PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
March 12, 2025

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.
Zoom Link: https://us02web.zoom.us/j/86137534714

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3. PUBLIC COMMUNICATIONS

4. CONTINUATIONS

4.A. **1354 Park Avenue (City Park) – Subdivision** – The Applicant Proposes a Subdivision for City Park in the Urban Park Zoning District. PL-24-06247 (2 mins.)
(A) Public Hearing; (B) Continuation to April 2, 2025

5. REGULAR AGENDA

5.A. **176 Main Street – Subdivision** – The Applicant Proposes to Create One Lot from a Metes and Bounds Parcel in the Historic Residential - 2 Sub-Zone B Zoning District. PL-24-06337 (10 mins.)
(A) Public Hearing; (B) Action

5.B. **950 Park Avenue – Condominium Plat Amendment** – The Applicant Proposes to Amend the Park Station Condominiums Phase 2 Plat to Include the Footprint of a Planned Pool House in the Historic Commercial Business Zoning District. PL-24-06255 (15 mins.)
(A) Public Hearing; (B) Action

5.C. **1354 Park Avenue (City Park) – Ratification of Development Agreement** – The Applicant Proposes to Ratify the Development Agreement for the Community Center Master Planned Development. PL-24-06246 (10 mins.)
(A) Public Hearing; (B) Action

5.D. **732 Crescent Road – Preliminary Subdivision Plat** – The Applicant Proposes to Create One Lot from Metes and Bounds Parcel PC-338-B to Lift and Rehabilitate the Historic Landmark Structure and Construct an Addition in the Historic Residential-1 Zoning District. PL-22-05223 (20 mins.)
(A) Public Hearing; (B) Action

5.E. **732 Crescent Road – Steep Slope Conditional Use Permit** – The Applicant Proposes to Lift and Rehabilitate the Landmark Historic Structure and Construct a Basement and Rear Addition on a Very Steep Slope in the Historic Residential-1 Zoning District. PL-23-05740 (25 mins.)

(A) Public Hearing; (B) Action

5.F. **Bonanza Park – Land Management Code Amendments** – The Planning Commission Will Discuss Recommended Land Management Code Amendments to Implement the Bonanza Park Small Area Plan through a New Mixed-Use Zoning District to Create a Vibrant and Pedestrian-Oriented Mixed-Use Neighborhood. PL-24-06302 (120 mins.) (A) Public Hearing; (B) Continuation to April 9, 2025

6. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

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

Planning Commission
Staff Report

Subject: **1354 Park Avenue and 1400 Sullivan Road**
Application: **PL-24-06247**
Author: **Virgil Lund, Planner II**
Date: **March 12, 2025**
Type of Item: **Subdivision**

Recommendation

Staff recommends the Planning Commission open a public hearing and continue the item to April 2, 2025, to allow the applicant additional time to gather information.

Description

Applicant:	Park City Municipal Corporation: Ken Fischer Applicant Representative: Alliance Engineering
Location:	1354 Park Avenue, 1400 Sullivan Road
Zoning District:	Urban Park Zone
Adjacent Land Uses:	Single-Family and Multi-Dwelling Units, City Park, Miner's Hospital
Reason for Review:	The Planning Commission reviews, conducts a public hearing, and takes Final Action on Subdivision applications.[1]

[1] LMC § 15-7.1-2

Planning Commission
Staff Report

Subject: **176 Main Street**
Application: **PL-24-06085**
Author: **Meredith Covey, Planner I**
Date: **March 10, 2025**
Type of Item: **Subdivision**

Recommendation

(I) Review the proposed 176 Main Street Subdivision to create one Lot from a Metes and Bounds Parcel in the Historic Residential - 2 Zoning District; (II) conduct a public hearing; and (III) consider approving the Subdivision based on the Draft Final Action Letter Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant:	Mountain Seas Development Limited Ltd, represented by Marshall King
Location:	176 Main Street
Zoning District:	Historic Residential – 2, Sub-Zone B
Adjacent Land Uses:	Residential Commercial
Reason for Review:	The Planning Commission reviews and takes Final Action on Subdivisions that are not for Single-Family, Duplex, or Townhomes.[1]

CUP	Conditional Use Permit
HDDR	Historic District Design Review
HR-2	Historic Residential
LMC	Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

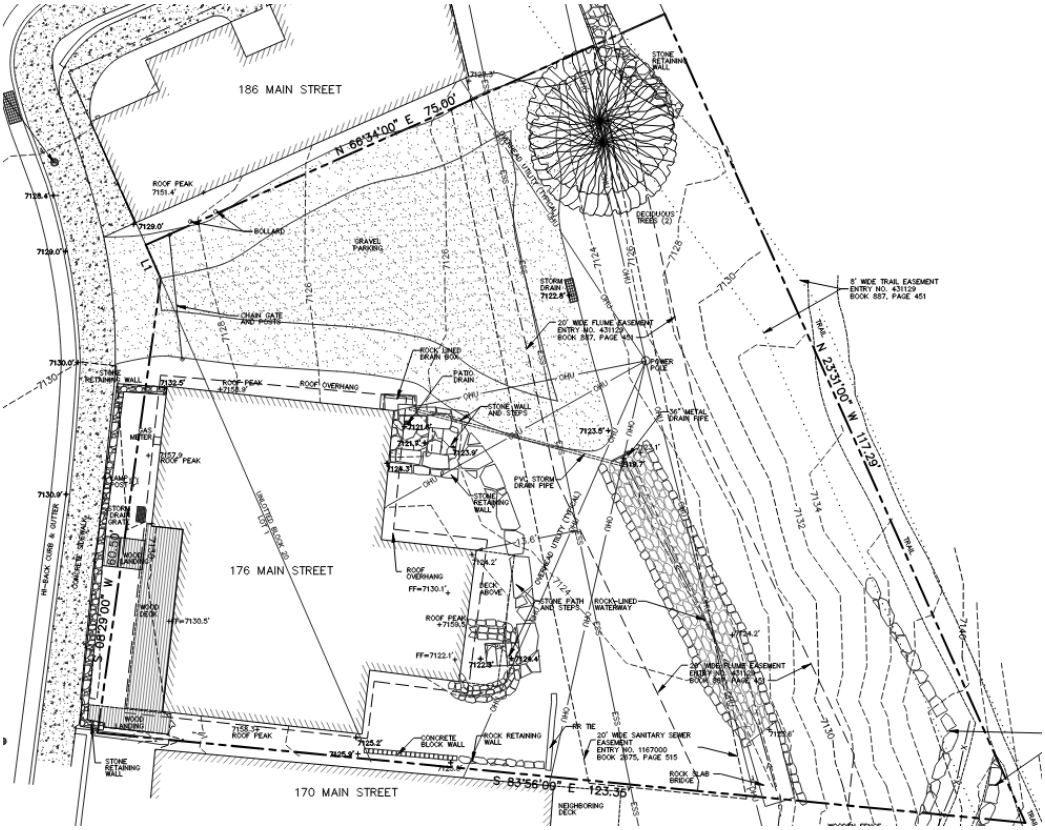
176 Main Street is a Historic Landmark Site constructed circa 1901 (Historic Site Inventory Form) and was also known as the Durkin Boarding House and the Centennial House. The five-sided Unusual Lot is in the Historic Residential – 2 (HR-2) Zoning District, Sub-Zone B, and is accessed from Main Street. The Applicant proposes creating

[1] LMC § 15-1-8

one Lot from a Metes and Bounds Parcel (PC-262-A) in the Historic Residential - 2 Zoning District.

Staff highlighted 176 Main Street in blue on the image on the left, taken from the Summit County Parcel Viewer. The image on the right is 176 Main Street viewed from Main Street

There is an existing 20-foot-wide Utility Easement (Entry No. 1167000), a 20-foot-wide Flume Easement (Entry No. 431129), and a five-foot-wide Trail Easement (Entry No. 431129) at the Rear of the property.



Existing conditions survey provided by the applicant.

On May 22, 2024, the Planning Commission continued this item to July 10, 2024 (Staff Report, Minutes). On July 10, 2024, the Planning Commission continued this item to August 28, 2024 (Staff Report, Audio). On July 29, 2024 the Applicant withdrew the application. On November 7, 2024 the Applicant resubmitted the application with no changes.

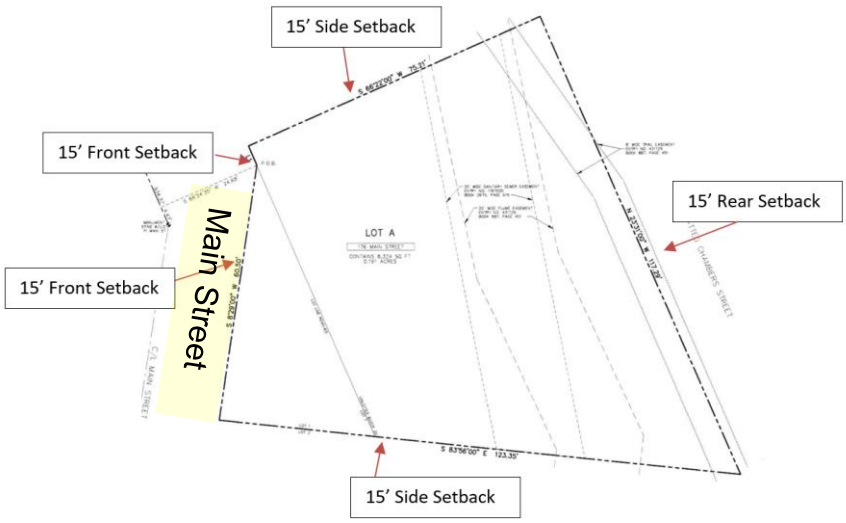
Analysis

(I) The proposed Subdivision, as conditioned, complies with the Historic Residential – 2 (HR-2) Zoning District requirements outlined in LMC Chapter 15-2.3.

The existing structure is unoccupied. The existing Landmark Historic Structure was previously a Boarding House.

The Lot at 176 Main Street is 8,324 square feet. Pursuant to LMC § 15-2.3-4 Landmark Historic Sites and/or Structures that exceed the maximum Lot Area are valid Non-Complying Structures. Pursuant to LMC § 15-2.3-3, the maximum Building Footprint for this site is 2,607 square feet. The existing structure has an existing Footprint of 1,416, allowing for an additional footprint of up to 1,131 square feet. Any addition requires a Historic District Design Review approval, as well as Material Deconstruction approval from the Historic Preservation Board (see Condition of Approval 3).

Pursuant to LMC § 15-4-17, the Planning Director determines Setbacks for Lots with more than four sides. The Setbacks for this Site are as follows (see Exhibit B):



The Landmark Historic Structure encroaches in the Front Setback by 12 feet. However, pursuant to LMC § 15-2.3-4, existing Historic Structures that do not comply with current code are valid Non-Complying Structures. Any additions are required to be compliant with all facets of LMC Chapter 15-2.3 (see Condition of Approval 4).

Pursuant to LMC § 15-2.13-4, the Maximum Height in the HR-2 Zoning District is 27 feet from Existing Grade and 35 feet from the lowest floor plane to the highest top wall plate. The existing structure is 37.2 feet from Existing Grade, and a Non-Complying Structure. LMC § 15-2.3-4 also allows for existing Historic Structures that do not comply with current height regulations to continue as a valid Non-Complying Structure.
If a future Commercial Use is proposed for the Landmark Historic Site, pursuant to LMC § 15-2.3-9, there are special requirements for Sub-Zone B for Commercial Uses and a Commercial Use requires a Conditional Use Permit (CUP) approval by the Planning Commission (see Condition of Approval 5).

Any Conditional Use must meet the on-site parking requirements outlined in LMC § 15-3-6, or seek Planning Commission approval for a reduction through the CUP process as outlined in LMC § 15-3-7.

(II) Staff finds Good Cause for the Subdivision.

Pursuant to LMC § 15-7.1-6(C), the Planning Commission shall make a finding as to Good Cause prior to taking Final Action.

LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community."

Staff finds Good Cause to create one Lot for the existing Historic Structure so that the structure may be repaired and used, and the Lot is buildable.

(III) The Development Review Committee reviewed the proposed Subdivision on April 16, 2024, and requires Conditions of Approval.[2]

6. The Applicant shall record a 10-foot public utilities easement for existing power and telecommunication lines on the Final Plat.

7. The Applicant shall record a 10-foot snow storage and public utilities easement off of Main Street Right-of-Way on the Final Plat. Existing historic structures, or historic designated features, and their repair and maintenance are permitted to encroach within the 10-foot snow storage easement.

[2] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

8. The Applicant shall record an encroachment agreement with the Engineering Department for the existing retaining wall in the Main Street Right-of-Way.

The Development Review Committee reviewed the proposed Subdivision again on December 3, 2024 and have no additional Conditions of Approval.

