

PARK CITY - GOLF COURSE RECORD OF SURVEY

BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE
WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 155100, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREBY DESCRIBED TRACT OF LAND AND THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO. 155100
DATE:
HEREIN.

SURVEYOR'S NARRATIVE

WARD ENGINEERING WAS RETAINED BY PARK CITY MUNICIPAL CORPORATION TO SURVEY THE SUBJECT PROPERTY PRIOR TO SUBDIVISION PLAT AND DESIGN.

THE BASIS OF BEARING IS SOUTH 00°20'20" WEST A DISTANCE OF 2640.85 FEET MEASURED BETWEEN THE FOUND BRASS CAPS MONUMENTALIZING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PARK AVENUE CONDOMINIUM, THREE KINGS CONDOMINIUM, PAYDAY CONDOMINIUM, THAYNES CANYON ROAD RIGHT-OF-WAY, THREE KINGS ROAD RIGHT-OF-WAY, SILVER KING DRIVE ROAD RIGHT-OF-WAY AND EMPIRE ROAD RIGHT-OF-WAY WERE LOCATED USING FOUND BRASS CAP MONUMENTS SET PER RECORD OF SURVEY S-2362. OTHER BOUNDARY CORNERS FOR ADJACENT SUBDIVISIONS WERE SEARCHED FOR BUT NOT FOUND.

THAYNES CANYON SUBDIVISION, PARK CITY HOTEL CONDOMINIUM, HOTEL PARK CITY RESIDENTIAL CONDOMINIUM, AND HOTEL PARK CITY RESIDENTIAL CONDOMINIUM SUPPLEMENTAL PLAT WERE LOCATED USING FOUND REBAR AND CAP AS SHOWN.

UTAH STATE ROAD 224 HAS A DISCREPANCY IN THE RADIUS INFORMATION. PLAT INFORMATION FOR HOTEL PARK CITY CONDOMINIUM AND PARK AVENUE CONDOMINIUM SHOW THE RADIUS TO BE 623.70'. ENTRY 601046 AND RECORD OF SURVEY S-2362 SHOW THE RADIUS TO BE 623.70'. UDOT PROJECT DOCUMENTS P-08002 SHEETS 22 AND 23 HAVE CONFLICTING CURVE INFORMATION BUT SHOW THE RADIUS AS 572.96' + 62.54' OFFSET FROM CENTERLINE = 635.50'. THE DECISION WAS MADE TO HOLD 623.70 FOOT RADIUS AS THIS MATCHES THE PREPONDERANCE OF EVIDENCE AND OCCUPATION. AT THE TIME OF THIS SURVEY, WE COULD NOT LOCATE AN ORIGINAL DOCUMENT FOR THE RIGHT-OF-WAY SHOWING THIS RADIUS.

GENERAL NOTES

1. THE MAP WAS PREPARED BASED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 26061, WITH AN EFFECTIVE DATE OF MARCH 6, 2017, AT 8:00 AM. ONLY EASEMENT REFERENCED IN THE ABOVE COMMITMENT ARE ADDRESSED BY THIS MAP.
2. THIS MAP IS NOT PROOF OF OWNERSHIP.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
5. ZONING FOR THIS SITE IS ZONE ID #14, TYPE ROS (RECREATIONAL OPEN SPACE) PER CITY ZONING MAP.

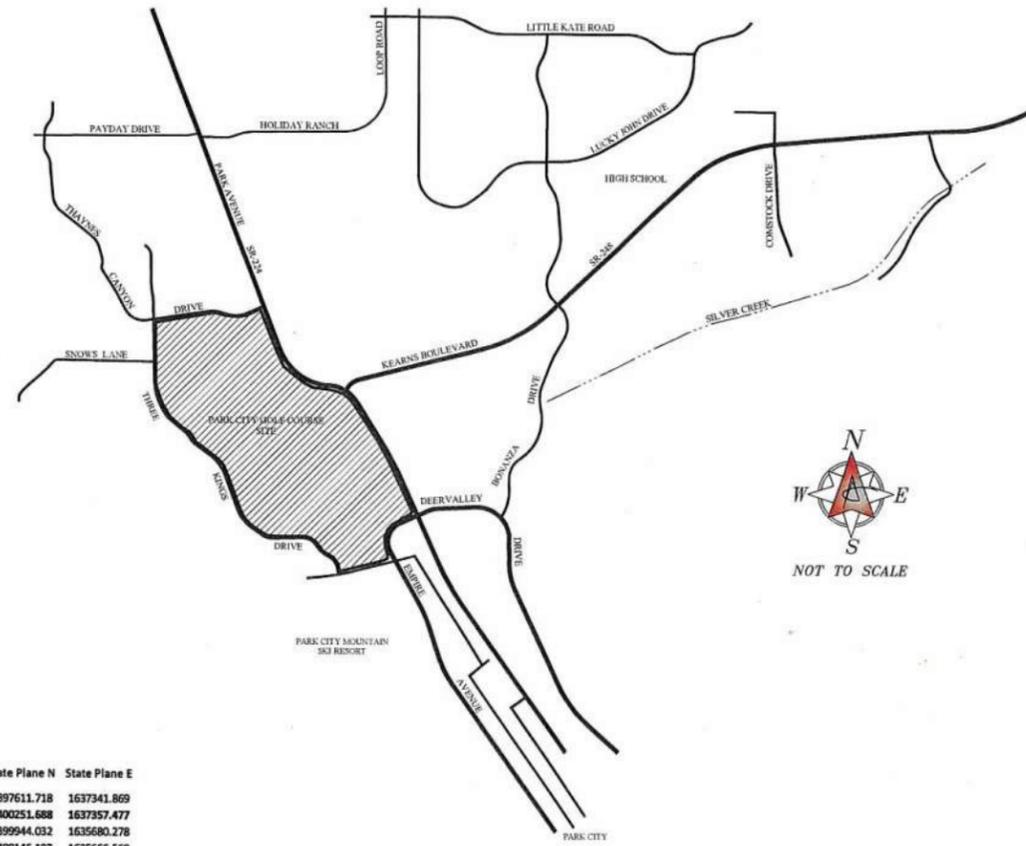
LEGAL DESCRIPTION

SEE SHEET 2 OF 6

MAP LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- RADIAL LINE
- FENCE LINE (CHAINLINK)
- CONCRETE
- ASPHALT
- OVERHEAD POWER LINE
- SECTION CORNER MONUMENT
- FOUND BRASS CAP - SEE TYPICAL
- FOUND REBAR - NOTED ON PLAN
- CORNER TO BE SET WITH REBAR AND CAP #155100
- BOUNDARY CORNER NOT TO BE SET
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- GAS METER
- POWER METER
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
CONTOURS ARE SHOWN IN 1' INTERVALS



SURVEY CONTROL

Point Id	Northing [ftUS]	Eastng [ftUS]	Ortho. Height [ftUS]	WGS84 Latitude [°]	WGS84 Longitude [°]	WGS84 Ellip. Height [ftUS]	Code	State Plane N	State Plane E
100	3,398,687.45	1,637,860.27	6,897.35	40° 39' 13.89" N	111° 30' 39.89" W	6,846.45	BRASS MON SE Section 8	3397611.718	1637341.869
101	3,401,328.25	1,637,875.89	6,805.38	40° 39' 39.98" N	111° 30' 39.69" W	6,754.43	SC E1/4 Section 8	3400251.688	1637357.477
1311000	3,401,020.50	1,636,198.16	6,878.80	40° 39' 36.93" N	111° 31' 01.46" W	6,827.87	RBC YELLOW	3399944.032	1635680.278
1311001	3,401,222.73	1,636,184.44	6,878.28	40° 39' 38.93" N	111° 31' 01.63" W	6,827.35	REBAR NO CAP	3400146.193	1635666.568
1311002	3,401,222.60	1,636,281.66	6,869.98	40° 39' 38.93" N	111° 31' 00.37" W	6,819.04	RBC YELLOW	3400146.062	1635763.757
1311003	3,401,331.21	1,636,302.50	6,868.86	40° 39' 40.00" N	111° 31' 00.10" W	6,817.92	REBAR NO CAP	3400254.641	1635784.584
1311004	3,401,434.61	1,636,303.88	6,866.40	40° 39' 41.03" N	111° 31' 00.09" W	6,815.46	RBC YELLOW	3400358.011	1635785.964
1311005	3,401,477.43	1,636,288.12	6,867.09	40° 39' 41.45" N	111° 31' 00.29" W	6,816.15	REBAR NO CAP	3400400.819	1635770.208
1311006	3,401,352.96	1,636,181.68	6,876.73	40° 39' 40.22" N	111° 31' 01.67" W	6,825.79	REBAR NO CAP	3400276.39	1635663.808
2091000	3,403,955.46	1,637,892.77	6,754.01	40° 40' 05.93" N	111° 30' 39.48" W	6,703.02	SC NE Section 8	3402878.063	1637374.357
2091001	3,403,971.67	1,637,892.98	6,753.65	40° 40' 06.09" N	111° 30' 39.48" W	6,702.66	REBAR NO CAP	3402894.265	1637374.563
2091002	3,400,986.28	1,637,897.18	6,810.67	40° 39' 36.60" N	111° 30' 39.42" W	6,759.72	BRASS MON	3399909.821	1637378.768
2091003	3,400,500.16	1,638,265.63	6,825.28	40° 39' 31.80" N	111° 30' 34.64" W	6,774.34	BRASS MON	3399423.857	1637747.097
2091004	3,399,923.32	1,638,376.70	6,843.77	40° 39' 26.10" N	111° 30' 33.20" W	6,792.85	BRASS MON	3398847.203	1637858.133
2091005	3,399,683.09	1,638,538.59	6,854.49	40° 39' 23.73" N	111° 30' 31.10" W	6,803.57	BRASS MON	3398607.048	1638019.967
2091006	3,400,565.56	1,636,974.73	6,823.13	40° 39' 32.44" N	111° 30' 51.38" W	6,772.20	REBAR NO CAP	3399489.231	1636456.607
2091007	3,400,132.31	1,637,266.75	6,834.67	40° 39' 28.16" N	111° 30' 47.59" W	6,783.75	BRASS MON	3399056.122	1636748.53
2091008	3,400,039.70	1,637,234.93	6,840.72	40° 39' 27.25" N	111° 30' 48.01" W	6,789.80	BRASS MON	3398963.541	1636716.726
2091009	3,399,899.07	1,637,229.54	6,854.74	40° 39' 25.86" N	111° 30' 48.08" W	6,803.82	BRASS MON	3398822.955	1636711.334
2091010	3,399,807.94	1,637,209.36	6,862.58	40° 39' 24.96" N	111° 30' 48.34" W	6,811.66	BRASS MON	3398731.855	1636681.161
2091011	3,399,767.41	1,637,095.44	6,865.95	40° 39' 24.56" N	111° 30' 49.81" W	6,815.03	BRASS MON	3398691.338	1636577.279
2141000	3,401,332.67	1,637,333.50	6,816.46	40° 39' 40.02" N	111° 30' 46.73" W	6,765.51	RBC YELLOW PSOMAS	3400256.102	1636815.262
2141001	3,400,926.98	1,637,076.07	6,827.06	40° 39' 36.01" N	111° 30' 50.07" W	6,776.12	RBC YELLOW PSOMAS	3399850.54	1636557.914
2141002	3,400,825.45	1,637,156.66	6,827.49	40° 39' 35.01" N	111° 30' 49.02" W	6,776.55	RBC YELLOW PSOMAS	3399749.039	1636638.475
2151000	3,400,983.72	1,637,083.93	6,826.94	40° 39' 36.57" N	111° 30' 49.97" W	6,776.00	RBC YELLOW PSOMAS	3399907.265	1636565.775
2151001	3,399,099.42	1,638,607.17	6,882.68	40° 39' 17.96" N	111° 30' 30.21" W	6,831.77	BRASS MON	3398023.562	1638088.526
2151002	3,399,078.05	1,638,521.41	6,883.75	40° 39' 17.75" N	111° 30' 31.32" W	6,832.84	BRASS MON	3398002.199	1638002.799
2151004	3,399,430.98	1,637,433.58	6,878.40	40° 39' 21.24" N	111° 30' 45.43" W	6,827.49	BRASS MON	3398355.009	1636915.309
2151005	3,399,478.68	1,637,333.31	6,880.17	40° 39' 21.71" N	111° 30' 46.73" W	6,829.26	REBAR NO CAP	3398402.703	1636815.073
2151006	3,399,554.40	1,637,236.13	6,881.27	40° 39' 22.45" N	111° 30' 47.99" W	6,830.36	BRASS MON	3398478.394	1636717.922
2151007	3,399,731.26	1,637,108.23	6,868.59	40° 39' 24.20" N	111° 30' 49.65" W	6,817.68	BRASS MON	3398655.197	1636590.099
2161000	3,400,408.53	1,636,855.83	6,832.19	40° 39' 30.89" N	111° 30' 52.92" W	6,781.26	BRASS MON	3399332.254	1636337.738
2161001	3,400,369.45	1,636,761.64	6,838.91	40° 39' 30.50" N	111° 30' 54.15" W	6,787.99	REBAR NO CAP	3399295.19	1636243.587
2161004	3,400,539.53	1,636,568.44	6,852.33	40° 39' 32.18" N	111° 30' 56.65" W	6,801.41	BRASS MON	3399463.218	1636050.447
2161005	3,400,970.02	1,636,845.94	6,837.70	40° 39' 36.44" N	111° 30' 53.05" W	6,786.77	REBAR NO CAP	3399893.572	1636327.854
2161006	3,401,040.87	1,636,775.37	6,841.71	40° 39' 37.14" N	111° 30' 53.97" W	6,790.77	REBAR NO CAP	3399964.399	1636257.306
2161007	3,400,782.24	1,636,415.35	6,864.77	40° 39' 34.58" N	111° 30' 58.64" W	6,813.84	BRASS MON	3399705.844	1635897.403
2161008	3,400,740.95	1,636,343.22	6,866.46	40° 39' 34.17" N	111° 30' 59.57" W	6,815.53	BRASS MON	3399664.57	1635825.296
2161020	3,400,604.54	1,636,508.78	6,857.21	40° 39' 32.83" N	111° 30' 57.43" W	6,806.28	CP NAIL WASHER MERIDIAN	3399528.2	1635990.799
2161021	3,401,813.50	1,636,184.66	6,864.72	40° 39' 44.77" N	111° 31' 01.63" W	6,813.78	REBAR NO CAP DAMAGED	3400736.779	1635666.784
2161022	3,401,900.52	1,636,898.92	6,826.45	40° 39' 45.63" N	111° 30' 52.37" W	6,775.50	BRASS MON	3400823.769	1636380.823
2161023	3,400,740.89	1,636,343.22	6,866.45	40° 39' 34.17" N	111° 30' 59.57" W	6,815.52	BRASS MON	3399664.513	1635825.295

RECEIVED

AUG 02 2018

PARK CITY
PLANNING DEPT.

DRAWN BY: FWH
FIELD CREW: JBJ
CHECKED BY: SNT
DATE: 3/09/18

CLIENT: PARK CITY, UTAH
DWG: SURVEY BASE COVER
JOB NO.: 6014-PCITY08-1B
SHEET NO.: 1 OF 6
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PARK CITY MUNICIPAL GOLF COURSE
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060
LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, AND THE A PORTION OF THE WEST HALF OF SECTION 9,
SALT LAKE BASE & MERIDIAN.

NO.	DATE	BY	REVISION

601 West 800 South
Salt Lake City, Utah 84111
Tel: (801) 487-8668 Fax: (801) 487-8668
www.wardeng.com

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981

PARK CITY - GOLF COURSE RECORD OF SURVEY

BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

A parcel of land lying and situate in the East half of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for which the Basis of Bearing is South 00°20'20" West a distance of 2640.85 feet measured between the found brass caps monumentalizing the East line of the Southeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian; being those portions of the East Half of Section 8 and the Southwest Quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian lying North and East of Three Kings Drive, South of Thayne Canyon Drive, South and West of Utah State Highway 224, North of Silver King Drive, and North and West of Empire Avenue less and excepting:

8. THENCE North 64° 14' 09" West a distance of 294.65 feet.
9. THENCE South 58° 30' 51" West a distance of 102.84 feet.
10. THENCE South 16° 50' 51" West a distance of 108.00 feet.
11. THENCE South 32° 53' 31" West a distance of 87.09 feet to the beginning of a 545.00 foot non-tangential curve to the left, (Radius point bears South 38°59'45" West) said point also being in the Northeasterly Right-of-Way line of Three Kings Drive

THENCE coincident with the Northeasterly Right-of-Way line of Three Kings Drive the following six (6) courses

1. Along said 545.00 foot curve to the left, an arc length of 58.06 feet through a central angle of 06° 06' 14", (chord bears North 54° 03' 21" West a distance of 58.03 feet).
2. THENCE North 57° 06' 29" West a distance of 39.07 feet to the beginning of a 630.00 foot radius curve to the right, (Radius point bears North 32°53'31" East)
3. THENCE along said 630.00 foot radius curve to the right, an arc length of 219.91 feet through a central angle of 19° 59' 59", (chord bears North 47° 06' 29" West a distance of 218.80 feet) to the beginning of a non-tangential 340.00 foot radius curve to the left. (Radius point bears South 52°53'30" West)
4. THENCE along said 340.00 foot radius curve to the left, an arc length of 83.08 feet through a central angle of 14° 00' 01", (chord bears North 44° 06' 31" West a distance of 82.87 feet) to a point of intersection with a non-tangential line.
5. THENCE North 51°06'26" West a distance of 141.13 feet to the beginning of a 575.00 radius curve to the right, (Radius point bears North 38°53'34" East)
6. THENCE along said 575.00 foot radius curve to the right, an arc length of 397.31 feet through a central angle of 39° 35' 24", (chord bears N 31° 18' 44" West a distance of 389.45 feet) to a point the Southerly boundary of Thayne Canyon No 5 Subdivision according to the official plat thereof, recorded July 25, 1993 as Entry No 384064, Official Records of Summit County.

THENCE coincident with the Southerly and Easterly boundary of Thayne Canyon No. 5 Subdivision the following four (4) courses

1. South 89° 54' 09" East a distance of 45.60 feet.
2. THENCE North 10° 35' 51" East a distance of 316.23 feet.
3. THENCE North 01° 05' 51" East a distance of 103.33 feet.
4. THENCE North 19° 54' 09" West a distance of 385.80 feet to the beginning of a 15.00 foot radius non-tangential curve to the right, (Radius point bears North 88°47'51" East) said point also being in the Southerly Right-of-Way line of Thayne Canyon Drive.

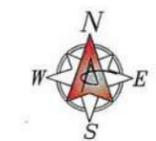
THENCE coincident with the Southerly Right-of-Way line of Thayne Canyon Drive the following three (3) courses:

1. Along said 15.00 foot radius curve to the right, an arc length of 21.44 feet through a central angle of 81° 53' 41", (chord bears North 39° 44' 41" East a distance of 19.66 feet) to a point of intersection with a non-tangential line.
2. THENCE North 80° 40' 51" East a distance of 622.59 feet to the beginning of a 175.00 foot radius curve to the right, (Radius point bears South 09°19'09" East)
3. THENCE along said 175.00 foot radius curve to the right, an arc length of 83.12 feet through a central angle of 27° 12' 53", (chord bears South 85° 42' 43" East a distance of 82.34 feet) to the Westerly boundary of Hotel Park City Condominium according to the official plat thereof, recorded October 7, 2004 as Entry No. 713087, Official Records of Summit County.

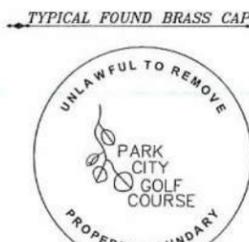
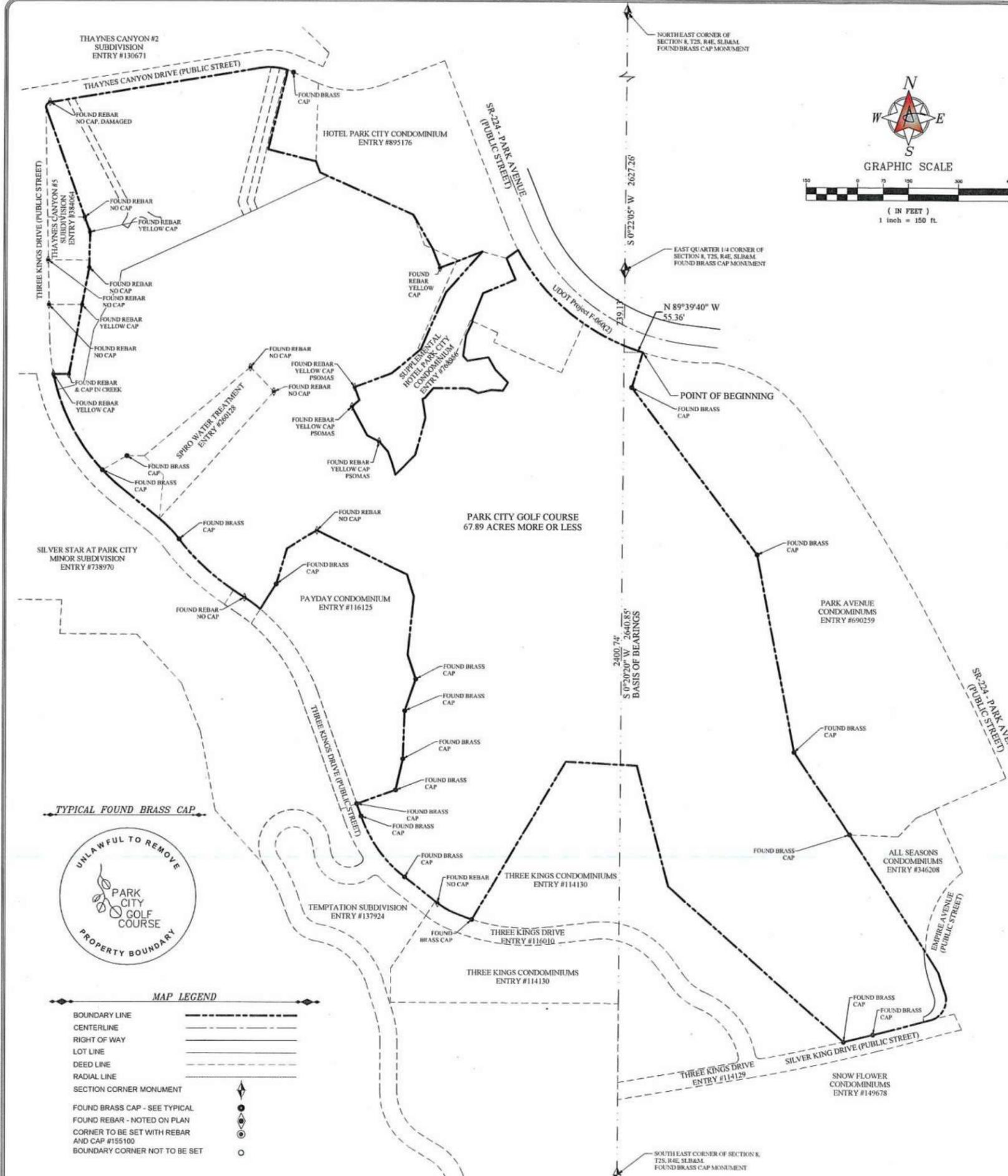
THENCE coincident with said boundary of Hotel Park City Condominium the following thirty-nine (39) courses

1. South 13° 45' 50" West a distance of 237.95 feet.
2. THENCE South 76° 13' 45" East a distance of 144.85 feet.
3. THENCE South 21° 10' 15" East a distance of 35.00 feet.
4. THENCE South 66° 08' 15" East a distance of 300.00 feet.
5. THENCE South 30° 42' 40" East a distance of 115.82 feet.
6. THENCE South 21° 10' 12" East a distance of 59.12 feet.
7. THENCE North 68° 53' 59" East a distance of 132.86 feet.
8. THENCE South 41° 45' 38" West a distance of 159.42 feet.
9. THENCE South 23° 51' 40" West a distance of 182.42 feet.
10. THENCE South 50° 12' 51" West a distance of 109.48 feet.
11. THENCE South 69° 28' 40" West a distance of 116.88 feet.
12. THENCE South 20° 15' 45" East a distance of 40.90 feet.
13. THENCE South 50° 13' 08" West a distance of 28.73 feet.
14. THENCE South 28° 23' 17" East a distance of 96.03 feet.
15. THENCE South 63° 59' 59" East a distance of 38.91 feet.
16. THENCE South 41° 50' 20" East a distance of 39.65 feet.
17. THENCE South 20° 15' 31" East a distance of 33.07 feet.
18. THENCE South 16° 53' 46" East a distance of 37.64 feet.
19. THENCE North 44° 21' 04" East a distance of 81.68 feet.
20. THENCE North 15° 33' 02" East a distance of 112.57 feet.
21. THENCE North 09° 31' 39" West a distance of 55.38 feet.
22. THENCE North 68° 17' 35" East a distance of 7.81 feet.
23. THENCE North 40° 51' 29" East a distance of 38.29 feet.
24. THENCE South 89° 30' 22" East a distance of 102.04 feet.
25. THENCE South 66° 04' 58" East a distance of 31.66 feet.
26. THENCE North 76° 52' 28" East a distance of 38.40 feet.
27. THENCE South 87° 00' 10" East a distance of 35.17 feet.
28. THENCE North 32° 38' 40" East a distance of 27.88 feet.
29. THENCE North 44° 32' 09" West a distance of 54.80 feet.
30. THENCE North 30° 00' 24" West a distance of 39.88 feet.
31. THENCE South 80° 23' 25" West a distance of 62.07 feet.
32. THENCE North 41° 40' 32" West a distance of 18.57 feet.
33. THENCE North 07° 52' 02" East a distance of 60.33 feet.
34. THENCE North 25° 03' 09" East a distance of 45.52 feet.
35. THENCE North 66° 08' 15" West a distance of 2.19 feet.
36. THENCE North 21° 33' 29" East a distance of 87.31 feet.
37. THENCE North 67° 26' 11" East a distance of 103.80 feet.
38. THENCE North 23° 47' 36" West a distance of 68.02 feet.
39. THENCE North 54° 40' 54" East a distance of 42.19 feet to the Southerly Right-of-Way line of Utah State Highway 224 and the beginning of a 623.70 foot non-tangential curve to the left, (Radius point bears North 61°41'0" East)

THENCE along said Right-of-Way and said 623.70 foot radius curve to the left, an arc length of 484.41 feet through a central angle of 44° 29' 00", (chord bears South 51° 00' 50" East a distance of 472.33 feet) more or less to the point of beginning
The above described parcel contain 67.89 acres more or less.



GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.



MAP LEGEND

BOUNDARY LINE	---
CENTERLINE	---
RIGHT OF WAY	---
LOT LINE	---
DEED LINE	---
RADIAL LINE	---
SECTION CORNER MONUMENT	⬆
FOUND BRASS CAP - SEE TYPICAL	●
FOUND REBAR - NOTED ON PLAN	⊙
CORNER TO BE SET WITH REBAR AND CAP #155100	⊙
BOUNDARY CORNER NOT TO BE SET	○

Exception Parcel 1
All of Park Avenue Condominiums according to the official plat thereof, recorded February 27, 2004 as Entry No. 690259 Official Records of Summit County.

