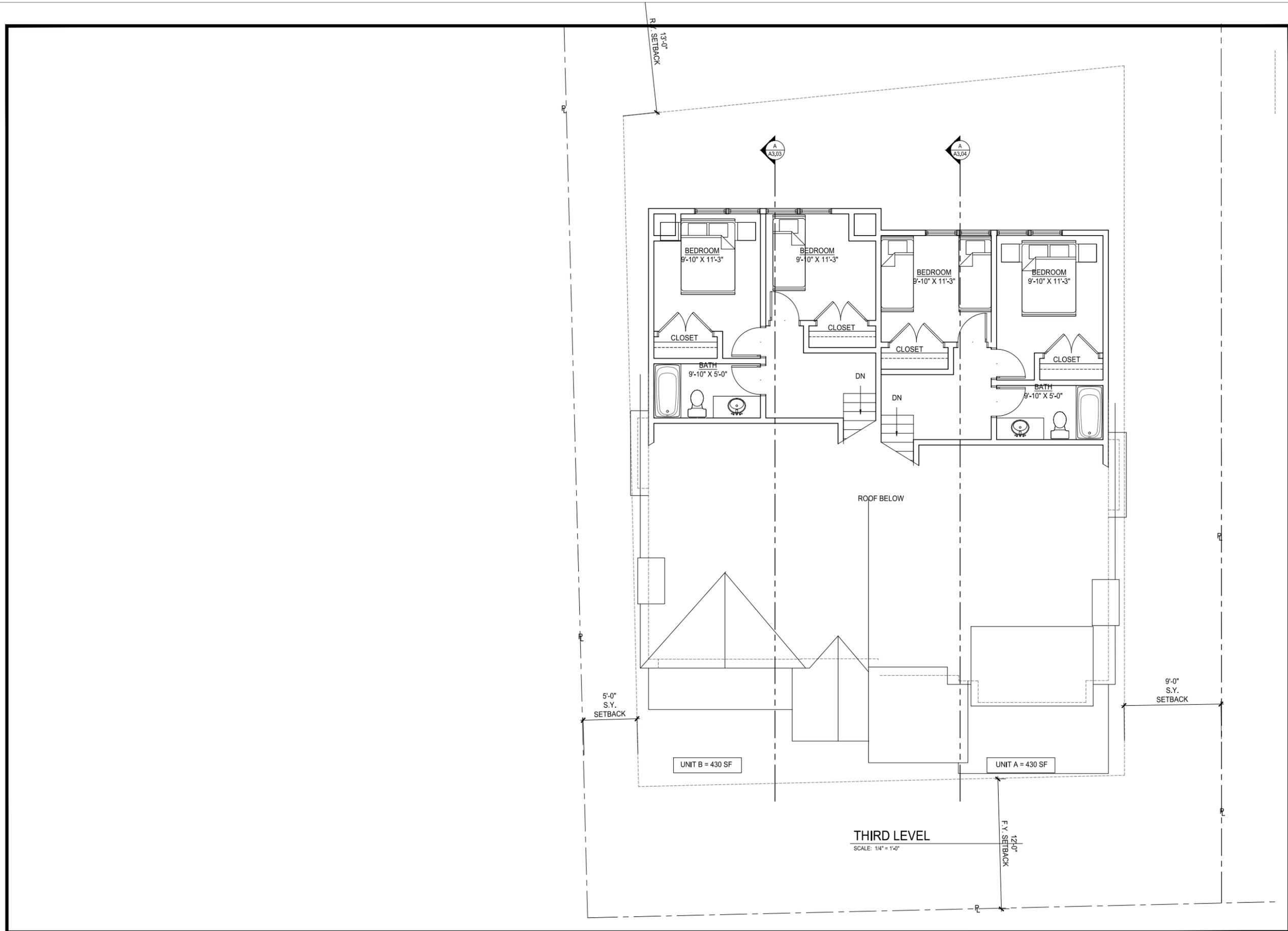
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**2ND LEVEL PLANS**  
**A2.02**



**THIRD LEVEL**

SCALE: 1/4" = 1'-0"



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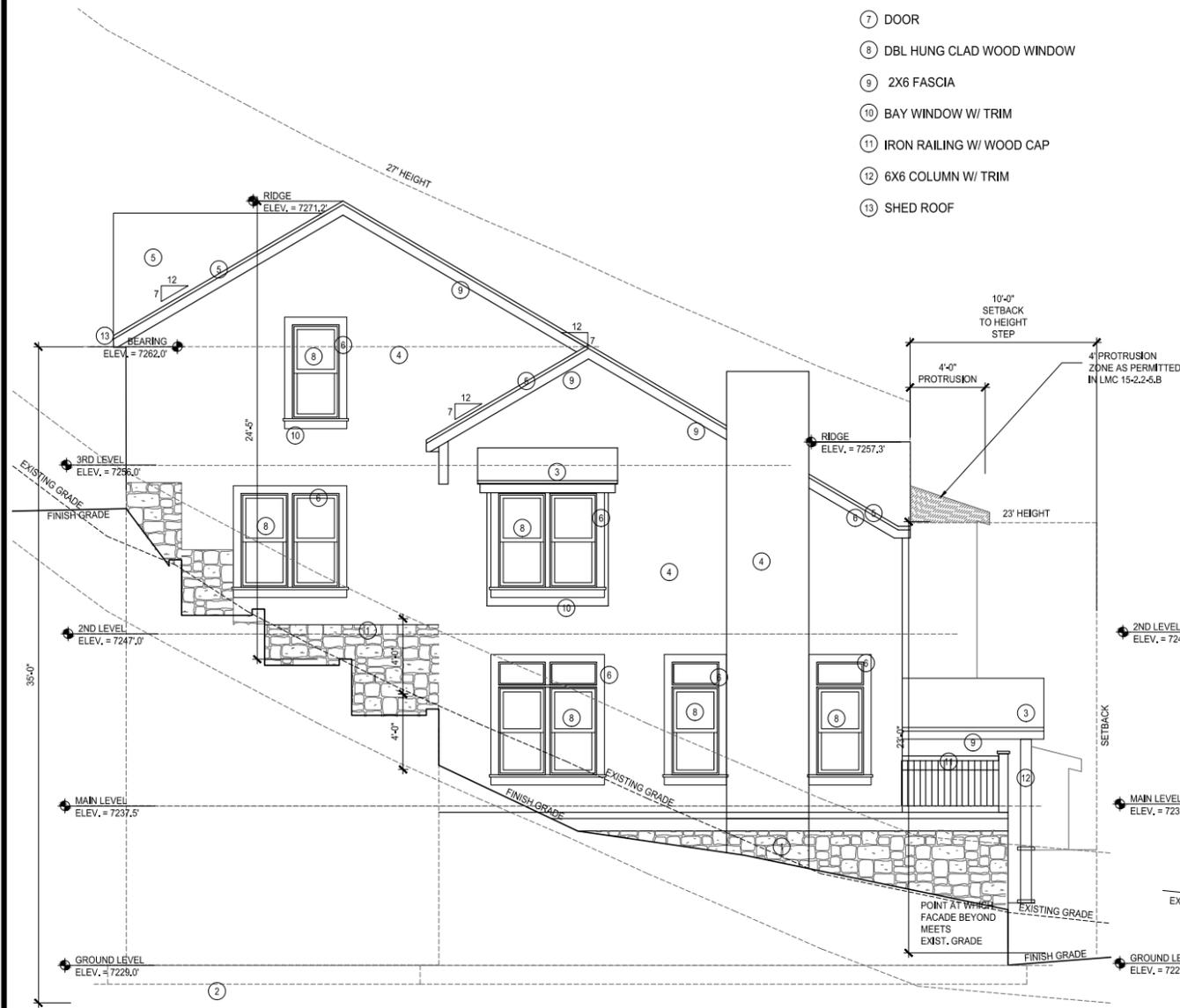
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**3 RD LEVEL PLANS**  
**A2.03**

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EXTERIOR FINISHES:

- ① STONE VENEER
- ② CONC. FOUNDATION
- ③ STANDING SEAM ROOF
- ④ VERTICAL BOARD & BATTEN
- ⑤ ASPHALT SHINGLE ROOF
- ⑥ 1X6 TRIM
- ⑦ DOOR
- ⑧ DBL HUNG CLAD WOOD WINDOW
- ⑨ 2X6 FASCIA
- ⑩ BAY WINDOW W/ TRIM
- ⑪ IRON RAILING W/ WOOD CAP
- ⑫ 6X6 COLUMN W/ TRIM
- ⑬ SHED ROOF



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

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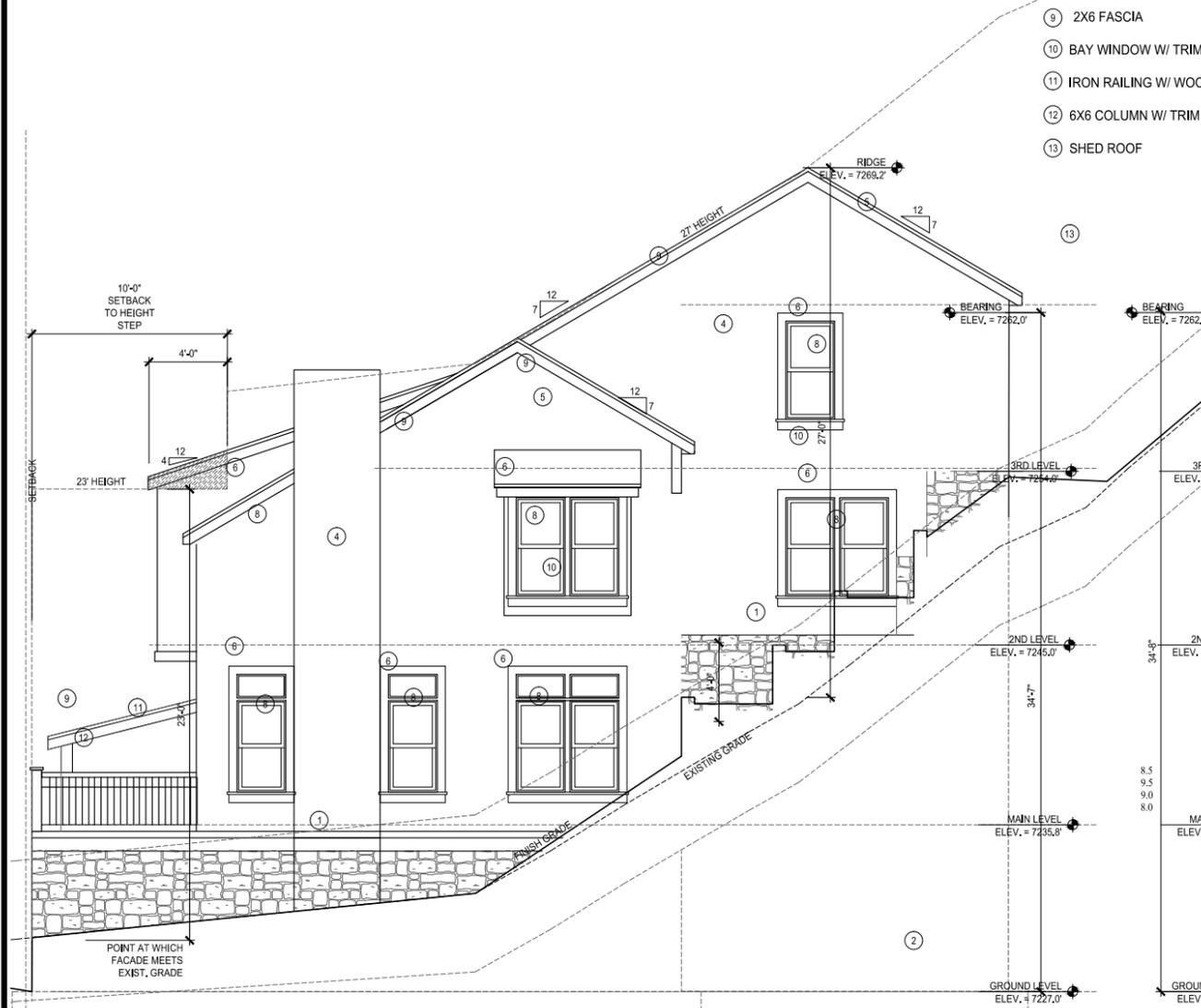
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EXTERIOR ELEVATIONS  
**A3.01**

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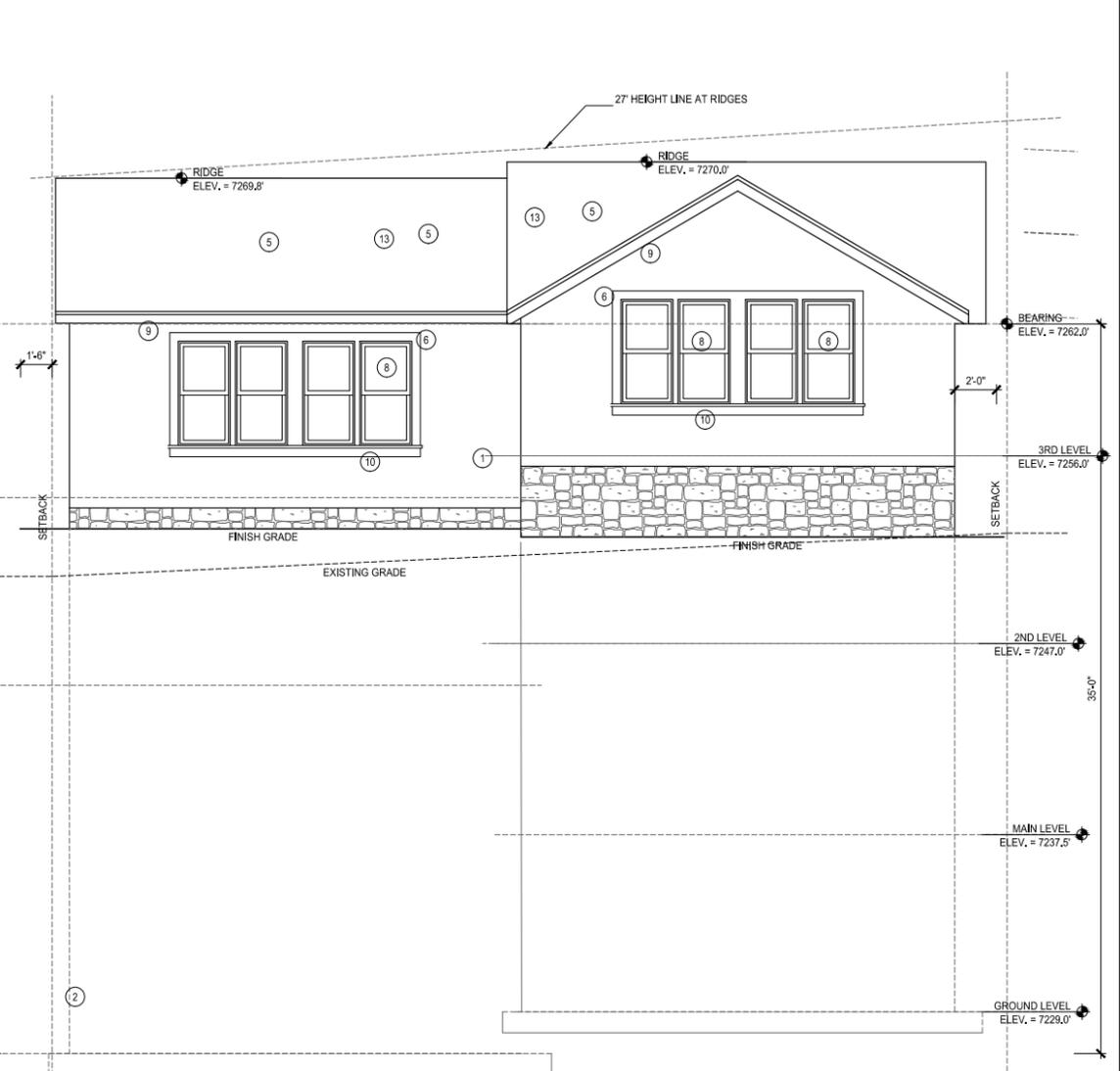
EXTERIOR FINISHES:

- ① STONE VENEER
- ② CONC. FOUNDATION
- ③ FILL
- ④ VERTICAL BOARD & BATTEN
- ⑤ ASPHALT SHINGLE ROOF
- ⑥ 1X6 TRIM
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- ⑨ 2X6 FASCIA
- ⑩ BAY WINDOW W/ TRIM
- ⑪ IRON RAILING W/ WOOD CAP
- ⑫ 6X6 COLUMN W/ TRIM
- ⑬ SHED ROOF



WEST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

8.1.2018

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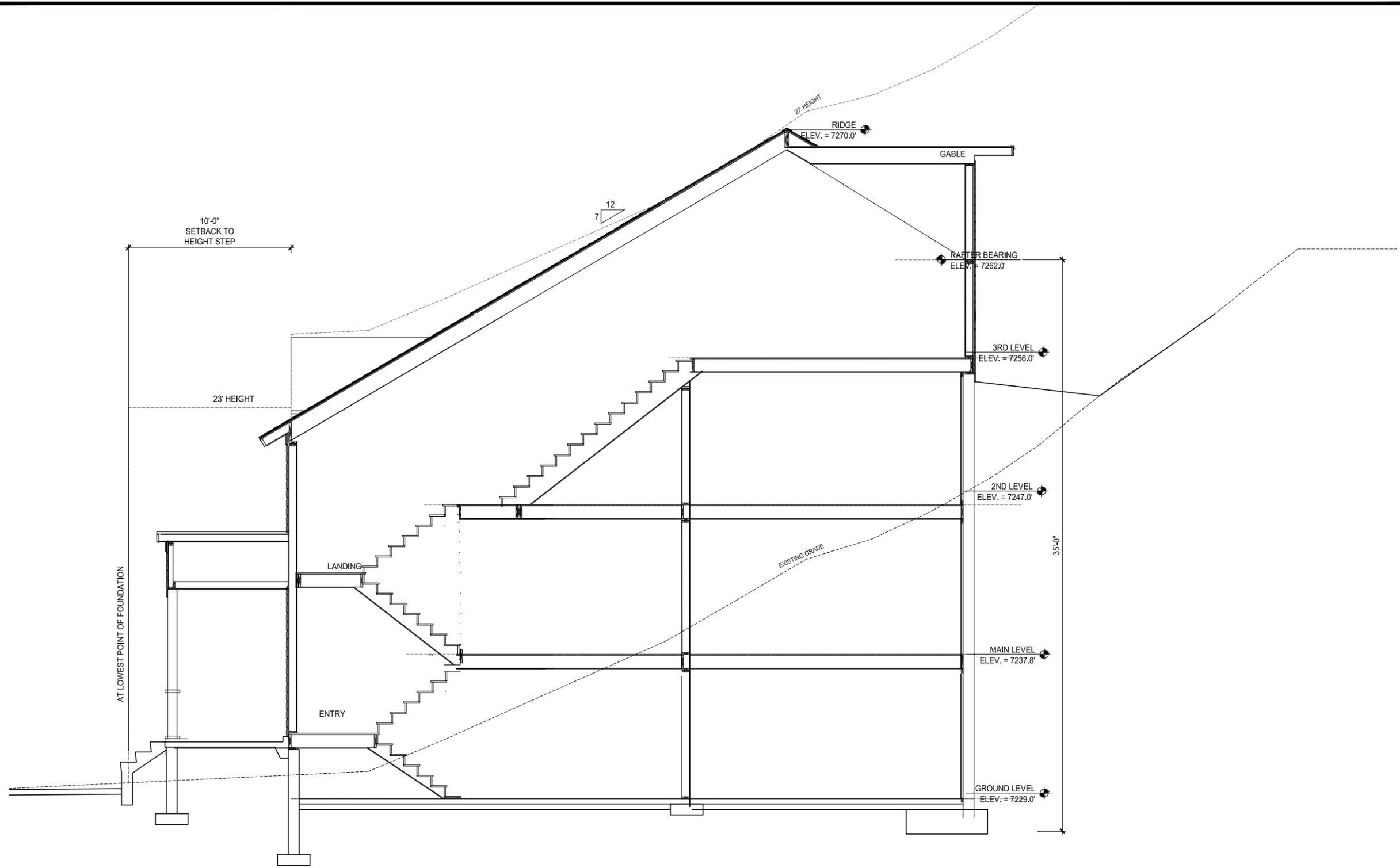
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EXTERIOR ELEVATIONS

A3.02



**BUILDING SECTION**

SCALE: 3/16" = 1'-0"

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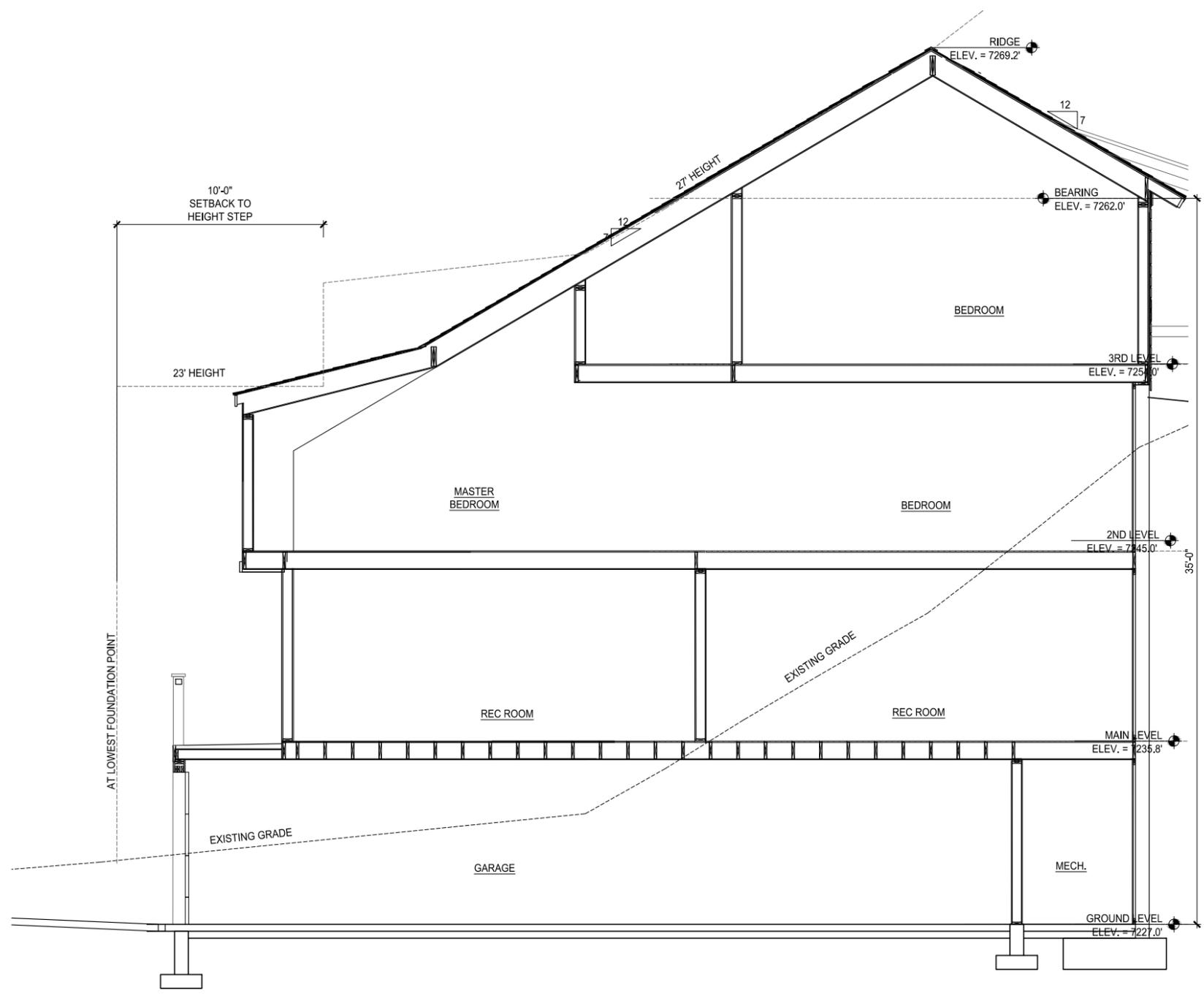
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**BUILDING ELEVATIONS**  
**A3.03**



**BUILDING SECTION**  
SCALE: 3/16" = 1'-0"

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**BUILDING SECTIONS**  
**A3.04**

# Planning Commission Staff Report



**Subject:** 182 Daly Avenue Duplex Dwelling  
**Project #:** PL-17-03708  
**Author:** Hannah M. Tyler  
**Date:** October 24, 2018  
**Type of Item:** Administrative – Duplex Dwelling Conditional Use Permit

### Summary Recommendations

Staff recommends that the Planning Commission Conditional Use Permit for the Duplex Dwelling, hold a public hearing, and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Commission’s consideration.