Department Review

The Planning Department, Engineering Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on February 24, 2025. The *Park Record* published courtesy notice on February 24, 2025.[3]

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: Draft Final Action Letter
Attachment 1 – Proposed Plat
Exhibit B: 176 Main Street Planning Director Setback Determination

[3] LMC § 15-1-21

Planning Department

March 12, 2025

Mountain Seas Development Limited Ltd.
PO Box 680844
Park City, UT 84068

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	176 Main Street
Zoning District:	Historic Residential – 2, Sub-Zone B
Application:	Plat Amendment
Project Number:	PL-24-06337
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 12, 2025
Project Summary:	The Applicant Proposes to Create One Lot of Record from a Metes and Bounds Parcel.

Action Taken

On March 12, 2025, the Planning Commission conducted a public hearing and approved the 176 Main Street Plat Amendment according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 176 Main Street is a Landmark Historic Structure located within the Historic Residential - 2 Zoning District, Sub-Zone B.
2. The Applicant proposes to remove a Lot Line and create one Lot of Record from a Meets and Bounds parcel.
3. The site is 8,324 square feet and has a maximum building footprint of 2,607 square feet.
4. The existing Structure has a footprint of 1,416 square feet.
5. The proposal creates a five-sided unusual Lot. The Planning Director determined the Setbacks for the Lot are:

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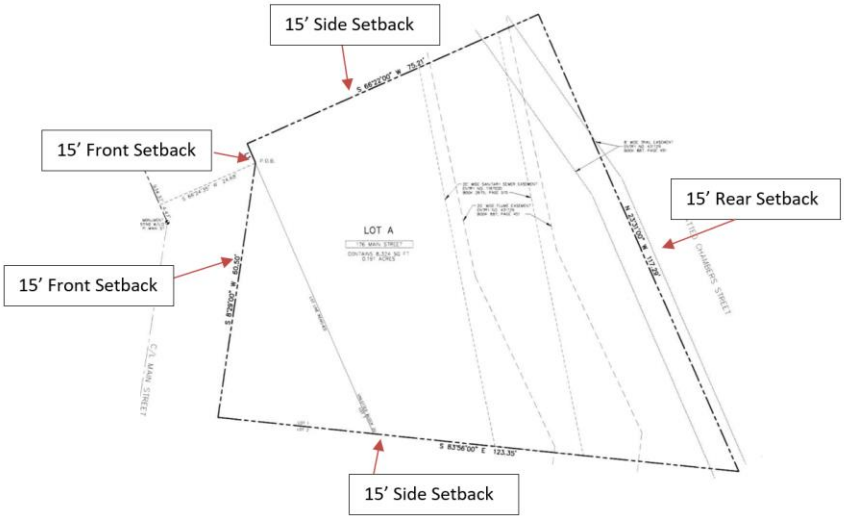


6. The Historic Structure encroaches into the Front Setback by 12 feet.
7. LMC § 15-2.3-4 notes that existing historic structures that do not comply with current code are valid Non-Complying Structures.
8. 176 Main Street is a Landmark Historic Structure and a valid Non-Complying Structure.
9. The maximum height in the HR-2 Zoning District is 27' from existing grade.
10. The existing structure is 37.2 feet and a Non-Complying Structure.
11. The existing Structure was previously used as a Boarding House and known as the Durkin Boarding House and the Centennial House.
12. The Development Review Committee reviewed the proposed Plat Amendment on April 16, 2024, and required Conditions of Approval 6, 7, and 8.
13. The Development Review Committee reviewed the proposed Subdivision again on December 3, 2024 and have no additional Conditions of Approval.
14. On May 22, 2024, the Planning Commission continued this item to July 10, 2024. On July 10, 2024, the Planning Commission continued this item to August 28, 2024. On July 29, 2024 the Applicant withdrew the application. On November 7, 2024 the Applicant resubmitted the application with no changes.
15. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on February 24, 2025. The Park Record published courtesy notice on February 24, 2025.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it creates one Lot of record for the existing Historic Structure, so the structure may be repaired and used, and

DRAFT

the Lot is buildable.
2. The Plat Amendment is consistent with the Land Management Code, including LMC Chapter 15-2.3, *Historic Residential -2 (HR-2) Zoning District* and § 15-7.1-3(B) *Classification Of Subdivision – Plat Amendment*.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. Any additions to the Historic Structure require a Historic District Design Review and approval from the Historic Preservation Board for Material Deconstruction.
4. Any additional Structures or additions must comply with LMC Chapter 15-2.3 and 15-3 and are not exempt from Setbacks, Height, Footprint, or Parking requirements.
5. Any Conditional Use on the site shall be reviewed from compliance under a Conditional Use Permit and LMC § 15-2.3-7 and § 15-2.3-9 and must comply with parking requirements outlined in LMC § 15-3-6.
6. The Applicant shall record a 10' public utilities easement for existing power and telecommunication lines on the Final Plat.
7. The Applicant shall record a 10' snow storage and public utilities easement off of Main Street Right-of-Way on the Final Plat. Existing historic structures, including deck, decorative light, and other historic designated features and their repair and maintenance are permitted to encroach within the 10' snow storage easement.
8. The Applicant shall record an encroachment agreement with the Engineering Department for the existing retaining wall in the Main Street Right-of-Way.
9. Single-Family Dwelling and Duplex Uses are not allowed Uses on this Lot.

If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.org.

Sincerely,

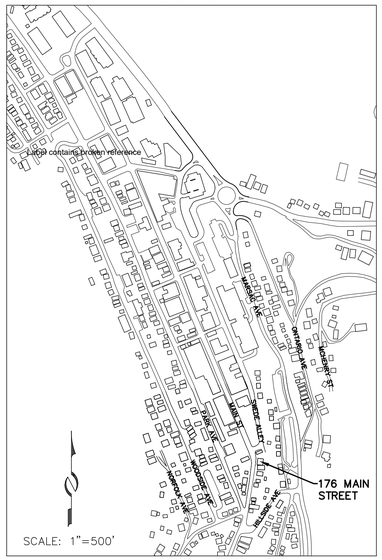
DRAFT

Sarah Hall,
Planning Commission Chair

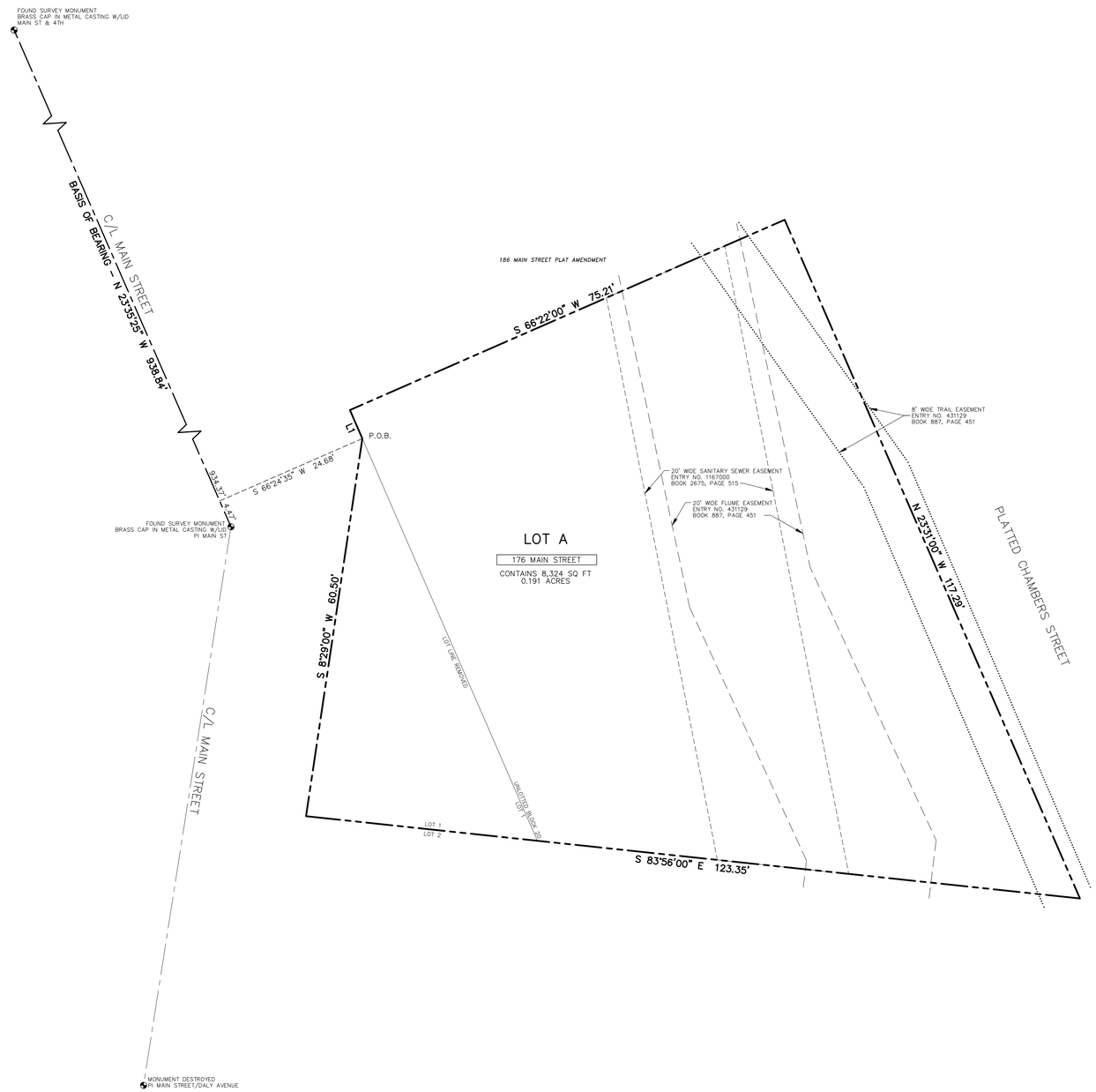
CC: Meredith Covey

DRAFT

VICINITY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°31'00" W	4.94'



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as THE CENTENNIAL PLAT AMENDMENT.

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
STATE OF UTAH

LEGAL DESCRIPTION

Beginning at the northernmost corner of Lot 1, Block 20 of the Amended Plat of Park City, and running thence South 08°29'00" West a distance of 60.50 feet, thence South 83°56'00" East a distance of 123.35 feet, thence North 23°31'00" West a distance of 117.29 feet, thence South 66°22'00" West a distance of 75.21 feet, thence South 23°31'00" East, a distance of 4.937 feet to the point of beginning.

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Mountain Seas Development Limited LTD., having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this subdivision plat amendment.

Mountain Seas Development Limited LTD.

By: _____
Manager

ACKNOWLEDGMENT

State of _____)
: ss
County of _____)

On this _____ day of _____, 2025, _____ personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is the manager of Mountain Seas Development Limited LTD., and that he signed the above Consent to Record for and on behalf of Mountain Seas Development Limited LTD., and that he acknowledged to me that he executed THE CENTENNIAL PLAT AMENDMENT.

By: _____
Notary Public

A Notary Public Commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No.: _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated the _____ day of _____, 2025, and on file with the Planning Department (PL-24-_____).

THE CENTENNIAL PLAT AMENDMENT

A PORTION OF BLOCK 20, PARK CITY SURVEY,
LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

11/7/2024 JOB NO.: 1-12-23 FILE: X:\ParkCitySurvey\dwg\srv\plat2023\011223.dwg

435-649-9467
ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025 BY _____	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2025 BY _____ CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025 BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2025 BY _____ PARK CITY ATTORNEY	APPROVED THIS _____ DAY OF _____, 2025 BY _____ SUMMIT COUNTY GIS COORDINATOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____

Planning Department

April 16, 2024

Lynda Sammons
176 Main Street
Park City, UT 84060
CC: Alliance Engineering
marshall@alliance-engr.com

RE: Determination of Setbacks for an Unusual Lot Configuration for 176 Main Street

176 Main Street is a metes and bounds parcel located in Subzone B of the Historic Residential-2 Zoning District. The parcel is currently undergoing a Subdivision to create one Lot. 176 Main Street will have an unusual lot configuration due to its five (5) Lot Lines highlighted in green below on an excerpt from the Centennial Subdivision.