Exception Parcel 2
All of All Seasons Condominiums according to the official plat thereof, recorded September 3, 1991 as Entry No 346208, Official Records of Summit County

Exception Parcel 3
All of Three Kings Condominium according to the official plat thereof, recorded October 5, 1971 as Entry No 114130, Official Records of Summit County

Exception Parcel 4
All of Payday Condominiums, a Utah Condominium Project, as the same are identified and established in the Record of Survey Map recorded May 30, 1972 as Entry No. 116007 and re-recorded June 8, 1972 as Entry No. 116125 and the Condominium Declaration recorded May 30, 1972 as Entry No. 116008 in Book M38 at Page 467 and re-recorded June 8, 1972 as Entry No. 116126 in Book M39 at Page 1 of the official records in the office of the Summit County Recorder.

Exception Parcel 5
All of Thayne Canyon No 5 Subdivision according to the official plat thereof, recorded July 25, 1993 as Entry No 384064, Official Records of Summit County

Exception Parcel 6
All of the Hotel Park City Condominium Project and the Hotel Park City Residential Condominium Project, a Utah Condominium Project, as the same are identified and established in the Record of Survey Map recorded October 9, 2004 as Entry No. 713087, and the Supplemental Record of Survey Map recorded February 15, 2006 as Entry No. 768956, Official Records of Summit County

More particularly described as follows:
Beginning at a point in the Southerly Right-of-Way line of Utah State Highway 224, said point being South 00°20'20" West a distance of 239.13 feet along the East line of the Southeast Quarter of said Section 8, and North 89°39'40" West a distance of 55.36 feet from the Northeast Corner of the Southeast Quarter of said Section 8. Said point also being on the Westerly boundary of Park Avenue Condominiums according to the official plat thereof, recorded February 27, 2004 as Entry No. 690259 Official Records of Summit County.

THENCE coincident with the Westerly boundary of said Park Avenue Condominiums the following four (4) courses

1. South 17°41'59" West 107.35 feet
2. THENCE South 37°09'09" East 610.00 feet
3. THENCE South 10°54'09" East 587.45 feet
4. THENCE South 33°54'09" East 290.00 feet

THENCE coincident with the Westerly boundary of All Seasons Condominiums according to the official plat thereof, recorded September 3, 1991 as Entry No 346208, Official Records of Summit County, South 33° 18' 30" East a distance of 482.11 feet to a point on a 585.32 foot non-tangential curve to the left (Radius point bears North 74°07'48" East), said point also being in the Northerly intersection and Right-of-way lines of Empire Avenue and Silver King Drive.

THENCE coincident with the Northerly Right-of-Way line of Silver King Drive the following four (4) courses

1. Along said 585.32 foot radius curve to the left, an arc length of 59.05 feet through a central angle of 05° 46' 49", (chord bears South 18° 45' 37" East a distance of 59.02 feet) to the beginning of a 60.00 foot radius, non-tangential curve to the right. (Radius point bears South 68°20'57" West)
2. THENCE along said 60.00 foot radius curve to the right, an arc length of 102.00 feet through a central angle of 97° 24' 10", (chord bears South 27° 03' 02" West a distance of 90.15 feet).
3. THENCE South 75° 45' 09" West a distance of 179.37 feet to the beginning of a 4657.00 foot radius curve to the right (Radius point bears North 14°14'51" West)
4. THENCE along said 4657.00 foot radius curve to the right, an arc length of 88.71 feet through a central angle of 01° 05' 29", (chord bears South 76° 17' 53" West a distance of 88.71 feet) to a point on the Northerly boundary of Three Kings Condominium according to the official plat thereof, recorded October 5, 1971 as Entry No 114130, Official Records of Summit County

THENCE coincident with said Northerly boundary of Three Kings Condominium, the following four (4) courses

1. North 48° 41' 26" West a distance of 683.93 feet.
2. THENCE North 14° 35' 00" West a distance of 364.00 feet.
3. THENCE North 87° 06' 46" West a distance of 208.00 feet.
4. THENCE South 30° 44' 09" West a distance of 536.96 feet to the beginning of a 543.50 foot non-tangential curve to the right, (Radius point bears North 17°23'39" East) said point also being in the Northeasterly Right-of-Way line of Three Kings Drive

THENCE coincident with the Northeasterly Right-of-Way line of Three Kings Drive the following five (5) courses

1. Along said 543.50 foot radius curve to the right, an arc length of 55.81 feet through a central angle of 05°53' 01", (chord bears North 69° 39' 51" West a distance of 55.79 feet) to the beginning of a 219.50 foot radius non-tangential curve to the right. (Radius point bears North 23°16'39" East)
2. THENCE along said 219.50 foot radius curve to the right, an arc length of 55.80 feet through a central angle of 14° 33' 55", (chord bears North 59° 26' 23" West a distance of 55.65 feet).
3. THENCE North 52° 09' 23" West a distance of 123.14 feet to the beginning of a 389.15 foot radius curve to the right, (Radius point bears North 37°50'39" East)
4. THENCE along said 389.15 foot radius curve to the right, an arc length of 221.27 feet through a central angle of 32° 34' 42", (chord bears North 35° 52' 00" West a distance of 218.30 feet).
5. THENCE North 19° 34' 39" West a distance of 38.43 feet to a point on the Southerly boundary of Payday Condominium according to the official plat thereof, recorded June 2, 1972 as Entry No 116125, Official Records of Summit County.

THENCE coincident with said Southerly boundary of Payday Condominium the following eleven (11) courses

1. North 70° 25' 21" East a distance of 121.00 feet.
2. THENCE North 12° 30' 51" East a distance of 93.00 feet.
3. THENCE North 02° 05' 51" East a distance of 141.00 feet.
4. THENCE North 19° 05' 51" East a distance of 98.00 feet.
5. THENCE North 18° 34' 09" West a distance of 75.00 feet.
6. THENCE North 05° 45' 51" East a distance of 171.00 feet.
7. THENCE North 17° 14' 09" West a distance of 67.00 feet.

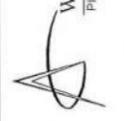
DRAWN BY: FWJH
FIELD CREW: JRJ
CHECKED BY: SNT
DATE: 3/09/18

CLIENT: PARK CITY, UTAH
DWG: SURVEY BASE COURSE
JOB NO: 6814-PCITY08-18
DRAWING IS REDUCED IF LESS THAN 27.5" DIMENSION AND NOTE TAKE PRECEDENCE OVER SCALE.

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PARK CITY MUNICIPAL GOLF COURSE
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060
LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, AND THE A PORTION OF THE WEST HALF OF SECTION 9, SALT LAKE BASE & MERIDIAN.

NO.	DATE	BY	REVISIONS

311 West 800 South
Salt Lake City, UT 84119
tel: (801) 487-8000
fax: (801) 487-8608
www.wardengr.com



PARK CITY - GOLF COURSE RECORD OF SURVEY

BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

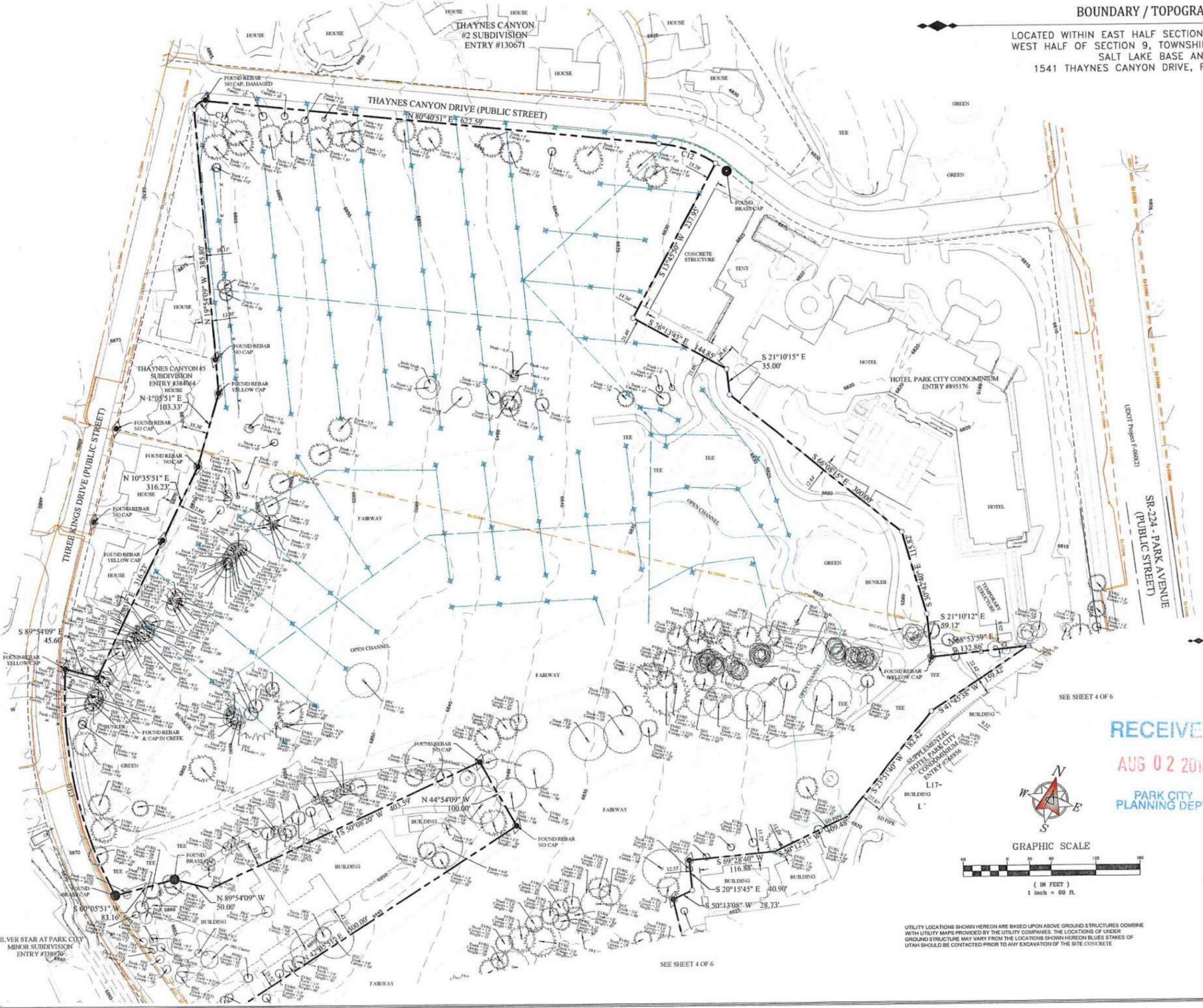
DRAWN BY: FWH
FIELD CREW: JRJ
CHECKED BY: SNT
DATE: 3/09/18

CLIENT: PARK CITY, UTAH
DWG: SURVEY BASE COVER
JOB NO: 8814-PCITY08-18
DRAWING IS PREPARED IF LESS THAN 32" X 44" DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PARK CITY MUNICIPAL GOLF COURSE
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060
LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, AND THE A PORTION OF THE WEST HALF OF SECTION 9, SALT LAKE BASE & MERIDIAN.

Curve #	Length	Radius	Delta	Chord	Length
C7	58.06	545.00	6°06'14"	N54°03'21.28"W	58.03
CK	219.91	630.00	20°00'00"	S47°00'29.61"E	218.80
C9	83.08	340.00	14°00'01"	N44°00'36.58"W	82.87
C10	318.97	575.00	31°47'01"	S27°24'32.69"E	314.90
C11	21.44	15.00	81°53'41"	S39°44'41.21"W	19.66
C12	83.12	175.00	27°12'53"	N85°42'42.68"W	82.34
C13	484.41	623.70	44°30'00"	S51°00'49.66"E	472.33
C1	59.85	583.32	5°46'40"	S88°45'36.88"E	59.02
C2	102.00	60.00	97°24'10"	N27°03'01.72"E	90.15
C3	38.71	4657.80	1°05'29"	N76°17'53.17"E	38.71
C4	55.81	543.50	5°53'01"	S69°39'51.09"E	55.79
C5	55.80	219.50	14°33'55"	S59°20'23.09"E	55.85
C6	221.27	388.15	32°34'42"	S35°52'00.47"E	218.30

Line #	Length	Direction
L1	33.07	S20°15'30.75"E
L2	37.64	S16°57'45.75"E
L3	81.68	N44°21'04.25"E
L4	55.38	N9°31'38.75"W
L5	7.81	S68°17'35.25"E
L6	38.29	N40°51'29.25"W
L7	31.66	S66°04'57.75"E
L8	38.40	N76°52'28.25"E
L9	35.17	S87°00'09.75"E
L10	27.88	S32°38'46.25"E
L11	54.80	N44°32'08.75"W
L12	39.88	N30°00'23.75"W
L13	62.07	S80°23'25.25"W
L14	18.97	N41°40'31.75"W
L15	60.33	N77°52'02.25"E
L16	45.52	N25°07'09.25"E
L17	2.19	N66°08'14.75"W
L18	87.31	S21°33'29.25"E
L19	103.80	S67°20'11.25"E
L20	68.02	N23°47'35.88"W
L21	42.19	N54°40'54.25"E



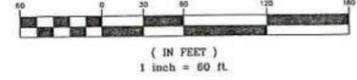
MAP LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- RADIAL LINE
- FENCE LINE (CHAINLINK)
- CONCRETE
- ASPHALT
- OVERHEAD POWER LINE
- SECTION CORNER MONUMENT
- FOUND BRASS CAP - SEE TYPICAL
- FOUND REBAR - NOTED ON PLAN
- CORNER TO BE SET WITH REBAR AND CAP #15S100
- BOUNDARY CORNER NOT TO BE SET
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- GAS METER
- POWER METER
- MAJOR CONTOUR
- MINOR CONTOUR

RECEIVED
AUG 02 2018
PARK CITY PLANNING DEPT.



GRAPHIC SCALE



UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES COMBINE WITH UTILITY MAPS PROVIDED BY THE UTILITY COMPANIES. THE LOCATIONS OF UNDER GROUND STRUCTURE MAY VARY FROM THE LOCATIONS SHOWN HEREON BLUES STAKES OF UTAH SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION OF THE SITE CONCRETE

NOTE: CONTOURS ARE SHOWN IN 1' INTERVALS

© Park City Council/Cad/CAD Survey/Sheeting Jul 13, 2018 - 4:51 pm

SILVER STAR AT PARK CITY
MINOR SUBDIVISION
ENTRY #138970

SEE SHEET 4 OF 6

SEE SHEET 4 OF 6

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981

PARK CITY - GOLF COURSE RECORD OF SURVEY

BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

DRAWN BY: FWH
FIELD CREW: JRJ
CHECKED BY: SST
DATE: 3/09/18

CLIENT: PARK CITY, UTAH
DWC: SURVEY BASE COVER
JOB No: 8814-PCTY08-18
DRAWING IS REDUCED IF LESS THAN 27"x36"
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PARK CITY MUNICIPAL GOLF COURSE
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060
LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, AND THE A PORTION OF THE WEST HALF OF SECTION 9,
SALT LAKE BASE & MERIDIAN.

Curve #	Length	Radius	Delta	Chord	Length
C7	58.06	545.00	6°06'14"	N54°03'21.28"W	58.03
C8	219.91	630.00	20°00'00"	S37°06'29.61"E	218.80
C9	83.08	340.00	14°00'01"	N44°00'30.58"W	82.87
C10	318.97	575.00	31°47'01"	S27°24'32.69"E	314.90
C11	21.44	15.00	81°53'41"	S39°44'42.17"W	19.66
C12	83.12	175.00	27°12'53"	N85°42'42.68"W	82.34
C13	484.41	623.70	44°30'00"	S51°08'49.66"E	472.33
C1	39.85	585.32	5°46'49"	S18°45'36.88"E	39.82
C2	102.00	60.00	97°24'00"	N27°03'01.72"E	90.15
C3	68.71	4657.00	1°05'29"	N76°17'53.17"E	68.71
C4	55.81	543.50	5°53'01"	S69°39'51.09"E	55.79
C5	55.80	219.50	14°33'55"	S39°26'23.09"E	55.65
C6	221.27	389.15	32°34'42"	S35°52'00.47"E	218.30

Line #	Length	Direction
L1	33.07	S20°15'30.75"E
L2	37.64	S16°57'43.75"E
L3	81.68	N44°21'04.25"E
L4	55.38	S0°31'38.75"W
L5	7.81	N68°17'35.25"E
L6	38.29	N80°51'29.25"E
L7	31.66	S66°04'57.75"E
L8	38.40	N76°52'28.25"E
L9	35.17	S87°00'09.75"E
L10	27.88	N32°38'40.25"E
L11	54.80	N44°32'08.75"W
L12	39.88	N30°00'23.75"W
L13	62.07	S80°22'25.25"W
L14	18.97	N41°40'31.75"W
L15	60.33	N7°32'02.25"E
L16	45.52	N25°03'09.25"E
L17	2.19	N66°08'14.75"W
L18	87.31	N21°33'29.25"E
L19	103.88	N67°26'11.25"E
L20	68.02	N23°47'35.88"W
L21	42.19	N54°40'54.25"E

MAP LEGEND

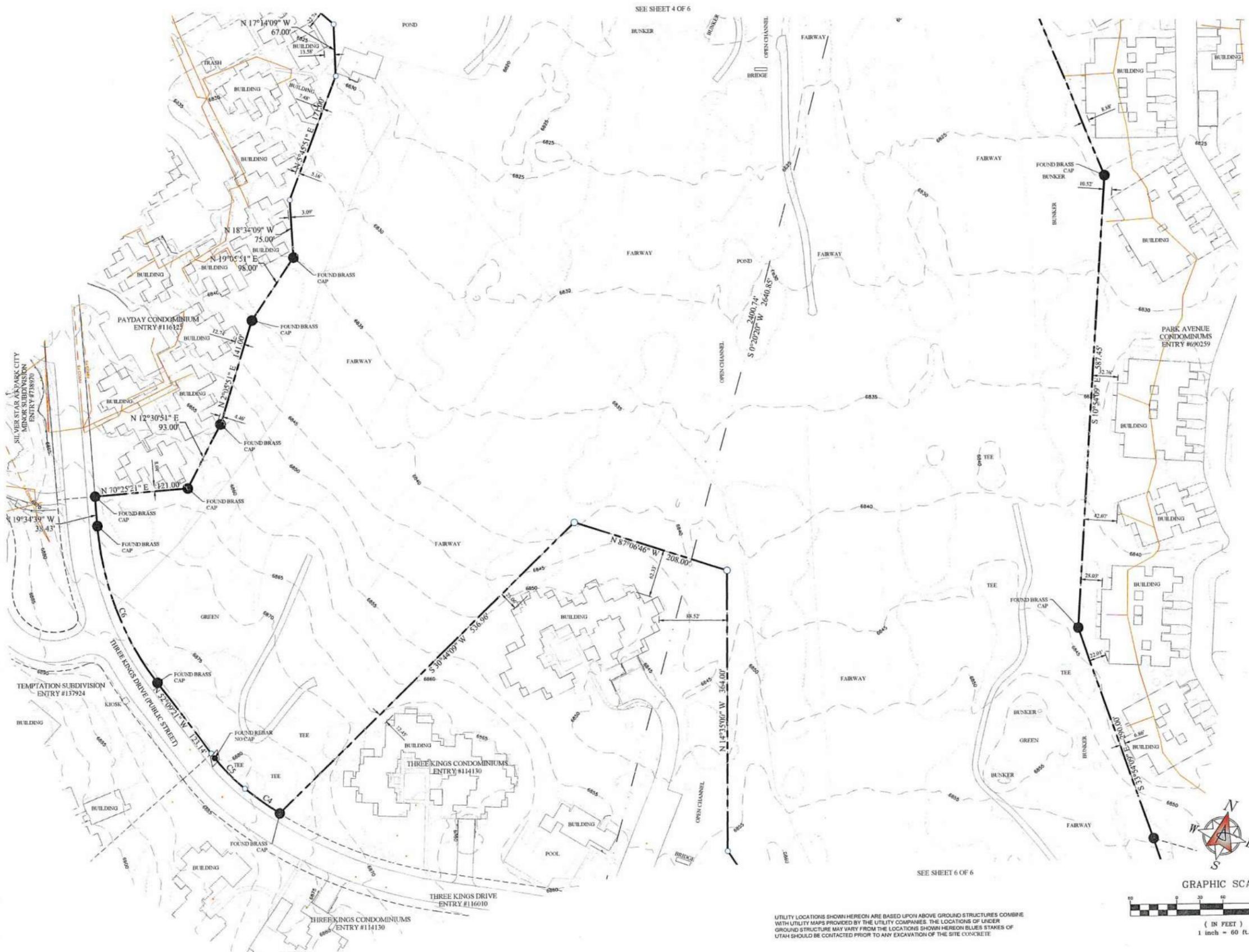
- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- RADIAL LINE
- FENCE LINE (CHAINLINK)
- CONCRETE
- ASPHALT
- OVERHEAD POWER LINE
- SECTION CORNER MONUMENT
- FOUND BRASS CAP - SEE TYPICAL
- FOUND REBAR - NOTED ON PLAN
- CORNER TO BE SET WITH REBAR AND CAP #155100
- BOUNDARY CORNER NOT TO BE SET
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- GAS METER
- POWER METER
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
CONTOURS ARE SHOWN IN 1' INTERVALS

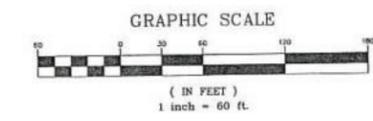
RECEIVED
AUG 02 2018
PARK CITY PLANNING DEPT.

1st (801) 487-9040 231 West 800 South
2nd (801) 487-9040 5th Lake City, Utah 84101
www.wardeng.com

Ward Engineering Group
Planning • Engineering • Surveying
Since 1951



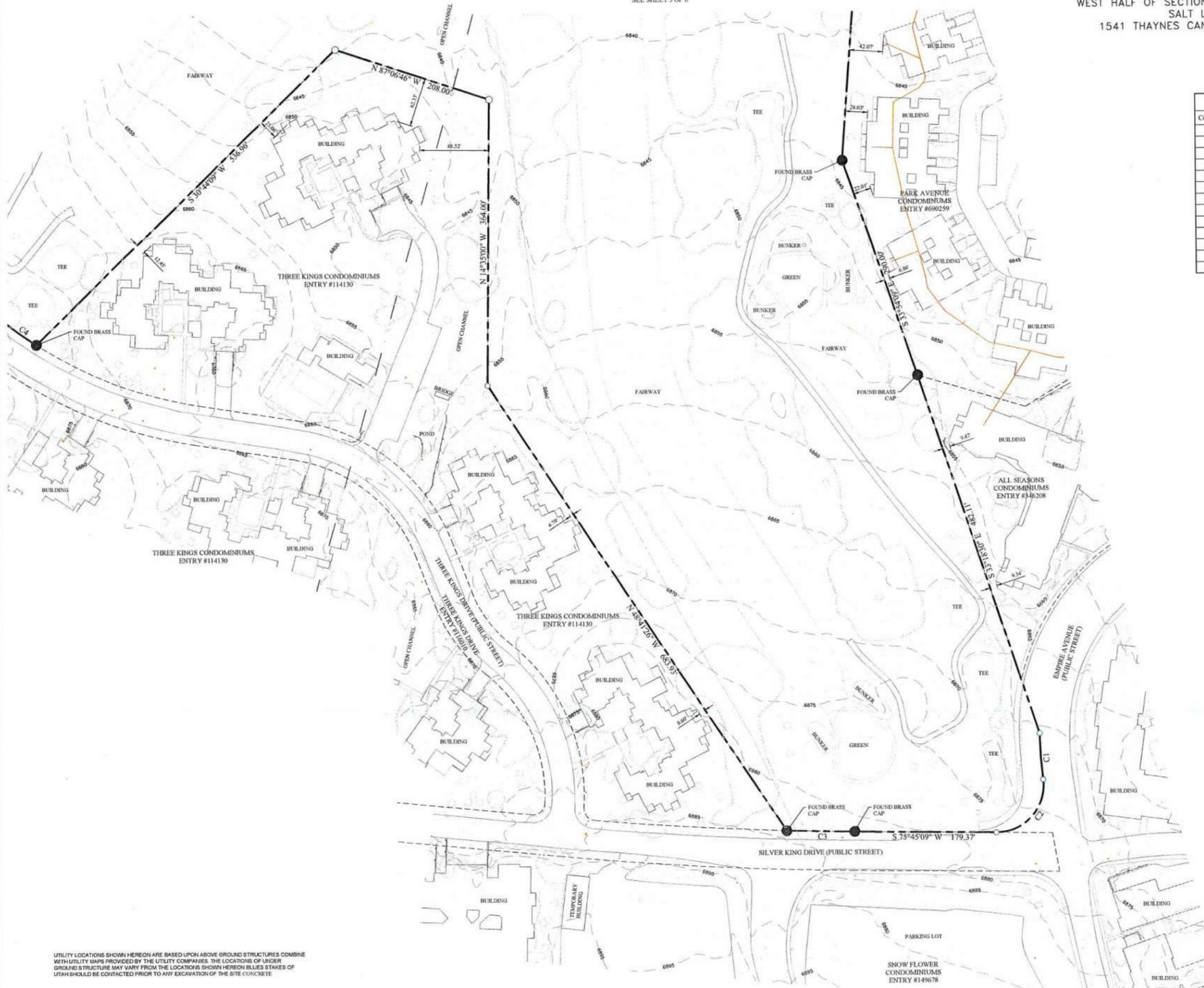
UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES COMBINE WITH UTILITY MAPS PROVIDED BY THE UTILITY COMPANIES. THE LOCATIONS OF UNDER GROUND STRUCTURE MAY VARY FROM THE LOCATIONS SHOWN HEREON. BLUES STAKES OF UTAH SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION OF THE SITE CONCRETE



PARK CITY - GOLF COURSE RECORD OF SURVEY BOUNDARY / TOPOGRAPHIC SURVEY

LOCATED WITHIN EAST HALF SECTION 8 AND A PORTION OF THE
WEST HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060

SEE SHEET 5 OF 6



Curve #	Length	Radius	Delta	Chord	Length
C7	58.06	545.00	6°06'14"	N54° 07' 21.28"W	58.03
C8	219.91	630.00	20°50'09"	S47° 06' 29.61"E	218.80
C9	83.08	340.00	14°00'01"	N44° 06' 30.50"W	82.87
C10	318.97	575.00	31°47'01"	S27° 24' 32.69"E	314.90
C11	21.44	15.00	81°53'41"	S39° 44' 41.21"W	19.66
C12	83.12	175.00	27°12'53"	N85° 47' 42.68"W	83.34
C13	484.41	623.70	44°30'00"	S51° 09' 49.66"E	472.33
C1	59.05	583.32	5°48'49"	S18° 49' 36.88"E	59.02
C2	102.00	60.00	97°24'10"	N27° 03' 01.72"E	90.13
C3	88.71	4657.00	1°05'29"	N76° 17' 53.17"E	88.71
C4	55.81	543.50	5°53'01"	S69° 39' 51.09"E	55.79
C5	55.80	219.50	14°33'55"	S39° 26' 23.09"E	55.65
C6	221.27	389.15	32°34'42"	S35° 52' 00.47"E	218.30

Line #	Length	Direction
L1	33.07	S20° 13' 30.75"E
L2	37.64	S16° 53' 45.75"E
L3	91.68	N44° 21' 04.25"E
L4	55.38	N0° 21' 36.75"W
L5	7.81	N68° 17' 35.25"E
L6	38.29	N40° 51' 29.25"E
L7	31.66	S66° 04' 57.75"E
L8	38.49	N76° 52' 28.25"E
L9	33.17	S87° 00' 09.75"E
L10	27.88	N32° 38' 40.25"E
L11	54.80	N44° 32' 08.75"W
L12	39.88	N30° 00' 23.75"W
L13	62.07	S80° 23' 25.25"W
L14	18.97	N41° 40' 31.75"W
L15	60.33	N7° 52' 02.25"E
L16	45.52	N25° 07' 09.25"E
L17	2.19	N66° 08' 14.75"W
L18	87.31	N21° 33' 29.25"E
L19	103.80	N67° 26' 11.25"E
L20	68.02	S23° 47' 35.88"W
L21	42.19	N54° 40' 54.25"E

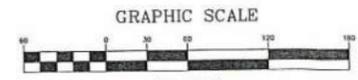
MAP LEGEND

- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- RADIAL LINE
- FENCE LINE (CHAINLINK)
- CONCRETE
- ASPHALT
- OVERHEAD POWER LINE
- SECTION CORNER MONUMENT
- FOUND BRASS CAP - SEE TYPICAL
- FOUND REBAR - NOTED ON PLAN
- CORNER TO BE SET WITH REBAR AND CAP #155100
- BOUNDARY CORNER NOT TO BE SET
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- GAS METER
- POWER METER
- MAJOR CONTOUR
- MINOR CONTOUR

RECEIVED

AUG 02 2018

PARK CITY
PLANNING DEPT.



UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES COMBINE WITH UTILITY MAPS PROVIDED BY THE UTILITY COMPANIES. THE LOCATIONS OF UNDER GROUND STRUCTURE MAY VARY FROM THE LOCATIONS SHOWN HEREON. BLUES STAKES OF UTAH SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION OF THE SITE CONCRETE

DRAWN BY: FWH
FIELD CREW: JRI
CHECKED BY: SNT
DATE: 3/09/18

CLIENT: PARK CITY, UTAH
DWG: SURVEY BASE COURSE
JOB No: 0814-PCITY08-18
JOB No: 0814-PCITY08-18
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE

**BOUNDARY AND TOPOGRAPHIC SURVEY OF
PARK CITY MUNICIPAL GOLF COURSE**
1541 THAYNES CANYON DRIVE, PARK CITY, UTAH 84060
LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, AND THE A PORTION OF THE WEST HALF OF SECTION 9,
SALT LAKE BASE & MERIDIAN

No.	DATE	BY	REVISIONS

231 West 800 South
Salt Lake City, Utah 84111
tel (801) 487-8640
fax (801) 487-8668
www.wardeng.com

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981



Public Utilities

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

August 03, 2018

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

Dear Mr. Erickson,

The applicant requests review of the Park City Back Nine Subdivision Plat application. Park City Municipal Corporation intends to create a new subdivision encompassing the entire back nine holes of the Park City Golf Club. The proposed subdivision plat will support two major projects within the area, where no subdivision plat currently exists. Park City intends to reconstruct its existing Spiro Water Treatment Plant located on the golf course. The Water Treatment Plant reconstruction project will displace the existing Parks and Golf Department's operational facilities, thereby requiring a new Golf Maintenance Facility be constructed on the newly created Back Nine Subdivision. For more information regarding the 3Kings Water Treatment Plant or Golf Maintenance Facility projects please refer to each project's respective Conditional Use Permit (CUP) Application documents. The proposed subdivision includes two lots, one lot for the 3Kings Water Treatment Plant and a second lot for the Golf Maintenance Facility, totaling 67.89 acres. The property is owned in its entirety by Park City Municipal Corporation and is currently zoned as Recreation Open Space (ROS) and is not proposed to change as part of this plat.

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

1. Certified Topographical Boundary Survey (24" x 36" and PDF) of the existing site prepared by Ward Engineering Group with two foot contours which includes the following:
 - o Survey reflects current conditions
 - o Existing grades referenced to USGS elevations
 - o Existing utility locations
 - o Existing vegetation, size, and botanical name noted
 - o Building footprint(s) of all existing structures and improvements on site
 - o Drainage facilities
 - o On and offsite circulation and parking
 - o Existing physical encroachments on and off-site
 - o All structures within 20' of subject property
2. Proposed Plat (2 copies 24" x 36" and PDF) prepared by Ward Engineering Group, including signatures blocks, site location map, zoning map, USGS map, owner's dedication and consent of record, surveyor's certification, boundary description, legal description, scale and north arrow.

RECEIVED
AUG 02 2018
PARK CITY
PLANNING DEPT.



Public Utilities

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

3. Four (4) photographic panoramic views of the existing property showing the site from the perimeter of the property at 90 degree intervals.
4. Current aerial photo (24" x 36" and PDF) with existing lot lines depicting the subject site in relation to the surrounding property (within 500' of subject property)
5. One set of reduced (11" x 17") copies of the survey, plat, and aerial photo
6. Current Title Report
7. List of Property Owners within 300 ft. of the proposed Subdivision

Please contact me for additional information or clarification.

Regards,

Park City Public Utilities Department

Roger McClain

Public Utilities Engineering Manager

RECEIVED

AUG 02 2018

**PARK CITY
PLANNING DEPT.**



PCMG



500ft Buffer RECEIVED
 Parcels AUG 02 2018



Parcel Ownership 500ft From Back 9 Golf Course

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

Park City Public Utilities
 1053 Iron Horse Dr.
 Park City, UT 84060 435-615-5335
 7/10/2018



Back Nine Subdivision

Photographic Panorama View from the North



Google earth

Image Landsat / Copernicus

600 ft



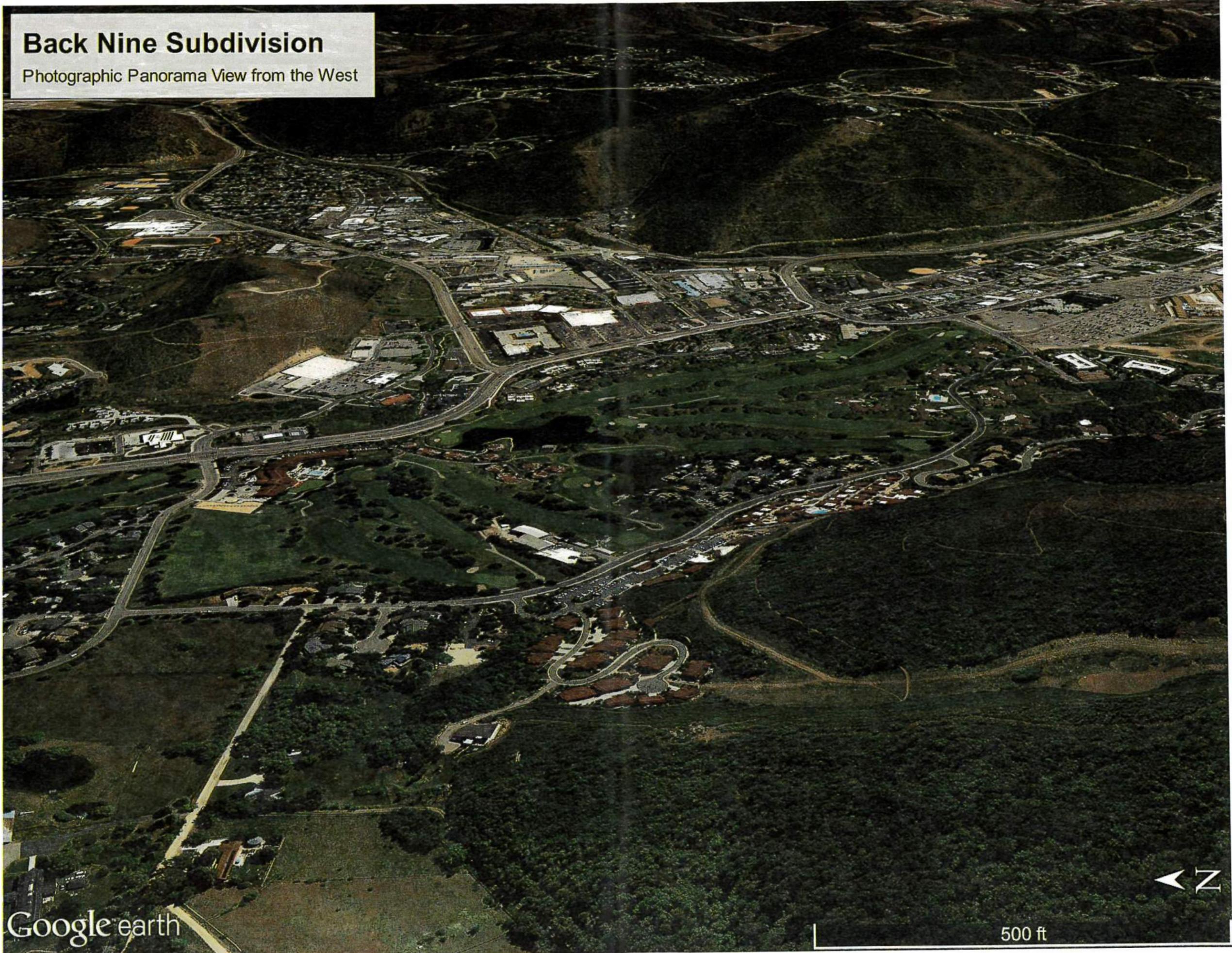
RECEIVED

AUG 02 2018

PARK CITY
PLANNING DEPT.

Back Nine Subdivision

Photographic Panorama View from the West



Google earth

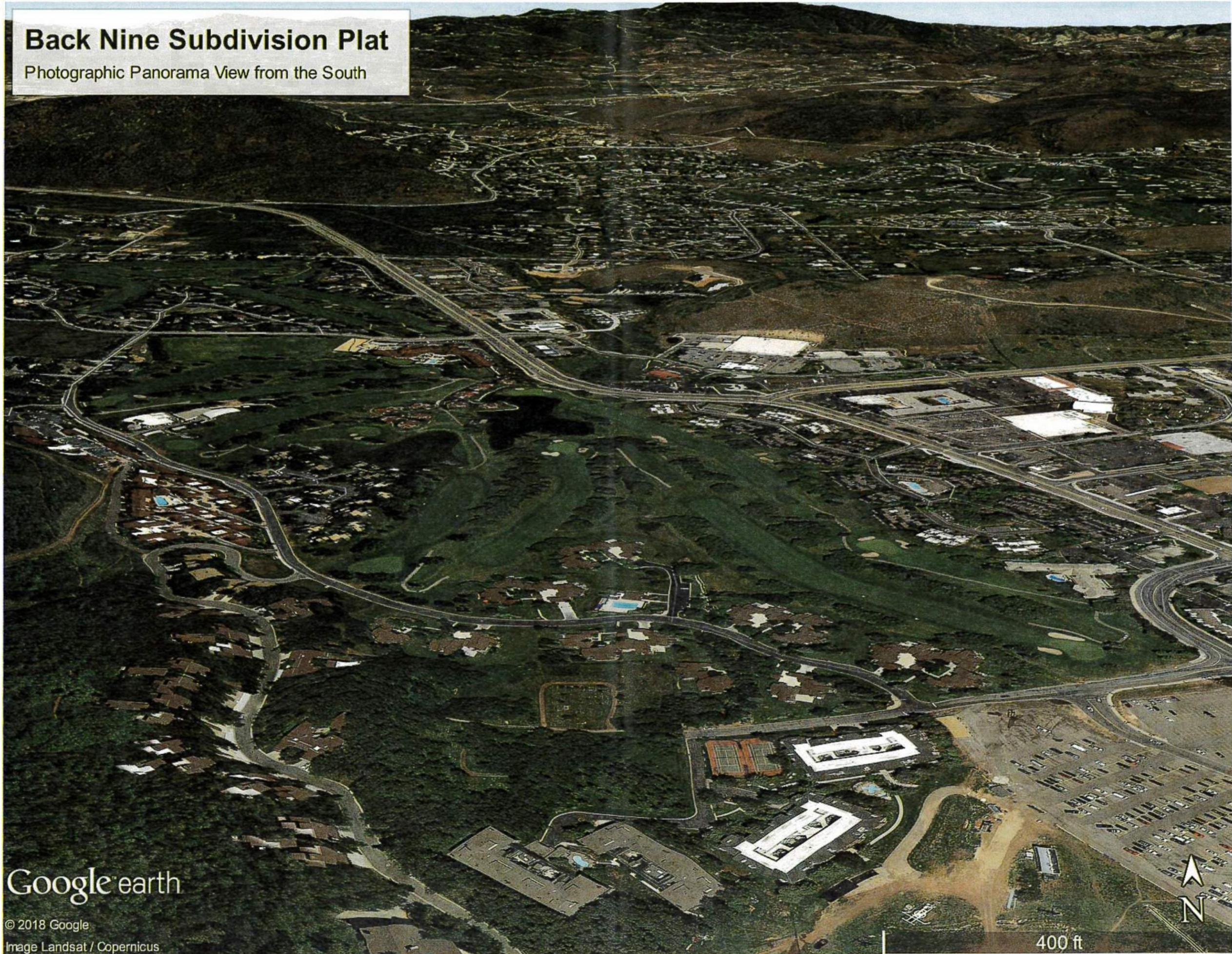
500 ft



RECEIVED
AUG 02 2016
PARK CITY
PLANNING DEPT.

Back Nine Subdivision Plat

Photographic Panorama View from the South



Google earth

© 2018 Google

Image Landsat / Copernicus

400 ft



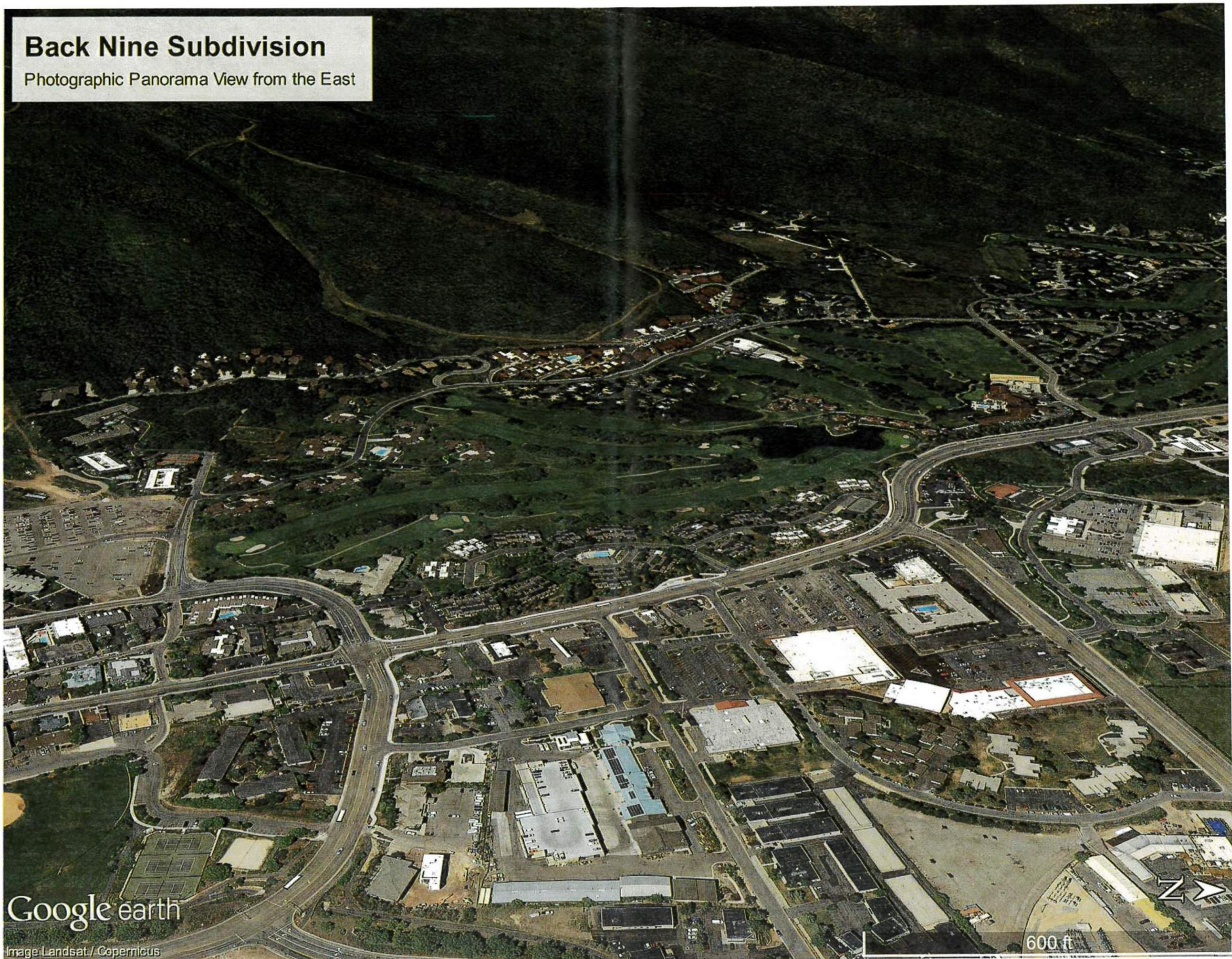
RECEIVED

AUG 02 2018

PARK CITY
PLANNING DEPT.

Back Nine Subdivision

Photographic Panorama View from the East



Google earth

Image Landsat / Copernicus

600 ft

RECEIVED

AUG 02 2018

PARK CITY
PLANNING DEPT.

Planning Commission Staff Report



Subject: 1884 Three Kings Drive
3Kings Water Treatment Plant

Author: Tippe Morlan, Planner

Date: October 24, 2018

Type of Item: Administrative – MPD and CUP for a Water Treatment Plant

Project Number:	PL-18-03941
Applicant:	Park City Water District/Park City Municipal Corporation Public Works
Location:	1884 Three Kings Drive
Zoning:	Recreation and Open Space (ROS)
Adjacent Land Uses:	Residential condominiums and single-family dwellings and Park City Golf Course
Reason for Review:	Master Planned Developments (MPDs) and Conditional Use Permits (CUPs) require a public hearing and final approval by the Planning Commission.

Summary Recommendations

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

Disclosure: Park City Municipal is the property owner and applicant, and is represented by the Water and Golf departments.

Proposal

This application is a request for a Master Planned Development (MPD) and a Conditional Use Permit (CUP) to allow a new water treatment plant to replace the existing City owned and operated Spiro water treatment facility on the premises of the Park City Golf Course. This is classified as an essential municipal public utility use, facility, service, or structure greater than 600 square feet, which is a conditional use in the ROS zone.

Background

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

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

June 20, 1986 – The Planning Commission approved the original Conditional Use Permit for the Spiro water treatment plant.

June 20, 1986 – The Planning Commission approved a Conditional Use Permit for a Parks/Golf Course Maintenance Building at this site, adjacent to the existing Spiro water treatment plant.

August 25, 2004 – The existing Conditional Use Permit for the Spiro water treatment plant was modified by the Planning Commission in order to accommodate a 510 square foot addition and a 200,000 gallon underground water tank.

August 16, 2018 – The City received a complete Conditional Use Permit application for the golf maintenance facility to be located at 1884 Three Kings Drive.

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

August 22, 2018 – The Planning Commission approved a Conditional Use Permit for a new Golf Maintenance Facility to be located north of the water treatment plant on the subject property between the existing driving range and Hole 10 of the Park City Golf Course.

Purpose

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

Analysis

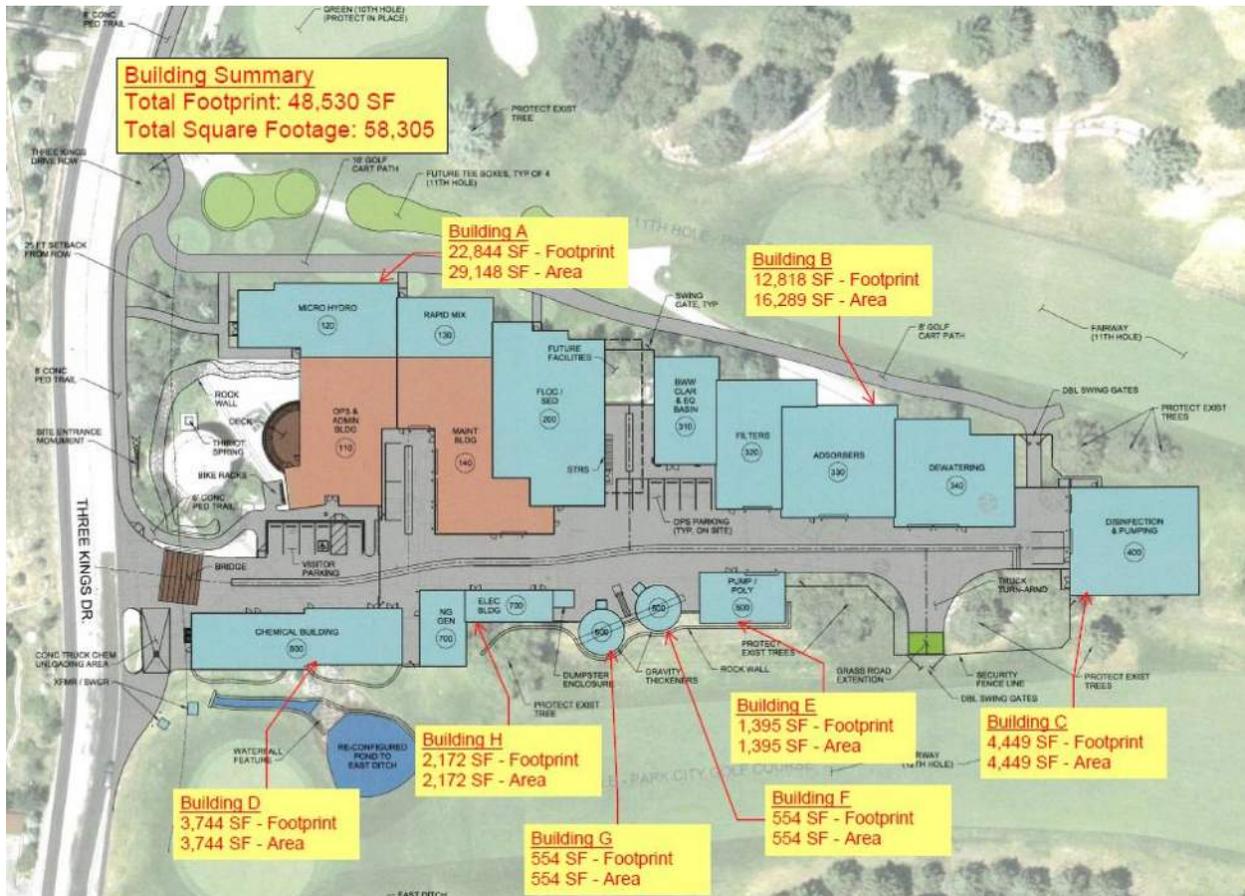
The proposed 3Kings water treatment plant is an essential public facility intended to replace the Spiro water treatment plant. The existing facility will be demolished to make way for the new facility. An essential municipal public utility use, facility, service, or structure greater than 600 square feet is classified as a Conditional Use in the Recreation and Open Space (ROS) Zone District. The Public Works employees housed at this location will be permanently moved to another City office. This will result in a net decrease in the number of employees working at this location.

The proposed facility sits on the Park City Golf Course property 67.89 acres in size. The entire property is undergoing a 1-lot subdivision, the Park City Back Nine Subdivision, concurrent with this application. The lot is bordered by Three Kings Drive to the west, State Highway 224 to the east, Thaynes Canyon Drive to the north, and Silver King Drive/Empire Avenue to the south.

The proposed project encompasses 8 buildings and all related improvements to the site. All structures amount to a total of 58,305 square feet of gross floor area with a footprint of 48,530 square feet. The functions of the structures are as follows:

- Building A – Operations, Administration, Micro-hydro/Rapid Mixing, Maintenance, Flocculation/Sedimentation
- Building B – Backwash Waste Clarification, Filtration, Adsorption, Dewatering/Solids Handling

- Building C – Disinfection/Pumping
- Building D – Chemical Storage
- Building E – Polymer Storage
- Buildings F & G – Gravity Thickener
- Building H – Electrical/Standby Generator



Improvements needed in order to complete this project include the construction of the buildings, structures, associated utilities, golf course pond improvements, and Spiro Tunnel reconstruction that will be constructed in accordance with City approved construction drawings.

Existing Conditions

The overall existing site includes the Spiro water treatment plant and covered parking, Park City Golf operations and storage, the current golf maintenance and chemical storage building, Park City Parks operations and storage, the current park maintenance building, seasonal recreation facilities (for golf and cross country skiing), and golf course irrigation and snowmaking water supply intakes and pumping facilities (on the golf course ponds). The Thriot Spring is located at the western extent of the site and is currently used as a municipal drinking water source and for in-stream flow, originally developed in 1974. There are also raw water conveyance piping and structures used to convey water from the Spiro Tunnel to the water treatment building, the North Ditch, and the East Ditch.

The subject area east of Three Kings Drive is outside the Park City Soils Ordinance boundary. However, the area west of Three Kings Drive where off-site improvements related to the new water treatment plant will occur is located within the Park City Soils Ordinance boundary. Any subsurface improvement work within the boundary will need to be in accordance with the current soils ordinance.

Access

The existing access to the project site is via a driveway entrance from Three Kings Drive in the immediate vicinity of the existing Spiro water treatment plant entrance. This access will remain with the new facility. The existing golf cart path to the north of the site will be rebuilt and relocated closer to these buildings and will tie into an 8 foot pedestrian trail parallel to Three Kings Drive. An access road will also be built to serve the new treatment facility and provide emergency vehicle access. The access will be gated at a point at the east side of the administration/operations building to preclude public access to the remainder of the site.

Utilities

Utilities will be routed within the access road, along and across the PCGC fairways, within and parallel to Three Kings Drive, and within Silver Star Drive.

Water will be provided to the Project by the Park City Water District. A water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main. Fire hydrants will be provided at intervals and locations acceptable to the Fire Marshal. The water main will be sized to meet fireflow and potable water demands and is currently sized based on an anticipated fireflow rate of 3,000 gallons per minute. Final sizing will be based on the requirements of the Fire Marshal and Park City Building Department.

The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project. The proposed buildings will connect to the existing sanitary lateral that extends east to the Park City Hotel Cottages. It is not anticipated that the extension of public sanitary sewer will be required. Pertinent oil and grease interceptors will be provided in accordance with SBWRD requirements.

The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements. Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site. The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.

Net Zero Goals

The project incorporates design and renewable energy elements to achieve City Council's Critical Priority Goal of a Net-Zero Energy facility. Green roofs are proposed

on structures to the south of the site. Energy efficient design for the water treatment process is also proposed in order to meet net zero goals.

Public Outreach Plan

The Public Utilities Department has developed and implemented a Public Outreach Plan with the following goals:

- To inform area residents and community about the benefits and construction of the 3Kings Water Treatment Plant and Golf Maintenance Facility.
- To address questions and concerns in a proactive manner.
- To provide an avenue for the community to learn more about the new water treatment facility.
- Keep the information simple and straight forward.