### Description

**Applicant:** 1055 Norfolk, LLC Series 180 Daly and 1055 Norfolk, LLC series 182 Daly – Represented by Kevin Horn, Architect  
**Location:** 182 Daly Avenue  
**Zoning District:** Historic Residential (HR-1) District  
**Adjacent Land Uses:** Single-Family and Multi-Family  
**Reason for Review:** Conditional Use Permit applications are reviewed and approved by the Planning Commission

### Proposal

The applicant is proposing to construct a Duplex Dwelling on a vacant lot at 182 Daly Avenue. The existing non-historic garage will be demolished prior to construction of the proposed Duplex Dwelling, making this site a vacant lot for the purposes of this review.

### Background

The Conditional Use Permit (CUP) for a Duplex Dwelling at 182 Daly Avenue was deemed complete on December 12, 2017. The property is located in the Historic Residential (HR-1) District. The lot contains 5,329 square feet and is an uphill lot.

The Historic District Design Review (HDDR) application for the proposed for the new duplex dwelling is on hold, pending Planning Commission approval of the Steep Slope Conditional Use Permit (in this meeting packet) and Duplex Dwelling Conditional Use Permit.

The Plat Amendment for 180 and 182 Daly Avenue was approved on July 12, 2018 and has not yet been recorded. The Plat Amendment created a two (2) lot subdivision. The following table provides a complete chronology of applications for this property.

Year	Application/Permit Type	Description	Action Taken
1992	Historic District Review	Construction of the non-historic garage.	Approved

1992	Building Permit	Construction of the non-historic garage.	Approved
2017	Historic District Design Review	Construct a new Duplex Dwelling on a vacant lot.	Under review.
2017	Plat Amendment	Create a two (2) lot subdivision	Approved by City council, not yet recorded
2017	Conditional Use Permit	Duplex Dwelling	Planning Commission Review on October 24, 2018
2017	Steep Slope Conditional Use Permit	Construction of a new Duplex Dwelling on a slope greater than 30%.	Planning Commission Review on October 24, 2018

**Purpose**

The purpose of the Historic Residential (HR-1) District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

**Analysis**

Per [LMC 15-2.2-2\(B\) Conditional Uses](#), a Duplex Dwelling is a Conditional Use. In the HR-1 District, Conditional Uses are subject to review according to the Conditional Use Permit Criteria set forth in [LMC 15-1-10](#). Staff has provided analysis for each Conditional Use Permit Criteria below:

[LMC 15-1-10\(E\) Review](#): The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use (Duplex Dwelling) mitigates impacts of and addresses the following items:

1. Size and location of the site  
**No Unmitigated Impacts**

The Lot containing the Duplex Dwelling is 5,329 square feet. [Per LMC 15-2.2-3 Lot And Site Requirements](#), Developments consisting of a Duplex Dwelling require a Lot Area at least equal to 3,750 square feet. The proposed site complies with the minimum lot size for a Duplex Dwelling.

The subject property is located in the vicinity of other residential dwellings, including Single-Family and Duplex Dwelling Units.

The following table identifies the applicable lot and site requirements for this property.

	LMC Requirement	Proposed
Lot Size	Minimum of 3,750 square feet for Duplex Dwellings	5,329 square feet, <u>complies.</u>
Building Footprint	1,975 square feet maximum	1,974 square feet, <u>complies.</u>
Front Yard	12 feet minimum, total of 25 feet	12 feet, total of 31 feet, <u>complies</u>
Rear Yard	12 feet minimum, total of 25 feet	19 feet, total of 31 feet, <u>complies</u>
Side Yard	5 feet minimum, 14 feet total	9 feet (north), 5 feet (south), total of 14 feet, <u>complies.</u>
Height	27 feet above existing grade, maximum.	Maximum 27 feet, <u>complies.</u>
Height (continued)	A Structure shall have a maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	Maximum 35 feet, <u>complies.</u>
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	4 feet, <u>complies.</u> New exterior stairs will be constructed within 30" of Final Grade.
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building	The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet with a 24 foot 6 inch tall architectural feature measuring 11 feet 4 inches wide (which equates to less than 25% of the façade width), <u>complies.</u>

encroaching no more than 4 ft. into the setback.

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

**No Unmitigated Impacts**

The Duplex Dwelling will be adding additional vehicles to Daly Avenue, as do all developments on Daly Avenue. Staff does not find that the proposed Duplex Dwelling will add any more vehicles to Daly Avenue than what would be added if two (2) Single-Family Dwellings were constructed on this site (had it been divided into two lots). This site could hold two (2) Single-Family Dwellings on two lots within the same property boundary, but the applicant has proposed to construct a Duplex Dwelling on a single lot instead. The proposed design meets the requirements for parking as indicated in the Review Criteria 5.

3. Utility capacity

**No Unmitigated Impacts**

This project has been reviewed by the applicable utility companies and internal departments. No concerns were brought up by those entities during their review. The applicant has provided information regarding the proposed utility plan on the Site Plan (Sheet A1.0).

4. Emergency vehicle access

**No Unmitigated Impacts**

Emergency vehicles will access the site directly from Daly Avenue. No issues have been identified at this time.

5. Location and amount of off street parking

**No Unmitigated Impacts**

Duplex Dwellings require two (2) parking spaces per unit for a total of four (4) parking spaces for the entire site. The following table identifies the proposed parking:

	LMC Requirement	Proposed
Parking Regulations	Two (2) parking spaces per unit for a total of four (4) parking spaces for the entire site.	Two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces, <u>complies</u> .

6. Internal vehicular and pedestrian circulation system

### **No Unmitigated Impacts**

Vehicular and pedestrian access to the site is from Daly Avenue, a public road. The proposed driveways lead to two (2) single-car garages. At the edge of curb, the applicant has incorporated driveways with a maximum width of 12 feet. This driveway design is consistent with the driveways of new construction in the Historic District. The grade at the street is minimal which has reduced the need for extensive retaining at the street front. Any retaining to accommodate the pedestrian access will be less than 4 feet and occur within the property.

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

### **No Unmitigated Impacts**

Fencing and/or screening has not been proposed for the site. This is consistent with the Daly Avenue streetscape because a Duplex Use is not uncommon on Daly Avenue. The applicant has incorporated a series of terraced retaining walls to regain Natural Grade along the periphery of the structure. These terraced retaining walls will be vegetated in each terrace which will help to shield any further impact. The retaining walls throughout the site will not change grade more than 4 feet from Existing Grade.

#### 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 proposed Duplex Dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The Duplex Dwelling steps with the hillside which minimizes the mass and scale while still contributing to the development pattern of the Historic District. The applicant has incorporated a series of terracing retaining walls which eliminated the need for large and out of scale retaining walls.

The proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.

Exterior elements of the new development—roofs, entrances, eaves, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and the style of architecture selected. The scale and height of the new structure follows the predominant pattern of the neighborhood which is comprised of one- and two-story buildings as well as historic houses with two-story additions in the back. Further, the style of this structure is consistent with the Design Guidelines.

#### 9. Usable Open Space

### **No Unmitigated Impacts**

The proposed structure complies with all applicable lot and site requirements, thus providing open space similar to that provided by other residential development on Daly Avenue.

10. Signs and lighting

**No Unmitigated Impacts**

The proposal does not include any signs. All exterior lighting features will be down-lit and shielded.

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

**No Unmitigated Impacts**

The proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with existing houses in the neighborhood overall.

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site

**No Unmitigated Impacts**

The mechanical room for the proposed project is located within the building and is not accessible from the exterior of the building.

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

**No Unmitigated Impacts**

This is a Duplex Dwelling which is consistent with other residential uses on Daly Avenue. No delivery, loading, or trash pick-up areas will be more intensive than the existing development on the street.

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

**No Unmitigated Impacts**

The property will be sold to a private property owner. Each unit will be under one owner until a condominium plat amendment is recorded (there is no Condominium Plat Amendment application on file with the Planning Department at this time).

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**

The property is located outside the Park City Landscaping and Maintenance of Soil

Cover Ordinance (Soils Ordinance) and therefore is not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law. Staff has included this as Condition of Approval #13 of the Steep Slope Conditional Use Permit.

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

**No Unmitigated Impacts**

Staff finds that the proposed Duplex Dwelling fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan:

[Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations,](#)

page 106.

- Objectives 15A, 15B, page 107.
- Community Planning Strategy 15.7, page 108.

**Department Review**

This project has gone through an interdepartmental review. No further issues were brought up at that time.

**Notice**

The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the Land Management Code on October 6, 2018.

**Public Input**

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

**Alternatives**

- The Planning Commission may approve the Conditional Use Permit for 182 Daly Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

**Significant Impacts**

There are no significant fiscal impacts from this application that haven't been addressed.

**Consequences of not taking action on the Suggested Recommendation**

The applicant would have to modify the current design based on input from the Planning Commission.

## **Recommendation**

Staff recommends that the Planning Commission Conditional Use Permit for the Duplex Dwelling, hold a public hearing, and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Commission's consideration.

## **Findings of Fact**

1. The property is located at 182 Daly Avenue.
2. The Park City Council approved the Daly Delight Plat Amendment at this location on July 12, 2018. The final Mylar has not yet been recorded.
3. The Historic District Design Review (HDDR) application for the proposed for the new Duplex Dwelling is on hold, pending Planning Commission approval of the Steep Slope Conditional Use Permit and Duplex Dwelling Conditional Use Permit.
4. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone.
5. A Duplex Dwelling is a conditional use in the HR-1 District.
6. Following recording of the plat amendment, the lot will contain 5,329 square feet. This is an uphill lot with an average slope of approximately 44%.
7. Access to the property is from Daly Avenue, a public street.
8. Two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces.
9. The neighborhood is characterized by a mix of historic and non-historic residential structures (single-family and Duplex Dwellings). The streetscape is dominated by garages, parking pads, and pedestrian entryways. The homes are a mix of one- to two-story residential developments.
10. An overall building footprint of 1,974 square feet is proposed. The maximum allowed footprint for this lot is 1,975 square feet.
11. The proposed Duplex Dwelling complies with the front and rear yard setbacks. The minimum front and rear yard setbacks are 12 feet, for a total of 25 feet; the applicant is proposing a 12 foot front yard and 19 foot rear yard setback, for a total of 31 feet.
12. The proposed addition complies with the side yard setbacks. The minimum side yard setbacks are 5 feet, for a total of 14 feet. The historic house has a 9 foot side yard setback on the north and 5 foot setback on the south, for a total of 14 feet.
13. The proposed Duplex Dwelling complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty seven feet (27') in height. The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet with a 24 foot 6 inch tall architectural feature measuring 11 feet 4 inches wide (which equates to less than 25% of the façade width). The Contributory Roof Form has a 7:12 pitch which complies with the Contributing Roof Form requirement of 7:12 – 12:12 pitch. The Secondary Roof Form has a 3:12 pitch and is subordinate to the Contributory Roof Form.
14. The proposed addition has an interior height of 35 feet, which complies with the required interior height of 35 feet.

15. There are no unmitigated impacts to LMC 15-1-10(E)(1) Size and location of the site, as the Lot containing the Duplex Dwelling is 5,329 square feet. Per LMC 15-2.2-3 Lot And Site Requirements, Developments consisting of a Duplex Dwelling require a Lot Area at least equal to 3,750 square feet. The proposed site complies with the minimum lot size for a Duplex Dwelling.
16. There are no unmitigated impacts to LMC 15-1-10(E)(2) Traffic considerations including capacity of the existing Streets in the Area, as the Duplex Dwelling will be adding additional vehicles to Daly Avenue, as do all developments on Daly Avenue. Staff does not find that the proposed Duplex Dwelling will add any more vehicles to Daly Avenue than what would be added if two (2) Single-Family Dwellings were constructed on this site (had it been divided into two lots). This site could hold two (2) Single-Family Dwellings on two lots within the same property boundary, but the applicant has proposed to construct a Duplex Dwelling on a single lot instead. The proposed design meets the requirements for parking as indicated in the Review Criteria 5.
17. There are no unmitigated impacts to LMC 15-1-10(E)(3) Utility capacity, as this project has been reviewed by the applicable utility companies and internal departments. No concerns were brought up by those entities during their review. The applicant has provided information regarding the proposed utility plan on the Site Plan (Sheet A1.0).
18. There are no unmitigated impacts to LMC 15-1-10(E)(4) Emergency vehicle access as Emergency vehicles will access the site directly from Daly Avenue. No issues have been identified at this time.
19. There are no unmitigated impacts to LMC 15-1-10(E)(5) Location and amount of off street parking, as two (2) parking spaces are provided for each unit. The southerly unit provides one (1) parking space in the garage and one (1) parking space in the driveway. The northerly unit provides two (2) parking spaced in a tandem configuration in the garage. The entire site provides a total of four (4) parking spaces.
20. There are no unmitigated impacts to LMC 15-1-10(E)(6) Internal vehicular and pedestrian circulation system, as vehicular and pedestrian access to the site is from Daly Avenue, a public road. The proposed driveways lead to two (2) single-car garages. At the edge of curb, the applicant has incorporated driveways with a maximum width of 12 feet. This driveway design is consistent with the driveways of new construction in the Historic District.
21. There are no unmitigated impacts to LMC 15-1-10(E)(7) Fencing, Screening and landscaping to separate the Use from adjoining Uses, as Fencing and/or screening has not been proposed for the site. This is consistent with the Daly Avenue streetscape because a Duplex Use is not uncommon on Daly Avenue. The applicant has incorporated a series of terraced retaining walls to regain Natural Grade along the periphery of the structure. These terraced retaining walls will be vegetated in each terrace which will help to shield any further impact. The retaining walls throughout the site will not change grade more than 4 feet from Existing Grade.
22. There are no unmitigated impacts to LMC 15-1-10(E)(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots, as The proposed Duplex Dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The Duplex Dwelling steps with

the hillside which minimizes the mass and scale while still contributing to the development pattern of the Historic District. The applicant has incorporated a series of terracing retaining walls which eliminated the need for large and out of scale retaining walls.

23. There are no unmitigated impacts to LMC 15-1-10(E)(9) Usable Open Space, as the proposed structure complies with all applicable lot and site requirements, thus providing open space similar to that provided by other development on Daly Avenue
24. There are no unmitigated impacts to LMC 15-1-10(E)(10) Signs and lighting, as the proposal does not include any signs. All exterior lighting features will be down-lit and shielded.
25. There are no unmitigated impacts to LMC 15-1-10(E)(11)\_Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing, as the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.
26. There are no unmitigated impacts to LMC 15-1-10(E)(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site, as the mechanical room for the proposed project is located within the building and is not accessible from the exterior of the building.
27. There are no unmitigated impacts to LMC 15-1-10(E)(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas, as this is a Duplex Dwelling which is consistent with other residential uses on Daly Avenue. No delivery, loading, or trash pick-up areas will be more intensive than the existing development on the street.
28. There are no unmitigated impacts to LMC 15-1-10(E)(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, as this property will be sold to a private property owner. Each unit will be under one owner until a condominium plat amendment is recorded (there is no Condominium Plat Amendment application on file with the Planning Department at this time).
29. There are no unmitigated impacts to LMC 15-1-10(E)(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, as the property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore is not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law. Staff has included this as Condition of Approval #13 of the Steep Slope Conditional Use Permit.

30. There are no unmitigated impacts to LMC 15-1-10(E)(16) Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding, as the proposed Duplex Dwelling fulfills the Goals, Objectives, and/or Implantation Strategies of the General Plan, including Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations
31. The property was posted and notice was mailed to property owners within 300 feet on October 10, 2018. Legal notice was also published in the Park Record in accordance with requirements of the Land Management Code on October 6, 2018.
32. The Findings in the Analysis section of this report are incorporated herein.

### **Conclusions of Law**

1. The application complies with all requirements of the LMC and satisfies all Conditional Use Permit review criteria for a Multi-Unit Dwelling as established by the [LMC 15-1-10](#).
2. The Use, as conditioned, is Compatible with surrounding Structures in Use, scale, mass and circulation; and
3. The effects of any differences in Use or scale have been mitigated through careful planning.

### **Conditions of Approval**

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards, to include driveway and Parking Area layout, is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
4. A landscape plan is required to be submitted with the building permit. Changes to an approved landscape plan must be reviewed and approved by the Planning Department prior to landscape installation.
5. This approval will expire on October 24, 2019, if a complete building permit submittal has not been received, unless a written request for an extension is received and approved by the Planning Director prior to the date of expiration
6. Recordation of the Plat is required prior to building permit issuance.
7. Modified 13-D fire sprinkler system is required.

### **Exhibits**

Exhibit A      Plans (existing conditions, site plan, elevations, floor plans)

# 182 DALY AVE. GARAGE

## HDDR DOCUMENTS 10/1/2018

### SHEET INDEX

- A0.01 COVER SHEET
- A1.00 SURVEY
- A1.01 SITE CALCULATIONS
- A1.02 SITE PLAN
- A1.02 STREETScape
- A1.03 3D VIEWS
- L1.01 LANDSCAPE PLAN
- A2.00 GROUND LEVEL PLAN
- A2.01 MAIN LEVEL PLAN
- A2.02 2ND LEVEL PLAN
- A2.03 3RD LEVEL PLAN
- A3.01 EXTERIOR ELEVATIONS
- A3.02 EXTERIOR ELEVATIONS
- A3.03 BUILDING SECTION
- A3.04 BUILDING SECTION

### LEGEND

**DOOR TYPE**

**DOOR REFERENCE**

**WINDOW REF.**

**DIRECTION OF CUT**

**SECTION DESIGNATION**

**SHEET NO.**

**SECTION**

**INTERIOR ELEVATION**

**ELEVATION DESIGNATION**

**REFLECTED CEILING PLAN**

**ELE. NUMBER**

**SHEET NO.**

**FINISH AS NOTED ON FINISH SCHEDULE**

**CEILING HEIGHT**

**EARTH**

**GRAVEL**

**CONCRETE**

**MASONRY**

**PARTITION WOOD STUD**

**PARTITION METAL STUD**

**WOOD - ROUGH**

**WOOD - FINISH**

**PLYWOOD**

**STEEL**

**ACOUSTICAL TILE**

**BATT INSULATION**

**RIGID INSULATION**

**GLASS**

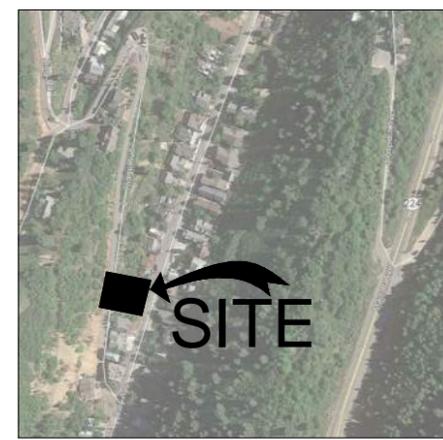
**DIRECTION OF SLOPE**

**BEGINNING POINT OF GRIDS**

**POINT FROM WHICH DIMENSIONS FOR GRIDS ARE TAKEN**

**KEYED NOTES**

**POCHE AND GENERAL SYMBOLS**



**VICINITY MAP**  
SCALE: NONE

### PROJECT DATA

#### APPLICABLE CODES

BUILDING CODE:	2015 IRC
PLUMBING CODE:	2015 IPC
MECHANICAL CODE:	2015 IMC
ELECTRICAL CODE:	2015 IEC, 2016 NEC
FIRE CODE:	2015 IFC
ENERGY CODE:	2015 IECC
GAS CODE:	2015 IFGC
ACCESSIBILITY:	2015 IBC, ADAAG

#### CONSTRUCTION RATINGS: (TABLE R302.1)

WALLS		
EXTERIOR WALLS < 3'	1 HR	
EXTERIOR WALLS > 3'	0 HR	
PROJECTIONS < 3'	1 HR	
PROJECTIONS > 3'	0 HR	
WALL OPENINGS < 3'	NOT ALLOWED	
WALL OPENINGS > 3'	0 HR	
SEPARATION WALL	1 HR	
BUILDING SQUARE FOOTAGE:		
	UNIT A	UNIT B
NEW BASEMENT:	910 SF	813 SF
NEW MAIN:	940 SF	940 SF
NEW 2ND:	895 SF	895 SF
NEW 3RD:	430 SF	430 SF
TOTAL FINISHED:	3,175 SF	3,078 SF
NEW PARKING GARAGE	359 SF	524 SF

#### DIFERRED SUBMITTALS:

- AUTOMATIC FIRE SPRINKLER SYSTEM
- ENGINEERED WOOD TRUSSES
- MECHANICAL HVAC SYSTEM & CALCULATIONS
- APPLIANCE FIREPLACES

9/1/2018

**DAVE BAGLINO**  
ADDRESS  
CITY, STATE

OWZUR

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**HORN PARTNERS**  
ARCHITECTURE

P.O. BOX 386 BOUNTIFUL, UT 84011-386  
P.H.N. 801.933.4676 or 801.295.4676  
FAX 801.299.1111 www.hornandpartners.com

**DALY AVE. DUPLEX RESIDENCE**  
182 DALY AVE. (GARAGE)  
PARK CITY, UT

PROJ

JOB NO.	
DATE	9/18/18
DRAWN BY:	
CHECKED BY:	
FILE NO.	108-A001

**COVER SHEET**

**A0.01**

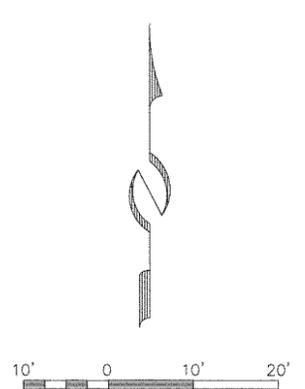
SURVEYOR'S CERTIFICATE



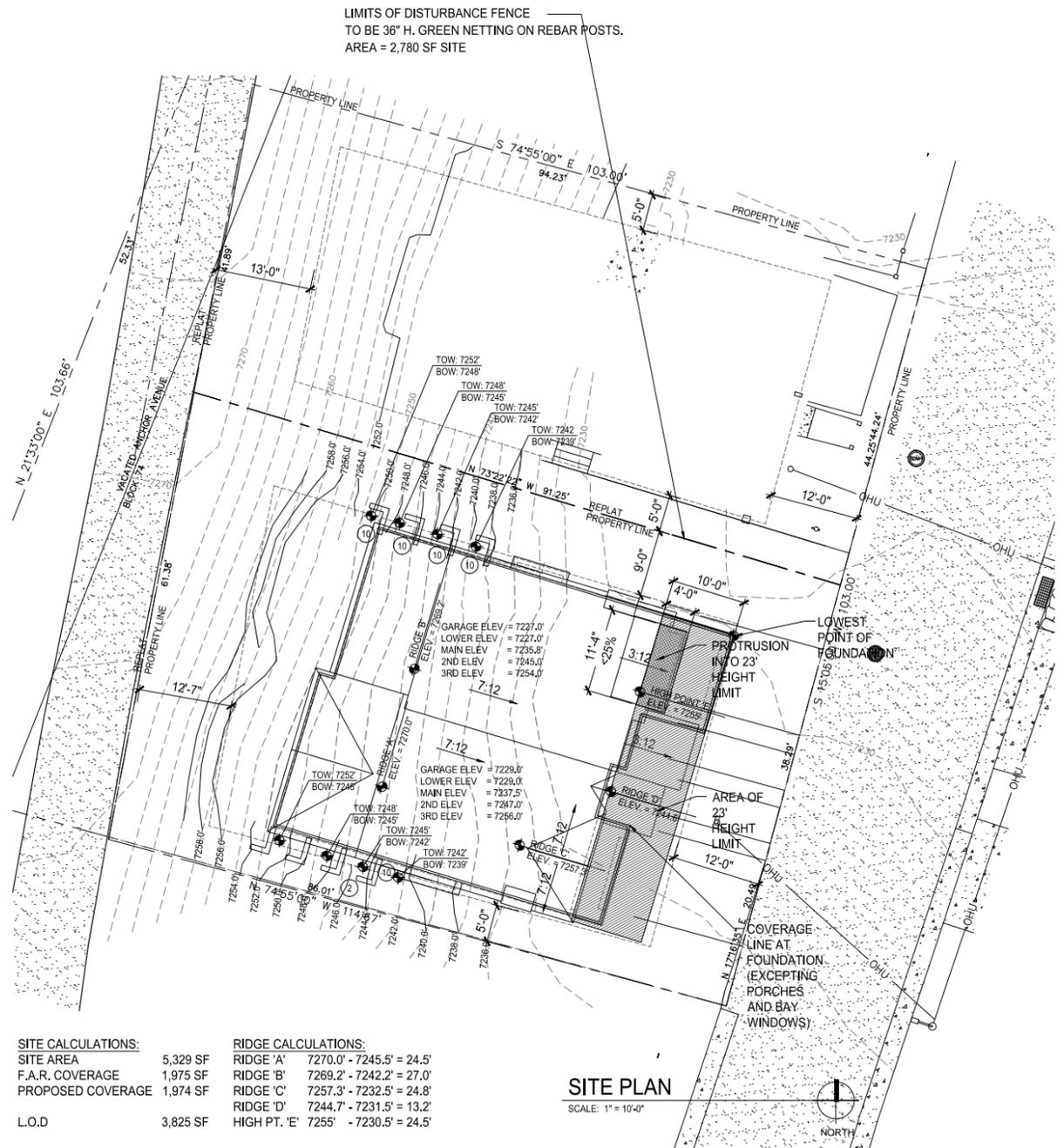
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

