PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION
CITY HALL, COUNCIL CHAMBERS
JUNE 22, 2011

AGENDA

MEETING CALLED TO ORDER AT 5:30 PM

		PG
WORK SESSION – *Discussion items only. No action will be taken*		
FY 2012 Capital Improvement Project Plan – Informational update		5
2002 Euston Drive – Zone Change request	PL-11-01174	19
Upper Ridge Subdivision – Plat Amendment	PL-11-01238	51
ROLL CALL		
ADOPTION OF MINUTES OF JUNE 8, 2011		137
PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*		
STAFF/BOARD COMMUNICATIONS AND DISCLOSURES		
CONTINUATION(S) – *Items continued as outlined below*		
1555 Iron Horse Loop Road – Modification of Master Planned Development	PL-10-00899	
Continue to July 13, 2011		
REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*		
929 Park Avenue – Plat Amendment	PL-11-01236	163
Public hearing and possible recommendation to City Council		
1200 Little Kate Road – Modification to Master Planned Development	PL-11-01269	191
Quasi-Judicial hearing		
Park City Heights – Review of Preliminary Plat and Design Guidelines	PL-10-01028	215
Possible action		
ADJOURN		

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

WORK SESSION

Planning Commission
Staff Report

Subject: **FY 2012 Capital Improvement Project Plan**
Author: **Matt Cassel, City Engineer**
Date: **June 22, 2011**
Type of Item: **Work Session- Informational**

Description
The City Engineer recommends that the Planning Commission review the 2012 Capital Improvement Project Plan for consistency with the General Plan.

Background
In previous years after the Capital Improvement Plan (CIP) Committee had completed their analysis and project prioritization and provided their final recommendation to the City Manager, the plan has been forwarded to the Planning Commission for review for consistency with the existing General Plan.

The 2012 CIP Plan was presented to you at the May 11, 2011 Planning Commission meeting and you requested that the prioritization of the projects be included with the staff report.

Process
Using a ranking system developed by the Budget Department, individual projects submitted by each department were ranked and scored by the committee members, the results were combined and a project prioritization list was created. The CIP Committee completed their analysis and project prioritization in late March and this list is attached as Exhibit A.

The ranking system included five criteria;

- ✓ **Criteria 1 – Objectives** - Meets the vision of a current City Council Goal/Priority (Weight 1.25),
- ✓ **Criteria 2 – Funding** – Source availability an competition for funds (Weight 1.5),
- ✓ **Criteria 3 – Necessity** – Project is a “need have” verses a “nice to have” (weight 1.25),
- ✓ **Criteria 4 – Investment** – Project has a positive history of prior investment suggesting additional support (Weight 1.00), and
- ✓ **Criteria 5 – Cost/Benefit Analysis** – Revenues (or savings) compared to costs (operating and capital) (Weight 1.00).

Department Review
This project has not gone through an interdepartmental review.

Public Input
No public input has been requested at the time of this report.

Recommendation
The City Engineer recommends that the Planning Commission review the 2012 Capital Improvement Project Plan for consistency with the General Plan.

Exhibit
Exhibit A – CIP Description Report and Prioritization

Project Descriptions

CP0001 Planning/Capital Analysis **Manager: Howser**

Annual analysis of General Impact Fees to determine/justify formula, collection, use. Including GASB 34 planning and implementation.

CP0002 Information System Enhancement/Upgrades **Manager: Robertson**

Funding of computer expenditures and major upgrads as technology is available. Technological advancements that solve a City need are funded from here. Past examples include web page design and implementation, security systems, document imaging, telephony enhancements, etc.

CP0003 Old Town Stairs **Manager: Twombly**

An ongoing program to construct or reconstruct stairways in the Old Town Area. Stairways that are in a dilapidated condition beyond effective repair are replaced. Most of the stair projects include retaining walls, drainage improvements and lighting. Like trails, the priority depends on factors such as adjacent development, available easements, community priority and location. Funding comes largely from RDAs so most funding is restricted for use in a particular area. Tread replacements are planned beginning with the oldest in closest proximity to Main Street. New sets proposed include 9th St. with three new blocks at $300,000 (LPARDA);10th St. with 1 new block at $100,000 (LPARDA);possible improvements to Crescent Tram pending resolution of the current parcel discussions (no identified funding); Reconstruct 3rd St, 4th St, 5th St, others as prioritized (Main St RDA). See also Project #722.

CP0004 Hillside Avenue Design & Widening **Manager: Cassel**

Hillside Avenue Design and Widening. Park City has acquired all the necessary right-of-way to implement a downhill widening project on Hillside Avenue between Marsac and Main Street. There is very little neighborhood support for this project. The condition of existing retaining walls is poor and money should be kept in the CIP Budget for emergency replacement. However, no funds are scheduled to be spent.

CP0005 City Park Improvements **Manager: Fisher**

As Park City and surrounding areas continue to grow, there is a greater public demand for recreational uses. This project is a continuing effort to complete City Park. The funds will be used to improve and better accommodate the community's needs with necessary recreational amenities.

CP0006 Pavement Management Impl. **Manager: Erickson**

This project provides the funding necessary to properly maintain and prolong the useful life of City owned streets and parking lots. Annual maintenance projects include crack sealing, slurry sealing and overlays.

CP0008 Historical Incentive Grants **Manager: Eddington**

The historic preservation board continues to look at requests for matching grants for restoration work on a case-by-case basis. The program was modified this year to review grants requests all year long. Funding for this project comes from Main Street and Lower Park RDAs.

CP0009 Transit Coaches Replacement & Renewal **Manager: Cashel**

This program provides for the replacement of the existing transit fleet and additional vehicles for service expansions. Federal Transit Administration will be providing 80 percent of the purchase cost.

CP0013 Affordable Housing Program **Manager: Robinson**

The Housing Advisory Task Force in 1994 recommended the establishment of ongoing revenue sources to fund a variety of affordable housing programs. The city has established the Housing Authority Fund (36-49048) and a Projects Fund (31-49058). Fund 36-49048 will be for the acquisition of units as opportunities become available, provision of employee mortgage assistance, and prior housing loan commitments. It will also provide assistance to developers in the production of units.

Project Descriptions

CP0014 McPolin Farm **Manager: Carey**

City Farm Phase II - Landscaping. Trailhead parking. Completion of the sidewalks, ADA accessible trail to safely accommodate the passive use of the property. Pads and interpretive signs to dispolay antique farm equipment.

CP0017 ADA Implementation **Manager: Erickson**

Many of the City's buildings have restricted programs due to physical restraints of the buildings. An ADA compliance audit was conducted by the building department and phase one improvements have been made. Additional funds will be needed to continue the program to complete phase 2 and 3 improvements.

CP0019 Library Development and Donations **Manager: Tillson**

Project 579 also includes a category 39124. Public Library development grant. This is a grant made to all public libraries in Utah by the State, based on population and assessed needs. The uses of this money are restricted by State statute, and must be outlined in the Library goals which are set by the Library Board and due to the State Library at the end of October each year.

CP0020 City-Wide Signs Phase I **Manager: Weidenhamer**

Funded in FY02 - Continue to coordinate and install way-finding and directional signs throughout the City.

CP0021 Geographic Information Systems **Manager: Robertson**

Utilize the geographic information system software obtained in grant from ESRI to produce a base map, parcel map, and street center line map. Maps will be used by numerous city departments for planning and design purposes. This program is a joint venture between PCMC & SBSID. An interlocal agreement is pending between PCMC, SBSID, and Summit County.

CP0022 Sandridge Parking Lot **Manager: Erickson**

Construction of the Sandridge parking lot. Includes landscaping, lighting, fencing and other beautification elements.

CP0025 Bus Shelters **Manager: Cashel**

Passenger amenities such as shelters, and benches have proven to enhance transit ridership. This project will provide the funding necessary to redesign and install shelters and benches at new locations. These locations will be determined using rider and staff input as well as rider data. Funding will be 80% FTA funds, 20% transit fund balance.

CP0028 5 Year CIP Funding **Manager: Howser**

This account is for identified unfunded projects.

CP0036 Traffic Calming **Manager: Cashel**

Over the last few years residents have expressed concerns with the speed and number of vehicles, safety of children and walkers. The interest of participation for traffic calming has come in from all areas of town. Funding covers traffic studies, signage, and speed control devices.

CP0041 Trails Master Plan Implementation **Manager: Twombly**

Rail Trail from Bonanza to kiosk, Round Valley Trails, Entryway Trail System including trailhead parking. Funds intended to provide a comprehensive system of bicycle, pedestrian, equestrian, cross-country skiing and hiking trails - both paved and back-country. Trails connect the various City neighborhoods, schools, parks and mountain open spaces, resorts and other country trails. Provide high priority recreation and alternative transportation. Trails have been funded largely with grants, development exactions, and external sources as much as possible. City funds have been used to supplement or match grants.

Project Descriptions

CP0043 Public Works Storage Parcel **Manager: Cashel**

This project would provide for the purchase of five acres of ground in Quinn's Junction. Area cost is $500,000. This property will be used to store equipment and materials needed for Public Works operations.

CP0046 Golf Course Improvements **Manager: Erickson**

This project encompasses all golf course related projects, enlarging tees, fairways, rebuilding greens, restroom upgrade, landscaping, the construction of a fence along the road and other operational maintenance.

CP0047 Downtown Enhancements/Design **Manager: Gustafson**

In the wake of the 2003 Downtown Enhancements Task Force, this project code would be geared toward doing the appropriate design, survey and environmental planning efforts of proposed recommendations of the task force - namely, for the plaza and parking components, pedestrian enhancement for walkways to and from Main Street would also be targeted.

CP0051 Bus Maintenance & Operations Facility **Manager: Cashel**

Bus facility includes bus storage facility , bus parking & storage,and a small administration area. This will be funded 80% federal funds and 20% local land match (Iron Horse parcel).

CP0061 Economic Development **Manager: Weidenhamer**

The project was created to provide "seed money"towards public/private partnership ideas. These expenditures are a result of the beginning stages of economic development plan.

CP0063 Historic Structure Abatement Fund **Manager: Evans**

Establishment of revolving fund for abatement of dangerous buildings, fund to be replenished with recovery of city costs by owner of structure.

CP0073 Marsac Seismic Renovation **Manager: Gustafson**

Marsac seismic, HVAC, ADA and associated internal renovations.

CP0074 Equipment Replacement - Rolling Stock **Manager: Andersen**

This project finds the replacement of fleet vehicles based upon a predetermined schedule. The purpose of the project is to ensure the City has the funding to replace equipment that has reached the end of its useful life.

CP0075 Equipment Replacement - Computer **Manager: Robertson**

The computer replacement fund is set up to ensure funding to replace computer equipment and peripheral equipment including environmental climate control systems on a 3 to 4 year cycle. The average replacement cost per year approximates $200,000. Equipment replacement decisions are driven by technological advancements, software requirements, and obsolescence.

CP0089 Public Art **Manager: Bakaly**

This project is designed to fund public art as part of an "Arts Community Master Plan".

CP0090 Friends of the Farm **Manager: Carey**

Use to produce events to raise money for the Friends of the Farm and use for improvements to the farm.

CP0091 Golf Maintenance Equipment Replacement **Manager: Erickson**

This option will move the funding of equipment from the operating line to a CIP account. This CIP will help insure adequate funding is availible to meet replacement needs.

Project Descriptions

CP0092 Open Space Improvements **Manager: Erickson**

This project includes the improvement of Park City's open space parcels to include control of noxious weeds. For maintenance, improvements, and acquisition of Open Space.

CP0096 E-Government Software **Manager: Robertson**

This project includes the purchase and installation of software to manage the City's budgetary and financial functions including E-Government capabilities.

CP0097 Bonanza Drive Reconstruction **Manager: Cassel**

To accomodate new water lines, pedestrian enhancements, gutters, storm drains and landscaping. Possible UDOT small urban area funding.

CP0100 Neighborhood Parks **Manager: Twombly**

This project includes the creation of neighborhood parks through the use of Park and Ice bond proceeds. This includes projects in Park Meadows, Prospector, and Old Town.

CP0102 Top Soil Assistance Program **Manager: Schoenbacher**

To help provide top soil to residents of Park City soils ordinance district. $32,000 will be available for FY2005 and $15,000 will be available for FY2006 to qualified residents.

CP0107 Retaining Wall at 41 Sampson Ave **Manager: Cassel**

City contribution of retaining wall at 41 Sampson Avenue (Donnelly House)

CP0108 Flagstaff Transit Transfer Fee **Manager: Cashel**

Holding account for transit transfer fees dedicated to improvement enhancement of Park City transit system.

CP0115 Public Works Complex Improvements **Manager: Cashel**

This project will provide for additional office space & furnishings required to house streets/transit/fleet personnel.

CP0118 Transit GIS/AVL system **Manager: Cashel**

GIS and AVL systems to provide real time information to passengers and managers to better manage the transit system.

CP0123 Replace Police Dispatch System **Manager: Robertson**

Replace police CAD/RMS system to meet Public Safety demands.

CP0128 Quinn's Ice/Fields Phase II **Manager: Twombly**

Additional development of outdoor playing fields and support facilities

CP0131 Conservation Reserve Program **Manager: Schoenbacher**

The CRP is a federally funded grant program that aimed at funding land enhancement improvements such as planting trees or grass or building fences in order to control non-point source pollutants from entering a watershed. This project could have funding for 10-15 years.

CP0132 Museum Expansion **Manager: Howser**

The park city Historical Society desires to expand into other tenant spaces within the Old City Hall building and to expand into a new addition on the rear of the building. Funds allocated to this account are through other sourcees such as the Restaurant Tax Grants.

Project Descriptions

CP0137 Transit Expansion **Manager: Cashel**

These funds are dedicated to purchasing new busses for expanded transit service.

CP0142 Racquet Club Program Equipment Replacement **Manager: Fisher**

For ongoing replacement of fitness equipment.

CP0146 Asset Management/Replacement Program **Manager: Erickson**

Money is dedicated to this account for asset replacement each year. Creation of schedule in FY 07 for Building replacement

CP0150 Ice Facility Capital Replacement **Manager: Pistey**

For ongoing capital replacement at Quinn's Ice Facility. Funding provided by City and Basin per interlocal agreement.

CP0152 Parking Meter Replacement **Manager: Andersen**

For replacement of parking meters on Main St. Funded by meter fee revenues.

CP0155 OTIS Phase II(a) **Manager: Cassel**

Sandridge in FY09, Hillside in FY10, Empire and Upper Lowell in FY11.

CP0156 OTIS Phase II(b) **Manager: Howser**

Sullivan Rd in FY12, Rossi Hill Dr in FY13, Swede Alley in FY14

CP0167 Skate Park Repairs **Manager: Fisher**

Re-paint fence and re-caulk the concrete joints.

CP0168 Bus Barn Sewer Connection **Manager: Cashel**

Funding for conversion to storm drain from a dry well on Ironhorse in the old bus barn.

CP0170 Bus Wash Rehab **Manager: Cashel**

Components for the bus wash rebuild.

CP0171 Upgrade OH Door Rollers **Manager: Cashel**

Rollers for old bus barn overhead doors.

CP0176 Deer Valley Drive Reconstruction **Manager: Cassel**

Total estimated project cost: $2,000,000. Unfunded amoun is the difference between $1,000,000 in requeted impact fees and local match (which is funded by Transfer from General Fund).

CP0177 China Bridge Improvements & Equipment **Manager: Andersen**

Stairwell Old CB; Fire Sprinkler Upgrade OLD CB; Snow Chute

CP0186 Energy Efficiency Study on City Facilities **Manager: Foster**

Technical energy audit of all city facilities identifying improvements to reduce energy including grant and alternative funding mechanisms.

Project Descriptions

CP0191 Walkability Maintenance **Manager: Erickson**

This funding is provided for the purpose of ongoing maintenance of completed Walkability Projects.

CP0195 Ice Expansion Fund **Manager: Twombly**

Second ice sheet at the Quinn's ice facility

CP0201 Shell Space **Manager: Gustafson**

Construction of Shell Space

CP0203 China Bridge Event Parking **Manager: Andersen**

CP0208 Snow Plow Blade Replacement **Manager: Erickson**

This option will replace our snowplow blades over the next three years.

CP0210 Salt Cover **Manager: Erickson**

This option will cover our road salt at Public Works

CP0214 Racquet Club Renovation **Manager: Fisher**

A major remodel of the existing Racquet club. Expand group fitness; weight room; cardio; 2 additional tennis courts; walking / jogging track; aquatic center; child care; administration area, and restaurant.

CP0216 Park & Ride (Access Road & Amenities) **Manager: Cashel**

This project will provide funding to construct an access road from Wasatch County to the new park and ride at Richardson Flats. Intersection improvements at SR-248 are necessary for safe and effecient operations of Park and Ride and Park City Heights.

CP0217 Emergency Management Program Startup **Manager: Daniels**

(description coming)

CP0226 Walkability Implementation **Manager: Weidenhamer**

This project funds varying projects related tot he Walkability Community program. The projects to be completed with this funding will be as outlined by the Walkability Steering and CIP committees and as approved by City Council during the 2007 Budget Process

This was cp0190 in the FY2009 budget

CP0231 Mortgage Assistance Program **Manager: Robinson**

CP0232 Traffic Model **Manager: Cashel**

CP0233 China Bridge Pocket Park **Manager: Weidenhamer**

CP0234 General Plan Update **Manager: Cassel**

Project Descriptions

CP0250 Irrigation Controller Replacement **Manager: Erickson**

The Parks Dept. has a total of 38 irrigation controllers located throughout town at all City facilities including, City buildings, athletic fields, parks, school fields, etc. These electronic devices provide irrigation control to landscaped areas by radio communication from the Central computer to the individual field units. Some of these controllers are 20 years old, as they were originally installed in the early 1990s. Over the past three years we've continued to experience many electronic/communication problems with these old outdated field units. We recommende taking a systematic approach by replacing 8-10 controllers a year for the next 5 years.

CP0251 Electronic Record Archiving **Manager: Robertson**

CP0252 Park City Heights **Manager: Robinson**

Predevelopment expenses for PC Hts including consultants (wholly our cost) engineering, traffic and design studies (split with Boyer)

CP0253 EECBG Projects **Manager: Foster**

Environment projects funded through the 2011 Energy Efficiency and Conservation Block Grant - 100% Federal funded grant with 0% cost share; Pass-through USEP. Total grant award $217,300.

New 01 Colf Course Controller Upgrade **Manager: Erickson**

The golf course irrigation controllers are nearly 20 years old. Over the past couple of years, electrical problems have been a growing concern. New FCC regulation require these irrigation controllers to be changed over to narrow band frequency by Jan. 2013.

New 02 Golf Course Sprinkler Head Upgrade **Manager: Erickson**

The sprinkler heads on the course are 26 years old. These heads are worn out and outdated. The new sprinkler heads are more efficient in water application and distribution uniformity.

New 08 Storm Water Improvments **Manager: Cassel**

This money would be to fix and repair any of our current storm water issues within the city.

New 09 FEMA Study **Manager: Cassel**

Fema will be evaluating our draining basin - further examining our flood risks under their new risk map program. FEMA requires a cost share in the program.

New 10 Park Meadows Ponds Control Structure **Manager: Cassel**

The existing control structure uses planks that are occasionally removed causing downstream flood. This would replace the wood planks with a lockable gate.

New 11 Drainage issue at 500 DVD **Manager: Cassel**

Poor drainage at 500 DVD is causing an ice slick across the priority one sidewalk and is a safety issue in the winter.

New 12 Monitor and Lucky John Drainage **Manager: Cassel**

Correct the drainage issue around the Lucky John and Monitor intersection.

New 17 Short Range Transit Development Plan **Manager: Cashel**

Preparation of 5 year transit development plan. This expenditure was authorized by city council at its 12/16/2010 meeting. Contract executed work underway.

New 18 High School Bus Sundance Transit Reconstruction **Manager: Weidenhamer**

Sundance transit has added loading to the school bus drop zone at the High School. The City is partnering the School District to re-construct the school bus drop zone to handle the additional capacity.

New 19 Lower Park Avenue RDA **Manager: Weidenhamer**

The project entails planning, design, demolition, reconstruction of historic buildings, construction of new buildings, and possible land acquisition in the Lower Park, Woodside, platted Norfolk and Empire Avenues North of 13th Street within the Lower Park Avenue RDA. PM I includes new community center and reconstruction of 2 historic houses at Fire Station area.

New 20 Security Projects **Manager: Daniels**

In early 2008, the City Manager formally established the Building Security Committee (previously ad hoc). The committee has made a number of recommendations on upgrades to signage, camera systems, emergency phones, alarms, etc. However, despite the City Manager's approval of the committee's recommendations, there have been no funds to carry out the plans. Attempts to use the Asset Improvement funds have been denied. Attempts to get departments to fund additions and upgrades have also been unsuccessful. These funds will allow us to move forward with the recommendations. Executive, Information Technology and Building Maintenance are partners in this project.

New 22 Crescent Tramway Trail **Manager: Eddington**

This request is to secure funds specifically for the improvement of the Crescent Tramway Trail creating an identifiable, safe, and connected pedestrian trail. The Crescent Tramway easement follows the historic rout of a narrow-gauge railroad which was first used in the late 1800s to carry ore from the Crescent Mine to the Park City Smelting Company. The trail begins near the corner of Park Ave and Heber Ave and winds up the foothills. It passes Woodside Ave, Norfolk Ave, and Lowell Ave, before it reaches a plethora of trails within the recreational open space areas. the tram route closed in 1898 after the smelter burned to the ground, and the railroad tracks were pulled up around 1901. The tramway has since been used as a pedestrian path, hiking trail, and bike route. Past development along the Crescent Tramway Trail has made it difficult to follow the pedestrian easement and it is even unrecognizable as a pedestrian trail in areas.

New 30 Prospector Drain - Regulatory Project **Manager: Foster**

This is likely project the City will need to do over the next several years. We are currently in negotiations with the EPA over the water come out of the Prospector Drain and going into the creek. EPA will likely require the City to build a small treatment facility that will address zinc and cadmium that is currently in the water. It is believed that the water contains zinc and cadmium because of historical mining activity.

New 31 Soils Repository **Manager: Foster**

Should we successfully complete the current negotiations wit the EPA on the Multi-Party agreement then Park City would likely need to financially participate in a portion of the construction of a soils repository. These would be a one-time cost. Ongoing costs for the repository would likely be incurred by United Park City Mines. Park City would likely not have a future role in the operation of the repository.

New 33 Tire Mount/Balance Machine (FSFSTM) **Manager: Cashel**

This option will replace the 12 year old tire machine fleet maintenance utilizes each and every day. The current machine has exceeded its useful life by two years. The new machine will incorporate new safety features that will help ensure efficient and safe mounting/dismounting of tires.

New 36 Environmental Revolving Loan Fund **Manager: Foster**

Council directed project to use left over Johnson Control funds to continue energy efficiency projects within municipal facilities (the goal of the JCI project). Municipal departments can apply for energy efficiency funds and the "loan" is paid back through the energy savings (electricity, fuel, etc.)

CIP Committee Worksheet

Recommendation Threshold - 14.9

Score	CIP #	Project Name
Recommended		
Unscored		
NR	CP0007	Tunnel Improvements
	CP0010	Water Department service equipment
	CP0026	Motor Change-out and Rebuild Program
	CP0030	Public Safety Complex
	CP0040	Water Department Deficiency Correction Projects
	CP0042	Gilmore Open Space Note
	CP0069	Judge Water Treatment Plant.
	CP0070	Meter Radio Read
	CP0081	OTIS Water Pipeline Replacement Projects
	CP0083	Lower Norfolk & Woodside (North of 13th)
	CP0122	Police Wireless Network
	CP0134	Impact Fees
	CP0136	County Vehicle Replacement Fund
	CP0140	Water System Emergency Power Master Planning
	CP0141	Boothill Transmission Line
	CP0157	OTIS Phase III(a)
	CP0158	OTIS Phase III(b)
	CP0160	Ice Facility Capital Improvements
	CP0169	Bus Stop Lights
	CP0178	Rockport Water, Pipeline, and Storage
	CP0180	Corrosion Study of Water System
	CP0181	Spiro Building Maintenance
	CP0184	Judge/Talisker/NPDES
	CP0185	Wind Power Grant
	CP0205	GIS Development
	CP0207	LED Holiday Lighting
	CP0227	Park City Water Infrastructure Project
	CP0228	Snow Creek Affordable Housing Project
	CP0236	Triangle Property
	CP0238	Quinn's Junction Transmission Lines
	CP0239	PC Heights Capacity Upgrade
	CP0240	Quinn's Water Treatment Plant
	CP0241	Promontory Pipeline
	CP0244	Transit Contribution to County
	CP0247	Quinn's Rec Light Visors
	CP0248	Middle Silver Creek Water Shed
	CP0249	Sportexe Field Snow Removal
	New 38	Water Rights - Perpetual Lease
	New 39	Prospector Drain - Regulatory Project
	New 40	Landscape Water Checks
	New 41	PC Heights Development Infrastructure (cap expansion component)
	New 42	Smart Irrigation Controllers
	New 43	Water Quality Study
	New 44	Rockport Capital Facilities Replacement
Unscored Total		
Alternative 1		
26.3438	CP0051	Bus Maintenance & Operations Facility
25.5625	CP0009	Transit Coaches Replacement & Renewal
Alternative 1 Total		
Alternative 2		

CIP Committee Worksheet

Recommendation Threshold - 14.9

Score	CIP #	Project Name
25.1563	CP0137	Transit Expansion
25.0313	New 17	Short Range Transit Development Plan
24.9063	CP0232	Traffic Model
24.4375	CP0001	Planning/Capital Analysis
23.7188	CP0131	Conservation Reserve Program
23.5313	CP0025	Bus Shelters
23.3125	CP0118	Transit GIS/AVL system
23.0938	CP0216	Park & Ride (Access Road & Amenities)
23	CP0108	Flagstaff Transit Transfer Fee
22.7188	CP0150	Ice Facility Capital Replacement
22.625	CP0006	Pavement Management Impl.
22.25	CP0004	Hillside Avenue Design & Widening
	CP0226	Walkability Implementation
22.2188	CP0253	EECBG Projects
22.125	CP0171	Upgrade OH Door Rollers
21.9688	CP0091	Golf Maintenance Equipment Replacement
21.8438	CP0170	Bus Wash Rehab
21.6875	CP0046	Golf Course Improvements
21.3438	CP0028	5 Year CIP Funding
21.0625	New 01	Colf Course Controller Upgrade
Alternative 2 Total		
Alternative 3		
20.8438	CP0019	Library Development and Donations
20.7813	CP0013	Affordable Housing Program
20.6875	CP0005	City Park Improvements
	CP0176	Deer Valley Drive Reconstruction
20.5938	CP0168	Bus Barn Sewer Connection
20.5313	CP0152	Parking Meter Replacement
20.4375	New 02	Golf Course Sprinkler Head Upgrade
20.3438	CP0003	Old Town Stairs
20.3125	CP0132	Museum Expansion
20.1875	CP0156	OTIS Phase II(b)
19.75	CP0021	Geographic Information Systems
19.7188	CP0002	Information System Enhancement/Upgrades
19.625	CP0123	Replace Police Dispatch System
19.5625	CP0061	Economic Development
19.4063	CP0100	Neighborhood Parks
19.375	CP0146	Asset Management/Replacement Program
19.1786	CP0115	Public Works Complex Improvements
19.0938	New 30	Prospector Drain - Regulatory Project
19	CP0097	Bonanza Drive Reconstruction
	CP0155	OTIS Phase II(a)
18.9063	CP0020	City-Wide Signs Phase I
18.8125	CP0063	Historic Structure Abatement Fund
	New 19	Lower Park Avenue RDA
18.7813	CP0167	Skate Park Repairs
18.7188	CP0074	Equipment Replacement - Rolling Stock
18.6563	CP0203	China Bridge Event Parking
18.4375	CP0128	Quinn's Ice/Fields Phase II
18.375	CP0217	Emergency Management Program Startup
18.25	CP0075	Equipment Replacement - Computer
18.125	CP0208	Snow Plow Blade Replacement
18.0313	CP0008	Historical Incentive Grants

CIP Committee Worksheet

Recommendation Threshold - 14.9

Score	CIP #	Project Name
18	CP0041	Trails Master Plan Implementation
	CP0043	Public Works Storage Parcel
17.9688	CP0195	Ice Expansion Fund
17.9375	CP0092	Open Space Improvements
17.8125	CP0022	Sandridge Parking Lot
17.75	CP0047	Downtown Enhancements/Design
17.6875	CP0096	E-Government Software
17.6563	New 31	Soils Repository
17.4375	CP0210	Salt Cover
17.4063	CP0231	Mortgage Assistance Program
	New 33	Tire Mount/Balance Machine (FSFSTM)
17.1875	CP0234	General Plan Update
17.0313	CP0017	ADA Implementation
	CP0214	Racquet Club Renovation
16.8438	CP0102	Top Soil Assistance Program
16.75	CP0252	Park City Heights
16.7188	CP0090	Friends of the Farm
16.6875	CP0201	Shell Space
16.6563	CP0191	Walkability Maintenance
16.5313	CP0036	Traffic Calming
Alternative 3 Total		
Alternative 4		
16.4688	New 20	Security Projects
16.125	New 08	Storm Water Improvments
16.0625	CP0014	McPolin Farm
16	New 11	Drainage issue at 500 DVD
15.8125	CP0177	China Bridge Improvements & Equipment
15.7813	New 22	Crescent Tramway Trail
15.6563	CP0107	Retaining Wall at 41 Sampson Ave
15.5938	CP0085	Town Plaza
	New 18	High School Bus Sundance Transit Reconstruction
15.5	CP0073	Marsac Seismic Renovation
15.4167	New 36	Environmental Revolving Loan Fund
15.4063	New 09	FEMA Study
15.375	CP0186	Energy Efficiency Study on City Facilities
15.3438	CP0250	Irrigation Controller Replacement
15.1563	CP0142	Racquet Club Program Equipment Replacement
14.9688	CP0251	Electronic Record Archiving
14.9063	New 10	Park Meadows Ponds Control Structure
14.875	New 37	Downtown Enhancements Phase II
14.8438	CP0233	China Bridge Pocket Park
14.2813	CP0089	Public Art
13.625	New 12	Monitor and Lucky John Drainage
Alternative 4 Total		

Recommended Total

Not Recommended

Alternative 4

16.375	New 29	Sky Lodge Skating Rink
14.875	CP0163	Quinn's Fields Phase III
14.7857	New 03	Snow Removal Parking Areas

CIP Committee Worksheet

Recommendation Threshold - 14.9

Score	CIP #	Project Name
14.7	CP0229	Dredge Prospector Pond
14.5625	New 34	Wheel Lift System (FSFSWL)
14.5357	New 27	Receipt Printers and POS Keyboards
14.4375	New 23	Historic Preservation
14.1875	New 32	Website Enhancements
14.0313	New 16	3rd Street Stairs
13.4688	New 24	Landscape Ordinance
	New 28	New Copier/ Printer/ Scanner
13.2188	New 15	Hillside Avenue Stairs
13.1563	New 06	RFID System for Library
13	New 04	Snow Removal Service Increase
12.9688	CP0246	Rink Roof for Mechanical Equipment
12.875	New 05	Park City Dirt Jump Park: Re-grading & Permanent Placement
12.5	New 14	Street Light at Marsac and Guardsman
12.1563	New 07	Book Vending Machine for Library
Alternative 4 Total		
Alternative 5		
11.8438	New 13	Row Landscape Guidelines
	New 26	Work Lift
11.625	New 21	Mobile Command Post (MCP)
11.5	New 25	Public WI-FI
11.2813	New 35	4th Street Stairs (Main to Park)
Alternative 5 Total		
Not Recommended Total		
Grand Total		

Planning Commission
Staff Report

Application No: **PL-11-01174**
Subject: **Patterson Zone Change**
Author: **Francisco Astorga**
Date: **June 25, 2011**
Type of Item: **Legislative – Zone Change Request**
Work Session Discussion

Summary Recommendations

Staff recommends the Planning Commission review the Zone Change request from Estate (E) to Residential Development (RD) District for a vacant parcel located at 2002 Euston Drive, south of the Chatham Crossing Subdivision and direct staff and the applicant as to whether or not the proposed Zone Change is compatible with the surrounding area.

Description

Applicant:	Robin Patterson
Location:	2002 Euston Drive
Zoning:	Estate (E) District within the Sensitive Land Overlay (SLO)
Adjacent Land Uses:	Residential and open space
Reason for Review:	Zone Changes require Planning Commission review and City Council action

Proposal

This is a Zone Change request to amend the zoning on a parcel (PCA-120-M) from the Estate (E) District to the Residential Development (RD) District. The five (5) acre parcel is currently vacant. The applicant has indicated that she desires to build more than one (1) structure on their property. The current Estate designation permits one (1) dwelling unit per three (3) acres.

Background

The parcel is located directly south (uphill) of the Chatham Crossing Subdivision (RD District) and west of the open space area of the Canyon Crossing Condominiums (also within the RD District). See Exhibit A – Zoning Map and Exhibit B – Subdivision Map). This parcel is not part of any subdivision as it is not a lot of record. The subject property is surrounded on four (4) sides by RD District. The property owner requests to change the zoning from Estate (E) District to Residential Development (RD) District. The site contains a twelve foot (12') wide road, a fourteen inch (14") City water transmission line, and a fifteen foot (15') wide easement traversing the site from north to south (centerline of the water line).

Due to lack of records from over thirty (30) years ago it is unknown why the subject property remained in the Estate (E) District while the surrounding developments were changed to the RD District. The Chatham Crossing Subdivision was platted in 1981.

Due to the platted density shown on this plat it can be assumed that this subdivision has had the RD District zoning designation since at least 1981. The Canyon Crossing Condominiums was platted in 1998. However, the Canyon Crossing Condominiums was originally re-platted from areas within the Chatham Crossing Subdivision.

The subject property is not a part of any other subdivision nor is it part of a Master Planned Development (MPD). The nearby subdivisions do not have any plat notes concerning this parcel with the exception that the boundary of this parcel was drawn on the Chatham Crossing Subdivision (1981).

In 2001 the Planning Commission reviewed a MPD Pre-Application for Mountainlands Community Housing Trust. The applicant requested a determination from the Commission whether or not a proposal for fifteen (15) affordable housing units and two (2) market rate single family homes were in compliance with the City's General Plan. The Commission reviewed the General Plan analysis prepared by Staff, and determined that the pre-application request was in general compliance with the General Plan.

In 2002 the Planning Commission reviewed a Zone Change also for Mountainlands Community Housing Trust. The applicant requested to change the zoning designation, as requested today, from Estate (E) District to RD District.

In July 2002 the Planning Commission reviewed the application and requested that Staff prepare analysis whether or not a zone change from Estate (E) to Residential Development (RD) is appropriate. The Commission directed Staff to review the purpose statement of the Estate zone to determine whether or not current character and development of the surrounding area were best maintained and enhanced by the existing Estate (E) District or better protected by a zone change to Residential Development (RD) District. Staff identified that the Estate District is intended to provide low density development, protect ridge lines, meadows, sensitive hillsides, and drainage channels. Given the site characteristics, steep slopes, single access subdivision, fire safety and utility concerns, Staff was not able to make findings or good cause to support a rezone for the five (5) acre lot. See Exhibit C – August 28, 2002 Planning Commission Staff Report.