Outreach Tools to be utilized during the Public Outreach effort include:

- **Fact Sheet** - A concise one page document including information on the project, contact information, and the website. The document will be produced both in print and digital formats.
- **PCMC Monthly Newsletter** – Include regular updates in existing digital newsletter as new information becomes available. The information will also be shared on social media.
- **E-blast** - Use email distributions to contact stakeholders to share Fact Sheet and provide projects updates including presentations to City Council, the Planning Commission, and open houses.
- **PCMC Website/Comment Platform** - Use Engage Park City and project website to update stakeholders about the project including an infographic showing progress of the project, outreach opportunities, and project contact information. The most recent plans will be posted to the site. An opportunity to provide comments and questions will be included on the site. All comments will be collected, responded to and provided to the project team.
- **Community Facilitated Forums** – Neighborhood meetings will be coordinated through interested community members and the HOAs. The intent of these meetings is to reach out to the community at their own or central location.
- **Media Outreach** – schedule ongoing project update interviews and pitch unique story angles to the newspaper as relevant information is developed.

Although every effort will be made to minimize the disruptions resulting from construction activities, some impacts may occur. The City's Project Manager and Construction Manager will continually assess all operations that may adversely impact or inconvenience residents and/or businesses in the area of the Project or motorists, hikers, bikers traveling in the Project vicinity, and/or golfers, cross-country skiers, as well as golf course operations and maintenance staff using the adjacent golf course facility. These impacts may include road closures and detours, trail closures and detours, and night operations, and temporary golf course realignments. This notification process will be maintained throughout the entire construction process. All notifications will be coordinated with representatives of Park City and communicated to the public in accordance with the Outreach Plan.

Zoning Requirements

The ROS Zone District requires 25 feet minimum Setbacks from the boundary line of the Lot, district, or public Right-of-Way. In accordance with these requirements, the proposed Setbacks are 25 feet from the western property line along Three Kings Drive and more than 150 feet from all other property lines.

All structures must be no higher than 28 feet from Existing Grade with a 5 foot exception allowed for roof structures with a pitch of 4:12 or greater. All structures meet Building Height requirements except for Buildings A and B. The maximum height above Existing Grade on any of the structures is 45 feet on Building A, and Building B measures up to 40 feet. This site is proposed as a Master Planned Development (MPD), which is required in the ROS zone for public facilities greater than 10,000 square feet. The current facility does not a Master Planned Development. As a part of the MPD application, the applicant is requesting a height exception for these two buildings to exceed the Zone Height up to 45 feet from Existing Grade as discussed in the MPD Analysis below.

MPD Criteria

The MPD process is required for the 3Kings water treatment plant since the overall floor area exceeds 10,000 square feet. This project satisfies the goals of MPDs as stated in LMC Section 15-6-1, with particular emphasis on providing opportunities for the appropriate redevelopment of existing structures and sites. The net-zero goals of the project also allows for sustainable development providing innovative and energy efficient design.

Density

Since this project is a municipal utility facility, it does not have residential or commercial space allocated to this property and the use of the site as a water treatment plant will not change. It is a project required by state regulations, and the location of the site is unique with its proximity to the Spiro Tunnel and with the Thiriot Spring located at the west of the site. There is no increase in density.

Setbacks

All proposed structures meet MPD Setback requirements, which are also 25 feet from all property lines. The proposed facility is 25 feet from the west property line along Three Kings Drive at its closest point (the edge of Building D – the chemical building). The facility is over 100 feet to the north, south, and east property lines as well. To the north, the facility is approximately 600 feet from the Hotel Park City property. To the south, the facility is approximately 350 feet from the Payday Condominium property. To the east, the facility is approximately 200 feet from the Hotel Park City Condominium property.

Open Space

The minimum required open space is 60 percent of the site. The applicant has indicated that 94.69 percent of the lot is to remain as open space as indicated in the chart below (see Exhibit E). With a footprint of 80,760 square feet, the proposed water treatment plant occupies approximately 2.73 percent of the overall site.

OPEN SPACE CALCULATION

PROPERTY USE	AREA (SQFT)	AREA (ACRES)	PERCENTAGE
BUILDINGS	68,064	1.56	2.30%
STRUC MISC	567	0.01	0.02%
ROADS	42,069	0.97	1.42%
SIDEWALKS	46,386	1.06	1.57%
LAKES/PONDS	196,870	4.52	6.66%
GRASS/TREES	2,603,412	59.77	88.03%
TOTAL PROP	2,957,368	67.89	100.00%
OPEN SPACE	2,800,282	64.29	94.69%

Parking

Parking for the project is provided at the adjacent Silver Star Subdivision through an existing parking easement granted to Park City Municipal Corporation (Entry No. 00762729 – see Exhibit H). This agreement allocates 30 spaces to the City, of which 20 are assigned to this facility and 10 are assigned to the new golf maintenance facility (see Exhibit G). Operations vehicle parking is provided on site. Additionally, 15 parking spaces are provided on site. In order to ensure that the Silver Star parking spaces serve their purpose, staff recommends marking these spaces as designated City parking with a condition of approval. Staff finds that this designation would prevent patrons of Silver Star businesses or the nearby trails from parking in these spaces and forcing City parking into other areas.

Off-street parking standards in the LMC require 59 spaces for this site. This standard has not been met with the 35 total spaces proposed. A public institution or a public utility use requires 2 spaces per 3 employees or 1 space per 1,000 square feet of floor area, whichever is greater. This amounts to 59 required parking spaces, with 13 employees in the peak season (requiring 5 spaces) and 58,305 square feet of floor area (requiring 59 spaces). Bicycle parking in the amount of 10 percent of required off-street parking spaces – approximately 6 spaces – is also required according to Land Management Code Section 15-3-9.

The Planning Commission may increase or decrease the number of required off-street parking spaces based on occupancy of the facility, parking comparisons with similar projects, and plans to discourage the use of motorized vehicles and encourage other forms of transportation. The first consideration is that the occupancy of the facility will be reduced from 56 employees to 14 during the peak summer season and from 18 to 10 employees during the winter season. Secondly, the Quinns water treatment plant is the closest comparable facility in terms of use and operations. When it was approved in 2009, the facility required 12 parking spaces. Additionally, this project is on a public bus route in close proximity to the Silver Star bus stop. Based on these facts, Staff recommends that the Planning Commission reduce the required parking spaces to consider the amount of administrative space on-site to serve employees. There will be

6.504 square feet of administrative space in this facility, and based on a general office use, this space would require 21 parking spaces.

Building Height

The Planning Commission may consider an increase in Building Height as a part of an MPD application. The applicant has requested an increase up to 45 feet based on the MPD requirements (see Exhibit I):

- The increase in building height allows the footprint of the facility to be minimized reducing the impact to the overall site and preserving more open space.
- The site has been designed to step into the existing slope to the north of the site, and smaller structures and landscape features are located to buffer the visual impact of the larger structures.
- Landscape treatments have been designed to buffer the site from adjacent properties, and a green roof is proposed on two structures to the south of the project.
- The architectural design of the facility has incorporated features from neighboring residential sites and provides variation in the roof structures and ridgelines.
- Building excavation is limited by groundwater from the adjacent Thiriot Spring on site. The current site experiences seasonal flooding.
- The proposed buildings are sized to meet requirements for the State of Utah Division of Drinking Water for the treatment process as detailed in Exhibit I.

Staff finds that the requirements for a height exception within an MPD have been met by this proposal, and this project is unique to this location given the proximity to the Spiro Tunnel and Thiriot Spring. Burying the building is not an option with the spring located on site, and staff supports minimizing the impact of the footprint on the property.

Site Planning

The proposed facility is clustered on the site of the existing Spiro facility to reduce the impact of the new structures on the overall site. As a part of the request to increase the building height, the applicant aims to keep development close to the existing footprint of the site to minimize grading. Existing trails have been incorporated into the site, and a new 8 foot pedestrian path is proposed along Three Kings Drive in front of this facility. There is an existing bus stop in front of the facility which will remain, Service and delivery areas are proposed and recycling and trash collection facilities are planned on site.

Landscaping

The applicant has provided a detailed landscape plan which complies with landscaping requirements in the Land Management Code 15-5-5(N) Landscaping (see Exhibit F).

Housing

The current water treatment plant does not provide employee or affordable housing, and the proposed facility does not trigger a requirement for employee or additional housing since it will not generate an increase in staff. The number of employees at this location is decreasing from 56 to 14 during the summer season and from 18 to 10 during the winter.

Sensitive Lands

The entirety of the Back Nine lot is outside of the Sensitive Lands Overlay Zone. The property is also outside of the Soils Boundary Ordinance area, with some improvements taking place within the boundary between the Spiro mine and the water treatment plant. Proposed hazards mitigation efforts are detailed in the proposed Construction Mitigation Plan (see Exhibit K) and comply with City requirements.

CUP Criteria

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

1) Size and location of the Site.

With the exception of Building Height, the proposed structures meet all zoning and setback requirements as allowed by the LMC in its proposed location between Hole 11 and Hole 12 of the Park City Golf Course. The applicant is requesting Building Height up to 45 feet for Buildings A and B in order to maintain a smaller footprint on the site. The existing footprint is 54,892 square feet, and the proposed footprint is 80,760 square feet (see Exhibit D). The Planning Commission may allow a height exception as a part of the MPD application. Without the height exception, the footprint would increase in order for the facility to maintain all parts of the treatment process on site (see Exhibit I).

No unmitigated impacts if the Planning Commission grants a Height Exception.

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

The proposed use would not increase traffic on Three Kings Drive. This facility will replace the existing Spiro Public Works building which currently houses additional Public Works employees. With the demolition of this Spiro building, many of the Public Works employees will be moved to another City office. The applicant has indicated that this change would reduce the number of City employees who will be driving to this area. Construction related traffic will also be mitigated with modified hours of operation and access to the site.

No unmitigated impacts.

3) Utility capacity including Storm Water run-off.

No utility capacity issues were identified throughout the interdepartmental review process. As a part of this project, a water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main. The water main will be sized to meet fireflow and potable water demands. The proposed buildings will connect to the existing

sanitary lateral that extends east to the Park City Hotel Cottages. Storm water runoff facilities will remain as is. Additionally, the new structure will mitigate flooding of the Thiriot Spring.

No unmitigated impacts.

4) Emergency vehicle Access.

Emergency access is provided from Three Kings Drive. The existing access to the project site is via a driveway entrance from Three Kings Drive in the immediate vicinity of the existing Spiro water treatment plant entrance. This access will remain with the new facility. An access road will also be built to serve the new treatment facility and provide emergency vehicle access. The access will be gated at a point at the east side of the administration/operations building to preclude public access to the remainder of the site.

No unmitigated impacts.

5) Location and amount of off-Street parking.

This facility requires 59 parking spaces and provides 35 spaces (20 with the Silver Star parking easement and 15 on site – see Exhibit G). The parking requirement has not been met, although the Planning Commission may choose to allow a decreased amount of off-street parking spaces. Staff supports allowing 35 parking spaces based on the decrease in occupancy on site and a comparison with parking requirements for the Quinns water treatment plant which was based on the size of the proposed administrative space. There will be 6,504 square feet of administrative space in this facility, and based on a general office use, this space would require 21 parking spaces. Additionally, this site is on a public bus route in close proximity to the Silver Star bus stop. See parking analysis above.

No unmitigated impacts.

6) Internal vehicular and pedestrian circulation system.

Vehicular and pedestrian circulation throughout the neighborhood will remain the same. Additional pedestrian trails will be constructed on site connecting trails within the golf course to a new trail proposed along Three Kings Drive in front of this project connecting to the north.

No unmitigated impacts.

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

This facility will be surrounded on all sides by the golf course with the exception of Three Kings Drive to the west. The applicant is not proposing any new fencing or landscaping outside of what is required by the Construction Mitigation Plan. The existing landscape buffer between the facility and Three Kings Drive will remain. Additional landscaping and berms will be installed to the south of the site to provide a better transition from the facility to the golf course. Two of the structures on the south will also have a green roof to enhance the transition.

No unmitigated impacts.

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

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

No unmitigated impacts.

9) Usable Open Space.

The construction of the facility will not impact the existing golf course Open Space and uses. The site will maintain 94.69 percent of usable Open Space.

No unmitigated impacts.

10) Signs and lighting.

Any proposed signs must submit a separate sign permit application and must meet City sign standards in the LMC. Any lighting on the exterior of the proposed structure will be down directed and shielded.

No unmitigated impacts.

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

The proposed design meets the Architectural Design Guidelines in the LMC and incorporates many net zero elements into the structure. The design is intended to provide a transition between the facility and the golf course and matches the style of the Silver Star development to the west.

No unmitigated impacts.

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

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

To reduce the potential for noise trespass to adjacent areas during construction, all construction mitigation plans will restrict construction activities generating significant noise levels (i.e. exterior demolition, jackhammering, etc.) to between the hours of 9:00 AM and 4:00 PM, Monday through Friday. On-site truck and equipment traffic will be routed, to the best ability possible, to avoid the need to

back up. The use of on-site generators will be limited. Temporary power will be provided whenever possible. Engineering and Building Department officials will be notified of any proposed strong percussive noises a minimum of three (3) days prior to the event taking place. In the event that any essential operation generates noise that consistently exceeds the 65-decibel limit set by Park City, Project representatives will meet with City Engineering Department and Building Department officials to determine the best method for mitigating the impact.

No unmitigated impacts.

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

All deliveries will occur on site with a turnaround proposed in the access drive. All trash and recycling areas are enclosed. See the above construction mitigation section in the analysis for extensive details on proposed construction delivery and trash/recycling programs.

No unmitigated impacts.

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

This is a municipal facility with no residential uses proposed.

No unmitigated impacts.

15) Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site.

The subject property is not within any environmentally sensitive lands, physical mine hazards, historic mine waste, steep slopes, and the Park City Soils Ordinance. The entire site is being designed to meet the City's Net Zero energy goals. The project is adjacent to the Park City Soils Ordinance where some improvements will occur in relation to this project. The construction mitigation plan will detail all work related to the soils ordinance area, and all construction will meet the requirements of the ordinance.

No unmitigated impacts.

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

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

- Goal 5 – Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.

- Goal 6 – Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City’s resilience to the future impacts of climate change.
- Goal 9 – Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.
- Goal 10 – Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City’s role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community.
- Goal 11 – Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.

Project Phasing

Construction will occur in three phases: 1) demolition of the existing Spiro facility, 2) construction of the new facility, and 3) construction of site improvements and related infrastructure. Each phase will require a separate building permit with specific goals and timelines. Each individual project site will be required to submit a site-specific construction mitigation plan prior to commencement of construction. Existing seasonal recreational uses, municipal golfing activities and cross-country ski activities, and golf course operations, including the driving range, will continue generally uninterrupted. Use of the golf course area is restricted to authorized public only.

The Project anticipates a construction start in the fall of 2019 with completion in the spring of 2023. Construction activities will be continuous throughout that period. The Construction Manager will continually prepare and update the Project Construction Schedule which will be made available, in a summary form, to key stakeholders and to the public through the Public Outreach Plan

Construction Impacts

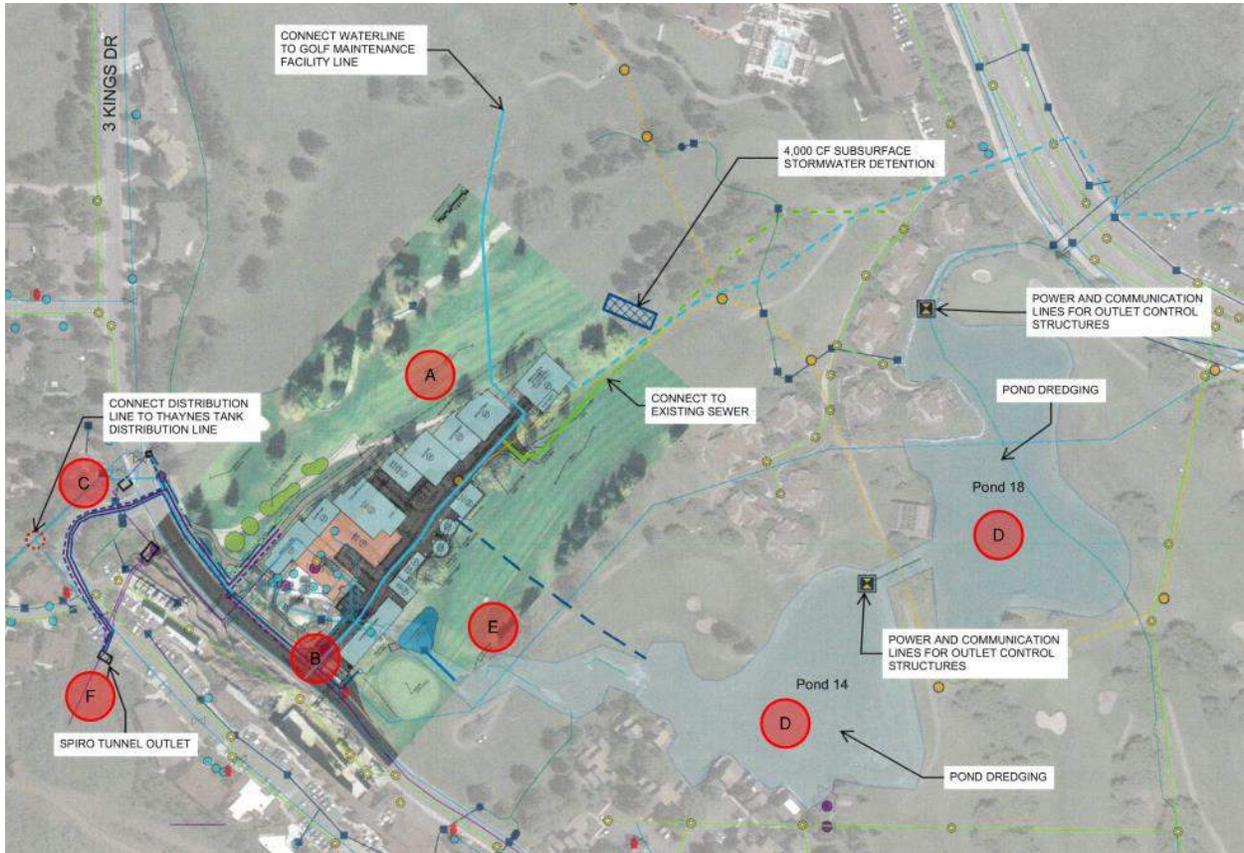
The applicant has indicated that construction mitigation efforts are accomplished through pro-active planning, monitoring construction sites, communication with all residents and contractors, and enforcement action if necessary. Primary construction related impacts and considerations associated with the proposed areas that have been identified include:

- Vehicular and pedestrian traffic
- Construction parking / traffic / delivery
- Dust control
- Debris tracking on adjacent streets
- Storm water pollution prevention
- Emissions control /vehicle idling
- Control of trash and recycling
- Adjacent golfing and cross-country activities
- Protection of golfers/cross-country users from construction
- Protection of construction workers from golfing activities
- Protection of golf course irrigation and snowmaking water supply
- Snow storage and removal

- Noise trespass
- Light trespass
- Communication and addressing neighborhood concerns and questions

These are to be addressed in the individual construction mitigation plans for each phase of the project with industry best practices and standards. The proposed areas of construction are described below in relation to the extent of the potentially impacted areas:

- A. Building Construction
 - a. Restricted to a 2.75 acre area that is generally located between Park City Municipal Corporation Golf Course (PCGC) Hole No. 11 and Hole No. 12;
 - b. Impacts to the edges of PCGC Hole Nos.11 and 12 and immediate surrounding roadways and residents
- B. On-Site Site and Utility Improvements:
 - a. Generally include access roads, parking areas, raw and potable water conveyance, sanitary sewer, storm water, and dry utilities;
 - b. Impacts to the edges of PCGC Hole Nos.11 and 12 and immediate surrounding roadways and residents
- C. Off-Site Utility Improvements:
 - a. Generally includes water conveyance upgrades and improvements between the Spiro Tunnel and the proposed 3KWTP (routed within and along Three Kings Drive and within Silver Star Drive) and includes connections to existing utilities in the vicinity of PCGC Hole No. 12;
 - b. Impacts to Three Kings Drive, the Silver Star development area, and PCGC Hole Nos.12 and 13
- D. Golf Course Pond Improvements:
 - a. Generally includes dredging of the existing pond at PCGC Hole No. 14 and PCGC Hole No. 18 and related inlet and outlet control structures;
 - b. Potential impacts to PCGC Hole No. 14 and PCGC Hole No. 18 and access locations (potentially from Three Kings Drive)
- E. PCGC Restoration:
 - a. Generally includes relocation of significant trees, relocation of PCGC Hole No. 11 tee boxes, and golf course restoration adjacent to the 3KWTP;
 - b. Potential impacts to the PCGC Hole No. 11 fairway and tee boxes and to the PCGC Hole No. 12 fairway and green in the immediate vicinity of the 3KWTP site
- F. Spiro Tunnel Reconstruction:
 - a. Generally consisting of the reconstruction of the first 400 feet of tunnel to address failing infrastructure;
 - b. Impacts to the Silver Star development area



As a part of the City effort to ensure the new facility follows best practices and standards for the construction and operation of the site, which will be a zero-emission facility, a number of construction mitigation efforts have been proposed by the applicant as described in the draft Construction Mitigation Plan (see Exhibit K). Construction mitigation efforts relate to hours of operation, noise trespass, temporary lighting, pedestrian impacts, area impacts within the Silver Star development area and the golf course, traffic impacts, construction site access, construction parking and deliveries, and staging and storage of construction materials.

Process

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

Department Review

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

Notice

On October 10, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on October 6, 2018, according to requirements of the Land Management Code.

Public Input

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

Alternatives

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

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur. The applicant would have to revise the plans. A new water treatment plant is required by state regulation to treat the water from the Spiro Tunnel, and revised plans would need to be approved in a timely manner.

Recommendation

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

Findings of Fact:

1. The site is located at 1884 Three Kings Drive.
2. The site is located in the Recreation and Open Space (ROS) zoning district.
3. The proposed facility is to be located between the existing driving range and Hole 10 of the Park City Golf Course.
4. A water treatment facility is an essential municipal public utility use, which is classified as a conditional use in the ROS zone if it is greater than 600 square feet.
5. The existing Spiro water treatment plant needs to be replaced in order for water treatment related to the Spiro Tunnel to comply with state regulations.
6. The Public Works employees housed at this location will be permanently moved to another City office.
7. There will be a net decrease in the number of employees working at this location.
 - a. The number of employees at this location is decreasing from 56 to 14 during the summer season and from 18 to 10 during the winter.
8. The proposed site is 67.89 acres in size.
9. There is a concurrent 1-lot subdivision, the Park City Back Nine Subdivision, for this site.

10. The proposed project encompasses 8 buildings and all related improvements.
 - a. Improvements needed in order to complete this project include the construction of the buildings, structures, associated utilities, golf course pond improvements, and Spiro Tunnel reconstruction that will be constructed in accordance with City approved construction drawings.
11. The applicant has indicated that all structures will be constructed concurrently.
12. All structures amount to a total of 58,305 square feet of gross floor area with a footprint of 48,530 square feet.
13. The proposed structure complies with all setback and LMC requirements, with the exception of Building Height, as outlined in the analysis.
14. An exception to the Building Height up to 45 feet from Existing Grade is requested as a part of the MPD.
15. On August 16, 2018, the City received a complete Conditional Use Permit application for this water treatment plant.
16. On July 16, 2018, the applicant held a public Open House for the Three Kings Water Treatment Plant and for the golf maintenance facility.
17. The Thiriot Spring is located at the western extent of the site and is currently used as a municipal drinking water source and for in-stream flow, originally developed in 1974.
18. The subject area east of Three Kings Drive is outside the Park City Soils Ordinance boundary.
19. The area west of Three Kings Drive where off-site improvements related to the new water treatment plant will occur is located within the Park City Soils Ordinance boundary.
20. The existing access to the site from Three Kings Drive will remain.
21. Water will be provided to the Project by the Park City Municipal Corporation.
22. The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project.
23. The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements.
24. Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site.
25. The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.
26. Construction will occur in three phases: 1) demolition of the existing Spiro facility, 2) construction of the new facility, and 3) construction of site improvements and related infrastructure.
27. This development will not affect the operations of the golf course including the driving range.
28. The project anticipates a construction start in the fall of 2019 with completion in the spring of 2023. Construction activities will be continuous throughout that period.
29. The project meets the ROS and MPD Setback requirements of 25 feet from the property line or ROW.

30. A portion of the parking for the project is provided at the adjacent Silver Star Subdivision through an existing parking easement granted to Park City Municipal Corporation (Entry No. 00762729).
 - a. This agreement allocates 30 spaces to the City, of which 10 are assigned to the golf maintenance facility and 20 are assigned to the Three Kings Water Treatment Plant project.
31. Operations vehicle parking is provided on site.
32. The proposed site calls for 59 parking spaces under a Public Utility Use.
33. The applicant is proposing 35 spaces and has requested a parking reduction from the Planning Commission.
34. Green roofs are proposed Buildings A and B.
35. All structures must be no higher than 28 feet from Existing Grade. The maximum height above Existing Grade on any of the structures is 45 feet. A height exception is requested as a part of the MPD.
36. Staff finds that the requirements for a height exception within an MPD have been met by this proposal
37. The height proposed for this , and this project is unique to this location given the proximity to the Spiro Tunnel and Thirirot Spring. Burying the building is not an option with the spring located on site, and staff supports minimizing the impact of the footprint on the property.
38. The existing footprint of the site is 54,892 square feet.
39. The proposed footprint of the site is 80,760 square feet.
40. The MPD process is required since the overall floor area exceeds 10,000 square feet.
41. This project does not have residential or commercial space allocated to this property.
42. There is no increase in density.
43. All proposed structures meet 25 feet MPD Setback requirements.
 - a. The proposed facility is 25 feet from the west property line along Three Kings Drive.
 - b. To the north, the facility is approximately 600 feet from the Hotel Park City property.
 - c. To the south, the facility is approximately 350 feet from the Payday Condominium property.
 - d. To the east, the facility is approximately 200 feet from the Hotel Park City Condominium property.
44. The minimum required open space is 60 percent of the site. The applicant has indicated that 94.69 percent of the lot is to remain as open space. With a footprint of 80,760 square feet, the proposed water treatment plant occupies approximately 2.73 percent of the overall site.
45. The proposed facility is clustered on the site of the existing Spiro facility to reduce the impact of the new structures on the overall site.
46. The current water treatment plant does not provide employee or affordable housing.
47. The proposed facility does not trigger a requirement for employee or additional housing since it will not generate an increase in staff.
48. The entirety of the Back Nine lot is outside of the Sensitive Lands Overlay Zone.

49. The property is outside of the Soils Boundary Ordinance area, with some improvements taking place within the boundary between the Spiro mine and the water treatment plant.
50. The building pad is not within a flood zone. Areas surrounding the ponds are located within flood zone A.
51. Temporary Trailers and Storage Containers are proposed as a part of this MPD. The Construction Manager will install the basic construction trailers and materials storage containers required for the Project.
52. Trailers and containers will be approved by the Building Department, screened or positioned on the site to avoid visual impacts to adjacent properties, and secured without exterior lighting.
53. The proposed facility meets the criteria for a Conditional Use Permit found in Section 15-1-10 (E) of the LMC as detailed in the Analysis.