Planning Department

Land Management Code (LMC) § 15-4-17 outlines regulations for lots with unusual configurations and states "Lots with more than four (4) sides shall have a Side Yard on either side of the Front Yard. The third Side Yard and Rear Yard may be specified by the Planning Director". The LMC provides an illustration to clarify:

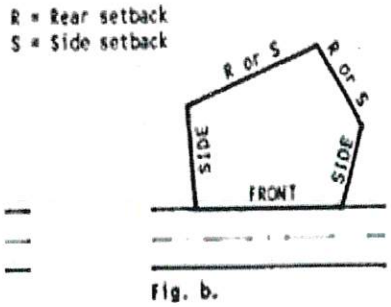
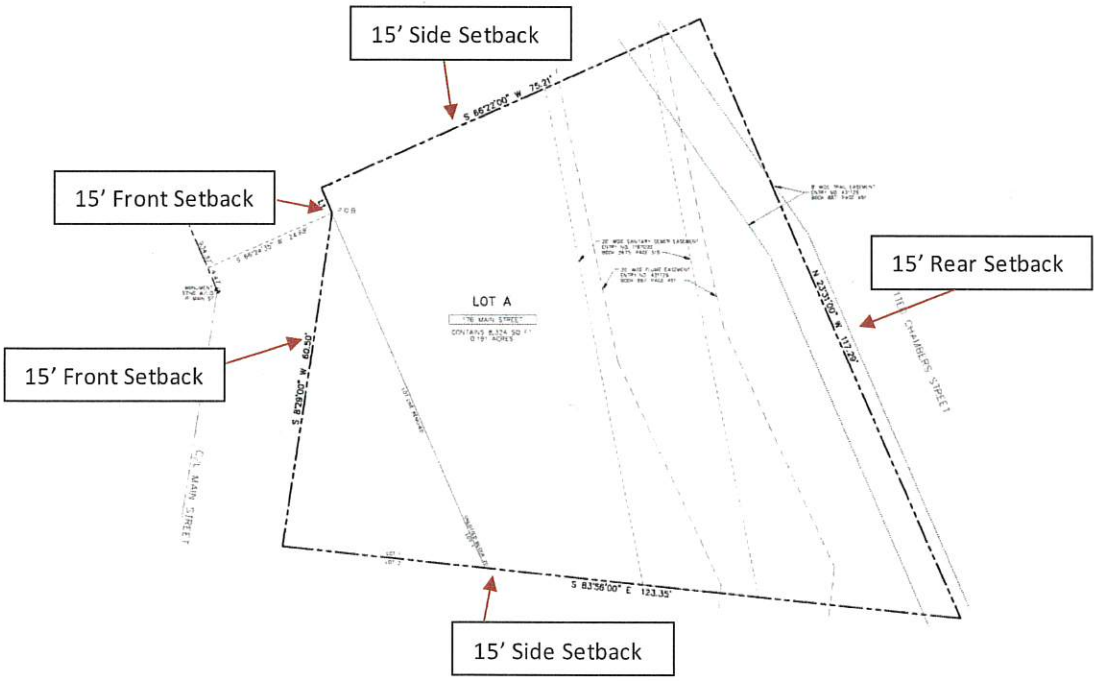


Fig. b.

LMC § 15-2.3-3 outlines the setback requirements for the Historic Residential-2 Zoning District, and establishes, for lots over 100-feet deep, a 15-foot front setback, a 15-foot rear setback, and a minimum 15-foot side setback.

Planning Department

The illustration below outlines the required setbacks for 176 Main Street:



Planning Department

If you have questions or concerns regarding this Determination Letter, contact the Planning Department.

Sincerely,

Rebecca Ward
Planning Director
(435) 615-5046
rebecca.ward@parkcity.org
CC: Project Planner, Meredith Covey

Planning Commission
Staff Report

Subject: **950 Park Avenue**
Application: **PL-24-06255**
Author: **Jaron Ehlers, Planner I**
Date: **March 12, 2025**
Type of Item: **Condominium Plat Amendment**

Recommendation

(I) Review the 950 Park Avenue Condominium Plat Amendment, (II) conduct a public hearing, and (III) consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Park Station Condominium Board of Directors Andrew Widin, Applicant Representative
Location:	950 Park Avenue
Zoning District:	Historic Commercial Business
Adjacent Land Uses:	Commercial, Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Condominium Plat Amendments.[1]

CC&Rs	Covenants, Conditions & Restrictions
HCB	Historic Commercial Business
HDDR	Historic District Design Review
HOA	Homeowners Association
LMC	Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant submitted a Condominium Plat Amendment to amend the Park Station Phase 2 Condominium at 950 Park Avenue (Summit County Recorder Entry No. 190313; Exhibit B) to add a pool house in the Common Area between the Phase 1 and Phase 2 Condominium Buildings. 950 Park Avenue is in the Historic Commercial Business (HCB) Zoning District and the Soils Ordinance Boundary. The pool house would include storage for the equipment necessary to maintain the outdoor pool, including pipes, and bathrooms for guests of the pool.

[1] LMC § 15-7.1-2

Figure 1: Existing pool between the two Condominium Buildings at 950 Park Avenue (Summit County Parcel Viewer). The whole Park Station Condominium development is outlined in blue, with a blue star showing the proposed location of the pool house.

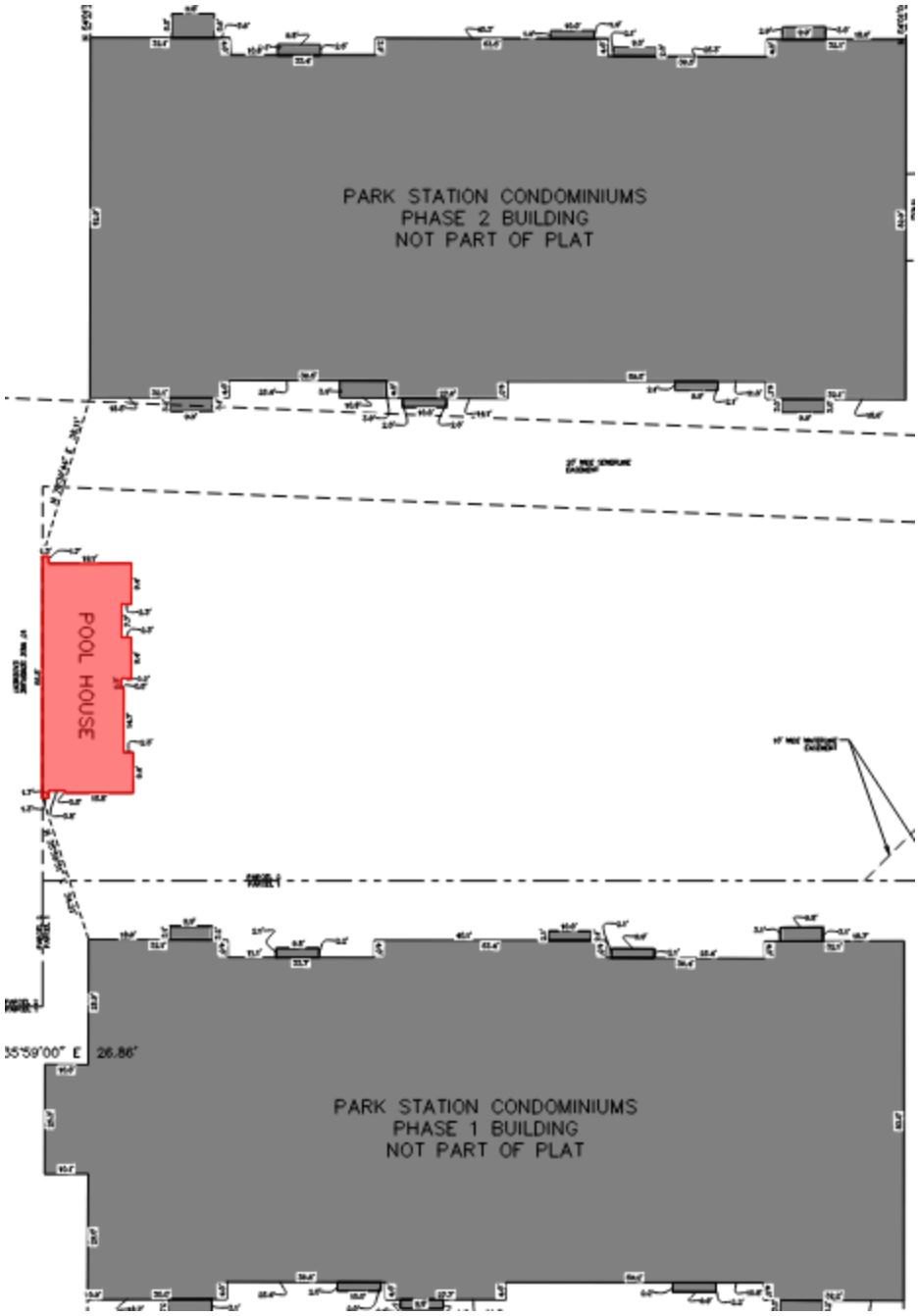


Figure 2: Preliminary plat showing the proposed pool house shown in red.

Photo #1: View to location of proposed New Pool House, setback 10' from property line

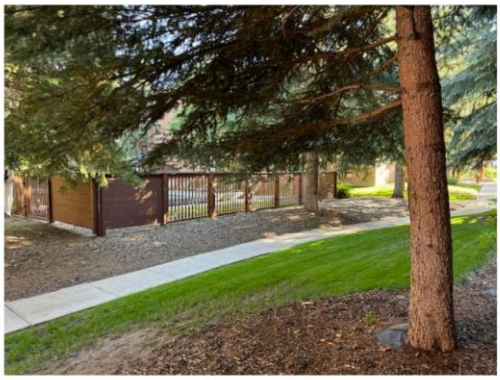


Photo #3: View to location of proposed New Pool House, setback 10' from property line (to be located at far deep-end of existing swimming pool)

Photo #2: View to location of proposed New Pool House, setback 10' from property line

Photo #4: View to location of proposed New Pool House, setback 10' from property line (to be located at far deep-end of existing swimming pool)

Figure 3: Applicant's Photo Exhibit (Exhibit D).

Background

The Phase 1 Park Station Condominium was recorded with Summit County on July 9, 1980 (Recorder Entry No. 168353) and includes 40 residential units. Phase 2 was recorded with Summit County on April 12, 1982 (Recorder Entry No.190313) and includes 40 residential units. Over time, several improvements were made in the Common Area between the two buildings, including the existing pool.

The Applicant seeks to renovate the property. Among other renovations, the Applicant proposes to replace outdated pool equipment, including pipes in the Basement of the Phase 2 Building. The Applicant states the pool house is needed to modernize the pool and its support equipment. The footprint of the pool will not be expanded.

On August 23, 2024, the Applicant applied for a Condominium Plat Amendment to reflect the proposed pool house.

On December 10, 2024, the Applicant submitted proof of two-thirds vote by members of the Homeowners Association (HOA) approving the Plat Amendment (Exhibit F).

Planning Staff issued a Complete Application Notice to the Applicant on February 5, 2025.

Analysis

(I) The proposal to Amend the Park Station Phase 2 Plat complies, as conditioned, with the Historic Commercial Business District regulations outlined in Land Management Code Chapter 15-2.6.

Accessory Buildings, such as the proposed pool house, are Allowed Uses in the HCB Zoning District (LMC § 15-2.6-2(A)(12)). There are no minimum Setback requirements in the HCB Zoning District (LMC § 15-2.6-3(C)).

Condition of Approval 7 requires the proposed pool house to demonstrate compliance with Building Height, Building Volume, and Floor Area Ratio requirements in LMC § 15-2.6-5 and LMC § 15-2.6-6 during the Historic District Design Review (HDDR) process.

LMC § 15-2.6-12(B) establishes that mechanical and bathroom spaces, which is what will be contained in the proposed pool house, are exempt from the Parking Regulations.

Condition of Approval 6 requires the approval of an HDDR application by the Planning Director prior to issuance of a Building Permit, ensuring compliance with LMC § 15-2.6-13 *Architectural Review* and LMC § 15-12-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

(II) The proposal to Amend the Park Station Phase 2 Plat complies with the Subdivision Procedures outlined in Land Management Code Chapter 15-7.1.

LMC § 15-7.1-6(C) requires the Planning Commission to make a finding of Good Cause to approve a Plat Amendment.

LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community.”

No public street, Right-of-Way, or easement is vacated or amended with the proposed Condominium Plat Amendment.

The Applicant states the pool equipment in the Basement of the Phase 2 Building is outdated, at 43 years old, and leaks. To update the equipment, the pool house is necessary. The Applicant has spoken to three pool subcontractors, and they were informed that to allow for proper servicing and to reduce the distance that water needs to be pumped, an adjacent pool house that is level with the outdoor pool is necessary. The pool house will also provide conveniently located restrooms for users of the outdoor pool.

(III) The Development Review Committee reviewed the proposal on September 19, 2024, and requires Conditions of Approval.[2]

The Snyderville Basin Water Reclamation District requires that no eaves encroach into the existing Sewer Easement (Condition of Approval 5).

The Environmental Regulatory Department requested Condition of Approval 4 requiring that "[a]ll work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance."

The Summit County Surveyor requires an Amendment to the Covenants, Conditions & Restrictions (CC&Rs) reflecting this Plat Amendment to be recorded with the Plat Amendment (Condition of Approval 3).

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on February 26, 2025. The *Park Record* published courtesy notice on February 26, 2025.[3]

Public Input

Public input is attached as Exhibit E.