On August 28, 2002 the Planning Commission, in a 3-2 vote, directed staff to prepare findings for denial of the Zone Change. According to the Planning Commission minutes (See Exhibit D – Planning Commission Minutes dated August 28, 2002), the Commission had the following concerns with the site:

- The site was identified as topographically challenged.
- Some resources would be better protected by the Estate District due to the potential of increased density that could occur.
- Based on the sensitivity of the site, the proposal appeared to be an overuse.
- Access to the project is very limited.
- Restricting the site to one (1) unit instead of three, under base zoning, is appropriate.

On August 29, 20002 the application was withdrawn. No recommendation was made by the Planning Commission and no action was made by the City Council. No other applications have been submitted for review.

Analysis

The current property owner seeks to rezone the parcel from Estate (E) to Residential Development (RD). Whether the requested zone change is approved, denied, or withdrawn the applicant will have to submit a Subdivision application before submitting a building permit application.

Character of Land

The subject property is not part of the Chatham Crossing Subdivision and is a privately owned parcel consisting of five (5) acres. The lot is within the Sensitive Lands Overlay Zone and the terrain is relatively steep in some areas. The general vicinity is occupied by many forms of wildlife and is a recreational area used by many residents utilizing the trailhead.

Access

All approved development that has occurred within the Chatham Crossing Subdivision is accessed off Wyatt Earp Way. The entire subdivision is accommodated by a single access. In the 2002 the Chief Building Official stated his concerns that the Chatham Crossing Subdivision is deficient due the existence of a single access point for emergency access. Typically, subdivision developments should have a minimum of two (2) accesses for ingress/egress in case one means is blocked during an emergency. Because the Chatham Crossing Subdivision was approved in 1981 with a single access point, it was vested with density that allowed single family dwellings and condominiums. The parcel currently has access of Euston Drive on the north and Victoria Circle on the northwest corner. However, there is only one access point out of the entire area which currently consists of 143 lots/units per the table below:

Subdivision/Condominium	No. of lots/units
Chatham Crossing	55 lots
Canyon Crossing Condos (parcel 2)	16 units
Canyon Crossing Condos (parcel 3)	27 units
Canyon Crossing Condos (parcel 4)	18 units
Fenchurch Condos	27 units
Total	143 lots/units

District Purposes

The purpose of the Estate (E) District is to:

A. allow very low density, environmentally sensitive residential Development which:
    1. preserves ridge tops, meadows, and visible hillsides,
    2. preserves large, cohesive, unbroken Areas of Open Space and undeveloped land,

3. preserves and incorporates wetlands, drainage ways, and intermittent streams as amenities of Development,
4. mitigates geologic and flood hazards,
5. protects views along the City's entry corridors, and
6. decreases fire risk by keeping Development out of sensitive wild land interface Areas.

B. incorporate pedestrian trail linkages between and through neighborhoods; and
C. encourage comprehensive, efficient, Compatible Development which results in distinct and cohesive neighborhoods through application of the Sensitive Lands Ordinance.

The purpose of the Residential Development (RD) District is to:

A. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
B. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
C. allow commercial and recreational activities that are in harmony with residential neighborhoods,
D. minimize impacts of the automobile on architectural design,
E. promote pedestrian connections within Developments and between adjacent Areas; and
F. provide opportunities for variation in architectural design and housing types.

Sensitive Lands Overlay
The parcel is also within the Sensitive Land Overlay (SLO). The purpose of the SLO is to:

A. require dedicated Open Space in aesthetically and environmentally sensitive Areas;
B. encourage preservation of large expanses of Open Space and wildlife habitat;
C. cluster Development while allowing a reasonable use of Property;
D. prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands; and
E. protect and preserve environmentally sensitive land.

The LMC indicates that applicants for development within the SLO must identify the property's sensitive environmental and aesthetic Areas such as steep slopes, ridge line Areas, wetlands, stream corridors, wildland interface, and wildlife habitat Areas and provide at time of application a Sensitive Land Analysis.

LMC § 15-2.21-3(A) indicates that any applicant for development must produce a Sensitive Land Analysis performed by a qualified professional that identifies and delineates all the following features and conditions:

1. Slope/topographic Map. A slope and topographic map based on a certified survey depicting contours at an interval of five feet (5') or less.

2. Ridge line areas. Map depicting all crests of hills and ridge line areas.
3. Vegetative cover. A detailed map of vegetative cover, depicting deciduous trees; coniferous trees; gamble oak or high shrub; and sage, grassland, and agricultural crops.
4. Designated entry corridors and vantage points. Designated entry corridors and vantage points present within or adjacent to the site.
5. Wetlands. A map delineating all wetlands established by using the 1987 Federal Manual for Identifying and Delineating Jurisdictional Wetlands, as amended.
6. Stream corridors, canals and irrigation ditches. A map delineating all stream corridors, canals, and irrigation ditches, defined by the ordinary high-water mark.
7. Wildlife habitat areas. A map depicting all wildlife habitat Areas, as defined by the wildlife habitat report shall be provided by the Applicant. The wildlife habitat report shall be prepared by a professional, qualified in the Areas of ecology, wildlife biology, or other relevant disciplines

Density

The subject property is currently zoned Estate (E) and is approximately five (5) acres in size. The minimum lot size for all uses within the Estate District is three (3) acres, except a duplex, which requires a minimum lot size of six (6) acres. Within the Estate District the Planning Commission may reduce the minimum lot size during review of an MPD or subdivision plat to encourage clustering of density. The maximum density is one (1) unit per three (3) acres.

The RD District allows a maximum density of three (3) units per acre. Developments within the RD District reviewed and approved as a MPD may approach a maximum density of five (5) units per acre. Development must be clustered to preserve common open space, and shall protect sensitive lands, view corridors, and prominent Ridge Line Areas.

The parcel is also within the Sensitive Lands Overlay Zone (SLO). Recreation Open Space-zoned property though not adjacent to the subject property, is located nearby to the south and northeast. The City's 14-inch high-pressure Chatham Pump water line runs through the middle of the parcel. There is a fifteen foot (15') wide easement for that water line.

At this time the applicant has submitted a slope analysis map (Exhibit E) of the parcel completed by Alliance Engineering based on a certified boundary survey. Slopes were mapped according to the following categories:

- 0-15% Gentle slopes suitable for development.
- 15-40% Moderate/steeper slopes with limited development restrictions
- Over 40% Prohibited to development.

The following is a breakdown of the acreage and calculation of the base density permitted under the SLO in terms of potential density for the Estate (E) District and the RD District. This density is permitted only pursuant to the visual and environmental

analysis as described in the SLO and findings that development at this density will not have a significant adverse visual or environmental affect on the community.

Base Density:

Slope	Acres (Percent of 5 acre parcel)	Percent of acres allowed to be developed	Acres allowed to be developed
0-15%	1.05 acres (21.1%)	100%	1.05 acres
15%-40%	3.15 acres (63.0%)	25%*****	0.79 acres*****
Over 40%	0.80 acres (15.9%)	0%	0
Total	5.0 acres (100%)	N/A	1.84 acres

*****The right to develop up to 25% of the steep slope area is still subject to the requirements of § 15-2.21-4(H)(2) of the SLO regulations. In addition to the base density, the SLO allows for density transfers off areas determined to be sensitive, subject to a "suitability determination".

The current Estate (E) District allows one (1) unit per three (3) acres. Staff has determined that the Base Density at one (1) unit per five (5) acres is one (1) unit.

The RD District allows three (3) dwelling units per acre. Staff has determined that the Base Density at three (3) units per acre is (1.05 x 3) 3.15 units. Developments within the RD District reviewed and approved as a MPD may approach a maximum density of five (5) units per acre (1.05 x 5) is 5.25 units.

	E District (current zoning)	RD District (proposed zoning)
Minimum lot size	3 acres	N/A
Maximum density	1 unit (1 unit per 3 acres)	15 units (3 units per acre)
Maximum density with MPD approval	1 unit (Likely just 1unit based on current acreage)	25 units (Up to 5 units per acre)
Approximate density with SLO overlay applied – based on limited materials submitted	1 unit (Likely just 1 unit based on current acreage)	3.15 units (Base density at 3 units per acre) 5.25 units (Base density with an approved MPD at 5 units per acre)

At this point other maps/studies required for SLO analysis (LMC § 15-2.21-3[A]) have not been submitted to the City for review. Staff has notified the property owner that all of this information listed in the LMC needs to be submitted to Staff in order to make a recommendation of compliance with the SLO to the Planning Commission.

Discussion requested, SLO materials

- **Does the Commission concur with Staff's determination that all of the maps/studies outlined in LMC § 15-2.21-3(A) need to be submitted at this point (Zone Change request) in order for Staff to review the Sensitive Land Analysis and apply the applicable Sensitive Land overlay regulations in order for the Commission to review the Zone Change application more fully?**
- **Are there any other studies and additional information (at this time) that the Commission find that would have to be completed for SLO review and for further Zone Change analysis? These studies may include a visual assessment, soil investigation report, geotechnical report, fire protection report, hydrological report.**

Discussion requested, direction

At this point staff has studied the Zone Change request and has compared it to the 2002 request. Since 2002, there has not been any substantial change in the character of the land nor has there been any major change to the Estate (E) District and RD District standards for development. Staff finds that the current Estate (E) zoning (and one single family dwelling on 5 acres) is still appropriate for the subject property.

Although a zone change to the RD District may be consistent with adjacent neighborhood zoning, the site's unique attributes which include steep slopes, wooded hillsides, proximity to private and public open space, limited access, and character of the land, would be better preserved by allowing the Estate (E) District to remain and not be changed to Residential Development (RD) District.

- **Based on the submitted information, previous findings and 2002 Planning Commission direction, does the Planning Commission concurred with Staff's determination above? Is the proposed Zone Change compatible with the surrounding area?**

Recommendation

Staff recommends the Planning Commission review the Zone Change from Estate (E) to Residential Development (RD) District for a vacant parcel located at 2002 Euston Drive, south of the Chatham Crossing Subdivision and direct staff and the applicant as to whether or not the proposed Zone Change is compatible with the surrounding area.

Exhibits

Exhibit A – Zoning Map
Exhibit B – Vicinity Map
Exhibit C – August 28, 2002 Planning Commission Staff Report
Exhibit D – Planning Commission Minutes dated August 28, 2002
Exhibit E – Slope Analysis Map

Exhibit A

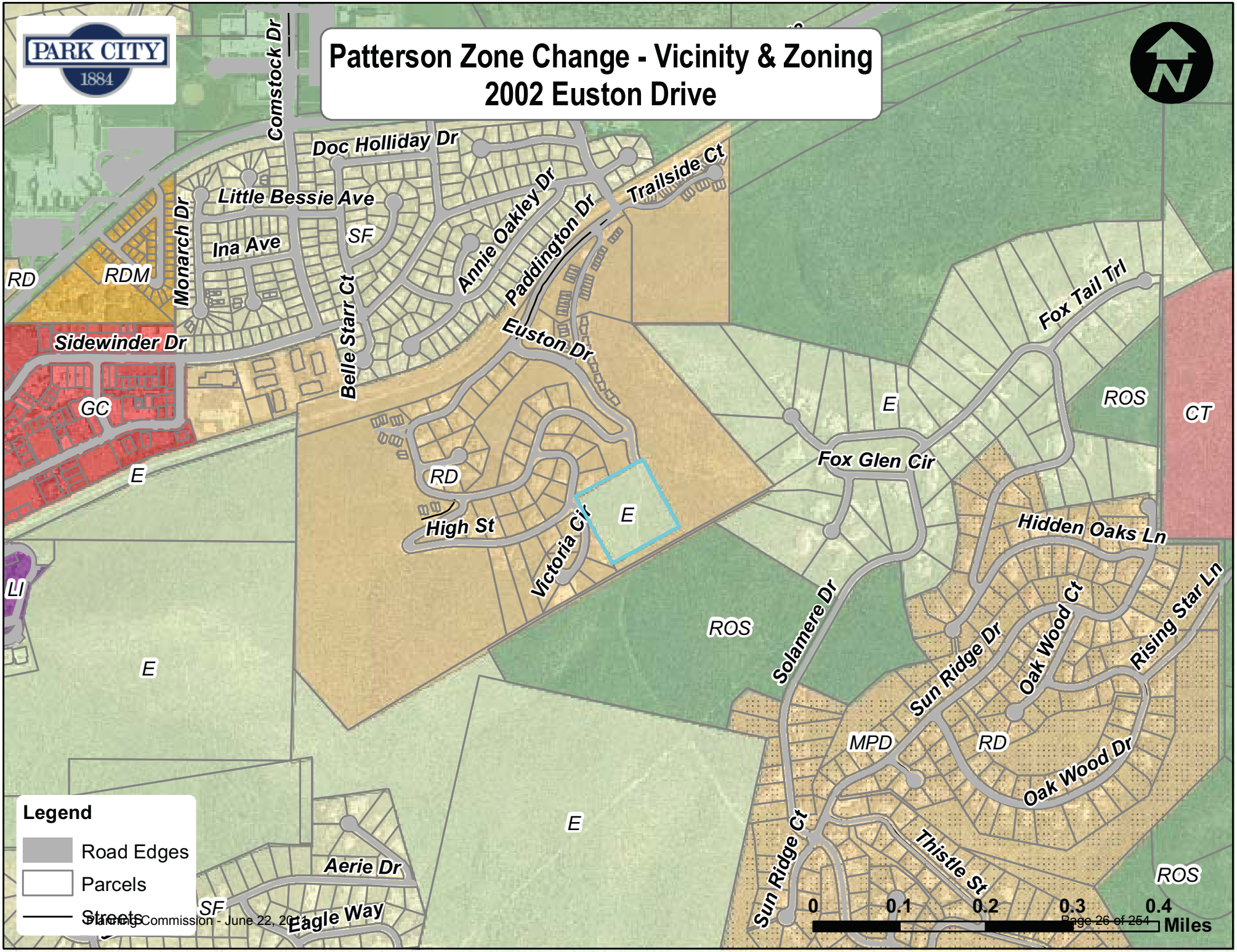
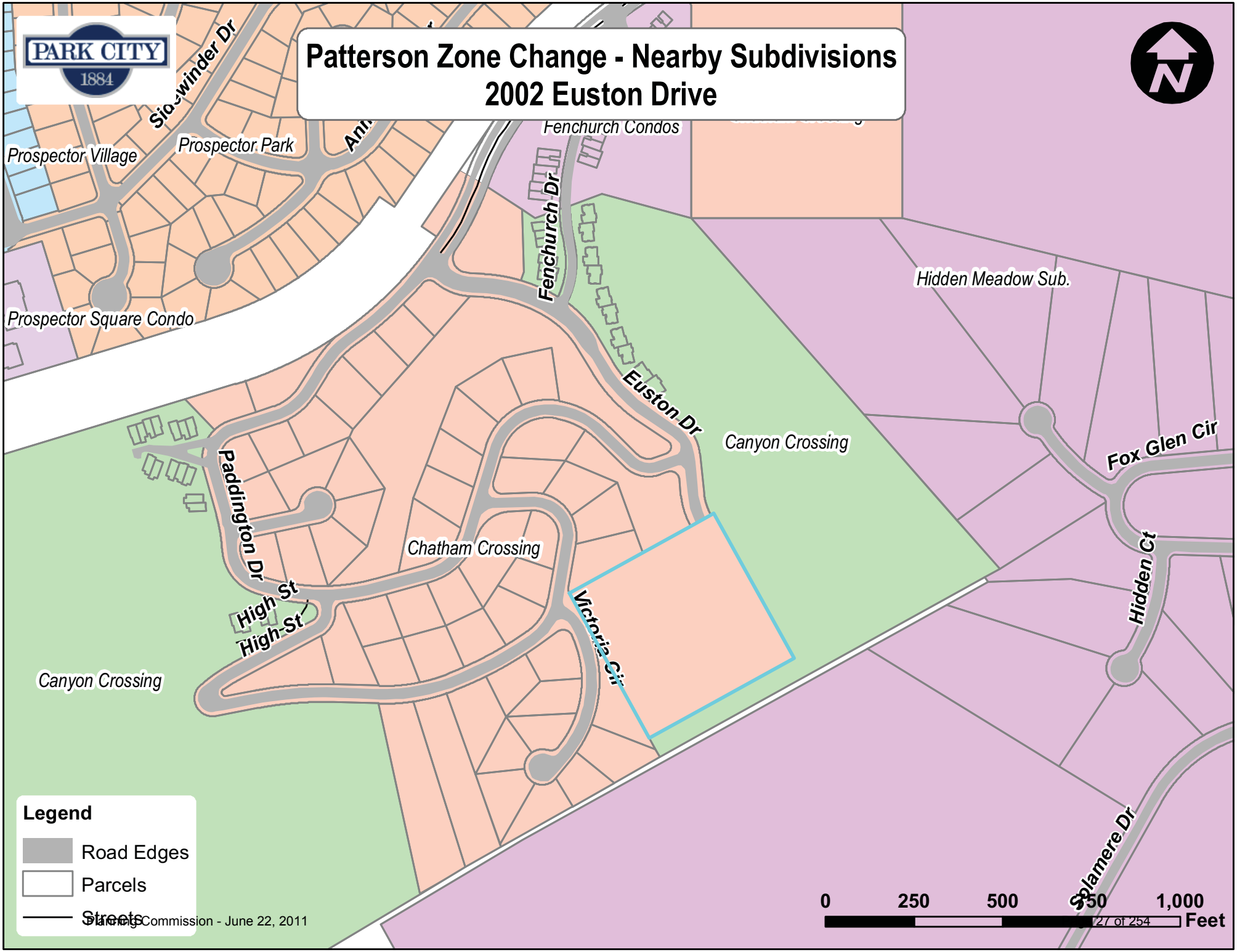

PARK CITY
1884
Patterson Zone Change - Vicinity & Zoning
2002 Euston Drive
N
Comstock Dr
Doc Holliday Dr
Trailside Ct
Little Bessie Ave
Monarch Dr
Ina Ave
SF
Annie Oakley Dr
Paddington Dr
Belle Starr Ct
Euston Dr
Fox Tail Trl
RD
RDM
Sidewinder Dr
GC
E
ROS
CT
Fox Glen Cir
RD
High St
Victoria Cir
E
Hidden Oaks Ln
LI
Solamere Dr
ROS
Sun Ridge Dr
Oak Wood Ct
Rising Star Ln
E
MPD
RD
Oak Wood Dr
E
Thistle St
Sun Ridge Ct
Aerie Dr
SF
Eagle Way
ROS
Legend
Road Edges
Parcels
Streets
0
0.1
0.2
0.3
0.4
Miles

Exhibit B


Patterson Zone Change - Nearby Subdivisions
2002 Euston Drive
PARK CITY
1884
Prospector Village
Prospector Park
Prospector Square Condo
Fenchurch Condos
Fenchurch Dr
Hidden Meadow Sub.
Euston Dr
Canyon Crossing
Fox Glen Cir
Paddington Dr
Chatham Crossing
High St
High St
Victoria Cir
Hidden Ct
Canyon Crossing
Solamere Dr
Legend
Road Edges
Parcels
Streets
0
250
500
750
1,000
Feet

PLANNING COMMISSION STAFF REPORT

Date: August 28, 2002
Department: Planning Department
Title: Mountainlands Chatham Crossing Affordable Housing rezone from Estate(E) to Residential Development (RD)
Type of Item: Legislative

A. Topic

Applicant: Cunningham/Mountainlands Community Housing Trust
Location: South of Chatham Crossing Subdivision
Proposal: Zone Change from Estate (E) to Residential Development (RD)
Zoning: Estate (E)
Adjacent Land Uses: Single Family Dwellings, Condominiums & Open Space
Project Planner: Kevin LoPiccolo
Date of Application: May 21, 2002

B. Project Location and Zoning

The project site is located directly south (uphill) of the Chatham Crossing Subdivision (RD zone). The subject property is currently zoned Estate (E) and is approximately five (5) acres in size. The site is surrounded by Residential Development (RD) zoned property. (Exhibit A)

Recreation Open Space-zoned property though, not adjacent to the subject property, is located nearby to the south and northeast. The Lost Prospector Trail is south and uphill of the project site. The City's 14-inch high-pressure Chatham Pump water line runs in an easement through the middle of the project site. The waterline is Deer Valley's primary source of water for fire protection and is located within an easement dedicated to the City.

Slope Analysis

A slope analysis of the property was completed by the applicant using topographic mapping prepared by the Jack Johnson Company based on a certified boundary survey. Slopes were mapped according to the following categories: (Exhibit B)

0-15%	Gentle slopes suitable for development
15-30%	Moderate slopes with limited development restrictions
30-40%	Steeper slopes with development and road construction restrictions
over 40%	Prohibited to development

The following is a breakdown of the acreage and calculation of the base density permitted under the SLO in terms of a potential density for the RD zone and Estate zone. This density is permitted only pursuant to the visual and environmental analysis as described in the SLO and a finding that development at this density will not have a significant adverse visual or environmental effect on the community.

Base Density

Percent Slope	Acres	Percent of Acres allowed to be developed (base Calculation)	Acres allowed to be developed (and to be used in density calculations)
0-15%	.996	100%	.996
15-40%	2.59	25%	0.6475*
Greater than 40%	1.412	0%	0
	Total = 4.998 Acres		**Total = 1.6 Acres**

The current Estate zone allows one (1) unit per three (3) acres. Staff has determined that the Base Density at one (1) unit per five (5) acres is one unit or one (1) duplex dwelling. Under a Conditional Use Permit, the applicant may elect a Master Planned Development with moderate income housing density bonus.

The RD District allows three (3) dwelling units per acre. Staff has determined that the Base Density at 3 units per acre would be (.996 x 3) 2.98 units. Developments reviewed and approved as a Master Planned Development may approach a maximum density of five (5) units per acre with a Master Planned Development Permit. (.996 x 5) 4.98 units.

* The right to develop up to 25% of the steep slope area is still subject to the requirements of Section 15-2.21-4(H)(2) of the SLO regulations.
In addition to the base density, the SLO allows for density transfers off areas determined to be sensitive, subject to a "suitability determination.

Site Conditions

Character of Land: The subject property is not part of the Chatham Crossing Subdivision and is a privately owned parcel consisting of approximately five (5) acres. The lot is in the Sensitive Lands Overlay Area and the terrain is relatively steep in some areas as described above. The land is occupied by many forms of wildlife, such as mule deer, moose, fox, and is a recreational area used by many residents utilizing the trailhead to Gambel Oak, Lost Prospector, Rail Trail, Solamere and Hidden Oaks.

Access: All approved development that has occurred within the Chatham Crossing Subdivision is accessed off Wyatt Earp Way. The entire subdivision is accommodated by a single access. The Building Official has stated his concerns that the Chatham Crossing Subdivision is deficient due the existence of a single access point. Typically, subdivision developments should have a minimum of two accesses for ingress/egress, but since Chatham Crossing Subdivision was approved in 1981, and was vested with

density that allowed single-family dwellings and condominiums as part of the approval, access to the Chatham Crossing Subdivision Plat was approved with a single access point.

Utilities: Water service is problematic since the water line that runs through the site is at too high of a pressure to serve as a supply source. Sewer, gas, power, phone, and cable TV would all need to be extended to the site at considerable inconvenience to the Chatham Crossing lot owners and others, and at considerable cost to the applicant.

C. Application History:

November 28, 2001 Planning Commission Public Pre-Application Meeting:
The Planning Commission reviewed the applicant's MPD pre-application at the November 28, 2001 meeting. Public Comment was taken. The majority of the comments were from neighboring residents in opposition to the project. The concerns expressed by the neighborhood residents included adverse impacts from the proposed increased density, access, traffic, loss of open space, access to trails, development on sensitive hillsides, impact on wildlife, and the concentration of affordable housing projects in the Prospector Square area.

December 12, 2001 Planning Commission Public Hearing Meeting:
The Commission at their December 12, 2001 meeting ratified the findings prepared by Staff that the pre-application was in compliance with Park City's General Plan.

July 31, 2002 Planning Commission Public Hearing Meeting:
The Commission at their July 31, 2002 meeting reviewed the application request for a zone change from Estate (E) to Residential Medium Development (RD). The comments from the neighboring residents were that they did not feel that a zone change should be approved due to the concerns of compatibility, traffic, and the potential increase of density. After hearing public testimony from the area residents and the applicant, the Commission directed Staff to prepare findings to determine whether or not the site was suitable for a zone change, or make a determination why the zone should remain Estate.

D. Analysis

The applicant seeks to rezone the property from Estate (E) to Residential Development (RD), and provided that the zone change is approved by the City Council, the applicant will submit a Master Planned Development application for two (2) market-rate single family dwellings (previously 3 single-family dwellings) and 15 (previously 25) moderate income for-sale housing units on the property. However, if a zone changed is denied by the Council, the applicant has the ability to pursue a Conditional Use Permit for Moderate Income Housing for affordable housing units, minus the two (2) market rate lots.

The Chatham Subdivision is substandard in terms of only providing a single access to

the proposed site. Any increase in development beyond a single family dwelling would further impact the existing roads on regards to public safety. The Building Official and City Engineer have expressed concerns regarding potential problems with increased density in an area with limited access.

A change of zone to Residential Development would potentially be inconsistent with the purpose statement in that the intent of the Estate zone is to allow low density development in an environmentally sensitive area. Residential Development zoning permits up to five (5) units per acre.

The following is a response to why the Estate zone should remain under its current zoning designation:

- A zone change would alter the existing characteristics of the site by allowing additional density to the site. The base density under the Residential Development zone is three units (3) units per acre and up to five (5) units per acre is possible with an MPD. Given the site characteristics in terms of topography, access, a change of zone that would increase the base density would create additional impacts.

- The subject property is in a wildlife interface zone area. An increase in density in an area with limited access poses possible public safety and fire problems.

- The current zoning designation allows for one single dwelling or a duplex dwelling under permitted uses found in Section 15-2.10-2 (Allowed Uses), subject to Sensitive Lands review. All development would require review of Sensitive Lands Ordinance.

- Maintaining the Estate zoning does not preclude an MPD application for an affordable housing proposal.

Sensitive Lands Overlay

The subject property is located in the Sensitive Area Overlay Zone. The purpose of the SLO is to: (Section 15-2.21-1)

- require dedicated Open Space in aesthetically and environmentally sensitive areas;

- encourage preservation of large expanses of Open Space and wildlife habitat;

- cluster developments while allowing a reasonable use of property;

- prohibit development on ridge line areas, steep slopes, and wetlands; and

- protect and preserve environmentally sensitive areas.

E. Planning Commission Direction From July 31, 220 Meeting

The Planning Commission reviewed this application at their July 31, 2002 meeting. The Commission requested that Staff prepare analysis whether or not a zone change from Estate to Residential Development is appropriate. The Commission directed staff to review the purpose statement of the Estate zone to determine whether or not the current character and development of the surrounding area were best maintained and enhanced by the existing Estate Zoning District or better protected by a zone change to Residential Development zone.

The Estate zone is intended to provide low density development, protect ridge lines, meadows, sensitive hillsides, and drainage channels, as found in Section 15-2.10-1 of the Land Management Code. Given the site characteristics, steep slopes, single access subdivision, fire safety and utility concerns, Staff cannot make findings or a good cause to support a zone change for the five (5) acre lot located at 2002 Euston Drive.

Staff Review Committee

The Staff Review Committee reviewed this application request at their June 18, 2002 meeting. Chief Building Official was concerned with the proposed project using a deficient street system that currently handles the existing approved uses. The Building Official has stated that the Subdivision is deficient due to a single access for the entire subdivision.

F. Staff Recommendation:

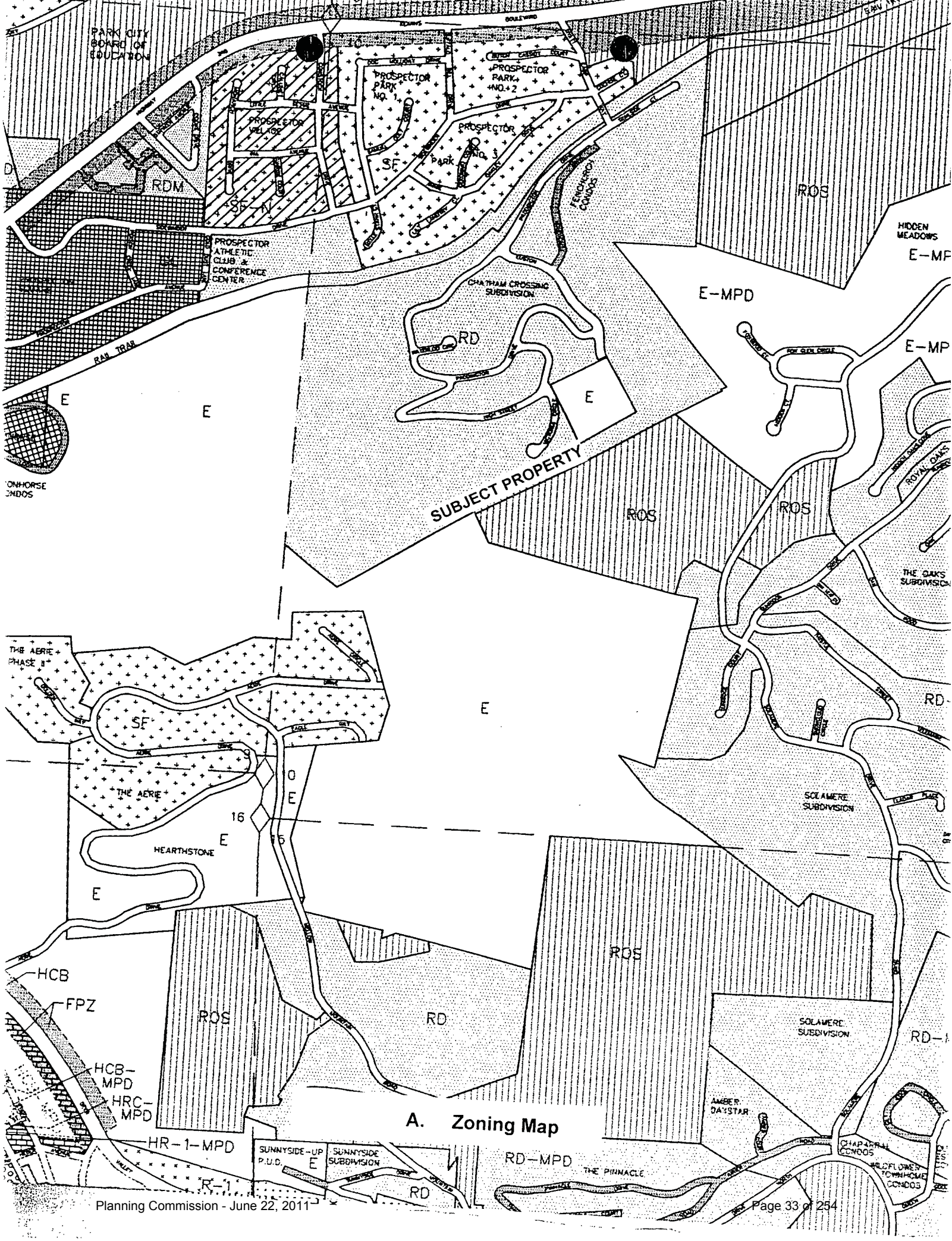
Staff finds that the current Estate zoning (and one single family dwelling on 5 acres) is appropriate for the subject property. Staff bases this determination on the adjacent private/platted open space and the City's 14" high pressure waterline. Although a zone change to RD may be consistent with adjacent neighborhood zoning, the site's unique attributes which include steep, wooded hillsides and proximity to private and public open space would be better preserved by allowing the Estate zone to remain and not be changed to Residential Development. Maintaining the Estate zoning will preclude the creation of the two (2) market rate lots; however, it will not preclude an MPD application for an affordable housing proposal. The density and design of such a proposal will be reviewed for compliance with the necessary MPD, CUP and SLO criteria. Compliance with these sections of the LMC will probably result in a decrease in the project density sought by the applicant.

Staff recommends the Planning Commission discuss the analysis provided by staff, take applicant and public input and give direction to prepare a recommendation to Council.

G. Exhibits

A. Zoning Map
B. Planning Commission Minutes from July 31, 2002

M:\CDD\KL\PC2002\MPD'S\chathamzcph5.5wpd.wpd


PARK CITY BOARD OF EDUCATION
PROSPECTOR PARK NO. 1
PROSPECTOR PARK NO. 2
PROSPECTOR VILLAGE
PROSPECTOR PARK NO. 3
PROSPECTOR ATHLETIC CLUB & CONFERENCE CENTER
RAM TRAR
FENCHURCH CONDOS
CHATHAM CROSSING SUBDIVISION
HIDDEN MEADOWS
SUBJECT PROPERTY
THE AERIE PHASE II
THE AERIE
HEARTHSTONE
SOLAMERE SUBDIVISION
THE OAKS SUBDIVISION
SUNNYSIDE-UP P.U.D.
SUNNYSIDE SUBDIVISION
THE PINNACLE
AMBER DAYSTAR
CHAPARRAL CONDOS
WILDFLOWER TOWNHOME CONDOS
SF
RDM
RD
RD-MPD
R-1
ROS
E
E-MPD
HCB
FPZ
HCB-MPD
HRC-MPD
HR-1-MPD

A. Zoning Map

3. 2002 Euston Drive, Chatham Crossing - Rezone /Affordable Housing

Commissioner Volkman disclosed that Mountain Lands Community Housing Trust is a client of the bank where he works, and the president of the bank serves on the Trust's board. The City legal staff did not find this to be a conflict, and he stated that he would not recuse himself from this matter.

Commissioner Zimney disclosed that she received an E-mail alleging that she had done title work on this project through her business. She stated that she is not involved in any way with this

applicant and does not know who the developer of this project is. She clarified that she did do title work on the Chatham Hills Subdivision lots.

Planner Kevin LoPiccolo reviewed the application request from Mountain Lands Community Housing Trust to rezone a parcel of land from Estate to Residential Development. In November last year, the Planning Commission reviewed a pre-application for General Plan compliance. At that meeting, the Planning Commission took public comment, and there was considerable discussion on whether this proposed project complied with the General Plan. The Planning Commission determined that it met the criteria, and at the December meeting, they ratified findings supporting this project in relationship to the General Plan. The applicant is requesting a zone change, and depending on the outcome, ultimately a Master Planned Development. The requested zone change is for the two market-rate dwellings, which are a component of the affordable housing project. The Code allows affordable housing through a CUP in the Estate Zone. Since this project is not defined as 100% affordable, the zone change was triggered due to the market-rate homes. Planner LoPiccolo noted that the zone change is limited by criteria in the LMC. He explained that the staff report contains a summary of the Sensitive Lands Ordinance and a breakdown of the existing slopes. This information has no relationship to a master plan and only addresses the zone change. If the Planning Commission chooses to forward a positive recommendation to the City Council, this will ultimately go to an MPD. Planner LoPiccolo asked that discussion this evening concentrate on the location of the requested zone change. The area surrounded by residential development is consistent with Chatham Crossing, Canyon Crossing, and Fenchurch. North of the property but not adjacent to it is recreation open space. To the east and northwest is Estate zoning. Planner LoPiccolo reviewed the purpose statement for both zones, the SLO criteria, and the slope analysis contained in the staff report. He distributed a packet containing 75 public input letters and asked that they be included with the previous letters provided to the Planning Commission.

