
955 SADDLE VIEW WAY

COMMUNITY DISCUSSION



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1987 – Approved as a 10-lot subdivision, but plat was never recorded

1991 – City Council adopted Resolution 30-91, *Establishing Principles for the Protection of Sensitive Lands*

1992 – City Council enacted Ordinance 92-17, the Sensitive Lands Overlay Regulations, restricting development within 150 feet of a ridgeline

2005 – Finnegan's Subdivision is proposed to be reduced from 10 to 7 lots (the Commission further reduced the subdivision to 6 lots)



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The Sensitive Lands Overlay prohibits development on Ridge Line Areas. Ridge Line Areas are defined as “[t]he top, ridge or Crest of Hill, or Slope plus the land located within one hundred fifty feet (150’) on both sides of the top, crest or ridge.”

Development near ridgelines must blend with the natural contour of the ridgelines and may not create a silhouette against the skyline or mountain backdrop from designated Vantage Points. Designated Vantage Points are viewed from “a height of five feet (5’) above a set reference marker”.



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The Sensitive Lands Overlay requires that applicants with property in the Overlay zone submit a Site Suitability Analysis to identify certain natural features, including ridgelines.

Staff then prepares a site suitability determination, recommending areas suitable for development.

Sightlines from certain Vantage Points are considered in the evaluation of development and ridgeline protections.



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Vantage Points in City Code:

- McPolin Barn
- Treasure Mountain Middle School
- Intersection of Main Street and Heber Avenue
- Park City Ski Area Base
- Snow Park Lodge
- Park City Golf Course Clubhouse
- Park Meadows Golf Course Clubhouse
- SR 248 one-quarter mile west from HWY 40, SR 224 one-half mile south of the Kilby Road intersection

(The LMC was later amended to also include the intersection of Thaynes Canyon Drive and SR 224, and “across valley view.”)



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2005 Subdivision Approval

Staff in 2005 evaluated the proposed subdivision from the vantage points as defined in the Land Management Code.

Staff then recommended an additional vantage point: the intersection at Thaynes Canyon Drive and HW 224, viewed from the Hotel Park City parking lot.



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2005 Subdivision Approval

During the subdivision approval process, staff recognized that the subdivision would be visible from SR 224 between Saddle View Way and Thaynes Canyon Drive, as shown on the next slide in red, and this was stated to the Commission and the Council and is Finding of Fact 6 in Ordinance 05-62, which approved the Finnegan's Subdivision.





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2005 Subdivision Approval

The approval stated that “[a] site specific visual analysis conducted by the lot owner at the time of building permit submittal will be required, in order to demonstrate that requirements of the Sensitive Lands Ordinance have been complied with.”

The recorded subdivision plat note reads:

2. PRIOR TO INDIVIDUAL BUILDING PERMIT ISSUANCE, A SITE SPECIFIC VISUAL ANALYSIS SHALL BE CONDUCTED BY THE LOT OWNER/APPLICANT AND PRESENTED TO THE PLANNING DEPARTMENT WITH THE BUILDING PLANS, TO DEMONSTRATE THAT THE HOUSE IS IN COMPLIANCE WITH THE SENSITIVE LANDS ORDINANCE AND WITH SPECIFIC HEIGHT LIMITATIONS, IDENTIFIED ON THE PLAT FOR EACH LOT, OR AS OTHERWISE APPROVED DURING THE SITE SPECIFIC VISUAL ANALYSIS. REFER TO ORDINANCE 05-62.

3. A WATER EFFICIENT LANDSCAPE PLAN AND IRRIGATION PLAN THAT INDICATES

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2019 Building Permit

Applicant submitted plans to build on 955 Saddle View Drive and staff in 2019 found the plans to be compliant with the 2005 subdivision approval and approved the plans.

However: in response to complaints once construction commenced in 2020, staff requested additional analysis from the applicant that revealed compliance issues.

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2020 Revised Building Permit

To bring the Single-Family Dwelling into compliance with the Sensitive Lands Overlay requirements in 2020, the applicant did the following:

- Conducted a more robust visual analysis from the designated Vantage Points.
- Submitted revised building plans that reduced the height by removing the top floor.
- Addressed concerns regarding exterior siding materials, landscaping vegetation and defensible space.



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2020 Revised Building Permit

1. All previous Conditions of Approval still apply, and if not already stated in the original approval the following conditions are in combination to the previous:

2. For the recordation for Fireworks (BFL) Substitution prior to building permit issuance a Visual Analysis to support BFL Substitution compliance with the applicable code jurisdiction, when the Ordinance (S-SC) the Visual Analysis submitted on 6/16/2020 has been approved as Substantially Compliant by the Planning Director Bruce Erickson.