1. Site Benchmark: Sanitary sewer manhole lid  
Elevation=7229.18'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 1, 2015.
4. Property corners were found.
5. Snow coverage at the time of the survey was approximately 6". As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	<b>STAFF:</b> MARSHALL KING MARTY MORRISON STEVE CONANT JESSE MORENO	<b>EXISTING CONDITIONS &amp; TOPOGRAPHIC MAP</b> 180 DALY AVENUE BLOCK 74, PARK CITY SURVEY	SHE 143 1 OF 1
	DATE: 12/10/15	FOR: WASATCH ENGINEERING CONTRACTORS JOB NO.: 11-11-15 FILE: X:\ParkCitySurvey\dwg\sr\topo2015\111115.dwg	



<b>SITE CALCULATIONS:</b>		<b>RIDGE CALCULATIONS:</b>	
SITE AREA	5,329 SF	RIDGE 'A'	7270.0' - 7245.5' = 24.5'
F.A.R. COVERAGE	1,975 SF	RIDGE 'B'	7269.2' - 7242.2' = 27.0'
PROPOSED COVERAGE	1,974 SF	RIDGE 'C'	7257.3' - 7232.5' = 24.8'
L.O.D.	3,825 SF	RIDGE 'D'	7244.7' - 7231.5' = 13.2'
		HIGH PT. 'E'	7255' - 7230.5' = 24.5'

P R O J  
DAILY AVE. DUPLEX RESIDENCE  
182 DAILY AVE. (GARAGE)  
PARK CITY, UT

DRAWING DATE:	9/18/16	JOB NO.:	
DATE:		FILE NO.:	1512-A100
DRAWN BY:		CHECKED BY:	

**SITE CALCULATIONS**  
**A1.00**

**DAVE BAGLINO**  
ADDRESS  
CITY, STATE

**HORN PARTNERS**  
ARCHITECTURE

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SITE NOTES:

- ① EXISTING TREES TO REMAIN
- ② RESTORE NATURAL VEGETATION
- ③ NEW MULCH AREA
- ④
- ⑤ L.O.D. SEE DETAIL FOR EROSION CONTROL
- ⑥ CONSTR. ACCESS & PARKING
- ⑦ CONC. WALK
- ⑧ DUMPSTER
- ⑨ PORTABLE TOILET W/ SCREENING
- ⑩ CONC. RETAINING WALL

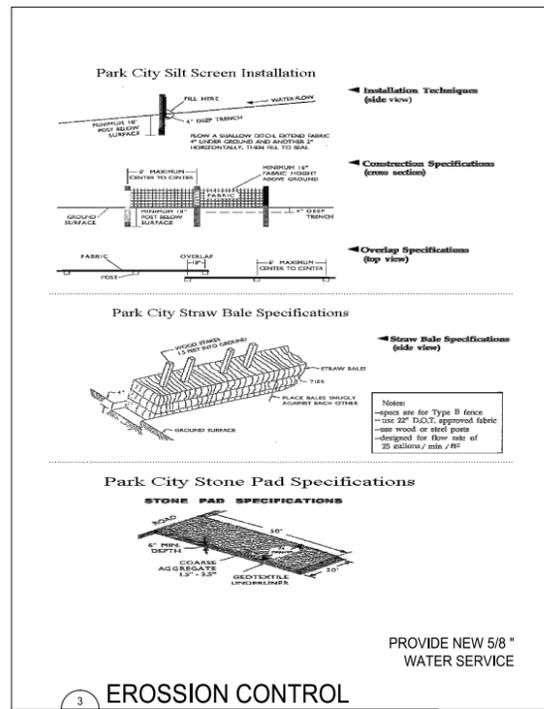
NOTE:

GENERAL CONTRACTOR IS TO ARRANGE A MEETING WITH THE PLAN CHECKER, THE GENERAL CONTRACTOR AND EXCAVATOR FOR THIS PROJECT PRIOR TO ANY PERMITS BEING ISSUED

NOTE:

APPLICATION TO WORK IN A PUBLIC RIGHT-OF-WAY IS REQUIRED PRIOR TO DRIVEWAY CURB CUT AND APRON CONSTRUCTION.

QUESTAR GAS STANDARD GAS METER PROTECTION



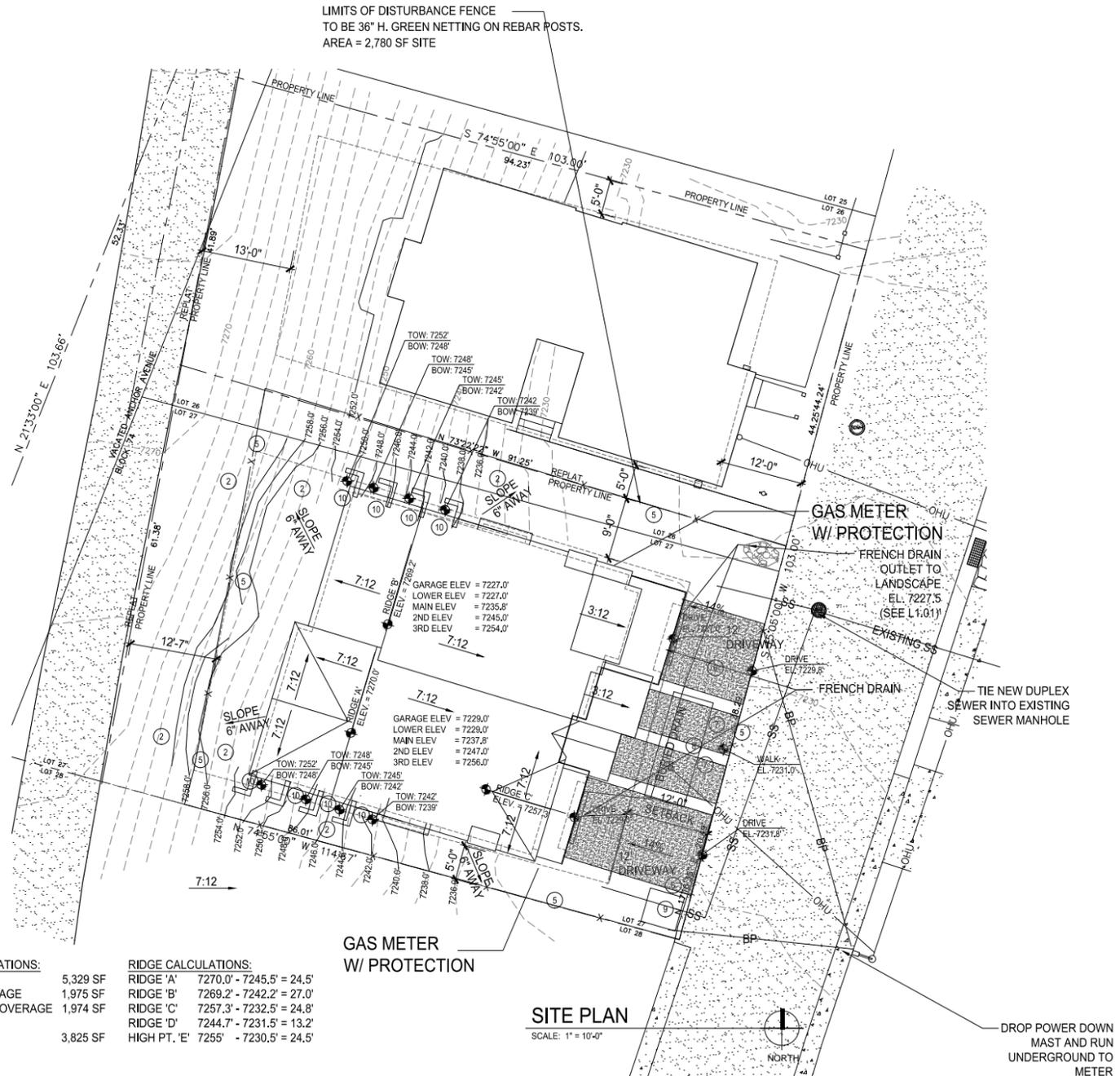
③ EROSION CONTROL  
A1.01 NO SCALE

SITE CALCULATIONS:

SITE AREA 5,329 SF  
F.A.R. COVERAGE 1,975 SF  
PROPOSED COVERAGE 1,974 SF  
L.O.D. 3,825 SF

RIDGE CALCULATIONS:

RIDGE 'A' 7270.0' - 7245.5' = 24.5'  
RIDGE 'B' 7269.2' - 7242.2' = 27.0'  
RIDGE 'C' 7257.3' - 7232.5' = 24.8'  
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P R O J  
DALY AVE. DUPLEX RESIDENCE  
182 DALY AVE. (GARAGE)  
PARK CITY, UT

JOB NO.  
FILE NO.  
DRAWING DATE: 9/18/16  
DATE: 9/18/16  
DRAWN BY:  
CHECKED BY:

SITE PLANS

A1.01



210 DALY AVE.

200 DALY AVE.



172 DALY AVE.

166 DALY AVE.

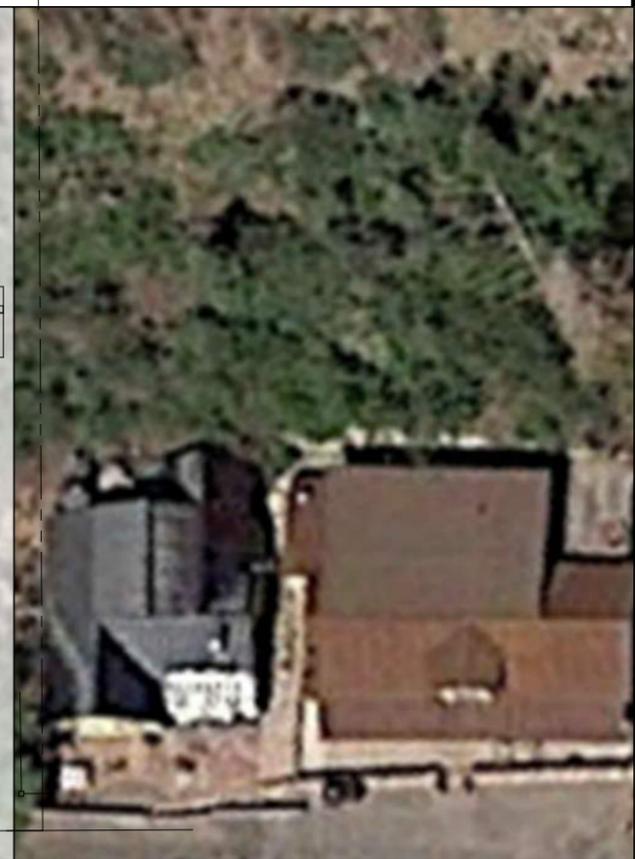
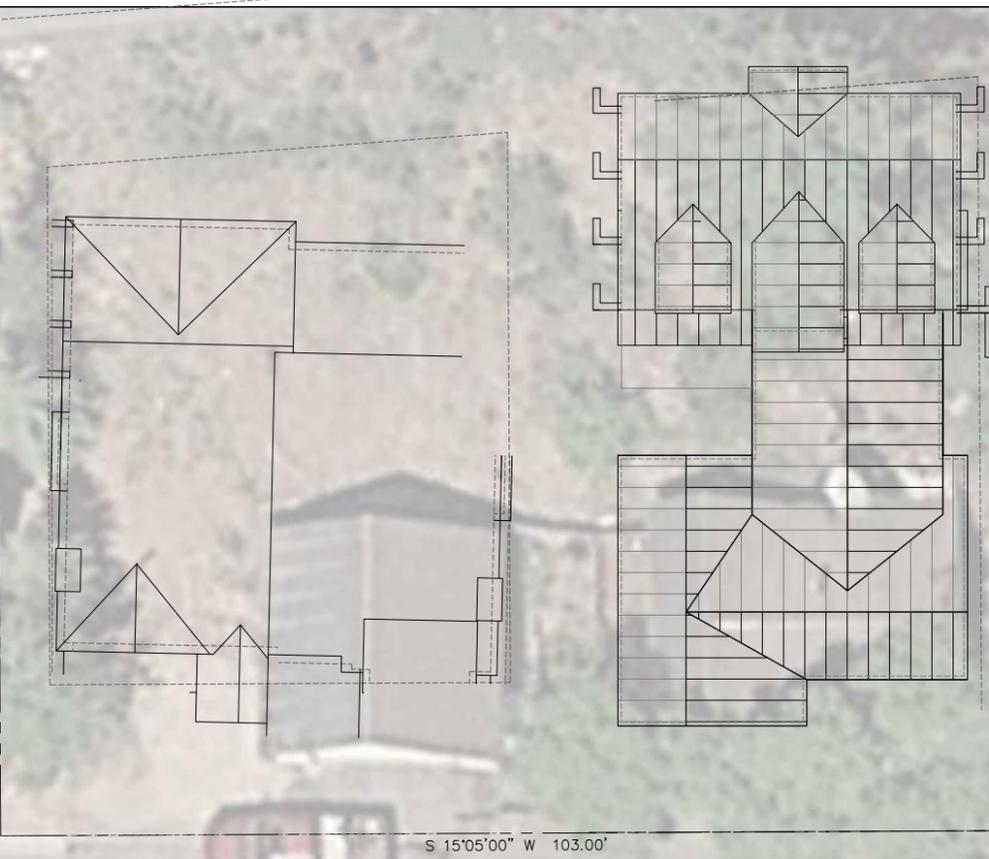
180 DALY AVE.  
STREET SCAPE

NO SCALE  
N 21°33'00" E 103.66'

51.33'

52.33'

VACATED ANCHOR AVENUE  
BLOCK 74



S 15°05'00" W 103.00'

PROPERTIES

NO SCALE

8/1/2018

DAVE BAGLINO  
ADDRESS  
CITY, STATE

OWNER

**HORN PARTNERS**  
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P DALY AVE. DUPLEX RESIDENCE  
R 182 DALY AVE. (GARAGE)  
J PARK CITY, UT

DRAWING DATE:	JOB NO.:
DATE 9/18/18	
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STREET SCAPE  
A1.02

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STREET VIEW



NORTHEAST STREET VIEW



SOUTHEAST STREET VIEW



OWNER  
**DAVE BAGLINO**  
 ADDRESS  
 CITY, STATE

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P R O J  
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 PARK CITY, UT

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DATE 9/18/18	
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CHECKED BY:	1512-A103

IEWS  
**A1.03**

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# Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.

All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.

Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.

Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.

All lawn and shrub areas shall be separated with pvc border, to be installed per manufacturer's recommendations.

All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.

The project shall be swept clean of dirt and debris prior to completion of the project.

The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.

The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.

The contractor shall line all planting areas with weed barrier fabric, and bark.

# Irrigation Notes

1. Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.
2. Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

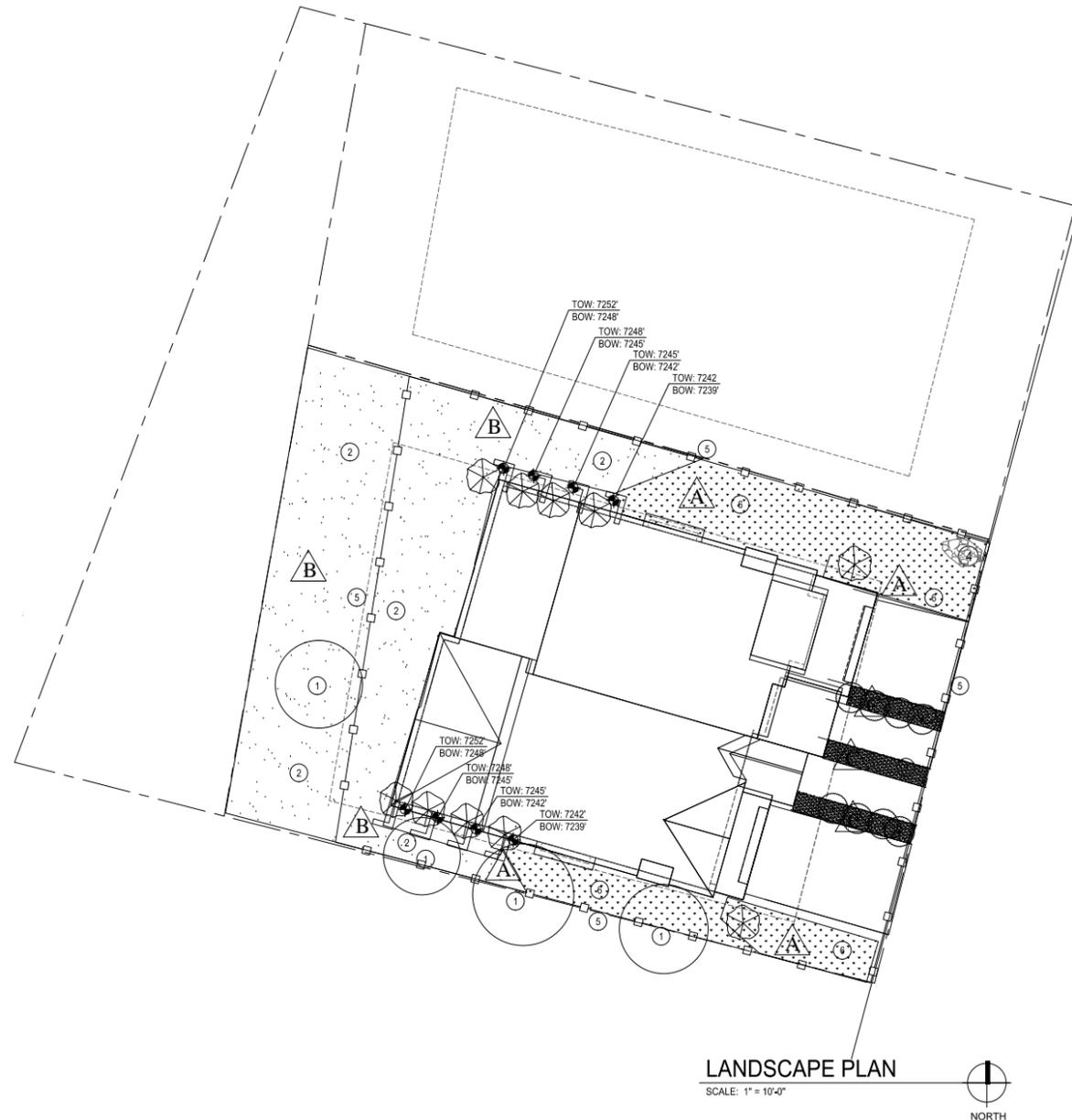
- A** Area pop-up spray heads for turf.
- B** Area tall spray heads for shrubs.
- C** Drip system.

## LANDSCAPE LEGEND

-  NEW DWARF MUGO PINE SHRUB (7) 2 GAL.
-  EUONIMUS SHRUB (49) 5 GAL.
-  EXISTING TREE
-  SHREADED MULCH
-  TURF - KENTUCKY BLUE GRASS MIX SOD
-  REVEG. - RED FESCUE AND BLUEBUNCH WHEATGRASS

### SITE NOTES:

- ① EXISTING TREES TO REMAIN
- ② RESEED NATURAL GRASSES: RED FESCUE (*Festuca rubra*) AND BLUEBUNCH WHEATGRASS (*Pseudoroegneria spicata*)
- ③ NEW PERENNIAL PLANTING AREA W/ EDGING
- ④ ROCK LANDSCAPE FEATURE AT FRENCH DRAIN OUTLET
- ⑤ L.O.D. SEE DETAIL FOR ERRORSION CONTROL
- ⑥ NEW LAWN - KENTUCKY BLUEGRASS MIX



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



DATE: 9/18/18

OWNER  
**DAVE BAGLINO**  
 ADDRESS  
 CITY, STATE

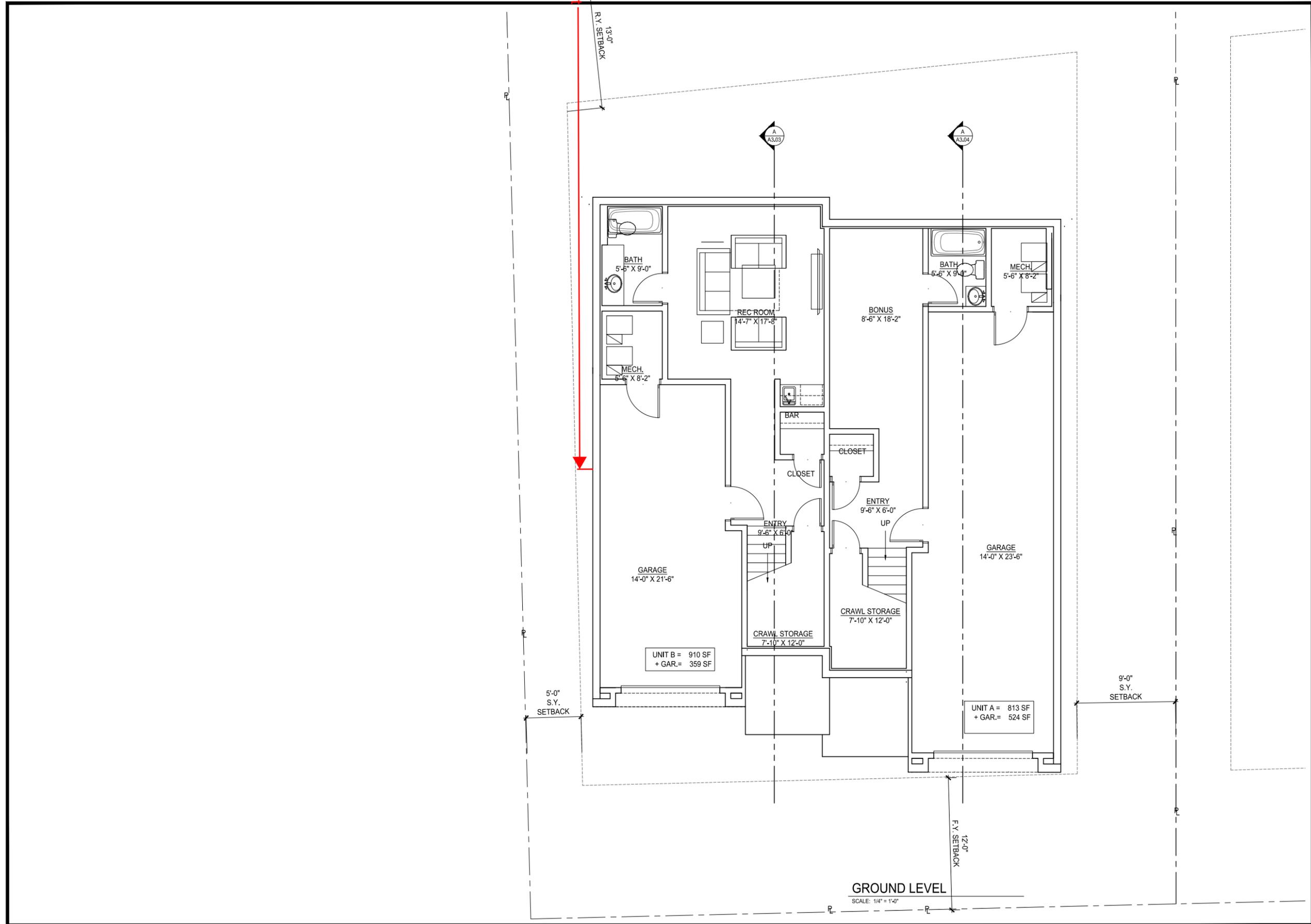
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 FAX 801.299.1111 www.hornandpartners.com