Chair Larson explained that the application this evening is a request for a rezone from Estate to RD. The surrounding zone is RD, and the Estate zone has traditionally been used as a holding zone. He noted that most of the surrounding area was Estate zoned at one point and was rezoned RD as part of an MPD. He requested that comments this evening address the rezone process, not the MPD. Whether the Planning Commission votes to rezone to RD has little bearing on whether the associated MPD will be approved.

Administrator Patrick Putt stated that, in addition to the packet distributed by Planner LoPiccolo, three letters were submitted this evening from Prospector Park residents opposing this project. He read a brief note from Rita and Al Nobel who were in attendance earlier but had to leave. They felt their neighborhood had already had its share of the burden of development and the problems it causes. They had spent a considerable amount of money on landscaping and revegetation and were planning to renovate their front yard landscaping but questioned how much money to sink into their home after finding that the value is about to drop.

Chair Larson opened the public hearing.

Erica Igo, a resident at Chatham Hills, thanked the Planning Commission for their efforts and expressed appreciation for the opportunity to express their concerns in these meetings and in

letters. She stated that in previous meetings she had heard that further development of Chatham Hills might be an issue because Chatham Hills had not been grandfathered, development would not proceed because of the steep slopes, north facing lots, etc. If that was true, she asked why more building was being considered in an area that has already been questioned. She noted that members of the Planning Commission have stated that the parcel was considered for open space acquisition at some point, but because it was an Estate parcel which would not be built out for anything more than a single-family home, it was not given priority. She saw this parcel as being surrounded by open space, because the Oaks has open space and Chatham Hills has some, so there is a contiguous stretch. She stated that the biggest issue is safety. Safety of people using the trail is a primary concern, as well as access for emergency personnel and equipment. She believed rezoning would create disruption in the neighborhood and safety issues. She asked the Planning Commission to carefully consider the impacts.

Sandy Kroger, a resident at Chatham Hills, commented that this rezoning should be compatible with the surrounding area. Webster's Dictionary defines compatible as "capable of existing together in harmony." Ms. Kroger felt that it was evident, based on the letters submitted to the Planning Commission, that the neighbors are not in harmony with this request. Four houses in the Chatham Hills subdivision are for sale, and the flyers for these homes indicate that the selling price is not compatible with what the affordable units will sell for. She referred to the two market houses on Victoria which is driving this rezone and felt they would have to sell those homes in order to build the 15 units of affordable housing. Those homes would have to access the streets which are currently private. Lot 53 in Chatham Hills has a long finger that goes across the property of the two market homes, and an easement would be required. The owner of Lot 53 had told her that he would never agree to an easement, which means those two homes could not be built. Ms. Kroger stated that there are 53 single-family lots in Chatham Hills and, of those, 12 homes are completed and six are under construction, which means that Chatham Hills is not even 50% built out. Ms. Kroger stated that she briefly looked at the traffic study earlier today and noticed a photograph of Highway 248 from the Jack Johnson Company with no cars on it. She submitted two photos taken during the school season showing bumper to bumper traffic each way. School lasts nearly 10 months, and that is a lot of traffic for the whole year. She noticed that the traffic report indicates 63 units in Prospector, but there are actually 169 homes in Prospector this side of Comstock, and the other side is nightly rentals.

Don Bloxom stated that he designed some of the homes in the Chatham area. He disputed the Planning Commission's decision that this complies with the General Plan and stated that he pointed out four reasons at the last meeting why it does not comply. The RD zone states that a minimum of 50% of the site planned area qualifies for rezoning to RD because of its grade and explained why he believed this lot did not comply. He noted that the word affordable is used over and over, and he recalled a discussion that moderate income housing was the best they could come up with. He requested that the word "affordable" be struck from the text. This will not be affordable housing, and the best they could pull off dollar for dollar was moderate. He also requested a financial analysis. He could see no compelling reason for a rezone and could not see any value to the community. According to the sensitive lands overlay, reasonable use of the Estate zoned property would be a house, and he believed that was still a reasonable use. He commented on the steep slopes and felt the lot did not meet the grade criteria for a rezone. He asked the Planning Commission to show him exactly how this meets compliance with the General Plan.

Henry Sigg, a property owner at Canyon Crossing, stated that, having been through this process, it is important to realize that the constituency counts. In this case he believed the cart was leading the horse. It is easy to say that they are only looking at zoning, but the staff report contains site plans, slopes analysis, and traffic reports. He did not think the applicant would be here this evening if he did not have the ability to proceed with the project. He referred to the comment that this property is surrounded by RD and encouraged the Planning Commission to look at the MPD's within the RD zone for Chatham Hills, Canyon Crossing, Hidden Meadows, and surrounding neighborhoods to see that the open space component of those MPD's is immediately adjacent to this property. He pointed out that everything surrounding this property is currently open space, not housing.

Ian Culligan stated that two other lots in Victoria Circle need rezoning, not just the ones for this project. An application has been before the Planning Commission to rezone Lots 1 and 2 in this development, and it was rejected because of its proximity to the trails system. He noted that this one is also in close proximity to the trails. He asked if Park City had a price range for affordable housing. This project is tagged as affordable housing to be politically correct, but the price tag is not affordable.

Sharaf Broadhead, a homeowner in Chatham Crossing, stated that he read a copy of the traffic analysis, and with his background as a structural engineer, he believed the traffic report had been more than skewed. He opposed the request for a rezone because of safety issues and explained current traffic problems that will worsened. He commented on safety hazards with the traffic crossing rail trail and the impacts of adding more traffic.

Jim Clayton, a Chatham Crossing resident, challenged the use of the word compatible. He agreed with Mr. Sigg's comment that even though the land surrounding the five acres in question is zone RD, the component parts immediately adjacent to that five acres is dedicated open space. Mr. Clayton felt that the potential development of multi-family is hardly compatible with open space.

Chair Larson closed the public hearing.

In response to the question as to why the Planning Commission would consider the rezone, Chair Larson explained that the Planning Commission is responding to an application that has been submitted. In response to the question about access to single family, Chair Larson remarked that, as part of the MPD, an agreement would have to be reached for the single-family lots to use whatever road system is required. Without that agreement they would not be able to gain access. He explained that the Planning Commission takes sensitive lands very seriously, and whatever goes on that lot will comply with the SLO in every way. He noted that the Planning Commission has already determined General Plan compliance and is past the point of interpretation. He referred to comments about the surrounding property being zoned RD and governed by an associated MPD. This is true of all developments and would be true of anything that happens on the site. A certain number of units trigger a master plan, and master plans have requirements that will be addressed later in the process. He noted that the Planning Commission will be looking at a traffic study very closely. The Planning Commission will be determining compatibility this evening.

Chair Larson explained that the definition of affordable housing is very technical, and he asked Scott Loomis with Mountain Lands Trust to comment. Mr. Loomis noted that a number of the letters submitted imply that Estate Zoning prohibits moderate income housing development. He believed it was clear in the General Plan and LMC that this was the type of use needed under a CUP. The two market-rate lots are the reason for the rezone request instead of a CUP request. Mr. Loomis stated that there are several definitions for affordable housing, but in the guidelines developed by the City, it is basically that a person pays no more than 30% of their income. In Park City, affordable housing applies to a number of different uses, primarily seasonal employees and the transient population. In this situation, a moderate income housing development will target people with an income of approximately $40,000-$60,000. The units will be for purchase with a mortgage of $1,000 to $1,200 per month. The housing will be restricted, and only people who qualify within the affordable guidelines will be eligible to own those units. Chair Larson clarified that the numbers presented by Mr. Loomis are tied to a percentage of the median income for the community. The units will range in cost from $100-$110 per square foot and will range in price from $80,000-$130,000.

Commissioner Erickson referred to Mr. Bloxom's comment that 50% of the ground must qualify as suitable for development and asked if the Staff could make that finding. Planner LoPiccolo replied that they could, because the revised Land Management Code no longer requires 50%.

Commissioner Volkman asked what would happen if the zone were changed to RD and the applicant chooses not to move forward with moderate income housing. He asked if the rezone could be tied to this particular development. Chair Larson replied that, once they do a rezone, it stands. He spoke with the City Attorney prior to the meeting, and Mr. Harrington made it clear that there was no linkage.

Commissioner O'Hara stated that he was not present for the vote on General Plan compliance, but he would have voted against it. He stated that he would continue to vote against any increase in density or underlying density in the area as long as there is only one access point. The Estate Zone has an underlying density of one, but if the zoning is changed to RD, the underlying density can be up to 25 units in an MPD.

Commissioner Volkman stated that he was troubled by a zone change in advance of development. Commissioner Erickson stated his intent was to review the zone change on face value, and he expected to make a recommendation in favor or in denial on that basis. The case as to whether affordable housing will be constructed in the RD zone is effectively moot because the units could be constructed in the Estate Zone. Chair Larson explained that whenever the Planning Commission considers a rezone, they have some notion of what could happen on the site.

Commissioner Zimney felt that valid points had been made on ,either side and she needed more time to think about it before making comment.

MOTION: Commissioner O'Hara moved to direct the Staff to prepare findings for denial of the requested rezone. The motion died for lack of a second.

Commissioner Erickson was prepared to direct Staff to prepare findings based on Section 15-2.10-1 related to the purpose of the Estate Zone. He believed the findings would be that keeping the property in Estate Zone does not perform those particular tasks. If the Planning Commission directs the Staff to prepare findings either way, they will be found with respect to the Estate District meeting these tests.

MOTION: Commissioner Erickson moved to direct the Staff to prepare an analysis as to the compliance of the rezone with the criteria of the Estate District under Section 15-2.10-1. Should the Staff be unable to make the findings that the Estate Zone protects one of those assets, the Planning Commission would have to deny the rezone. Should the Staff make the finding that rezoning to RD does not violate any of the tests of the Estate Zone, the Planning Commission would have to approve the rezone. Commissioner Volkman seconded the motion.

VOTE: The motion passed 5 to 1, with Commissioners Barth, Erickson, Powers, Volkman, and Zimney voting in favor of the motion and Commissioner O'Hara voting against the motion.

Commissioner Zimney referred to the tentative agenda for September 11 and asked about the appeal that was mentioned. Administrator Putt explained that the agenda item deals with the appeal of a Community Development Department building permit issued for a house in The Aerie Subdivision. The specific issue is accuracy of the survey provided by the property owner on which the building height and building permit were approved. There are competing and slightly conflicting surveys that determine whether the house is within the City LMC height limits. The decision to issue the permit is being appealed to the Planning Commission, and the Staff recommendation and analysis will be included in the September 11 staff report.

Commissioner Barth provided a brief update from the Quinn's Junction subcommittee. He and Commissioner O'Hara met the previous Monday to begin the discussion on Quinn's Junction in conjunction with the Snyderville Basin Planning Commission. The first meeting was definitional, and certain aspects of the area were discussed. Commissioner Barth suggested devoting some work session time with the entire Planning Commission to learning their viewpoints related to the joint study. Chair Larson suggested that this be tied to the LMC special work session discussed at the last meeting. Community Development Director Rick Lewis stated that they had hoped to hold the first meeting of the joint committee by now, but with the loss of the County's Director, it may be a few weeks before that occurs. The meeting held on Monday involved the subcommittee from this Planning Commission. Director Lewis offered to work with Administrator Putt to schedule a special work session.

V. REGULAR AGENDA

1. 2002 Euston Drive, Chatham Crossing - Rezone/Affordable Housing

Planner Kevin LoPiccolo reviewed the application request for a zone change from the existing Estate Zone to Residential Development at 2002 Euston Drive. He recalled that the Planning Commission reviewed this application on July 31 and requested that the Staff prepare an analysis on whether a zone change from Estate to Residential would be reasonable. The Planning Commission directed Staff to review the purpose statement of the Estate zone to determine whether the current character and development of the surrounding area would be best maintained and enhanced by the existing Estate Zoning District or by a zone change to Residential Development. The Estate zone is intended to provide low density development and protect ridgelines, meadows, sensitive hillside, and drainage channels. Given the site characteristics of steep slopes, single access, fire safety, and utility concerns, the Staff could not make findings or a good cause to support a zone change for the five-acre lot. The Staff found that the current Estate zone is reasonable for the subject property based on an existing 14" high-pressure water line and private/platted open space. The site's unique attributes, which include steep, wooded hillsides and proximity to private and public open space, would be better preserved by

allowing the Estate zone to remain. Planner LoPiccolo outlined why the Estate zone should remain. The Staff recommended that the Planning Commission take comment from the applicant and conduct a public hearing.

Scott Loomis, representing Mountain Lands Housing Trust, stated that he was surprised by the staff report. He recalled the request from Commissioner Erickson was for the Staff to evaluate whether the criteria for Estate zoning would change if it were rezoned RD. The criteria for Estate zoning in the Land Management Code are to preserve ridge tops, meadows, visible hillsides, large cohesive unbroken areas of open space, and undeveloped land. It preserves and incorporates wetlands, drainage ways, intermediate streams, and amenities of development, mitigates geological and flood hazards, protects the use along the City entry corridor, and decreases fire risk by keeping development out of sensitive wild land interface areas. He did not think changing from Estate to RD would affect any of those criteria and noted that the Staff report deals with a lot of elements that normally come up during an MPD review. Mr. Loomis believed the conclusions were erroneous. Based on the staff report, if the property is rezoned, the net affect would be a base density of one unit to three units. The Staff suggested that, even if they do not obtain RD zoning, they would still have the Estate zone. Mr. Loomis noted that under the Estate zone, they can have a moderate income housing development with the density yet to be determined. With five acres it could be 15, 40, or 100 units. If they chose a single family residence under Estate zoning plus whatever density is allowed under the CUP, it would be one single-family residence plus 15 units, and that is what they are asking for. Under the RD zone and the MPD request, they are asking for two single-family residence lots and 15 affordable housing units. That is a difference of one unit, which is very insignificant. Mr. Loomis commented on the argument that the RD zone permits a higher density, but if an MPD is filed, the Planning Commission has control over that and can restrict it to the base density of three units.

Mr. Loomis stated that there are no criteria in the LMC to determine what to look at for a rezone. The staff report sets forth concerns of the Fire Marshall and the City Engineer regarding water line easements, single point entry, and sensitive lands overlays, but those are addressed in the MPD process. Mr. Loomis felt it was unreasonable to recommend that the property not be rezoned from Estate to RD, because the net effect would be one unit. He commented on the number of Planning Commission meetings he had attended and stated that he had always been impressed by the way the Planning Commission stays within the box of the Land Management Code and the General Plan when making their decisions, which upholds the integrity of the General Plan and LMC. He commented on remarks from people opposing this project that the Planning Commission has not listened to their concerns. He felt it was fortunate that the system allows for input from people who oppose this project and that the General Plan and LMC prevent the same people from talking about the wildlife that will be displaced when they displaced the same wildlife with their development.

Mr. Loomis noted that the LMC and General Plan deal with many specifics, one of which is the need to recognize the value of the working class people. There is a need for diversity and the economic base that makes Park City a community. Mr. Loomis pointed out that the General Plan makes reference to this type of project as a priority and specifically mentions Mountain Lands Community Housing Trust and the employees who should live there. By Mountain Lands moving forward with this project and accepting City money, they are required to recognize this list of priorities. Mr. Loomis stated that there is no land in Park City affordable enough to build affordable housing. Affordable housing can only be accomplished by being creative, and Mountain Lands has tried to be creative by proposing two lots that will be sold at market rate to pay for the land. The only other way to obtain land for affordable housing in the Park City limits is if it is donated or sold at substantially less than market value. Another alternative would be for the Planning Commission to require developers to provide affordable housing in their developments.

Mr. Loomis stated that the Land Management Code recognizes the need for affordable housing and increased densities, because higher density is needed to reduce the cost of infrastructure and the land. When the Planning Commission makes its decision, they have to weigh whether it is more beneficial to have affordable housing as provided in the LMC or whether having a few more cars is a bigger concern. Mr. Loomis stated that the Commission can always find reasons to deny affordable housing based on traffic, access, and other impacts, but he believed that was contrary to the Land Management Code and General Plan. The proposal of two lots is sensitive to the existing subdivision of single-family homes on Victoria Circle. The need for the zoning request is tied to the two lots they hope to sell at market rates to lower the cost of affordable housing, and without that, this project will not work. Mr. Loomis believes the density of 15 units for five acres was reasonable under the circumstances, and reducing the density would defeat the purpose of affordable housing. He noted that the Rosenthal & Associates report commissioned by the City Council each year recognizes a shortage of 800 affordable units in Park City. This Planning Commission should balance the goals of the LMC and General Plan. He urged the Planning Commission to approve this request.

Chair Larson stated that when the Planning Commission does rezones, they always do them with an eye toward the proposed use. While the Staff report contains criteria that is more appropriate for the MPD process, it is something the Planning Commission needs to consider in looking at the ramifications of a rezone. He stated that he had been on the fence with respect to the rezone. He believed there was sufficient rationale to rezone to RD, and there was also sufficient rationale to keep the Estate zone. However, if they do a rezone, it must be done on the merits of the rezone, not for the application proposed. In light of the staff report, he concurred with Staff recommendation to not move forward with the rezone because the site is topographically challenged. If the Staff's analysis had not been so strong, he would probably lean toward rezoning this parcel. Chair Larson

stated that his initial analysis of this site led him to the conclusion that some type of subsidized housing was appropriate for the site, and not doing the rezone would not preclude a subsidized housing project. At this point, he was not inclined to move forward with the rezone.

Commissioner Erickson concurred with Chair Larson's conclusions. He clarified that his direction to that Staff at the last meeting was to determine whether any resources are protected under the Estate zone that would not be protected under the RD zone. The Staff concluded that some resources would be better protected by the Estate zone due to the potential of increased density that could occur on the site, irrespective of a future MPD. For the reason that they cannot come to a conclusion on the appropriateness of the rezone beyond the need for employee housing, Commissioner Erickson was inclined to agree with the Staff.

Commissioner Volkman stated that he was struggling with the issue. He did not disagree with the staff report, but the issues raised were more appropriate to the MPD application. Knowing the concerns and reservations about moving forward with an MPD approval, the applicant still wanted to process the rezone application, and Commissioner Volkman wondered if he should be allowed to do that.

Commissioner Barth felt this was an act of balancing the needs of the community for affordable housing with the sensitivity of the site. He stated that he supported what Mountain Lands was doing and their good work toward affordable and employee housing to benefit the community. However, based on the sensitivity of the site, this proposal appeared to be an overuse of the site, and he did not favor the rezone.

Commissioner Zimney agreed with Commissioner Barth. She did not favor the rezone at this time because access to the project is very limited. She did not believe all the employee housing should be concentrated in one area, although she agreed that Park City needs affordable housing. She could not find the conclusions that would justify this rezone. The high pressure water line, the single point of access, and the emergency access were all issues for her, and she would like the Staff to do more analysis of the issues discussed this evening.

Commissioner Powers stated that he supports affordable housing, and he believed the propaganda put forth relative to the type of affordable housing was misleading and a little repugnant. He had respect for and faith in the City Engineer and City Building Official, and based on the staff report, he did not think another house should be built anywhere in Chatham Crossing. However, he did think Mountain Lands Trust should have an opportunity to move forward with an MPD, and the only way they could move forward would be through a zone change. Commissioner Powers stated that he favored the zone change.

Commissioner Erickson expressed appreciation for Commissioner Powers' comments, especially in light of the misinformation that misconstrued certain issues. Commissioner Erickson felt the water line was an overreach knowing the skill of the engineers in town in dealing with the water line. He understood the problem the City Engineer had with this and the effect of losing the line. Commissioner Erickson questioned the comments made by the Chief Building Official and Fire Marshall in determining that this is in a wild fire hazard interface zone with housing above and housing below. He agreed that there were inconsistencies in the staff report. It was his position that the Staff made a determination that leaving the zone in its current location does not preclude employee housing on the site. It only precludes the financial model to produce employee housing under the current application. The Staff further concluded that the site was sensitive, and in lieu of an employee housing application, restricting the site to one unit instead of three, under base zoning, is probably appropriate. For that reason, he was prepared to support the Staff's position.

Chair Larson commented that he has always feared that, once they look at SLO and traffic circulation, they would mold this project into a form that no longer pencils. He was willing to go along with the rezone in spite of public opposition because of the general principles involved, but with the Staff's analysis, he was moved toward opposing the rezone. He corrected a misrepresentation presented by the media regarding "done deals." He understood that the Planning Commission might be hard to read, but there is never a done deal. The Commission is divided and undecided, and he resented being accused of done deals. Although they approved the General Plan compliance, they may or may not move forward with the rezone. In each step of the process they look at different criteria, and tonight they are looking at a rezone.

Chair Larson opened the public hearing.

Sally Elliott stated that she came this evening to say she was proud of the Planning Staff for making a difficult call with strong points on both sides. She stated that she came to Park City when Estate zoning was new and much discussed. A number of years later, when she was on the City Council, she was able to participate in producing the Sensitive Lands Overlay. These things protect the values that Estate zoning is supposed to protect. She mentioned the King Road issue and the project down the Rail Trail and encouraged the Planning Commission to continue to uphold the Estate zone, because it is important to maintain the values embodied in the LMC.

Chuck Hollinshead, representing Citizens Allied for Responsible Growth, stated that CARG strongly supports affordable housing for the people who keep this resort town running well. He stated that he represents the CARG board of directors, and none of them live in the Chatham Crossing or Prospector area, so they do not suffer from "not in my backyard" syndrome. He stated that CARG opposes the proposed rezone request from Estate to

Residential Development, and one or more CARG board members have attended all the meetings on this issue, starting with the pre-application meeting in November. He stated that increasing density so affordable housing can be built in this area raises difficult questions. The law prohibits rezoning for a specific project, and he wondered if they would be discussing this rezone if it were not for affordable housing. If they approved the density increase and the developer found the next part of the process too onerous and dropped the plan, the rezoning would be a done deal, and Park City would be stuck with the increased density that few residents and City officials felt was a good thing. As a citizen, he had to believe what the Fire Marshall, City Engineer, and Building Official had to say. He stated that he had read the staff report and generally agreed with it. He submitted a letter to Administrator Putt outlining CARG's concerns and he urged the Planning Commission to deny the rezone. Mr. Hollinshead stated that CARG looks forward to supporting public housing in other available areas.

Joe Kernan stated that he was happy to hear that the Planning Commission had been on the fence with this rezone and are leaning in one direction. He believes everyone could make a mistake, including someone on the Planning Staff. He asked that the Planning Commission not let this year-long campaign of misinformation persuade them to deny this project. The fear expressed by people at Chatham Hills concerning a drop in property values and incompatible people was unwarranted. He commented that Mountain Lands builds quality housing, and moderate-income people are good neighbors. He submitted a letter containing responses to the misinformation that had been circulated. He agreed that an Estate zone would have less impact on the community, but that was not the question. Pages 6 and 7 of the housing element expressly state that the City will continually examine zoning policies to insure that the creation of housing opportunities are permitted, and more specifically, "to amend the Land Management Code to eliminate zoning restraints and the provision of affordable housing." Mr. Kernan believed this was strong language than what exists elsewhere in the plan for any other type of rezoning for economic development. As far as a disproportionate burden, he asked the Commissioners not to be convinced that Chatham Hills is part of an overburdened sector. It is not located in the commercial sector where most affordable housing exists between the west end of Prospector and Albertsons. Page 12 states that neighborhoods should include a mix with affordable housing, and he believed this project was ideal because it is an affordable housing development inside a neighborhood on the same streets without any segregation. Pages 3 and 6 state that "for sale" houses are preferred, and pages 5 and 8 foresee small infill affordable housing in existing developments. Mr. Kernan noted that the proposed project is a small infill with 15 units, much smaller than the 49 units in his affordable housing neighborhood or the larger 80-90 units. It is1/10 the size of the built-out Chatham neighborhood. This project would have less impact on adjacent properties in Chatham than the impacts experienced by the affordable housing everywhere else in the community. Mr. Kernan stated that many families who would benefit from this project over the years are not here to speak, but the General Plan speaks loudly for them. He asked the Planning

Commission to take advantage of this opportunity to build what could be the nicest affordable housing development in the state.

Roger Stephens, representing the property owners, stated that he understood the question before the Planning Commission was very emotional. He stated that the Cunningham family asked him to pass along the following information. The Cunninghams have owned this property and paid taxes on it for over 50 years. Robert Cunningham and his family have been associated with Park City for years and love the town. Long ago, all the property surrounding this parcel was rezoned to RD, but this parcel was left as an Estate zoned island, which occurred only because the Cunninghams did not ask to have it changed. Mr. Stephens stated that this error should be changed to conform with the surrounding property. The Staff cited the high pressure water line easement as a reason not to rezone the parcel. Mr. Stephens noted that the City did not buy that easement. The line exists today because of the generous gift of the Cunningham family in 1987. They donated it to the City, and now the City is talking about penalizing them in terms of development because they gave it to the City. Mr. Stephens remarked that the access issue in Chatham Hills exists today because of past mistakes by the City and others. A possible connection from Chatham Hills Drive to Solamere Drive is feasible, and there was talk about a connection into Prospector Village, but the City does not want to make those connections. This property should not bear the burden of those past mistakes. Solutions are available if the City wants to pursue them. In the past, the Cunningham family offered to sell this property to the City, but the City was not interested. They also offered this property to the open space task force, but they were not interested. The Cunningham family believed that by allowing Mountain Lands Community Housing to develop the site, they would be contributing to enhancement of the City. Mr. Stephens felt the Planning Commission should consider what the Cunningham's have done with their property and the fact that Park City has benefitted from what they have done. A zone change would allow the property to continue public access and help fulfill the public need for affordable housing. If the property is developed as an Estate parcel, it could easily be fenced, and the community could be locked out. A mixed use allowed by the RD zone is in the best interest of the community rather than allowing another big expensive home. If the zoning remains Estate, Mountain Lands Community Housing or another developer could build affordable housing units on both parcels, but this may not be financially feasible. The Cunninghams believe a mixed use is better for the neighborhood and the City. Mr. Stephens was offended that the neighbors in the area wanted to deprive his clients of the right to develop their property. This is a not for profit development that has significant public benefit. He noted that Robert Cunningham died, and the property is now in his estate. It will be sold. It is not open space and is private property. Mr. Stephens believed a primary goal of the comprehensive plan was to guide development in a manner that enhances the town's appeal to visitors and residents. This property would serve the needs of the community much better if the zoning were changed. Mr. Stephens believed a rezone was the fair and right thing to do.

Henry Sigg, a resident in the neighborhood, stated that he respected the Planning Commission's attempt to bifurcate these arguments into a zoning and potential MPD argument. He believed they had to look at the MPD, because that is driving the zoning. He reminded the Planning Commission that the streets in Chatham Hills have not been turned over and are privately held by a third party. Whether there is even access to those potential lots is still a question. Mr. Sigg stated that he appreciated the Staff's recognition of the sensitive lands and site constraints of what is drainage and a unique canyon, and he supported discussion of a potential proposed open space bond that could allow the Cunningham family to potentially sell this property to a constituency that is interested in preserving this as open space. He agreed that there was a need in town for firemen, teachers, and service workers and suggested that the affordable housing system be looked at. Perhaps developers should not be allowed to transfer their affordable housing requirements, because nearly every developer is willing to buy it out and put it somewhere else because their land is too valuable. He expressed concern about the statements regarding cost made by the applicant. His comments raised a red flag, because Mr. Sigg stated that he deals with that every day of his life, and he knew that the costs stated were not within the reality of what is going on in construction.

Diane Mellon stated that she respected the Building Department and City Engineer's recommendations and urged the Planning Commission to deny the rezone and continue to provide low density in this area.

Chair Larson closed the public hearing.

Mr. Loomis reiterated his disagreement with the Staff's conclusion, particularly related to density. He stated that they have fought the battle for affordable housing, and if the Planning Commission were to approve this recommendation, he was sure they would have to fight again at the City Council level and then deal with the MPD issues. He stated again that, without the density of 15 units, this project would not work, even with the rezone. If this project is going to be denied, he believed this would be the best time to do it.

Chair Larson felt it was clear that the direction to the Staff was to prepare findings for a negative recommendation to the City Council.

Commissioner Erickson stated that, if the Planning Commission elects to move forward with a negative recommendation for the zone change, he would like to see the findings strengthened with respect to certain technical issues that may or may not be resolved in an MPD. He would also like the Planning Commission recommendation to reiterate support for employee housing for this property in some form and that the General Plan findings are restated that it is appropriate for this type of land use in this location.

MOTION: Commissioner Erickson moved to CONTINUE this item to September 11 with direction to the Staff to prepare findings for denial of the zone change and support of the General Plan finding with respect to the site. Commissioner Barth seconded the motion.

VOTE: The motion passed 3 to 2, with Commissioners Barth, Erickson, and Zimney voting in favor of the motion and Commissioners Powers and Volkman voting against the motion.

2. 199 Daly Avenue - Plat amendment

Planner Kevin LoPiccolo reviewed the request for a plat amendment to combine Lot 33, and part of Lots 32 and 34 into one lot of record. The property is located at 199 Daly Avenue within the Historic Residential Zone. Currently, an existing historic structure crosses several lot lines. The applicant is requesting the plat amendment to erase the lot lines and bring the lot into compliance with the Uniform Building Code. In the future, the applicant plans an addition to the existing structure. There are existing encroachments, and the Staff has received letters from adjacent property owners acknowledging those encroachments without objection. The Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

Chair Larson opened the public hearing.

There was no comment.

Chair Larson closed the public hearing.

MOTION: Commissioner Erickson moved to forward a POSITIVE recommendation to amend the plat to combine all of Lot 33 and part of Lots 32 and 34 of Block 73, Millsite Reservation to the Park City Survey, in accordance with the findings of fact, conclusions of law, and conditions of approval outlined in the staff report. Commissioner Volkman seconded the motion.

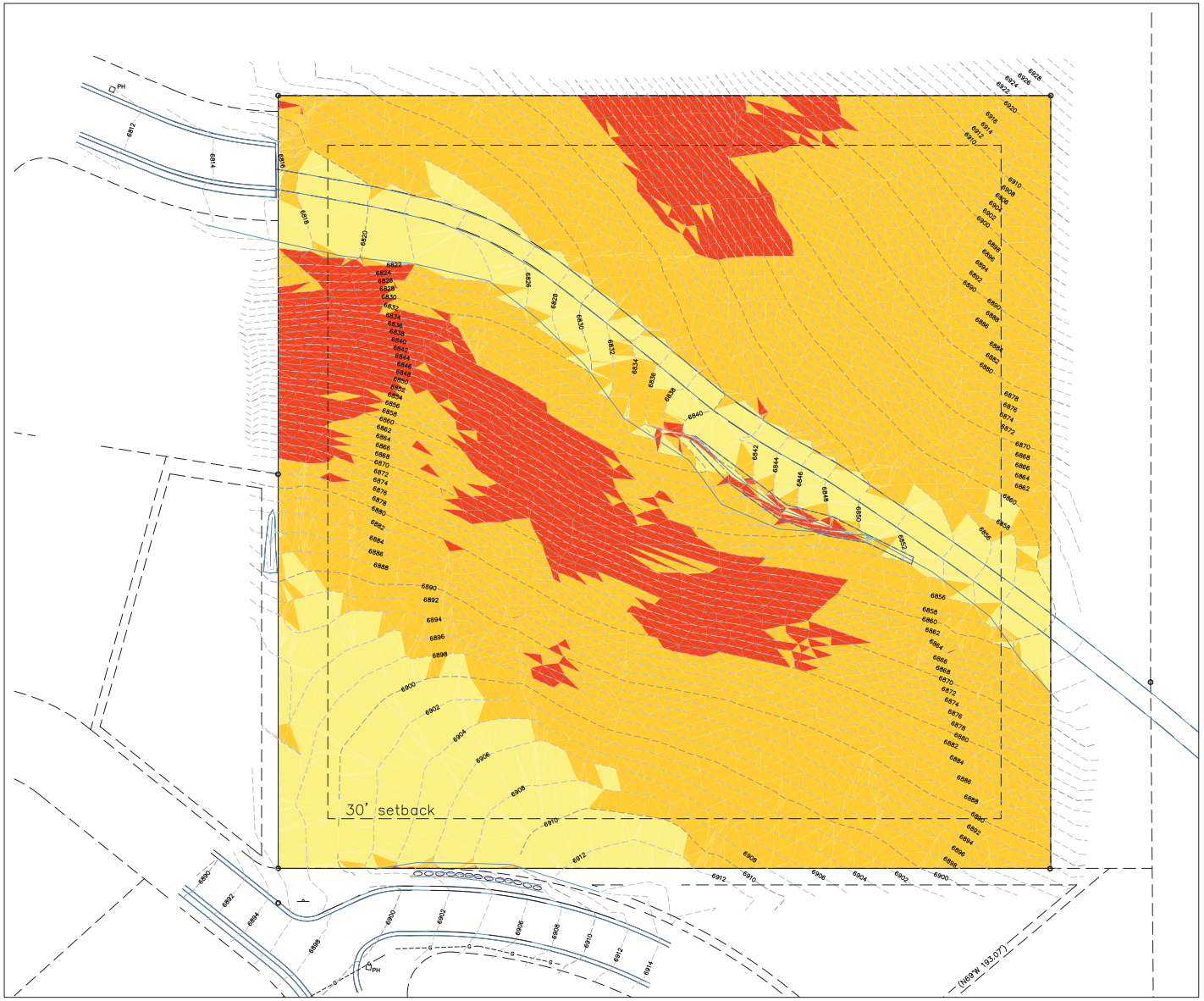
VOTE: The motion passed unanimously.

Findings of Fact - 199 Daly Avenue

1. The property is located at 199 Daly Avenue in the Historic Residential zone (HR-1).

2. The proposed plat creates a 5,750 square foot lot.

3. The minimum lot size allowed for a single family dwelling is l,875 square feet.



Slope Analysis

Color	Layer	Percent	Area (SF)
	0–15%	21.1	45912.51
	15–40%	63.0	137166.73
	40+%	15.9	34634.96

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF: STEVE SCHUELER
DATE: 10/12/10

SLOPE ANALYSIS
ROBIN PATTERSON PARCEL
PROSPECTOR SQUARE
FOR: ROBIN PATTERSON
JOB NO.:
FILE: X:\Prospector\dwg\robinslope base.dwg

SHEET 1 OF 1

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Project Number: **PL-11-01238**
Subject: **Upper Ridge Plat Amendment**
Author: **Kirsten Whetstone, MS, AICP**
Date: **June 22, 2011**
Type of Item: **Administrative –Work Session**

Summary Recommendations

Staff recommends the Planning Commission discuss at a work session a request for a plat amendment to reconfigure all or parts of 42 old town lots into 6 lots of record, open space and dedicated ROW areas and provide direction to the applicant and staff on discussion items outlined in this report. A public hearing on this item will be scheduled on July 27th.

Topic

Applicant:	Jeremy Pack, Avenues Land Co, LLC
Location:	Block 75 Lots 1-18 and 88-109, Block 76 Lots 15-17
Zoning:	Historic Residential Low Density (HRL)
Adjacent Land Uses:	Residential zones to north, east and west. Open space to south.
Reason for Review:	Work session introduction to proposed plat amendment

Proposal

This application is a request for a plat amendment to reconfigure all or parts of 42 old town lots into six residential lots and two open space parcels configured as described on the two sheet proposed plat, site plan, existing plat, aerial photo overlay, slope analysis, (Exhibits A-K) and Table 1 (below). The property is located within the HRL zone in the location of a previous application known as the Upper Ridge Concept Plan. Minimum lot size in the HRL zone is 3,750 sf. Access to the lots is proposed from existing King Road by improving the southern extent of platted Ridge Avenue ROW as a private road or driveway and connecting to existing King Road and Ridge Avenue at the intersection of these City streets. Utilities are located in the general area and would be extended in the Ridge Avenue ROW. The property is legally described as Block 75, Lots 1-18 and 88-108 and Block 76, Lots 15, 16, and 17 of the Subdivision No 1 of the Millsite Reservation.