Alternatives

The Planning Commission may:

- Approve the proposed Plat Amendment; or
- Deny the proposed Plat Amendment and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Attachment 1: Proposed Plat Amendment
Exhibit B: Existing Plat
Exhibit C: Submitted Plans and Applicant Narrative
Exhibit D: Photo Exhibit
Exhibit E: Public Comment

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[2] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[3] LMC § 15-1-21

Exhibit F: Notarized Letter of HOA Vote

Planning Department

March 12, 2025

Andy Widin

CC: Park Station Condominium Board of Directors

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	950 Park Avenue
Zoning District:	Historic Commercial Business
Application:	Condominium Plat Amendment
Project Number:	PL-24-06255
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 12, 2025
Project Summary:	The Applicant Proposes to Amend the Park Station Condominiums Phase 2 Plat to Include the Footprint of a Planned Pool House.

Action Taken

On March 12, 2025, the Planning Commission conducted a public hearing and approved the Park Station Condominiums Supplemental Plat according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Applicant submitted a Condominium Plat Amendment to amend the Park Station Phase 2 Condominium at 950 Park Avenue (Summit County Recorder Entry No. 190313) to add a pool house in the Common Area between the Phase 1 and Phase 2 Condominium Buildings.
2. 950 Park Avenue is in the Historic Commercial Business (HCB) Zoning District and the Soils Ordinance Boundary.
3. The pool house would include storage for the equipment necessary to maintain the outdoor pool, including pipes, and bathrooms for guests of the pool.

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4. The Phase 1 Park Station Condominium was recorded with Summit County on July 9, 1980 (Recorder Entry No. 168353) and includes 40 residential units.
5. Phase 2 was recorded with Summit County on April 12, 1982 (Recorder Entry No.190313) and includes 40 residential units. Over time, several improvements were made in the Common Area between the two buildings, including the existing pool.
6. The Applicant seeks to renovate the property. Among other renovations, the Applicant proposes to replace outdated pool equipment, including pipes in the Basement of the Phase 2 Building.
7. The Applicant states the pool house is needed to modernize the pool and its support equipment.
8. The footprint of the pool will not be expanded.
9. On August 23, 2024, the Applicant applied for a Condominium Plat Amendment to reflect the proposed pool house.
10. On December 10, 2024, the Applicant submitted proof of two-thirds vote by members of the Homeowners Association (HOA) approving the Plat Amendment.
11. Planning Staff issued a Complete Application Notice to the Applicant on February 5, 2025.
12. The proposal to Amend the Park Station Phase 2 Plat complies, as conditioned, with the Historic Commercial Business District regulations outlined in Land Management Code Chapter 15-2.6.
    a. Accessory Buildings, such as the proposed pool house, are Allowed Uses in the HCB Zoning District (LMC § 15-2.6-2(A)(12)).
    b. There are no minimum Setback requirements in the HCB Zoning District (LMC § 15-2.6-3(C)).
    c. Condition of Approval 7 requires the proposed pool house to demonstrate compliance with Building Height, Building Volume, and Floor Area Ratio requirements in LMC § 15-2.6-5 and LMC § 15-2.6-6 during the Historic District Design Review (HDDR) process.
    d. LMC § 15-2.6-12(B) establishes that mechanical and bathroom spaces, which is what will be contained in the proposed pool house, are exempt from the Parking Regulations.
    e. Condition of Approval 6 requires the approval of an HDDR application by the Planning Director prior to issuance of a Building Permit, ensuring compliance with LMC § 15-2.6-13 *Architectural Review* and LMC § 15-12-

DRAFT

8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

13. The proposal to Amend the Park Station Phase 2 Plat complies with the Subdivision Procedures outlined in Land Management Code Chapter 15-7.1.
    a. LMC § 15-7.1-6(C) requires the Planning Commission to make a finding of Good Cause to approve a Plat Amendment.
    b. LMC § 15-15-1 defines Good Cause as "Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community."
    c. No public street, Right-of-Way, or easement is vacated or amended with the proposed Condominium Plat Amendment.
    d. The Applicant states the pool equipment in the Basement of the Phase 2 Building is outdated, at 43 years old, and leaks. To update the equipment, the pool house is necessary. The Applicant has spoken to three pool subcontractors, and they were informed that to allow for proper servicing and to reduce the distance that water needs to be pumped, an adjacent pool house that is level with the outdoor pool is necessary. The pool house will also provide conveniently located restrooms for users of the outdoor pool.
14. The Development Review Committee reviewed the proposal on September 19, 2024, and requires Conditions of Approval.
    a. The Snyderville Basin Water Reclamation District requires that no eaves encroach into the existing Sewer Easement (Condition of Approval 5).
    b. The Environmental Regulatory Department requested Condition of Approval 4 requiring that "[a]ll work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance."
    c. The Summit County Surveyor requires an Amendment to the Covenants, Conditions & Restrictions (CC&Rs) reflecting this Plat Amendment to be recorded with the Plat Amendment (Condition of Approval 3).

DRAFT

15. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on February 26, 2025. The *Park Record* published courtesy notice on February 26, 2025.

Conclusions of Law

1. There is Good Cause for this Condominium Plat Amendment as it allows for necessary upgrades to outdated Pool equipment.
2. The Plat Amendment is Consistent with the Land Management Code, including Chapter 15-2.6, Historic Commercial Business (HCB) District.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State Law, the Land Management Code, and the Conditions of Approval prior to recordation of the Plat.
2. The Applicant shall record the Plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. The Applicant must submit the draft Third Amendment to Declaration of Condominium of Park Station Condominiums for review by City Staff along with the Plat Amendment.
4. All work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance.
5. No eaves for the Pool house will encroach into the existing Sewerline Easement.
6. Prior to the issuance of a Building Permit, the Applicant must apply for and receive an Historic District Design Review Approval from the Planning Director, ensuring compliance with LMC § 15-2.6-13 *Architectural Review* and LMC § 15-12-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

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7. During the Historic District Design Review process, the Applicant shall demonstrate compliance with the Building Height, Building Volume, and Floor Area Ratio requirements in LMC § 15-2.6-5 and LMC § 15-2.6-6.

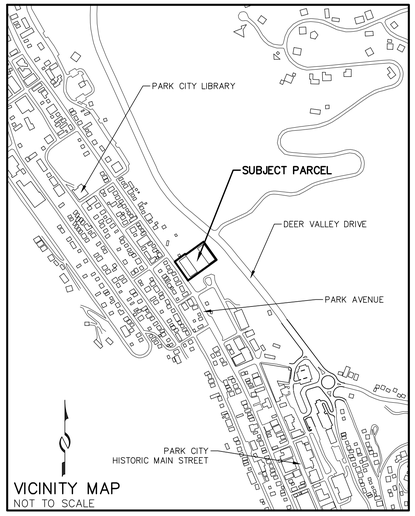
If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.org.

Sincerely,

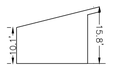
Sarah Hall, Planning Commission Chair

CC: Jaron Ehlers, Project Planner

DRAFT



VICINITY MAP
NOT TO SCALE



POOL HOUSE ELEVATION

PRELIMINARY REVIEW

PROFESSIONAL LAND SURVEYOR No. 7248891 CHARLES GALATI State of Utah

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act; I further certify that by authority of the owner, I have completed a survey of the property described hereon in accordance with Utah Code Section 17-23-17, have verified all measurements, and have subdivided the Common Space Pool House as shown hereon, hereafter to be known as PARK STATION CONDOMINIUMS SUPPLEMENTAL PLAT, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

PARCEL 1

PARK STATION CONDOMINIUMS PHASE 1 recorded July 9, 1980 as Entry No. 168353 on file and of record in the office of the Summit County Recorder.

Less and Excepting Building 1 and all Units, Common Areas and Limited Common Areas within or associated with Building 1.

PARCEL 2

PARK STATION CONDOMINIUMS PHASE 2 recorded April 12, 1982 as Entry No. 190313 on file and of record in the office of the Summit County Recorder.

Less and Excepting the Phase 2 Condominium building and all Units, Common Areas and Limited Common Areas within associated with the Phase 2 Condominium building.

HOMEOWNER'S ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the _____of the Park Station Condominiums Homeowner's Association of the above described tract of land, and hereby causes the same to be amended as set forth to be hereafter known as PARK STATION CONDOMINIUMS SUPPLEMENTAL PLAT.

In witness whereof, the undersigned set his hand this _____ day of _____, 2025.
Park Station Condominiums Homeowner's Association.

By: _____
_____, its_____

ACKNOWLEDGEMENT

STATE OF UTAH)
:ss.
COUNTY OF SUMMIT)

On this _____ day of _____, 2025, _____personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is signing as _____of the Park Station Condominiums Homeowner's Association.

_____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires:_____

Commission No._____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2025-_____.
2. The purpose of this plat is to describe and locate the Common Space Pool House building in the existing common space.
3. See Record of Survey S- 11655 on file with the Summit County Recorder performed by Allterra Utah LLC.

LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- General Common Element
- Not Part of this Plat

20' 0 20' 40'

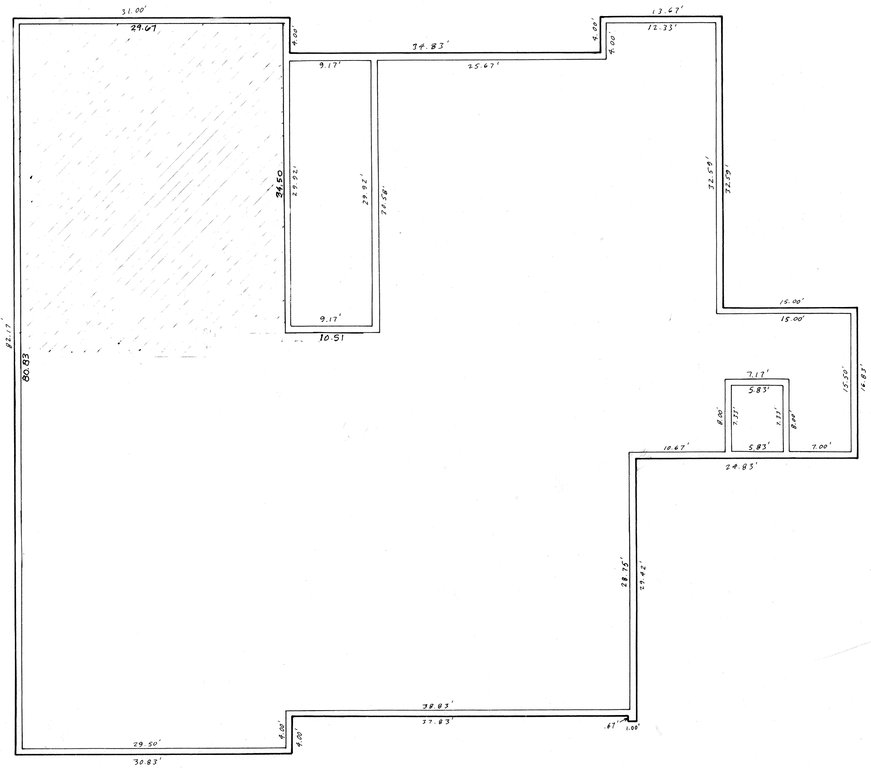
PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

PARK STATION CONDOMINIUMS SUPPLEMENTAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

11/13/24 SHEET 1 OF 1

PUBLIC SAFETY ANSWERING POINT APPROVAL	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	RECORDED
APPROVED ON THIS___DAY OF _____, 2025	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS___DAY OF _____, 2025	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS___DAY OF _____, 2025	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS___DAY OF _____, 2025	APPROVED AS TO FORM THIS ___DAY OF _____, 2025	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___ DAY OF _____, 2025	I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS ___ DAY OF _____, 2025	STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____
BY_____ SUMMIT COUNTY GIS COORDINATOR	BY_____ ENGINEERING DEPARTMENT	BY_____ CHAIR	BY_____ PARK CITY ENGINEER	BY_____ PARK CITY ATTORNEY	BY_____ MAYOR	BY_____ PARK CITY RECORDER	____ FEE _____ SUMMIT COUNTY RECORDER ____ BOOK ____ PAGE TIME _____ DATE _____ ENTRY NO. _____



PARK STATION CONDOMINIUMS (PHASE 2)