PROJECT  
**DALY AVE. DUPLEX RESIDENCE**  
 182 DALY AVE. (GARAGE)  
 PARK CITY, UT

DRAWING DATE:	JOB NO.:
DATE: 9/18/18	
DRAWN BY:	FILE NO.:
CHECKED BY:	1512-L10th

LANDSCAPE PLAN  
**L1.01**



8-1-2018

**OWNER**

**DAVE BAGLINO**  
ADDRESS  
CITY, STATE

**HORN PARTNERS**  
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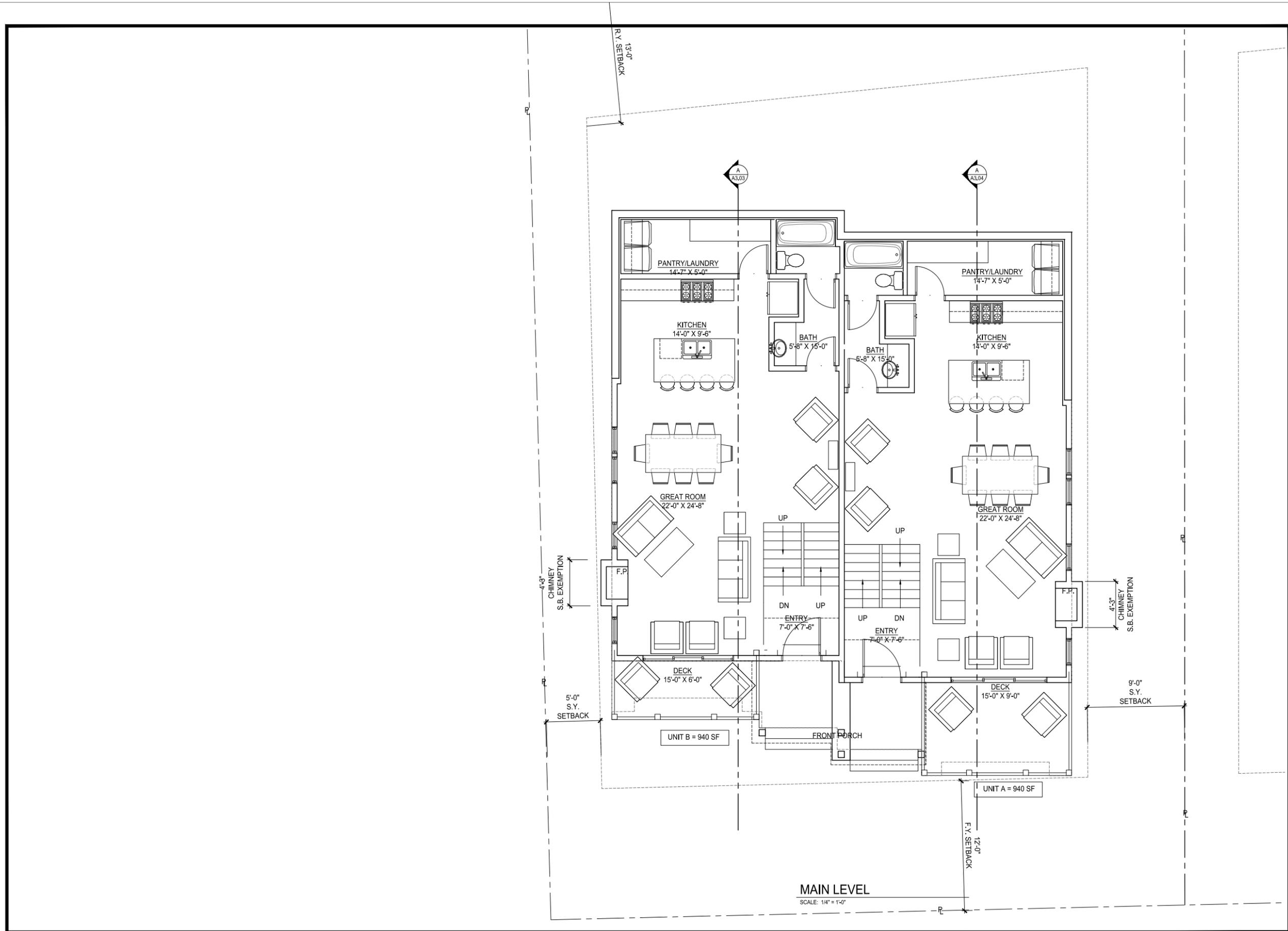
**P R O J**

**DALY AVE. DUPLEX RESIDENCE**  
182 DALY AVE. (GARAGE)  
PARK CITY, UT

DRAWING DATE:	JOB NO.
DATE 9/18/18	
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**GROUND LEVEL PLANS**

**A2.00**



DATE: 8/1/2018

**OWNER**  
**DAVE BAGLINO**  
 ADDRESS  
 CITY, STATE

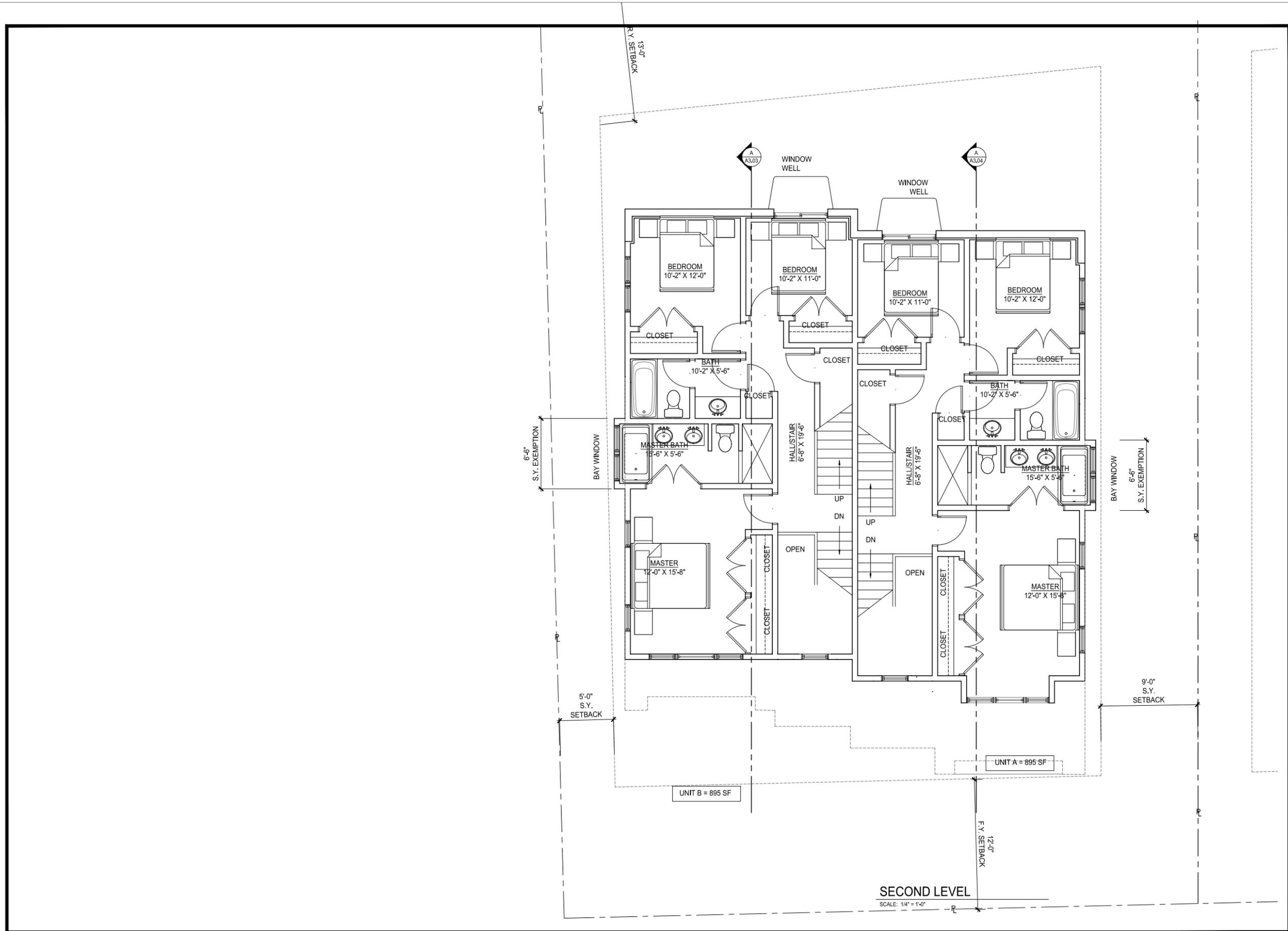
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**P R O J**  
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 182 DALY AVE. (GARAGE)  
 PARK CITY, UT

DRAWING DATE:	JOB NO.:
DATE: 9/18/18	
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**MAIN LEVEL PLANS**  
**A2.01**



8.1.2018

**OWNER**  
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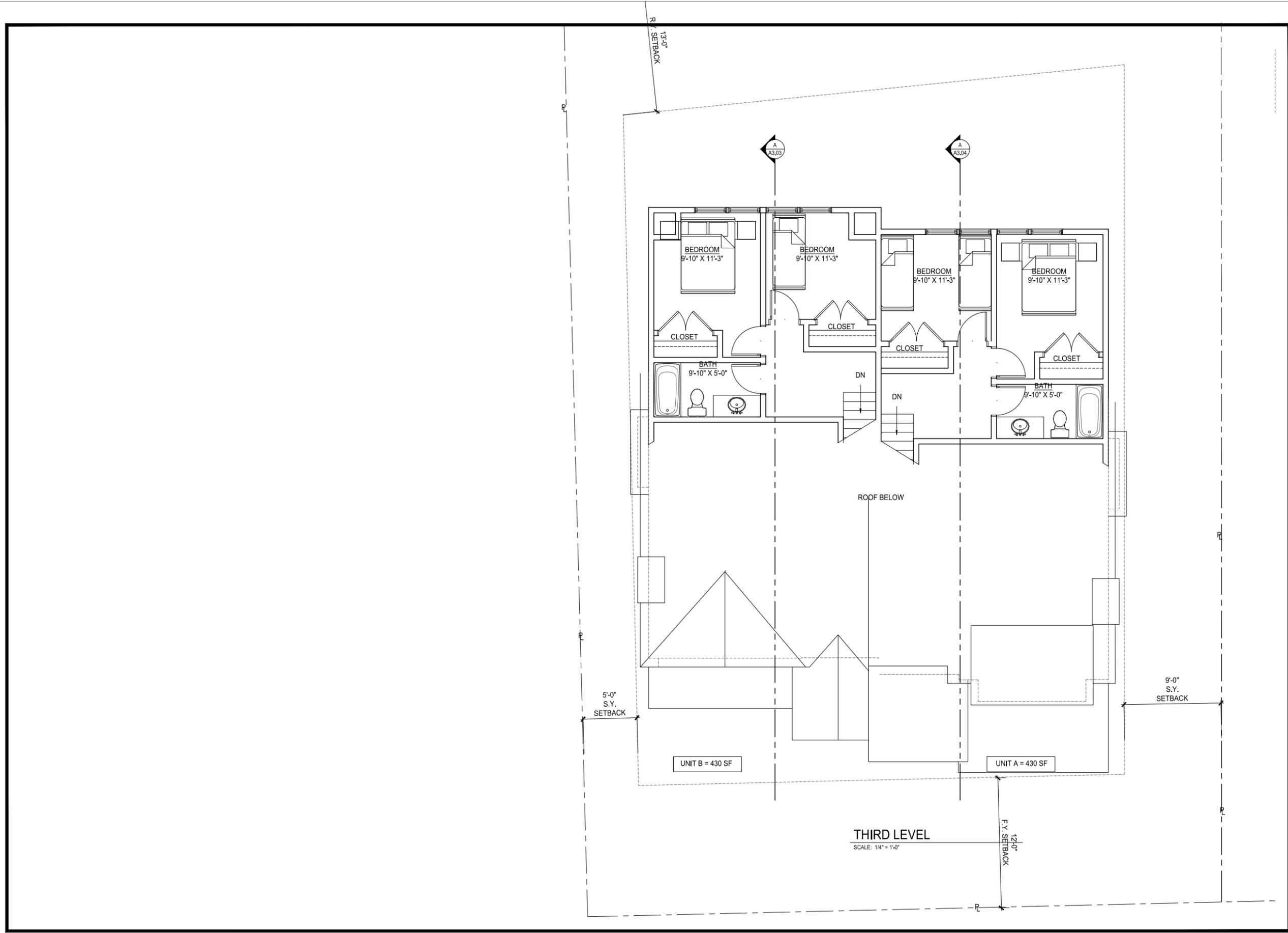
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 PARK CITY, UT

DRAWING DATE:	JOB NO.:
DATE: 9/18/18	
DRAWN BY:	FILE NO.:
CHECKED BY:	1512-A202

**2ND LEVEL PLANS**  
**A2.02**



**THIRD LEVEL**  
SCALE: 1/4" = 1'-0"



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CITY, STATE

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**P R O J**  
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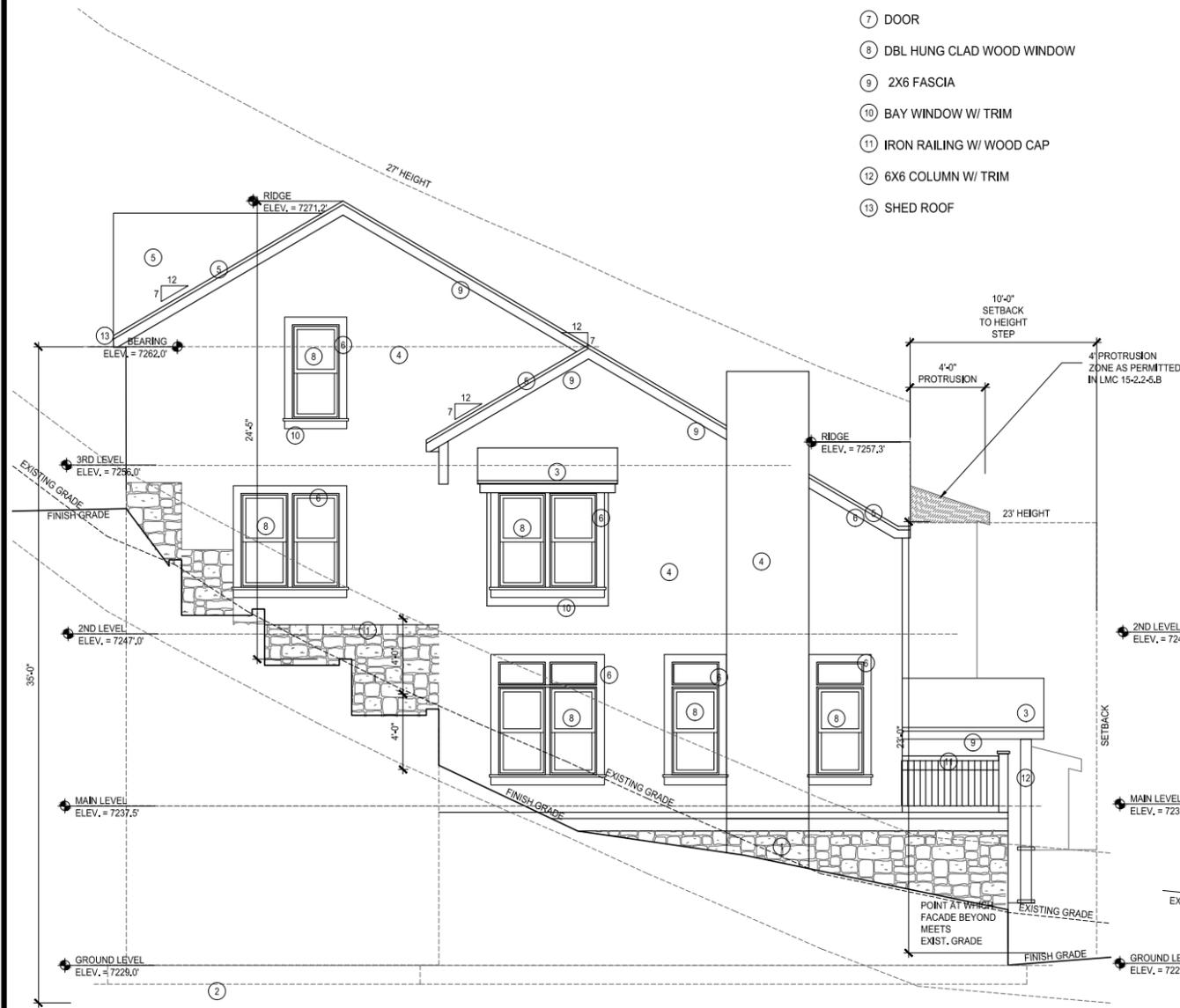
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DATE: 9/18/16	
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**3 RD LEVEL PLANS**  
**A2.03**

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EXTERIOR FINISHES:

- ① STONE VENEER
- ② CONC. FOUNDATION
- ③ STANDING SEAM ROOF
- ④ VERTICAL BOARD & BATTEN
- ⑤ ASPHALT SHINGLE ROOF
- ⑥ 1X6 TRIM
- ⑦ DOOR
- ⑧ DBL HUNG CLAD WOOD WINDOW
- ⑨ 2X6 FASCIA
- ⑩ BAY WINDOW W/ TRIM
- ⑪ IRON RAILING W/ WOOD CAP
- ⑫ 6X6 COLUMN W/ TRIM
- ⑬ SHED ROOF



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

8.1.2018

**DAVE BAGLINO**  
ADDRESS  
CITY, STATE

OWNER

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**DALY AVE. DUPLEX RESIDENCE**  
182 DALY AVE. (GARAGE)  
PARK CITY, UT

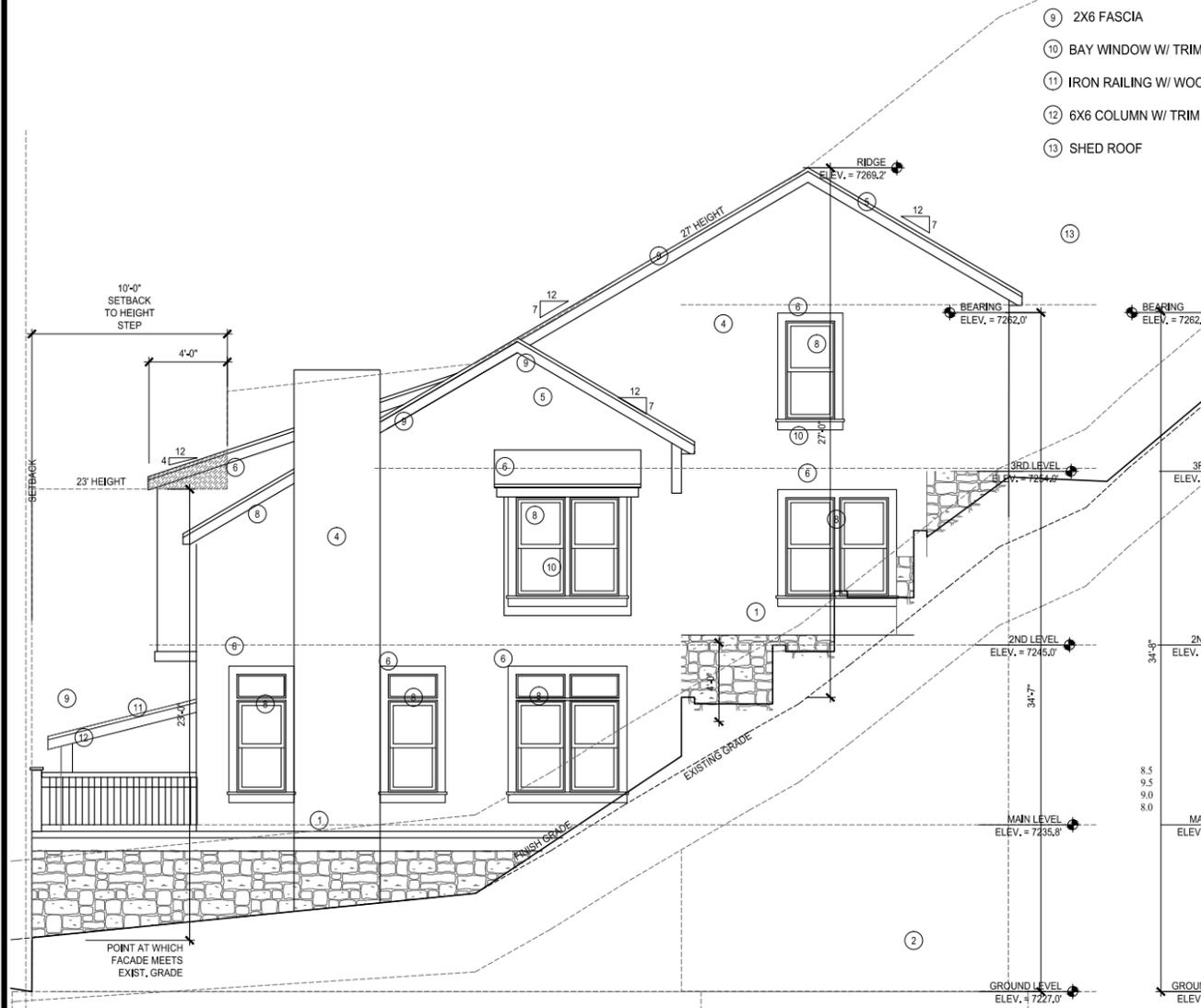
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DATE: 9/18/18	
DRAWN BY:	FILE NO.:
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EXTERIOR ELEVATIONS

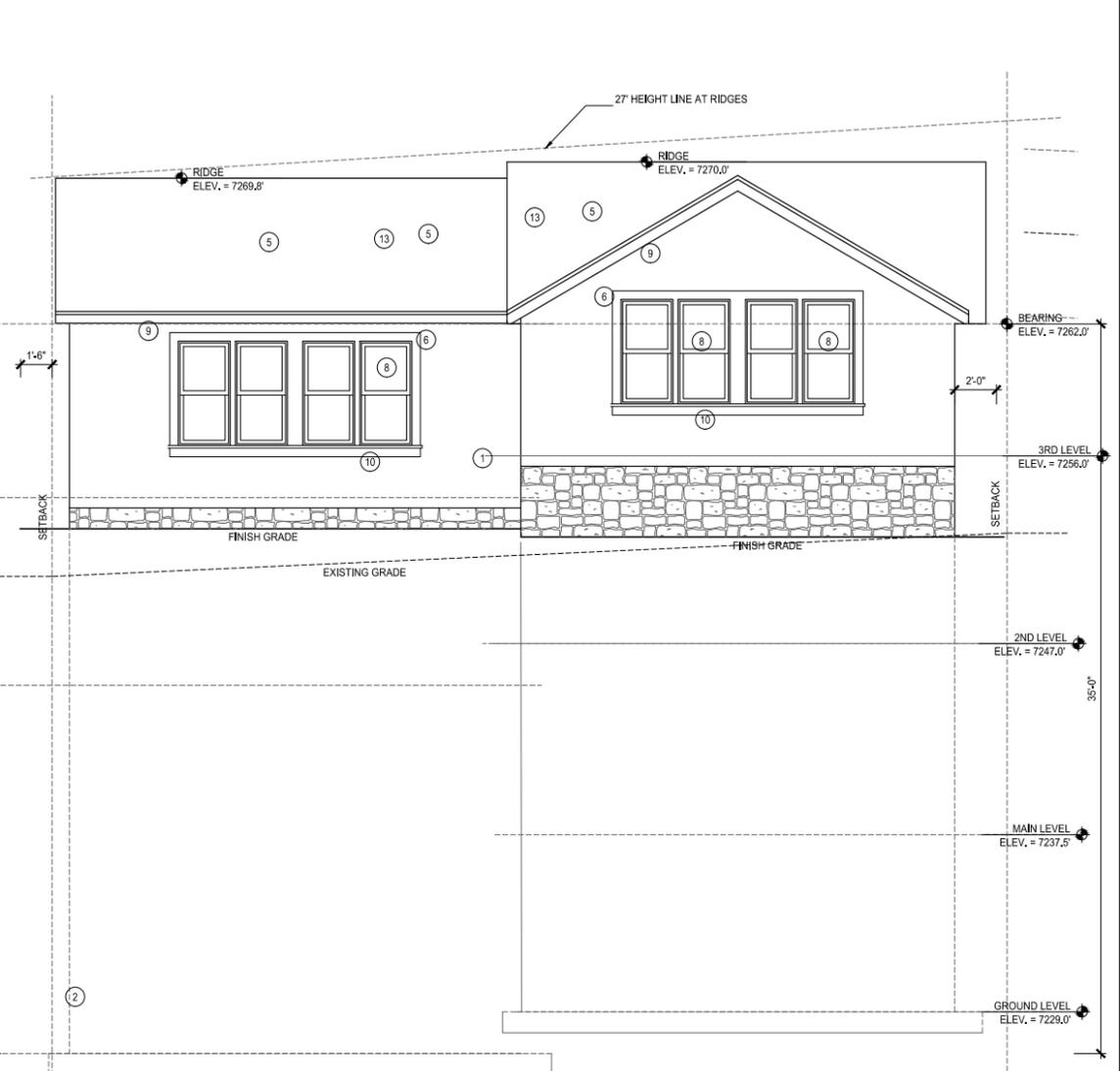
**A3.01**

EXTERIOR FINISHES:

- ① STONE VENEER
- ② CONC. FOUNDATION
- ③ FILL
- ④ VERTICAL BOARD & BATTEN
- ⑤ ASPHALT SHINGLE ROOF
- ⑥ 1X6 TRIM
- ⑦ DOOR
- ⑧ DBL HUNG CLAD WOOD WINDOW
- ⑨ 2X6 FASCIA
- ⑩ BAY WINDOW W/ TRIM
- ⑪ IRON RAILING W/ WOOD CAP
- ⑫ 6X6 COLUMN W/ TRIM
- ⑬ SHED ROOF



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



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

8.1.2018

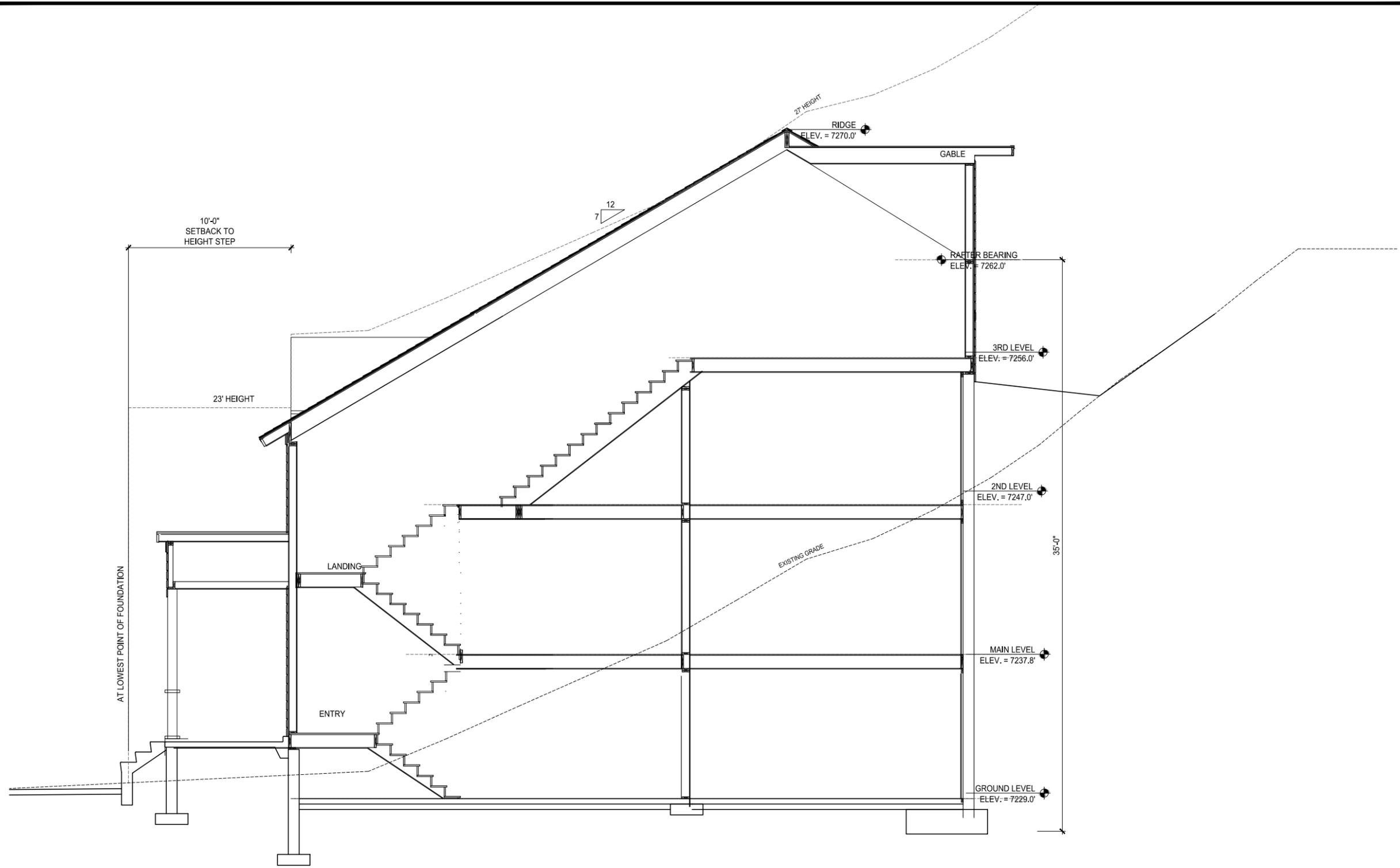
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PARK CITY, UT

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DATE: 9/18/18	
DRAWN BY:	FILE NO.
CHECKED BY:	1512-A302

EXTERIOR ELEVATIONS  
A3.02



**BUILDING SECTION**

SCALE: 3/16" = 1'-0"

8.1.2018

**DAVE BAGLINO**  
OWNER  
ADDRESS  
CITY, STATE

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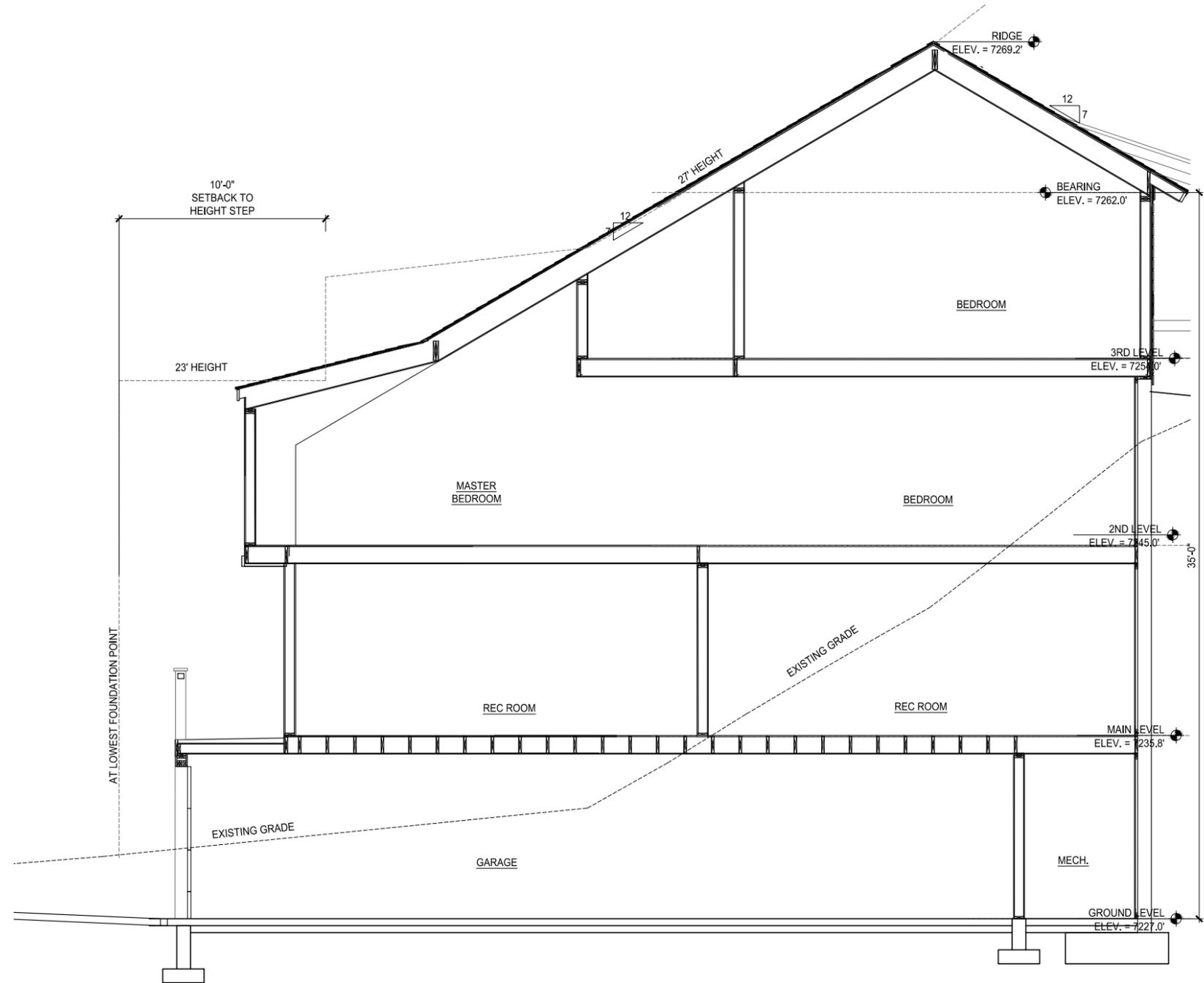
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182 DALY AVE. (GARAGE)  
PARK CITY, UT

DRAWING DATE:	JOB NO.:
DATE: 9/18/18	
DRAWN BY:	FILE NO.:
CHECKED BY:	1512-A303

**BUILDING ELEVATIONS**  
**A3.03**



**BUILDING SECTION**

SCALE: 3/16" = 1'-0"

8-1-2018

**DAVE BAGLINO**  
ADDRESS  
CITY, STATE

OWNER

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ARCHITECTURE

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**BUILDING SECTIONS**

**A3.04**

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# Planning Commission Staff Report

**Subject:** Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Amending Lot 4  
**Author:** Kirsten Whetstone, MS, AICP- Senior Planner  
**Date:** October 24, 2018  
**Type of Item:** Legislative- Plat Amendment

<b>Project Number:</b>	PL-18-03982
<b>Applicant:</b>	Park City Municipal Corporation
<b>Location:</b>	675 Round Valley Drive
<b>Zoning:</b>	Community Transition (CT)
<b>Adjacent Land Uses:</b>	IHC Park City Medical Clinic, Peace House, Summit County Health Department and People’s Health clinic, USSA Training Facility, Physician Holdings Medical offices, Quinn’s Recreation and Park City Ice Rink complex, US 40, and open space and public trails.
<b>Reason for Review:</b>	Plat amendments require public hearing and recommendation by the Planning Commission with final action by City Council.

### Summary Recommendation

Staff recommends the Planning Commission conducts a public hearing and considers forwarding a positive recommendation to approve the Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, amending Lot 4, located at 675 Round Valley Drive, based on findings of fact, conclusions of law, and conditions of approval as outlined in the draft Ordinance. The City is the applicant and owner of Lot 4.

### Proposal

This application for the Fourth Amended Subdivision Plat for Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility is a request to subdivide an existing vacant 5 acre Lot 4 into two lots of record, namely Lots 4 and 13. Each lot is proposed to be 2.5 acres in area (Exhibit A). See Exhibits B, C, D and E for applicant’s letter, existing conditions survey, an aerial photo and photographs of the property.

### Background / Timeline

**December 7, 2006** – City Council approved an annexation ordinance and annexation agreement for the entire 157.243 acre property known as the IHC Annexation. The annexed property was zoned into the Community Transition (CT) Zoning District.

**January 11, 2007** – City Council approved a subdivision plat for the entire property

known as the Intermountain Healthcare Park City Medical Campus/USA Headquarters and Training Facility Subdivision (IHC/USSA Subdivision).

**January 23, 2007** – the IHC/USSA Subdivision plat was recorded at Summit County and consisted of five lots (Exhibit F).

**May 23, 2007** – Planning Commission approved a Master Planned Development (MPD) for the Park City Medical Center (aka IHC MPD). The IHC MPD consists of Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, and 11 of the Second Amended IHC/USSA Subdivision. Lot 4 was originally designated for 28 townhouse affordable units that were later by agreement incorporated into the Park City Heights MPD and are currently under construction.

**October 11, 2007** – An amended subdivision plat was approved by City Council and recorded at Summit County on May 20, 2008 to memorialize various easements and road layouts, to include additional lots, and to adjust location of lots consistent with the approve IHC MPD (Exhibit F2).

**July 31, 2008** – A second amended plat was approved by City Council and recorded at Summit County on November 25, 2008 to create and memorialize Lot 10 for the Summit County Health Department and People’s Health Clinic as a single building on one lot (Exhibit F3). Remaining land from Lot 8 on the south side of Victory Lane was platted as Lot 11 (0.951 acres) for IHC with no designated uses or density.

**October 8, 2014** – Planning Commission approved an amendment to the IHC MPD transferring support medical offices uses and density from Lots 6 and 8 to Lot 1 and amended the phasing plan.

**June 18, 2015** – a pre-MPD application was submitted with a specific request for consideration of the Peace House facility to be located on Lot 8 as fulfillment of the affordable housing requirements for the next phase of construction of the IHC Park City Medical Center.

**January 13, 2016** – the second MPD amendment was approved to identify Lot 8 for the Peace House facility, address affordable housing requirements, identify Lot 4 for Public Municipal Use and Essential Services and address administrative amendments of the first MPD amendment. These amendments were found to be consistent with the purpose statements of the CT District and the goals and objectives of the General Plan.

**July 21, 2016** – City Council approved the Third Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility that subdivided Lot 8 in order to create a lot of record for the Peace House, located on new Lot 8 with the remaining area platted as Lot 12. The plat was recorded on April 12, 2017.

**February 5, 2018** – [Amended Development Agreement for IHC MPD recorded at Summit County \(Entry No. 01086017\) - link.](#)

**September 11, 2018** – the City received a complete application for the Fourth Amendment to the IHC Park City Medical Campus/USSA Headquarters and Training Facility Subdivision requesting to subdivide Lot 4 into two 2.5 acre lots.

**Purpose**

The purpose of the Community Transition (CT) Zoning District can be found in [LMC Section 15-2.23-1](#).

**Analysis**

**Subdivision**

The existing subdivision consists of twelve lots and, as outlined below. This fourth amendment subdivides Lot 4 into new Lots 4 and 13. Lots 1-3 and 5-12 do not change with this amended subdivision plat. The amended subdivision plat consists of thirteen lots with ownership, use, and acres consistent with the amended IHC MPD as follows:

Lots 1 and 2:	IHC- Intermountain Healthcare Campus MPD (107.551 acres)
Lot 3:	USSA- Headquarters and Training Facility MPD (5 acres)
<b>Lot 4:</b>	<b>PCMC- Public Municipal Use and Essential Services (2.5 acres) (previously 5.0 acres- remainder to new Lot 13)</b>
Lot 5:	PCMC- Ice Facility/Fields Complex Expansion (15 acres)
Lot 6:	IHC MPD- no assigned density or uses (density transferred to Lot 1) (3.041 acres)
Lot 7:	Physicians Holding- Support Medical Office CUP (3.396 acres)
Lot 8:	IHC- Peace House CUP (3.632 acres) (previously 9.934 acres- rest to new Lot 12)
Lot 9:	Questar facility (0.174 acres)
Lot 10:	Community Medical Summit County Health and People's Health Clinic CUP (3.088 acres)
Lot 11:	IHC, no assigned density or uses (0.951 acres)
Lot 12:	IHC, no assigned density or uses (6.302 acres) (previously part of Lot 8)
<b>Lot 13 (new lot)</b>	<b>PCMC- Public Municipal Use and Essential Services (proposed for Fire Station that requires a CUP prior to building permit issuance) (2.5 acres)</b>

The proposed plat amendment request is in compliance with Land Management Code, [Section 15-7: Subdivisions](#) regarding lot and road layout, utilities and trails, public easements, wetlands protection, public and utility access, grading and storm drainage, and meets requirements of the CT District.

**Uses**

The proposed two new lots are consistent in size and location with uses contemplated during the January 13, 2016 approved amendment to the IHC Master Planned

Development for Public Municipal Use and Essential Services, such as public safety uses, including a fire station. Development of each lot requires a Conditional Use Permit for Public Municipal Use and Essential Services. No Unit Equivalents are required for these Public Municipal Uses and Essential Services.

Utilities and Access

Power and sewer are available adjacent to the lots. All provisions of the approved annexation ordinance and agreement, including but not limited to road and easement dedications, intersection and signalization improvements, water and waste water infrastructure, affordable housing, and trails, remain in effect with this subdivision plat amendment application. The lots have frontage on a public street. Each lot is over 1.0 acres and will be required to meet the requirements of the Separate Storm Sewer System (MS4) Storm-Water Program.

Attention to the location of visible dry utility boxes and installations is an important consideration when designing a site in order to ensure that adequate area is available for landscape elements to provide adequate screening from public view. Staff recommends a condition of approval that dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the areas provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping elements.

CT Zone Requirements

Development of each lot is subject to requirements of the Community Transition (CT) District, the IHC Annexation Agreement, and may require a Conditional Use Permit, depending on the proposed use. Proposed new Lots 4 and 13 require Conditional Use Permits for any Public Municipal Use and Essential Services. CT District Setbacks and Building Height requirements are outlined below:

<b>LMC Requirements for CT District</b>	
Minimum Lot Size	No minimum lot size
Minimum Lot Width	No minimum lot width
Setbacks	
Front Yard	25 ft.
Rear Yard	25 ft.
Side Yard	25 ft.
	LMC exceptions apply.
Building Height above Existing Grade	28 feet (plus an additional 5' up to 33' for roof pitch of 4:12 and greater) LMC exceptions apply.

### Wetlands

Wetlands exist on both Lots 4 and 13. These wetlands were recently inspected by the City and a professional wetlands delineator with additional input from the Army Corps of Engineers. It was determined that the wetlands on the southern portion of Lot 13 exist due to run-off through a culvert installed when Round Valley Drive was constructed. The Corps has approved the diverting of run-off from the culvert to the larger area of Designated Wetlands to the north of Lot 13, via a drainage swale. This diversion will likely eliminate the locally small and isolated newly created wetlands that were incidental to the poor drainage provided by the road design, and will likely lead to the enhancement of the existing wetlands to the north of the property. Staff recommends a condition of approval of this plat amendment, that wetlands delineation, including a report and maps, be provided with any building permit application. Wetland buffer areas shall be maintained and delineated wetlands shall be preserved.

### Process

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

### Good Cause

There is good cause for this plat amendment, as conditioned, as it creates a legal lot of record that may be transferred to the Fire District for a future fire station and creates a second lot for other future Public Municipal Use and Essential Services and Uses consistent with the approved amended IHC MPD and the CT District.

### Department Review

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

### Notice

On October 9, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record on October 6, 2018.

### Public Input

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

### Alternatives

- The Planning Commission may forward a positive recommendation to Council to approve the plat amendment as conditioned and/or amended; or
- The Planning Commission may forward a negative recommendation to Council to deny the plat amendment 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.

### **Significant Impacts**

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

### **Consequences of not taking the Suggested Recommendation**

Lot 4 will remain in its current configuration and a portion of the lot could not be sold to the Park City Fire District.

### **Summary Recommendations**

Staff recommends the Planning Commission conducts a public hearing and considers forwarding a positive recommendation to approve the Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, amending Lot 4, located at 675 Round Valley Drive, based on the findings of fact, conclusions of law, and conditions of approval as outlined in the draft Ordinance.

### **Exhibits**

Exhibit A – Proposed plat

Exhibit B – Applicant's letter

Exhibit C – Existing conditions survey and Aerial photo of existing conditions

Exhibit D – Aerial photo

Exhibit E – Photographs

Exhibit F– IHC/USSA Subdivision plats (original and First and Second Amended plats)

Exhibit G – [Amended IHC MPD Development Agreement \(linked\) recorded 2.5.18](#)

**Ordinance No. 2018 -**

**AN ORDINANCE APPROVING THE INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY – FOURTH AMENDMENT AMENDING LOT 4, PARK CITY, UTAH.**

WHEREAS, the owners of the property located at 675 Round Valley Drive have petitioned the City Council for approval of a Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility; and

WHEREAS, on October 9, 2018, the property was properly posted and notices were sent to affected property owners according to the requirements of the Land Management Code; and

WHEREAS, on October 6, 2018, proper legal notice was published in the Park Record; and

WHEREAS, the Planning Commission held a public hearing on October 24, 2018, to receive input on the Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility;

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a \_\_\_\_\_ recommendation to the City Council; and,

WHEREAS, on November 29, 2018, the City Council held a public hearing on the Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility, amending Lot 4.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The Fourth Amended Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

**Findings of Fact:**

1. The property is located at 675 Round Valley Drive.
2. The zoning is Community Transition (CT) within the IHC Master Planned Development (CT-MPD).

3. On December 7, 2006, City Council approved an annexation ordinance and annexation agreement for the property. The annexation agreement was recorded on January 23, 2007.
4. 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 Subdivision plat, such as roads, utilities, and trails.
5. On January 11, 2007, the City Council approved the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Subdivision plat for the purpose of creating lots of record so that associated property sale and property transfers could be completed. The plat was recorded at Summit County on January 23, 2007 and consisted of 5 lots of record.
6. The IHC Master Planned Development was approved by the Planning Commission on May 23, 2007.
7. The First Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision was approved by the City Council on October 11, 2007 and recorded at Summit County on May 20, 2008. The first amended plat memorialized various easements and road layouts and adjusted the location of various lots consistent with the approved MPD. The plat consisted of nine lots of record.
8. The Second Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat was approved by the City Council on July 31, 2008 and recorded at Summit County on November 25, 2008. The second amended plat created new Lots 10 and 11 out of the previous Lot 8. Lot 10 was created for the Summit County Health Department and the People's Health Clinic building and Lot 11 was created as a separate lot for IHC as it was located south of Victory Lane. The plat consisted of eleven lots of record.
9. The property is subject to the Amended Intermountain Healthcare Master Planned Development (IHC MPD), originally approved on December 7, 2006 and amended in 2014 to transfer support medical office uses and density from Lots 6 and 8 to Lot 1.
10. A second MPD amendment was approved on January 13, 2016 to identify Lot 8 for the Peace House facility, address affordable housing requirements, identify Lot 4 for Public Municipal Use and Essential Services and address administrative amendments of the first MPD amendment. The MPD amendments were found to be consistent with the purpose statements of the CT Zoning District and the goals and objectives of the General Plan. The Amended Development Agreement was recorded on February 5, 2018.
11. On July 21, 2016, the City Council approved a Third Amended Subdivision Plat for Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility to divide the 9.934 acre Lot 8 of the Second Amended Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision plat into two platted lots of record, namely Lot 8

consisting of 3.6 acres and Lot 12 consisting of 6.334 acres. This plat was recorded on April 12, 2017.