Conclusions of Law:

1. The Application complies with all requirements of this LMC.
2. The Use will be Compatible with surrounding Structures in Use, scale, mass and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.
4. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
5. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein.
6. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission.
7. The MPD, as conditioned, strengthens and enhances the resort character of Park City.
8. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
9. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses.
10. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities.
11. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed. No residential or commercial space is proposed as a part of this project.
12. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site.
13. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections.
14. The MPD has been noticed and public hearing held in accordance with this Code.
15. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green

Building program and codes adopted by the Park City Building Department in effect at the time of the Application.

16. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
17. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
18. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditions of Approval:

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
 - a. No construction related parking or material storage shall be allowed in the Right-of-Way.
 - b. There shall be no construction vehicle staging on the street and deliveries shall be “just in time” to the satisfaction of the City Engineer and Building Department.
 - c. The Project requires a MS4 storm water permit for all land disturbance activities for each separate phase of construction, prior to building or City engineering permit issuance.
 - d. The Project requires a Utah Division of Water Quality permit for construction activities associated with improvements to the existing Park City Golf Course ponds.
 - e. No construction access, pedestrian or vehicular, is allowed via the Park City Hotel, Park City Hotel Cottages, or Pay Day Condos property without express written approval by the authorized property representative.
 - f. Construction within and/or access across the Park City Golf Course boundaries shall be approved by the Golf Course Manager, or designee.
3. Any improvements within the Soils Boundary Ordinance area must meet the requirements of the ordinance.
4. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit (not including the grading permit).
5. 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 (not including the grading permit).
6. A final landscape plan, including details for the green roofs, shall be submitted for review and approval by the City Planning Department, prior to building permit issuance (not including the grading permit).
7. No building permits shall be issued for this project unless and until the design is reviewed and approved by the Planning Department staff for compliance with this Conditional Use Permit.
8. As part of the building permit review process, the applicant shall submit a certified topographical survey of the property with roof elevations over

topographic and U.S.G.S. elevation information relating to existing grade as well as the height of the proposed building ridges to confirm that the building complies with all height restrictions.

9. The applicant shall submit a detailed shoring plan prior to the issue of a building permit. The shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer.
10. Access to the site must meet fire access requirements including adequate road widths and turnaround areas.
11. Designated parking spaces which are a part of the Silver Star Subdivision parking easement shall be clearly marked and identified for this use.
12. Six (6) bicycle parking spaces are required according to LMC Section 15-3-9: Bicycle Parking requirements.
13. Green roofs and photovoltaic panels shall meet best practices for green roofs in the Intermountain West, in terms of the structural design, substrate base materials (what plants are planted in), the types of plant materials, and the irrigation system as reviewed and approved by the Planning Department before a building permit may be issued.
14. Any part of this project that may affect historic sites require a Historic District Design Review.
15. 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 a written request for an extension is submitted prior to the expiration date and the extension is granted by the Planning Director.
16. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission.

Exhibits

- Exhibit A – Applicant Statement/Project Description
- Exhibit B – Existing Site Plan
- Exhibit C – Proposed Site Plans
- Exhibit D – Site Coverage Comparison: Footprint Exhibit
- Exhibit E – Open Space Analysis
- Exhibit F – Landscape Plan
- Exhibit G – Parking Plan
- Exhibit H – Parking Easement
- Exhibit I – MPD and Height Justification Statement
- Exhibit J – Elevations
- Exhibit K – Draft Construction Mitigation Plan
- Exhibit L – Open House Presentation
- Exhibit M – Open House Comments
- Exhibit N – Standard Project Conditions
- Exhibit O – Public Comments



Public Utilities

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

July 16, 2018

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

Dear Mr. Erikson,

The applicant requests review of the 3Kings Water Treatment Plant Project Planning application. The proposed Project is generally described through the following summary information and plans:

General Project Description

The Project is owned by the Park City Municipal Corporation and is to be located on Lot 2 of the Park City Back Nine Subdivision. Improvements consist of a municipal services facility that supports City water administration and water treatment operations and functions. The development contains multiple (fifteen) buildings, several which are connected for treatment process purposes. The site layout also includes a designated area to accommodate the future expansion of a treatment process building. The buildings provide for: Water Department administration and operations space; treatment related maintenance equipment and parts storage; and water treatment process equipment, basins, vessels, and process chemical storage. The site also contains separate support structures, including an enclosed standby generator and an enclosed trash container area.

In accordance with City Council direction, affordable housing is not included with the project.

The facility is planned to be constructed in one phase (with the exception of the indicated future treatment process area). Demolition of the existing Parks and Golf Maintenance Buildings and the existing Spiro Water Treatment Plant are required to facilitate the planned improvements.

Key Design Considerations

Site Design

- Site circulation and turning requirements for the intended treatment operations
- Separation of public accessible spaces from secured treatment areas.
- Fire access road widths and access distances around buildings
- Site access is via a proposed private access drive extending from Three Kings Drive at the existing driveway entrance for the existing Spiro WTP and Golf and Parks Buildings.
- A monument sign at the project entrance and located outside the setback protection zone.
- Site security: To restrict site access for security purposes the site will be fenced and gated at specified locations.

RECEIVED

JUL 16 2018

PARK CITY
PLANNING DEPT.

- Parking for the project is provided with on-site surface parking.
 - Visitor parking is provided adjacent to the main public entrance in Building 101 and will be separated from operations vehicle parking.
 - Employee parking is provided at a restricted parking surface lot located in the adjacent Silver Star development. This lot is available by existing agreement between Park City Municipal and Silver Star (see attached document).
- A process chemical delivery turnout, with spill containment, is proposed adjacent Three Kings Drive and outside the right-of-way. This is intended to reduce traffic impacts related to delivery truck turning movements.
- Site layout and landscaping is integral to the playability of the golf course and the golfing experience. Landscaping and plant materials have been selected in consultation with the Golf Course manager and key staff. "Signature" tree preservation has been coordinated with Park City Golf. Larger existing conifers will be relocated with golf course playability and visual screening in mind.
- Drainage improvements to mitigate potential impacts from seasonally high Thiriot Spring flows.

Building Design Elements

- Building sizing to accommodate treatment process hydraulics and equipment access
- Water process equipment space and clearance needs
- Long term operation and maintenance
- Aesthetics related to view perspectives from key surrounding neighborhood locations and on-mountain trails
- Resistance to building damage from golfing activities
- Light and noise trespass
- Roof reflectivity
- Use of varying roof materials and roof configurations to reduce overall massing appearance
- Design elements to break up large wall facades
- Integration of renewable energy elements to achieve City Council's Critical Priority Goal of a Net-Zero Energy facility. Photovoltaic panels are proposed on specified building roofs as necessary to meet NZE goals.

Park City Soils Ordinance

The site is not located within the Park City Soils Ordinance Boundary. Construction and pond dredging activities are not anticipated to meet the requirements for contaminated soils handling and disposal.

Zoning

The improvements are located within Lot 2 of the proposed *Park City Bock Nine Subdivision*, which has been submitted as part of the Golf maintenance Building CUP submittal. The entire 65+ acre subdivision area is currently zoned Recreational Open Space (ROS). The zoning for the entire *Park City Bock Nine Subdivision* is proposed to remain ROS.

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

- **Attachment A - Applicant's Project Description**
- **Attachment B – Planning Application Plans**
 1. GENERAL - COVER SHEET, LOCATION AND VICINITY MAPS, AND DRAWING INDEX
 2. CIVIL PLANNING - OVERALL SITE - AERIAL VIEW
 3. CIVIL PLANNING - SITE WEST FACILITY PLANS
 4. CIVIL PLANNING - SITE EAST FACILITY PLANS
 5. CIVIL PLANNING - OVERALL SITE - EXISTING SITE PLAN
 6. CIVIL PLANNING - OVERALL SITE - PROJECT SURROUNDING PROPERTIES
 7. CIVIL PLANNING - OFF-SITE UTILITIES PLAN
 8. CIVIL PLANNING - OVERALL SITE - EXISTING SITE SLOPE SUITABILITY ANALYSIS
 9. CIVIL PLANNING - OVERALL SITE - SURROUNDING AREA - EXISTING TAX PARCEL MAP
 10. CIVIL PLANNING - OVERALL SITE - PRELIMINARY PLAT, PARK CITY BACK NINE SUBDIVISION
 11. CIVIL PLANNING - OVERALL SITE - PROPOSED PARKING PLAN
 12. ARCHITECTURAL - OVERALL SITE - ROOF OVER GRADING SITE PLAN
 13. ARCHITECTURAL - OVERALL SITE - CAMPUS WEST - CONCEPTUAL MODEL VIEWS
 14. ARCHITECTURAL - OVERALL SITE - CAMPUS EAST - CONCEPTUAL MODEL VIEWS
 15. ARCHITECTURAL - OVERALL SITE - CAMPUS NORTH - CONCEPTUAL MODEL VIEWS
 16. ARCHITECTURAL - OVERALL SITE - CAMPUS SOUTH - CONCEPTUAL MODEL VIEWS
 17. ARCHITECTURAL - OVERALL SITE - EAST AND WEST - STREETScape ELEVATIONS
 18. ARCHITECTURAL - OVERALL SITE - NORTH AND SOUTH - STREETScape ELEVATIONS
 19. ARCHITECTURAL - OVERALL SITE - NORTH AND SOUTH - ACCESS DRIVE ELEVATIONS
 20. ARCHITECTURAL - OVERALL SITE - OVERALL SITE ILLUSTRATIVE RENDERING
 21. ARCHITECTURAL - OVERALL SITE - OVERALL SITE ILLUSTRATIVE RENDERING
 22. ARCHITECTURAL - OVERALL SITE - OVERALL SITE ILLUSTRATIVE RENDERING
 23. ARCHITECTURAL - OVERALL SITE - PHOTOGRAPHIC PANORAMIC VIEW
 24. ARCHITECTURAL - OVERALL SITE - PHOTOGRAPHIC PANORAMIC VIEW
 25. ARCHITECTURAL - OVERALL SITE - PHOTOGRAPHIC PANORAMIC VIEW
 26. ARCHITECTURAL - OVERALL SITE - PHOTOGRAPHIC PANORAMIC VIEW
 27. ELECTRICAL - OVERALL SITE LIGHTING ANALYSIS
 28. ELECTRICAL - LUMINAIRE DETAILS
 29. ELECTRICAL - OVERALL SITE LIGHTING ANALYSIS SHEET 1
 30. ELECTRICAL - OVERALL SITE LIGHTING ANALYSIS SHEET 2
 31. CIVIL - OVERALL - SITE PLAN
 32. CIVIL - OVERALL - UTILITY PLAN
 33. CIVIL - OVERALL - GRADING AND DRAINAGE PLAN
 34. LANDSCAPE - OVERALL SITE - TREE REMOVAL PLAN
 35. LANDSCAPE - OVERALL SITE - OVERALL LANDSCAPE PLAN
 36. LANDSCAPE - OVERALL SITE - ENLARGEMENT AREA 1
 37. LANDSCAPE - OVERALL SITE - ENLARGEMENT AREA 2
 38. LANDSCAPE - OVERALL SITE - ENLARGEMENT AREAS 3 AND 4
 39. LANDSCAPE - OVERALL SITE - SITE SECTION A
 40. LANDSCAPE - OVERALL SITE - SITE SECTION B
 41. CIVIL - OVERALL SITE – ENTRY MONUMENT, GATE, AND FENCING DETAILS
 42. LANDSCAPE - OVERALL SITE – PLANTING LIST
 43. FACILITY 100 ISOMETRIC - MICRO HYDRO AND RAPID MIX

3KWTP Planning Submittal Letter

July 16, 2018

Page 4

44. FACILITY 200 ISOMETRIC - FLOCCULATION AND SEDIMENTATION
45. FACILITY 300 ISOMETRIC - COMBINED BWW CLARIFICATION, ADSORBERS, FILTERS, AND DEWATERING
46. FACILITY 400 ISOMETRIC - PUMPING AND DISINFECTION
47. FACILITY 500 AND 600 ISOMETRIC - PUMP/POLY AND GRAVITY THICKENERS
48. FACILITY 700 ISOMETRIC - ELECTRICAL BUILDING / NG GENERATOR
49. FACILITY 800 ISOMETRIC - CHEMICAL BUILDING

Please contact me for additional information or clarification.

Regards,

Park City Public Utilities Department



Roger McClain

Public Utilities Engineering Manager

Attachment A - Applicant's Project Description

The entire Project is summarized with the following outline:

- Fifteen (15) new buildings, identified as Bldgs. 110 – 800, are included in the Project. Nine of the buildings are connected for process related purposes. Table 1 provides a summary of information related to each building.
 - Bldg. 110, Municipal Administration/Treatment Operations
 - Bldg. 120, Micro-Hydro
 - Bldg. 130, Rapid Mix
 - Bldg. 140, Treatment Maintenance
 - Bldg. 200, Flocculation/Sedimentation
 - Bldg. 310, Backwash Waste Clarification
 - Bldg. 320, Filtration
 - Bldg. 330 Adsorption
 - Bldg. 340, Dewatering/Solids Handling
 - Bldg. 400, Disinfection/Pumping
 - Bldg. 500, Pumping/Polymer
 - Bldgs. 600, Gravity Thickeners (2)
 - Bldg. 700, Electrical/Standby Generation
 - Bldg. 800, Chemical Storage
- Proposed minimum setbacks
 - from Three Kings Drive, 25 ft.
 - from northerly neighboring site, >150 ft.
 - from southerly neighboring site, >150 ft.
 - from easterly neighboring site, >500 ft.
- Proposed ground cover
 - All driveways, parking, and operations areas are either concrete or asphalt.
 - Other areas are identified as hard and softscape.
 - Area located adjacent to Building 110, labeled as Thiriot Spring, softscape.
 - New pedestrian walkway is proposed adjacent to Three Kings Drive and extending into the site to Building 110.
 - Hardscape will be a similar material/finish to the driveway/parking area.
 - Softscape areas will be landscaped with natural vegetation and incorporate low impact development methods.
- Proposed access driveway/vehicular access points
 - One (1) main access point is on Three Kings Drive
 - Two (2) lane access (one in, one out)
 - The main access driveway extends between Buildings 110 and 800, extending to Building 400. A fire turn-around is provided at the east end of the driveway.
 - For site security, the proposed vehicle access to operations areas is controlled beyond the visitor parking stalls.
 - The operations and operations parking areas have one (1) main access point, the main two-lane driveway.

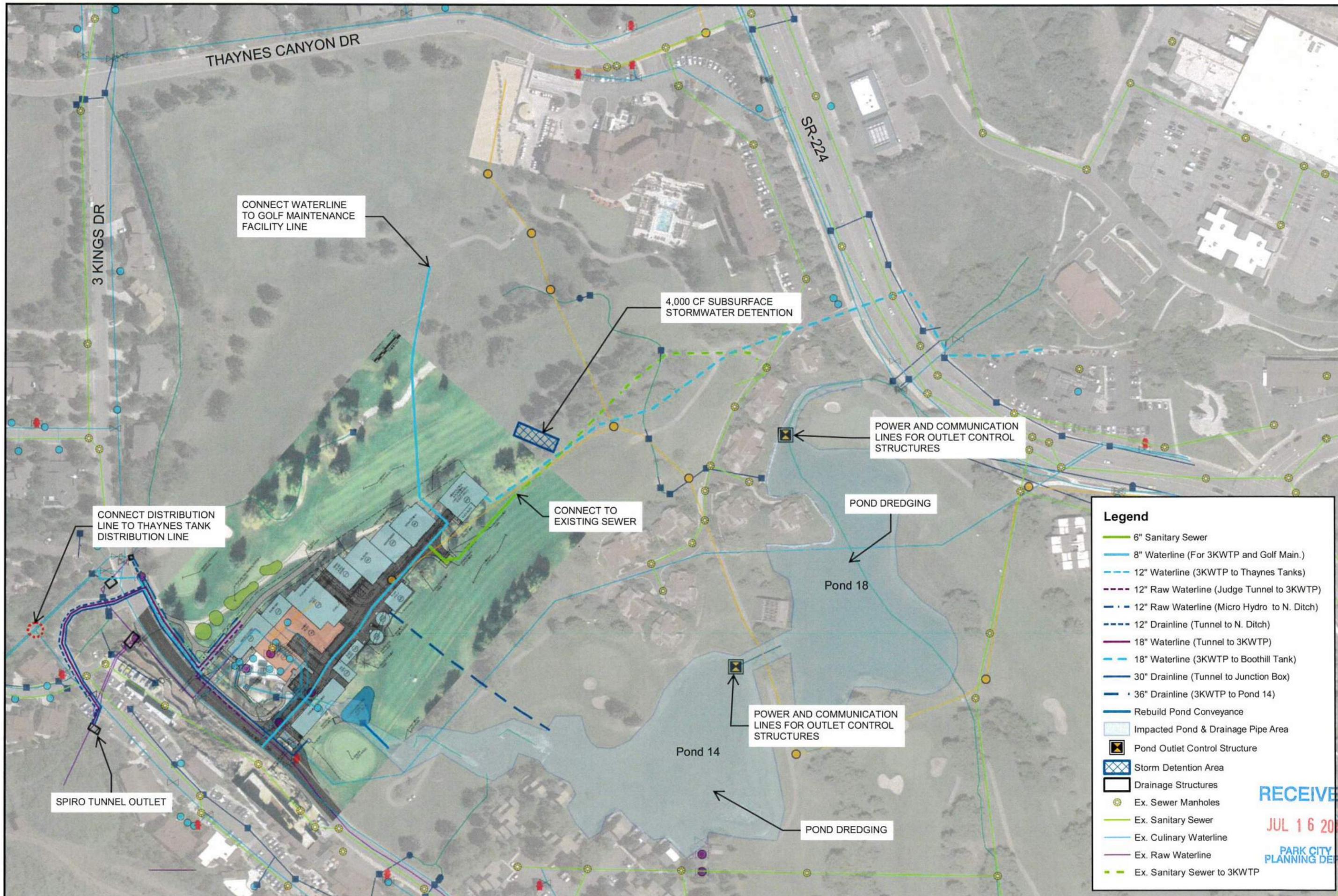
TABLE 1 – BUILDING SUMMARY

BUILDING NO's. ¹	PRIMARY USE	BUILDING FOOTPRINT	NUMBER OF STORIES	TOTAL SQUARE FOOTAGE	FUNCTION		PROPOSED PHASING
					ADMIN.	OPERATIONS & TREATMENT	
		g.s.f	a.f.g.	g.s.f	g.s.f	g.s.f	
Building Group A		22,844	2	29,148			
110	Operations				200	4,466	1
110	Administration, 2 nd floor				6,304		1
120/130	Micro-hydro / Rapid Mixing					5,690	1
150	Maintenance					4,599	1
200	Flocculation/Sedimentation					5,948	1
200	Flocculation/Sedimentation (future)					1,941	2
Building Group B		12,818	2	16,289			
310	Backwash Waste Clarification					2,169	1
320	Filtration					4,192	1
330	Adsorption					2,986	1
340	Dewatering / Solids Handling		2			6,942	1
Individual Buildings							
400	Disinfection / Pumping	4,449	1	4,449		4,449	1
800	Chemical Storage	3,744	1	3,744		3,744	1
500	Polymer Storage	1,395	1	1,395		1,395	1
600	Gravity Thickener	554	1	554		554	1
600	Gravity Thickener	554	1	554		554	1
700	Electrical / Standby Generator	2,172	1	2,172		2,172	1
TOTAL		48,530		58,305	6,504	51,801	

Abbreviations Used: g.s.f. - gross square feet
 a.f.g. - above finish grade

¹Note: "Building Groups" denoted building structures that are connected

- Proposed parking for visitors, employees, and operations vehicles
 - Visitor surface parking is located in the parking area south of the administration area.
 - ADA Parking is provided in the Visitor parking area
 - Employee parking is provided in the restricted parking area across Three Kings Drive to the west in the Silver Star Development.
 - Operations parking is provided along the east side of Building 110, adjacent to Building 310, and west of Building 400.
 - 3S total parking spaces proposed
 - Visitor: 4 stalls,
 - ADA: 1 stall
 - Employee: 20 stalls, 0 ADA stalls
 - Operations: 10 stalls
- Roof pitch
 - All buildings show a flat or pitched roof.
- Snow Storage
 - Snow storage areas are provided at locations shown on the plans
- Site Drainage
 - Low impact development methods will be incorporated where possible
 - Roof drainage will be collected and routed to on-site storm water detention basin
 - Surface drainage will be collected and routed to on-site storm water detention basin
 - Storm water events that exceed the maximum required design storm event will be routed to the Golf Course ponds
 - Storm water flows from up-gradient drainage areas are intercepted by the existing Three Kings Drive drainage improvements. Flows exceeding the design storm event will be routed around the perimeter of the site.
- Vehicle Control Gates
 - To maintain site security, vehicle control and security gates will be provided at locations shown on the plans. Gates will be located on-site on private drive/access roads. Emergency access will be provided.
- Telecommunications Antenna
 - To serve the City communications network, a telecommunications antenna will be provided at the location shown on the plans
- PV Panels
 - On Buildings 200, 330, & 340 (final coverage subject to net zero energy goal)
- Fencing
 - To maintain site security and to deter the entry into the treatment facility site, a perimeter fence is provided at locations shown on the plans. Fencing materials will be 6-foot metal ornamental (non-chain link) style fencing.
- Hours of Operation
 - Public hours for administration related services will be 8:00 a.m to 5:00 p.m Monday through Friday
 - The treatment facility will be operational 24 hours per day, 365 days per year. Staffing levels may vary daily and seasonally.



CONNECT WATERLINE TO GOLF MAINTENANCE FACILITY LINE

4,000 CF SUBSURFACE STORMWATER DETENTION

POWER AND COMMUNICATION LINES FOR OUTLET CONTROL STRUCTURES

CONNECT DISTRIBUTION LINE TO THAYNES TANK DISTRIBUTION LINE

CONNECT TO EXISTING SEWER

POND DREDGING

POWER AND COMMUNICATION LINES FOR OUTLET CONTROL STRUCTURES

SPIRO TUNNEL OUTLET

POND DREDGING

Legend

- 6" Sanitary Sewer
- 8" Waterline (For 3KWTP and Golf Main.)
- 12" Waterline (3KWTP to Thaynes Tanks)
- 12" Raw Waterline (Judge Tunnel to 3KWTP)
- 12" Raw Waterline (Micro Hydro to N. Ditch)
- 12" Drainline (Tunnel to N. Ditch)
- 18" Waterline (Tunnel to 3KWTP)
- 18" Waterline (3KWTP to Boothill Tank)
- 30" Drainline (Tunnel to Junction Box)
- 36" Drainline (3KWTP to Pond 14)
- Rebuild Pond Conveyance
- Impacted Pond & Drainage Pipe Area
- Pond Outlet Control Structure
- Storm Detention Area
- Drainage Structures
- Ex. Sewer Manholes
- Ex. Sanitary Sewer
- Ex. Culinary Waterline
- Ex. Raw Waterline
- Ex. Sanitary Sewer to 3KWTP

RECEIVED
JUL 16 2018
PARK CITY PLANNING DEPT

SCALE: 1 in. = 160 ft.
NORTH:

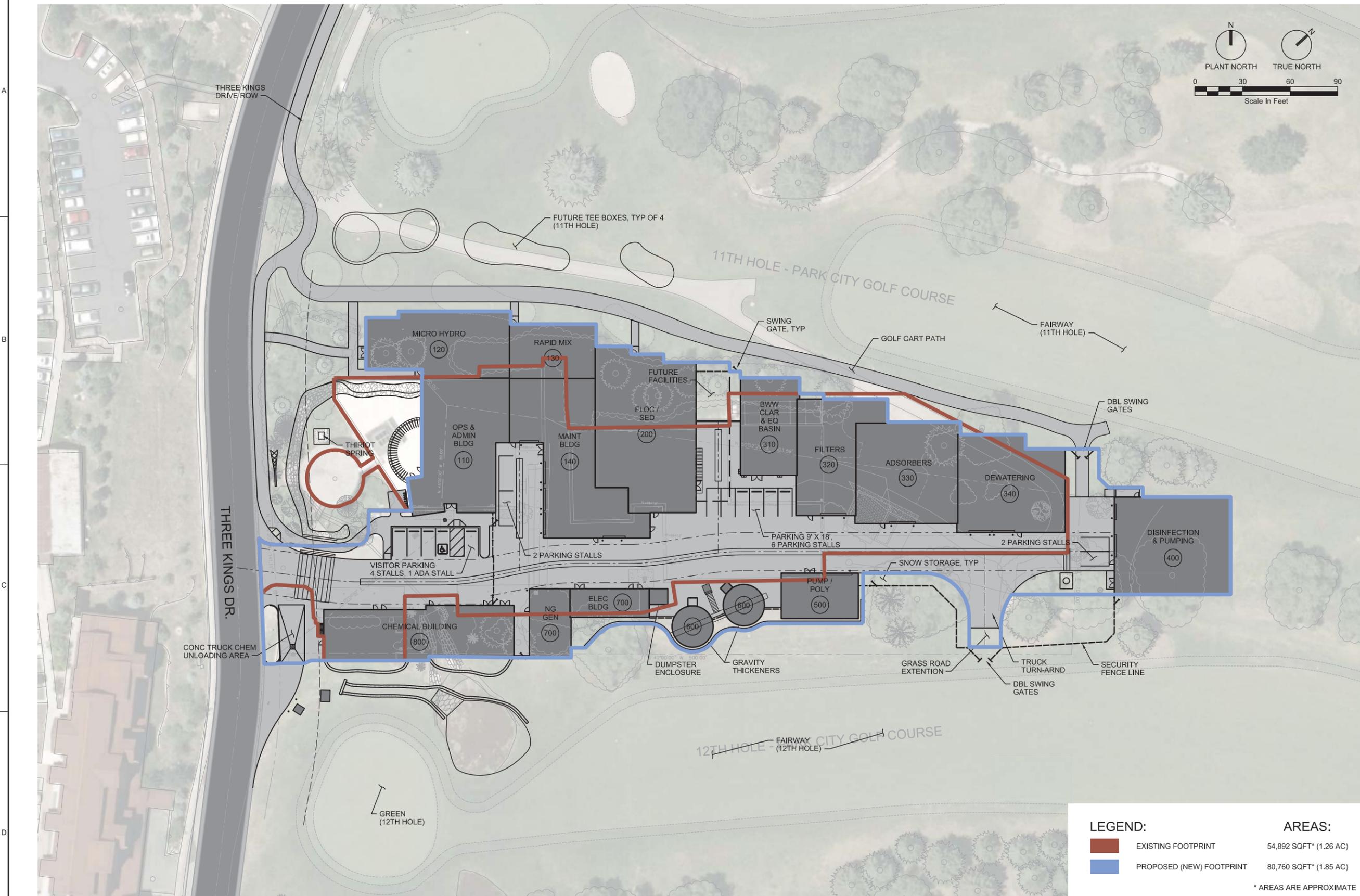
FULL SITE VIEW

PARK CITY MUNICIPAL CORPORATION
3KWTP

BOWEN COLLINS & ASSOCIATES
Celebrating 20 Years
343

FIGURE NO.
MPD-06

P:\Park City\155-18-01 - 3 Kings Office Improvements\2.0 Design Phase\2.13 GIS\3KWTP Project - 3KWTP.mxd - 8/2/2018



LEGEND:
 ■ EXISTING FOOTPRINT
 ■ PROPOSED (NEW) FOOTPRINT

AREAS:
 54,892 SQFT* (1.26 AC)
 80,760 SQFT* (1.85 AC)

* AREAS ARE APPROXIMATE

SITE COVERAGE COMPARISON

1"=30'

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	DR	REVISION	BY	APVD
		E NEPERUD	CHK	S MILLER	APVD

ZEHREN AND ASSOCIATES, INC.
 ARCHITECTURAL PLANNING - INTERIORS
 LANDSCAPE ARCHITECTURE
 414 West 100th Street, Suite 200
 Park City, Utah 84302
 435.768.1234 FAX 435.768.1235

3kings WTP Phase III Design
 Park City Municipal Corporation
 Park City, Utah

JACOBS

PLANNING
SITE COVERAGE COMPARISON

VERIFY SCALE	346
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	
PROJ	694342
DWG	051-CP-1008
SHEET	of

MPD/CUI APPLICATION

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JACOBS AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JACOBS.