Purpose of the work session

The purpose of the work session is to:

- introduce the proposed plat amendment to the Planning Commission;
- provide information ahead of time for the Commission to read in preparation for the July 27th public hearing (traffic study, geotechnical investigation, proposed plat, preliminary utility plans, topographic survey and slope analysis, visuals, and building schematics);
- discuss specific items as outlined in this report; and
- provide input on additional information to be provided prior to the public hearing.

Staff requests discussion of the following four specific items:

Requested Discussion Items

1. Purpose of the HRL zone regarding combination of lots, preserving historic character, and building historically compatible structures.
2. Lot sizes, density, and building footprint maximums as outlined in Table 1.
3. Access and proposed improvement of Ridge Avenue ROW as a private driveway versus as an improved City Street (requires a separate Conditional Use Permit).
4. Compliance with LMC requirements for plat amendments per Section 15-7.1-3 (B) Plat Amendments, including a finding of Good Cause.

Background

On April 13, 2011, a complete application for a plat amendment was submitted to the Planning Department. This is a new application on the same property the Planning Commission previously reviewed at a special meeting on December 10, 2008 and at a work session on July 22, 2009. The previous application, which expired prior to final action, was for eight (8) lots of record and contemplated a private street in the Ridge Avenue ROW. Property ownership has not changed, however the group of owners now have a different applicant representative and are bringing forward a new application. The minutes of these meetings are attached as Exhibit L.

Description

The current proposed plat amendment combines all or parts of 42 lots (approximately 32 whole lots and portions of 10 others) into six (6) residential lots ranging in size from 0.09 to 0.19 acres (3,759 sf to 8,105 sf) and two (2) open space parcels totaling about 0.5 acres (approximately 22,000 sf). The entire property is located within the HRL zoning district. A third 7,846 sf parcel would be dedicated to the City for right of way and storm water detention for existing King Road, Sampson Avenue, and Ridge Avenue. The applicants propose to build the six single family homes to LEED-for-homes standards and certification with access from existing King Road by improving a private driveway within an existing un-built portion of the Ridge Avenue ROW.

Discussion Items

Staff requests discussion of the following four items:

- **Purpose of the HRL and Density**
- **Lot Size and Building Footprint Limits**
- **Access and concept of private driveway within platted ROW**
- **Good Cause**

1. Purpose of the HRL and Density

Staff requests discussion of the proposed density and whether the proposal meets the purpose statements of the HRL zone.

The existing lots are within the HRL zoning district. The applicant is proposing to reduce the potential density from 32 whole lots plus 6 portions of lots (approximately 22 lots with access to a platted ROW, or existing street) to six (6) lots with restricted building

footprints. The property contains other lots and portions of lots that do not have direct access as they currently exist. The applicant proposes to construct six single family homes according to the LEED for homes green building standards. Prior to issuance of any building permits, both a Steep Slope CUP and a Historic District Design Guideline Review are required. These requirements address the following purpose statements of the zone.

The purpose of the Historic Residential Low-Density (HRL) District is to:
(A) reduce Density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity,
(B) provide an Area of lower Density residential Use within the old portion of Park City,
(C) preserve the character of Historic residential Development in Park City,
(D) encourage the preservation of Historic Structures,
(E) encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods.
(F) establish Development review criteria for new Development on Steep Slopes, and
(G) define Development parameters that are consistent with the General Plan policies for the Historic core.

2. Lot Size and Building Footprint Limits

Staff requests discussion of the propose lot size and building footprint limits and whether the proposal meets the Lot and Site requirements of the HRL zone.
The HRL zone requires lots to be a minimum of 3,750 square feet with a maximum building footprint identified in the LMC based on the lot size. The applicant is proposing reduced building footprints for each of the six lots per the following table. The proposed footprints are compatible with, and typically smaller than those of the existing houses in the immediate neighborhood of Ridge, King, and Sampson.

Table 1

Lot/Parcel	Lot Area (sf)	Max LMC Footprint (sf)	Proposed Footprint (sf)	% of allowable footprint utilized
Lot 1	3759	1522	1428	94%
Lot 2	4171	1650	1428	87%
Lot 3	4583	1771	1428	81%
Lot 4	7034	2364	1700	72%
Lot 5	6875	2336	1644	70%
Lot 6	8105	2570	1700	66%
Parcel B (for ROW)	7,846	x	x	x
Parcel Y (open space)	4,840	x	x	x
Parcel X (for open space)	18,357	x	x	x
TOTAL	65,570			

3. Access and concept of private driveway within platted ROW

Staff requests discussion of the proposed access and concept of the private driveway. Access to the lots is proposed through improving the southern extent of platted Ridge Avenue ROW as private driveway and connecting to existing Ridge Avenue near the intersection with King Road and Sampson Avenue. A hammerhead turnaround is proposed on lots 3 and 4. The furthest south lots 5 and 6 would share an access easement to Ridge Avenue to reduce impacts of constructing the driveway further to the south.

A private driveway, as opposed to a private street, could be constructed with a steeper grade, provided a variance is granted by the Board of Adjustment (maximum of 14%), and with a narrower width (17.5' instead of the required 25' for a City street) provided that there is a 2.5' paved rolled curb/gutter to provide an overall paved width of 20' to meet fire and emergency access requirements. A private driveway yields less grading and overall site disturbance than a required City street profile and grade. The steeper grade allows lower, less obtrusive retaining walls. A private driveway within a City ROW requires a public hearing and review by the Planning Commission as a Conditional Use Permit.

Improving the platted ROW as a City street would entail the removing up to 17 feet off the slope in areas, essentially flattening it out. At the south end of the proposed road, the finished grade of the street would have to step up or retaining of approximately 30 feet would be required to meet existing grade.

The adjacent Alice Claim development also under review by Staff creates the possibility of connecting the private driveway with a street or driveway within that development. The Upper Ridge plat private driveway has been designed to be able to interconnect with the adjacent property in the future. Interconnecting streets and driveways create multiple access points for emergencies and everyday use. This connection is supported by the Building Department and Fire District. The Alice Claim development is currently on hold by the applicant.

There are existing improvements, landscaping, retaining walls, and the driveway associated with 141 Ridge Avenue that currently exist in the Ridge Avenue ROW. These improvements would have to be removed and/or modified to allow the private driveway to be constructed in the Ridge Ave ROW.

Utilities are located in the area. The applicants provided a preliminary utility plan to identify how utility service can be provided. Additional coordination between utilities is still required and a final utility plan would have to be approved prior to recordation of the plat amendment. Underground utilities are proposed.

A trail easement is proposed in the proposed open space parcel at the southern portion of the property. An existing trail that crosses this property would be relocated to the platted easement and improved as part of the plat amendment. The applicant has been working with the City's trail coordinator to identify a location and specifications for this trail.

4. Good Cause

Staff requests discussion as to whether a finding of good cause can be made when taking into consideration the entire proposal. Plat amendments require compliance with LMC requirements as stated in Section 15-7.1-3 (B) Plat Amendments, including a finding of Good Cause. The applicants have outlined good cause for the proposed plat amendment as the following:

- decrease overall area density;
- dedicated open space (23,197 sf dedicated parcels plus 6,300 sf as undisturbed areas on the lots);
- dedicated ROW for existing Ridge Avenue, King Road, and Sampson Avenue;
- dedicated storm water detention area at the intersection of Ridge, King, and Sampson;
- improved access for adjacent property;
- platted trail easement across the property;
- improved utilities in the area;
- 13-D modified residential fire sprinklers; and
- commitment to build to LEED for homes standards and certification for environmental sustainability

Department Review

This application has been reviewed by the Development Review Committee. Issues discussed include the private driveway versus private street, location of existing trails and proposal to relocate a section of trail to a dedicated easement, proposed density and density transfer options, house size/building footprint, street interconnectivity options with adjacent property, access options off of existing built Ridge Avenue, view points for the visual analysis, utility issues, snow storage, requirements for the Steep Slope Conditional Use Permit and Historic Design Review applications, and additional information required. Additional items requested included a geotechnical investigation; a traffic study; a preliminary utility plan; a site plan to identify building envelope and proposed footprint areas; limits of disturbance areas (LOD); and easements for shared driveways, utilities, and trails; topography as it relates to the proposed lots and street; a visual analysis; and revised renderings to remove the 4 story from the renderings/visual analysis. The applicant has provided these items (see Exhibits A-K).

Notice

Prior to the first public hearing the property will be posted and notice will be mailed to property owners within 300 feet. Legal notice is also required to be published in a newspaper of general distribution, such as the Park Record.

Public Input

A public hearing will be scheduled for a future Planning Commission meeting.

Future Process

Plat amendments require a public hearing with a recommendation forwarded from the Planning Commission to the City Council. Approval or denial of a plat amendment application by the City Council constitutes Final Action that may be appealed following

the procedures found in LMC 1-18. Prior to building permit issuance, a Historic District Design Review application is required and any lot that contains a slope of 30% or greater requires a Steep Slope CUP application.

The private driveway in a public ROW requires a conditional use permit and a variance from the Board of Adjustment is required for an increase in driveway grade up to the maximum of 14%.

Recommendation

Staff recommends the Planning Commission discuss at a work session a request for a plat amendment to reconfigure all or parts of 42 old town lots into 6 lots of record, open space, and dedicated ROW area and provide direction to the applicant and staff. A public hearing on this item will be scheduled for July 27th.

Exhibits

Exhibit A- Proposed subdivision plat
Exhibit B- Existing platted situation
Exhibit C- Site Plan- lot layout, building pad, limit of disturbance
Exhibit D- Aerial photo overlay
Exhibit E- Preliminary utility plan
Exhibit F- Slope map existing ground surface overlay
Exhibit G- Visual analysis
Exhibit H- Renderings of typical house design concepts
Exhibit I- Applicant's letter and responses to Development Review Committee
Exhibit J- Minutes of December 10, 2008 and July 22, 2009 PC meetings
Exhibit K- Geotechnical report
Exhibit L- Traffic Study
Exhibit M- Site photos

UPPER RIDGE AVENUE PLAT

AN AMENDMENT TO A PORTION OF BLOCK 75 & BLOCK 76, OF SUBDIVISION NO. 1 MILLSITE RESERVATION LYING WITHIN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

EXHIBIT A

PLAT NOTES:

1. ALL LOTS WITHIN THIS SUBDIVISION ARE BUILDABLE. ANY FURTHER SUBDIVISION OF SUCH LOTS, WHETHER BY DEED REQUEST, DIVORCE DECREE, OR OTHER RECORDED INSTRUMENT SHALL NOT RESULT IN A BUILDABLE LOT UNTIL THE SAME HAS BEEN APPROVED IN ACCORDANCE WITH THE PARK CITY LAND USE ORDINANCE.

2. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON. SAID RIGHTS INCLUDES THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY HAVE BEEN PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE BE PLACED WITHIN THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF ALL THE UTILITIES WITH FACILITIES WITHIN THE AFFECTED PUE.

3. DESIGN OF ACCESS TO AND FIRE PROTECTION FOR ALL PROPOSED BUILDINGS MUST MEET THE REQUIREMENTS OF THE PARK CITY FIRE SERVICE DISTRICT. MODIFIED 13D FIRE SPRINKLERS ARE REQUIRED IN EACH DWELLING.

4. PROPOSED LOTS ARE NUMBERED 1-6.

5. PARCEL B IS HEREBY DEDICATED TO PARK CITY AS A PUBLIC STREET AND RIGHT-OF-WAY.

6. PARCEL Y IS HEREBY DEDICATED TO PARK CITY AS A PUBLIC STREET AND RIGHT-OF-WAY.

7. PARCEL Z IS HEREBY DEDICATED TO PARK CITY AS OPEN SPACE.

8. NO REMNANT PARCEL CREATED HEREBY IS SEPARATELY DEVELOPABLE.

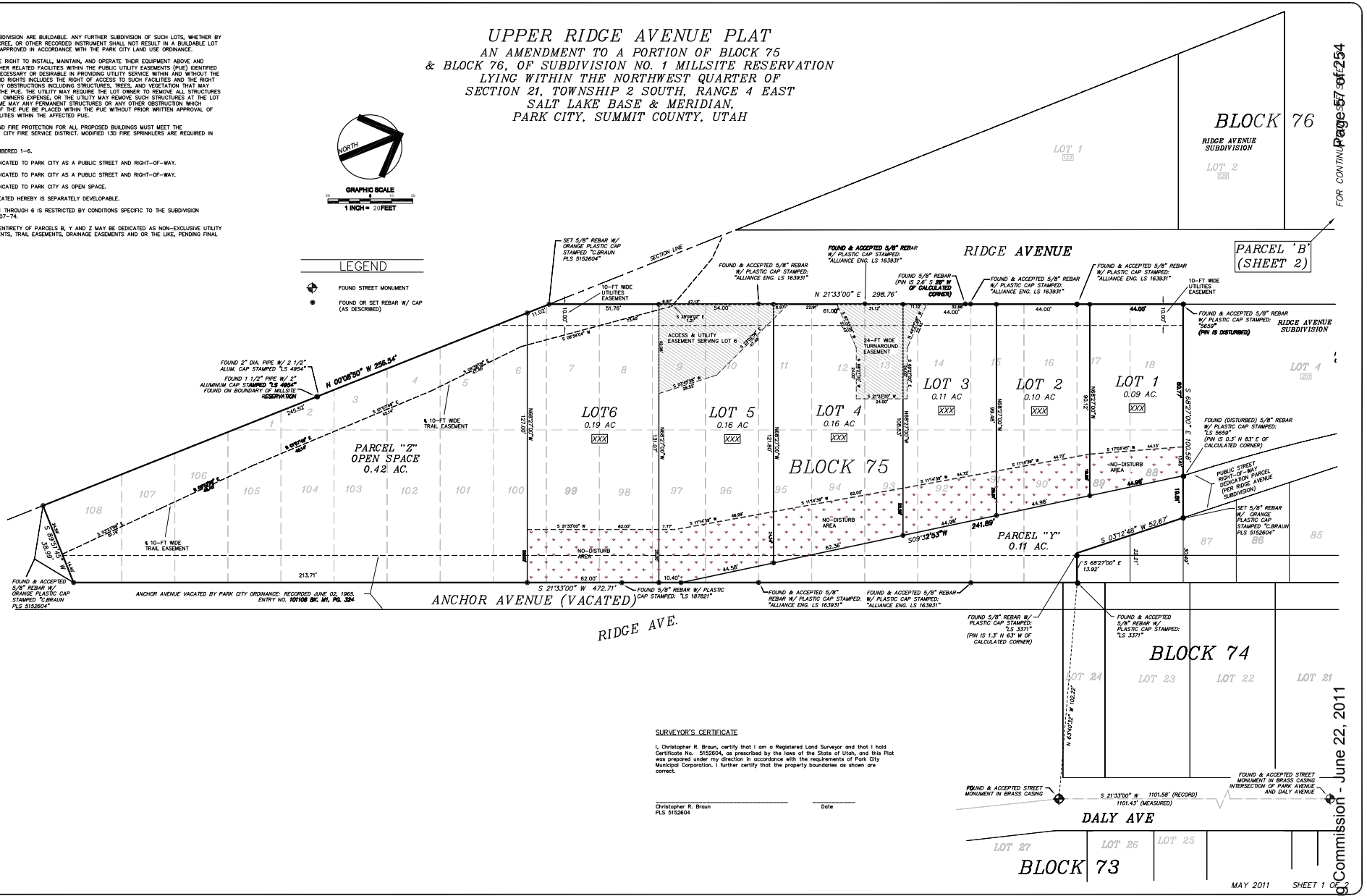
9. CONSTRUCTION ON LOTS 1 THROUGH 6 IS RESTRICTED BY CONDITIONS SPECIFIC TO THE SUBDIVISION APPROVAL SEE ORDINANCE 07-74.

10. PORTIONS OF, OR THE ENTIRETY OF PARCELS B, Y AND Z MAY BE DEDICATED AS NON-EXCLUSIVE UTILITY EASEMENTS, ACCESS EASEMENTS, TRAIL EASEMENTS, DRAINAGE EASEMENTS AND OR THE LIKE, PENDING FINAL INFRASTRUCTURE DESIGN.

NORTH

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

LEGEND
- FOUND STREET MONUMENT
- FOUND OR SET REBAR W/ CAP (AS DESCRIBED)



SURVEYOR'S CERTIFICATE

I, Christopher R. Braun, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152604, as prescribed by the laws of the State of Utah, and this Plat was prepared under my direction in accordance with the requirements of Park City Municipal Corporation. I further certify that the property boundaries as shown are correct.

Christopher R. Braun
PLS 5152604

Date

MAY 2011 SHEET 1 OF 2

Park City Surveying

COUNCIL APPROVAL & ACCEPTANCE	PARK CITY PLANNING COMMISSION	CERTIFICATE OF ATTEST	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	RECORDED
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___ DAY OF _____, 2011 A.D.	APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS ___ DAY OF _____, 2011 A.D.	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 20__ A.D.	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20__ A.D.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 20__ A.D.	APPROVED AS TO FORM THIS _____ DAY OF _____, 20__ A.D.	ENTRY NUMBER: _____ BOOK _____ PAGE: _____ STATE OF UTAH, COUNTY OF _____ DATE: _____ TIME: _____ FEE PAID: _____ RECORDED AND FILED AT THE REQUEST OF:
MAYOR	CHAIRMAN	PARK CITY RECORDER	S.B.W.R.D.	PARK CITY ENGINEER	PARK CITY ATTORNEY / DATE	COUNTY RECORDER

UPPER RIDGE AVENUE PLAT

AN AMENDMENT TO A PORTION OF BLOCK 75 & BLOCK 76, OF SUBDIVISION NO. 1 MILLSITE RESERVATION LYING WITHIN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT, the undersigned owner of Parcels 1, 2, 3, 5 and 8 of the herein described tract of land, to be known hereafter as the UPPER RIDGE AVENUE PLAT do hereby certify that I have caused this Plat to be prepared, and I, hereby consent to the recordation of this Plat. ALSO, the owners, or their representatives, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable of dedication.

In witness whereof, We have hereunto set our hand this _____ day of _____, 2011.

BY:

_____
Richard N. Miller

ACKNOWLEDGMENT

State of_____
County of_____

On this _____ day of _____, 2011, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of _____ Richard N. Miller, the persons that executed the within instrument and known to me to be (or proved to me on the basis of satisfactory evidence) the persons who executed the within instrument on behalf of said person, being duly sworn acknowledged to me that they are the owners of the herein described tract of land and he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____ My Commission Expires: _____
Notary Public

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT, the undersigned owner of Parcels 7 and 9 of the herein described tract of land, to be known hereafter as the UPPER RIDGE AVENUE PLAT do hereby certify that I have caused this Plat to be prepared, and I, hereby consent to the recordation of this Plat. ALSO, the owners, or their representatives, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable of dedication.

In witness whereof, We have hereunto set our hand this _____ day of _____, 2011.

BY:

_____ _____
Thomas L. Hurd Paula Hurd,

Trustees, under the Thomas and Paula Hurd Family Living Trust, dated March 14, 2006

ACKNOWLEDGMENT

State of_____
County of_____

On this _____ day of _____, 2011, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of _____ Thomas L. Hurd and Paula Hurd, Trustees, under the Thomas and Paula Hurd Family Living Trust, dated March 14, 2006 the persons that executed the within instrument and known to me to be (or proved to me on the basis of satisfactory evidence) the persons who executed the within instrument on behalf of said person, being duly sworn acknowledged to me that they are the owners of the herein described tract of land and he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____ My Commission Expires: _____
Notary Public

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT, the undersigned owner of Parcel 4 of the herein described tract of land, to be known hereafter as the UPPER RIDGE AVENUE PLAT do hereby certify that I have caused this Plat to be prepared, and I, hereby consent to the recordation of this Plat. ALSO, the owners, or their representatives, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable of dedication.

In witness whereof, We have hereunto set our hand this _____ day of _____, 2011.

BY:

_____
Sydney D. Reed

ACKNOWLEDGMENT

State of Utah
County of Summit

On this _____ day of _____, 2011, personally appeared before me, the undersigned Notary Public, in and for said County of Summit, in said State of Utah, Sydney D. Reed, the persons that executed the within instrument and known to me to be (or proved to me on the basis of satisfactory evidence) the persons who executed the within instrument on behalf of said person, being duly sworn acknowledged to me that they are the owners of the herein described tract of land and he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____ My Commission Expires: _____
Notary Public

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT, the undersigned owner of Parcel 6 of the herein described tract of land, to be known hereafter as the UPPER RIDGE AVENUE PLAT do hereby certify that I have caused this Plat to be prepared, and I, hereby consent to the recordation of this Plat. ALSO, the owners, or their representatives, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable of dedication.

In witness whereof, We have hereunto set our hand this _____ day of _____, 2011.

BY:

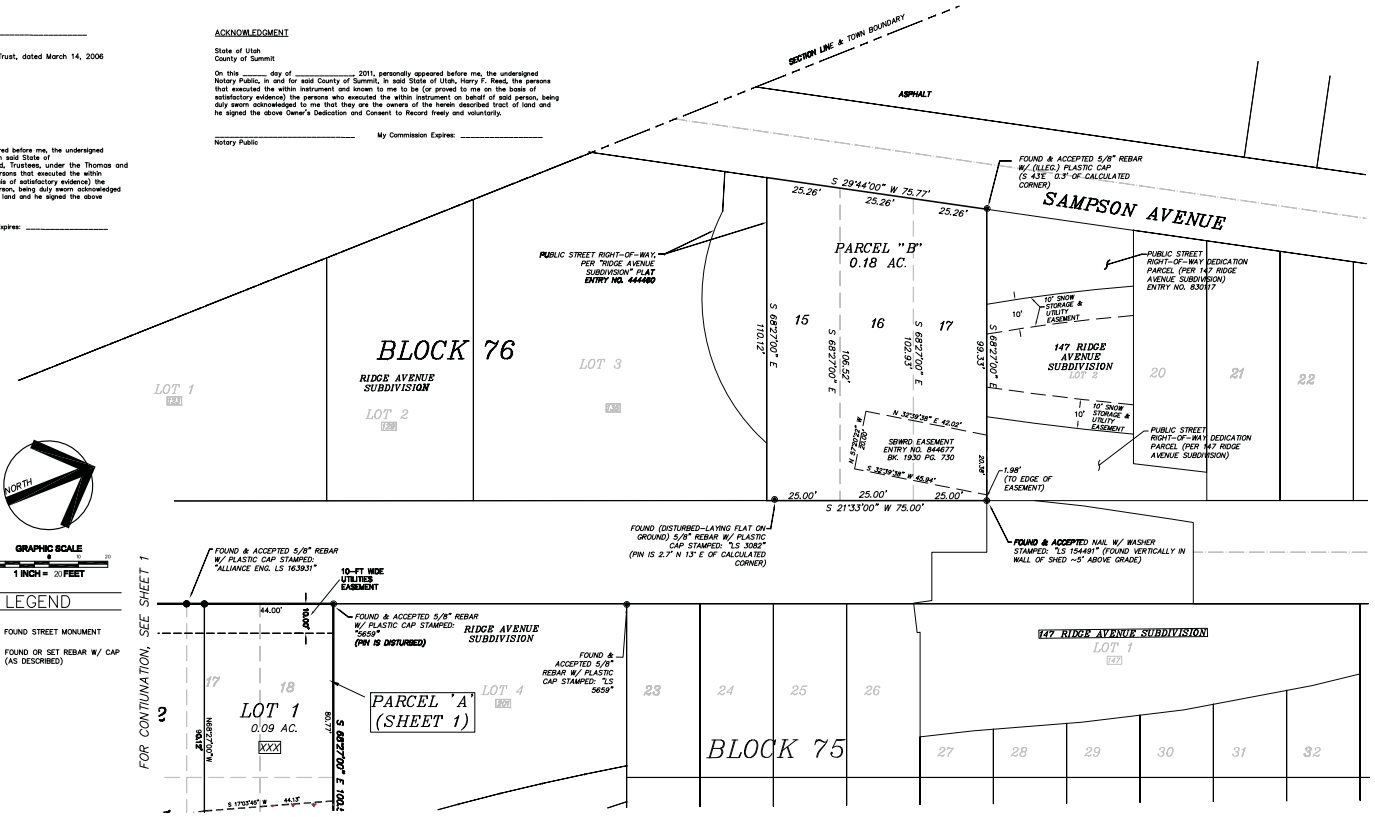
_____
Harry F. Reed

ACKNOWLEDGMENT

State of Utah
County of Summit

On this _____ day of _____, 2011, personally appeared before me, the undersigned Notary Public, in and for said County of Summit, in said State of Utah, Harry F. Reed, the persons that executed the within instrument and known to me to be (or proved to me on the basis of satisfactory evidence) the persons who executed the within instrument on behalf of said person, being duly sworn acknowledged to me that they are the owners of the herein described tract of land and he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____ My Commission Expires: _____
Notary Public



NORTH

GRAPHIC SCALE
30 0 15 30
1 INCH = 20 FEET

LEGEND

FOUND STREET MONUMENT

FOUND OR SET REBAR W/ CAP (AS DESCRIBED)

Park City Surveying

LEGAL DESCRIPTION:

PARCEL 1: LOTS 15, 16 AND 17, BLOCK 76, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

PARCEL 2: LOTS 9, 10, 17, 18, 96, 97, 106, 107 AND 108, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO, WEST 1/2 OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 107 AND 108.

PARCEL 3: LOTS 1, 2, 104 AND 105, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

PARCEL 4: LOTS 3, 4, 102 AND 103, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO, WEST 1/2 OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 102 AND 103

PARCEL 5: LOTS 5, 6, 100 AND 101, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

PARCEL 6: LOTS 7, 8, 98 AND 99, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO, WEST 1/2 OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 98 AND 99

PARCEL 7: LOTS 11, 12, 94 AND 95, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO, WESTERLY 1/2 OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 94 AND 95

PARCEL 8: LOTS 13, 14, 92 AND 93, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

PARCEL 9: LOTS 15, 16, 90 AND 91, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO, WESTERLY 1/2 OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 90 AND 91

COMPOSITE LEGAL DESCRIPTION:

PARCEL 'A'

LOTS 1 TO LOT 18 AND LOTS 88 TO LOT 108, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE, TOGETHER WITH WEST ONE HALF (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 90 THROUGH 108.

LESS AND EXCEPTING THEREFROM A PORTION OF SAID LOTS 88 AND 89 DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF LOT 89 AND RUNNING THENCE NORTH 68°27'00" WEST A DISTANCE OF 1.15 FEET; THENCE NORTH 03°12'48" EAST A DISTANCE OF 52.67 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 88; THENCE SOUTH 68°27'00" EAST A DISTANCE OF 17.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 88; THENCE SOUTH 21°33'00" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL 'B'

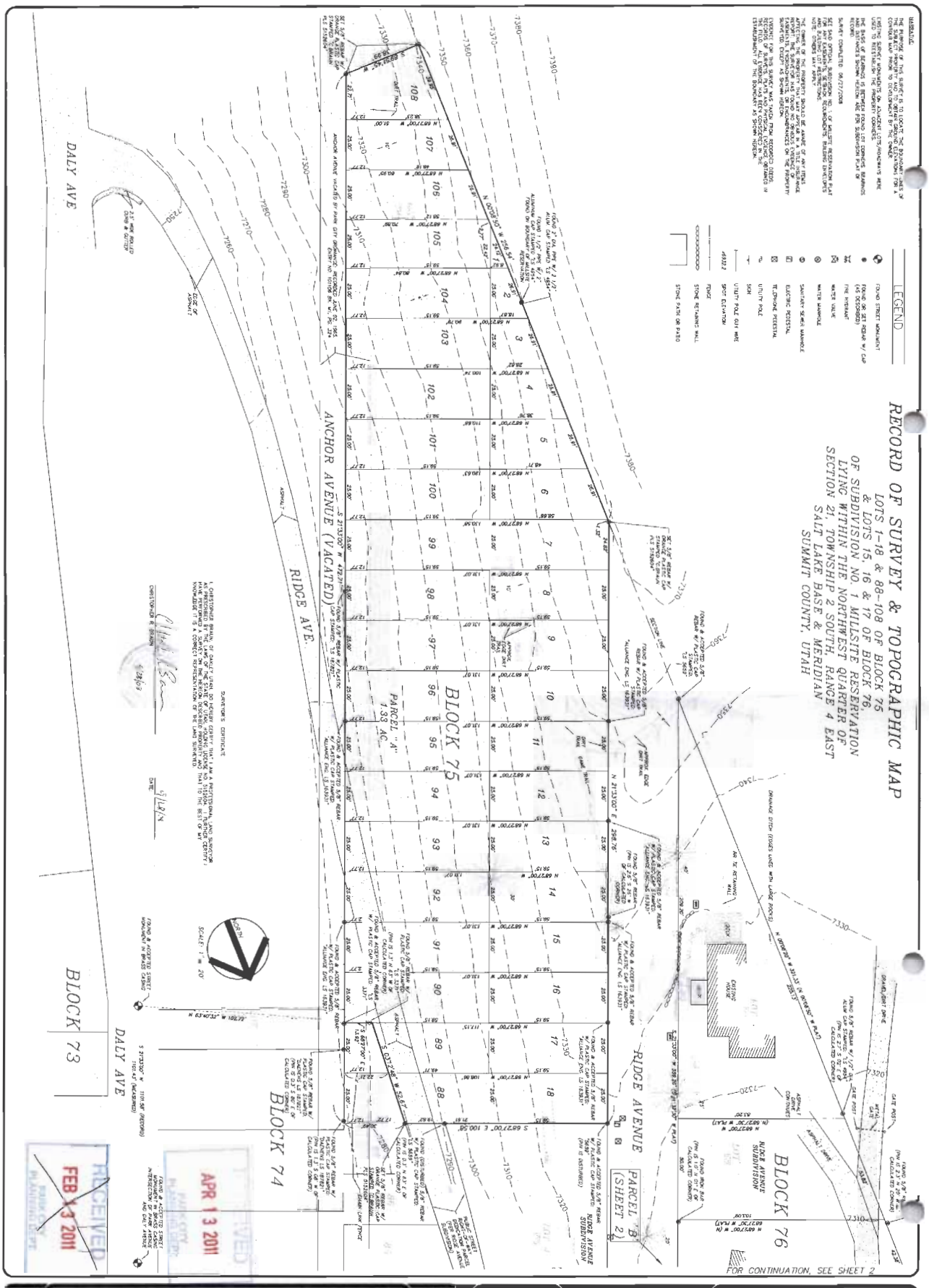
LOTS 15, 16 AND 17, BLOCK 76, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

MAY 2011 SHEET 2 OF

RECORDED

ENTRY NUMBER: _____
BOOK _____ PAGE: _____
STATE OF UTAH, COUNTY OF _____
DATE: _____ TIME: _____
FEE PAID: _____
RECORDED AND FILED AT THE REQUEST OF:

_____
COUNTY RECORDER



RECORD OF SURVEY & TOPOGRAPHIC MAP
SUBDIVISION NO 1 MILLSITE RESERVATION
BLOCK 75: LOTS 1-18 & 88-108
BLOCK 76: LOTS 15, 16 & 17

AVENUES LAND CO., LLC

BLK75LT-18_88-108 ROS-ASR.DWG

SHEET 1 OF 2

SCALE: 1" = 20'

DATE: SEPTEMBER 2008

DRAWN BY: TM/BO/MB/RJ

CHK'D BY: MN

Park City Surveying

RECORD OF SURVEY & TOPOGRAPHIC MAP

LOTS 1-18 & 88-108 OF BLOCK 75
& LOTS 15, 16 & 17 OF BLOCK 76,
OF SUBDIVISION NO. 1 MILLSITE RESERVATION
LYING WITHIN THE NORTHWEST QUARTER OF
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND TO OBTAIN GROUND ELEVATIONS FOR A CONTOUR MAP PRIOR TO DEVELOPMENT BY THE OWNER.

EXISTING SURVEY MONUMENTS ON ADJACENT LOTS/ROADWAYS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARINGS IS BETWEEN FOUND LOT CORNERS. BEARINGS AND DISTANCES SHOWN HEREON ARE PER SUBDIVISION PLAT OF RECORD.

SURVEY COMPLETED: 06/27/2008

SEE SAID OFFICIAL SUBDIVISION NO. 1 OF MILLSITE RESERVATION PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS. NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL EVIDENCE WAS GIVEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

CERTAIN EASEMENTS THAT ARE SAID TO PERTAIN TO PARCEL 'B' SHOWN HEREON ARE NOT PLOTTABLE. THESE EASEMENTS ARE ENTRY NO. 147808 AND ENTRY NO. 389664 AND PERTAIN TO ACCESS, INGRESS AND EGRESS OVER SAID PROPERTY.

LEGEND

- FOUND STREET MONUMENT
- FOUND OR SET REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- SANITARY SEWER MANHOLE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- UTILITY POLE
- SIGN
- UTILITY POLE GUY WIRE
- x6932.2 SPOT ELEVATION
- FENCE
- STONE RETAINING WALL
- STONE PATH OR PATIO

LEGAL DESCRIPTION

TAX SERIAL NO. PC-675

LOTS 3, 4, 102 AND 103, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO THE WEST HALF (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 102 AND 103.

TAX SERIAL NO. PC-678-1-A

BEGINNING AT THE CORNER COMMON TO LOTS 23, 24, 82 AND 83 IN BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF IN SUMMIT COUNTY, UTAH; THENCE SOUTH 21°33' WEST 175.0 FEET TO THE SOUTHWEST CORNER OF LOT 89; THENCE SOUTH 68°27' EAST ALONG THE SOUTHERLY BOUNDARY LINE OF LOT 89, 58.0 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 89; THENCE NORTH 3°12'48" EAST 184.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING TWO DESCRIPTIONS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 23, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, AND RUNNING THENCE SOUTH 21°33' WEST ALONG THE EASTERLY LINE OF LOTS 23, 22 AND 21, 75 FEET TO THE SOUTHEAST CORNER OF LOT 21; RUNNING THENCE SOUTH 68°27' EAST ALONG THE SOUTH LINE OF LOT 86, 24.85 FEET; THENCE NORTH 3°12'48" EAST 79.01 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT THE NORTHEAST CORNER OF LOT 20, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, AND RUNNING THENCE SOUTH 21°33' WEST ALONG THE EASTERLY LINE OF LOTS 20 AND 19, 50 FEET TO THE SOUTHEAST CORNER OF LOT 19; RUNNING THENCE SOUTH 68°27' EAST ALONG THE SOUTH LINE OF LOT 87, 47.914 FEET; THENCE NORTH 3°12'48" EAST 50.06 FEET; THENCE NORTH 68°27' WEST 24.85 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NO. PC-678-1-G

LOTS 7, 8, 98 AND 99, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO THE WEST HALF (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 98 AND 99.

TAX SERIAL NO. PC-678-1-F

ALL OF LOTS 11, 12, 94 AND 95, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO THE WEST HALF (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 94 AND 95.

TAX SERIAL NO. PC-678-1-G-2

ALL OF LOTS 15, 16, 90 AND 91, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO THE WEST 1/2 (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOT 90 AND 91.