12. On September 11, 2018, a complete application was submitted for this Fourth Amended Subdivision Plat for Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility to divide the 5.0 acre Lot 4 into two platted lots of record, namely Lot 4 consisting of 2.5 acres and Lot 13 consisting of 2.5 acres.
13. The amended subdivision plat consists of thirteen lots with ownership, acres, and use consistent with the amended IHC MPD as follows:

Lot 1 and Lot 2:	IHC- Intermountain Healthcare Campus MPD (107.551 acres)
Lot 3:	USSA- Headquarters and Training Facility MPD (5 acres)
<b>Lot 4:</b>	<b>PCMC- future Public Municipal Use and Essential Services (2.5 acres)</b>
Lot 5:	PCMC- Ice Facility/Fields Complex Expansion (15 acres)
Lot 6:	IHC MPD- no assigned density or uses (density transferred to Lot 1) (3.041 acres)
Lot 7:	Physicians Holding- Support Medical Office CUP (3.396 acres)
Lot 8:	IHC- Peace House CUP (3.632 acres) (previously 9.934 acres- rest to new Lot 12)
Lot 9:	Questar facility (0.174 acres)
Lot 10:	Community Medical Summit County Health and People's Health Clinic CUP (3.088 acres)
Lot 11:	IHC, no assigned density or uses (0.951 acres)
Lot 12:	IHC, no assigned density or uses (6.302 acres) (previously part of Lot 8)
<b>Lot 13:</b>	<b>PCMC, Fire Station as a public safety and Public Municipal Use and Essential Services (2.5 acres) (previously part of Lot 4)</b>

14. Development of each lot requires a Conditional Use Permit for Public Municipal Use and Essential Services. No Unit Equivalentents are required for these Public Municipal Uses and Essential Services.
15. The property is currently undeveloped and consists of native grasses and low vegetation with areas of delineated wetlands.
16. Wetlands exist on both Lots 4 and 13. These wetlands were recently inspected by the City and a professional wetlands delineator with additional input from the Army Corps of Engineers. It was determined that the wetlands on the southern portion of Lot 13 exist due to run-off through a culvert installed when Round Valley Drive was constructed. The Corps has approved the diverting of run-off from the culvert to the larger area of Designated Wetlands to the north of Lot 13, via a drainage swale. This diversion will likely eliminate the locally small and isolated newly created wetlands that were incidental to the poor drainage

- provided by the road design, and will likely lead to the enhancement of the existing wetlands to the north of the property.
17. Wetlands delineation was done more than five years ago and will need to be updated prior to issuance of a building permit.
  18. All development, such as buildings and parking areas, are required to comply with the LMC required setbacks from designated wetlands.
  19. Access to the site is from Round Valley Drive, an existing public street that intersects with State Road 248 at a signalized intersection approximately a half mile to the south. Lots 4 and 13 have frontage and access on Round Valley Drive.
  20. There are existing utilities within the streets and within platted public utility easements along the front lot lines. Utility, access and snow storage easements are necessary along public street frontages for installation of utilities, sidewalks and snow storage.
  21. Public trails are located throughout the IHC Subdivision and MPD. Sidewalks along the frontage of lots connect to public trails with connections to the Quinn's Recreation Complex, the Round Valley Open Space, and the IHC Park City Medical Center and Clinics.
  22. No changes are proposed to the location of platted Round Valley Drive.
  23. Attention to the location of visible dry utility boxes and installations is an important consideration when designing a site in order to ensure that adequate area is available for landscape elements to provide adequate screening from public view.
  24. The **Analysis** section of this staff report is incorporated herein.

#### Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions, the Park City General Plan, and the IHC Annexation and Amended IHC Master Planned Development.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

#### Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with the Annexation Agreement, applicable State law, the Land Management Code, and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is submitted in writing prior to expiration and is approved by the City Council.
3. All conditions of approval of the IHC Annexation and IHC/USSA Subdivision, as

amended, shall continue to apply.

4. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the areas provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping elements.
5. Final utility, storm water, and grading plans must be approved by the City Engineer and SBWRD prior to Building Permit issuance. All required easements shall be dedicated on the plat prior to recordation.
6. Required public improvements shall be installed or a financial guarantee for any required public improvements in an amount approved by the City Engineer and in a form approved by the City Attorney shall be in place prior to plat recordation.
7. Any wetlands delineation older than five (5) years shall be updated and submitted to the City prior to building permit issuance for development on the lots. All required Corps of Engineer approvals and permits shall be submitted prior to issuance of a building permit on the lots.
8. A note shall be included on the plat prior to recordation stating that all development, such as buildings and parking areas, proposed on these lots shall comply with LMC required wetlands protection buffer areas in effect at the time of the building permit application.
9. A 10' wide non-exclusive public utility, access and snow storage easement shall be shown along the frontages of Round Valley Drive prior to plat recordation.
10. Each lot is over 1.0 acres and will be required to meet the requirements of the Separate Storm Sewer System (MS4) Storm-Water Program.

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

PASSED AND ADOPTED this 29th day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Andy Beerman, MAYOR

ATTEST:

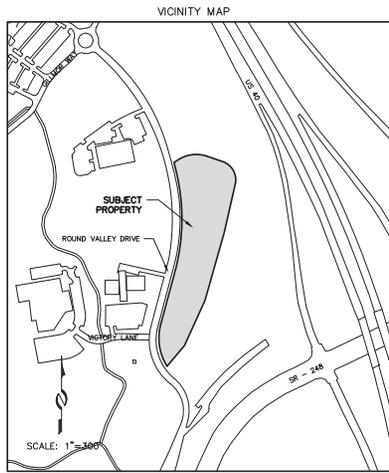
\_\_\_\_\_  
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Harrington, City Attorney

**Exhibit**

Exhibit A- Proposed plat

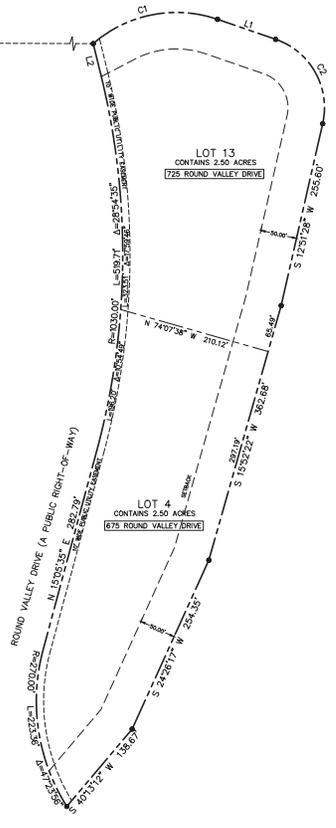


FOUND STONE MONUMENT  
WEST QUARTER CORNER  
SECTION 35  
T16, R4E, S34E

FOUND 27 ALUMINUM CAP  
SOUTHWEST CORNER  
SECTION 35  
T16, R4E, S34E

SECTION LINE - N 00°12'24" E 2645.52'  
10623.57'

SECTION LINE - N 89°24'34" W 1933.95'



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 71°03'32" E	84.43'
L2	N 13°49'00" W	44.69'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	173.60'	181.83'	60°00'47"
C2	98.98'	144.98'	83°50'00"



**SURVEYOR'S CERTIFICATE**

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land shown on this plot and described hereon, and have subdivided said tract of land into lots, together with easements, hereafter to be known as INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY FOURTH AMENDED, AMENDING LOT 4 and that the same has been correctly surveyed and monumented on the ground as shown on this plot.

**LEGAL DESCRIPTION**

LOT 4, INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS USSA HEADQUARTERS AND TRAINING FACILITY SUBDIVISION, SECOND AMENDED, according to the official plot on file in the Summit County Recorder's Office, records of Summit County, Utah.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS that Park City Municipal Corporation, a Utah municipal corporation, owner of the herein described tract of land, to be known hereafter as INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY FOURTH AMENDED, AMENDING LOT 4, does hereby certify that it has caused this plot amendment to be prepared, and does hereby consent to the recordation of this plot amendment.

In witness whereof, the undersigned set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

PARK CITY MUNICIPAL CORPORATION  
By: \_\_\_\_\_  
Andy Beerman, Mayor

**ACKNOWLEDGMENT**

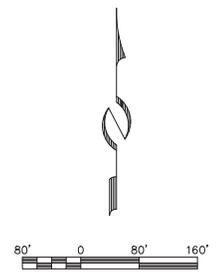
State of Utah: ss:  
County of Summit:  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Andy Beerman personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Andy Beerman acknowledged to me that he is the authorized representative of Park City Municipal Corporation and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public \_\_\_\_\_  
A Notary Public commissioned in Utah  
Printed Name \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

- NOTES**
1. This plot amendment is subject to the Conditions of Approval in Ordinance 2018-\_\_\_\_\_.
  2. See Record of Survey S-\_\_\_\_\_.
  3. At the time of this plot amendment, the property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 940, Map Number 49043C0940C and has an effective date of March 16, 2006.

**LEGEND**

- Set 5/8" rebar w/cap
- "ALLIANCE ENGINEERING"
- (Unless noted otherwise)



# INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY-FOURTH AMENDED AMENDING LOT 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35  
TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

 (435) 649-3467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2864 Park City, Utah 84060-2864 DRC PAK 12.18.13	<b>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</b> REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2018 BY _____ S.B.W.R.D.	<b>PLANNING COMMISSION</b> APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018 BY _____ CHAIR	<b>ENGINEER'S CERTIFICATE</b> I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ENGINEER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS _____ DAY OF _____, 2018 BY _____ PARK CITY ATTORNEY	<b>COUNCIL APPROVAL AND ACCEPTANCE</b> APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ MAYOR	<b>CERTIFICATE OF ATTEST</b> I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ PARK CITY RECORDER	<b>RECORDED</b> STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
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# EXHIBIT B

INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/  
USSA HEADQUARTERS AND TRAINING FACILITY – FOURTH AMENDED, LOT 4  
(675 Round Valley Drive)

August 20, 2018

## PROJECT INTENT

Lot 4 is a vacant lot within the Subdivision Plat (Second Amended) for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, recorded November 25, 2008, as Entry No. 859976 in the Summit County Recorder's Office. The property is located west of the intersection of US-40 and SR-248.

The second amended plat is the most recent plat which shows Lot 4. The original plat and the first amended plat have both been retired. The third amended plat divides Lot 8, into a smaller Lot 8 and creates Lot 12 from the remaining area of Lot 8.

It is proposed that Lot 4 be divided into two new lots (a smaller Lot 4 and Lot 13) of equal area of 2.5 acres each. Lot 13 will be the site for a new fire station, while the amended Lot 4 will remain vacant at the present time.

# EXHIBIT C

## LOT 4, SECOND AMENDED INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL CAMPUS/USSA HEADQUARTERS AND TRAINING FACILITY SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 35,  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
RECORD OF SURVEY  
SUMMIT COUNTY, UTAH



### SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and that to the best of my knowledge this plot is a correct representation of said survey.

### LEGAL DESCRIPTION

Lot 4 of the Subdivision Plot (Second Amended) for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility, according to the official plot on file in the Summit County Recorder's Office, recorded November 25, 2008 as Entry No. 859976.  
Contains 5.0 acres more or less.

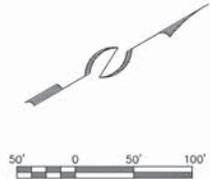
### NOTES

1. Basis of Bearing for this survey is between the found section corner monuments as shown on this plot.
2. Field work for this survey was completed August 9, 2016, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions, and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and only easements and setbacks per subdivision plot were located as part of this survey. This owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown herein.
5. County tax maps, recorded deeds, Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision Plot (Second Amended), Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility Subdivision Plot (Third Amended) (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were used to determine the boundary as shown on this plot.
6. Site Benchmark: Sewer Manhole Elevation = 6638.77' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found or set as shown.
9. Existing underground utilities shown are from file data at Alliance Engineering and should be verified.
10. Wetlands located and as shown on this survey are per a wetland delineation performed by others.

### LEGEND

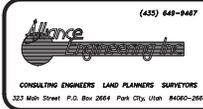
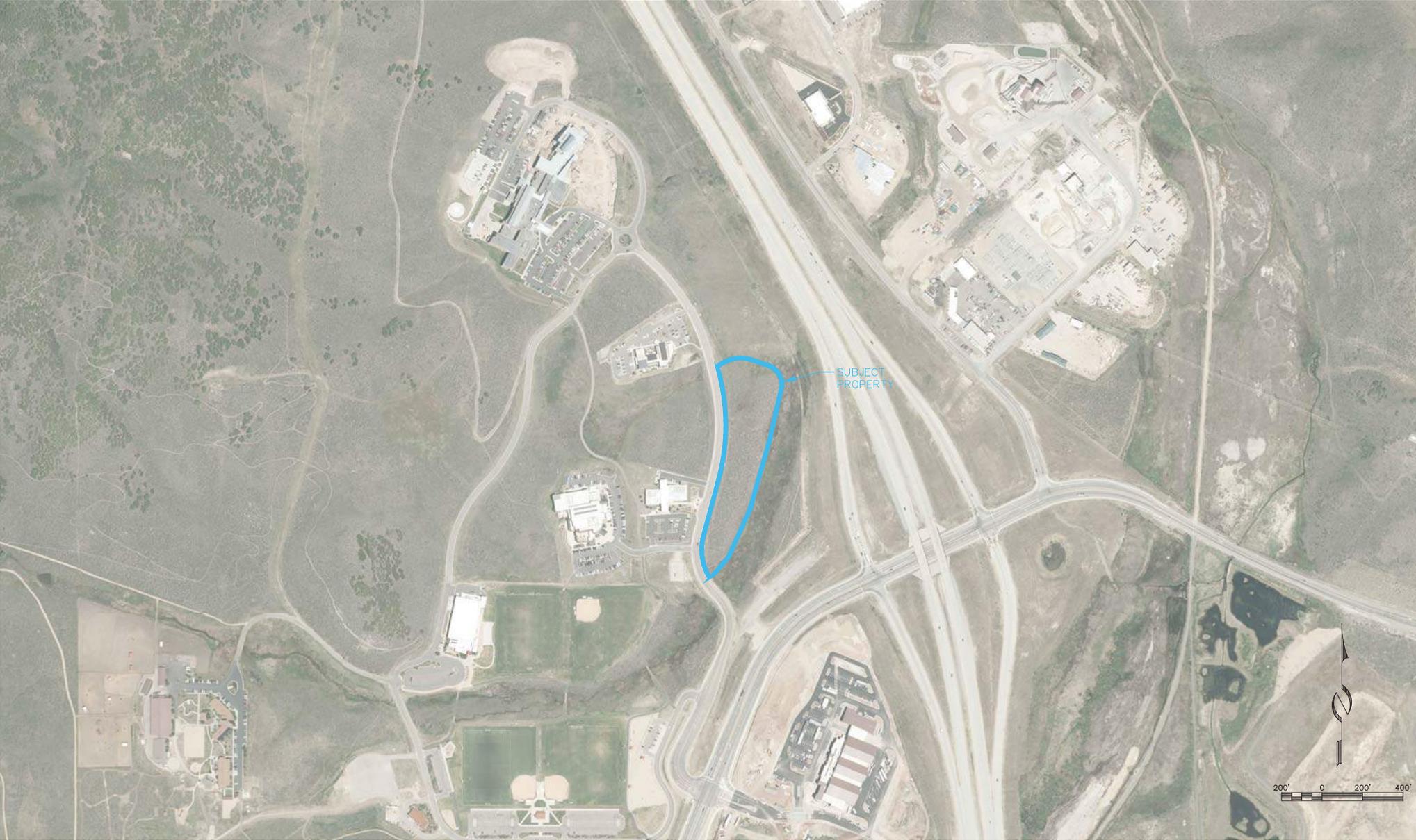
- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- ◻ Wetland Delineation (Numbered Pin Flag) (As-Noted)
- ▲ Found Section Monument (As-Noted)
- ◆ Not Found Section Monument (As-Noted)
- Wetland

LINE	DIRECTION	LENGTH
L1	N 13°49'00" W	44.69'



<p>(435) 849-9487 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 322 Main Street P.O. Box 2064 Park City, Utah 84302-2064</p>	<p><b>STAFF:</b> CHARLES GALATI MICHAEL DEMKOWICZ ALEX BONHAM SAMUEL GALATI JASON WYNNIE RYAN SETZ</p>	<p><b>EXISTING CONDITIONS &amp; TOPOGRAPHIC MAP</b> 675 ROUND VALLEY DRIVE PARK CITY, UTAH</p>	<p><b>SHEET</b> 1 <b>OF</b> 1</p>
	<p><b>DATE:</b> 9/5/18</p>	<p><b>FOR:</b> PARK CITY MUNICIPAL CORPORATION</p>	<p><b>JOB NO.:</b> 17-5-18</p>

EXHIBIT D



STAFF:  
ALEC BONHAM  
MARSHALL KING

AERIAL PHOTOGRAPHY  
675 ROUND VALLEY DRIVE  
LOT 4, INTERMOUNTAIN HEALTHCARE  
FOR: PARK CITY MUNICIPAL CORPORATION  
JOB NO.: 17-5-18  
DATE: 8/16/18  
FILE: X:\QuinnJunction\dwg\exhibits\IHC Lot 4 ortho.dwg

SHEET  
1  
OF  
1



IHC Lot 4, looking north



IHC Lot 4, looking west



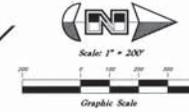
IHC Lot 4, looking east



IHC Lot 4, looking south

## Subdivision Plat for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility

A part of the West 1/2 of Section 35, T1S, R4E,  
Salt Lake Base & Meridian, U.S. Survey  
Park City, Summit County, Utah



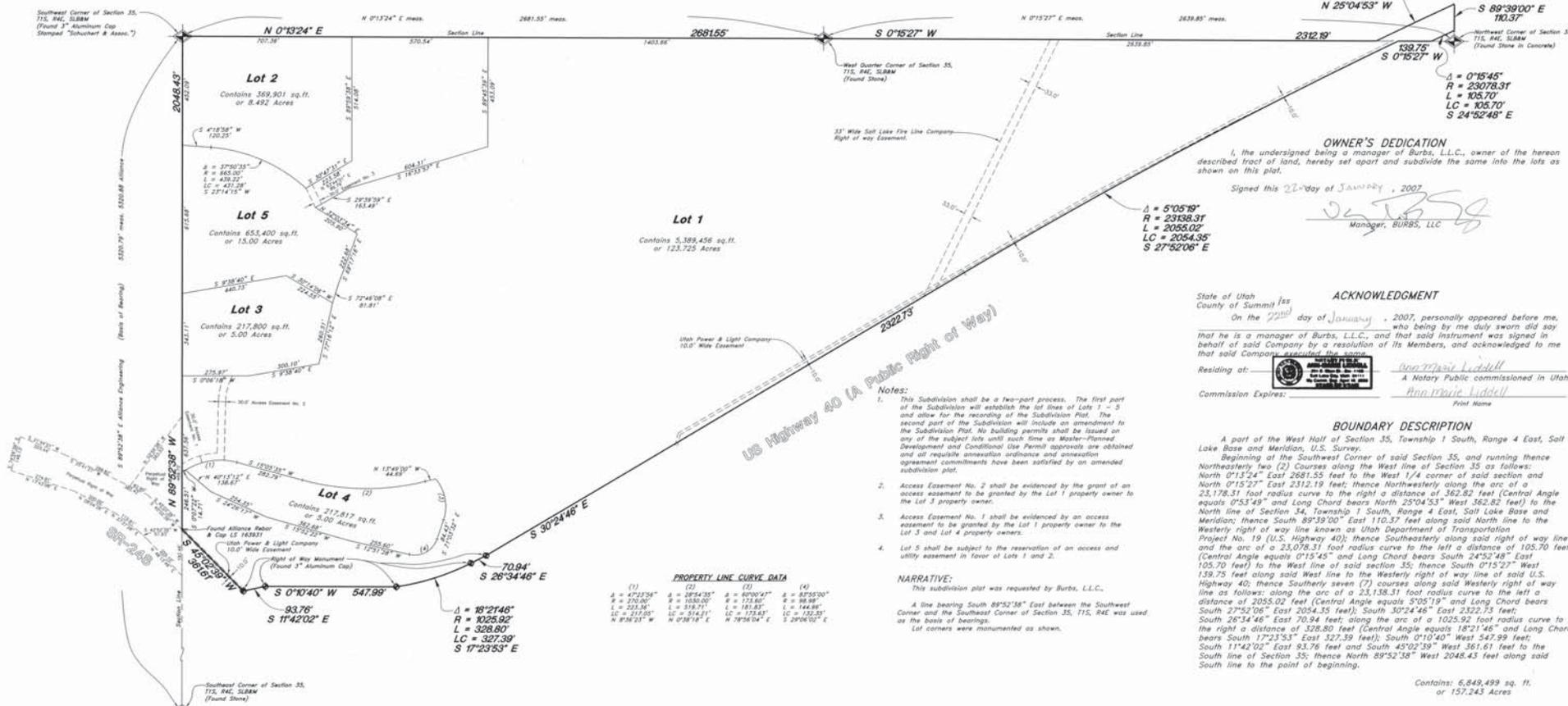
### SURVEYOR'S CERTIFICATE

I, Mark E. Bobbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this subdivision plat of the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility, in Park City, Summit County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision.

Signed this 18<sup>th</sup> day of January, 2007.  
166484  
License No.

Mark E. Bobbitt  
STATE OF UTAH  
Mark E. Bobbitt

- LEGEND**
- ▲ Set Nail in Curb
  - Set 3/8" Rebar (24" Long)
  - Cap w/ Fencopost
  - Found Rebar & cap w/ Fencopost
  - Found Rebar & Cap
  - Set Hub & Tick
  - ◆ Exist. Right of Way Monument



### OWNER'S DEDICATION

I, the undersigned being a manager of Burbs, L.L.C., owner of the hereon described tract of land, hereby set apart and subdivide the same into the lots as shown on this plat.

Signed this 22<sup>nd</sup> day of January, 2007.  
Manager, BURBS, LLC

### ACKNOWLEDGMENT

State of Utah  
County of Summit  
On the 22<sup>nd</sup> day of January, 2007, personally appeared before me, who being by me duly sworn did say that he is a manager of Burbs, L.L.C., and that said instrument was signed in behalf of said Company by a resolution of its Members, and acknowledged to me that said Company executed the same.

Residing at: [Signature]  
A Notary Public commissioned in Utah  
Commission Expires: [Signature]

### BOUNDARY DESCRIPTION

A part of the West 1/2 of Section 35, Township 1 South, Range 4 East, Salt Lake Base and Meridian, U.S. Survey.  
Beginning at the Southwest Corner of said Section 35, and running thence North 0°15'24" East 2681.55 feet to the West 1/4 corner of said section and North 0°15'27" East 2312.19 feet; thence Northwesterly along the arc of a 23,178.31 foot radius curve to the right a distance of 362.82 feet (Central Angle equals 0°53'49" and Long Chord bears North 25°04'53" West 362.82 feet) to the North line of Section 34, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°39'00" East 110.37 feet along said North line to the Westerly right of way line known as Utah Department of Transportation Project No. 19 (U.S. Highway 40); thence Southwesterly along said right of way line and the arc of a 23,078.31 foot radius curve to the left a distance of 105.70 feet (Central Angle equals 0°15'45" and Long Chord bears South 24°52'48" East 105.70 feet) to the West line of said section 35; thence South 0°15'27" West 159.75 feet along said West line to the Westerly right of way line of said U.S. Highway 40; thence Southerly seven (7) courses along said Westerly right of way line as follows: along the arc of a 23,158.11 foot radius curve to the left a distance of 2055.02 feet (Central Angle equals 5°05'19" and Long Chord bears South 27°52'06" East 2054.35 feet); South 30°24'46" East 2322.73 feet; South 26°34'46" East 70.91 feet along the arc of a 1025.92 foot radius curve to the right a distance of 328.80 feet (Central Angle equals 18°21'46" and Long Chord bears South 17°21'51" East 327.39 feet); South 0°10'40" West 547.99 feet; South 11°42'02" East 93.76 feet and South 45°02'39" West 361.61 feet to the South line of Section 35; thence North 89°52'38" West 2048.43 feet along said South line to the point of beginning.

Contains: 6,849,499 sq. ft.  
or 157,243 Acres

**PARK CITY ENGINEER**  
I hereby certify that I have had this Plat reviewed by this office and it is correct in accordance with available information on file in this office.  
Signed this 22<sup>nd</sup> day of January, 2007.  
[Signature]

**PARK CITY PLANNING COMMISSION**  
Approved and Accepted by the Park City Planning Commission on this 10th day of January, 2007.  
[Signature]

**PARK CITY COUNCIL APPROVAL**  
Presented to the Park City Council this 11th day of January, 2007, at which time it was approved.  
[Signature]  
City Recorder  
[Signature]

**APPROVAL AS TO FORM**  
Approved as to form on this 31<sup>st</sup> day of January, 2007.  
[Signature]  
Park City Assessor

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**  
Reviewed for conformance to Snyderville Basin Water Reclamation District standards on this 22<sup>nd</sup> day of January, 2007.  
[Signature]  
S.W.R.D. Authorized Representative

**SUMMIT COUNTY RECORDER**  
FILED IN BOOK 1-83-07 AT 4:41 PM on January 23, 2007  
[Signature]  
SUMMIT COUNTY RECORDER

**GREAT BASIN ENGINEERING NORTH**  
3746 South 1475 East - Suite 200  
Cedar, Utah 84603  
P.O. Box 130046, Ogden, Utah 84415  
Phone: (801) 226-4410 Fax: (801) 226-4422





# Subdivision Plat (Third Amended) for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility

## Amending Lot 8

A part of the West 1/2 of Section 35, T1S, R4E, Salt Lake Base & Meridian, U.S. Survey Park City, Summit County, Utah

### SURVEYOR'S CERTIFICATE

I, Jason L. Pitt, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I read Certificate No. 9239283 in accordance with Title 20 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that this Subdivision Plat (Third Amended) for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility Amending Lot 8, in Park City, Summit County, Utah has been correctly shown to the designated state and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Summit County Recorder's Office, one of a survey made on the ground in accordance with Sections 17-21-17, Monumented Lot corners have been set as shown on this drawing.