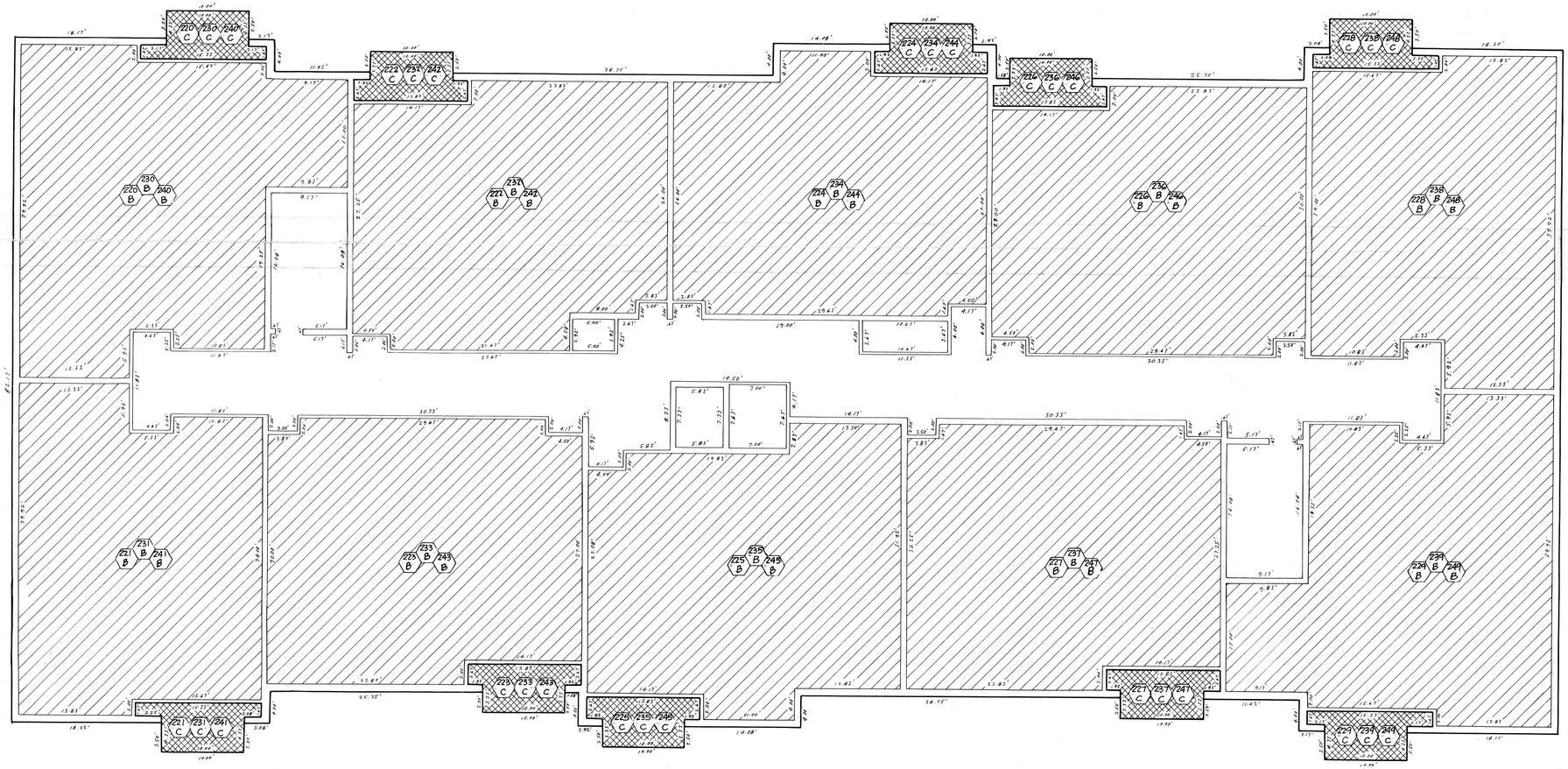
BASEMENT PLAN

SHEET NO. 2 OF 4

PREPARED BY

WAYNE T. VAN WAGONER & ASSOC., INC.
3808 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH
PHONE (801) 262-6762 DATE: JULY 1981

RECORDED # 150313
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF
Huntsman Christensen Corp.
DATE 4-12-82 TIME 4:30 BOOK ____ PAGE ____
FEE $ 60.00
Brenda Y. Simmons
SUMMIT COUNTY RECORDER



Unit Location Schedule

Unit	Location
220-229	2nd Floor
230-239	3rd Floor
240-249	4th Floor

PARK STATION CONDOMINIUMS (PHASE 2)

2nd, 3rd & 4th FLOOR PLANS

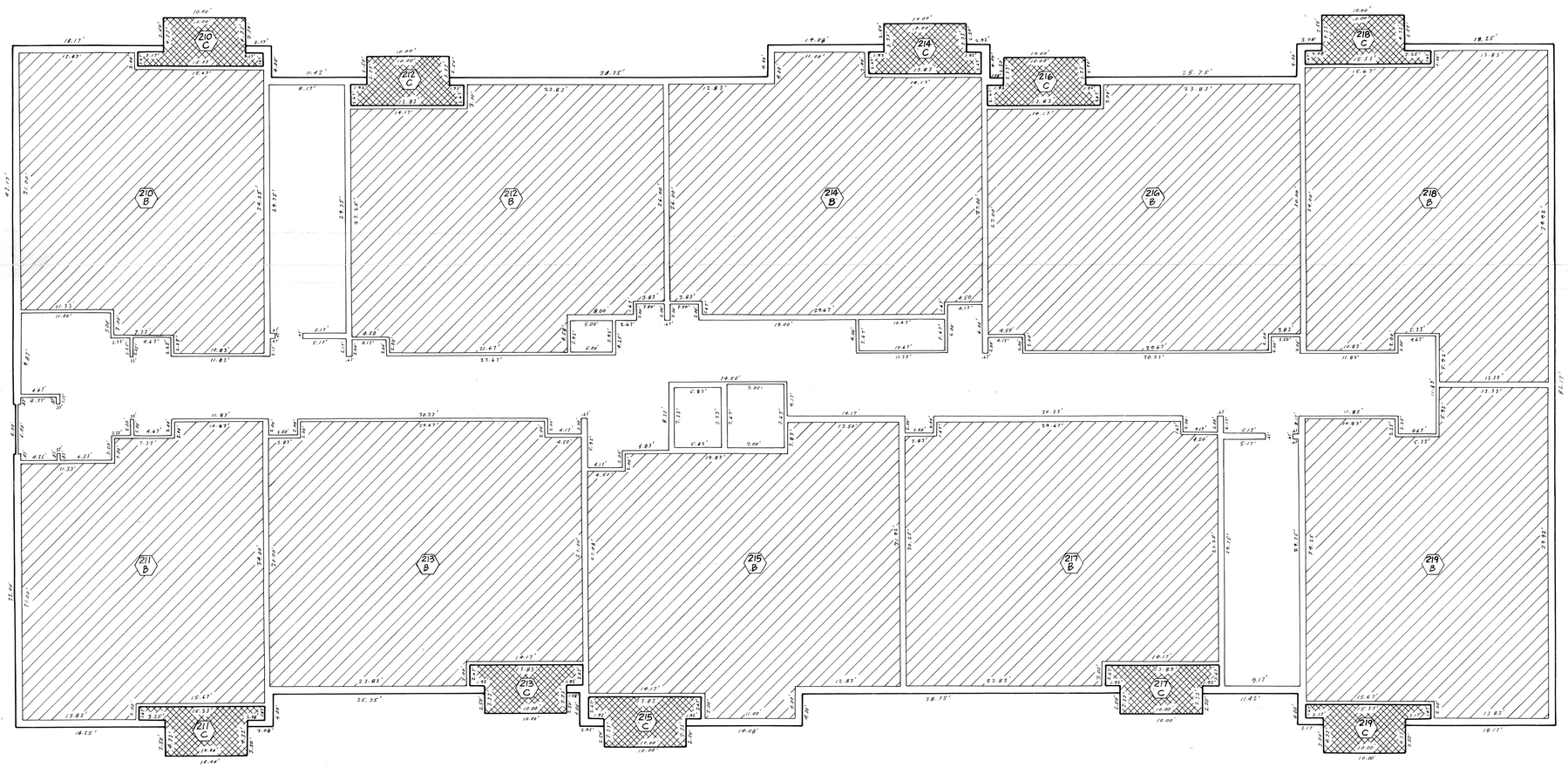
SHEET NO. 4 OF 4

PREPARED BY

WAYNE T. VAN WAGONER & ASSOC., INC.
3808 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH
PHONE (801) 262-6762 DATE : JULY 1981

RECORDED # 130313

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF
Huntsman Christensen Corp.
DATE 4-12-82 TIME 4:30 BOOK ____ PAGE ____
$ 60.00
FEE $
Brenda Y. Jones
SUMMIT COUNTY RECORDER



PARK STATION CONDOMINIUMS (PHASE 2)

1st FLOOR PLAN

SHEET NO. 3 OF 4

PREPARED BY

WAYNE T. VAN WAGONER & ASSOC., INC.

3808 SOUTH WEST TEMPLE

SALT LAKE CITY, UTAH

PHONE (801) 262-6762 DATE : JULY 1981

RECORDED # ~~190296~~ 190313

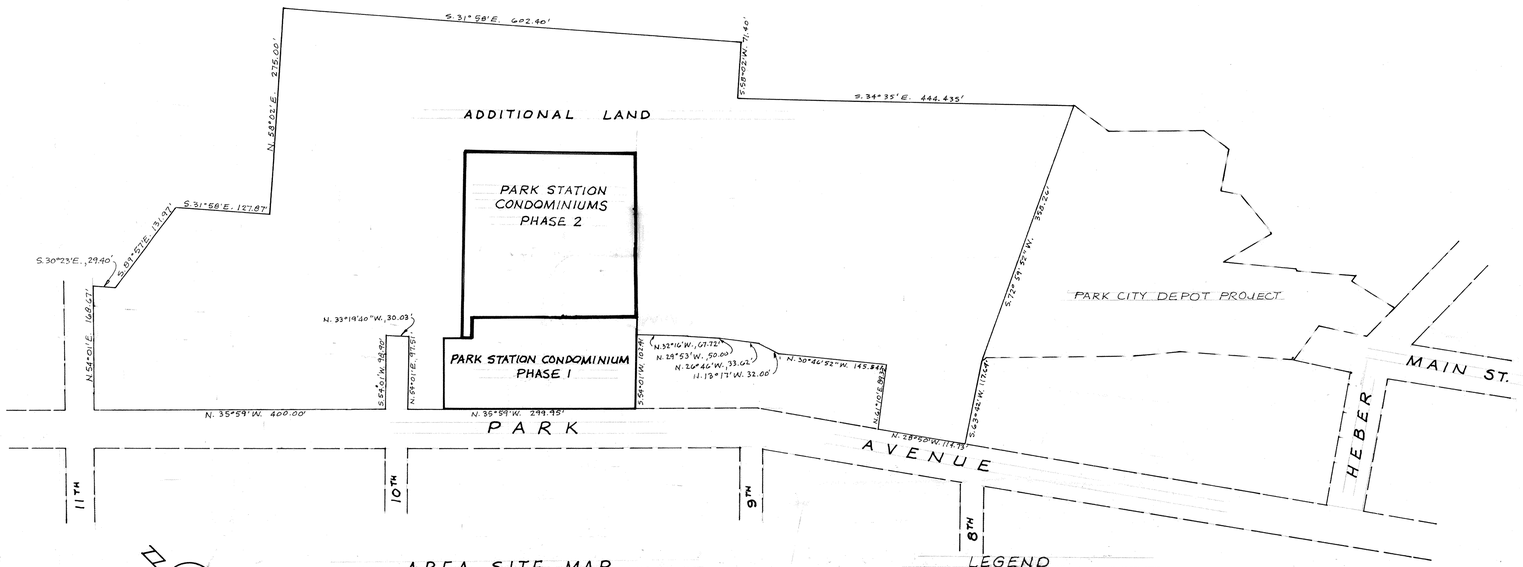
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Huntsman Christensen Corp.