TAX SERIAL NO. PC-675-A

LOTS 1, 2, 104 AND 105, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO THE WEST HALF (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 104 AND 105.

TAX SERIAL NO. PC-675-E

LOTS 5, 6, 100 AND 101, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO THE WEST HALF (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 100 AND 101.

TAX SERIAL NO. PC-678-1-D

LOTS 9, 10, 17, 18, 96, 97, 106, 107 AND 108, BLOCK 75, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO THE WEST HALF (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 96, 97, 106, 107 AND 108.

TAX SERIAL NO. PC-678-1-E-A

LOTS 13, 14, 92 AND 93, BLOCK 75, MILLSITE RESERVATION TO PARK CITY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

ALSO THE WEST HALF (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 92 AND 93.

TAX SERIAL NO. PC-700-C

LOTS 15, 16 AND 17, BLOCK 76, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

COMPOSITE LEGAL DESCRIPTION:

PARCEL 'A'

LOTS 1-70 LOT 18 AMB LOTS 88 TO LOT 108, BLOCK 75 MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE, TOGETHER WITH WEST ONE HALF (1/2) OF VACATED ANCHOR AVENUE ADJACENT TO LOTS 90 THROUGH 108.

LESS AND EXCEPTING THEREFROM A PORTION OF SAID LOTS 88 AND 89 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 89 AND RUNNING THENCE NORTH 68°27'00" WEST A DISTANCE OF 1.15 FEET; THENCE NORTH 03°12'48" EAST A DISTANCE OF 52.67 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 88; THENCE SOUTH 68°27'00" EAST A DISTANCE OF 17.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 88; THENCE SOUTH 21°33'00" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

PARCEL 'B'

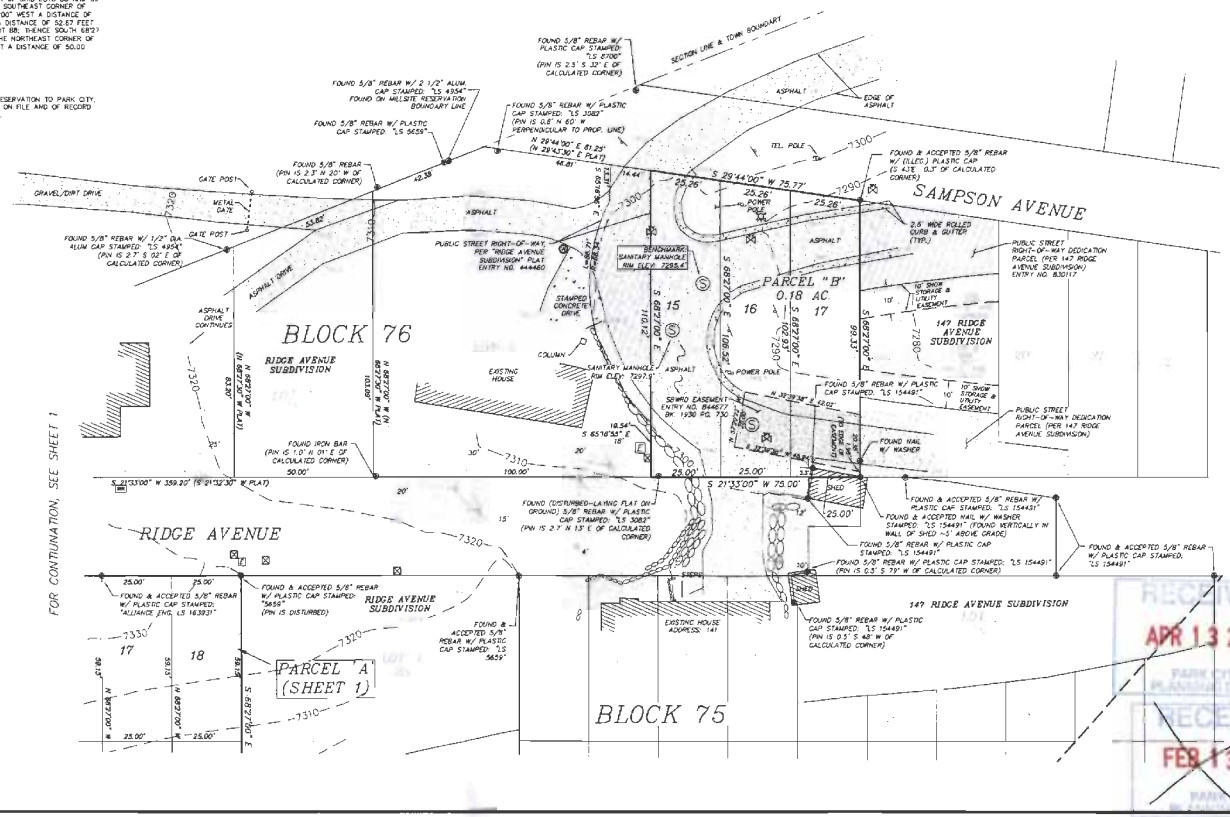
LOTS 15, 16 AND 17, BLOCK 76, MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER BRAUN, OF OAKLEY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 5152604. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE, IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

CHRISTOPHER R. BRAUN — DATE: 5/29/08

SCALE: 1" = 20'



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APR 13 2011
PARK CITY PLANNING DEPT.

RECEIVED
FEB 13 2012
PARK CITY PLANNING DEPT.

Park City Surveying
PO. Box 682793
Park City, UT 84068
(435)649-9467 fax

DATE	BY	REVISIONS COMMENTS

SURVEYED BY: TM/BO/MB/RJ
DRAWN BY: MN
DATE: SEPTEMBER 2008

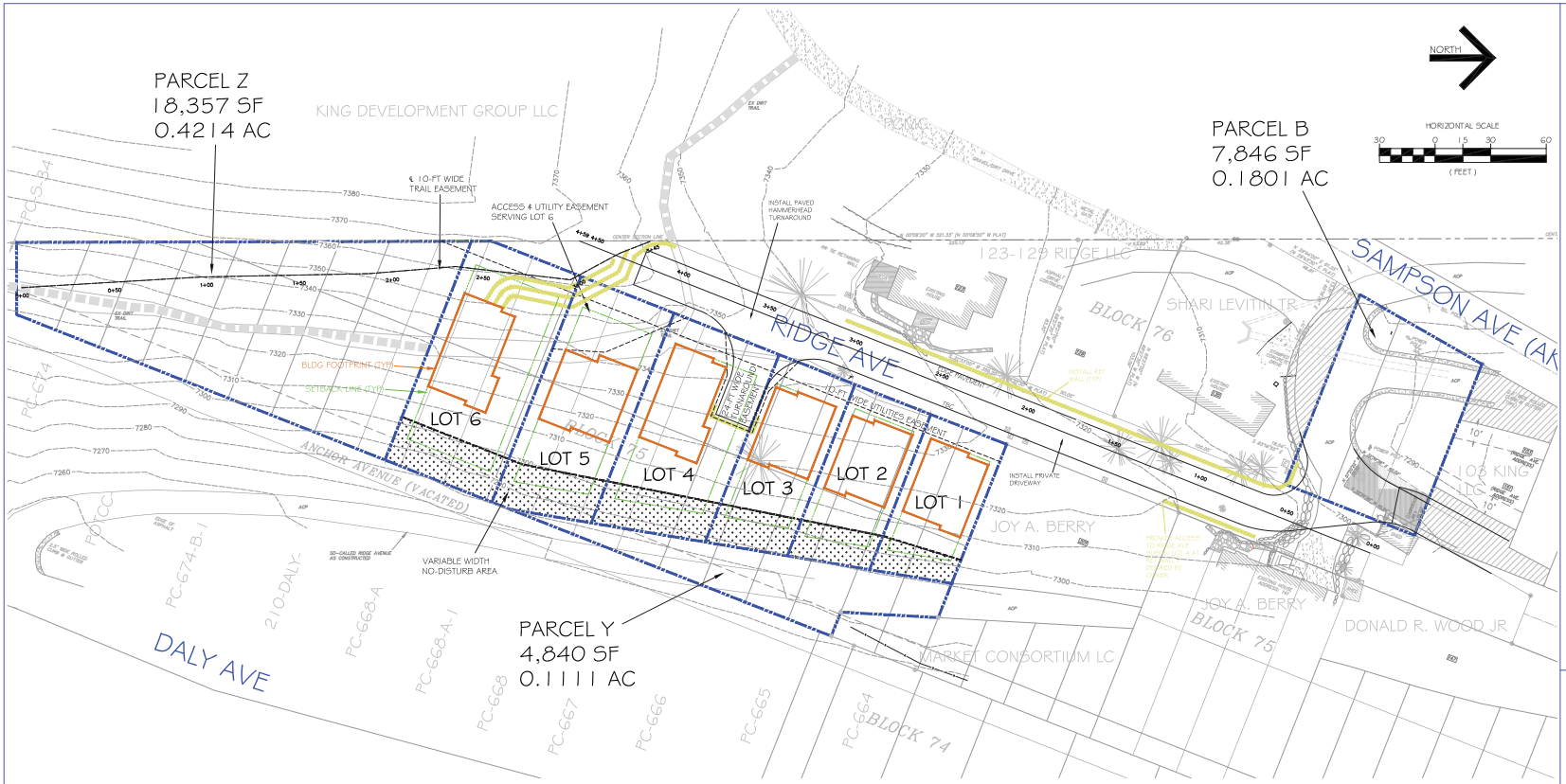
FOR: AVENUES LAND CO., LLC

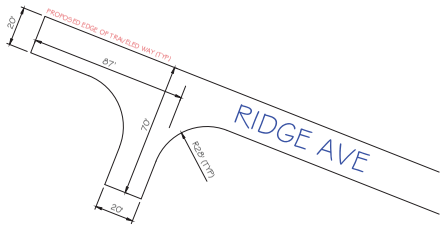
PMC BLK75&76-1-18, 88-108 ROS-ASB.DWG

RECORD OF SURVEY & TOPOGRAPHIC MAP
SUBDIVISION NO 1 MILLSITE RESERVATION
BLOCK 75: LOTS 1-18 & 88-108
BLOCK 76: LOTS 15, 16 & 17

SHEET 2 OF 2

EXHIBIT C





NOTES:

(1) TURNAROUND IS 350 FEET FROM ROADWAY INTERSECTION AT CONSTRUCTED RIDGE AVENUE.

(2) TURNAROUND DESIGNED IN ACCORDANCE WITH INTERNATIONAL FIRE CODE REQUIREMENTS.

ACCESS TURNAROUND
PLAN VIEW
NOT TO SCALE

ABUTTING OWNERS - SOUTH & EAST

PC-S-34	ERIUS OLDE LODE LLC
PC-674	DONALD R. SIMON
POTCC-	POTTERS CORNER CONDO
PC-674-B-1	ZACHARY S. SACHEN TR
210-DALY-	210 DALY CONDO
PC-668-A	LAURIA PROPERTIES LLC
PC-668-A-1	GLEN & BARBARA PRICE
PC-668	GLEN & BARBARA PRICE
PC-667	MICHAEL E. BRONN
PC-666	HILLBILLY HIGH ROLLERS INVESTMENTS LLC
PC-665	ROBERT G. BRIGGS TR
PC-664	JEFFREY SEAN PARKER

LEGEND

EX ELEVATION CONTOUR ----7320----

STREET ADDRESS NO. 129

SITE DATA

TOTAL AREA:	65,575± SF
AREA DEDICATED TO PCMC:	31,043± SF
DEDICATED AREA PORTION:	47.3%
ZONING DISTRICT:	HRL (HISTORIC RES-LOW DENSITY)
ACCESS CLASS:	PUBLIC (EXISTING)
PROPOSED BUILDING LOTS:	6
WATER SYSTEM:	PARK CITY
SEWER SYSTEM:	SBWRD

LOT DATA

LOT NO.	AREA (SF)	WIDTH (FT)	NO-DISTURB AREA (SF)	MAX ALLOW BLDG FOOTPRINT (SF)	APPROX PROPOSED BLDG FOOTPRINT (SF)	PORTION OF ALLOWABLE FOOTPRINT UTILIZED
1	3,759	44	731	1,522	1,428	94%
2	4,171	44	890	1,650	1,428	87%
3	4,583	44	950	1,771	1,428	81%
4	7,034	61	1,415	2,364	1,700	72%
5	6,875	54	1,342	2,336	1,644	70%
6	8,105	62	1,550	2,570	1,700	66%

ABBREVIATIONS

ABS	ASBESTOS CEMENT (TRANSITE)
ACP	ASPHALT CONCRETE PAVEMENT
BLDG	BUILDING
BO	BOTTOM OF
CFS	CUBIC FEET PER SECOND
CIP	CAST-IN-PLACE
CMH	COMMUNICATIONS MANHOLE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CR	CONSTRUCTION RECORD
DIA	DIAMETER
DMH	DRAIN MANHOLE
EG	EXISTING GRADE
EL	ELEVATION
EMH	ELECTRIC MANHOLE
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER
EX	EXISTING
FDN	FOUNDATION
FE	FLARED END
FF	FINISH FLOOR
FG	FINISH GRADE
GPM	GALLONS PER MINUTE
GW	GROUNDWATER
HDCI	HEAVY DUTY CAST IRON
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT
LD	LONGEST DIMENSION
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LP	LOW POINT
MDD	MAXIMUM DRY DENSITY
MEG	MATCH EXISTING GRADE
MJDI	MECHANICAL JOINT DUCTILE IRON
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PE	PLAIN END
PJDI	PUSH ON JOINT DUCTILE IRON
PRC	PRECAST REINFORCED CONCRETE
PVC	POLYVINYL CHLORIDE; POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
RW	RETAINING WALL
S	SLOPE
SD	STORM DRAIN
SG	SUBGRADE
SMH	SEWER MANHOLE
SS	SANITARY SEWER
TBA	TO BE ABANDONED
TBC	TOP BACK OF CURB
TBR	TO BE REMOVED
TC	TOP OF CONCRETE
TD	TOP OF DIKE
TP	TOP OF PAVEMENT
TS	TOP OF SLOPE
TW	TOP OF WALL
TYP	TYPICAL
WMH	WATER MANHOLE
WS	WATER SURFACE

ABBREVIATIONS - AGENCY

COE	US ARMY CORPS OF ENGINEERS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
PCMC	PARK CITY MUNICIPAL CORPORATION
RMP	ROCKY MOUNTAIN POWER
SBWRD	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
UDOT	UTAH DEPARTMENT OF TRANSPORTATION

DRAWING ISSUED FOR

- ☐ PLANNING
- ☐ CONSTRUCTION
- ■ PERMIT
- ☐ CONSTRUCTION RECORD

SEE DESIGN NOTES FOR INTENT. THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS AND AREAS OF CONTRACTOR JURISDICTION.

NO.	DATE	BY	CHK	REVISION DESCRIPTION

CANYON ENGINEERING
SOLUTIONS FOR LAND
CIVIL ENGINEERING
LAND PLANNING
PERMITTING

P.O. BOX 681131
PARK CITY, UTAH 84098
VOICE: 435.640.7373 EMAIL: GSHARRY@CANYONENG.COM
WWW.CANYONENG.COM

SUBDIVISION PLAT AMENDMENT

SITE PLAN

UPPER RIDGE
RIDGE AVENUE
PARK CITY, UTAH

PREPARED FOR:
AVENUES LAND COMPANY, LLC
SALT LAKE CITY, UTAH

PLS GRID LOCATION:
S21 T2S R4E
SLB&M

DES. BY: APS	DATE: MAY 2011	JOB 11003	1 OF 1
CHK. BY: APS			

Planning Commission June 22, 2011

Page 61 of 254

C:\DRIVE_F\PROJECTS\11\11003\DWG\PERMIT\DD 11003.DWG 05-16-11 8:43:26 AM - LAYOUT SITE PLAN

EXHIBIT D

NORTH

HORIZONTAL SCALE
60 0 40 80 160
(FEET)

ABBREVIATIONS

ABBREVIATIONS - AGENCY

DRAWING ISSUED FOR

- ☐ PLANNING
- ☐ CONSTRUCTION
- ■ PERMIT
- ☐ CONSTRUCTION RECORD

NO | DATE | BY | DR. | REVISION DESCRIPTION

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PARK CITY, UTAH 84098

VOICE: 435.640.7373 EMAIL: GSHARP@CANYONENG.COM
WWW.CANYONENG.COM

SUBDIVISION PLAT AMENDMENT

AERIAL PHOTO OVERLAY

UPPER RIDGE
RIDGE AVENUE
PARK CITY, UTAH

JOB 11003 | 1 OF

PLAN REFERENCES

1. SEE PLAN ENTITLED 'PLAT OF SUB-DIVISION NO. 1 OF MILL SITE RESERVATION, PARK CITY, SUMMIT CO. UTAH DATED JUNE 29, 1887.

2. SEE PLAN ENTITLED 'RECORD OF SURVEY & TOPOGRAPHIC MAP, A PORTION OF BLOCK 75, MILLSITE RESERVATION TO PARK CITY' BY PARK CITY SURVEYING, REVISED AUGUST, 2006.

3. AERIAL PHOTO OBTAINED FROM STATE OF UTAH AUTOMATED GEOGRAPHIC CENTER.

4. SEE PRELIMINARY PLAT ENTITLED 'UPPER RIDGE AVENUE PLAT, An AMENDMENT TO A PORTION OF BLOCK 75 + BLOCK 76 OF SUB-DIVISION NO. 1 OF MILL-SITE RESERVATION' BY PARK CITY SURVEYING.

DESIGN NOTES

1. THIS DOCUMENT PREPARED PER SECTION 7 OF PCMC PLANNING DEPARTMENT SUBMITTAL REQUIREMENTS

SITE DATA

TOTAL AREA:	65,575 sf
AREA DEDICATED TO PCMC	24,070 sf
DEDICATED AREA PORTION:	37.6%
ZONING DISTRICT:	HRL (HISTORIC RES-LOW DENSITY)
ACCESS CLASS:	PUBLIC (EXISTING)
PROPOSED BUILDING LOTS:	6
WATER SYSTEM:	PARK CITY
SEWER SYSTEM	SSWRD

LOT DATA

LOT NO.	AREA (SF)	WIDTH (FT)
1	4,858	56
2	5,314	54
3	5,834	54
4	6,877	72
5	7,824	60
6	8,066	68

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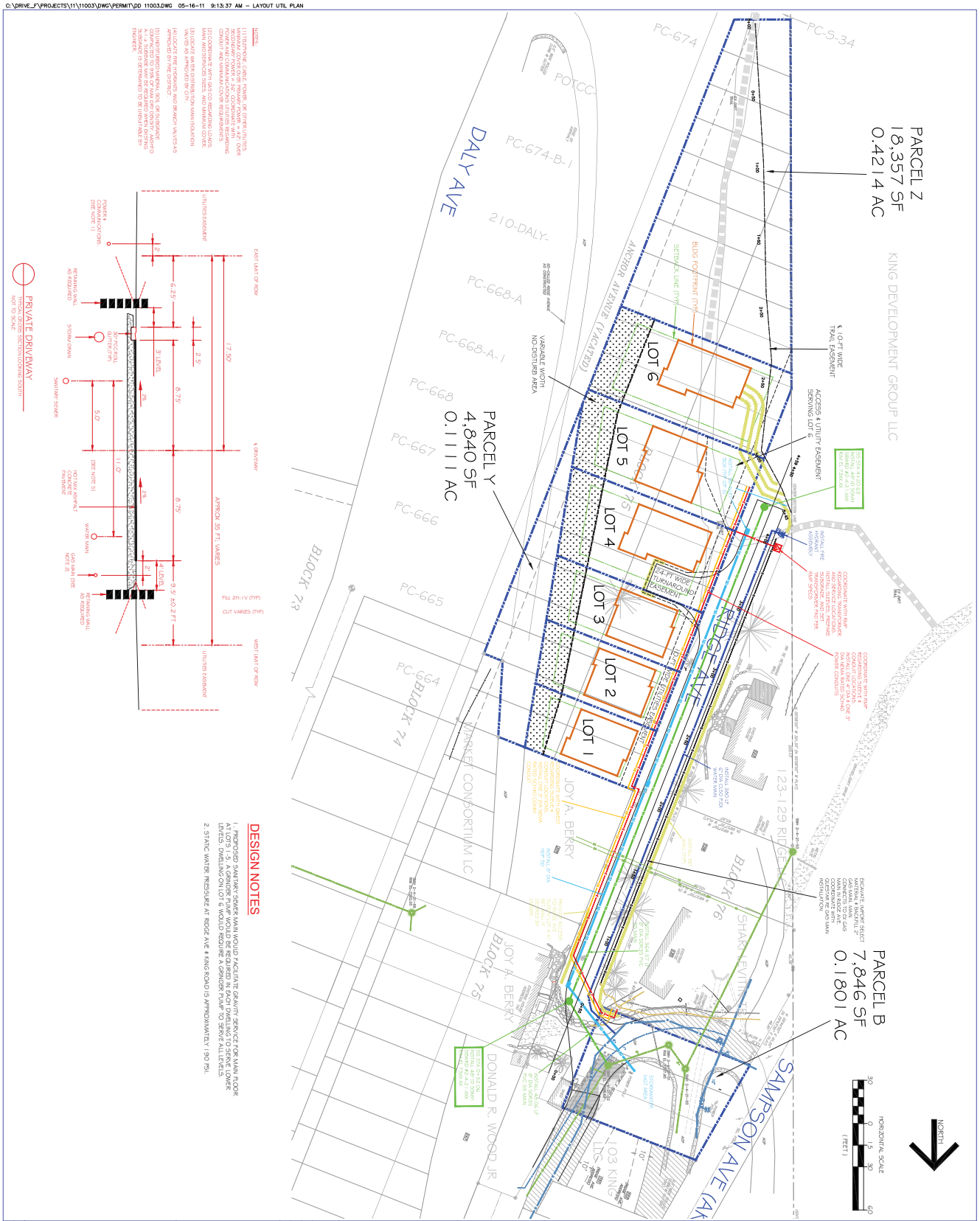
APR 13 2011
PARK CITY
PLANNING DEPT.

RECEIVED
FEB 13 2011
PARK CITY
PLANNING DEPT.



NOTES:
1. (1) TELEPHONE, CABLE, POWER, OR OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND. ALL OVER SECONDARY POWER + 35C. COORDINATE WITH CONSULT AND COMMUNICATIONS REQUIREMENTS.
(2) LOCATE WATER DISTRIBUTION MAIN ISOLATION VALVES AS APPROVED BY CITY.
(3) LOCATE WATER DISTRIBUTION MAIN ISOLATION VALVES AS APPROVED BY CITY.
(4) LOCATE FIRE HYDRANTS AND BRANCH VALVES AS APPROVED BY CITY.
(5) TYPICAL PAVEMENT SECTION: SOIL OR SUBGRADE COMPACTED TO 95% OF MAX DRY DENSITY, ASHTO SUBGRADE IS DETERMINED TO BE UNSUITABLE BY ENGINEER.

DESIGN NOTES

1. PROPOSED SANITARY SEWER MAIN WOULD FACILITATE GRAVITY SERVICE FOR MAIN FLOOR LEVELS. LOWER LEVELS WOULD BE REQUIRED TO UTILIZE EJECTOR PUMP TO SERVE ALL LEVELS.
2. STATIC WATER PRESSURE AT RIDGE AVE & KING ROAD IS APPROXIMATELY 190 PSI.

ABBREVIATIONS

ABS	ACRYLONITRILE-BUTADIENE-STYRENE
ACP	ASBESTOS CEMENT PIPE
AD	AREA DRAIN
BLDG	BUILDING
BP	BOLLARD
BVC	BEGIN VERTICAL CURVE
CAT	COMMUNICATIONS MANHOLE
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COR	CORRUGATED PLASTIC PIPE
CR	CONSTRUCTION RECORD
DIA	DIAMETER
DI	DROP INLET
EG	EXISTING GRADE
EM	ELECTRIC MANHOLE
EVC	END VERTICAL CURVE
FES	FLARED END SECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FDN	FOUNDATION
FL	FLOW LINE
GALV	GALVANIZED
GM	GAS METER
GRD	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
ID	INSIDE DIAMETER
INV	INVERT
LD	LOW POINT
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LP	LOW POINT
LVC	LONGITUDINAL DIMENSION
MH	MANHOLE
MJ	MECHANICAL JOINT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIB	PUSH ON JOINT DUCTILE IRON
PIPE	PUSH ON JOINT CONCRETE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
RW	RETAINING WALL
SCP	SLOPE CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SG	SUBGRADE
SMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TF	TOP OF FOOTING
TP	TOP OF PAVEMENT
TS	TOP OF SLOPE
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER
WS	WATER SURFACE

ABBREVIATIONS - AGENCY

COE	US ARMY CORPS OF ENGINEERS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
PCMC	PARK CITY MUNICIPAL CORPORATION
RMP	ROCKY MOUNTAIN POWER
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DRAWING ISSUED FOR

☐ PLANNING ☐ CONSTRUCTION
■ PERMIT ☐ CONSTRUCTION RECORD

NO.	DATE	BY	CHK.	REVISION DESCRIPTION

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SUBDIVISION PLAT AMENDMENT

UTILITIES PLAN

UPPER RIDGE
RIDGE AVENUE
PARK CITY, UTAH

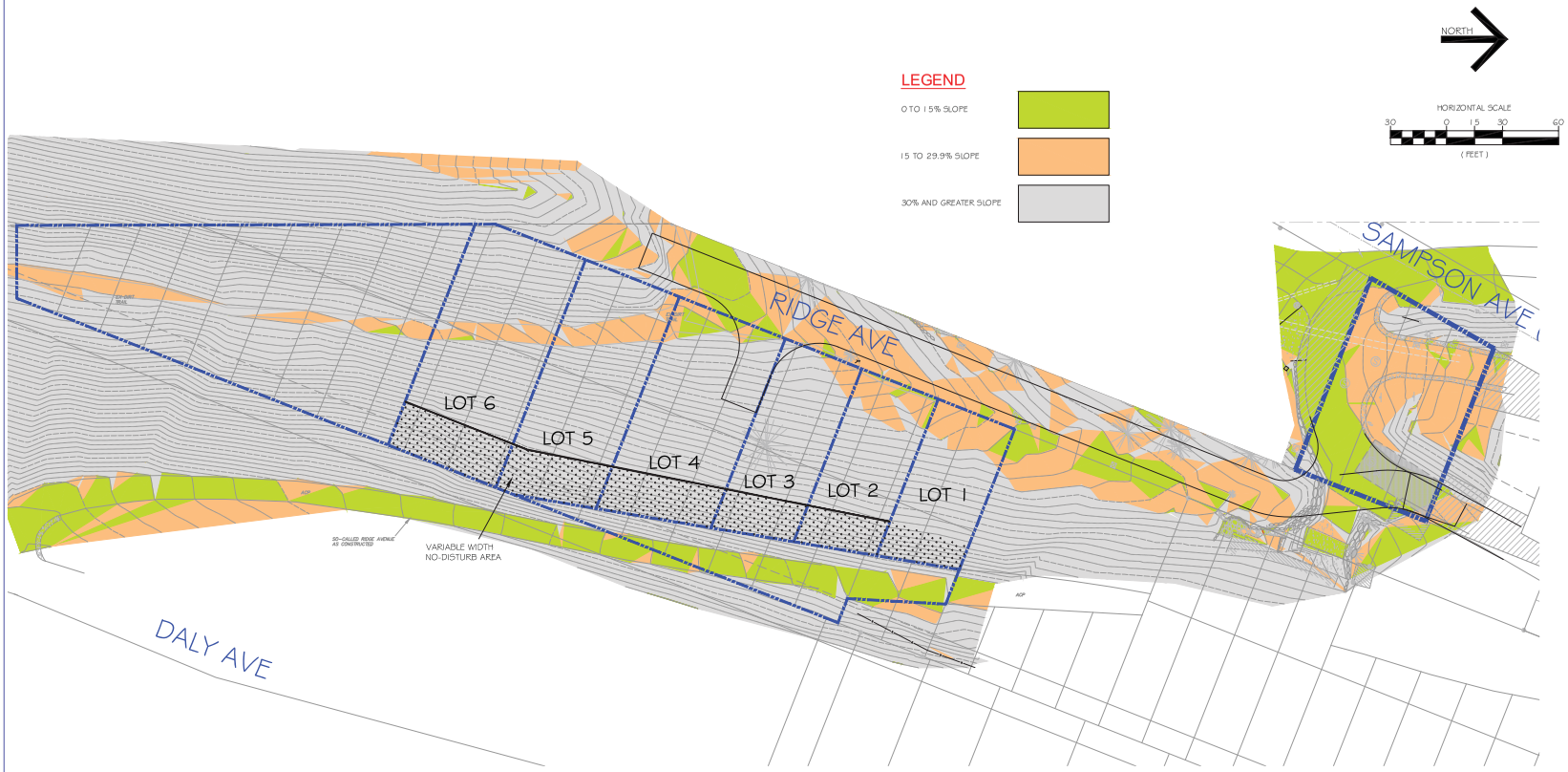
PREPARED FOR:
KING DEVELOPMENT GROUP, LLC
AKRUFI & LAND COMPANY, LLC
SALT LAKE CITY, UTAH

N.S. GRID LOCATION
SEC. 1 T2S R4E
SLB&M

DES. BY:	APS
CHK. BY:	APS
DATE:	MAY 2011
JOB	11003
	1 OF 1

PRELIMINARY

EXHIBIT F



ABBREVIATIONS

ABS	ASBESTOS CEMENT (TRANSITE)
ACP	ASPHALT CONCRETE PAVEMENT
BLDG	BUILDING
BO	BOTTOM OF
CFS	CUBIC FEET PER SECOND
CIP	CAST-IN-PLACE
CMH	COMMUNICATIONS MANHOLE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CR	CONSTRUCTION RECORD
DIA	DIAMETER
DMH	DRAIN MANHOLE
EG	EXISTING GRADE
EL	ELEVATION
EMH	ELECTRIC MANHOLE
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER
EX	EXISTING
FDN	FOUNDATION
FE	FLARED END
FF	FINISH FLOOR
FG	FINISH GRADE
GPM	GALLONS PER MINUTE
GW	GROUNDWATER
HDCI	HEAVY DUTY CAST IRON
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT
LD	LONGEST DIMENSION
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LP	LOW POINT
MDD	MAXIMUM DRY DENSITY
MEG	MATCH EXISTING GRADE
MJDI	MECHANICAL JOINT DUCTILE IRON
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PE	PLAIN END
PJDI	PUSH ON JOINT DUCTILE IRON
PRC	PRECAST REINFORCED CONCRETE
PVC	POLYVINYL CHLORIDE; POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
RW	RETAINING WALL
S	SLOPE
SD	STORM DRAIN
SG	SUBGRADE
SMH	SEWER MANHOLE
SS	SANITARY SEWER
TBA	TO BE ABANDONED
TBC	TOP BACK OF CURB
TBR	TO BE REMOVED
TC	TOP OF CONCRETE
TG	TOP OF
TP	TOP OF PAVEMENT
TS	TOP OF SLOPE
TW	TOP OF WALL
TYP	TYPICAL
WMH	WATER MANHOLE
WS	WATER SURFACE

ABBREVIATIONS - AGENCY

COE	US ARMY CORPS OF ENGINEERS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
PCMC	PARK CITY MUNICIPAL CORPORATION
RMP	ROCKY MOUNTAIN POWER
SBWRD	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
UDOT	UTAH DEPARTMENT OF TRANSPORTATION

DRAWING ISSUED FOR

- ☐ PLANNING
- ☐ CONSTRUCTION
- ■ PERMIT
- ☐ CONSTRUCTION RECORD

SEE DESIGN NOTES FOR INTENT. THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS AND AREAS OF CONTRACTOR JURISDICTION.

SITE DATA

TOTAL AREA:	65,575± SF
AREA DEDICATED TO PCMC:	31,043± SF
DEDICATED AREA PORTION:	47.3%
ZONING DISTRICT:	HRL (HISTORIC RES-LOW DENSITY)
ACCESS CLASS:	PUBLIC (EXISTING)
PROPOSED BUILDING LOTS:	6
WATER SYSTEM:	PARK CITY
SEWER SYSTEM:	SBWRD

LOT DATA

LOT NO.	AREA (SF)	WIDTH (FT)	NO-DISTURB AREA (SF)	MAX ALLOW BLDG FOOTPRINT (SF)	APPROX PROPOSED BLDG FOOTPRINT (SF)	PORTION OF ALLOWABLE FOOTPRINT UTILIZED
1	3,759	44	731	1,522	1,428	94%
2	4,171	44	890	1,650	1,428	87%
3	4,583	44	950	1,771	1,428	81%
4	7,034	61	1,415	2,364	1,700	72%
5	6,875	54	1,342	2,336	1,644	70%
6	8,105	62	1,550	2,570	1,700	66%

NO.	DATE	BY	CHK	REVISION DESCRIPTION

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SUBDIVISION PLAT AMENDMENT

SLOPE MAP

UPPER RIDGE
RIDGE AVENUE
PARK CITY, UTAH

PREPARED FOR:
AVENUES LAND COMPANY, LLC
SALT LAKE CITY, UTAH

PLS GRID LOCATION:
S21 T2S R4E
SLB&M

DES. BY: APS CHK. BY: APS	DATE: MAY 2011	JOB 11003	1 OF 1

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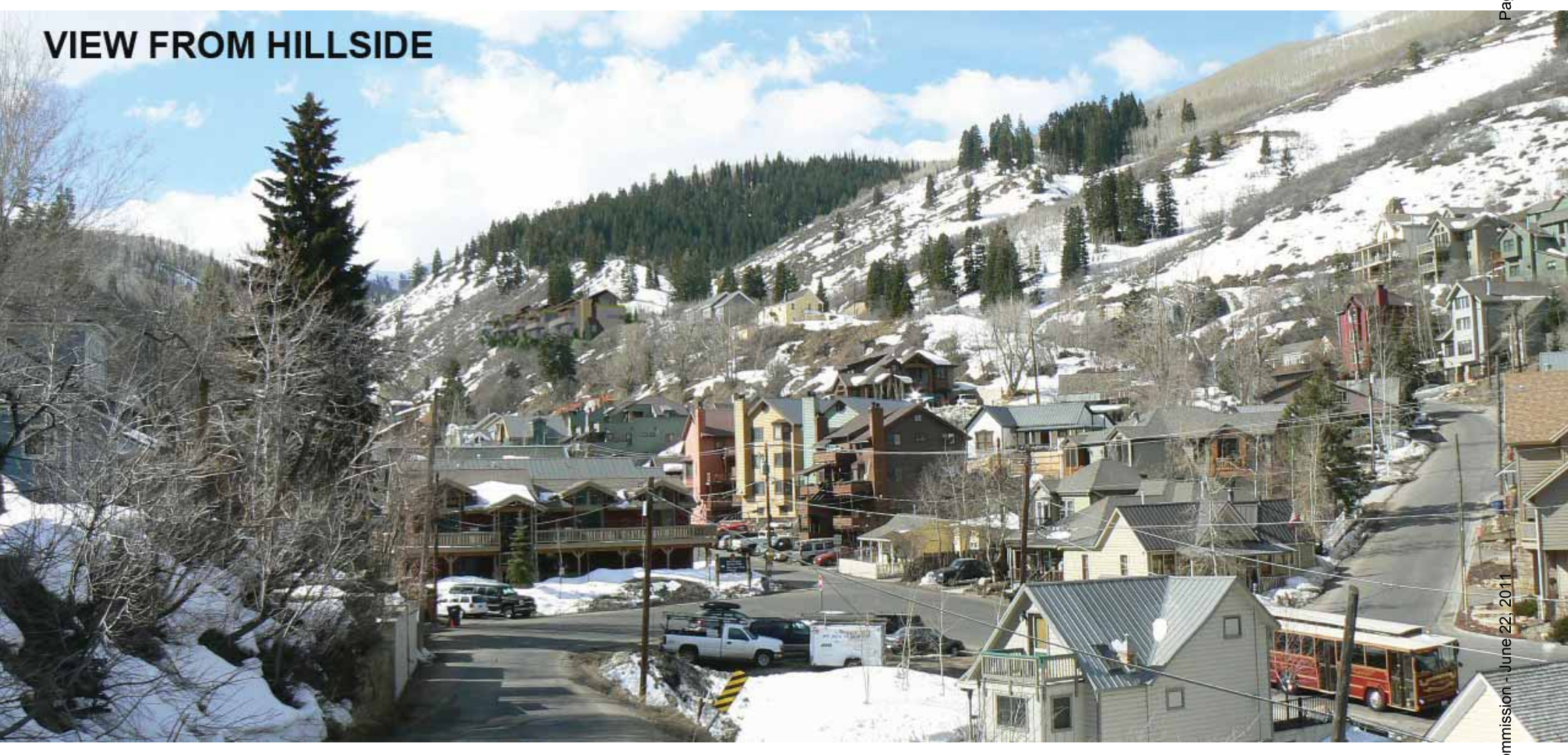
Planning Commission June 22, 2011

C:\DRIVE_F\PROJECTS\11\11003\DWG\PERMIT\DD 11003 SLOPE MAP.DWG 05-16-11 7:37:17 AM - LAYOUT SLOPE MAP


VIEW FROM PROSPECT

VIEW FROM PROSPECT

VIEW FROM HILLSIDE



VIEW LOOKING EAST FROM ALICE CLAIM

VIEW FROM DALY

EXHIBIT I

April 12, 2011

Project: Upper Ridge Subdivision

Application: Amended Plat, Sub-division No. 1 of Mill-site Reservation

To: Park City Municipal Corporation Planning Department

Proponent: Avenues Land Company, LLC

It is our intent to apply for plat amendment on 42 Old Town lots located at: Sub-division No. 1 of Mill-site Reservation. block 75 lots 1-18; lots 88-109 and block 76 lots 15-17.