© JACOBS 2018. ALL RIGHTS RESERVED.



PROJECT OPEN SPACE AREAS

1"=200'

OPEN SPACE CALCULATION

PROPERTY USE	AREA (SQFT)	AREA (ACRES)	PERCENTAGE
BUILDINGS	68,064	1.56	2.30%
STRUC MISC	567	0.01	0.02%
ROADS	42,069	0.97	1.42%
SIDEWALKS	46,386	1.06	1.57%
LAKES/PONDS	196,870	4.52	6.66%
GRASS/TREES	2,603,412	59.77	88.03%
TOTAL PROP	2,957,368	67.89	100.00%
OPEN SPACE	2,800,282	64.29	94.69%

**PRELIMINARY
NOT FOR
CONSTRUCTION**

JACOBS
PLANNING
PROPERTY OPEN SPACE PLAN

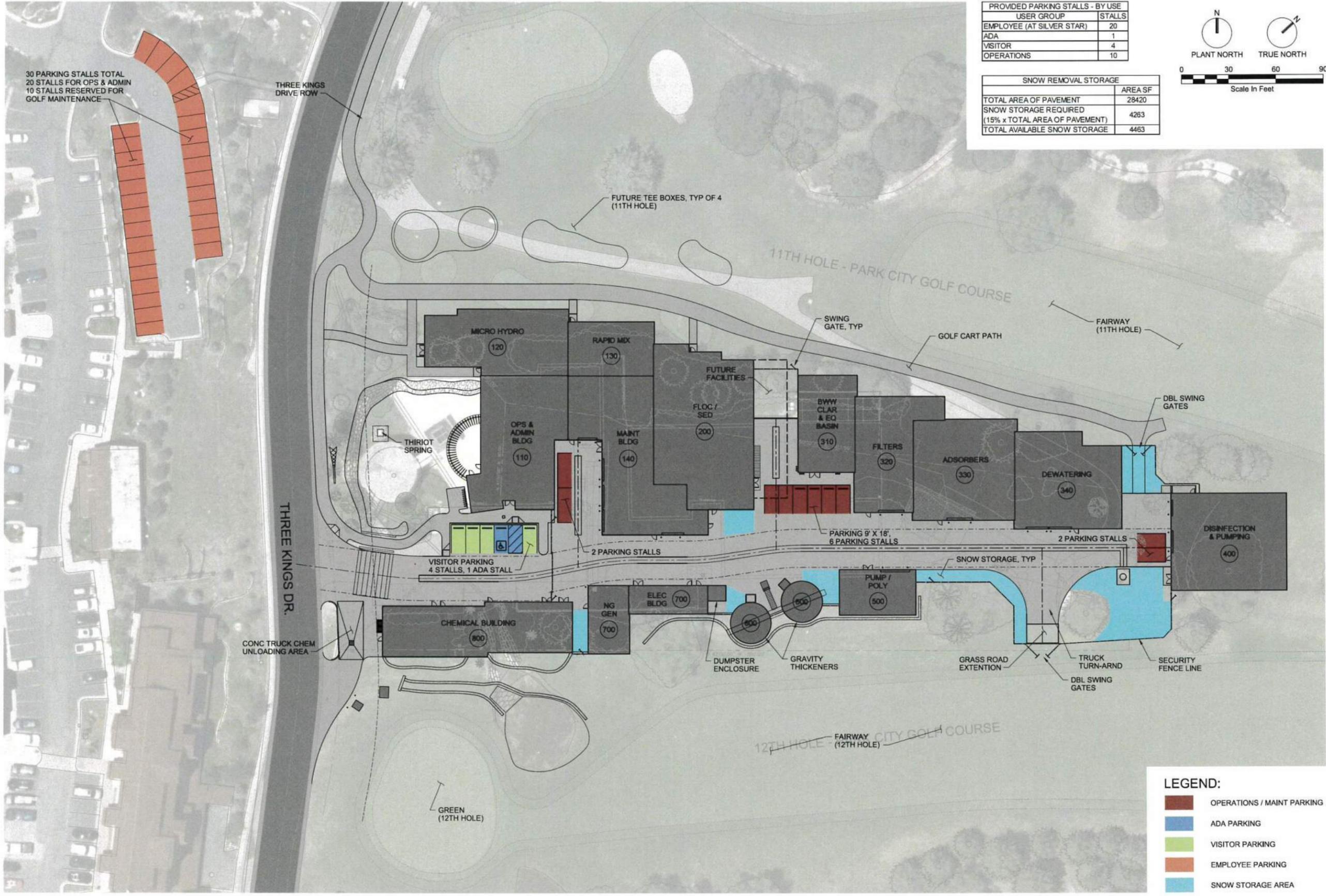
ZEHREN AND ASSOCIATES, INC.
ARCHITECTURAL PLANNING - INTERIORS
LANDSCAPE ARCHITECTURE
1000 North 1000 East, Suite 200
Salt Lake City, Utah 84143
801.488.8888 FAX 801.488.8888

3Kings WTP Phase III Design
Park City Municipal Corporation
Park City, Utah

VERIFY SCALE	347
DATE	
PROJ	694342
DWG	051-CP-1006
SHEET	of

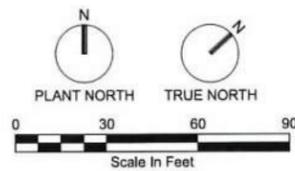
REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JACOBS AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JACOBS.

© JACOBS 2018. ALL RIGHTS RESERVED.



PROVIDED PARKING STALLS - BY USE	
USER GROUP	STALLS
EMPLOYEE (AT SILVER STAR)	20
ADA	1
VISITOR	4
OPERATIONS	10

SNOW REMOVAL STORAGE	
	AREA SF
TOTAL AREA OF PAVEMENT	28420
SNOW STORAGE REQUIRED (15% x TOTAL AREA OF PAVEMENT)	4263
TOTAL AVAILABLE SNOW STORAGE	4463



30 PARKING STALLS TOTAL
20 STALLS FOR OPS & ADMIN
10 STALLS RESERVED FOR GOLF MAINTENANCE

THREE KINGS DRIVE ROW

FUTURE TEE BOXES, TYP OF 4 (11TH HOLE)

11TH HOLE - PARK CITY GOLF COURSE

FAIRWAY (11TH HOLE)

MICRO HYDRO 120

RAPID MIX 130

FUTURE FACILITIES

BWW CLAR & EQ BASIN 310

FILTERS 320

ADSORBERS 330

DEWATERING 340

DISINFECTION & PUMPING 400

OPS & ADMIN BLDG 110

MAINT BLDG 140

FLOC / SED 200

PUMP / POLY 500

ELEC BLDG 700

NG GEN 700

CHEMICAL BUILDING 800

VISITOR PARKING 4 STALLS, 1 ADA STALL

2 PARKING STALLS

PARKING 9' X 18', 6 PARKING STALLS

2 PARKING STALLS

CONC TRUCK CHEM UNLOADING AREA

DUMPSTER ENCLOSURE

GRAVITY THICKENERS

GRASS ROAD EXTENTION

TRUCK TURN-ARND

SECURITY FENCE LINE

12TH HOLE - PARK CITY GOLF COURSE

GREEN (12TH HOLE)

LEGEND:

- OPERATIONS / MAINT PARKING
- ADA PARKING
- VISITOR PARKING
- EMPLOYEE PARKING
- SNOW STORAGE AREA

PROPOSED PARKING PLAN
1"=30'

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	DSGN	DR	REVISION	CHK	BY

ZEHREN AND ASSOCIATES, INC.
411 East River Creek Blvd., Suite 202
Salt Lake City, Utah 84143
TEL: 313.222.1111 FAX: 313.222.1112

JACOBS
3Kings WTP Phase III Design
Park City Municipal Corporation
Park City, Utah

PLANNING
CIVIL PLANNING
OVERALL SITE
PROPOSED PARKING PLAN

RECEIVED
JUL 16 2018
PARK CITY
PLANNING DEPT.

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE 06/26/2018
PROJ 694342

MPD/CUP 349 APPLICATION

WHEN RECORDED MAIL TO:

Park City Municipal Corporation
P.O. Box 1480
445 Marsac Avenue
Park City, UT 84060
Attention: Mark D. Harrington, Esq.

**Fee Exempt per Utah Code
Annotated 1953 21-7-2**

00762729 Bk01760 Pg01198-01201

ALAN SPRIGGS, SUMMIT CO RECORDER
2005 DEC 27 10:58 AM FEE \$0.00 BY GGB
REQUEST: PARK CITY MUNICIPAL CORP

Space above for County Recorder's use
PARCEL I.D.#

**GRANT OF EASEMENT
(Private Parking)**

THIS GRANT OF EASEMENT (this "Grant of Easement") is executed this 8th day of November, 2005 by PALADIN DEVELOPMENT PARTNERS, L.L.C., a Utah limited partnership ("Paladin"), in favor of PARK CITY MUNICIPAL CORPORATION ("the City").

Paladin does hereby grant to the City, its successors and assigns, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a perpetual, non-exclusive easement (referred to in this Grant of Easement as the "Easement") for the use without charge by employees of the City of a maximum at any given time of thirty (30) vehicular parking stalls within an outdoor parking lot to be created by Paladin on the following-described land (the "Easement Parcel") situated in Summit County, State of Utah:

A portion of Lot 2, SILVER STAR AT PARK CITY MINOR SUBDIVISION, according to the official plat thereof recorded June 9, 2005 as Entry No. 738970 of the official records in the office of the Summit County Recorder. Basis of Bearing is identical to that shown on said Silver Star at Park City Subdivision.

COMMENCING at the Northeast corner of said Lot 2; Thence coincident with the Westerly Right-of-Way line of Three Kings Drive Southeasterly 295.62 feet along the arc of a 625.00 foot radius curve to the left (center bears N71°08'49" E) through a central angle of 27°06'00"; Thence S44°02'49"W 26.13 to the POINT OF BEGINNING; Thence S34°43'56"W 25.00 feet; Thence N55°16'04"W 2.50 feet; Thence Southwesterly 3.93 feet along the arc of a 2.50 foot radius curve to the left, (center bears S34°43'56"W), through a central angle of 90°00'00"; Thence S34°43'56"W 15.50 feet; Thence N55°16'04"W 136.00 feet; Thence N34°43'56"E 15.37 feet; Thence Northwesterly 4.22 feet along the arc of a 2.50 foot radius curve to the left, (center bears N55°16'04"W), through a central angle of 96°38'59"; Thence Westerly 22.88 feet along the arc of a 22.50 foot radius

curve to the left, (center bears S28°04'57"W), through a central angle of 58°15'09"; Thence S59°49'49"W 10.57 feet; Thence Southerly 14.21 feet along the arc of a 10.00 foot radius curve to the left, (center bears S30°10'11"E) through a central angle of 81°26'11"; thence N26°21'31"W 43.47 feet; Thence Easterly 15.57 feet along the arc of 10.00 foot radius curve to the left, (center bears N59°03'03"E), through a central angle of 89°13'14"; Thence N59°49'49" E 7.57 feet; thence Northeasterly 1.19 feet along the arc of a 47.50 foot radius curve to the right, (center bears S30°10'11"E), through a central angle of 01°26'16"; Thence Northwesterly 3.78 feet along the arc of a 2.50 foot radius curve to the left, (center bears N28°43'55"W), through a central angle of 86°33'36"; Thence N25°17'31"W 15.59 feet; thence Southeasterly 69.12 feet along the arc of a 65.50 foot radius curve to the right, (center bears S25°43'46"E), through a central angle of 60°27'42"; Thence S55°16'04"E 91.34 feet; Thence S34°43'56"W 15.50 feet; Thence Southeasterly 3.93 feet along the arc of a 2.50 foot radius curve to the left, (center bears S55°16'04"E), through a central angle of 90°00'00"; Thence S55°16'04"E 47.34 feet to the POINT OF BEGINNING.

The City's rights pursuant to this Grant of Easement shall also include the right of pedestrian and vehicular ingress and egress over and across the private driveway that commences at Three Kings Drive and continues through Lot 2 of the Silver Star at Park City Minor Subdivision ("Lot 2") to the point where vehicles and pedestrians may enter the Easement Parcel. Paladin hereby discloses Paladin's intention to operate the parking lot within the Easement Parcel as a private parking lot that will be subject to rules and regulations intended to prevent the unauthorized use of the parking lot. The use of the parking lot within the Easement Parcel by the City's employees shall be subject to their compliance with the rules and regulations established by Paladin and/or by the Silver Star Master Owners Association, Inc. to establish and maintain the private nature of the parking lot within the Easement Parcel.

Paladin reserves and retains the right for Paladin and all subsequent owners of the Easement Parcel to relocate and reconfigure the location of the Easement Parcel, provided that the Easement Parcel is located within Lot 2 and provided that the parking lot within the relocated Easement Parcel provides for thirty (30) parking stalls, as described above, for use by the City's employees

Paladin reserves and retains the right for Paladin to use the Easement Parcel and the right for Paladin to grant nonexclusive easements, rights of way and other use rights to other persons and/or entities to use the Easement Parcel, provided such use does not interfere with the parking rights granted to the City hereunder. Nothing herein shall prohibit Paladin from building or constructing, or permitting to be built or constructed, curbs and gutters, sidewalks, pavement, landscaping, ski lifts, ski trails or other improvements over and across the Easement Parcel that do not interfere with the parking rights granted to the City hereunder.

This Grant of Easement shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of Paladin and the successors and assigns of the City, and the City's rights under this Grant of Easement may be assigned in whole or in part by the City. Notwithstanding the foregoing sentence, this Grant of Easement shall not be deemed to grant or create in the general public any easements, licenses, or other rights to use all or any portion of

Easement Parcel, and the Easement granted to the City is hereby declared to be a private easement and not a public easement.

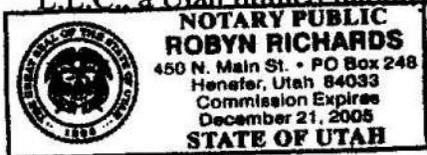
IN WITNESS WHEREOF, Paladin has caused this Grant of Easement to be executed by a person duly authorized to execute the same as of the date first above written.

PALADIN DEVELOPMENT PARTNERS, L.L.C.,
a Utah limited liability company

By: Rory C. Murphy
Rory C. Murphy
Title: Director of Development

STATE OF UTAH)
 : ss.
COUNTY OF SUMMIT)

The foregoing instrument was acknowledged before me this 21st day of November, 2005, by Rory C. Murphy, the Director of Development of Paladin Development Partners, L.L.C. a Utah limited liability company.



Robyn Richards
NOTARY PUBLIC
Residing at: Henriev, UT

My Commission Expires:

Dec 21, 2005

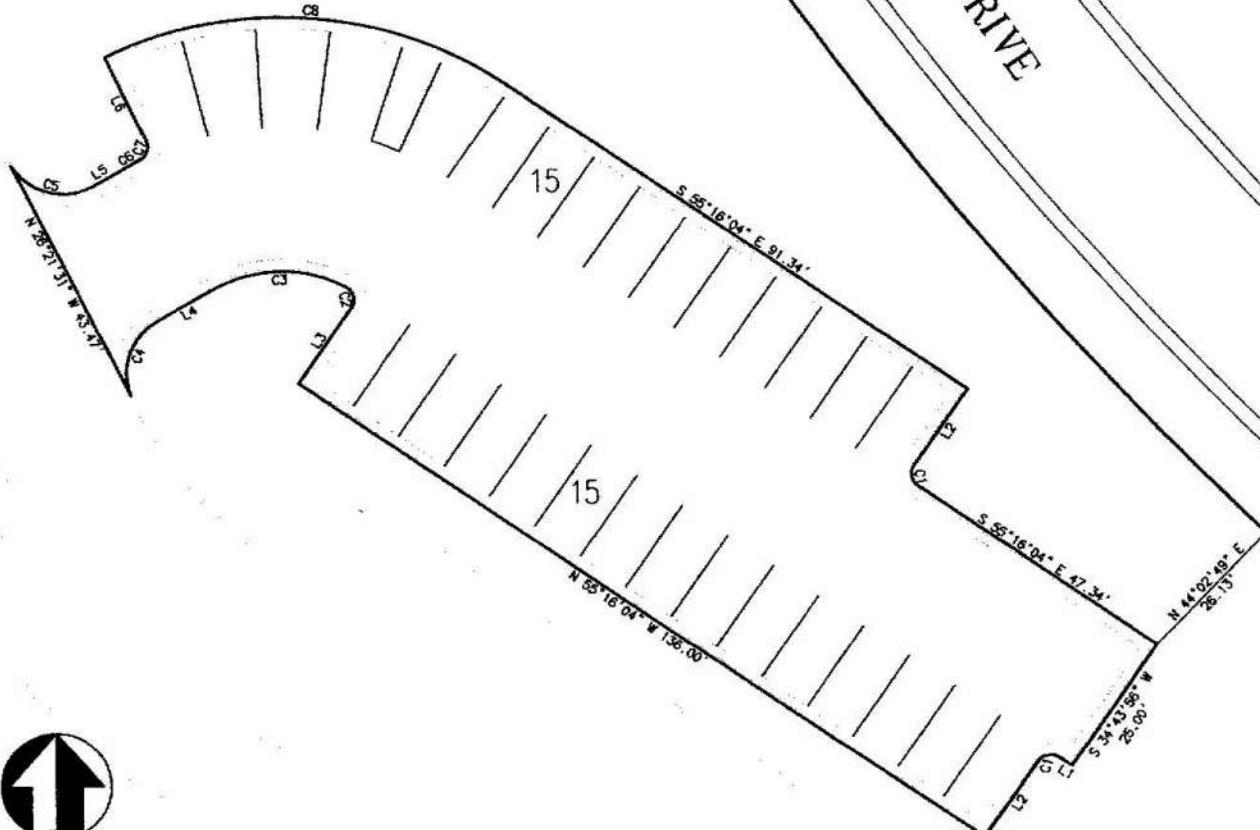
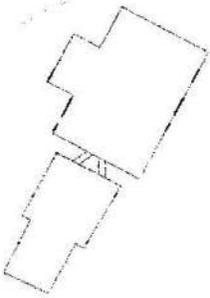
NORTHEAST CORNER OF LOT 2

PRIVATE DRIVE

LINE TABLE		
No.	Bearing	Length
L1	N89°16'04"W	2.50'
L2	S54°43'56"W	15.50'
L3	N34°43'56"E	15.37'
L4	S59°49'49"W	10.57'
L5	N59°49'49"E	7.57'
L6	N25°17'31"W	15.59'

CURVE TABLE			
No.	Radius	Delta	Length
C1	2.50'	90°00'00"	3.93'
C2	2.50'	96°38'58"	4.22'
C3	22.50'	58°15'08"	22.88'
C4	10.00'	81°26'11"	14.21'
C5	10.00'	89°13'14"	15.57'
C6	47.50'	01°28'16"	1.19'
C7	2.50'	86°33'36"	3.78'
C8	65.50'	60°27'42"	69.12'

THREE KINGS DRIVE



SCALE OF FEET

PSOMAS

2825 East Cottonwood Parkway, Suite 120
Salt Lake City, Utah 84121
(801) 270-5777 (801) 270-5782 (FAX)

CITY PARKING LOT
EXHIBIT

Scale: 1"=30'

Drawn by: TDM

Checked by: BDA

PROJECT NO. 8PALD10100

FIGURE #

A-1



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

October 12, 2018

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

Dear Mr. Erikson,

This MPD application is intended to address building height related issues discovered during the CUP application review process. It is our understanding that the LMC CUP process does not have a procedure to request a height exception greater than 33 feet from existing grade. Therefore the applicant is submitting this MPD application as a mechanism to request height exceptions outside of a variance.

During the CUP review process, it was determined that the Architectural Site Plan shows ridgelines for several buildings that appear to exceed the ROS Zone Height of 28 feet. The ROS zone allows exceptions for having a pitched roof of 4:12 or greater, but which only allows structures to be up to 33 feet from existing grade however several of the buildings may exceed this limit.

The enclosed MPD application is intended to augment the previously submitted 3Kings Water Treatment Plant Project CUP application and to identify and address Project specific requested exceptions to the Land Management Code. The proposed Project has been generally described in the previously submitted CUP application and the applicant requests review of the 3Kings Water Treatment Plant Project MPD application.

Provided with the MPD application is the following supporting information:

1. A breakdown of the existing footprint and the proposed footprint of the facility. See attached display.
2. A site plan which shows the property lines (not just the 25 ft. setback line from the ROW line) and confirms that an exception for a setback is not required. See attached display.
3. An open space analysis showing the percentage of the site which is Open Space and confirms that the Project provides in excess of the required 60% minimum open space. See attached display.
4. A narrative describing the request for height exceptions. Provided on the attachment.

ROS Zoning Building Height Exception Request Basis

The applicant requests that the Planning Commission consider an increase in Building Heights based upon a Site specific analysis and determination. The following supportive information is provided in anticipation that the Planning Commission will find sufficient basis in order to grant Building Height in addition to that which is allowed in the underlying LMC zone:

1. *The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density, including requirements for facade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits;*

The building square footage is consistent with the ROS zoning regulations. To reduce building footprints and minimize the overall site impact, facilities have been situated over water basins rather than keep the basins as separated structures. In some instances, this has resulted in a minor increase in overall building height.

Façade variations have been incorporated into the design to address the additional building heights to keep the uninterrupted building face consistent with the zoning requirement.

2. *Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss or air circulation have been mitigated as determined by the Site Specific analysis and approved by the Planning Commission;*

The design utilizes the existing slope to the east to provide a “stepped” site layout to reduce massing appearance along viewshed corridors from adjacent neighborhoods. Buildings that are shorter in height have been located, where possible, along the perimeter to screen the larger buildings. The site is buffered from adjacent developments by the golf course avoiding impacts resulting from the proposed site layout, building heights, and volumetrics.

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

The design provides increased setback, beyond the existing facilities siting layout, from Three Kings Drive. The site is buffered from adjacent development by the golf course and “bunkering” and landscaping treatments along the course has been developed to minimize the project scale appearance.

4. *The additional Building Height results in more than the minimum Open Space required and results in the Open Space being more usable and included Publicly Accessible Open Space;*

An open space analysis showing the percentage of the site which is Open Space and confirms that the Project provides in excess of the required 60% minimum open space. See attached display. The site has been designed in close coordination with the Park City Golf Manager and Staff to reduce potential impacts to golf course playability and aesthetics. The submitted Project design has the support of Park City Golf.

5. *The additional Building Height shall be designed in a manner that provides a transition in roof elements in compliance with Chapter 5, Architectural Guidelines or the Design Guidelines for Park City's Historic Districts and Historic Sites if within the Historic District;*

The architectural approach incorporates a “residential” appearance in the street-side area of the site. Roofing has been varied in slope and the stepped massing approach, as indicated in Item 2, serves to provide broken up ridgelines and roof massing. Varying materials are used to again provide transitional roof elements.

6. Building excavation depths are restricted by the existing adjacent Thiriot Spring groundwater influence. The existing facilities experience seasonal flooding of the building interior and the proposed design elevations and building siting have been provided to avoid this condition.
7. Building heights are the direct result of facility component sizing to meet the State of Utah Division of Drinking Water design criteria and of dimensional and clearance requirements for the selected treatment process equipment. A summary discussion of the key dimensional determining factor related to each building height and requested building heights exception follows:

<u>Facility Number</u>	<u>Facility Name</u>	<u>Process Driver for Building Height</u>
110	Ops and Admin Building	The lower level elevations in Facility Nos. 110 and 120.
120	Micro Hydro	Equipment clearance, ability to remove micro-hydro turbines, and hydraulics.
130	Rapid Mix	Plant hydraulics, however, above grade height is driven by office space above rapid mix facility.
140	Maintenance Building	Plant maintenance equipment (e.g., trucks and backhoes).
200	Floc/Sed	Need to keep deepest portion of the structure above water table and the requirements to lift plate settlers over handrail.
310	BWW Clarification and EQ Basin	Need to stand on top of the floc/sed unit with clear space for operators.
320	Filters	Height of filter vessels + clearance for lifting supersack with monorail hoist to load media.
330	Adsorbers	Height of adsorber vessels + clearance for lifting supersack With monorail hoist to load media.
340	Dewatering	Solids truck clearance and ability to remove filter plates with hoist.
400	Disinfection and Pumping	Requirement to lift pump columns out of the wet well using monorail hoist.
500	Pump/Poly	Monorail hoist for removal of solids transfer pumps.
600	Gravity Thickeners	Hydraulic limitations of thickened solids pump suction lines and ability to de-water unit process equipment.
700	Electrical Building/Generator	Operational height for electrical equipment such as generator, MCC cabinets and switchgear.
800	Chemical Building	Ability to remove the largest chemical tank from the facility.

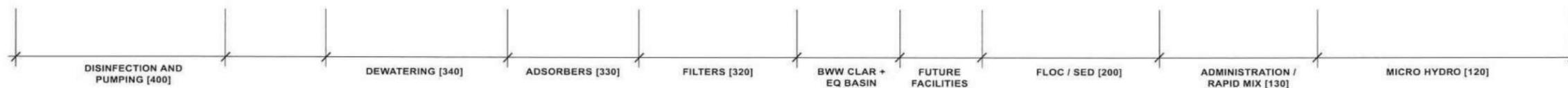
Please contact me for additional information or clarification.