DATE 4-12-82 TIME 4:30 BOOK ____ PAGE ____

$60.00 FEE $

Amanda Y. Sperry

SUMMIT COUNTY RECORDER



AREA SITE MAP

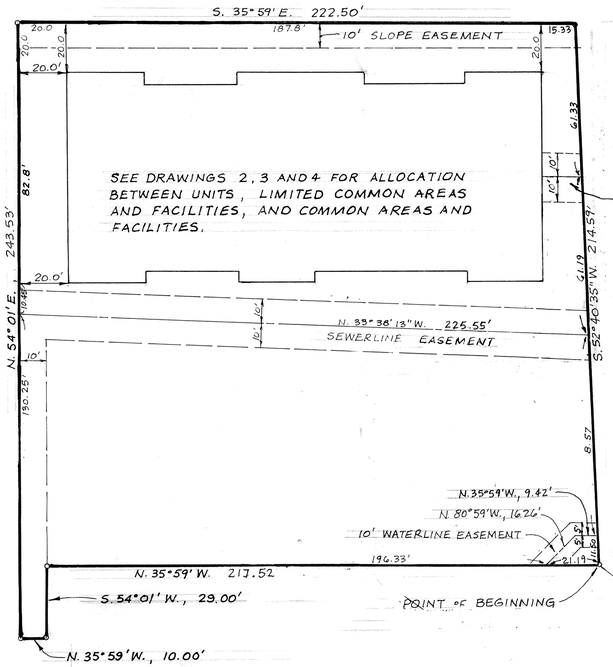
SCALE: 1" = 100'

LEGEND

UNIT (LETTER 'B' REFERS TO THE FACT THAT TIME PERIOD UNITS HAVE BEEN CREATED WITHIN EACH UNIT. THE TIME PERIOD UNITS CREATED WITHIN EACH UNIT ARE AS DESCRIBED IN EXHIBIT 'A' WHICH IS ATTACHED TO AND FORMS A PART OF THE SUPPLEMENTAL DECLARATION OF AND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE PARK STATION CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, WHICH HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SUMMIT COUNTY, STATE OF UTAH ON EVEN DATE HERWITH

LIMITED COMMON AREAS AND FACILITIES (LETTER 'C' REFERS TO LIMITED COMMON AREAS AND FACILITIES ATTACHED TO THE RESPECTIVE UNIT OR TIME PERIOD UNIT NUMBERS)

COMMON AREAS AND FACILITIES



PHASE 2 SITE PLAN

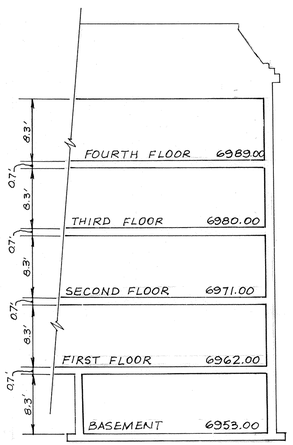
SCALE: 1" = 30'

NOTE! THE PRINCIPAL MATERIALS OF WHICH THE BUILDING IS CONSTRUCTED ARE: MASONRY EXTERIOR SHELL; POST TENSION CONCRETE AND STEEL REINFORCED FLOOR; REINFORCED CONCRETE EXTERIOR FOUNDATION WALLS; GLASS (WINDOWS); CONCRETE AND STEEL REINFORCED COLUMNS; INTERIOR WALLS OF ALUMINUM STUDS AND SHEETROCK; AND BUILT UP GRAVEL ROOF

EAST QUARTER CORNER SEC. 16, T.2S., R.4E., S.L.B. & M.

N. 89° 59' 30" E. (REC.) 1317.37' = WEST (BASIS OF BEARINGS)

SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, T.2S., R.4E., S.L.B. AND M.



ELEVATION
(COUNTY DATUM)

REVISED BOUNDARY 12-8-81 PCA

PARK CITY ENGINEER	PARK CITY ATTORNEY	PARK CITY PLANNING COMM.	PARK CITY COUNCIL
APPROVED THIS 28th DAY OF DECEMBER, 1981 A.D.	APPROVED THIS 26 DAY OF January, 1982 A.D.	APPROVED THIS 20th DAY OF January, 1982 A.D. BY THE PARK CITY PLANNING COMMISSION.	APPROVED THIS 4th DAY OF Feb, 1982 BY THE PARK CITY COUNCIL.
Eric W. DeHaan, P.E. BUSH & GUDDELL, INC.		A. Gregory Lawson CHAIRMAN	ATTEST: CITY	MAYOR OF PARK CITY

SHEET 1 OF 4 SHEETS

SURVEYOR'S CERTIFICATE

I, Patrick C. Alsup, do hereby certify that I am a registered Land Surveyor holding certificate no. 4609 as prescribed by the laws of the State of Utah. I further certify that by the authority of the Owners I have made a survey of the tract of land shown on this Record of Survey Map and described below, in accordance with the Utah Condominium Ownership Act, and that the description correctly describes the land surface upon which there has been constructed PARK STATION PHASE 2 CONDOMINIUMS and that the building dimensions and location are as shown on this Record of Survey Map. I further certify that this Record of Survey Map is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act.

DESCRIPTION

COURSE	DIST.	REMARKS
		BEGINNING AT A POINT WHICH LIES
NORTH	720.29'	FEET AND
WEST	640.42'	FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, T.2S., R.4E., S.L.B. AND M.; AND RUNNING THENCE
N. 35°59'W.	217.52	FEET; THENCE
S. 54°01'W	29.00	FEET; THENCE
N. 35°59'W.	10.00	FEET; THENCE
N. 54°01'E.	243.53	FEET; THENCE
S. 35°59'E.	222.50	FEET; THENCE
S. 52°40'35"W	214.57	FEET TO THE POINT OF BEGINNING
		CONTAINS 1.115 ACRES

9-15-81
DATE

PATRICK C. ALSUP, R.E., L.S.

CERTIFICATE OF CONSENT TO RECORD

Know all men by these presents that we the undersigned owners of the above described tract of land have caused a survey to be made and this Record of Survey Map to be prepared, and do hereby consent to the recordation of this map in accordance with the Utah Condominium Ownership Act

In witness whereof we have hereunto set our hands this 4th day of October A.D., 1981.

Ladd E. Christensen

A. Blaine Huntsman

ACKNOWLEDGMENT

STATE OF UTAH)
County of Summit) S.S.

On the 4th day of October, A.D., 1981 personally appeared before me Ladd E. Christensen and A. Blaine Huntsman, the signers of the above Certificate Of Consent To Record, who duly acknowledged to me that they executed the same.

my commission expires
May 27, 1985

Tracy M. Satallante
notary public residing in
Salt Lake City, Utah

RECORD OF SURVEY MAP

PARK STATION PHASE 2 CONDOMINIUMS

RECORDED NO. 190313
STATE OF UTAH, COUNTY OF SUMMIT. RECORDED AND FILED AT THE REQUEST OF Huntsman - Christensen Corp.
DATE 4-12-82 TIME 4:30 BOOK — PAGE —
FEE $60.00

Wanda Y. Sprunger
SUMMIT COUNTY RECORDER

RECEIVED
AUG 2 3 2024
PARK CITY
PLANNING DEPT.

8/23/2024

Condominium Plat Map Amendment: Proposed new pool house with restrooms
Park Station Condominiums, 950 Park Avenue, Park City, UT 84060

Written description statement of proposed revision to condominium plat amendment:

Park Station Condominiums is an existing 80-unit condominium complex, situated on 1.8241 acres, with two 4-story buildings (basement included in Building 2). Building 1 was constructed in 1979, Building 2 was constructed in 1981, along with the center courtyard improvements and pool & spa.

When the pool and outdoor spa were constructed in 1981, the pool/spa equipment was located in the basement of Building #2. Due to the distance to travel and being situated in a basement, the existing pool equipment room is prone to water leaks from pool equipment which causes flooding issues in our finished common area basement areas. This room is now 43 years old.

We are undertaking a major update to our outside pool and spas, including new pool/spa equipment, new concrete decks with snow-melt. Upon the advice of 3 pool subcontractors, we are told that the equipment needs to be installed in a new at-level new pool house adjacent to the pool, such that the equipment can be serviced properly and not subjected to pumping water long distances/up a level which causes strains to the pumps and plumbing connections.

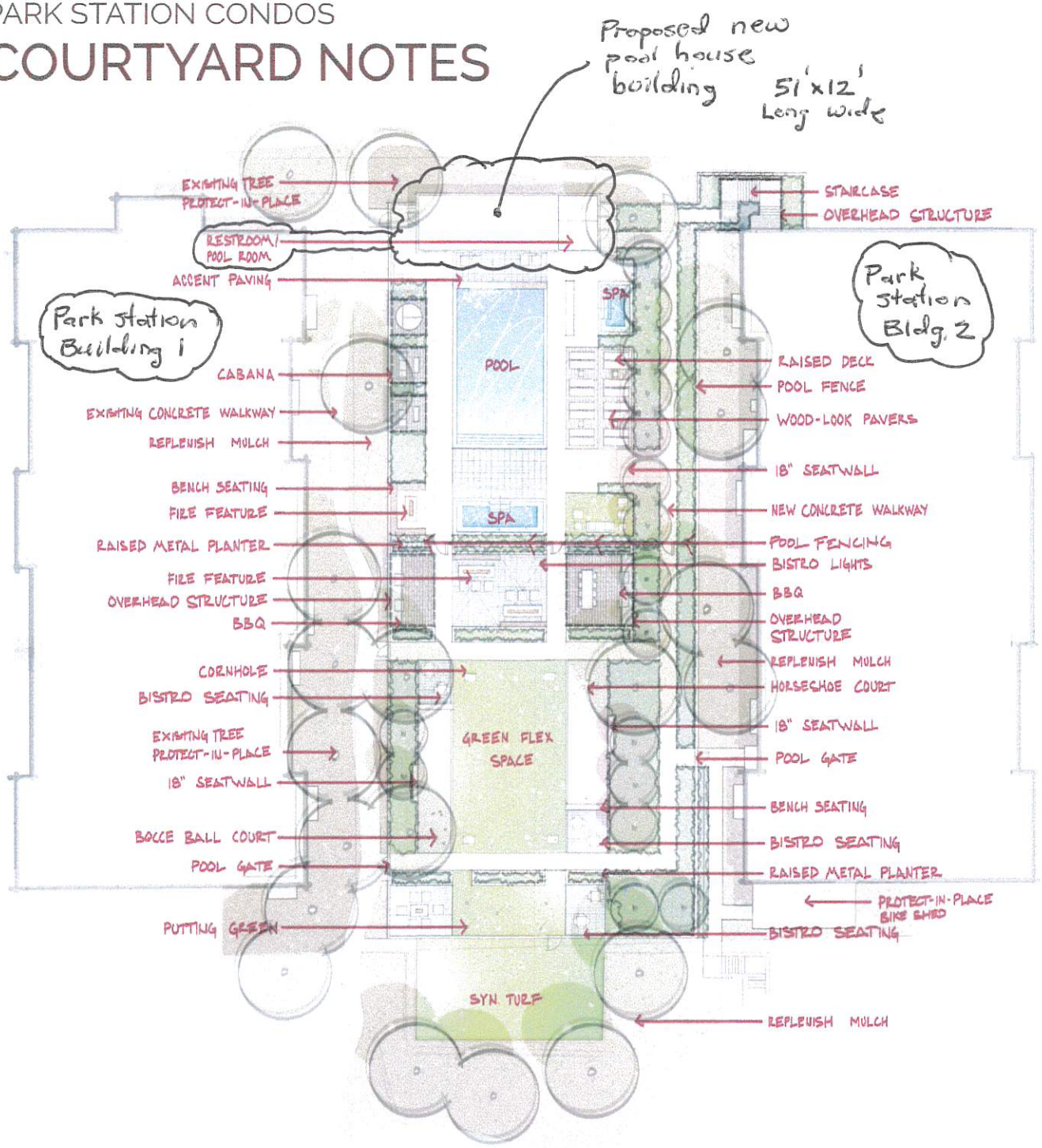
Additionally, this new pool house with better filtration will lead to better water quality, and we want to include restrooms for health reasons (we do not currently have restrooms near our existing pool/spa).

See attached plans of our proposed overall pool/spa and center courtyard area.
Note that we have already submitted plans through Park City Planning for the Historic District Design Review Pre-Application, and overall project has been approved, except for the new pool house that needs to go through this plat process, with pool house plans submitted by architect.