9239283  
License No.

### BOUNDARY DESCRIPTION

All of Lot 8, subdivision Plat (Second Amended) for the Intermountain Healthcare Park City Medical Campus / USSA Headquarters and Training Facility, Park City, Summit County, Utah, being a part of the West half of Section 35, Township 1 South, Range 4 East, Salt Lake Base and Meridian, U.S. Survey, County, Utah. Beginning at a point which is 3540.63 feet North 89°52'28" West along the Section line and 503.34 feet North 0°02'22" West to the Southeast corner of the Lot 10 also being on the West line of Round Valley Drive, and running thence (1) course along said Lot 10 as follows: (1) North 77°16'12" West 420.08 feet, (2) South 12°43'48" West 25.00 feet to the North line of Lot 5; thence North 77°16'12" West 200.51 feet along said North line to the Northwest corner thereof, being the Northwest corner of Lot 5; thence (2) courses along said North line as follows: (1) North 72°48'08" West 81.81 feet, and (2) North 69°17'16" West 168.51 feet to the Eastern line of Square Way west a point on the line at a curve; thence (2) courses along said Eastern line as follows: (1) Northwesterly along said Eastern line and the arc of a 750.00 foot Radius curve to the left a distance of 232.38 feet (Delta Angle equals 1°45'02"); Center bears North 87°42'58" West, and Long Chord bears South 13°37'00" West 231.43 feet; (2) North 4°42'29" East 148.10 feet to a point of curvature; (3) Northwesterly along the arc of a 125.00 foot Radius curve to the right a distance of 141.52 feet (Delta Angle equals 4°16'02"); Center bears South 85°15'51" East, and Long Chord bears South 27°52'20" West 137.51 feet; (4) East 113.48 feet to a point of curvature; and (5) Northwesterly along the arc of a 225.00 foot Radius curve to the right a distance of 68.64 feet (Delta Angle equals 1°28'46"); Center bears North 32°52'20" West, and Long Chord bears South 8°17'10" West 58.88 feet to the Southwest corner thereof, being the Southwest corner of Lot 8; thence South 27°31'09" East 224.46 feet along the Southwesterly line of said Lot 8 to the most Southwesterly corner thereof, being the Northwesterly corner of Lot 7; thence South 37°15'50" West 249.40 feet to the Southwesterly corner of the said Lot 7; thence North 69°17'16" East 820.89 feet along the Southerly line of said Lot 7 in the Southwesterly corner thereof, being on the West line of Round Valley Drive; thence three (2) courses along said West line as follows: (1) South 13°49'00" East 82.29 feet to a point of curvature; (2) Southwesterly along the arc of a 920.00 foot Radius curve to the right a distance of 489.43 feet (Delta Angle equals 38°54'55"); Center bears South 78°11'00" West, and Long Chord bears North 02°18'18" East 484.26 feet; and (3) South 15°05'35" West 15.10 feet to the point of beginning.

### NARRATIVE

The Subdivision Plat was requested by Mr. Morgan Busch of IHC Health Services, Inc. for the purposes of subdividing Lot 8 into two lots and amending Lot 8 of the Intermountain Healthcare Park City Medical Campus, 6200 South Main Street, Park City, Summit County, Utah. A line bearing South 89°52'28" East between the Southwest Corner and the Southeast Corner of Section 35, Township 1 South, Range 4 East was used as the basis of bearings. Lot corners were monumented as shown.

### OWNER'S CERTIFICATION

IHC Health Services, Inc., a Utah nonprofit corporation, being the owner of the herein described tracts of land, hereby sells up and subdivides the same into the lots as shown on this Subdivision Plat, and grants to Park City Municipal Corporation (the "City") a non-exclusive public utility easement along Round Valley Drive as shown herein, for the use of the installation, operation and maintenance of public utility service lines, snow storage and drainage, and (2) a 10' wide non-exclusive public utility easement along Gilmore Way as shown herein, the same to be used for the installation, operation and maintenance of public utility service lines, snow storage and drainage.

### ACKNOWLEDGMENT

IHC Health Services, Inc., a Utah nonprofit corporation, being the owner of the herein described tracts of land, hereby sells up and subdivides the same into the lots as shown on this Subdivision Plat, and grants to Park City Municipal Corporation (the "City") a non-exclusive public utility easement along Round Valley Drive as shown herein, for the use of the installation, operation and maintenance of public utility service lines, snow storage and drainage, and (2) a 10' wide non-exclusive public utility easement along Gilmore Way as shown herein, the same to be used for the installation, operation and maintenance of public utility service lines, snow storage and drainage.

The foregoing instrument was acknowledged before me this 14th day of March, 2017, by Clay A. Bachman, the VP of IHC Health Services, Inc., a Utah nonprofit corporation, residing at Salt Lake City, UT, and Shelly Spencer, a Public Administrator in Utah, Commission Number: 6807392. A line bearing South 89°52'28" East between the Southwest Corner and the Southeast Corner of Section 35, Township 1 South, Range 4 East was used as the basis of bearings. Lot corners were monumented as shown.



SUMMIT COUNTY RECORDER  
FEE PAID  
1067219  
\$32.00  
\$1.00 FOR RECORD AND  
\$3.00 FOR BOOK  
OFFICIAL  
RECORD NO. 1067219  
BY: STEEL RINES LLP

SUMMIT COUNTY RECORDER  
BY: C. McLaughlin

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT  
Reviewed for conformance to Snyderville Basin Water Reclamation District standards on this 28th day of April, 2017.  
S.B.M.R.O. Authorized Representative

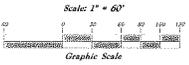
CERTIFICATE OF ATTEST  
I certify that this Subdivision Plat was approved by the Park City Council on the 21st day of July, 2016.  
Katie M. [Signature]  
Park City Recorder

APPROVED AS TO FORM  
Approved as to form on this 6th day of April, 2017.  
[Signature]  
Park City Attorney

PARK CITY COUNCIL APPROVAL  
Approved and Accepted by the Park City Municipal Corporation Council this 21st day of April, 2016.  
[Signature]  
City Recorder

PARK CITY PLANNING COMMISSION  
Approved by the Park City Municipal Corporation Planning Commission on this 22nd day of June, 2016.  
[Signature]  
Planning Commission Chair

PARK CITY ENGINEER  
This Subdivision Plat is in conformance with information on file in the office of the Park City Engineering Department on this 24th day of March, 2017.  
[Signature]  
Engineer

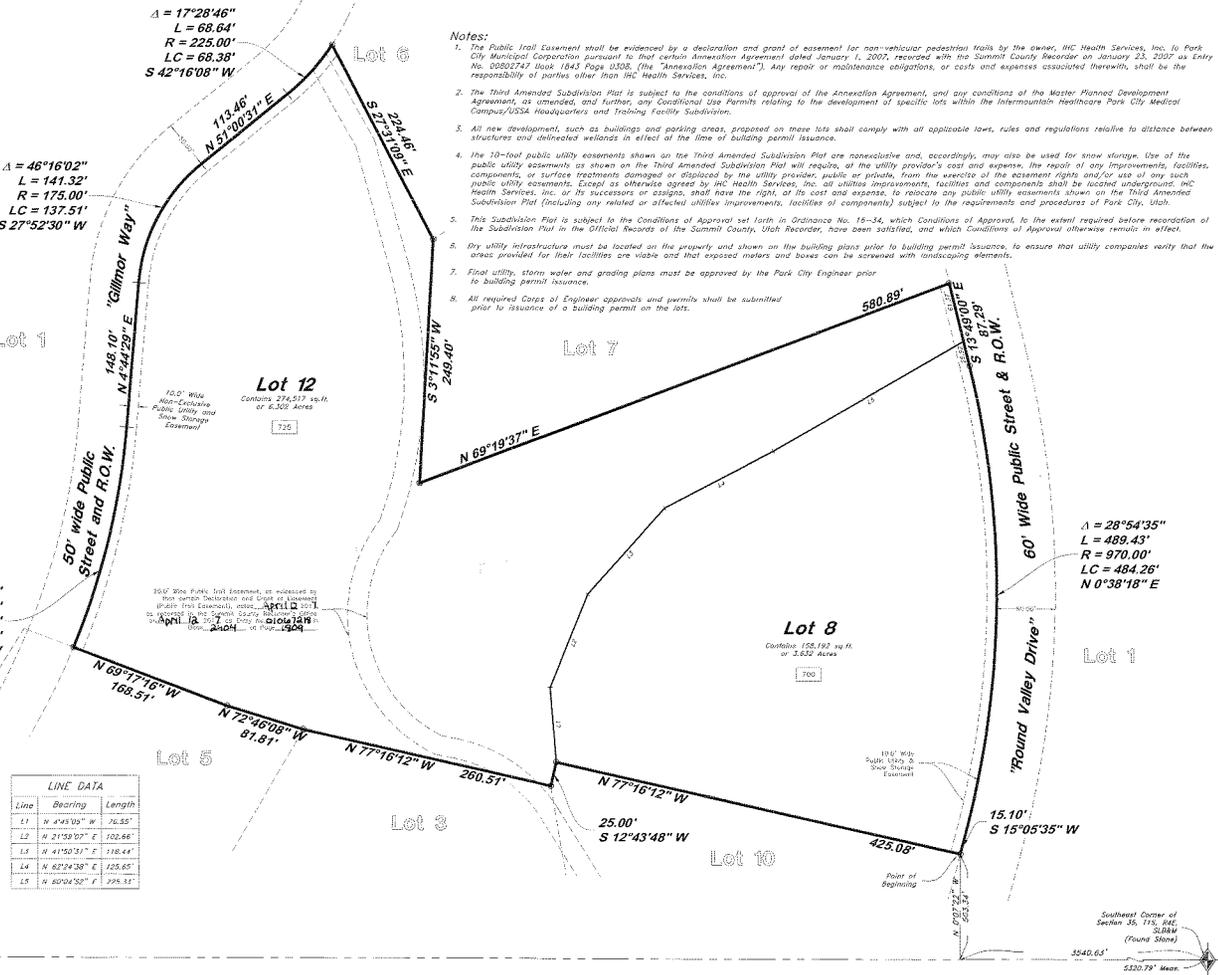


### LEGEND

- Star Mark & Washer
- Set Hub & Face
- Monument to be set
- Found Rebar & Cap
- Model Line
- Non-Fossil Line
- Measured Distances
- Set Rebar & Cap



A 5/8" rebar 24" long with plastic cap (see detail sheet) was set at all property corners as shown.



Line	Bearing	Length
L1	N 4°45'03" E	76.85'
L2	N 21°53'02" E	702.68'
L3	N 41°50'31" E	118.44'
L4	N 82°24'38" E	125.65'
L5	N 80°24'52" E	226.81'

# Planning Commission Staff Report



**Subject:** Larkspur Townhomes 6 Condominium Plat  
**Author:** Kirsten Whetstone, MS, AICP- Senior Planner  
**Date:** October 24, 2018  
**Type of Item:** Legislative- Condominium Plat

PLANNING DEPARTMENT

<b>Project Number:</b>	PL-18-03975
<b>Applicant:</b>	Storied Development, LLC
<b>Location:</b>	7704 Village Way
<b>Zoning:</b>	Residential Development (RD) as part of the Flagstaff Annexation and Master Planned Development (MPD) and the Village at Empire Pass MPD
<b>Adjacent Land Uses:</b>	Residential development parcels of the Village at Empire Pass, Pod A, Larkspur Townhouses, Shooting Star Condominiums, Talisker Club and Open Space.
<b>Reason for Review:</b>	Plat amendments require public hearing and recommendation by the Planning Commission with final action by City Council.

## Summary Recommendation

Staff recommends the Planning Commission conducts a public hearing for the Larkspur Townhomes 6, for three attached units and considers forwarding a positive recommendation to the City Council based on findings of fact, conclusions of law and conditions of approval as outlined in the draft Ordinance.

## Proposal

This is a request for approval of a condominium plat for three attached dwelling units located on Lot A of the Second Amended Village at Empire Pass Phase 1 Subdivision (Exhibit A). This condominium plat memorializes density (Units and Unit Equivalents) and identifies configuration of these units and areas of private and common ownership. Existing conditions survey, project description, aerial photo and photos of the site were submitted with the application (See Exhibits B, C, D and E).

## Background / Timeline

**June 24, 1999** – City Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a “large-scale” master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel. The Agreement was amended in **March of 2007**.

**March 4, 2004** – City Council approved the first Larkspur Townhomes Condominium plat that was recorded on May 11, 2004.

**July 28, 2004** – Planning Commission approved the Village at Empire Pass Master Planned Development.

**September 30, 2004** – City Council approved the Village at Empire Pass Phase 1 (VEP Phase 1) Subdivision that platted the east side lots of the Village at Empire Pass.

**November 11, 2004** – City Council approved the Larkspur Townhomes 2 and Larkspur Townhomes 3 Condominium plats that were recorded on January 13, 2005.

**April 27, 2006** – City Council approved the Larkspur Townhomes 4 and Larkspur Townhomes 5 Condominium plats that were recorded on August 2, 2006 and August 31, 2006 respectively.

**January 6, 2011** – City Council approved an amendment to the VEP Phase 1 Subdivision amending Lot 9 and the plat was recorded on January 4, 2012.

**November 9, 2017** – City Council approved a second amendment to the VEP Phase 1 Subdivision combining Lots 1 and 2 into Lot A of the Second Amended Village at Empire Phase 1. The amended plat was recorded on April 10, 2018 (See Exhibit F).

**August 8, 2018** – An administrative conditional use permit was approved for the three unit Larkspur Townhomes located on Lot A with a condition of approval that prior to issuance of a certificate of occupancy, a condominium plat was required to be approved and recorded (See Exhibit G). Up to three units and 5.75 UE were approved for the Lot.

**August 22, 2018** - the City received a complete application for the Larkspur Townhomes 6 Condominium plat. This plat memorializes the UE, size and configuration of units and identifies areas of private and common ownership. Units 33, 34, and 35 are not constructed at this time.

### **Purpose**

The purpose of the Residential Development (RD) Zoning District can be found in [LMC Section 15-2.13-1](#).

### **Analysis**

Larkspur Townhomes 6 condominium plat is located in the Residential Development (RD) Zoning District and is subject to the following criteria:

	<b>Permitted</b>	<b>Proposed</b>
Height	28' (+5' for pitched roof)	Meets 28' (+5 for pitched roof)
Front setback	15' with 20' to front facing garage per VEPMPD and	Meets or exceeds 15', 20' to front facing garage

	ACUP	
Rear setback	15' (20' to Marsac Ave frontage)	Meets or exceeds 20'
Side setbacks	12'	Meets or exceeds 12'
Parking	Two spaces required per unit	Two spaces in garages are provided per unit

The platted units include the following:

Unit #	Total Floor Area (sf)	Unit Equivalent (UE)
Unit 33	3782 sf	1.891
Unit 34	3931 sf	1.966
Unit 35	3782 sf	1.891
Total	11,495 sf	5.748

Each unit has a garage less than 600 square feet that is not included in the total unit size or UE calculations. All basement area is included in the total Floor Area and UE calculations.

**Process**

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

**Good Cause**

There is good cause for this condominium plat, as conditioned, as it is consistent with the development pattern envisioned in the amended Flagstaff Development Agreement, the Village at Empire Pass MPD, the associated Technical Reports, and the requirement that multi-family units are required to be platted as condominiums to memorialize density (Units and UE) and describe private and common area and the general configuration of units.

**Department Review**

This project has gone through an interdepartmental review. No further issues were brought up at that time.

**Notice**

On October 9, 2018 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record and on the Utah Public Notice website on October 6, 2018.

**Public Input**

Staff has not received any public input at the time of this report.

### **Alternatives**

- The Planning Commission may forward a positive recommendation to the City Council for the Larkspur Townhomes 6 Condominium plat as conditioned or amended, or
- The Planning Commission may forward a negative recommendation to the City Council and direct staff to make Findings for this decision, or
- The Planning Commission may continue the discussion to a future date to request additional information or analysis.

### **Significant Impacts**

There are no significant fiscal or environmental impacts from this application. Platting the condominium units allows the units to be sold separately, memorializes the density in terms of Units and UE, and identifies private and common area.

### **Consequences of not taking the Suggested Recommendation**

The plat would not be in compliance with the Development Agreement and Village at Empire Pass Master Planned Development and the units could not be individually sold.

### **Recommendation**

Staff recommends the Planning Commission hold a public hearing for the Larkspur Townhomes 6 Condominium plat for three units and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

### **Exhibits**

Ordinance

Exhibit A – Proposed plat

Exhibit B – Existing conditions

Exhibit C – Project description

Exhibit D – Aerial photo

Exhibit E – Photos of site

Exhibit F – Second Amended Village at Empire Pass Phase 1 plat

Exhibit G – Larkspur Townhomes 6 Administrative CUP Action letter

**Draft Ordinance No. 2018-XX**

**AN ORDINANCE APPROVING THE LARKSPUR TOWNHOMES 6 CONDOMINIUM PLAT LOCATED AT 7704 VILLAGE WAY, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as the Larkspur Townhomes 6 Condominiums, located at 7704 Village Way on Lot A of the Second Amendment to the Village at Empire Pass Phase 1 Subdivision, have petitioned the City Council for approval of the Larkspur Townhomes 6 Condominium plat; and

WHEREAS, on October 9<sup>th</sup>, the property was posted and notice was sent to property owners within 300 feet of the property; and

WHEREAS, on October 6<sup>th</sup>, proper legal notice was published in the Park Record and on the Utah Public Notice website according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on October 24, 2018, to receive input on the Larkspur Townhomes 6 Condominium plat;

WHEREAS, the Planning Commission, on October 24, 2018, forwarded a recommendation to the City Council; and,

WHEREAS, the City Council on November 29, 2018, held a public hearing and took final action on the Condominium plat; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Larkspur Townhomes 6 Condominium plat consistent with the Flagstaff Annexation and Development Agreement and the Village at Empire Pass Master Planned Development.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The Larkspur Townhomes 6 Condominium Plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

**Findings of Fact:**

1. The property is located at 7704 Village Way.
2. The property is Lot A of the Second Amended Village at Empire Phase 1 Subdivision plat.
3. The property is located in the RD-MPD zoning district.
4. The City Council approved the Flagstaff Mountain Development Agreement and Annexation Resolution 99-30 on June 24, 1999 and amended it in March of 2007. The Development Agreement is the equivalent of a Large-Scale Master Plan. The

Development Agreement sets forth maximum densities, location of densities, and developer-offered amenities.

5. On July 28, 2004, the Planning Commission approved the Village at Empire Pass Master Planned Development.
6. On September 30, 2004, the City Council approved the Village at Empire Pass Phase 1 Subdivision that platted the east side lots of the Village at Empire Pass.
7. A First Amendment to the subdivision amending Lot 9 was approved on January 6, 2011 and was recorded on January 4, 2012.
8. Between March 4, 2004 and April 27, 2006 the original Larkspur Townhomes and Larkspur Townhomes 2, 3, 4, and 5 condominium plats were approved by City Council and recorded at Summit County.
9. On November 9, 2017 a Second Amendment to the subdivision was approved combining Lots 1 and 2 into Lot A of the Second Amended Village at Empire Phase 1. The amended plat was recorded on April 10, 2018.
10. On August 8, 2018, an administrative conditional use permit was approved for the three unit Larkspur Townhomes and up to 5.75 UE, located on Lot A with a condition of approval that prior to issuance of a certificate of occupancy, a condominium plat was required to be approved and recorded.
11. The proposed condominium plat consists of three attached dwelling units consistent with the Village at Empire Pass MPD.
12. Units 33, 34 and 35 consist of 3,782 sf, 3,931 sf, and 3,782 sf respectively in total floor area, including basements but not including the garages.
13. Each unit has a garage less than 600 square feet and therefore no excess garage area is included in the total unit size.
14. The total Unit Equivalents consumed by these three units does not exceed 5.75 UE (11,500 sf), excluding the area of each garage.
15. Two parking spaces are required per unit and each unit has a two car garage.
16. Maximum building height is 28' measured from existing grade. An additional 5' of building height is permitted if the roof pitch is 4:12 or greater. Building height exceptions of LMC Section 15-2.13-4 apply.
17. The VEP-MPD permitted setback exceptions at the time of the Administrative Conditional Use Permit. Minimum front setbacks of 20' to the garage and 15' to the unit were approved with the ACUP on August 8, 2018. Setback exceptions of LMC Section 15-2.13-3 apply.

#### Conclusions of Law:

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

#### Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and

- content of the condominium plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the condominium plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is submitted in writing and approved by the City Council.
  3. All conditions of approval of the 2007 Amended Flagstaff Annexation and Development Agreement and Technical Reports and the Village at Empire Pass Master Planned Development, continue to apply.
  4. The CC&Rs shall provide notice and process for the tracking and collection of the Real Estate Transfer Fee as required and defined by the Flagstaff Mountain Development Agreement, as amended.
  5. All conditions and applicable notes, easements and requirements of the Second Amended Village at Empire Pass Phase 1 Subdivision plat continue to apply.
  6. All conditions of the Administrative Conditional Use Permit continue to apply.

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

PASSED AND ADOPTED this \_\_\_\_ day of November, 2018.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Andy Beerman, MAYOR

ATTEST:

\_\_\_\_\_  
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Harrington, City Attorney

**Exhibits**

Exhibit A – Condominium plat

# EXHIBIT A



## SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 724899, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract and into units, together with easements, hereinafter to be known as LARKSPUR TOWNHOMES 6 and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

## LEGAL DESCRIPTION

Lot A, The Village of Empire Pass, Phase 1-Second Amended, Amending Lots 1 & 2, according to the official plat recorded April 10, 2018, as Entry No. 1099493, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Starved Deer Valley, LLC, a Delaware limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as LARKSPUR TOWNHOMES 6, does hereby consent to the recordation of this Condominium Plat to be prepared, and does hereby consent to the recordation of this Condominium Plat.

ALSO, the owner or its representative, hereby irrevocably offers for dedication to Park City of the easements and required utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

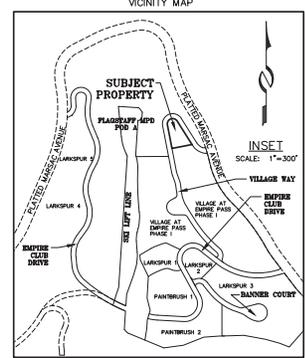
In witness whereof, the undersigned set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Starved Deer Valley, LLC,  
a Delaware limited liability company  
By: SDBP Utah I, LLC, a Delaware limited liability company  
Its sole member  
By: SDBP Manager, LLC, a Delaware limited liability company  
Its Manager  
By: Starved Development LLC, a Delaware limited liability company  
Its sole member  
By: Mark Enderis, Managing Member

## ACKNOWLEDGMENT

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Mark Enderis personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Managing Member of Starved Development, LLC, a Delaware limited liability company, sole member of SDBP Manager, LLC, a Delaware limited liability company, the manager of SDBP Utah I, LLC, a Delaware limited liability company, the sole member of Starved Deer Valley, LLC, a Delaware limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed LARKSPUR TOWNHOMES 6.