3. For the recordation Plan for Fireworks (BFL) Substitution prior to building permit issuance a water retention Landscaping Plan and irrigation Plan that indicates water storage areas and means the Ordinance (S-SC) Substitution requirements shall be submitted. The Landscaping Plan submitted on 6/16/2020 has been approved as Substantially Compliant by the Planning Director Bruce Erickson and the Fire Marshal Thomas.

4. All exterior wall materials must comply with LMC 15-5-5 and each building facade may only have a maximum of 2 different types of materials, stone siding must be natural. The siding shall be an natural and earth toned as possible to blend in with the natural hillside and mitigated as much as possible the visual impact of the structure on the hillside.

5. For LMC 15-5-2.2 all stone masonry may not exceed 10 feet maximum or 20" in width and must be a hard coped surface.

6. For LMC 15-5-1.3 parking areas are not allowed within the Side Setback and driveway shall have at least 2" of landscaped area to the Side Lot Line.

7. For LMC 15-5-2.2 all building materials shall be natural earth toned in color and shall have a Solar Reflectance Index of 35 or less.

8. All exterior lighting fixtures must be approved and elevated per LMC 15-5-5.2.10.

9. The building height must comply with the Visual Analysis submitted on 6/16/2020, as approved by Planning Director Bruce Erickson.

11. All mechanical equipment (including but not limited to hot tubs, hot heaters, and outdoor air conditioning and venting) must be at least 5' from the Rear and Side Lot Lines and must be above the highest building point per LMC 15-2-1.2.4.

12. For LMC 15-5-1.3.2.3 balconies, decks, and exterior walls may only go up to 6" in height within the Front Setback, and only up to 6" within the Side and Rear Setbacks.

13. For LMC 15-5-1.3.2.3 balconies, decks, patios, stairs, and similar structures may not exceed more than 20" in height above the First Grade and shall be at least 5' from the Rear Lot Line and at least 7' from the Side Lot Line.

14. Driveways cannot be installed under a house per LMC 15-5-5.2.10.

15. For LMC 15-5-5.2.10 all disturbed vegetation shall be replaced to existing or improved conditions. The irrigation system must have a flow-limited in-line meter installed on every irrigation line. Irrigation systems must have a flow-limited in-line meter installed on every irrigation line. Irrigation systems must have a flow-limited in-line meter installed on every irrigation line. Irrigation systems must have a flow-limited in-line meter installed on every irrigation line.

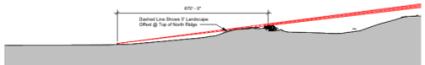
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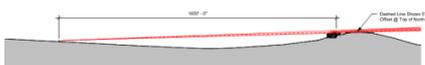
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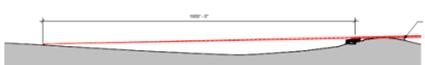
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5 SECTION VIEW - from Creekside Park
1" = 200'-0"



4 SECTION VIEW - from Hotel Park City
1" = 200'-0"



3 SECTION VIEW - from Hotel Park City - Driving Range
1" = 200'-0"



2 SECTION VIEW - from Silver Star
1" = 200'-0"



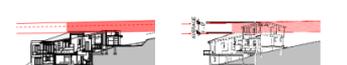
1 SECTION VIEW - from Olympic Memorial
1" = 200'-0"



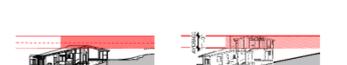
5A SECTION DETAIL - from Creekside Park
1/32" = 1'-0"



4A SECTION DETAIL - from Hotel Park City
1/32" = 1'-0"



3A SECTION DETAIL - from Hotel Park City - Driving Range
1/32" = 1'-0"



2A SECTION DETAIL - from Silver Star
1/32" = 1'-0"



1A SECTION DETAIL - from Olympic Memorial
1/32" = 1'-0"

Visual Analysis - Sections

Flores Residence

ELLIOTT WORKGROUP





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2020 Revised Building Permit



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Moving Forward

Staff are evaluating potential changes to the Land Use Management Code to and the Council may consider the following:

- Updating the Land Management Code to designate ridgelines, clarify ridgeline definitions, and delineate ridgelines on the City's zoning map
- Updating Vantage Points to reflect the current City boundary and to include City-owned property outside of the City boundary
- Clarifying process regarding how height restrictions are determined within the Sensitive Lands Overlay Zone