- Proposed overall dimensions of new pool house: 12' wide x 51' long = 612 s.f. total
- Height: 1 story above grade with flat-sloping low profile roof. Potentially partial basement level below grade.
- Set-back to property line: 10'

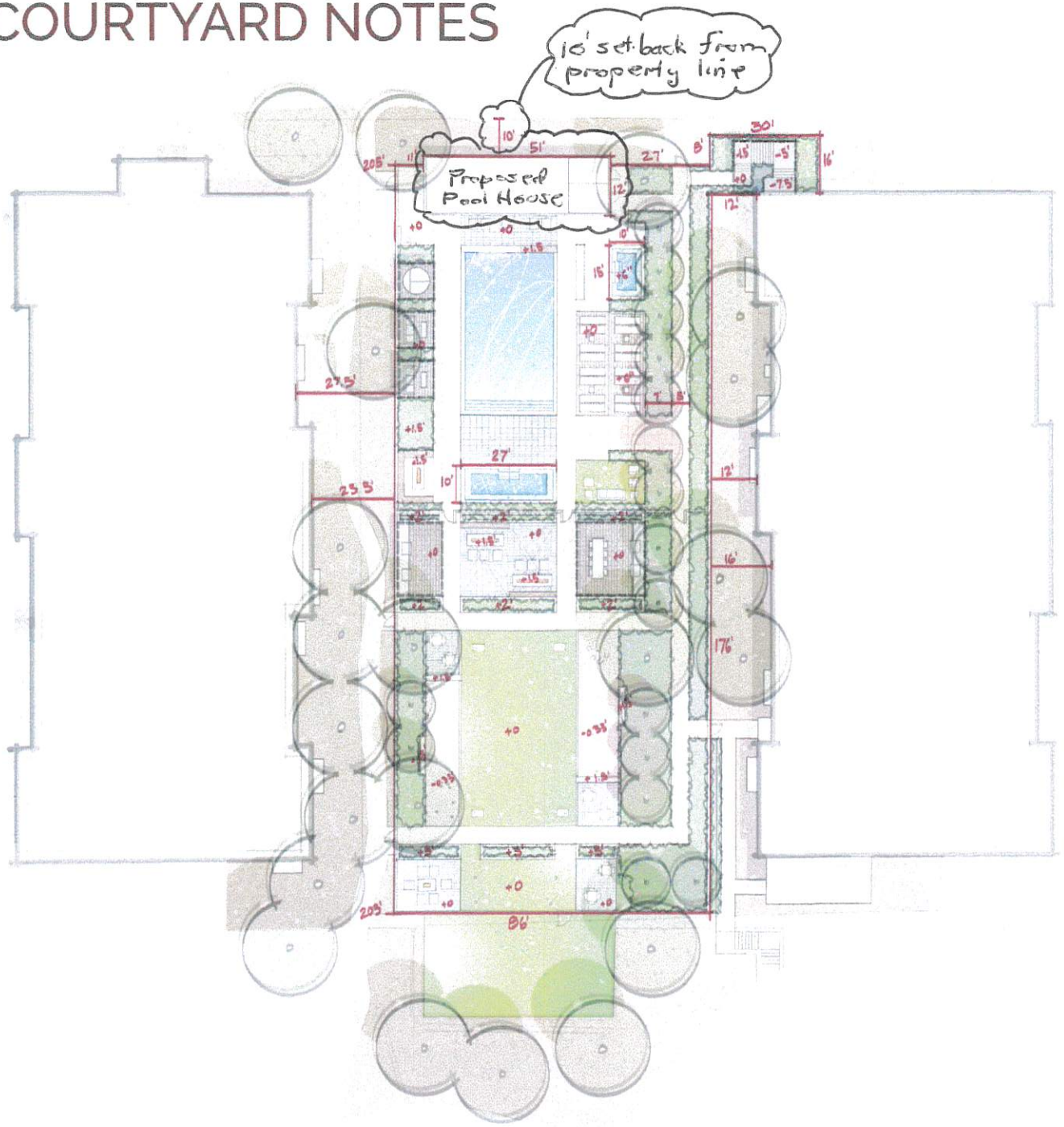
PARK STATION CONDOS

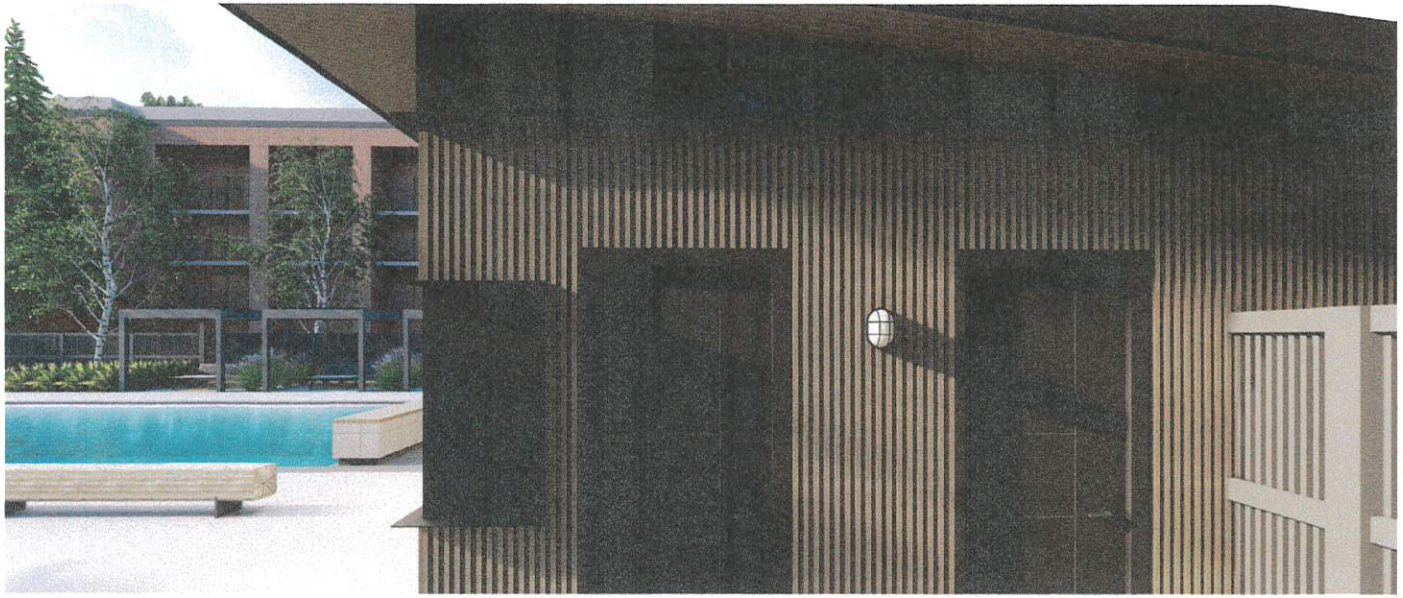
COURTYARD NOTES



PARK STATION CONDOS

COURTYARD NOTES



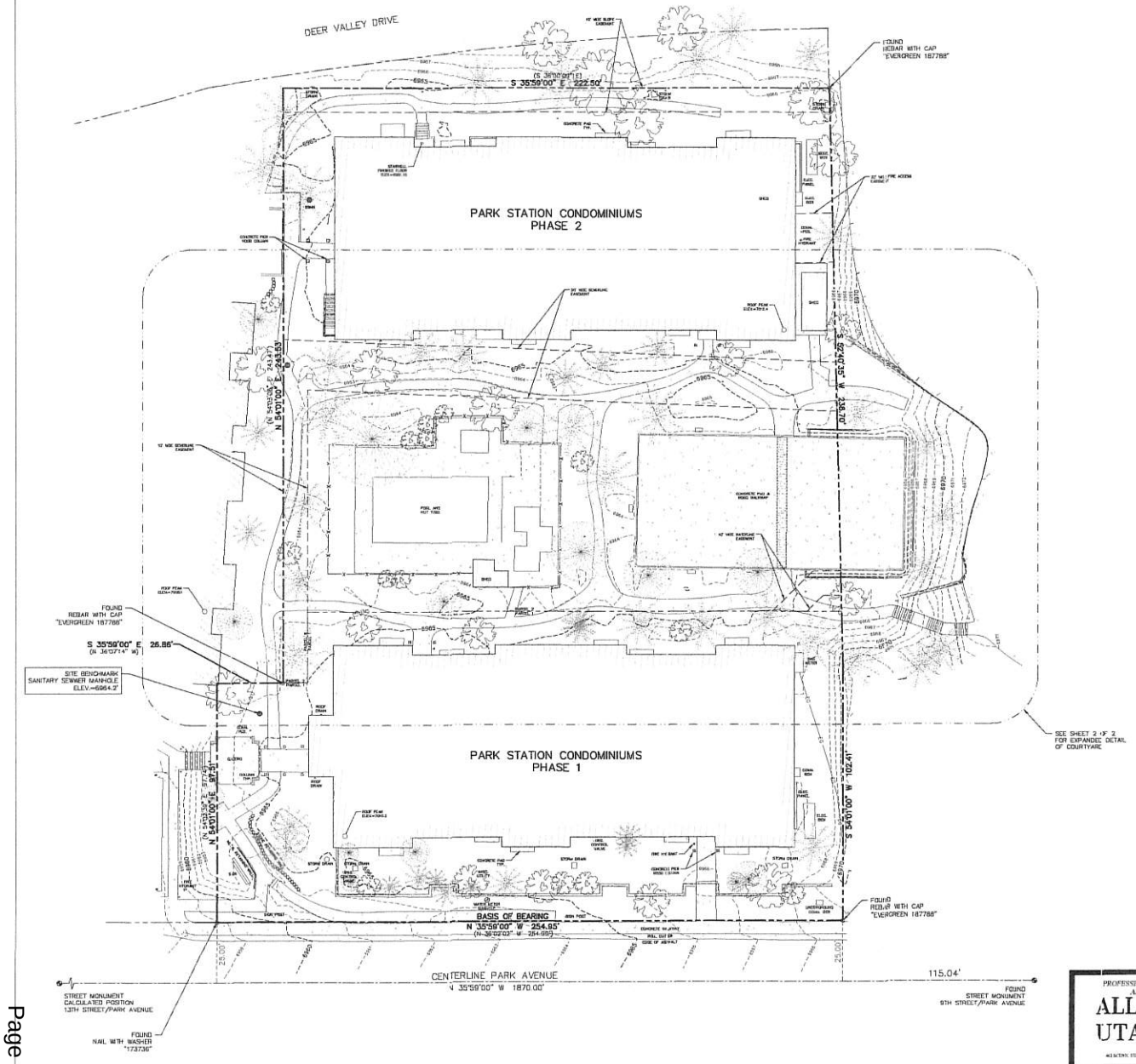


POOL HOUSE AND RESTROOMS

WATER FEATURE, BENCH, POOL HOUSE

PARK STATION CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
PARK CITY, SUMMIT COUNTY, UTAH



PROFESSIONAL LAND SURVEYOR No.7246891 CHARLES GALATI 11/30/2023 State of Utah

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7246891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

PARCEL 1

ALL OF PARK STATION CONDOMINIUMS PHASE 1 recorded July 9, 1980 as Entry No. 168353 on file and of record in the office of the Summit County Recorder.

PARCEL 2

ALL OF PARK STATION CONDOMINIUMS PHASE 2 recorded April 12, 1982 as Entry No. 190313 on file and of record in the office of the Summit County Recorder.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found property corner monuments as shown on this plat.
2. Field work for this survey was completed December 11, 2023 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and only easements per subdivision plat were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Park Station Condominiums Phase 1 as Entry No. 168353, Park Station Condominiums Phase 2 as Entry No. 190313 and Record of Survey S-7478 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Sanitary Sewer Manhole, Elevation=6964.2' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Measured bearings and distances, when different than record are shown in parenthesis. ( )
10. At the time of the survey there was approximately 6" of snow across much of the subject property. For this reason the possibility exists that certain features may not have been located and/or there may be minor variations in the topography as shown.

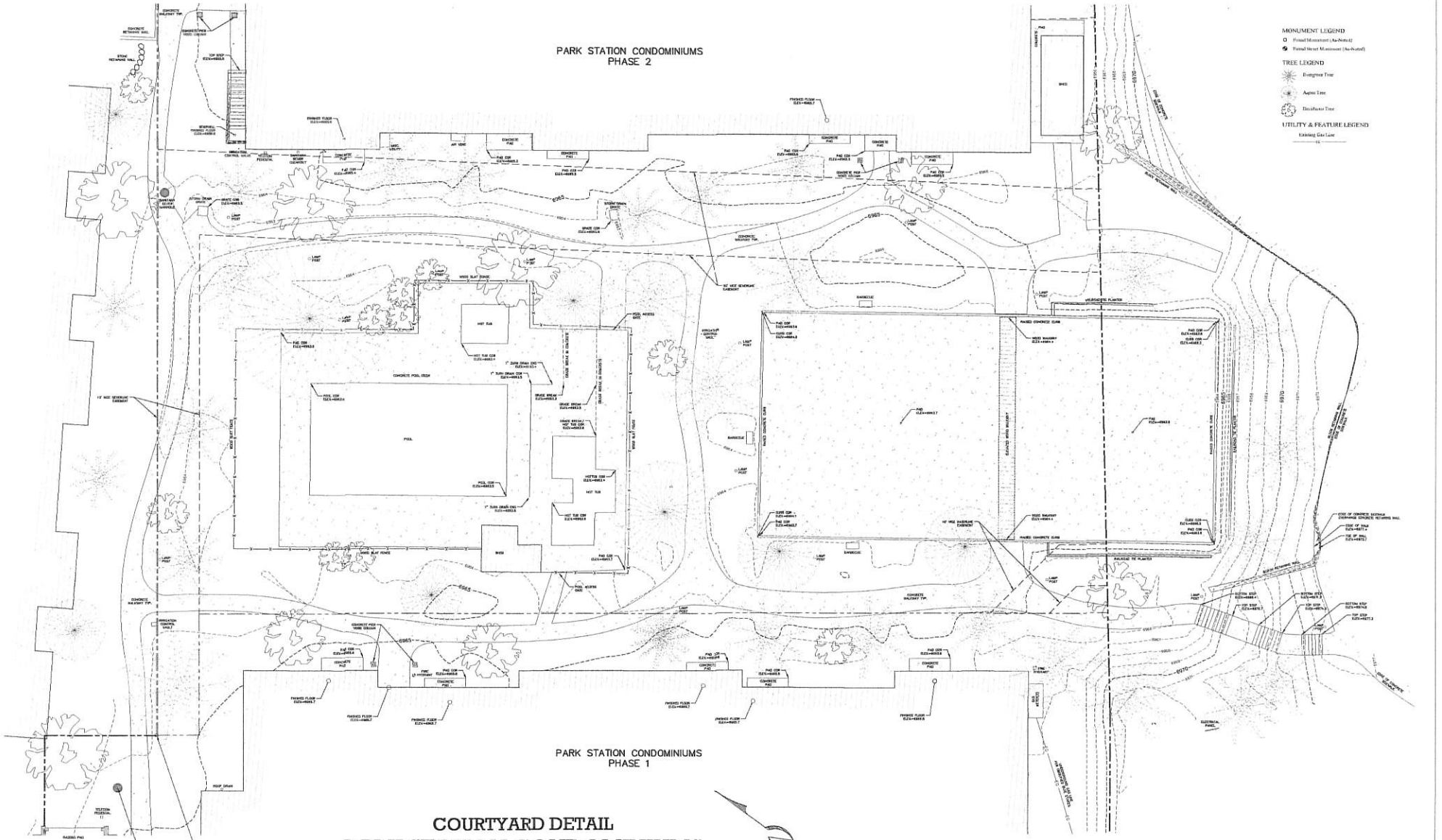
MONUMENT LEGEND
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)