Project Scope

In an effort to adhere to the current land management code guidelines, our request is to covert approximately 60% of our 42 old town lots into six single-family home sites. We propose that the remaining land be dedicated to the Park City Municipal Corp in exchange for the newly created Development Transfer Rights.

We have identified an Old Town market need for modest, sustainable, contemporary homes that are unique and historically relevant. Our six proposed lots that are accessed off of platted Ridge Ave provide the perfect location to construct this product. On our project team we have the only LEED-for-Homes accredited professional in Utah. By adhering to the LEED program guidelines our project will exceed all of the LMC requirements and set an example for community development.

Proposed Location

Our proposed home sites and corresponding building footprints are located on the flattest portion of this property and accessed off platted Ridge Ave. This location is bordered by existing homes, and the new structures will fill in the gap between these homes and fit well into the neighborhood feel of the area. Due to the geometry of the parcel we have reduced our density request from 8 home sites to 6 that can most easily be accessed from a private drive. The proposed location has the least amount of environmental and visual impact.

Platted Ridge Avenue

Ridge Avenue is a legally platted street that borders the western boundary of the property. We propose that this public right-of-way be improved to a private drive to access the six lots of Upper Ridge Subdivision, while also serving to access lot 4 of the Ridge Avenue Subdivision, recorded 1995. A private drive would be more in keeping with the canyon and mountainside accesses already existing above and below the site.

APR 13 2011

Further, the burden of maintenance and snow removal would be assumed by a Homeowner's Association.

Land Management Code Compliance

Density - We have designed this project to strictly follow the LMC purpose statements for the HRL zone. The clearest mandate is to reduce density within Old Town. We have 42 lots and are proposing only six home sites that conform to the current code. We have assessed the parcel as a whole and believe that the proposed home sites are optimally positioned with respect to the existing right-of-way and topography. This plan will minimize impact on existing streets and HRL zone vegetation.

Historic Character - This development is on historically platted lots and streets. There will not be any historic structures demolished or moved. The six homes sites lie between existing developments and will not appear to be a new subdivision. The planned construction will mirror historically relevant structures while contributing to the character and scale of the historic district. Our project will complete the existing residential neighborhood.

Upper Ridge Homes - The six structures that will be built are the primary focus of this project. We will establish a development review criteria that will limit variation from the design concept. The homes would be compatible in mass and scale to the existing structures, yet more historically compatible. Controlling the design and construction with the LEED-for-Homes certification process will make this development efficient and timeless. (Exhibits 4-9)

Upper Ridge Home Sites - The lot combination designates a large portion of land to open space and creates modest lots that meet zoning requirements. The existing houses on the west side of platted Ridge Avenue face the street. This proposal would continue a well-appointed streetscape with front yards facing the road. The proposal also encourages house placement on the most level part of the land, mitigating environmental impacts. Further, locating the homes as proposed will help maintain slope stability by leaving the toe of slope at constructed Ridge Avenue intact.

Trail Access – There is a hiking/biking trail traversing proposed lots 4, 5, & 6. We will work with Mountain Trails Foundation to design the best reroute and record a permanent easement across property not dedicated to the city.

Vegetation - The area has scrub oak and some large conifers. Building the houses against platted Ridge Avenue will maintain the vegetation on the steepest grades, limiting erosion and protecting the hillside and downhill homes from falling rocks, snow and sloughing soil.

Visual Impact - This project is not visible from any of the key vantage points defined in the LMC. This project is infill development and there are existing houses and roads above and below it. The areas from which this project is visible are the west side of Prospect Ave, the top of Hillside Ave and parts of Ontario Ave and the Aire development. All of these areas have existing houses and building lots, some of which include much larger homes and more density. The visual impact of this project is consistent with the surrounding development.

Ridgeline Construction - This project will not create a silhouette backed by open sky. The subject portion of platted Ridge Avenue sits on an interim minor ridge that cannot be readily discerned from the broader community perspective. There are already multiple structures in the vicinity of this ridge. Our proposal will complete the picture.

Best Use

After consulting our architects, engineers, and the Park City Planning Department, we have concluded that the best use if this parcel is the creation of six modest lots with building footprints adjacent to platted Ridge Ave. It is our hope that this significant reduction in density and focus on smart, efficient, historically relevant homes will prove that this is a model Park City project.

Hi Jeremy,

I took the Upper Ridge Avenue subdivision application to the Development Review Committee on Tuesday.

We should get together to go over additional items.
Does next Wednesday around 3 PM work for you?

I received the following comments:

1. Please coordinate with Snyderville Basin Water Reclamation District as soon as possible to understand sewer issues.
    - Meeting with Brian and Kevin of SBSRD on Tuesday March 10th. They did not have concerns about the location or capacity due to the size of the project. We discussed all possible sewer connection designs. They do not want to see sewer laterals cross private property.
2. You will also need to coordinate with the City Engineer and other utility providers as there are no utilities in the area.
    - Meeting with Matt Cassel on Monday March 9th. Discussed the project in great detail. He speculated that the planning commission might want a public road instead of the proposed private drive. Thought we may be able to learn from Echo Spur's mistakes.
3. Please prepare a preliminary utility plan- something that shows where all existing utilities are and how you would access them
    - Provided
4. The Planning staff is requesting information from you as to the anticipated house sizes- and building footprint maximums.
    - Included in the plat notes. Range 1500sqft-2500sqft
5. You should provide an analysis of the house footprint to lot area ratio that are found in the general area- (150' radius about- we can discuss this in greater detail)
    - Footprint maximums specified by specific lot. Per our last meeting, the adjacent homes are large so an analysis of these home would not be relevant.
6. Please provide a slope analysis- are all of the proposed lots 30% or greater slope at the location of the house and/or driveway?
    - Provided
7. Steep Slope Conditional Use Permits are most likely required for all of the lots. check
8. Historic District Design Review is required prior to building permit issuance in the HRL zone. check
9. A cross canyon visual analysis is required at this stage- because of the nature of the lot combination and essentially creation of a new subdivision.
    - Provided. We are providing visual analysis from all relevant vantage points (4)
10. Have you considered access from Ridge to keep the houses lower on the hillside?
    - We have considered and this access is not viable because:

1) Anchor Avenue runs along most of the east side of the development. Anchor Ave was vacated and is now private property with out any recorded utility easements in place. We do not have the right to build a street or run utilities in vacated Anchor.
2) The road commonly called Ridge Ave that runs along part of the east side of the development is built on private property. There are not any utilities in place. We do not have the right to run utilities in or expand this very substandard street.
3) The topography on the east side of the property is significantly steeper the west side. This would increase the environmental impact and the scope of construction.
4) The section of Ridge ave that runs in front of the property is only 13 feet wide and is a vital secondary corridor for the houses on Daly Avenue. Trying to stage and build from this road would be very difficult and create traffic and safety issues. These issues would not only exist during construction but continue after the houses are built because there is not room for guest parking, garbage collection, snow removal and storage etc.

11. As shown you actually have 4 stories- to meet grade- there is a limit on the number of stories- at 3
    - Renderings adjusted. See new exhibits
12. Snow storage easements will need to be coordinated with Public Works check
13. Trails connections need to be maintained.
    - Meeting with H. Deters. Reroute shown on plat.
14. Have you had anyone test the soils? A geotechnical report and soils inspection report needs to be provided.
    - Provided on 5/1/11
15. Planning staff will review documents previously submitted on this parcel/parcels. I can get copies of the staff reports to you and we can discuss what has been done in the past. check
16. A fire protection/wild land interface study needs to be provided to the building department for review prior to taking this to the Planning Commission. Criteria met.l
17. A fire protection plan will need to be provided with each building permit. You should coordinate with Building (Roger Evans) to find out what the plat note should say.
    - Current drive meets PCFD specs. Des9igned to allow for future loop into Jerry Fiat's parcel.
18. Improvement of a driveway within the City ROW requires a Conditional Use Permit- we can discuss what this will entail. check
19. Please provide a preliminary landscape plan, showing what exists, what will be removed or disturbed and how the site will be revegetated (not the individual lots).
    - Per or discussion we have added a LOD area to the steep portion of every lot. The goal is to disturb only the building footprint
20. A landscape plan will need to be submitted with each building permit. check
21. there will be construction issues (should provide a preliminary construction mitigation plan) to protect the neighboring properties, indicate construction phasing, timing, parking, blocking of the road, mitigation impacts, etc. check
22. When we meet we can go over the Land Management Code requirements in Section 15-7.3 regarding subdivisions and creation of lots. check
23. LEED is great- but just meeting LEED won't necessarily meet the LMC- this HRL zone (LMC 15-2.1) has several requirements that will need to be complied with;- lot size, footprint, setbacks, height, parking, steep slope, design review, etc.
    - We are willing to require all buildings be green/sustainable and meet LEED or LEED comparable criteria. Plat note?
24. I will need to get additional comments from the City Engineer and Building Department- hope to have them at our meeting.

PARK CITY PLANNING COMMISSION
WORK SESSION NOTES
December 10, 2008

PRESENT: Chair Jack Thomas, Rory Murphy, Dick Peek, Julie Pettit, Evan Russack, Adam Strachan, Charlie Wintzer, Thomas Eddington, Brooks Robinson, Katie Cattan, Polly Samuels McLean

Upper Ridge Avenue

Planner Brooks Robinson reported that this application was a special meeting request per the LMC, which allows for a Staff review and a presentation to the Planning Commission for direction and comment. Planner Robinson clarified that the application is an MPD or a pre-MPD. This process give the applicants the opportunity to present the project concept and receive feedback from the Planning Commission before they spend too much time and effort developing their scheme.

Planner Robinson stated that this is another area of town that has a number of very steep platted lots that are difficult to access. He noted that access to this property would be the south end of platted Ridge Avenue, after it makes the switchback and goes around the yellow house at 147 Ridge Avenue. Planner Robinson stated that platted Ridge extends further to the south and the applicants are proposing to consolidate 38 lots or portions of lots in this area into eight residential lots, an open space lot, and a couple of road right-of-way dedications for Ridge Avenue.

Planner Robinson reviewed a map of the Alice Claim that was included in the Staff report to show the subject lots, which were shaded in gray. He indicated where the lots come off of Alice Court and tie into platted Ridge. This could potentially create a connection between the Alice Claim and the land in this proposal. Planner Robinson was unsure if the lot configuration would remain the same; however, Chief Building Official, Ron Ivie would require multiple points of access.

Sean Marquardt, representing the applicant, stated that the objective this evening was to discuss the concept application, show site photographs, and some concept engineering.
Mr. Marquardt provided a brief history of the property. He presented a photo of the site, which he had obtained from the Historical Society and Museum. Mr. Marquardt pointed out a small house on the property and noted that the road access to the house that was graded and utilized was Ridge Avenue.

Mr. Marquardt presented additional slides and identified the site details. The property is located in the HRL Zone between the Alice Lode Mining Claim and built Ridge Avenue. It consists of approximately 1.52 acres on 42 different numbered parcels. The remaining lots were platted in 1884 on the south end of Park City.

Mr. Marquardt stated that the proposal is to combine eight homes sites and to dedicate 38% of the land to roads and trail easements or open space. He used a slide to show the concept and possibility of a connection that is being discussed with the Alice Claim and Ron Ivie. He clarified that the connection has been discussed but not negotiated. Mr. Marquardt showed an aerial photo from 1996 and a circa 1920's photo. He pointed out that the trail site was originally a road that connected to Ridge Avenue. Prior to that was a road connecting the Woodside Gulch area.

Mr. Marquardt stated that they have been doing studies and looking at additional photographs

dating back to 1913 to track the history of the area. They will be prepared to present that at the next meeting.

Chair Thomas remarked that the Planning Commission would like an environmental impact study for this site and the impact of any excavation of roads on the existing soil structure. He requested a tree survey and wanted to see the tree trunks, the height and the drip line of any tree over 15 feet tall articulated on to the drawing. Chair Thomas also requested a cut fill analysis and stated that if the applicants plan to transport material off site, he would like to understand how that plan would work. He also requested an analysis of retaining walls and the impacts of retaining wall heights. Chair Thomas wanted to know the LOD impact on the site. Chair Thomas stated that he would like to see some of this staked in the field, including road widths and the estimated LOD cut lines.

Commissioner Wintzer stated that after visiting the site, he would like to see a slope analysis to know how steep the lots really are. He believed the proposed road is basically up the ridge and he wanted to see that staked so he could walk it. Commissioner Wintzer requested a visual impact study to see what this project would look like from other points in town.

Commissioner Murphy generally supported the lot combination and reduction in density. However, he assumed the retaining wall at the end was at least 40 feet. Gus Sharry, Canyon Engineering, asked if Commissioner Murphy was talking about the wall at north end at the intersection with Ridge Avenue. Commissioner Murphy clarified that it was the wall on the south end. Mr. Sharry explained that in that location they are showing a finished cut slope at 1.2 horizontal to 1 vertical. He did not believe the retaining wall was less than 40 feet and offered to check the plan. Mr. Sharry recalled that the wall was closer to 25 or 30 feet.

Commissioner Murphy commented on the fire turnaround and requested that Ron Ivie give an opinion, given the location and the urban wildlife interface. Commissioner Murphy did not think the location map that was presented this evening was very clear. In looking at that map he did not quite understand the concept and he needed to have that understanding, particularly in relation to the Alice Claim and Daly Avenue. He requested that the applicants include the proposed massing of the homes on the location map, and also show the lot lines of the Alice Claim. Commissioner Murphy suggested that providing each Commissioner with an 11" x 17" map in color would be helpful.

Commissioner Murphy asked about house sizes. Mr. Marquardt remarked that with the potential LMC amendment that would limit a three story maximum, he estimated the houses would be 3,000 square feet total. They are also considering the cuts in the hill and basement area.

Commissioner Peek stated that in addition to the vegetation of the large conifers, he suggested also including gamble oaks and maples and other varieties of mature vegetation. He agreed with requiring a slope analysis and knowing whether or not any mines exist on this area and the potential for hazardous soils. Commissioner Peek asked if the access comes in between 141 and 135 Ridge Avenue. Mr. Marquardt answered yes. Commissioner Peek clarified that the knoll that was maintained when the houses were built is part of the right-of-way. Mr. Marquardt replied that it was. Commissioner Peek noted that the retaining wall would be visible from Ridge Avenue and King Road as you approach the project.

Commissioner Strachan agreed that an EIS should be done and it should specifically look at the least impactful alternatives. He thought the EIS should also address a runoff and erosion analysis.

Commissioner Pettit wanted to know how many of the 38 parcels are actually standard Old Town parcels. Mr. Marquardt believed that 38 makes up the full size lots. It could be closer to 35 but the number is in the thirties. Commissioner Pettit stated that in addition to the other pieces of information requested by the Commissioners, she had highlighted three elements in the purpose statement for the HRL District. The first was how this project would preserve the character of historic residential development in Park City. The second was how this project would encourage construction of historically compatible structures that contribute to the character and scale of the historic district. The third talked about the General Plan and the policies for the historic core. Commissioner Pettit felt the purpose statement was clear about not putting development on the hillsides and on ridges. In talking about a road along a ridge and development on the hillside, she had concerns as to whether this plan is consistent with the General Plan and what the City is trying to do in the HR Districts. Based on her concerns, Commissioner Pettit could not support this project as proposed.

Chair Thomas understood that this area did not have a sensitive lands overlay. Planner Robinson replied that this was correct. He explained that anything within the Historic District and other older developed parts of town do not have the SLO. Chair Thomas remarked that the ridge line sensitivity is still an issue that applies. Planner Robinson stated that the steep slope CUP would address those issues within Old Town.

Chair Thomas felt they should take into consideration a life safety study in terms of adverse and worst day snow conditions and the gridlock that would be created on steep slope sites. This issue will be an overriding concern for him. Commissioner Pettit echoed his concern. She had looked at the traffic study that was submitted as part of the Alice Claim packet they received and that analysis was based on conditions in July. Commissioner Pettit encouraged them to consider the worst case scenarios in the middle of winter and how that impacts access, traffic flow and safety issues with respect to access on King Road, Daly and Ridge.

Chair Thomas thought the Planning Commission might consider some sensitive locations throughout the community where they may want visual consideration. Planner Robinson stated that from looking at this area in the past, the Staff has a good idea from what locations this area is visible. He named locations such as Hillside, Prospect Ridge, and the Sandridge area. Chair Thomas suggested Marsac. Commissioner Pettit stated that it is also very visible from the April Mountain area along Mellow Mountain Road. Chair Thomas suggested that the Planning Commission look at the standards and offer additional locations to study.

Chair Thomas called for public input.

Steve Deckert, a resident on Daly Avenue, stated that two years ago he attended a field trip with the Planning Commission when they first started looking at a three lot proposal for King Ridge Estates. At that time he brought a map and pointed out that it was more than just King Ridge Estates. It was also the Jason Gyllenskog property, the Alice Claim and this block of lots that potentially

represented another 24 building sites in the neighborhood. Mr. Deckert stated that they have gone full circle and none of these proposals talk about improving the existing Ridge Road. He pointed out that of the eight lots being proposed with an entirely new roadway; five and half of those lots front on Ridge. He could not understand why no one ever talks about improving this roadway. Mr. Decker stated that building a road right on Ridge is identical to the issue they had with King Ridge Estates. They built a driveway right down Ridge and had to come back for a steep slope CUP for three four story, 5,000 square foot homes. Mr. Deckert remarked that this area is supposed to have less density because of the changed zone and he believes they should talk about what can be achieved off of this existing road.

1800 Park Avenue, Yarrow - Master Planned Development (Introduction).
Planner Robinson stated that this item was an introduction to a master planned development for the Yarrow Hotel. The plan contemplates a complete demolition of the existing hotel and creates a new structure on the site with underground parking. In April of this year the Planning Commission held a pre-application hearing and found the proposal to be in compliance with the General Plan. Planner Robinson noted that it was a split vote and the minutes from the April meeting were included in the Staff report. At that time the primary issues were the height and massing and the burden was on the architect to convince the Planning Commission that the additional height that would be requested in the master plan is appropriate.

Planner Robinson stated that the applicant is looking at a proposal that has approximately 42% of the building under the height requirement in the General Commercial Zone. A fair amount of the building would be one-story with additional two-story, three-story and up to five-story elements. The architects had prepared a computer model and a physical model to present this evening.

Planner Robinson noted that the Commissioners had been given 11" x 17" colored packets containing site plans, elevations, floor plans, proposed building materials, and massing models. The Staff report contained criteria for granting additional building height over the 35 foot height limit in the general commercial zone.

Planner Robinson noted that the current proposal would include approximately 42% open space on the site, 5400 square feet of meeting space, and 3600 square feet of restaurant and bar space. A new element to the site is approximately 28,000 square feet of commercial space in several different units facing the parking lot. Planner Robinson reiterated that the majority of parking would be underground with 217 spaces. He noted that the surface parking proposed would be 17 spaces on the east side and 37 surface spaces on the south side.

Planner Robinson reported that as an MPD, the proposal requires affordable housing under the master plan requirements and the applicants are looking to provide the affordable housing on site.

Craig Elliott, the project designer representing the applicant, stated that the Planning Commission had given good input when they met in April and based on that discussion, the applicant tried to take into account the issues with the project design. Mr. Elliott noted that he has been working on the project with David Hart, the president of Hart Hotels, for over a year and a half. Mr. Hart was unable to attend this evening and asked Mr. Elliott to explain that his overall goal for the project is to create an incredible, four diamond hotel for the site. Mr. Hart envisions this site as the gateway into

the City and he understands the value and responsibility of the site.

Mr. Elliott reviewed the physical model showing the site and building as it exists today. He pointed out how much of the site is covered with either building or hard surface. The entrance into the site is a little bit of building, a little bit of landscaping and a large number of cars. Mr. Elliott stated that a main goal was to develop what is planned for the Frontage Protection Zone and create a better statement into the entry of Park City.

Mr. Elliott removed the existing components of the physical model and added components showing the proposed design. He noted that the intent is to construct a building that responds to the site and addresses the issues the City has been talking about throughout this area. He stated that the concept presented during the pre-application meeting was a four-story building. He reviewed the revised design and areas of the building where there are three-story, four-story, and five-story elements. He also indicated one-story elements that introduce terrace level activities on the upper level. The amenities space to the hotel is on top of the first floor.

Mr. Elliott remarked that Mr. Hart's goals were to maintain the functionality of the hotel and keep a similar key count, to provide the support services in the meeting and ballroom spaces that currently exist, and to look at way to engage the parking lots around the other retail in the area. Mr. Elliott stated that they came up with a solution that met those goals; along with adding a retail component on the perimeter that faces the parking lot.

Mr. Elliott noted that massing studies was done to achieve the best building. He explained where they reduced the massing and how they created variation in the architectural elements. He stated that all the extraneous entrances were cleaned up and the entrance to the project come in through the front door under canopies.

Mr. Elliott stated that 217 underground parking spaces are proposed. He indicated the location for service. One goal was to find a design that buffers the service element, which was done through berming and landscaping. From a massing point of view, they tried to break the elevation down and make a statement on the corner. The building was pulled away from Kearns to keep the view sheds clean.

Commissioner Murphy had to leave the meeting and asked to make his comments at this time. Commissioner Murphy was very supportive of the affordable housing on-site. He also supported making the existing parking lots into green space. Commissioner Murphy liked most of the architecture. He thought the northwest corner still needed some work. Commissioner Murphy felt the use of solar was fantastic. Commissioner Murphy stated that if they do the wrong brick, the citizens of Park City will be furious and he emphasized the importance of using the right color and style.

Chair Thomas felt this was a very exciting project with exciting architecture and massing. He agreed that the entry statement was more powerful. Chair Thomas wanted to know how this project integrates into the pedestrian connectivity of the community. Mr. Elliott replied that one of the goals was to improve the access point throughout. He lives down the street and knows the drawbacks of the walking experience. The goal was to create a gathering point and a better connection. Mr.

Elliott used the model to show their plan for pedestrian walkways and connections. Chair Thomas asked if it was possible to have a pedestrian connection through the project. He pointed out that the project creates a footprint that pedestrians still need to navigate around. Mr. Elliott offered to look at those possibilities.

Commissioner Wintzer generally supported the project and he appreciated the presentation. Commissioner Wintzer preferred to have the pedestrian traffic meander further away from the street. He requested that the applicants do whatever they could to encourage more outside activities to help bring the building alive. He favored the use of solar and the employee housing component.

Mr. Elliott provided a computerized model showing an aerial and all the vision corridors they were asked to look at during the last meeting.

Mr. Elliott requested input from the Planning Commission on the massing and the architectural expression to upgrade and update the project.

Chair Thomas stated that there are million ways to design this type of project and he felt this was an excellent start. He stated that the model was very helpful and the completeness of their presentation makes a huge difference in the process. Chair Thomas thought the entry statement was too busy and needed more clarity. He liked the articulation of the elements around the perimeter of the building and would like to see those remain. They are important to the character and the way the project subtly connects into the vernacular of the community. Chair Thomas reiterated his concern that this project not be a fortress away from pedestrians. He preferred to see more connectivity and he liked Commissioner Wintzer's suggestion to have pedestrians weave into the project.
Commissioner Pettit echoed the comments made by Chair Thomas. She felt he pinpointed all the issues of concern in terms of recognizing the importance of this project given its location and positioning within the entry corridor. She loved the fact that this project is one of the flagships for redevelopment and the inclusion of solar is very forward thinking. Commissioner Pettit commented on the design and she liked the concept of having an outdoor eating area and gathering spaces. Commissioner Pettit thanked Mr. Elliott for the model.

Commissioner Strachan stated that the Walkability Committee allotted $7 million to put in a huge sidewalk in that area. He encouraged the applicant to integrate their sidewalks with the City sidewalks. Commissioner Strachan agreed that the northwest corner still needs work.

Commissioner Robinson noted that the west side of Park City is where the Walkability Committee was looking to allot $7 million. He had spoken with both Jonathan Weidenhamer and Heinrich Deeter and the new sidewalk on the Kearns Blvd. side goes to the back edge of the right-of-way. The Staff had talked with Mr. Elliott about pushing that sidewalk along Kearns into the project and snake it through the landscaping. This would allow the road to be widened to create a bike path along Kearns, which is one of the goals of the Walkability Committee.

Commissioner Peek appreciated the model. After seeing the massing he was more comfortable with the project. He agreed with his fellow Commissioners that the northwest corner needs more

work. Commissioner Peek had concerns with the service entrance and asked if it was large enough for a semi. Mr. Elliott replied that the service entrance is set up with a turning radius to accommodate two semi trucks. Commissioner Peek suggested additional screening of the service bay, since that area is a primary facade of the project. Commissioner Peek pointed out that a significant amount of the parking accesses from the adjacent property. He was unsure if this would require a replat of adjacent properties in order to create an easement. He noted that part of the required parking for this project requires access and it could create a problem if the adjacent property redevelops in the future and puts landscaping to the edge of their property.

Commissioner Peek noted that the Land Management Code states that off-street parking must have unobstructed access to a street or alley. He stated that a portion of the at parking spaces to the east are on the property line and some are off the property. Commissioner Peek referred to off-street parking in Chapter 15 of the LMC, which states that the center line of intersections of the driveways of major traffic generators entering from opposite sides of the roadway must be either perfectly aligned or offset by a minimum of 150 feet. He felt that was approaching the need for a signalized intersection in the future. He recommended combining everything to minimize the points of crossing on Kearns.

Commissioner Wintzer stated that in the Park Bonanza District Study, the Planning Commission spent a lot of time talking about walkability. He encouraged the applicant to make it more accessible for the public to walk around the project and to make the project more alive with people.

Chair Thomas stated that a quick diagram showing how the pedestrian connections work to the development of Snow Creek and other obvious pedestrian connections would be helpful. Commissioner Peek requested that they also include the bus transit. Chair Thomas reiterated that this was an excellent start and he looked forward to the MPD application.

Chair Thomas clarified that public hearings would be held for this project at a later date.

EXHIBIT J

PARK CITY PLANNING COMMISSION
WORK SESSION NOTES
July 22, 2009

PRESENT: Jack Thomas, Dick Peek, Julia Pettit, Charlie Wintzer, Brooks Robinson, Katie Cattan, Mark Harrington, Matt Cassel, Kent Cashel

WORK SESSION ITEMS

Upper Ridge Plat Amendment

Planner Brooks Robinson noted that the Planning Commission had seen this plat amendment during discussions on the Alice Claim project. He reviewed a site plan to orient the Commissioners to the area and the subject property. Planner Robinson indicated platted Ridge Avenue, which is unimproved at this point. He stated that the applicant is proposing to use platted Ridge Avenue as access to 40 lots that would be combined into 8 lots. Planner Robinson presented the current lot configuration showing where Ridge would come into existing Ridge near the King Road intersection. He pointed out the location for a proposed fire turnaround that could potentially tie into the Alice Claim.
Planner Robinson reviewed a slide showing the proposed lot combination into eight lots, as well as road dedication along existing Ridge Avenue as it comes up from Daly Avenue. He pointed out the individual eight lots and the open space parcel on the south end. Planner Robinson stated that an existing jeep road that turns into a trail that goes on the back side of Daly would be used as access to Lots 6,7 and 8. There is also the potential for having access for lots 1-4 and possibly 5, from existing Ridge Avenue as it goes up the slope.

Planner Robinson noted that the applicants have a completed application and they are ready to undertake geo-technical exploration, which would involve some grading through the existing rock wall coming off of Ridge and King Avenues, and then doing bore holes for the geo-tech study. The applicant was looking for feedback from the Planning Commission on the proposal in general before starting the geo-technical exploration.

Planner Robinson commented on the Echo Spur project on McHenry where there was a platted right-of-way and the applicant decided to build to City standards. The Staff and the applicant were sensitive to the impact that had and would like to achieve a better planning solution that works for both the applicant and the City.

Commissioner Pettit indicated the triangle piece that abuts Lots 7, 8 and the open space parcel and asked who owns the land directly below it. Planner Robinson replied that 234 Daly, which is the house on the corner goes from Daly to the back of vacated Anchor. The other condo development further down Daly extends across. Therefore, existing Ridge Avenue, in that location, crosses those properties. He noted that the land was essentially unbuildable elements of the condo projects on Daly Avenue.
Commissioner Pettit asked if platted Ridge Avenue ends where it was shown on the diagram. She was trying to understand which of the lots have access off platted Ridge or the existing Ridge. Planner Robinson stated that the Park City survey runs parallel and comes to a point on Lot 7. What was shown was the extent of platted Ridge. Going back to the existing lot layout, all the lots up Lot 21 front on to Ridge as platted. Existing Ridge crosses over several of the other lots to the east. The zoning is HRL and the required lot size is 3,750 square feet. The existing lots as currently platted do not comply with the HRL standards.

Commissioner Wintzer asked for the location of the 20 foot high retaining wall mentioned in the Staff report. Planner Robinson explained that if platted Ridge is utilized as a City street and meeting a 10% grade, by the time you reach the south end, the top of the minor ridge that runs between Daly Avenue and Woodside Gulch has been scraped off and it is 18-20 feet below existing grade. The applicant would either need to retain it or have a cut slope back. Commissioner Wintzer clarified that the retaining wall would run all the way on the uphill side of the road but at different heights.

Gus Sherry, representing the applicant, stated that in concept some of the wall runs along the east side and at that wall is the opportunity for access on the King Road subdivision lot. Mr. Sherry remarked that the walls would be low at three to six feet. The cut slope at the top at the south end would probably be a terraced situation with four to six foot steps. The total cuts would be 27 at the peak.

Commissioner Wintzer wanted to know how they would retain the downhill side near the hammerhead turnaround. Mr. Sherry believed the wall would be four to six feet at the bottom. He noted that with the 10% slope to meet City Code, the top of the minor ridge would be cut off, creating flat front yards on those lots fronting platted Ridge. The result would be a broad, flat plateau at the top.

Chair Thomas asked if all the lots would have ingress/egress from existing Ridge. Mr. Sherry stated that the way the proposed eight lots are configured, five or six lots would have access. Chair Thoms felt that because platted Ridge is on a ridge line with significant existing vegetation the solution proposed would have a dramatic visual impact. He suggested that a better approach would be to access the eight lots from existing Ridge and to vacate platted Ridge Avenue or dedicate it to open space. That would help preserve the ridge line and the existing vegetation on the hill and reduce the visual impact.

Mr. Sherry replied that what Chair Thomas had suggested was a second option. He thought it would be a hard sell and generate a lot of discussion. As indicated in the Staff report, the slopes at the bottom are at least 60%. The new home design at the bottom of built Ridge would extend up the street. From a geo-technical and land disturbance standpoint, that would disturb the entire toe of the slope. It would physically be more difficult to build and the value of those homes on the bottom of the slope would be significantly less than the value of homes at the top. Mr. Sherry remarked that all the issues needed to be weighed with respect to the neighborhood.

Chair Thomas realized it was a platted right-of-way but he was not comfortable with the idea of moving in the proposed direction. He preferred to see options and solutions that use existing Ridge Avenue as an alternative. He understood the difficulty of constructing on a steep slope, but he knows from experience that it can be done.

Commissioner Pettit pointed out that as they currently exist, none of the lots could be built on without a lot combination. Even if the applicant improved platted Ridge to provide access, they still need approval from the Planning Commission and the City Council for the lot combination in order to meet the zone standards. Planner Robinson noted that another option would be the Board of

Adjustment.

Chair Thomas agreed that there are avenues to circumvent the Planning Commission process, but he preferred to work with the applicant to find a better solution.

Commissioner Peek asked about the slope along existing Ridge. Planner Robinson recalled that there was a structure on the old mine dump above where the trails runs. It would not affect the lots. Commissioner Peek agreed with Chair Thomas that shaving off the top of a visually significant and well vegetated ridge in Old Town versus using an existing road was not appropriate. He favored access from the bottom and leaving the ridge.

Commissioner Wintzer noted that "discouraging development on ridge lines" is referenced three times in the General Plan and several times in the LMC. He felt this plan was counterintuitive to the General Plan and the LMC. Before he could be convinced that the proposed plan was the plan to build, he would need to see some type of design for the lower section and a way to work from the lower half of the project.

Commissioner Pettit concurred with the comments of her fellow Commissioners regarding the visual impacts from improving platted Ridge. She felt it was inconsistent with their guidance under the General Plan and the purpose statements for the HRL zone.

Planner Robinson offered to work with the applicants on different alternatives. Chair Thomas clarified that the Planning Commission was open to exploring development of the project; but they strongly prefer the idea of coming in from below.

Quinns Water Treatment Plant MPD

Planner Kirsten Whetstone provided an update on how the design of the project has evolved since the last meeting. The applicant filed a conditional use permit and a master planned development application after the Planning Commission determined compliance with the General Plan on the pre-MPD. At that time the Planning Commission provided comments on the architecture and the applicants responded to those comments and would like to know if the design is headed in the right direction.