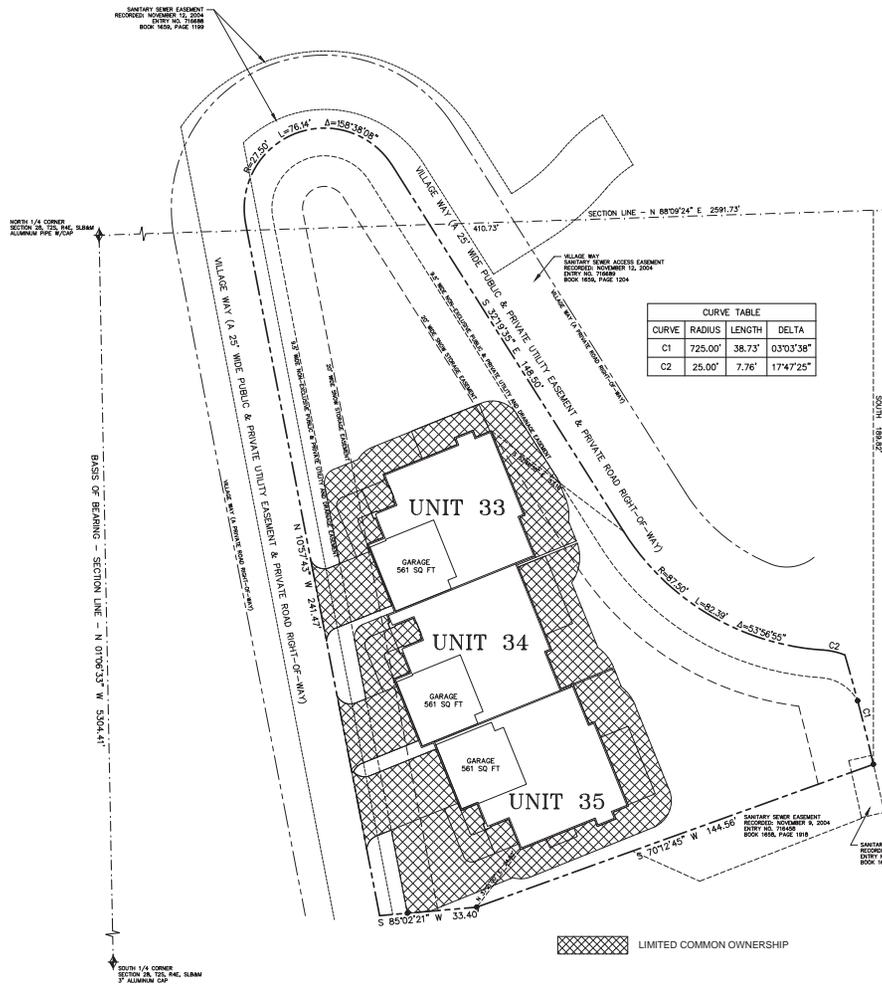
A Notary Public commissioned in \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Reading in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_



## NOTES

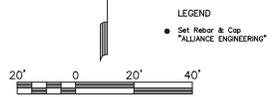
- This plot is subject to the Conditions of Approval in Ordinance 2018-\_\_\_\_\_.
- All Conditions of Approval of the Village of Empire Pass, Phase 1 - Second Amended, Amending Lots 1 & 2, recorded April 10, 2018, as Entry No. 1099493 in the Office of the Recorder, Summit County Utah and the Village of Empire Pass Master Planned Development (Pod A) shall continue to apply and remain in full force and effect.
- All building setbacks from property lines are to be the Residential Development zone (RD) minimums unless approved otherwise by the Empire Pass Village Master Plan Development.
- An Administrative Conditional Use Permit approval will be required prior to construction on the lot shown herein.
- A declaration of condominium and a record of survey of condominium will be required for the purpose of the sale of individual units within the development lot shown herein.
- All utility easements adjacent to or traversing across the lot, as shown herein, are for public use. No improvements may be made to these public ways that would hinder passage, endanger the users, or interfere with existing utilities.
- The Empire Pass Master Owners Association, Inc. (the "Master Association") together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass ("Master Declaration") requires the membership of the lot owner. Members are subject to the terms of its articles of incorporation, its bylaws, and the rules and regulations that may be established from time to time by the master association, including assessments and transfer fees as provided therein.
- Public safety access and utility easements are hereby dedicated for all public and private roadways, and private driveways.
- The property is located within a water source protection zone. All sewer construction must comply with the State of Utah drinking water regulations.
- Village Way is a private road to be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Empire Pass at Deer Valley in accordance with the Master Declaration. Village Way is not a public road or right-of-way. This Plat Map shall not be deemed to grant any rights in the public to use Village Way or create any obligations on the part of Park City Municipal Corporation to maintain or repair Village Way. All such use and maintenance shall be governed by the terms and provisions of the Master Declaration and the Maintenance Agreement dated March 12, 2004, and recorded March 19, 2004, as Entry No. 692320, in Book 1606 of Page 210 (and as amended from time to time) between Park City Municipal Corporation, REDUS Park City LLC and the Master Association.
- All the time of any reworking of Village Way, the Master Association is responsible to adjust master fees to gross proceeds to Snyderville Basin Water Reclamation District Standards. Maintenance adjustment of manholes within private roadways included as part of a specific development shall be the responsibility of the homeowners association for such development.
- The Master Association shall be responsible for the maintenance and replacement of all sanitary sewer laterals situated within Village Way or the SBRWD easement shown herein. The Master Association shall have the right to assess the cost of such maintenance and repair to parcel(s), unit(s), or condominium associations served by such laterals, in accordance with the Master Declaration.
- Property corners to be set along Village Way will be set at the intersection of the 9.5' wide public and private utility easement and the lot line.
- Water efficient irrigation systems and limited turf are required. Limits of disturbance shall be indicated on Administrative CUP plans and Building Permit plans.
- The maintenance of the water system is the private responsibility of the Village of Empire Pass Master Homeowners Association.
- All applicable conditions, regulations, requirements, and stipulations of the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flat, Richardson Flat, the 200-Acre Dahn's Junction Parcel and Iron Mountain (recorded at Summit County on March 2, 2007), and associated Technical Reports and Agreements continue to apply.
- Owners and potential buyers of any unit or land within the lot depicted on this condominium plat are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by erodible slopes, mountain falls and other resort features, equipment, mobile-home sites, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, avalanche, heavy snow falls, wind patterns, and other conditions that may affect the property depicted herein. The applicant and resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities is governed by such owner or agreements with such owner.
- Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots.
- Modified 13-1/2" fire sprinklers are required for new construction per the Chief Building Official at the time of review of the building permit.
- This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction prior to building permit issuance.
- No vehicular access from Maroon Avenue is allowed due to the proximity of the Village Way and Maroon Avenue Intersection.
- A Construction Mitigation Plan shall be submitted with an Administrative Conditional Use Permit application and in advance of issuing building permits.
- A financial security is required for the installation of any required public improvements as approved prior to plot recording in a form approved by the City Attorney and as an amount approved by the City Engineer.
- Lot A has no on-site Affordable Housing obligations. The allocation of Unit Equivalents to Lot A was done at the time of the Administrative CUP approval and a maximum of 3 units and 5.75 % of density are allowed. Lot A has not been allocated any commercial unit equivalents.
- All conditions of the Administrative CUP continue to apply.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	725.00'	38.73'	03°03'38"
C2	25.00'	7.76'	17°47'25"

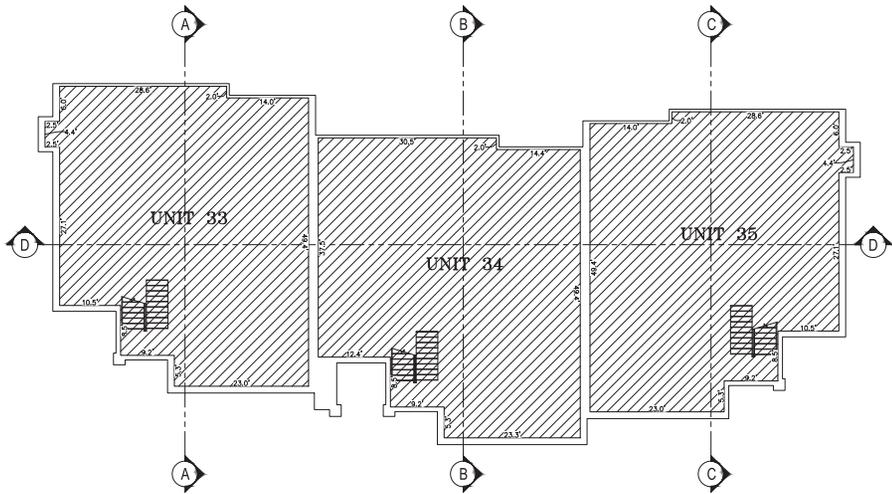


# CONDOMINIUM PLAT LARKSPUR TOWNHOMES 6

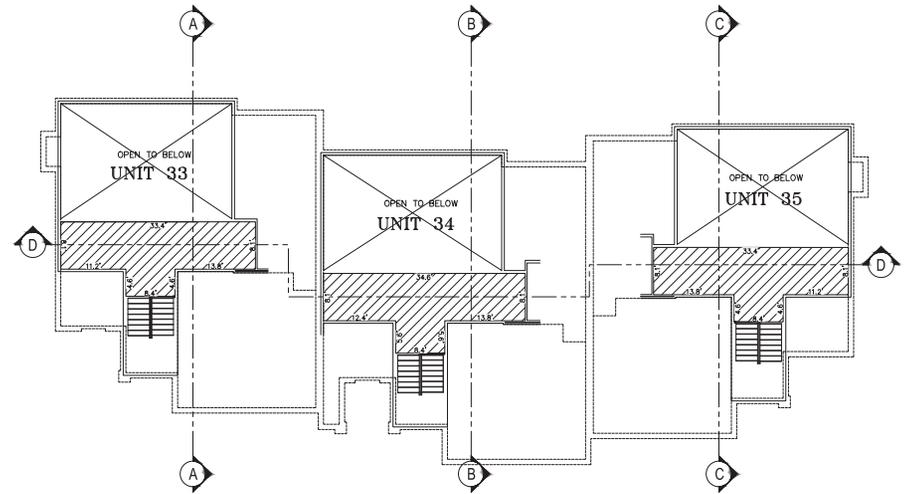
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28  
AND THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH



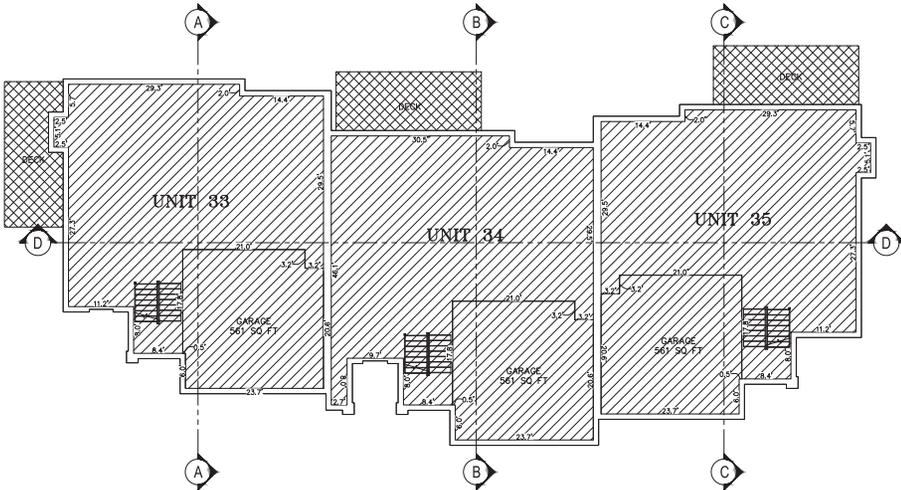
<p>(435) 648-9487 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street, P.O. Box 2664 Park City, Utah 84060-2664</p>	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2019 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2018 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2019 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2019 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2018 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
	10/27/18 JOB NO.: 11-6-18 FILE: K:\Empire\dwg\an\plat2018\110618.dwg						



LOWER LEVEL  
SCALE: 1" = 10'



UPPER LEVEL  
SCALE: 1" = 10'



MAIN LEVEL  
SCALE: 1" = 10'

SQUARE FOOTAGE TABLE

UNIT No.	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	TOTAL	GARAGE
33	1,982	1,490	310	3,782	561
34	2,059	1,545	327	3,931	561
35	1,982	1,490	310	3,782	561

-  COMMON AREA
-  PRIVATE OWNERSHIP
-  LIMITED COMMON OWNERSHIP

CONDOMINIUM PLAT  
**LARKSPUR TOWNHOMES 6**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28  
AND THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 2 OF 3

JOB NO.: 11-6-18 FILE: X:\Empire\dwg\arr\plot2018\110518.dwg

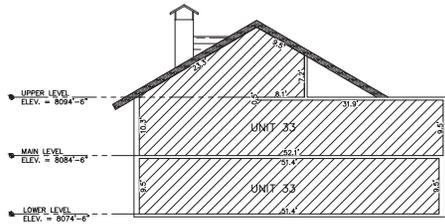
**RECORDED**

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

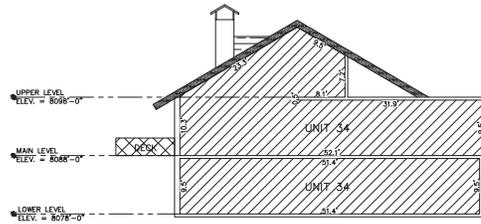
AT THE REQUEST OF \_\_\_\_\_

FEE \_\_\_\_\_ RECORDER \_\_\_\_\_

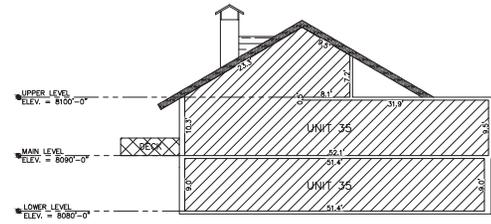
TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_



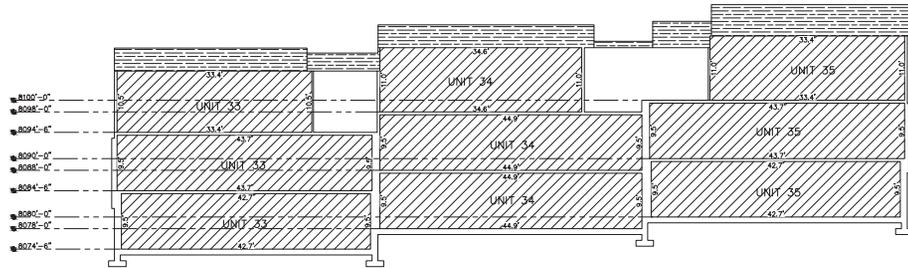
SECTION A  
UNIT 33  
SCALE: 1" = 10'



SECTION B  
UNIT 34  
SCALE: 1" = 10'



SECTION C  
UNIT 35  
SCALE: 1" = 10'



SECTION D  
UNITS 33, 34, & 35  
SCALE: 1" = 10'

SQUARE FOOTAGE TABLE

UNIT No.	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	TOTAL	GARAGE
33	1,982	1,490	310	3,782	561
34	2,059	1,545	327	3,931	561
35	1,982	1,490	310	3,782	561

- COMMON AREA
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP

CONDOMINIUM PLAT  
**LARKSPUR TOWNHOMES 6**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28  
AND THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 3

JOB NO.: 11-6-18 FILE: X:\Empire\dwg\arr\plot2018\110518.dwg

**RECORDED**

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF \_\_\_\_\_

FEE \_\_\_\_\_ RECORDER \_\_\_\_\_

12/27/18 TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_



**LEGEND**

- ES— EXISTING SEWER
- EW— EXISTING WATER
- ED— EXISTING STORM DRAIN
- EQU— EXISTING OVERHEAD UTILITY
- EQP— EXISTING OVERHEAD POWER
- EC— EXISTING GAS
- ET— EXISTING TELECOM
- EP— EXISTING POWER
- ⊕ EXISTING STORM DRAIN MANHOLE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING STORM DRAIN GRATES
- ⊕ EXISTING ELECTRICAL BOXES
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METERS

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C1	725.00'	38.73'	03°03'38"
C2	25.00'	7.76'	17°47'25"

- NOTES**
1. Property location: South half of Section 21 & the North half of Section 28, T2S, R4E, S38M.
  2. The existing conditions & utilities shown are from field survey & as-built information.
  3. This topographic survey was created by a combination of aerial topography and field survey of the existing terrain.
  4. Site Benchmark: Sanitary Sewer Manhole Elevation=807.31' as shown.



<p>(435) 649-9467</p> <p>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS</p> <p>127 Main Street P.O. Box 2864 Park City, Utah 84050-2864</p>	<p><b>STAFF:</b></p> <p>MARSHALL KING                  MARTY MORRISON                  MICHAEL DEMKOWICZ                  JESSE MORENO                  RYAN BETZ</p>	<p><b>EXISTING CONDITIONS &amp; TOPOGRAPHIC MAP</b></p> <p><b>THE VILLAGE AT EMPIRE PASS PHASE I</b></p> <p><b>LOTS 1 &amp; 2</b></p>	<p><b>SHEET</b></p> <p><b>1</b></p> <p><b>OF</b></p> <p><b>1</b></p>
	<p><b>DATE:</b> 7/10/17</p>	<p><b>FOR:</b> REDUS PARK CITY LLC</p> <p><b>JOB NO.:</b> 8-6-17</p> <p><b>FILE:</b> X:\Empire.dwg\sr\topo2017_080817.dwg</p>	

## EXHIBIT C

### LARKSPUR TOWNHOMES 6

#### LOT A, THE VILLAGE AT EMPIRE PASS PHASE 1-SECOND AMENDED AMENDING LOTS 1 & 2

(7704 VILLAGE WAY)

August 28, 2018

#### PROJECT INTENT

Lot A, The Village at Empire Phase I Second Amended-Amending Lots 1 & 2 (7704 Village Way) currently exists as a vacant lot. Lot A was recently created by a plat amendment combining the former Lots 1 and 2, The Village at Empire Pass Phase I, in anticipation of a future building on the property.

The owner now desires to construct a three-unit condominium development on the lot, expanding the Larkspur Townhomes condominium project. Each unit will have three floors, a parking garage, and approximately 3,800 square feet, and will be accessed from the westerly side of Village Way.



 <small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS</small> <small>423 Main Street P.O. Box 2864 Park City, Utah 84060-2864</small>	<small>(435) 648-8487</small> <b>STAFF:</b> RYAN BETZ	<b>AERIAL PHOTOGRAPH</b> <b>LOT A. VILLAGE AT EMPIRE PASS PHASE I</b> <b>SECOND AMENDED-AMENDING LOTS 1 &amp; 2</b> <b>FOR: STORED DEVELOPMENT</b> <small>JOB NO.: 11-6-18</small> <small>FILE: X:\Empire\dwg\Exhibits\VAEP Phase 1 Lot A.dwg</small>	<b>SHEET</b> <b>1</b> <b>OF</b> <b>1</b>
	<b>DATE:</b> 8/28/18		



Lot A, The Village at Empire Phase Phase I Second Amended-Amending Lots 1 & 2 – looking south



Lot A, The Village at Empire Phase Phase I Second Amended-Amending Lots 1 & 2 – looking southeast



Lot A, The Village at Empire Phase Phase I Second Amended-Amending Lots 1 & 2 – looking northeast



Lot A, The Village at Empire Phase Phase I Second Amended-Amending Lots 1 & 2 – looking northwest





August 8, 2018

Richard Wagner  
Storied Deer Valley LLC  
PO Box 4349  
Park City, UT 84060

NOTICE OF ADMINISTRATIVE ACTION

<u>Project Name</u>	Larkspur Townhouses
<u>Project Number</u>	PL-18-03942
<u>Project Description</u>	Administrative Conditional Use Permit
<u>Date of Action</u>	August 8, 2018

Action Taken by Planning Staff: The Planning Staff APPROVED the proposed Larkspur Townhouses Administrative Conditional Use Permit for three (3) units located at 7704 Village Way based on the following:

Findings of Fact:

1. The property is located at 7704 Village Way and is within Pod A of the Master Planned Development for the Village at Empire Pass. Each unit will have a separate address to be assigned at the time of the building permit review.
2. The property consists of a 27,994 sf lot known as Lot A of the Village at Empire Pass Phase 1 Second Amended Subdivision plat, that combined Lots 1 and 2.
3. The applicant proposes to construct a three unit multi-family building on Lot A.
4. The property is located within the Residential Development (RD) zoning district.
5. The property is subject to the Flagstaff Mountain Annexation and Amended Development Agreement (March 2007) and the Village at Empire Pass Master Planned Development (2004).
6. On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use, maximum densities, timing of development, development approval process, as well as development conditions and amenities for each parcel.
7. The Flagstaff Development Agreement was subsequently amended and recorded in March of 2007 and includes 15 technical reports as Exhibits.

8. The Amended Development Agreement specifies that a total of 87 acres, within three development pods (A, B1 and B2), of the 1,750 acres of annexation property may be developed as the Mountain Village.
9. The Mountain Village is further constrained to a maximum density of 785 UE configured in no more than 550 dwelling units as multi-family, hotel, or PUD units, provided the number of PUD units do not exceed 60. An additional 16 single family home sites are allowed. At least 50% of the residential units within the Mountain Village must be clustered within the primary development pod (Pod A).
10. There are currently approximately 403 multi-family units platted within the Mountain Village. These multi-family units are platted with condominium plats to memorialize the size and UE of the units. Currently approximately 279 multi-family units are platted in Pod A, which is 69.23% of the total multi-family units platted in the Mountain Village.
11. Based on a review of all UE and units constructed and platted to date within the Flagstaff Annexation Development area, there are sufficient remaining UE and units for the proposed Townhouses, consisting of three attached units totally 11,500 sf (5.75 UE).
12. The applicant is not requesting allocation of any MPD Resort Support Commercial for these townhouse units.
13. According to the Flagstaff Development Housing Mitigation Plan, on-mountain affordable units are not required with these townhouse units and the remaining units due are assigned to the B2East MPD and Lodge Buildings 1, 3 and 4 of the Village MPD.
14. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass (VEP-MPD) (Pod A).
15. The purpose of the VEP-MPD was to establish unit mix and density for the Village Master Plan, as well as to address overall project infrastructure throughout the Annexation Area. The VEP-MPD established building volumetric diagrams, including specific height exceptions, density, and development locations for the Lodge Buildings and conceptual site plans for the townhouse and PUD style units and specified that building heights, setbacks, specific architectural design, and other considerations would be determined with the Conditional Use Permit process for each property.
16. Village at Empire Pass Phase I Subdivision plat was approved by Council on September 30, 2004 and platted the east side lots. An amended Village at Empire Pass Phase I Subdivision plat, amending the configuration and easements for Lot 9, was approved on January 6, 2011 and was recorded on January 4, 2012.
17. A further amendment to the Phase 1 Subdivision, combining Lots 1 and 2 into one lot of record to be known as Lot A, was approved by the City Council on November 9, 2017 and recorded at Summit County on April 10, 2018.
18. Lot A consists of 27,994 square feet and has frontage on Village Way, a private street. There are also approximately 38 feet of frontage along Marsac Avenue just south of the intersection of Village Way and Marsac Avenue. Access off Marsac is not allowed due to proximity of the intersection, steepness of the slope and existing retaining walls.
19. According to the Village at Empire Pass MPD, an Administrative Conditional Use Permit (A-CUP) is required prior to construction of any townhouse or PUD style unit.

20. Administrative Conditional Use Permits have been approved for 15 Larkspur units to date. These units are constructed and Larkspur Condominium plats have been approved and recorded to memorialize the units and associated density in terms of both units and Unit Equivalents.
21. The proposal is consistent with the July 28, 2004, Planning Commission approval of the Master Planned Development for the Village at Empire Pass (Pod A), as townhouse multi-family units are allowed, subject to remaining density of the Flagstaff Annexation Development Agreement and this approval of an Administrative Conditional Use Permit for site specific conditions.
22. The proposed Larkspur Townhouses consist of three units ranging in size from approximately 3,785 square feet to 3,930 square feet with garages under 600 square feet.
23. These three units consume approximately 5.75 Unit Equivalents and 11,500 square feet of floor area, including basement area.
24. Specific square footage and Unit Equivalents will be finally memorialized with the required condominium plat.
25. Two parking spaces within a garage are provided for each unit.
26. Maximum building height is 28' measured from existing grade. An additional 5' of building height is permitted if the roof pitch is 4:12 or greater. Building height exceptions of LMC Section 15-2.13-4 apply.
27. Minimum setbacks are 20' front, 12' side, and 20' rear from Marsac Avenue. Setback exceptions of LMC Section 15-2.13-3 apply. Setbacks are consistent with the setbacks permitted within the VEP-MPD and are consistent with previously approved Larkspur units that allowed fifteen to twenty foot driveways due to steep slopes, rear lot vegetation protection, keeping units closer to Village Way, a private street, and increasing setbacks from Marsac Avenue, a public street, in order to maintain the general character of the neighborhood.
28. Retaining walls within the front setback area are limited to 4' in height from final grade and limited to 6' in height from final grade in the side setback area. Retaining walls may step in 4' or 6' increments with 3' horizontal landscaped area between vertical wall sections. There are existing retaining walls along Marsac Avenue and Village Way at the rear of the lot approved with the VEP-MPD.
29. Utilities are available to the lot.
30. All existing and required easements recorded on the plat, including utilities, storm drainage, access, snow storage, etc. are applicable and have been taken into consideration during design and location of the townhouse units.
31. No changes are proposed to any existing streets and no new streets are proposed.
32. The property is part of a greater planned area and is subject to requirements of the MS4 Storm Water Permit program.
33. On July 20, 2018, notice letters were mailed to property owners within 300' of the site.
34. On July 20, 2018, the site was posted for 14 days with a sign notifying of the administrative CUP and providing a 14 day comment period.
35. Staff received two phone calls inquiring about the location of the proposal and whether the townhouse units would be similar in design and height as the existing Larkspur units to the south and east. No written comments were received.