Regards,

Park City Public Utilities Department

Roger McClain

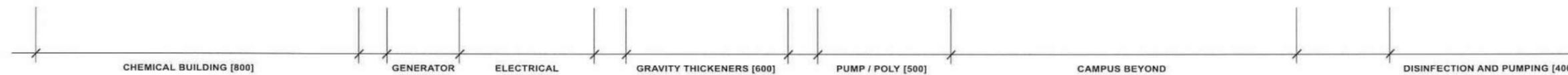
Public Utilities Engineering Manager



NORTH ELEVATION



CONTEMPORARY ARCHITECTURE (STEEL, CEMENTITIOUS PANELS, DIVIDED LITE WINDOWS, THIN STONE) EMERGING FROM TRADITIONAL ARCHITECTURE (RAFTER TAILS, DOUBLE HUNG WINDOWS, ERODING STONE)



SOUTH ELEVATION



PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	DR	REVISION	BY	AP.D

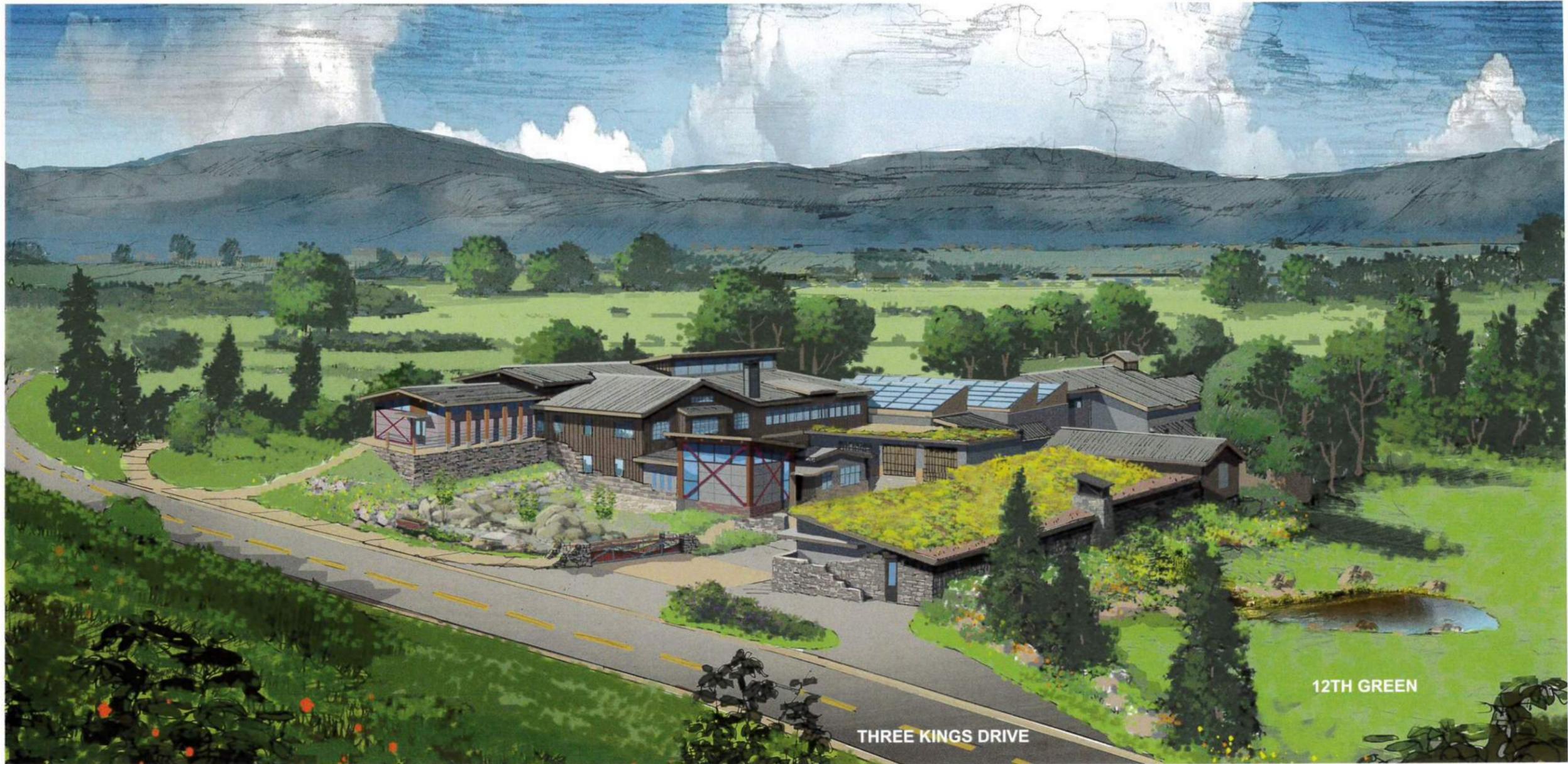
ZEHREN AND ASSOCIATES, INC.
ARCHITECTS AND PLANNERS
1000 W. 1000 S., SUITE 200
SALT LAKE CITY, UT 84119
TEL: 801.488.1111 FAX: 801.488.1112
WWW.ZEHREN.COM

JACOBS
PLANNING
ARCHITECTURAL
OVERALL SITE
NORTH AND SOUTH STEETScape ELEVATIONS

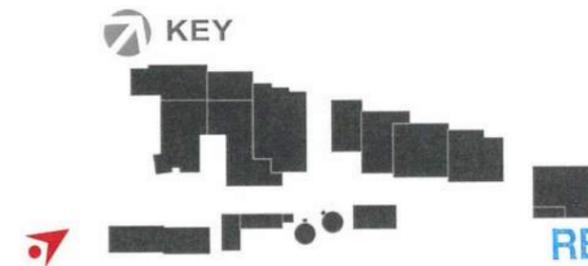


RECEIVED
JUL 16 2018
PARK CITY
PLANNING DEPT.

VERIFY SCALE	358
BAR IS ONE INCH ON ORIGINAL DRAWING	MPD_CUP
DATE	07/16/18
PROJ	



SOME EXISTING AND PROPOSED LANDSCAPING NOT SHOWN FOR CLARITY: REFERENCE LANDSCAPE PLAN



RECEIVED

JUL 16 2018

PARK CITY PLANNING DEPT

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	DR	REVISION	BY	AP'D

JACOBS
PLANNING
ARCHITECTURAL
GENERAL SITE
ILLUSTRATIVE RENDERING

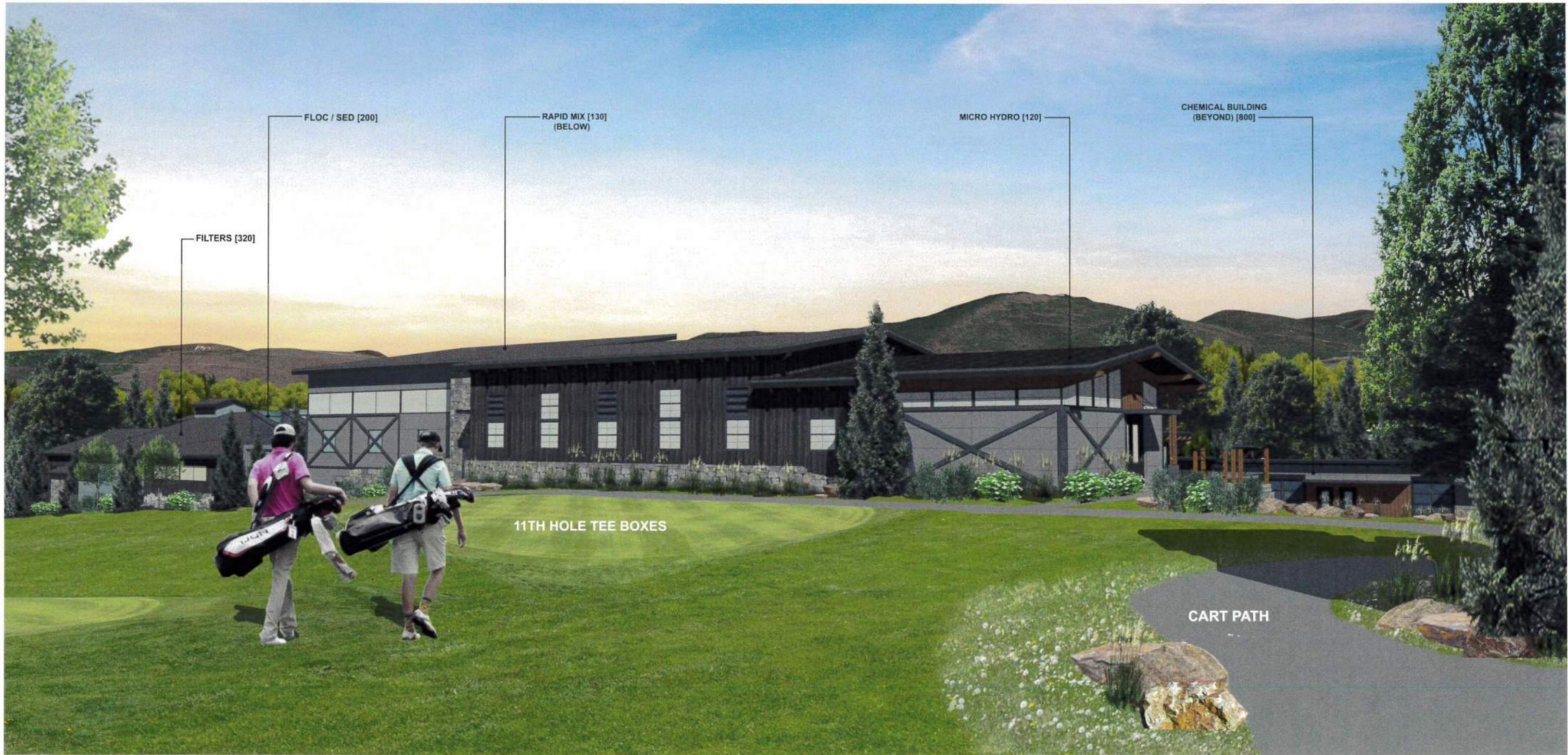
ZEHREN AND ASSOCIATES, INC.
ARCHITECTURAL, PLANNING, INTERIORS
LANDSCAPE AND STRUCTURE
1000 W. 1000 S., SUITE 100
SALT LAKE CITY, UTAH 84119
801.466.1000

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
DATE: 07/16/18
PROJ: 366
MPD/CUF

MPD/CUF PPLICATION

© JACOBS & ASSOCIATES, INC. ALL RIGHTS RESERVED.

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICES IS THE PROPERTY OF JACOBS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF JACOBS.



PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	DR	REVISION	BY

JACOBS
PLANNING
ARCHITECTURAL
OVERALL SITE
PHOTOGRAPHIC PANORAMIC VIEW

ZEHREN AND ASSOCIATES, INC.
ARCHITECTS
1000 W. 1000 S. SUITE 100
SALT LAKE CITY, UT 84119
TEL: 801.466.1000
WWW.ZAASOCIATES.COM

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
DATE: 07/16/18
PROJ: 371
PLOT TIME: PLOTTIME

KEY

RECEIVED
JUL 16 2018
PARK CITY PLANNING DEPT.

**3KINGS WATER TREATMENT PLANT PROJECT
CONSTRUCTION MITIGATION PLAN**

October 24, 2018



Park City Public Utilities
1053 Iron Horse Drive
Park City, Utah
TEL: 435.615.5300
www.parkcitywater.org

**3KINGS WATER TREATMENT PLANT PROJECT
CONSTRUCTION MITIGATION PLAN**

October 24, 2018

TABLE OF CONTENTS

I. Executive Summary.....2
II. Introduction, Goals & Objectives, Impacts and Considerations.....3
III. Construction Schedule and Phasing.....5
IV. Construction Mitigation Plan Management.....5
V. Existing Conditions.....3
VI. Scope of Construction Work.....4
VII. Construction Impacts and Mitigation Measures7

Exhibit A Silver Star development City parking area

I. EXECUTIVE SUMMARY – RECOMMENDED CONDITIONS OF APPROVAL

This Construction Mitigation Plan has been prepared to support the Conditional Use Permit application for the 3Kings Water Treatment Plant (3KWTP) and associated improvements, hereafter referred to as “3KWTP Project” or “Project”. The following provides items the Applicant recommends be included in the Planning Commission CUP approval with respect to Construction Mitigation:

1. The 3Kings Water Treatment Plant Project Construction Mitigation Plan provides The guidelines for Project associated improvements that shall be incorporated into each individual construction mitigation plan which will supplement and be consistent with this CMP
2. The Project contains elements both within the Park City Back Nine Subdivision Plat and beyond the plat boundaries.
3. Each individual improvement project site will be required to submit a site-specific construction mitigation plan prior to commencement of construction. Detailed, site-specific construction mitigation plans (CMPs) shall be submitted with Building Permit or Engineering Permit applications for individual projects associated with the 3KWTP Project and require approval by the Chief Building Official, or designee, for administrative building permits and the City Engineer, or designee, for administrative construction permits
4. The Project requires a MS4 storm water permit for all land disturbance activities for each separate phase of construction, prior to building or City engineering permit issuance.
5. The Project requires a Utah Division of Water Quality permit for construction activities associated with improvements to the existing Park City Golf Course ponds.
6. No construction access, pedestrian or vehicular, is allowed via the Park City Hotel, Park City Hotel Cottages, or Pay Day Condos property without express written approval by the authorized property representative.
7. Construction within and/or access across the Park City Golf Course boundaries shall be approved by the Golf Course Manager, or designee.

II. INTRODUCTION, MITIGATION GOALS, OBJECTIVES, IMPACTS & CONSIDERATIONS

This Construction Mitigation Plan has been prepared to support the Conditional Use Permit (CUP) application for the 3Kings Water Treatment Plant (3KWTP) and associated improvements, hereafter referred to as “Project”. The purpose of this plan is to manage the impacts on residents of and visitors to Park City created by construction activities.

This plan is programmatic in nature and is subject to refinement at the CUP, Building Permit, and Engineering Encroachment/Approval stages. Correspondingly, the contents of this report should be viewed as conceptual in nature and subject to change as specific plans are developed. Details developed at the CUP stage will not require a modification of this plan provided that they comply with the Goals and Objectives of this Plan. It is intended that the City’s Project Manager and the General Contractor/Construction Manager will work with multiple city departments and neighbors to effectively implement the comprehensive Construction Mitigation Plan.

Construction Mitigation Planning Goals and Objectives

The primary goals and objectives of this Construction Mitigation Plan is to identify and mitigate the impacts of building and infrastructure construction associated with the 3KWTP Project, adhere to the standard Park City Municipal Corporation (“Park City”) required construction impact mitigation measures, and adhere to additional site-specific mitigation measures required by the Conditional Use Permit, the Building Department, and the City Engineer.

This Construction Mitigation Plan (CMP) primarily addresses the construction of all improvements associated with the 3KWTP. The proposed demolition, building, and infrastructure will be constructed in individual packages with specific goals and timelines. Each individual project site will be required to submit a site-specific construction mitigation plan prior to commencement of construction. The guidelines set forth herein will be incorporated into each individual construction mitigation plan which will supplement and be consistent with this CMP. Section IV, “Construction Mitigation Plan Management” addresses the process to ensure compliance and implementation of these Plans.

General Description of the Property

The Project is generally located within the approximately 65 acres Park City Back Nine Subdivision Plat, which contains the Park City Municipal Corporation municipal golf course, and within adjacent existing roadways, rights-of-way, and easements. The site is bordered by Three Kings Drive to the west, State Highway 224 to the east, Thaynes Canyon Drive to the north, and Silver King Drive/Empire Avenue to the south. A number of multi-family developments and the Park City Hotel and Cottages border the golf course. Silver Star development is located to the west of the Project.

Construction and Potential Construction Impacts

The Project will include three (3) basic types of construction, 1) **demolition**, to facilitate the Project construction, all existing buildings at the “Spiro” site will be demolished and staff relocated to other locations within the City, 2) **buildings**, which includes treatment and administrative related structures and, 3) **infrastructure**, which includes roads, utilities, grading and drainage, golf course improvements, landscaping, etc.

Existing seasonal recreational uses, municipal golfing activities and cross-country ski activities, will continue generally uninterrupted. Use of the golf course area is restricted to authorized public only.

Construction Mitigation Considerations

The construction mitigation efforts are accomplished through pro-active planning, monitoring construction sites, communication with all residents and contractors, and enforcement action if necessary. Primary construction related impacts and considerations associated with the proposed areas that have been identified include:

- Vehicular and pedestrian traffic
- Construction parking / traffic / delivery
- Dust control
- Debris tracking on adjacent streets
- Storm water pollution prevention
- Emissions control /vehicle idling
- Control of trash and recycling
- Adjacent golfing and cross-country activities
- Protection of golfers/cross-country users from construction
- Protection of construction workers from golfing activities
- Protection of golf course irrigation and snowmaking water supply
- Snow storage and removal
- Noise trespass
- Light trespass
- Communication and addressing neighborhood concerns and questions

III. CONSTRUCTION SCHEDULE AND PHASING

Phasing of the Project construction will consist of an orderly and systematic construction plan. This plan will address the 3KWTP site and all associated improvements. The Project anticipates a construction start in the fall of 2019 with completion timeline of spring 2023. Construction activities will be continuous throughout that period. The Construction Manager will continually prepare and update the Project Construction Schedule which will be made available, in a summary form, to key stakeholders and to the public through the Public Outreach Plan.

IV. CONSTRUCTION MITIGATION PLAN MANAGEMENT

This Construction Mitigation Plan requires, in accordance with the requirements of Park City's CUP approval, detailed, site specific construction mitigation plans (CMPs) to be submitted with Building Permit or Engineering Permit applications for individual projects associated with the 3KWTP Project. All site-specific CMPs shall be consistent with this CMP and require approval by the Chief Building Official, or designee, for administrative building permits and the City Engineer, or designee, for administrative construction permits.

Park City Public Utilities, the entity overseeing the construction and development of the Project, will have the overall responsibility for the implementation and enforcement of the requirements of this Construction Mitigation Plan. The assigned Project Manager is the Public

Utilities Engineering Manager.

The Construction Manager will have overall responsibility to Park City Municipal Corporation to ensure the implementation and enforcement of the requirements of these individual construction mitigation plans as part of the approved Construction Mitigation Plan. Park City may require performance bonds to ensure compliance with specific Construction Mitigation Plans, which would be forfeited at the time of any violation.

Public Notification and Communication

The Public Utilities Department has developed and implemented a Public Outreach Plan with the goals:

- To inform area residents and community about the benefits and construction of the 3Kings Water Treatment Plant and Golf Maintenance Facility.
- To address questions and concerns in a proactive manner.
- To provide an avenue for the community to learn more about the new water treatment facility.
- Keep the information simple and straight forward.

Outreach Tools to be utilized during the Public Outreach effort include:

- **Fact Sheet** - A concise one page document including information on the project, contact information, and the website. The document will be produced both in print and digital formats.
- **PCMC Monthly Newsletter** – Include regular updates in existing digital newsletter as new information becomes available. The information will also be shared on social media.
- **E-blast** - Use email distributions to contact stakeholders to share Fact Sheet and provide projects updates including presentations to City Council, the Planning Commission, and open houses.
- **PCMC Website/Comment Platform** - Use Engage Park City and project website to update stakeholders about the project including an infographic showing progress of the project, outreach opportunities, and project contact information. The most recent plans will be posted to the site. An opportunity to provide comments and questions will be included on the site. All comments will be collected, responded to and provided to the project team.
- **Community Facilitated Forums** – Neighborhood meetings will be coordinated through interested community members and the HOAs. The intent of these meetings is to reach out to the community at their own or central location.
- **Media Outreach** – schedule ongoing project update interviews and pitch unique story angles to the newspaper as relevant information is developed.

Although every effort will be made to minimize the disruptions resulting from construction activities, some impacts may occur. The City's Project Manager and Construction Manager will continually assess all operations that may adversely impact or inconvenience residents and/or businesses in the area of the Project or motorists, hikers, bikers traveling in the Project vicinity, and/or golfers, cross-country skiers, as well as golf course operations and maintenance staff using the adjacent golf course facility. These impacts may include road closures and detours, trail closures and detours, and night operations, temporary golf course realignments, etc. This notification process will be maintained throughout the entire construction process. All said notifications will be coordinated with representatives of Park City and communicated to the public in accordance with the Outreach Plan.

V. EXISTING CONDITIONS

Existing Uses and Improvements

The Project site and proposed 3KWTP building and infrastructure construction areas currently contain the following facilities:

- A municipal water treatment plant containing Park City Water Distribution staff offices and associated operations facilities, Spiro Water Treatment Plant and Covered Parking Structure constructed in 1991 and upgraded in 2004
- Park City Golf operations, storage and associated staff facilities, Park City Golf Maintenance Building and Chemical Storage Building and associated operations staff
- Park City Parks operations, storage and associated staff facilities, Park Maintenance Building and Covered Parking Structure constructed in 1986
- Seasonal recreational facilities, supporting municipal golfing and cross-country ski activities
- Golf course irrigation and snowmaking water supply intakes and pumping facilities located on the golf course ponds

The Project area contains the following utilities and surface drainages:

- The site contains utilities associated with service to the Spiro Water Treatment Plant and the Golf and Parks Maintenance Buildings
- Thiriot Spring is located at the western extent of the site. Thiriot Spring is currently used as a municipal drinking water source and for in-stream flow and was developed in 1974
- Existing raw water conveyance piping and structures convey water from the Spiro Tunnel to the water treatment building, the North Ditch, and the East Ditch
- Existing ditches and related structures that convey water from the Spiro Tunnel to the water treatment building, the North Ditch, and the East Ditch. Ditches are located on Park City Municipal Corporation property, are operated maintained and controlled by PCMC, and are not subject to jurisdictional regulations (not considered "Water of the U.S." or "Waters of the State")
- Existing ponds in the vicinity of the PCGC Hole No. 14 and PCGC Hole No. 18. Ponds are located on Park City Municipal Corporation property, are operated maintained and controlled by PCMC, but are subject to jurisdictional regulations (considered of "Waters of the State").

Existing Access

Access to the Project site is via a driveway entrance, extending from Three Kings Drive, that is in the immediate vicinity of the existing Spiro water treatment plant and golf/parks buildings entrance.

Soils Ordinance

The Project area east of Three Kings Drive is outside the Park City Soils Ordinance boundary. However, the Project area west of Three Kings Drive is located within the Park City Soils Ordinance boundary and any subsurface improvement work will need to be in accordance with the current soils ordinance.

VI. SCOPE OF CONSTRUCTION WORK

Improvements associated with the 3KWTP Project generally consists of the construction of buildings, structures, associated utilities, golf course pond improvements, and Spiro Tunnel reconstruction that will be constructed in accordance with City approved construction drawings.

The proposed areas of construction and potentially impacted areas are briefly described below:

- A. Building Construction (multiple buildings and structures, approximately 58,000 sf):
Will be restricted to a 2.75 acre area that is generally located between Park City Municipal Corporation Golf Course (PCGC) Hole No. 11 and Hole No. 12;
Impacts to the edges of PCGC Hole Nos.11 and 12 and immediate surrounding roadways and residents
- B. On-Site Site and Utility Improvements:
Generally include access roads, parking areas, raw and potable water conveyance, sanitary sewer, storm water, and dry utilities;
Impacts to the edges of PCGC Hole Nos.11 and 12 and immediate surrounding roadways and residents
- C. Off-Site Utility Improvements:
Generally includes water conveyance upgrades and improvements between the Spiro Tunnel and the proposed 3KWTP (routed within and along Three Kings Drive and within Silver Star Drive) and includes connections to existing utilities in the vicinity of PCGC Hole No. 12;
Impacts to Three Kings Drive, the Silver Star development area, and PCGC Hole Nos.12 and 13
- D. Golf Course Pond Improvements:
Generally includes dredging of the existing pond at PCGC Hole No. 14 and PCGC Hole No. 18 and related inlet and outlet control structures;
Potential impacts to PCGC Hole No. 14 and PCGC Hole No. 18 and access locations (potentially from Three Kings Drive)
- E. PCGC Restoration:
Generally includes relocation of significant trees, relocation of PCGC Hole No. 11 tee boxes, and golf course restoration adjacent to the 3KWTP;
Potential impacts to the PCGC Hole No. 11 fairway and tee boxes and to the PCGC Hole No. 12 fairway and green in the immediate vicinity of the 3KWTP site
- F. Spiro Tunnel Reconstruction:
Generally consisting of the reconstruction of the first 400 feet of tunnel to address failing infrastructure;
Impacts to the Silver Star development area

Demolition of Existing Buildings, Structures, and Infrastructure

Demolition of existing facilities is planned to facilitate proposed improvements. Recycling approaches will be developed and established consistent with City goals and to address construction mitigation considerations.

Buildings and Structures

Buildings and structures within the immediate 3KWTP site will be constructed in accordance with City approved construction drawings.

Access Road

An access road will be built to serve the new treatment facility and provide emergency vehicle access. The access will be gated at a point at the east side of the administration/operations building to preclude public access to the remainder of the site.

Utilities

Utilities will be routed within the access road, along and across the PCGC fairways, within and parallel to Three Kings Drive, and within Silver Star Drive.

Water

Water will be provided to the Project by the Park City Municipal Corporation. A water distribution line, for both potable and fire protection uses, will be routed from an existing water main in the driving range vicinity, south across PCGC Holes No. 10 and No. 11, and continue through the site within the access road to Three Kings Drive where it will connect to the existing water main.

- Fire hydrants will be provided at intervals and locations acceptable to the Fire Marshal.
- The water main will be sized to meet fireflow and potable water demands and is currently sized based on an anticipated fireflow rate of 3,000 gallons per minute. Final sizing will be based on the requirements of the Fire Marshal and Park City Building Department.

Sewer

The City will enter into the necessary service agreements with the Snyderville Basin Water Reclamation District (SBWRD) in order to secure adequate sanitary sewer service for the Project. The proposed buildings will connect to the existing sanitary lateral that extends east to the Park City Hotel Cottages. It is not anticipated that the extension of public sanitary sewer will be required. Pertinent oil and grease interceptors will be provide in accordance with SBWRD requirements.

Electric Power

The source of electric power for the Project will be Rocky Mountain Power's existing underground electrical distribution system located within Three Kings Drive street rights-of-way or utility easements.

Telecommunications

Communications for internet and phone will be provided by City owned fiber optic lines that are located at the eastern limits of the Project site.

Natural Gas

The source of natural gas for the Project will be Dominion Energy's existing underground gas distribution system located within Three Kings Drive street rights-of-way or utility easements.

VII. CONSTRUCTION IMPACTS AND MITIGATION MEASURES

Project Identification and Signage Information

In accordance with Park City Construction Mitigation guidelines, Project identification signs will be constructed and posted at the entry to the 3KWTP site. Additional "site specific" signage will be required at any other associated Project areas where construction will occur for a duration longer than ninety (90) days

The Construction Manager will construct appropriate site signage at the Project sites. This sign

will include, at a minimum, the following Project information:

- Name, address and telephone number of the City's Project Manager
- Name, address and telephone number of person responsible for the Project (Construction Manager)
- Name and telephone number of the party or parties to contact in case of an emergency
- Contain pertinent SWPPP information
- Identify all other construction areas associated with the Project

In addition to the general Project identification sign described above, additional Project information may be required by the City's Project Manager. Additionally, the Construction Manager will develop construction signage plans as required to adequately inform the public of hazards related to construction activities, detours, etc., and provide way-finding for construction vehicles. Signage plans will address construction activities associated with roadways, sidewalks and trails, and golf course.

All Project signage will be approved by the Park City Building Department.

Hours of Operation

The construction associated with the Project is located a short distance from existing neighboring residential areas. The construction is taking place below and adjacent to specific residential areas where sound may transmit sound over a great distance, therefore hours of construction and hours for specific construction activities is a concern.