Planner Whetstone noted that the proposal is for a water treatment plant located in the Quinn's Junction area in the ROS zone. The project is also subject to the entry corridor protection and to the Sensitive Lands Ordinance because there are wetlands on the site.
Planner Whetstone stated that because the project is greater than 10,000 a master plan is required. The use itself as a public facility is a conditional use in the zone. The two applications were combined and the Planning Commission would review them together.

Planner Whetstone reviewed the revised plan and noted that the building height was approximately 40 feet. The Planning Commission has the ability to grant additional height per specific criteria in the master planned development and the applicant was requesting a height exception. The primary objective this evening was to discuss the architectural character of the building.

EXHIBIT K

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GEOTECHNICAL INVESTIGATION
Upper Ridge Subdivision
Ridge Avenue
Park City, Utah

IGES Job No. 01293-001

September 22, 2009

Prepared for:

Avenues Land Company, LLC

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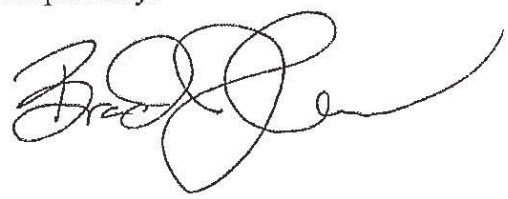
GEOTECHNICAL INVESTIGATION
UPPER RIDGE SUBDIVISION
RIDGE AVENUE
PARK CITY, UTAH

IGES Job No. 01293-001

Prepared by:



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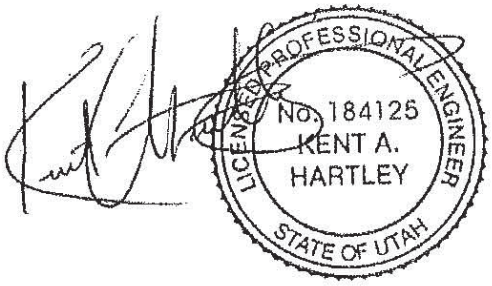

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1.0 EXECUTIVE SUMMARY

This report presents the results of a geotechnical investigation conducted for the proposed *Upper Ridge Subdivision* located along Ridge Avenue in Park City, Utah. The purposes of this investigation were to assess the nature and engineering properties of the subsurface soils at the subject site and to provide recommendations for design of foundations, surface drainage, and design of pavement sections for construction of the proposed roadways. In addition, we have included an assessment of potential geologic hazards associated with the soil conditions at the site and provide recommendations for mitigation as necessary.

Based on the subsurface conditions encountered at the site, it is our opinion that the subject site is suitable for the proposed development provided that the preliminary recommendations contained in this report are considered during the planning stages of the project. Additional study, including field exploration and lab testing, will likely be required once final construction plans and design grades are finalized.

Subsurface soils were sampled in three test pits excavated at representative locations across the site during the field investigation conducted by IGES. The site is mantled by approximately 1 to 1½ feet of gravelly topsoil overlying surficial soil consisting of clay and gravel mixtures. Based on our field observations and considering the presence of relatively competent native earth materials, we recommend that the footings for the proposed structures be founded *entirely* on competent native soils. Construction of fill pads on the hillslope may require special design considerations to provide adequate stability. Due to the steep slopes onsite, IGES therefore recommends that site specific slope stability analyses be undertaken on a lot by lot basis when final grading plans become available. Native/fill transition zones should be avoided. If soft, loose, potentially expansive, or otherwise deleterious earth materials are exposed in the footing excavations, the footings should be deepened such that all footings bear on relatively uniform, competent native earth materials.

NOTICE: The scope of services provided within this report is limited to the assessment of the subsurface conditions at the subject site. The executive summary is provided solely for purposes of overview and is not intended to replace the report of which it is part and should not be used separately from the report.

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical investigation conducted for the proposed *Upper Ridge Subdivision* located along Ridge Avenue in Park City, Utah. The purpose of this investigation was to assess the nature and engineering properties of the subsurface soils at the subject site and to provide recommendations for design of conventional shallow spread foundations, surface drainage, and design of pavement sections for construction of the proposed roadways. In addition, we have included an assessment of potential geologic hazards associated with the soil conditions at the site and provided recommendations for mitigation as necessary.

The scope of work completed for this study included a site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analyses, and preparation of this report. Our services were performed in accordance with our proposal dated May 21, 2009, and your signed authorization. The recommendations contained in this report are subject to the limitations presented in the "Limitations" section of this report (Section 7.1).

2.2 PROJECT DESCRIPTION

The approximate 2-acre site is located just west of the current Ridge Avenue and south of the intersection of Ridge Avenue and King Road in Park City, Utah. The project site is shown on the *Site Vicinity Map* included in Appendix A at the end of this report (Plate A-1). The project as planned will consist of eight residential lots and a new section of Ridge Avenue to access the lots. The development will also contain a stormwater detention area at the lower end of the development and a vacant parcel on the upper end. The site is relatively steep with the lots downhill to the east from Ridge Avenue. It is anticipated that final grading will consist of cuts and fills on the order of 10-feet or less.

3.0 METHOD OF STUDY

3.1 SUBSURFACE INVESTIGATION

As a part of this investigation, subsurface soil conditions were explored by excavating three test pits to depths ranging from 5 to 11 feet below the existing ground surface. Plate A-2 in Appendix A shows the approximate locations of the test pits. Exploration points were placed to provide a representative cross section of the subsurface conditions in areas anticipated for development, as site conditions allowed. Subsurface conditions as encountered in the explorations were logged at the time of our investigation by a member of our technical staff and are presented on the enclosed Test Pit Logs, Plates A-3 through A-5 in Appendix A. A *Key to Soil Symbols and Terminology* is presented on Plate A-6.

The test pits were excavated with the aid of a trackhoe. Soil samples were obtained in the test pit explorations and were transported to our laboratory for testing to evaluate engineering properties of the various earth materials observed. The soils observed in the explorations were logged and classified in general accordance with the Unified Soil Classification System (USCS). Classifications for the individual soil units are shown on the attached Test Pit Logs (Plates A-3 through A-5).

3.2 LABORATORY INVESTIGATION

Geotechnical laboratory tests were conducted on selected soil samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. Laboratory tests conducted during this investigation include:

- In situ moisture content and dry density (ASTM D2937 and D2216)
- Atterberg Limits (ASTM D4318)
- No. 200 Sieve Wash (ASTM D1140)
- Grain Size Distribution (ASTM D422)
- Standard Proctor (ASTM D698C)
- California Bearing Ratio (ASTM D1883)
- Water-soluble sulfate concentration for cement type recommendations
- Resistivity and pH to evaluate corrosion potential of ferrous metals in contact with site soils (AASHTO T288)

Results of the moisture content tests are shown on the Test Pit Logs (Appendix A). The results of remaining laboratory tests are presented on the Test Pit Logs in Appendix A (Plates A-3 through A-5), the test result plates presented in Appendix B (Plates B-1 through B-3) and in the Summary of Laboratory Test Results Table (Plate B-4).

4.0 GEOLOGIC CONDITIONS

4.1 GEOLOGIC SETTING

The subject site is located at an elevation between approximately 7265 to 7350 feet in an area described by Stokes (1986) as the Hinterlands portion of the Rocky Mountains physiographic province. The site is situated just east of the Wasatch Range near the northern end of Empire Canyon (Plate A-1). The Wasatch Range is the easternmost expression of pronounced Basin and Range extension in north-central Utah.

Surface sediments at the site are mapped as Quaternary glacial moraine deposits (Qm) and Pennsylvanian Weber Quartzite (Pw) (Bromfield and Crittenden, 1971). The Qm deposits are mapped at the highest elevations of the subject site while the Pw deposits are mapped to comprise majority of the hillslope.

4.2 SEISMICITY AND FAULTING

The site lies on the east side of the north-south trending belt of seismicity known as the Intermountain Seismic Belt (ISB) (Hecker, 1993). The ISB extends from northwestern Montana through southwestern Utah. A fault is considered 'active' if Holocene-age activity (11,000 ybp) has been documented along the fault trace. No active faults are reported to run through or immediately adjacent to the site (Bromfield and Crittenden, 1971). The site is approximately ¾ miles west of the Frog Valley Fault system, approximately 14 miles north from the Round Valley faults, and approximately 15 miles west from the Wasatch Fault system. Analyses of the ground shaking hazard along the Wasatch Front suggest that the Wasatch Fault Zone is the single greatest contributor to the seismic hazard in the Salt Lake City region.

Seismic hazard maps depicting probabilistic ground motions and spectral response have been developed for the United States by the U.S. Geological Survey as part of NEHRP/NSHMP (Frankel et al, 1996). These maps have been incorporated into both *NEHRP Recommended Provisions for Seismic Regulations for New Buildings and Other Structures* (FEMA, 1997) and the *International Building Code* (IBC) (International Code Council, 2006). Spectral responses for the Maximum Considered Earthquake (MCE) are shown in the table below. These values generally correspond to a two percent probability of exceedance in 50 years (2PE50) for a "firm rock" site. To account for site effects, site

coefficients which vary with the magnitude of spectral acceleration are used. Based on our field exploration, it is our opinion that this location is best described as a Site Class C. The spectral accelerations are shown in the table below. The spectral accelerations are calculated based on the site's approximate latitude and longitude of 40.6369° and -111.4965° respectively. Based on IBC, the site coefficients are F_a=1.12 and F_v= 1.55. From this procedure the peak ground acceleration (PGA) is estimated to be 0.311g. The MCE PGA and Design response spectrum are presented in Appendix C on Plate C-1.

MCE Seismic Response Spectrum Spectral Acceleration Values for IBC Site Class C [a]

Site Location: Latitude = 40.6369 N Longitude = -111.4965 W	**Site Class C Site Coefficients: Fa = 1.12 Fv = 1.55**
Spectral Period (sec)	**Response Spectrum Spectral Acceleration (g)**
0.2	0.692xFa = 1.123
1.0	0.254xFv = 1.546

[a] IBC 1615.1.3 recommends scaling the MCE values by 2/3 to obtain the design spectral response acceleration values.

4.3 OTHER GEOLOGIC HAZARDS

Geologic hazards can be defined as naturally occurring geologic conditions or processes that could present a danger to human life and property. These hazards must be considered before development of the site. There are several hazards in addition to seismicity and faulting that may be present at the site, and which should be considered in the design of roads and critical facilities such as water tanks and structures designed for human habitation. The other identified geologic hazards considered for this site are landslides and shallow bedrock. A complete list of potential geologic hazards is included in the *Summary of Geologic Hazards Table* in Appendix C (Plate C-2).

4.3.1 Landslides

There are several types of landslides that should be considered when evaluating geologic hazards at the site. These include shallow debris slides, deep-seated earth or rock slumps and earth flows.

Landslides can be described as being *older*, *younger*, or *historical*. This division is based

on the degree to which the characteristic features of these landslides are preserved. *Historical* landslides are characterized by hummocky topography, numerous internal scarps, and chaotic bedding, as well as more recent evidence such as tilted trees, fresh scarps, and damaged roads, utilities, or other structures. The characteristics of *younger* landslides are similar to those of *historic* landslides but do not appear to be as recent. The characteristic features of *older* landslides are morphologically subtle and sometimes indistinguishable.

None of these landslides types are reported at the subject site; however, Harty (1992) maps a large landslide complex just south of the subject site. Although no landslides are mapped within the subject site, it should be noted that the absence of a mapped landslide does not preclude the possibility of the existence of a landslide, especially given the steep slopes within the site.

4.3.2 Shallow Bedrock

Shallow bedrock is a potential hazard that exists when bedrock is found just below the surface when excavation is planned at the site. It is generally expensive and time consuming to remove. Shallow bedrock should be considered when planning the development of the residences and road located within the area subjected to this hazard.

Shallow bedrock is mapped on the steep slopes facing east on the property where development is planned. It is likely that the bedrock will be encountered upon placement of foundation elements.

5.0 GENERALIZED SITE CONDITIONS

5.1 SURFACE CONDITIONS

The subject property is an irregular-shaped site, approximately 2 acres in size. The topography at the site is moderately rugged and hilly, draining toward the east. Maximum topographic relief across the site is on the order of approximately 100 to 150 feet. Vegetation at the site includes native scrub oak, trees, sage brush, weeds and grasses. The subject property is currently undeveloped land with existing residences surrounding the property to the west, north, and down the hill to the east.

5.2 SUBSURFACE CONDITIONS

The subsurface soil conditions were explored at the subject property by excavating three test pits at representative locations across the site. Subsurface soil conditions were logged during our field investigation and are included in the Test Pit Logs in Appendix A at the end of this report (Plates A-3 through A-5). The soil and moisture conditions encountered during our investigation are discussed below.

5.2.1 Earth Materials

Based on our observations and geologic literature review, the majority of the site is underlain by a relatively thin veneer (about 1 to 2 feet) of Clayey GRAVEL (GC) topsoil overlying Quaternary-aged glacial moraine deposits (Qm) and Pennsylvanian quartzite deposits (Pw) (Bromfield and Crittenden, 1971). Descriptions of the geologic units encountered are presented in the following paragraphs:

Topsoil: The composition of the topsoil was generally the same throughout the site and consisted of dark brown Clayey GRAVEL with sand (GC). This unit has an organic appearance and texture, with roots throughout. Topsoil was encountered in all test pits.

Quaternary Glacial Moraine Deposits (Qm): These deposits were encountered on the top of the ridge in all three test pits. These glacial deposits generally form terraces adjacent to larger drainages and cap high surfaces. These deposits encountered consist of Clayey GRAVEL with varying amounts of sand (GC). These deposits varied from being relatively easy to excavate with a trackhoe, to very difficult to excavate with a trackhoe. The size of boulders contained in these deposits was also observed to vary with location

on the ridge with some locations having generally smaller clasts (approximately 6 inches to 1 foot in diameter) and others having large boulders (up to approximately 3 feet in diameter).

Pennsylvanian Weber Quartzite (Pw): This bedrock member is mapped to comprise majority of the hillslope on the subject site. Bromfield and Crittenden (1971) map this unit as pale-gray and tan weathering quartzite and limey sandstone. Some outcrops are composed of interbedded gray to white limestone and dolomite. It is likely that this bedrock unit will be encountered upon cutting into the hillslope for planned development.

The stratification lines shown on the enclosed logs represent the approximate boundary between soil types (Plates A-3 to A-5). The actual in-situ transition may be gradual and may vary laterally from the location. Due to the nature and depositional characteristics of the native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration locations.

5.2.2 Groundwater/Moisture Content Conditions

Groundwater was not encountered in any of the exploratory test pits. The soil moisture was described as dry to slightly moist in most of the test pits. The moisture content ranged from approximately 8 to 9 percent. Due to the season of our investigation, we anticipate groundwater levels to be near their seasonal low. During construction the groundwater elevation may increase due to precipitation, surface runoff from adjacent properties, irrigation or other sources. We do not anticipate groundwater will adversely impact the proposed construction.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 GENERAL CONCLUSIONS

Supporting data upon which the following recommendations are based have been presented in the previous sections of this report. The preliminary recommendations presented herein are governed by the physical properties of the soils encountered in the exploratory test pits and the anticipated design data discussed in the PROJECT DESCRIPTION section (Section 2.2). If subsurface conditions other than those described herein are encountered in conjunction with construction, and/or if design and layout changes are initiated, IGES must be informed so that our recommendations can be reviewed and revised as deemed necessary.

Based on the subsurface conditions encountered at the site, it is our opinion that the subject site is suitable for the proposed development provided that the recommendations contained in this report are considered during the planning stages of the project. Additional study, including field exploration and lab testing, will likely be required once final construction plans and design grades are finalized. In general, we anticipate the development can be completed using standard construction practices. We anticipate that the foundation for the proposed residential structures will consist of conventional shallow spread footings founded entirely on competent native earth materials.

The following sub-sections present our recommendations for general site grading, slope stability pavement design, design of foundations, slabs-on-grade, lateral earth pressures, moisture protection and preliminary soil corrosion.

6.2 EARTHWORK

Prior to the placement of improvements, general site grading is recommended to provide proper support for foundations, exterior concrete flatwork, concrete slabs-on-grade, and asphalt pavement sections. Site grading is also recommended to provide proper drainage and moisture control and to aid in minimizing the potential for differential movement in foundation soils resulting from variations in moisture conditions.

6.2.1 General Site Preparation and Grading

Below proposed structures, fills, and man-made improvements, all vegetation, topsoil, debris, and undocumented fill soils should be removed. Any existing utilities should be re-routed or protected in-place. Tree roots should be grubbed-out and replaced with engineered fill. The exposed native soils should then be proof-rolled with heavy rubber-tired equipment such as a scraper or loader. Any soft/loose areas identified during proof-rolling should be removed and replaced with structural fill. Areas to receive structural fill or embankment fill should be benched to allow placement and compaction of the material on a horizontal plane. All excavation bottoms should be observed by an IGES representative prior to placement of engineered fill to evaluate whether soft, loose, or otherwise deleterious earth materials have been removed and that recommendations contained in this report have been complied with.

6.2.2 Temporary Excavations

The contractor is responsible for site safety, including all temporary slopes and trenches excavated at the site and design of any required temporary shoring. The contractor is responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Soil types may vary significantly at this site, but will typically be *Type A* soils. Close coordination between the competent person and IGES should be maintained to facilitate construction while providing safe excavations.

Based on Occupational Safety and Health (OSHA) guidelines for excavation safety, trenches with vertical walls up to 5 feet in depth may be occupied. Where very moist soil conditions or groundwater is encountered, or when the trench is deeper than 5 feet, we recommend a trench-shield or shoring be used as a protective system to workers in the trench. Sloping of the sides at 1 horizontal to 1 vertical (1H:1V) (45 degrees) in accordance with OSHA Type A soils may be used as an alternative to shoring or shielding.

Loose soils near the top of excavations should be benched back to minimize raveling hazards. All excavations should be inspected frequently to evaluate stability by qualified personnel.

6.2.3 Structural Fill and Compaction

All fill placed for the support of embankments, flatwork, or pavements, should consist of structural fill. Structural fill may consist of onsite native soils or imported granular material. Structural fill should be substantially free of vegetation and debris, and have a maximum particle size of 6 inches in diameter; rocks with a larger diameter may be incorporated in structural fill if they are placed in accordance with the recommendations contained within this report (Section 6.2.3.1). The maximum particle size should be no greater than 3 inches when located within approximately 1 foot of the base section of a roadway. The structural fill requirements presented in this paragraph meet the needs of the geotechnical report; other regulating entities including Park City may have structural fill requirements that are more restrictive than those presented. The contractor should be aware of the potential need to import fill material for trench backfill.

Imported structural fill should consist of granular soils meeting the requirements outlined previously. Imported structural fill should be approved by IGES prior to importing.

All structural fill should be placed in maximum 6-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 8-inch loose lifts if compacted by light-duty rollers, and maximum 12-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. Additional lift thickness may be allowed by IGES provided the CONTRACTOR can demonstrate sufficient compaction can be achieved with the equipment in use. Structural fill should be compacted on a horizontal plane or grade that is equivalent to the final grade of the road, unless otherwise approved by IGES. Soils in compacted fills beneath all shallow footings and pavements should be compacted to at least 95 percent of the MDD as determined by ASTM D-1557. Soils in compacted fills in close proximity to earth retaining structures (i.e. retaining walls) or subterranean structures (i.e., basement walls) should be compacted to at least 90 percent of the MDD as determined by ASTM D-1557, with only small hand-operated compaction equipment being used. The moisture content should be 0 to +3 percent of the OMC for all structural fill. Any imported or locally borrowed fill materials should be approved by IGES prior to use. Also, prior to placing any fill, the excavations should be observed by IGES to confirm that unsuitable materials have been removed. In addition, proper grading should precede placement of fill, as described in the General Site Preparation and Grading subsection of this report.

6.2.3.1 Oversized Particles within Structural Fill

If desired, oversize earth materials (larger than 6 inches in greatest dimension) may be included in structural fill if they are placed in a manner that will not result in voids, loose soils, or uncompacted soils. These oversized particles should not be placed within 5 feet of the top of any embankment or within 5 feet of the outer slope of the embankment. If oversized particles are used in structural fill as discussed above, the contractor should place and compact fill around oversized particles in accordance with the recommendations presented in the previous paragraphs. In addition to these recommendations, it is likely that the contractor will be required to use small compaction equipment such as a hand operated "jumping jack" to compact the structural fill within two feet of the oversized material. We also recommend that a qualified geotechnical engineer or soils technician observe placement and compaction around oversized particles. Alternatively, the oversize material may be crushed onsite and incorporated into the fill.

6.2.4 Erosion Control

Consideration should be given to the use of erosion control fabrics and/or waddles to facilitate the growth of vegetation on all cut and fill slopes. We recommend that fill slopes be covered with topsoil that was removed during clearing and grubbing activities. The surface of the embankment fill should be rough so that when the topsoil is placed, it will not be easily eroded and transported during precipitation events. The topsoil should be placed in a single 4-inch thick lifts and track-walked with a dozer or backhoe. Topsoil should not be placed on slopes that are steeper than 2H:1V. The track marks left by the dozer should not be flattened and should serve as areas to collect water and seeds to aid in growing native vegetation on the man-made slopes. An approved seed mix should be used in growing vegetation on man-made slopes, cuts, and other disturbed areas.

6.3 FOUNDATIONS

Based on our field observations and considering the presence of relatively competent native earth materials, we recommend that the footings for the proposed residential and commercial structure be founded *entirely* on competent native soils. Native/fill transition zones should be avoided. If soft, loose, potentially collapsible, or otherwise deleterious earth materials are exposed in the footing excavations, then the footings should be deepened such that all footings bear on relatively uniform, competent native earth

materials. Since the slope stability analysis (Section 5.3) showed that the addition of fill material to the hillslope would destabilize the slope, we recommend that the contractor cut into the hillslope so that the planned residences reside entirely upon competent native soils.

If required, all fill beneath the foundations should consist of structural fill and should be placed and compacted in accordance with our recommendations contained in Section 6.2.4 of this report. Shallow spread or continuous wall footings constructed on competent undisturbed native soils or structural fill may be proportioned utilizing a maximum net allowable bearing pressure of **2,000 pounds per square foot (psf)**. The net allowable bearing values presented above are for dead load plus live load conditions. Once specific loading conditions are known for the individual residences, site specific bearing capacity values can be determined based on the actual loads if more capacity is deemed necessary.

All foundations exposed to the full effects of frost should be established at a minimum depth of 30 inches below the lowest adjacent final grade. Interior footings, not subjected to the full effects of frost (i.e., a continuously heated structure), may be established at higher elevations, however, a minimum depth of embedment of 18 inches is recommended for confinement purposes. The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings.

Structural Set-Back: Recommendations contained in the 2006 IBC indicate structures should be set-back from the top of slopes a minimum of H/3, with H equal to the height of the slope. However, the setback need not exceed 40 feet. The set-back is measured horizontally from the bottom of the footing(s) to the face of the slope. Minimum set back should be 7 feet.

6.3.1 Settlement

6.3.1.1 Static Settlement

Static settlement of properly designed and constructed conventional foundations, founded as described above, are anticipated to be on the order of 1 inch or less. Differential settlement is expected to be half of total settlement over a distance of 30 feet.

6.4 PRELIMINARY SLOPE STABILITY EVALUATION

The grading plans provided to us are conceptual in nature and depict the location of the proposed residential lots and main roadways only (i.e., road embankments, cuts or fills are not shown). A complete slope stability evaluation of the proposed development should take into consideration proposed cuts and fills. Therefore, IGES recommends that the slope stability of the proposed development be evaluated once a final grading plan becomes available and site specific analysis be performed for each lot once development plans are established.

IGES has performed a preliminary slope stability evaluation of the existing conditions at approximately Station 4+25 on the proposed Ridge Avenue extension. The stability of this slope was modeled using GSTABL7, a computer application incorporating (among others) Bishop's Simplified Method of analysis. Calculations for stability were developed by searching for the minimum factor-of-safety for a circular-type failure. Homogeneous earth materials (surficial glacial soils and/or Weber Quartzite) and arcuate failure surfaces were assumed. Location of the cross-section is illustrated on the *Geotechnical Map*, Plate A-2.

The global stability analysis included both static and pseudo-static (seismic) conditions. Seismic analysis was completed using one-half of the horizontal acceleration as previously described. Using the soil strength values obtained as explained above, IGES completed the static and seismic global stability evaluation on the section for the native conditions currently onsite and for the final finished grade with a load of 2,000 psf modeling a residential structure. The final finished grade was modeled using the elevations shown for Station 4+25 on Ridge Avenue on the *Concept Plan* from Canyon Engineering Plate 2 of 3.

A summary of our slope stability analysis is presented in the following table and in Appendix D.

Table 1
Summary of Slope Stability

Analysis	Factor of Safety	
	Static	Pseudo-Static
Native Slope	1.48	1.11
Proposed Final Slope	0.98	-

Since the static slope stability analysis for the proposed final grade had a factor of safety below 1, a seismic analysis was not performed. The results of the analysis as shown above indicate that without remedial measures, residential structures should not be placed upon fill material. This analysis was performed on the given cross section at Station 4+25. Conditions will vary across the site with some locations having higher and lower factors of safety from those listed in Table 1. IGES therefore recommends that site specific slope stability analyses be undertaken on a lot by lot basis when final grading plans become available. Further recommendations are included in this report in Section 6.5.

6.5 SLOPE GRADING RECOMMENDATIONS

Due to the preliminary nature of the geotechnical portion of this report, grading plans were not available. As such, the recommendations for proposed engineered slopes (cut slopes and fill slopes) are general in nature and should be finalized during the final grading and planning phase(s) of the project. We recommend slope stability of the proposed development be evaluated once final grading plans become available and site specific slope stability analysis be performed for each lot once development plans are established.

6.6 LATERAL EARTH PRESSURES

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footing and the supporting soils. In determining the frictional resistance against concrete, a coefficient of friction of 0.40 for sandy native soils or structural fill should be used.

Ultimate lateral earth pressures from natural soils and *granular* backfill acting against retaining walls and buried structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in the following table:

Condition	Level Backfill		2:1 Backfill	
	Lateral Pressure Coefficient	Equivalent Fluid Density (pcf)	Lateral Pressure Coefficient	Equivalent Fluid Density (pcf)
Active (Ka)	0.24	31	0.32	42
At-rest (Ko)	0.38	50	0.51	66
Passive (Kp)	4.20	547	-	-

These coefficients and densities assume no buildup of hydrostatic pressures. The force of the water should be added to the presented values if hydrostatic pressures are anticipated.

Clayey soils drain poorly and may swell upon wetting, thereby greatly increasing lateral pressures acting on earth retaining structures; therefore, clayey soils should not be used as retaining wall backfill. Backfill should consist of either native granular soil or sandy imported material with an Expansion Index (EI) less than 20. Retaining wall backfill should be approved by IGES prior to use.

Walls and structures allowed to rotate slightly should use the active condition. If the element is constrained against rotation (i.e., a basement wall) the at-rest condition should be used. These values should be used with an appropriate factor of safety against overturning and sliding. A value of 1.5 is typically used. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by ½.

6.7 PAVEMENT SECTION DESIGN

Based on the soil conditions across the subject site, a representative CBR value was obtained from a representative soil sample. The soil sample obtained had a CBR value of 6.5. Based on soil classification and laboratory obtained CBR value, the near surface soils are expected to provide moderate to good pavement support. Anticipated traffic volumes were not available at the time this report was prepared. However, based on our

understanding of the project development we assumed traffic in the residential areas would consist of approximately 500 passenger vehicles per day with 1 percent trucks and no growth over a 20 year design period. Based on the CBR value, the assumed traffic information, approximately 84,000 equivalent single axle loads (ESALs), the recommended preliminary pavement thicknesses are:

Area	Asphalt Concrete (in.)	Untreated Base Course (in.)
Residential	3	8
*Park City may have specific pavement requirements for the types of roadways planned that may exceed the minimum section recommendations presented above.		

Asphalt has been assumed to be a high stability plant mix and base course material composed of crushed stone with a minimum CBR of 70. The thicknesses of these pavement sections are contingent upon the upper 12-inches of native soils being scarified and compacted to at least 95% of the MDD as determined by ASTM D-1557. The road base should also be placed and compacted to at least 95% of the MDD as determined by ASTM D-1557 (modified proctor). If the anticipated traffic conditions are greater than those assumed, we should be contacted to assess the pavement section and make modifications as necessary. Also, the above pavement section does not take into account construction traffic during build out; we have assumed that the majority of construction traffic will occur prior to construction of the paved roadways. Maintenance may need to be performed after completion of construction.

6.8 MOISTURE PROTECTION AND SURFACE DRAINAGE

Moisture should not be allowed to infiltrate into the soils in the vicinity of the foundations. As such, design strategies to minimize ponding and infiltration near the home should be implemented. The planned southerly-descending slope may be subject to sheet flow and/or erosion during periods of heavy rain or snow melt. Therefore, the Civil Engineer may also wish to consider construction of additional surface drainage at the top of the slope to intercept surface runoff.

We recommend that hand watering, desert landscaping or Xeriscape be considered within 5 feet of the foundations. We further recommend roof runoff devices be installed to direct all runoff a minimum of 10 feet away from structures or to storm water runoff areas. The home builder should be responsible for compacting the exterior backfill soils around the

foundation. Additionally, the ground surface within 10 feet of the house should be constructed so as to slope a minimum of two percent away from the home. Pavement sections should be constructed to divert surface water off of the pavement into storm drains. Parking strips and roadway shoulder areas should be constructed to prevent infiltration of water into the areas surrounding pavement.

To aid in maintaining surficial slope stability and to minimize potential erosion, we recommend that a water interceptor swale be constructed at the top of the engineered fill slope. This swale should be designed to intercept all water draining toward the top of the slope and divert the drainage around the slope. The drainage should be controlled as it travels around the slopes and should be tied into a suitable drainage system.

6.9 PRELIMINARY SOIL CORROSION POTENTIAL

To evaluate the corrosion potential of concrete in contact with onsite native soil, a representative soil sample was obtained and tested in our soils laboratory for soluble sulfate content. Laboratory test results indicate that the sample tested has a sulfate content 27 ppm. Based on this result, the onsite native soils are expected to exhibit a low potential for sulfate attack to concrete. We anticipate that conventional Type I/II cement may be used for all concrete in contact with site soils.

To evaluate the corrosion potential of ferrous metal in contact with onsite native soil, a representative soil sample was tested in our soils laboratory for soil resistivity (AASHTO T288) and pH. The tests indicated that the onsite soils have a minimum soil resistivity of 3400 OHM-cm. The test also indicated a pH of 7.1. Based on these results, the onsite native soil is considered corrosive to ferrous metal. Consideration should be given to retaining the services of a qualified corrosion engineer to provide an assessment of any metal that may be associated with construction of ancillary water lines and reinforcing steel, valves, and similar improvements in contact with native clay soils.

7.0 CLOSURE

7.1 LIMITATIONS

The recommendations contained in this report are based on limited field exploration, laboratory testing, and our understanding of the proposed construction. The subsurface data used in the preparation of this report were obtained from the explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between and beyond the points explored. The nature and extent of variations may not be evident until construction occurs. If any conditions are encountered at this site that are different from those described in this report, we should be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, IGES should also be notified.

This report was prepared in accordance with the generally accepted standard of practice at the time the report was written. No warranty, expressed or implied, is made.

It is the Client's responsibility to see that all parties to the project including the Designer, Contractor, Subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

7.2 ADDITIONAL SERVICES

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during the construction. IGES staff should be on site to verify compliance with these recommendations. These tests and observations should include at a minimum the testing frequency outlined in Appendix F and the following:

- Observations and testing during site preparation, earthwork and structural fill placement.
- Observation of foundation soils to assess their suitability for footing placement.
- Consultation as may be required during construction.
- Quality control on concrete placement to verify slump, air content, and strength.

- Quality control and testing during placement and compaction of asphalt.

We also recommend that project plans and specifications be reviewed by us to verify compatibility with our conclusions and recommendations. Additional information concerning the scope and cost of these services can be obtained from our office.

We appreciate the opportunity to be of service on this project. Should you have any questions regarding the report or wish to discuss additional services, please do not hesitate to contact us at your convenience (801) 748-4044.

8.0 REFERENCES

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EXHIBIT L

UPPER RIDGE
TRAFFIC IMPACT STUDY

Prepared For:
Avenues Land Company, LLC

Prepared By:

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February 26, 2009

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February 26, 2009

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1.0 INTRODUCTION

This study evaluates the potential traffic impacts associated with the construction of the Upper Ridge development planned in Park City, Utah. Existing a.m. and p.m. peak period turning movement counts were completed at two study intersections near the proposed project site to evaluate current traffic conditions in the area. Project-related traffic was forecast and distributed to the adjacent street system.

The primary purpose of the study was to determine if any improvements to the roads or intersections near the project will be required as a result of the proposed development.

1.1 Purpose and Objective of Study

This study evaluates the potential traffic impacts associated with a proposed development of 8 single family detached homes in Park City, Utah. Three scenarios were analyzed including:

1. Existing Traffic Conditions,
2. Background Traffic Conditions, and
3. Background plus Project Traffic Conditions.

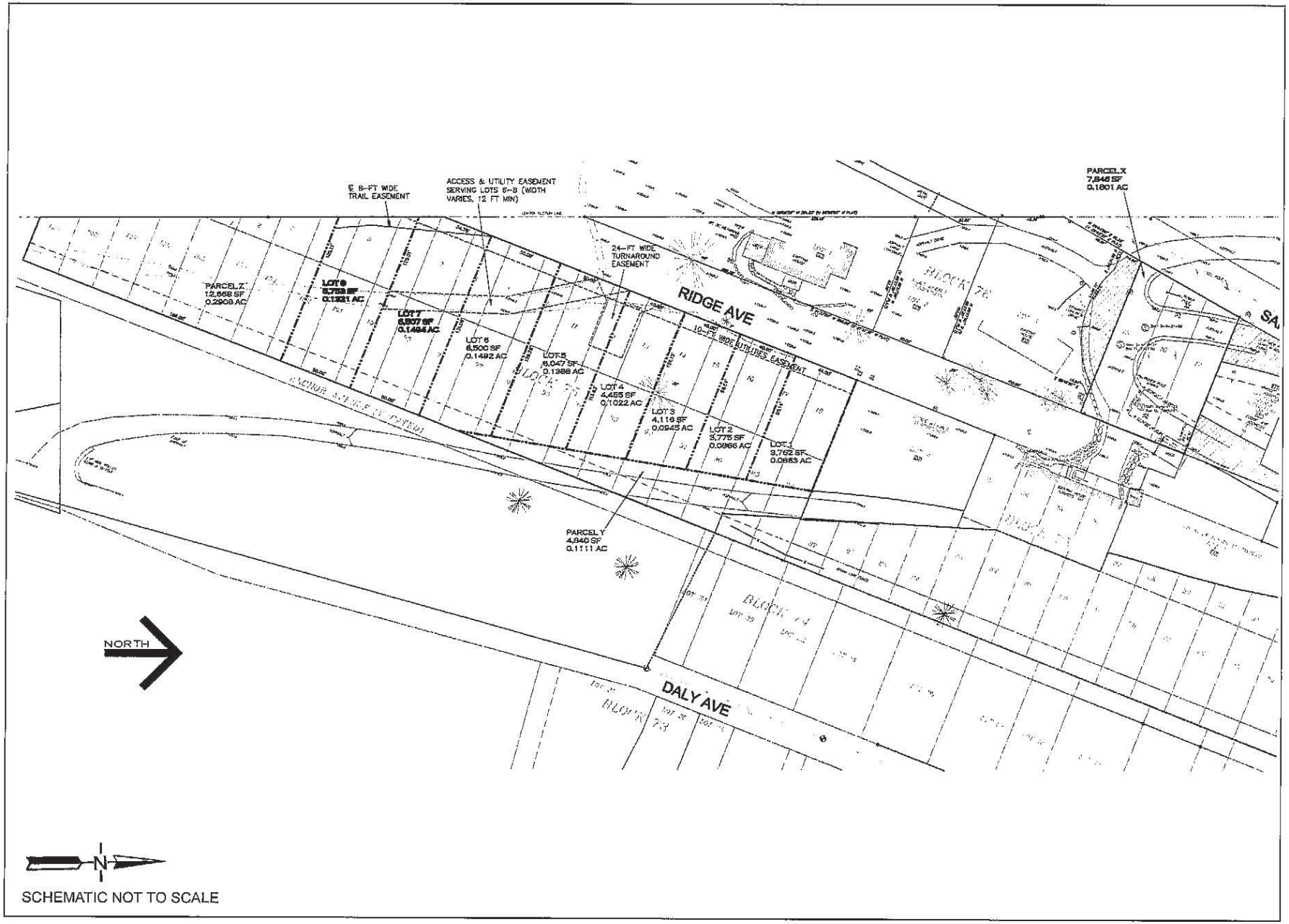
The King Road/Park Avenue/Main Street and the Daly Avenue/Hillside Avenue intersections were chosen for the purpose of determining what impacts, if any, the proposed project would have on the existing transportation network.

1.2 Project Description and Location

The project site is located between Ridge Avenue and Upper Ridge Avenue at the south end of Park City. The site is currently vacant. A site plan is presented in Figure 1. A map illustrating the location of the project in relation to the surrounding street system is presented in Figure 2.

The proposed Upper Ridge development will consist of 8 single family homes. King Road provides principal access to the site. Upper Ridge Avenue will be constructed to the south to provide access to the proposed homes.

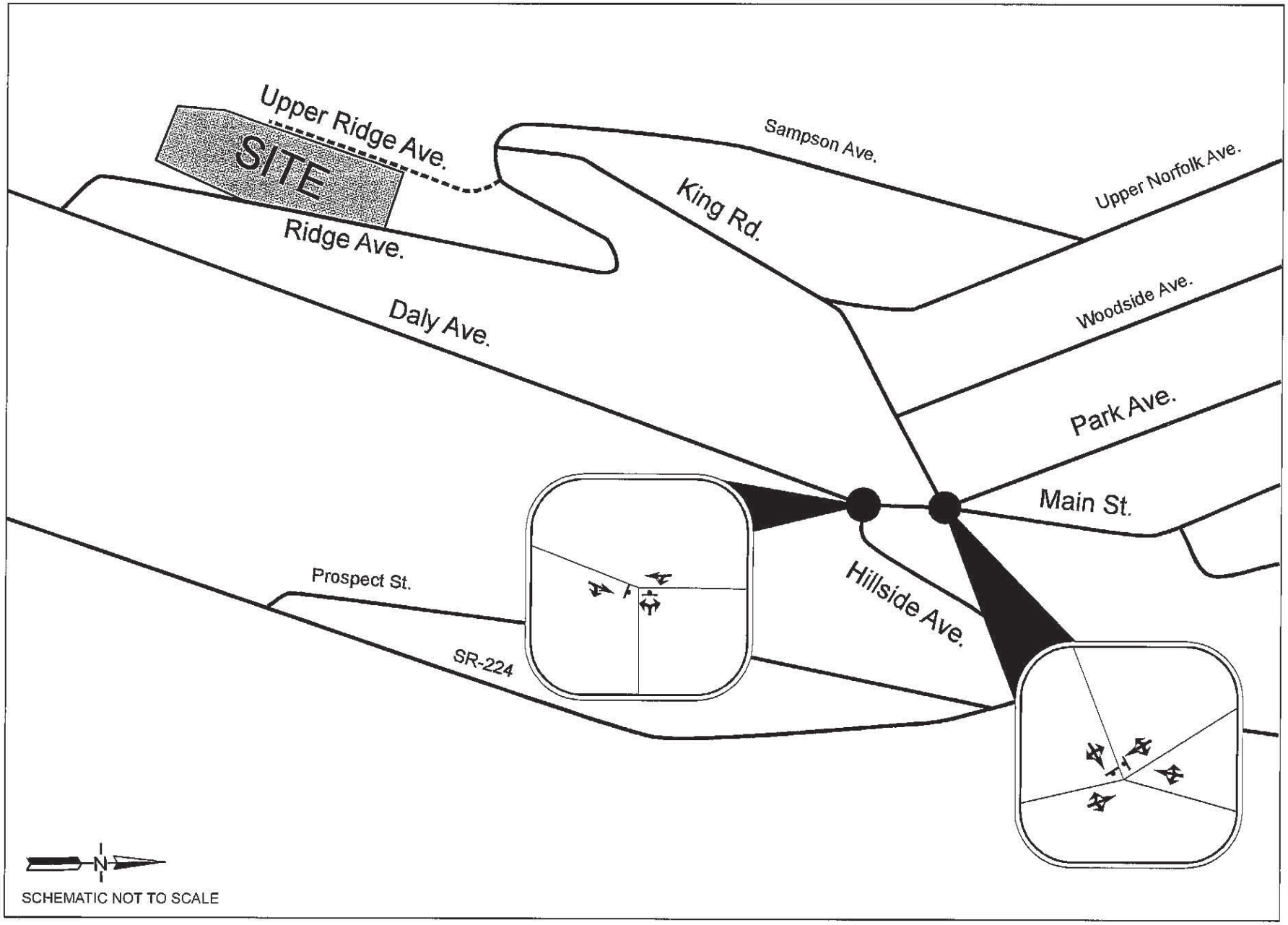
The King Road/Park Avenue/Main Street and the Daly Avenue/Hillside Avenue intersections are located northeast of the project site and were chosen as study intersections for the purpose of evaluating current traffic conditions in the area, as well as potential project-related traffic impacts. The two intersections were both counted on the same day. The existing lane geometry at the study intersections is shown in Figure 2.



Upper Ridge - Park City

Figure 1

Site Plan



Upper Ridge - Park City

Figure 2

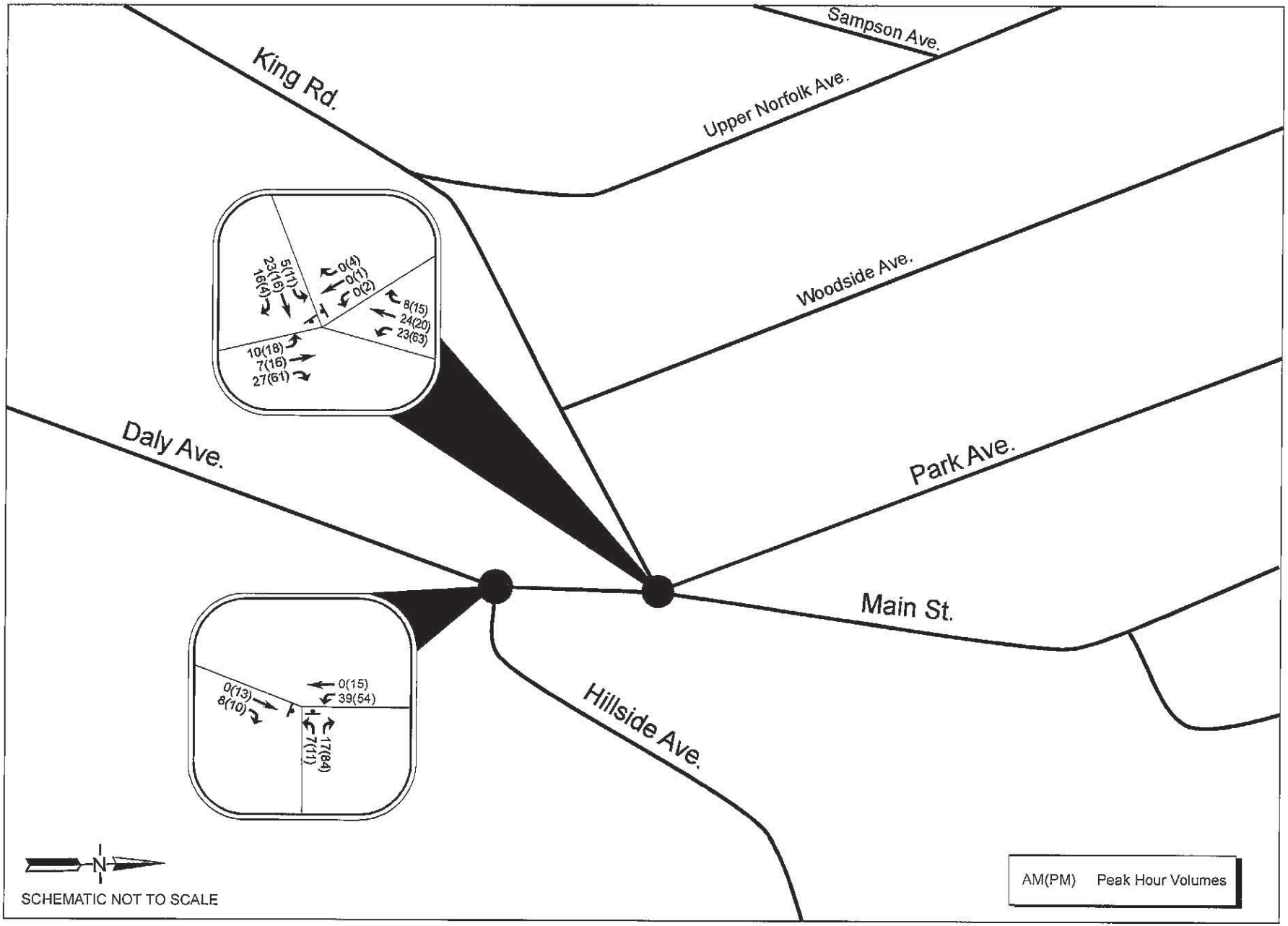
Study Intersections

2.0 EXISTING TRAFFIC CONDITIONS

The major existing road in the project vicinity is Main Street which runs north-south. It becomes Daly Road south of the study intersection. All of the roads in the study area have one lane in each direction. Roads are narrow in the area surrounding the proposed project. Hillside Avenue, Main Street, King Road, and Park Avenue all have a speed limit of 20 mph at the study intersection. South of Hillside Avenue Main Street runs into a dead end and the continuing road is reserved for residential traffic.

Traffic volumes along Main Street vary significantly throughout the year because of festivals and seasonal activities. Peak hour turning movement counts were completed by AECOM for the King Ridge Estates project on December 19, 2006, which is an average weekday during the busy ski season. No new counts were completed for this project because 2006 was a busy ski season and volumes for that year are expected to be higher than volumes for 2009. Figure 3 illustrates the existing 2006 peak hour traffic volumes at this location. No significant congestion or queuing problems were observed at the study intersections.

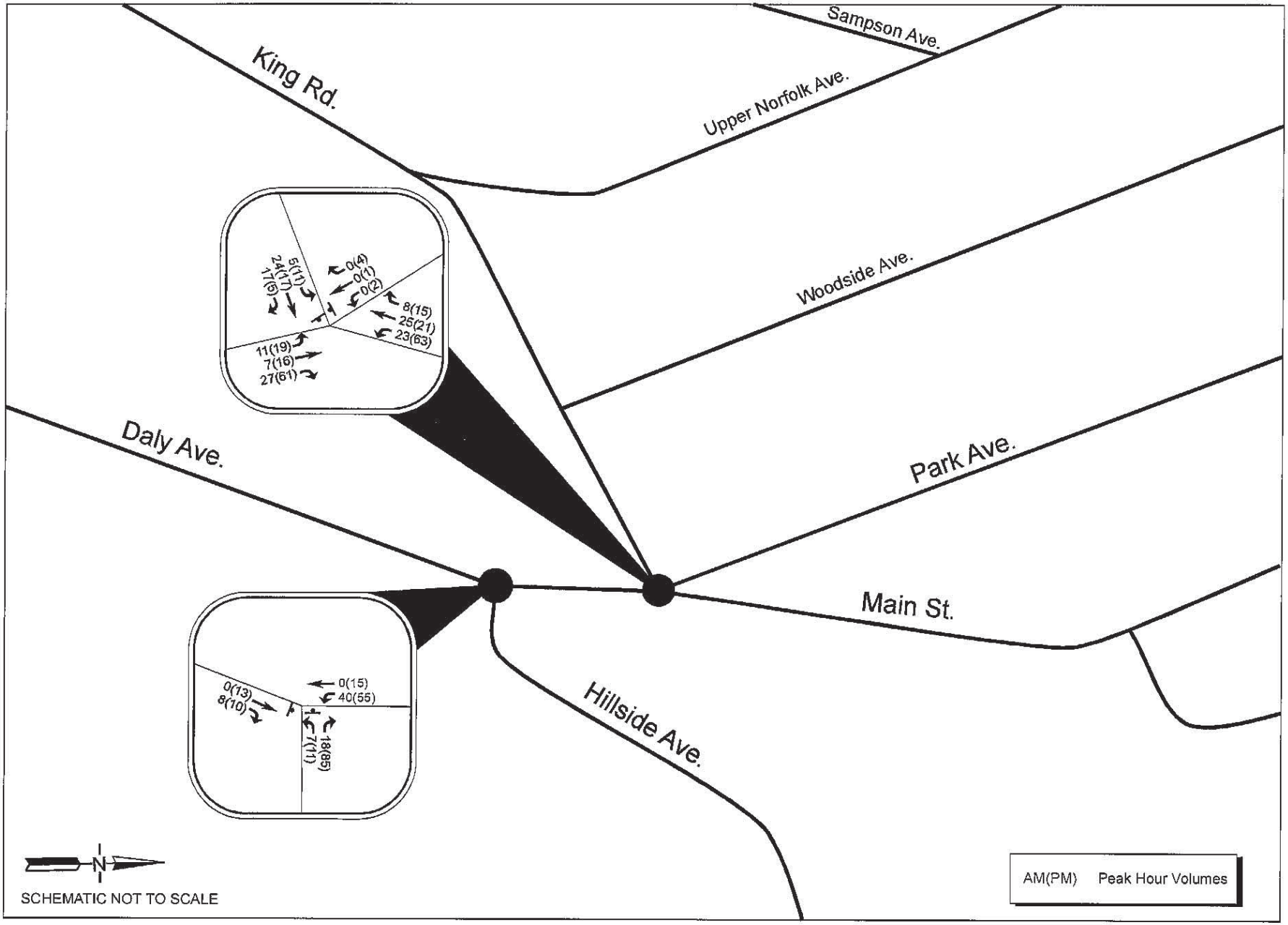
Background traffic volumes were obtained by adding the projected volumes for the King Ridge Estates to the 2006 traffic volumes. Figure 4 provides the background 2010 volumes.



Upper Ridge - Park City

Figure 3

Existing 2006 Traffic Volumes



Upper Ridge - Park City

Figure 4

Background Traffic Volumes

3.0 PROJECT TRAFFIC FORECAST

3.1 Trip Generation

A trip generation forecast was completed for the Upper Ridge project by using the standard rates for single family detached homes (Land Use Code 210) from *Institute of Transportation Engineers Trip Generation Manual,* 8th edition, 2008. This forecast is shown in Table 1.

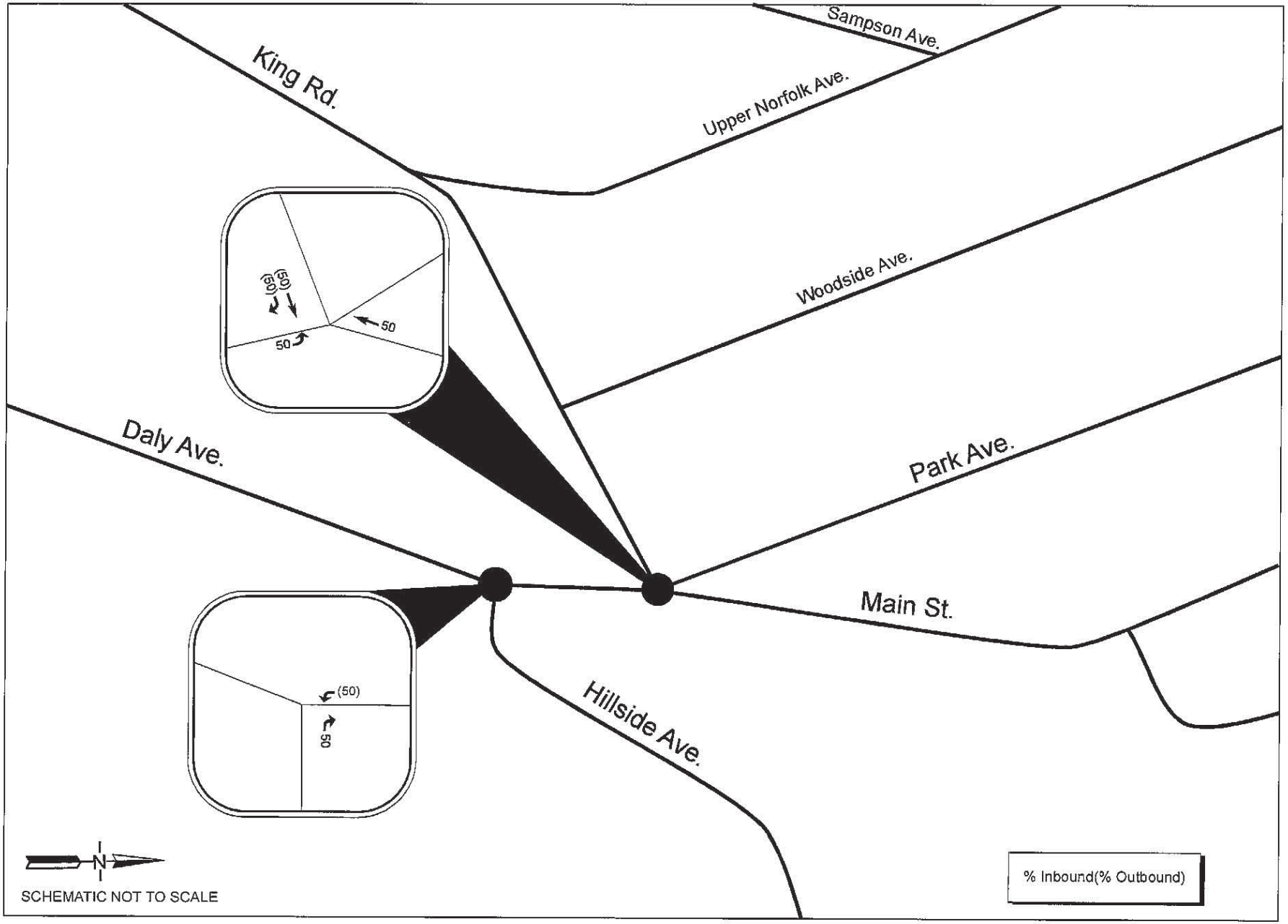
Table 1 Project Trip Generation Forecast

Description	AM PEAK HOUR			PM PEAK HOUR			DAILY
	Inbound	Outbound	Total	Inbound	Outbound	Total	
Rate: Single Family Detached Homes ITE Land Use Code 210 (Trips/Unit)	0.19	0.56	0.75	0.64	0.37	1.01	9.57
Upper Ridge Estates Residential Trips: (8 Units)	2.00	4.00	6.00	5.00	3.00	8.00	77.00

The project is expected to generate 77 daily trips (half inbound and half outbound), with 6 trips during the a.m. peak hour (2 inbound, and 4 outbound) and 8 new trips during the p.m. peak hour (5 inbound, and 3 outbound).

3.2 Project Trip Distribution

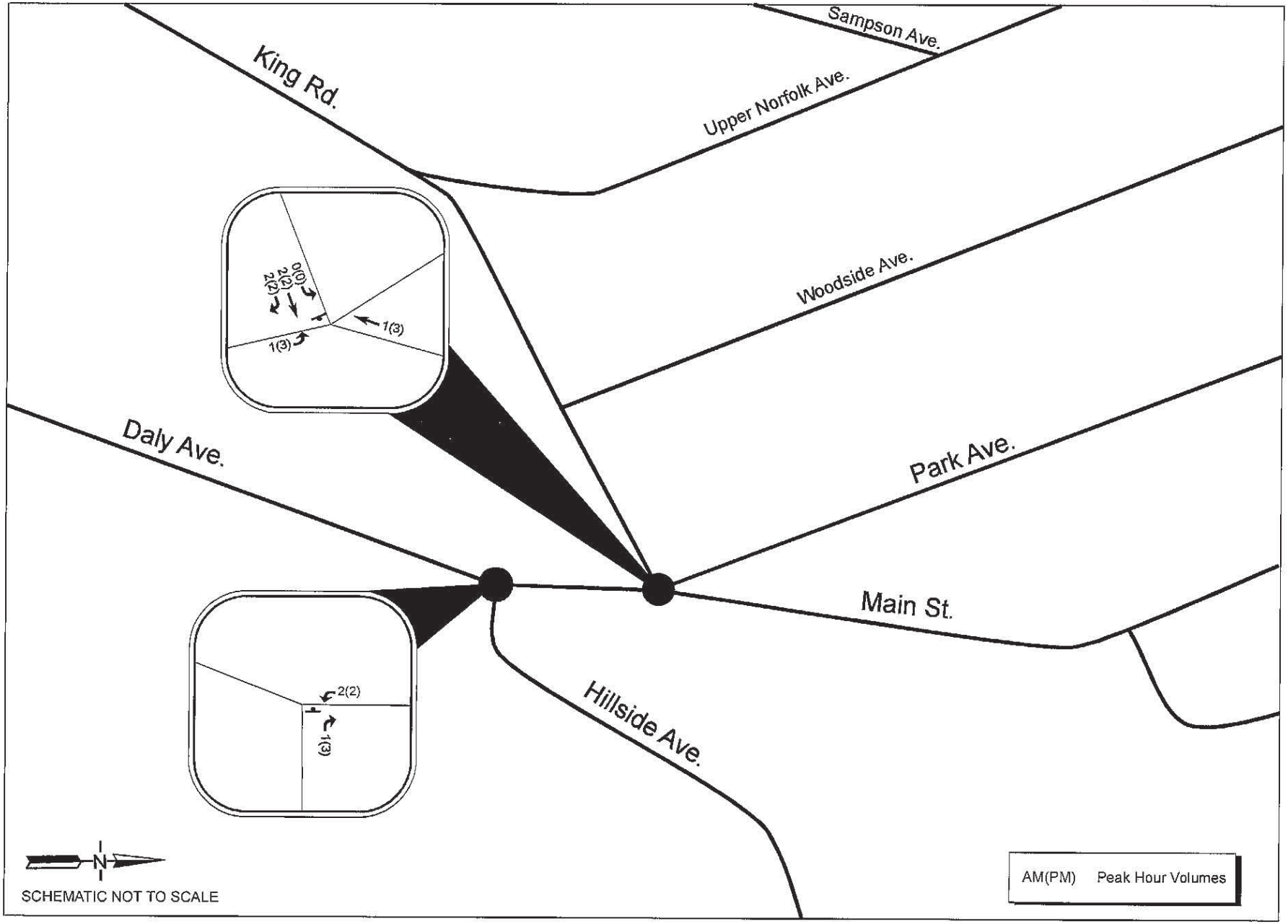
Project trip distribution was estimated based the data collected at the study intersections. The traffic produced by the project will have minimal impact on existing volumes at the study intersections. Figure 5 shows the anticipated a.m. and p.m. peak hour project traffic distribution through the study intersections, Figure 6 shows the anticipated project traffic volumes at the study intersections, and Figure 7 shows the peak hour project traffic added to background traffic volumes.



Upper Ridge - Park City

Figure 5

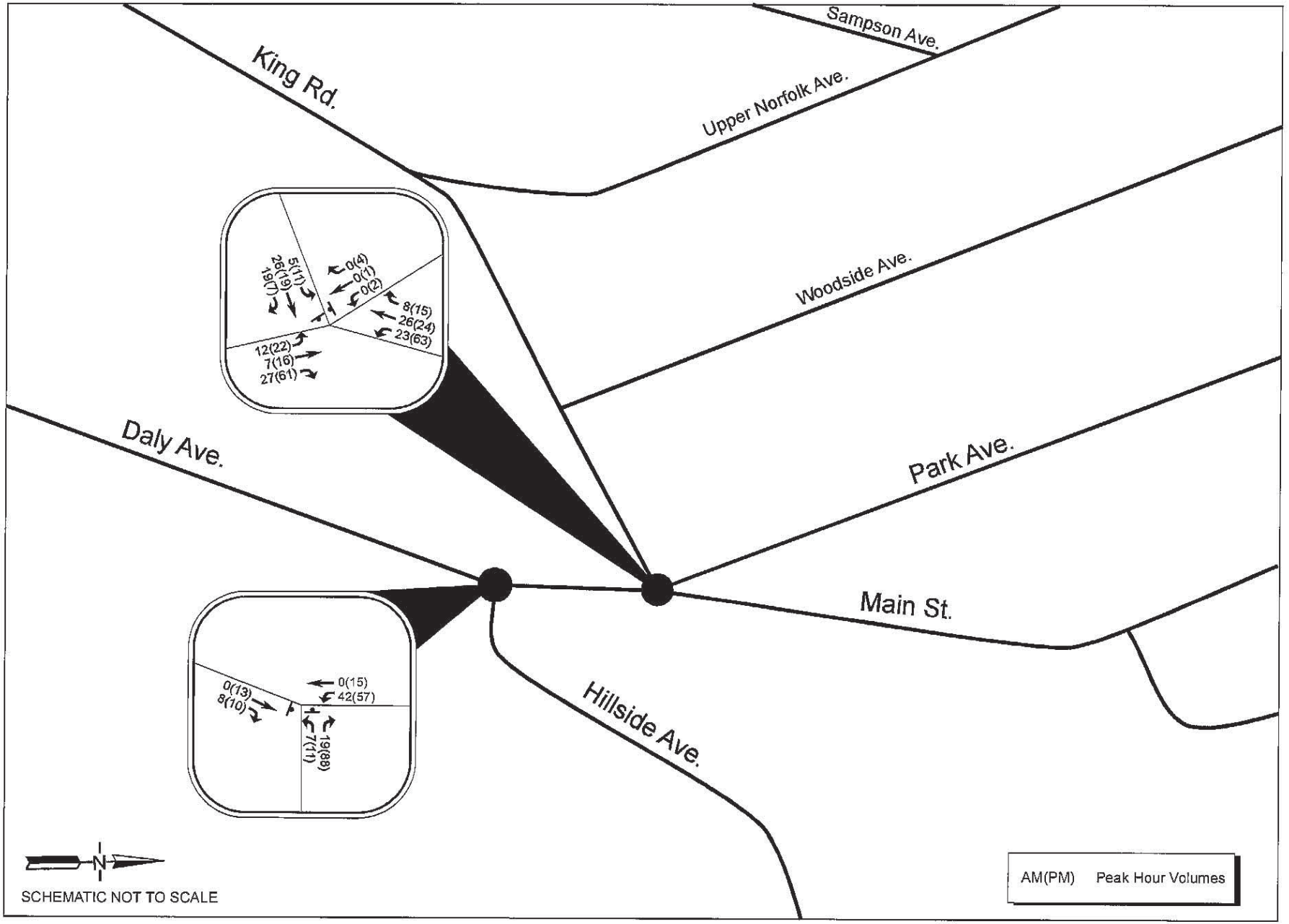
Project Trip Distribution



Upper Ridge - Park City

Figure 6

Project Traffic Volumes



Upper Ridge - Park City

Figure 7

Background plus Project Traffic Volumes

4.0 LEVEL OF SERVICE ANALYSIS

A level of service (LOS) analysis was completed with Synchro 7 software for the study intersections for each of the scenarios as appropriate. A description of the LOS concept and the results of the analysis are provided in this section. Detailed report sheets of all LOS analyses are included in Appendix B.

4.1 Level of Service Concept

LOS is a qualitative measure describing traffic conditions and their perception by motorists. A LOS definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, and delay. There are six levels of service describing these conditions, ranging from A to F, which have been standardized by the Transportation Research Board. LOS A represents a free-flowing traffic condition where motorists are affected very little by other motorists, and the level of comfort and convenience to the motorist is excellent. LOS F is characterized by congested conditions. Motorists have little if any freedom to choose speeds or lanes of travel, and experience discomfort, inconvenience, and long delays. Table 2 presents the LOS delay thresholds for unsignalized intersections.

Table 2 LOS Criteria for Unsignalized Intersections

LOS	Description	Unsignalized Intersections
A	Little or no delay	≤ 10.0
B	Short traffic delay	> 10.0 and ≤ 15.0
C	Average traffic delay	> 15.0 and ≤ 25.0
D	Long traffic delay	> 25.0 and ≤ 35.0
E	Very long traffic delay	> 35.0 and ≤ 50.0
F	Extreme traffic delay	> 50.0

Source: *Highway Capacity Manual*, Transportation Research Board, 2000

4.2 Results of LOS Analysis

Synchro is unable to analyze the study intersection in its current configuration due to the stopped approaches being on the same side of Main Street. For this analysis the intersection was simplified to a T-intersection and the volumes of the stopped approaches we combined.

The results of the LOS analysis for the a.m. and p.m. peak hour are provided in Tables 3 and Table 4, respectively. The LOS letter designation along with the stopped approach delay is provided.

All stopped movements at both King Road/Main Street and the Main Street/Hillside Avenue intersections currently operate at LOS A and are expected to continue to do so with the addition of background and project traffic.

Table 3 AM Peak Hour LOS Summary

			Existing Conditions		Background Conditions		Background + Project Conditions		
No.	Intersection	Approach	LOS	Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	Delta Bkg. (sec/veh)
1	King Road/ Main Street	Eastbound	A	9.1	A	9.1	A	9.0	0.0
2	Daly Avenue/ Hillside Avenue	Northbound	A	6.5	A	6.5	A	6.5	0.0
		Southbound	A	7.4	A	7.4	A	7.4	0.0
		Westbound	A	6.8	A	6.8	A	6.8	0.0

Table 4 PM Peak Hour LOS Summary

			Existing Conditions		Background Conditions		Background + Project Conditions		
No.	Intersection	Approach	LOS	Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	LOS	Average Delay (sec/veh)	Delta Bkg. (sec/veh)
1	King Road/ Main Street	Eastbound	A	9.9	A	9.9	A	10.0	0.1
2	Daly Avenue/ Hillside Avenue	Northbound	A	7.1	A	7.1	A	7.1	0.0
		Southbound	A	7.7	A	7.8	A	7.8	0.0
		Westbound	A	7.1	A	7.1	A	7.1	0.0

5.0 RECOMMENDATIONS

This study concludes that there are no significant traffic impacts to the local transportation network associated with proposed Upper Ridge project.

6.0 SUMMARY AND CONCLUSIONS

The Upper Ridge project is expected to generate 77 daily trips (half inbound and half outbound), with 6 trips during the a.m. peak hour (2 inbound, and 4 outbound) and 8 new trips during the p.m. peak hour (5 inbound, and 3 outbound).

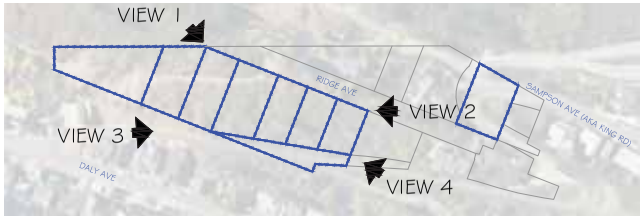
There will be no significant impact on existing traffic volumes following the completion of the proposed project. It may be difficult for some large construction vehicles to reach the project site.

EXHIBIT M

VIEW 1
LOOKING NORTHEAST
3.23.11

NORTH

VIEW 2
LOOKING SOUTH
3.23.11



HORIZONTAL SCALE
100 0 50 100 200
(FEET)

VIEW 3
LOOKING NORTH-NORTHWEST
3.23.11

VIEW 4
LOOKING SOUTHWEST
3.23.11

ABBREVIATIONS

ABS	ASBESTOS CEMENT (TRANSITE)
ACP	ASPHALT CONCRETE PAVEMENT
BLDG	BUILDING
BO	BOTTOM OF
CFS	CUBIC FEET PER SECOND
CIP	CAST-IN-PLACE
CMH	COMMUNICATIONS MANHOLE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CR	CONSTRUCTION RECORD
DIA	DIAMETER
DMH	DRAIN MANHOLE
EG	EXISTING GRADE
EL	ELEVATION
EMH	ELECTRIC MANHOLE
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER
EX	EXISTING
FDN	FOUNDATION
FE	FLARED END
FF	FINISH FLOOR
FG	FINISH GRADE
GPM	GALLONS PER MINUTE
GW	GROUNDWATER
HDCI	HEAVY DUTY CAST IRON
HDP	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
ID	INSIDE DIAMETER
INV	INVERT
LD	LONGEST DIMENSION
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LP	LOW POINT
MDD	MAXIMUM DRY DENSITY
MEG	MATCH EXISTING GRADE
MJDI	MECHANICAL JOINT DUCTILE IRON
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PE	PLAIN END
PJDI	PUSH ON JOINT DUCTILE IRON
PRC	PRECAST REINFORCED CONCRETE
PVC	POLYVINYL CHLORIDE; POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
RW	RETAINING WALL
S	SLOPE
SD	STORM DRAIN
SG	SUBGRADE
SMH	SEWER MANHOLE
SS	SANITARY SEWER
TBA	TO BE ABANDONED
TBC	TOP BACK OF CURB
TBR	TO BE REMOVED
TC	TOP OF CONCRETE
TG	TOP OF
TP	TOP OF PAVEMENT
TS	TOP OF SLOPE
TW	TOP OF WALL
TYP	TYPICAL
WMH	WATER MANHOLE
WS	WATER SURFACE

ABBREVIATIONS - AGENCY

COE	US ARMY CORPS OF ENGINEERS
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
PCMC	PARK CITY MUNICIPAL CORPORATION
RMP	ROCKY MOUNTAIN POWER
SBWRD	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
UDOT	UTAH DEPARTMENT OF TRANSPORTATION

DESIGN NOTES

1. THIS DOCUMENT PREPARED PER SECTION 6 OF PCMC PLANNING DEPARTMENT SUBMITTAL REQUIREMENTS.

DRAWING ISSUED FOR

- ☐ PLANNING
- ☐ CONSTRUCTION
- ■ PERMIT
- ☐ CONSTRUCTION RECORD

SEE DESIGN NOTES FOR INTENT. THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS AND AREAS OF CONTRACTOR JURISDICTION.

NO.	DATE	BY	CHK	REVISION DESCRIPTION

CANYON ENGINEERING
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CIVIL ENGINEERING
LAND PLANNING
PERMITTING

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SUBDIVISION PLAT AMENDMENT

SITE PHOTOS

UPPER RIDGE
RIDGE AVENUE
PARK CITY, UTAH

PREPARED FOR:
AVENUES LAND COMPANY, LLC
SALT LAKE CITY, UTAH

PLS GRID LOCATION:
S21 T2S R4E
SLB&M

DES. BY: APS	DATE: MARCH 2011	JOB 11003	1 OF 1
CHK. BY: APS			

Planning Commission June 22, 2011

MINUTES – JUNE 8, 2011