In accordance with the Park City Construction Mitigation Guidelines, construction operations will be limited to the hours of 7:00 AM to 9:00 PM Monday through Saturday and 9:00 AM — 6:00 PM on Sunday. These restrictions will be strictly enforced and additional hourly constraints will apply whenever noise and disruption from construction operations may create a public concern. Additional hourly restrictions are listed in specific sections below.

Pedestrian Impacts

Project related impacts to pedestrian travel will be generally along Three Kings Drive in the area immediately adjacent to the Project. The existing sidewalk along the west side of Three Kings Drive is limited in width. To provide safe access through the immediate 3KWTP construction zone, a covered pedestrian/vehicle barrier/walkway will be installed for the duration of the project, over and along the sidewalk from the northern to the southern boundary of the immediate 3KWTP site.

Distinct Areas of Impact

Three Kings Drive

Utility improvements associated with the water supply to the 3KWTP are located within the Three Kings Drive right-of-way. These improvements will require the Construction Manager to work with Park City and the City's Project Manager to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, traffic control plan, a construction signage plan, and a public information program.

Silver Star Drive

Improvements associated with the utilities installation within Silver Star Drive will require the

Construction Manager to work with Park City, the City's Project Manager, and the Silver Star HOA Manager, to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a traffic control plan, a construction signage plan, and a public information program.

Additionally, the area is within the Park City Soils Ordinance Boundary and any excavation will require soils to be mitigated. This will likely increase construction times and truck loading/hauling traffic congestion. Metals impacted soil stockpiling will not be allowed and any soils determined to be above regulatory limits will need to be containerized on-site and disposed of at an approved disposal site.

Silver Star Development Area

Improvements associated with the Spiro Tunnel reconstruction, within the Silver Star development area, will require the Construction Manager to work with Park City, the City's Project Manager, and the Silver Star HOA Manager, to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a traffic control plan, a construction signage plan, and a public information program.

Golf Course Golfing Activities

Improvements associated with the 3KWTP and utilities construction, and the PCGC pond dredging and improvements within the golf course playable area will require the Construction Manager to work with Park City, the City's Project Manager, and the PCGC Manager, to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a detour plan, a construction signage plan, and a public information program.

Golf Course Cross-Country Skiing Activities

Improvements associated with the 3KWTP and utilities construction, and the PCGC pond dredging and improvements within the cross-country ski trail area will require the Construction Manager to work with Park City, the City's Project Manager, the PCGC Manager, and the Cross-Country Skiing Director, to develop an approved construction phasing and implementation plan. This plan will include various elements including, but not limited to, a phasing plan and schedule, a detour plan, a construction signage plan, and a public information program.

Traffic Impacts

The primary impacts to traffic on the roadways adjacent to the Project relate to construction personnel parking, construction management and inspection related activities, and deliveries of construction materials and supplies.

The primary access to the Project area will be from the north via Thaynes Canyon Drive and Three Kings Drive. The vast majority of construction personnel shuttling and material handling traffic to and from the Project will travel along this route. To a much lesser extent, there will be minimal construction related traffic from the south along Empire Avenue/Silver King Drive and Three Kings Drive.

Roadways potentially impacted by construction traffic will include the following:

- SR 224 from Kimball Junction to Thaynes Canyon Drive
- SR 248 from Quinn's Junction at Highway 40 to SR 224 (Park Avenue)

- Thaynes Canyon Drive
- Three Kings Drive
- SR 224 Park Avenue to Empire Avenue
- Empire Avenue to Silver King Drive
- SR 224 (Park Avenue) to Silver King Drive
- Silver King Drive to Three Kings Drive
- Silver Star Court

A variety of traffic related mitigation methods will be implemented to minimize the potential construction traffic impacts which include:

- Increased traffic associated with construction management and inspection personnel arriving and leaving the Project area
- Deliveries of construction materials, primarily loaded trucks turning slowly into the site
- Temporary traffic restrictions associated with the improvements in Silver Star Court
- Temporary traffic associated with loaded trucks leaving the golf course pond improvement site(s)

These mitigation measures are further described in the following sections.

Construction Site Access

Construction access for the 3KWTP Project site will be limited to the general area of the existing “Spiro” site access road.

Construction site access for individual projects shall be addressed by a site specific CMP to be included with the Building Department permit or City Engineering application. The Construction Manager shall work directly with subcontractors, suppliers, etc., to mitigate traffic impacts related to construction access and the delivery of materials and supplies to site specific construction areas.

Construction Parking

Parking for Project related construction activities will be strictly monitored by the City’s Project Manager. All construction related parking, personnel and construction vehicles, on adjacent public and private streets and within adjacent private parking lots is prohibited, unless specifically denoted below.

Construction Personnel Vehicle Parking

The majority of the construction personnel will be arriving and departing the Project Area at traditionally non-peak time periods. To mitigate traffic congestion and address the limited available parking, construction personnel will be required to take a Construction Manager or Contractor provided shuttle system from a remote parking site(s) or take public transportation. Subcontractors will be required to develop and implement a detailed program for the transport of personnel to and from the site during construction activities and submit to the Construction manager for approval.

Construction Vehicle Parking

The Construction Manager will be responsible to address 3KWTP area “on-site” parking for key construction vehicles. To mitigate traffic congestion during the normal morning and afternoon peak travel times and to reduce travel trips, the Construction Manager will be required to limit the number of on-site construction vehicle parking.

There will be a number of smaller “site specific” construction vehicle parking areas required throughout the Project area. These sites will be located only in areas approved under the site specific construction mitigation plans.

Silver Star Parking Lot - Construction Vehicle Parking

The existing designated City parking spaces within the Silver Star development parking will be restricted to use by the City's Project Manager and authorized users which generally include, City staff and City inspectors, special testing agents, and regulatory or agency representatives.

Construction Related Deliveries

The Construction Manager will develop and implement a detailed program to mitigate traffic impacts related to the delivery of materials and supplies to the Project area and the haul-off of excess and waste materials. The Construction Manager and City's Project Manager will be responsible to monitor the delivery program.

Delivery Schedules

In general, deliveries will be restricted to follow the schedules set out in this section which is designed to minimize traffic congestion associated with peak traffic periods, special events, and tourist or holiday traffic. In general:

- Deliveries will be required to be scheduled in advance to ensure that:
 - i) they arrive during non-peak Park City travel periods;
 - ii) equipment is available to quickly off-load the shipment; and,
 - iii) adequate storage area is available.
- With the prior approval of the Park City Building Department, deliveries may be scheduled outside of normal working hours to minimize traffic impacts.
- Deliveries will be timed to coincide with the installation of the materials to ensure that the Project's storage areas do not become overcrowded.
- Deliveries will be prohibited during area special events including, but not limited to, the Fourth of July celebration, the Arts Festival, and the Miner's Day celebration.

Deliveries that cannot accommodate these schedules or those listed below will be subject to a specific delivery plan that will be submitted and approved by the Building Department.

General Construction Material Delivery

Deliveries to the site are of varying types and uses. General construction material will originate from local suppliers or Construction Manager provided staging areas and will be at predictable times and frequency. These delivery schedules will be restricted as follows:

- During Winter peak ski season (Christmas through Presidents Day): Scheduled to not coincide with peak winter tourist traffic patterns and to avoid holidays. These deliveries will be scheduled to arrive during week days after 9:30 AM and before 3:30 PM. Saturday deliveries are possible but will be the exception and will be further restricted to after 10:00 AM and before 3:00 PM. Sunday and holiday deliveries will be prohibited.
- During the balance of the year the delivery schedule will generally be permitted over the normal construction hours. also avoid holidays and Sunday, These deliveries will be scheduled to arrive during week days after 9:00 AM and before 4:30 PM. Saturday deliveries are possible but will be the exception and will be further restricted to after 10:00 AM and before 3:00 PM. Sunday and holiday deliveries will be prohibited.
- Summer traffic conflicts can occur on non-holiday times when festivals are scheduled outside of weekends and holidays. The Construction Manager will verify with the City the festival schedule and revise delivery schedules as required to mitigate areas of concern.

Deliveries will be direct to the site and loading/unloading within the Three Kings Drive right-of-way is prohibited without specific Building Department approval.

Just-in-time Deliveries

These deliveries consist of specialized equipment or materials fabricated off-site such as treatment process equipment, structural steel, precast concrete, and trusses. These materials are shipped by common carrier and are off-loaded from the truck and placed directly on the building or in the structure during normal working hours. While their arrival in the City is random and not schedulable like routine deliveries from local areas, they are few in number and will have limited impact. These delivery schedules will be submitted to the Building Department for approval.

Concrete Deliveries

These are the most demanding from a schedule point of view. Small concrete pours and larger building materials can be scheduled to respect the off-peak delivery schedule set out for routine deliveries. However, large concrete pours will occur year-around and may need to be scheduled for the full day. These delivery schedules will be submitted to the Building Department for approval.

Directions and Travel Routes

Deliveries and traffic routes will be monitored and recorded by the Construction Manager who has the ability take action against contractors, subcontractors, suppliers, etc., who fail to comply with the approved Project CMP.

The Construction Manager will make available a Delivery Route Map that provides suppliers, etc., with directions to the Project from I-80 and US 40 and includes detailed information related to travel conditions and construction detours along the route(s) through Summit County and Park City. This map will be updated on a frequent basis to ensure deliveries do not get lost and cause undue impacts on other parts of Park City. The Construction Manager will specifically identify deliveries that cannot use the standard designated site access route and submit to the Park City Building Department for approval of a route modification. The basis for a routing deviation may result from:

- (i) Over-length trucks that cannot stay in their lane on the turns on Thaynes Canyon Drive and Three Kings Drive; or
- (ii) When weather or other conditions make travel along Thaynes Canyon Drive unsafe or impractical.

Construction Staging and Material Storage Areas

Due to the size of the Project area, construction staging and material storage is a significant concern and will play a significant role in mitigating traffic impacts.

Control of Areas

The Construction Manager will designate, construct, acquire, maintain, and/or manage required construction staging and storage areas. These areas may be provided on the immediate 3KWTP site or at off-site location(s). A number of smaller "site specific" construction staging and material storage areas will be established throughout the Project area.

- Sites will be located in areas slated for construction to ensure that existing vegetation disturbance is reduced.
- Material deliveries to staging or material storage areas will be in accordance with the CMP section, "Construction Related Deliveries".
- The Construction Manager will exercise good housekeeping practices in compliance with all applicable Federal, State and local laws, regulations and ordinances to provide efficient and orderly storage of construction related materials.

- The Construction Manager will take special care in the handling and storage of potentially hazardous materials. Examples of hazardous materials include:
 - Treatment process related chemicals
 - Pesticides, insecticides and herbicides
 - Petroleum products including oils, fuels, diesel oil, lubricating oils and grease
 - Nutrients including soil additives and fertilizers
 - Construction chemicals including paints, acids for cleaning masonry surfaces, cleaning solvents, asphalt products, concrete curing compounds

The storage and use of these materials will conform to the manufacturer's recommendations, good housekeeping practices, and State and local regulations including:

- Providing security fencing as required. Fencing will be in accordance with Park City Construction Mitigation Guidelines
- Providing locked, weather resistant storage areas
- Lining storage areas with plastic sheeting to contain any leaks
- Storing containers in a cool, dry location
- Keeping container lids tightly closed
- Monitoring all containers and storage facilities on a regular basis
- Maintaining an inventory of all products stored on-site
- Prevent exposure of stored materials to storm water

Off-site Disposal of Materials

In an effort to reduce the overall number of haul trips necessary to transport excavation waste material to its final approved location and minimize impacts on existing neighborhoods, excavated materials generated from the Project will be processed, suitable materials reused on-site, and then unsuitable or surplus materials will be disposed of at Construction Manager or Contractor acquired sites. Any excess materials will be disposed of in compliance with all Federal, State and local laws, regulations and ordinances.

Temporary Site Fencing

The Construction Manager will construct security fences with gates around the site, stockpile and staging areas, or other specific areas as required and will employ security personnel and services as necessary to protect these areas during off-hours.

Special fencing will need to be placed in locations and to heights appropriate to protect the golfing public and on-site workers from golfing activities on the adjacent golf course. Fencing will be provided by the Construction Manager and will be approved by the Building Department.

Temporary Trailers and Storage Containers

The Construction Manager will install the basic construction trailers and materials storage containers required for the Project. Trailers and containers will be:

- Approved by the Building Department
- Screened or positioned on the site to avoid visual impacts to adjacent properties
- Secured without exterior lighting

Temporary Utilities

The Construction Manager will install the basic construction utility infrastructure for sewer,

power, natural gas, electricity and phone required for the site construction.

Waste & Trash Management and Recycling of Materials

As is the case with all construction projects, waste, trash and construction by-products will be generated by individual construction projects. These materials must be stored, handled and disposed of properly so as not to cause adverse impacts to the surrounding area and the environment. Site specific CMPs for individual projects will address waste and trash management and recycling of materials, consistent with this CMP. The City's Project Manager will monitor the Construction Manager's compliance with trash management on individual sites and surrounding properties.

The Construction Manager will:

- Develop and implement a trash management and recycling program to maintain clean construction sites, maximize material recycling, minimize disposal truck traffic impacts and minimize impacts to the local landfills. The program will control the storage and disposal of waste & trash and re-utilize recyclable materials, both organic and manufactured.
- Provide a sufficient number of dumpsters, designed specifically for the purpose of the storage of solid waste
- Schedule timely haulage services to legal landfill disposal areas to ensure that the dumpsters do not become overfull. Haulage of partial loads will be prohibited in order to minimize truck trips. As stated in the traffic impacts section, specific haul routes will be coordinated to minimize traffic impacts.
- Locate recycling containers near dumpsters to facilitate separation of reusable and recyclable materials from the trash.
- Arrange for the removal of all recyclable materials that cannot be reused on-site.

Sanitary Waste Disposal

The Construction Manager will provide adequate portable toilets for use by the construction personnel. These temporary toilets will be provided and maintained by a licensed provider who will dispose of all waste in compliance with all applicable State and local laws, regulations and ordinances.

Sanitary facilities will be located a sufficient distance from any storm drainage systems to prevent contamination in the event of a spill. Any spill will be cleaned up immediately.

Fugitive Dust, Mud, and/or Snow/Ice

Wind, construction activities, trucks and equipment traveling across the site can create fugitive dust. This fugitive dust has the potential to negatively affect air quality. Construction activities and wet periods can generate on-site mud, snow/ice and, if left unchecked, can impact existing watercourses and can be tracked off-site onto public roadways. To address these conditions the following will be employed:

- To the extent possible, disturbed areas will be kept to a minimum. Earthwork activities will be scheduled so that the area to be disturbed and left unprotected from erosion will be as small as possible and exposed for the shortest time feasible.
- Areas targeted for grading and excavation operations will be delineated by the use of silt fencing on the downhill side of slopes and limits of disturbance fencing in other locations. This fencing will generally be located within five feet of the limits of cuts and fill

operations. These delineated limits of disturbance will be strictly enforced to minimize the areas of disturbance.

- Temporary stabilization procedures including the establishment of temporary and/or permanent vegetation, mulching, geotextile fabrics, etc. will take place as required to prevent soil erosion. These measures will be installed as soon as practical after construction activities have been temporarily or permanently ceased.
- Cut and fill slopes, utility corridors and other areas of disturbance will be covered with topsoil and revegetated as soon as practical to prevent erosion. Mulch and gravel will be used to control dust and stabilized wet areas.
- Fugitive dust will be controlled with appropriate application of water as a palliative.
 - Water trucks will be employed throughout the workday to water down haul roads and disturbed areas
 - Water will be applied during dust generating construction activities, such as demolition, concrete cutting, etc.
- Truck/vehicle traffic traveling to and from the Project area has the potential of tracking dust, mud, snow, or ice onto public roadways. Each site specific project will establish a truck wash program. For most sites vehicle debris-tracking areas or vehicle wash down areas will be at the entrance to all job sites. The 3KWTP site will establish a wash facility as part of the individual plan. This wash down area will consist of temporary asphalt paving or clean, well-graded gravel with a water hose station and a catch basin to receive the wash water. All construction vehicles leaving the job sites will be inspected by Construction Manager personnel, hosed down as required, and have their loads covered or wetted if applicable.
- Street Cleaning. The truck wash at the entrance to the job site will eliminate most sediment transport from the job site to the City's streets; however, the potential exists for incidental or accidental transport to adjacent City streets. Consequently, the drop inlets downhill of the project will be equipped with silt traps of filter fabric or hay bales. These silt traps will be inspected on a weekly basis and prior to any forecast for precipitation and cleaned as needed. Streets will be swept as need depending on the effectiveness of the truck wash program. Streets will also be inspected and cleaned as needed prior to any forecasted precipitation.

Storm Water Management

A complete Storm Water Pollution Prevention Plan ("SWPPP") will be prepared and implemented separately for the 3KWTP site improvements and for each individual "project" in strict accordance with local, State and Federal guidelines. The Project construction will be covered under a SWPPP, issued by the State, and held in the name of the City. This plan corresponds with the requirements of that permit. The Construction Manager will be responsible for acquiring and enforcing the permit(s) within the project.

The primary goals of the SWPPP will be to:

- 1) limit the areas of disturbance of the existing vegetation to only those areas required to install the proposed improvements;
- 2) retain sediment on site to the extent practicable through the selection, installation and maintenance of storm water control measures in accordance with good engineering practices; and,
- 3) prevent construction litter, debris and chemicals from becoming a pollutant source of storm water discharges, and
- 4) be designed to protect Park City's Thiriot Spring water source protection area

For purposes of this Construction Mitigation Plan, and inasmuch as most of the issues and concerns addressed are identical, portions of the SWPPP will be incorporated into the individual sections of the Plan as they apply.

In general, the Construction Manager will institute the following good housekeeping practices:

- Protecting existing vegetation to remain from disturbance
- Minimizing slope lengths and steepness
- Preventing pollutant contact with precipitation and runoff
- Keeping pollutants off exposed surfaces
- Keeping materials out of storm drainage systems
- Reducing storm runoff velocities
- Minimizing generation of waste materials and dispose of all waste materials properly
- Storing all materials properly, including adequate covering
- Preventing leaks and spills, cleaning up any spills immediately
- Preventing concrete and cement mortars from entering storm drainages
- Applying fertilizers, pesticides and herbicides in accordance with the manufacturer's instructions
- Minimizing tracking of sediment off-site
- Incorporating independent storm run-off controls at all proposed staging and materials storage areas, constructing storm water collection, transmission and disposal facilities to route storm water runoff around these areas

The Project will install a variety of storm water run-off prevention measures at the limits of disturbance and whenever natural vegetation is disturbed including, but not limited to, straw bales, silt fences, silt basins, rock check dams, etc. to prevent silt and other construction related materials from entering the storm drain systems and/or water courses. Storm water flows from these facilities will be discharged into constructed siltation basins prior to discharge into areas of natural vegetation. Upon completion of the Project permanent storm water controls, temporary storm water run-off control facilities will be removed, re-graded and re-vegetated.

Construction Manager and the City's Project Manager, or designated representative, will routinely inspect the above-described erosion and sediment control facilities on a regular basis. These facilities will be maintained, repaired and supplemented as required to ensure effective operating conditions. Sediment will be cleared from the control facilities when the depth of the accumulated sediment reaches a maximum of 1/3 of the height of the structure.

Noise Trespass

Construction associated with the Project is adjacent to existing neighboring residential areas and has adjacent uphill residential areas where noise impacts could be a concern. Work associated with the Project could generate noise that may impact residential areas. To reduce the potential for noise trespass to adjacent areas, the following will be implemented:

- All construction operations will be conducted in compliance with Park City's hours of operations and noise restriction guidelines and ordinances.
- Construction activities generating significant noise levels (i.e. exterior demolition, jackhammering, etc.) will be further restricted to between the hours of 9:00 AM and 4:00 PM, Monday through Friday.

- On-site truck and equipment traffic will be routed, to the best ability possible, to avoid the need to back up.
- The use of on-site generators will be limited. Temporary power will be provided whenever possible.
- Engineering and Building Department officials will be notified of any proposed strong percussive noises a minimum of three (3) days prior to the event taking place.
- In the event that any essential operation generates noise that consistently exceeds the 65-decibel limit set by Park City, Project representatives will meet with City Engineering Department and Building Department officials to determine the best method for mitigating the impact.

Temporary Lighting

Construction associated with the Project is adjacent to existing neighboring residential areas and has adjacent uphill residential areas where site lighting impacts could be a concern. Daylight hours during the summer season will not likely require supplemental site lighting, however, the shorter daylight hours during the remaining seasons (particularly with the location of the site being near the mountain) could require supplemental lighting for lights associated with after-dark construction related activities and could generate lighting that may impact residential areas. To reduce the potential for light trespass to adjacent areas, the following will be implemented:

- All construction operations will be conducted in compliance with Park City's hours of operations guidelines and ordinances.
- Construction activities potentially generating lighting trespass will be further restricted from December through February to between the hours of 8:00 AM and 6:00 PM, Monday through Saturday.
- Site lighting will be shielded in accordance with Park City's night sky ordinance.
- The use of task or area specific lighting (in preference to general site lighting) will be employed whenever possible.
- Special operations, such as utility tie-ins that can only be performed during "off hours," may necessitate work being completed after dark.
- The use of site lighting for security purposes will be limited.

The Construction Manager will provide adequate lighting for the safety of the construction personnel while attempting to ensure that lighting trespass does not impact neighboring residents. An approved temporary lighting plan will be developed and submitted to the City for their approval at the City's discretion prior to commencement of any construction operations requiring exterior, temporary lighting.

Existing Vegetation Protection

The Landscape Plan and Demolition Plan identify existing vegetation to be protected and/or relocated prior to construction activities. Observations will be performed by a certified forester or arborist, and a subsequent report will be required with respect to the following activities:

- relocation of existing trees
- to identify the best location for placement of clean excavated materials
- to identify mitigation measures for removal or trimming of any significant trees
- to provide management practices to address protection of existing trees at the site

Other Issues

Dogs on active construction sites can be a distraction and a hazard to construction personnel as well as a threat to the well-being of the animal itself. Therefore, dogs will be forbidden on construction sites at any time in accordance with Park City ordinances.

Health & Safety Plan

In accordance with Federal OSHA standards as well as requirements of State and City ordinances, the Construction Manager will develop and implement an approved Health and Safety Plan that will govern all construction activities associated with the Project.

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

July 16, 2018





3Kings Water Treatment Plant & Golf Maintenance Facility

OPEN HOUSE GOALS

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



3Kings Water Treatment Plant & Golf Maintenance Facility

PROJECT OUTREACH GOALS

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



3Kings Water Treatment Plant & Golf Maintenance Facility

PROJECT ELEMENTS

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

3Kings WTP & Golf Maintenance Building Process

GOLF MAINTENANCE BUILDING

3KINGS WATER TREATMENT FACILITY



We are here



We are here



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



3Kings Water Treatment Plant & Golf Maintenance Facility

PROJECT CONTACT

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

3KWTP AND GOLF MAINTENANCE BUILDING OPEN HOUSE - COMMENTS RECEIVED

Monday, July 16, 2018

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

**PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS**

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

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

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

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

Tippe Morlan

From: Julie Breslin <breslinbd@aol.com>
Sent: Wednesday, October 10, 2018 3:14 PM
To: Bruce Erickson; Kirsten Whetstone; Francisco Astorga; Anya Grahn; Tippe Morlan; Hannah Tyler; Laura Newberry; Elizabeth Jackson; Council_Mail
Cc: Jack Breslin; Mike Thomas; Jo; Suzette Robarge
Subject: Re: 3 Kings Water Treatment Plant

Follow Up Flag: Follow up
Flag Status: Flagged

p.s. I forgot to mention the obstruction of snow removal on Three Kings in the winter.
Julie Breslin

> On Oct 10, 2018, at 11:03 AM, Julie Breslin <breslinbd@aol.com> wrote:
>
> I saw the notices on the Water Treatment Building today and prompted me to reach out to you all once again.
> In advance of the 2 upcoming meetings, I must write to you all in order to give you ample time to consider the following suggestions.
>
> My husband and I live at 1895 Three Kings and are acutely aware of the impact this project will have for a very long time. Being in construction ourselves gives us great insight to the problems posed by this in a residential neighborhood.
>
> Please consider adding more stop signs along Three Kings to slow the traffic to the posted 20mph.
>
> Please consider a number of permanent solar powered speed signs along Thaynes and Three Kings.
>
> Please consider construction traffic to enter from Empire and exit on Thaynes to make it flow in one direction.
> That would keep the 9 bus stops clear and the buses running close to schedule.
>
> There will be no parking for any construction vehicles along Three Kings. Both sides are currently posted as "No Parking" for anyone and must remain so. Allowing any parking along Three Kings invites Ski parking as well, as there would be no distinguishing between the two. That would, in essence, make Three Kings a parking lot.
>
> I suggest that the City embark on a progressive transportation initiative for this project and set the tone for the future. It would be a bright and shiny example to the citizens.
> The word is "Take The Bus." A bus will be designated for exclusive use by the construction personnel and will run non stop from Richardson Flat to the project during working hours. That is a win win for the city, the workers, and the residents/visitors along the Three Kings corridor. It will also keep hundreds of vehicles from our already overused access routes of 224 and 248.
>
> Sub contractor drop offs will use "containers" on site for tools and materials reducing the amount of trips and reducing the site pollution of stacks of building materials along our residential street.
>
> All drop offs and deliveries must adhere to the "No Idling" laws in Park City, just like every other citizen.
>

> No engine brakes would be aloud in the neighborhood at any time.

>

> We hope to live thru this project with as little conflict and disruption as possible. The length of the project is forecast to take longer the the Salt Lake City Airport expansion project. Please consider all of this and imagine yourself living thru it with your families for years.

>

> Thank you for reading this and considering the options available.

> See you at the upcoming meetings.

>

> Julie Breslin

> 1895 Three Kings Dr.

> 702-234-3240

>

>

>

>

>

>

>

Tippe Morlan

From: Stanley Rodman <stanrodman@mac.com>
Sent: Wednesday, October 17, 2018 1:30 PM
To: Tippe Morlan
Subject: 3Kings Water Treatment Plant

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Morlan,

My name is Stan Rodman, I live on Three Kings Drive.

For the last several years many residents, myself included, who live along Three Kings Drive, (that has a posted speed limit of 20 MPH), have shared our concerns about the speed that cars, trucks, City busses, and City vehicles belonging to the Water Department travel along our street with the Police Department, the Park City Record, and City engineers in an effort to get more enforcement and signage in an attempt to slow the traffic to at least the posted speed limit. Many of us have young children, as well as the numerous hikers, bikers, skiers, etc. that walk along our street. The stretch of Three Kings Drive south of Crescent has no sidewalk, which puts pedestrians in the street. This is especially dangerous during the winter months when snow narrows the street even more.

I intend, if possible, to be at the meeting on 24 October, to ask two questions.

First, will this proposed project generate more City Water vehicular traffic along Three Kings Drive?

Second, can we have City water vehicles, present and future traffic, please adhere to the posted 20 MPH in this residential area?

Both the City and the Police Department cite a lack of resources and/or financial constraints as a reason for not increasing the number of speed limit signs or police presence.

I don't believe either of these constraints would apply to the simple act of slowing down.

If I am unable to attend the scheduled meeting, I would ask that my concerns be presented to the Planning Commission and a response be forwarded to me via email.

Thank you,

Stan Rodman
1540 Three Kings Drive
435.647.6397