TREE LEGEND
- Evergreen Tree
- Aspen Tree
- Deciduous Tree

UTILITY & FEATURE LEGEND
- Existing Gas Line

20' 0 20' 40'

PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-649-4200 443 SCENIC HIGHWAY 40, FRANCIS, UTAH 84036	STAFF: CHARLES GALAT JASON WYNNE DUSTIN CARRISH DATE: 12/12/23	EXISTING CONDITIONS & TOPOGRAPHIC MAP PARK STATION CONDOMINIUMS 950 PARK AVENUE, PARK CITY, UTAH CLIENT: PARK STATION HOA PROJECT.: 23064 C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\23064 - Park Station Survey\from Dustin\23064 Eros.dwg	SHEET 1 OF 2



COURTYARD DETAIL
PARK STATION CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
PARK CITY, SUMMIT COUNTY, UTAH

PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-649-4200	STAFF: CHARLES GALAT JASON WYNNE DUSTIN CARRISH DATE: 12/12/23	EXISTING CONDITIONS & TOPOGRAPHIC MAP PARK STATION CONDOMINIUMS 950 PARK AVENUE, PARK CITY, UTAH CLIENT: PARK STATION HOA PROJECT.: 23064 C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\23064 - Park Station Survey\from Dustin\23064-tos.dw	SHEET 2 OF 2

PROPOSED NEW POOL HOUSE, PARK STATION CONDOMINIUMS, 950 PARK AVE

Photo #1: View to location of proposed New Pool House, setback 10’ from property line

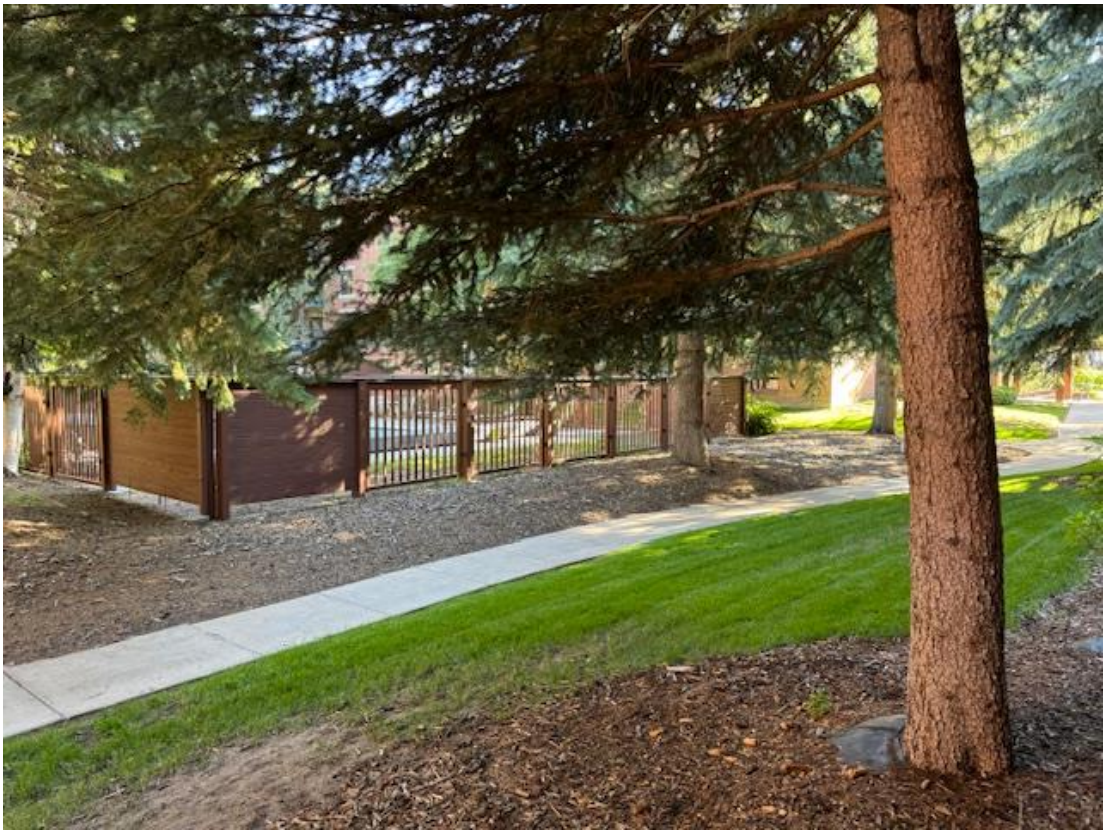


Photo #2: View to location of proposed New Pool House, setback 10’ from property line

Photo #3: View to location of proposed New Pool House, setback 10’ from property line (to be located at far deep-end of existing swimming pool)

Photo #4: View to location of proposed New Pool House, setback 10’ from property line (to be located at far deep-end of existing swimming pool)

Keith A. Michels, January 14, 2025:

Jaron,

Thank you for returning my call regarding the referenced project and providing an update on the approval status.

I am an owner at Park Station and served on the Park Station HOA Board for many years. I am no longer a Board member.

I look forward to the property improvement. However, there is one portion of the design that I feel is not appropriate and particularly destructive. The plan proposes to remove the sidewalk adjacent to Building 2, block access from the Town Pointe side, then reconstruct a new walkway much closer to the Building and extend the walk directly to Main Street. Thus, a new stair would be required to be constructed on City land.

My objections are:

1. A number of trees would be required to be removed. Many of the trees are well developed and highly regarded by residents living in adjacent units. There removal would be a real loss. Additional the grade changes alone will like negatively impact surrounding trees and landscape.

2. Town Pointe has easement rights through that area. They do not intend to formally provide a written release, although we are told they have no objection.

3. A new stair is provided on City land to access Main Street. We have one stair already on City land accessing Main Street.

4. One of two egress stairs from Building 2 exits in that area. In the event direct access to Main Street is not provided, there would not be direct access to a public way as required by the building code.

5. The new location of the sidewalk and its raised elevation adversely impacts the privacy of ground level units.

For the aforementioned reasons, I feel any benefits to the realignment are far outweighed by the detriments.

Based on our conversation, I understand my comments will be considered during the review process.

Thank you for your consideration.

COMPASS
MANAGEMENT SERVICES

Park City Municipal Corporation

December 10, 2024

445 Marsac Avenue

Park City, UT 84060

Planning Commission,

The Park Station Plat Amendment Vote, conducted by Compass Management Services has exceeded the required 67% par value approval of the HOA owners.

Compass Management Services has tallied and recorded the individual votes through Adobe Sign. The documents provided to the owners consisted of two pages (both attached).

1. Page one was a letter to the owners from the Park Station Board of Director with the opportunity to vote yes or no.
2. The second page was the Preliminary for Review, Park Station Condominiums Supplemental Plat

The final vote was 69.9% FOR the Plat Amendment, and 0% AGAINST the Plat Amendment. Please allow the HOA to move forward with the Amendment.

Thank you,

Patrick Quigley

Operations Manager

State of Utah
County of Summit
Subscribed and sworn/affirmed to before me this 10 day of December, 2024 by Patrick Quigley.

Notary Public

ABILASH RAJENDRAN
Notary Public - State of Utah
Comm. No. 739424
My Commission Expires on
Sep 30, 2028

Kristin Price

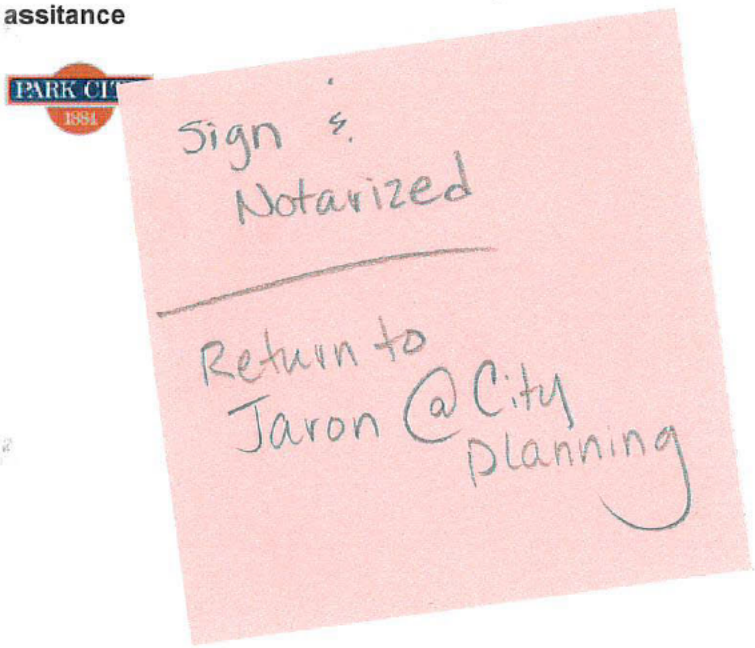
From: Jaron Ehlers <jaron.ehlers@parkcity.org> on behalf of Jaron Ehlers
Sent: Thursday, December 05, 2024 11:12 AM
To: [redacted]
Cc: Andy Widin; Meredith Covey
Subject: HOA Vote

Kristin,

For proof of the 2/3rds HOA vote, we need a letter, that is signed and notarized, acknowledging the noticing of the project and that it received the 2/3rds vote. We also need documentation to establish what was considered by the HOA membership is the same proposal as the City is reviewing,

Thank you,

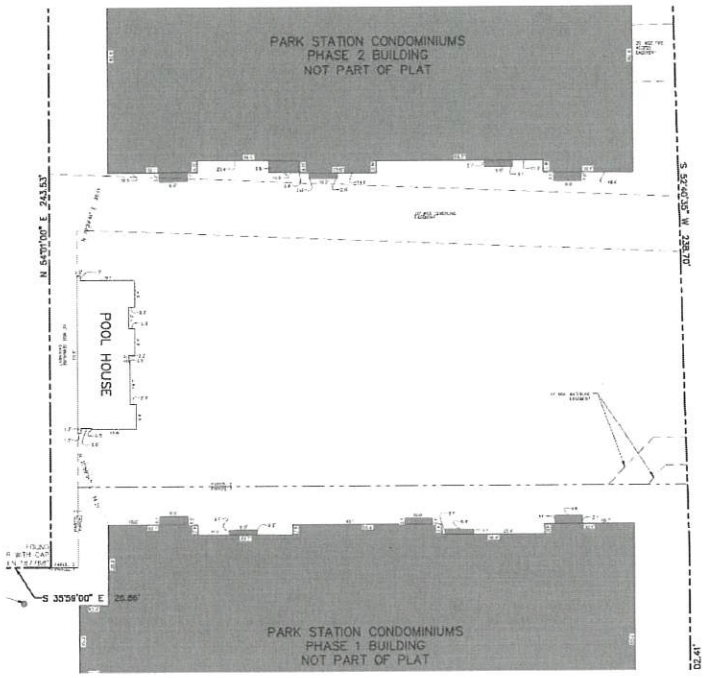
Jaron Ehlers
Planner I
Park City Municipal Corporation
parkcity.org
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
o: 435.615.5058
c: 435.699.8991
Meeting by Appointment Only
Will be out of the office on December 6, 2024. Please contact planning@parkcity.org if in need of immediate assitance



To All Park Station Owners: 11-18-2024

In conjunction with our pool modernization project, and in conjunction with our landscape architect, architect and pool subcontractor, attached is proposed location for the new mechanical pool house, which will be located 10' from our north-west property line at the deep end of the pool. This will greatly enhance the mechanics of the renovated pool and spa.

Please reply with your approval of proposed location, so we can proceed with design.
Thank you,
Park Station Board of Directors



Vote on Plat Amendment:

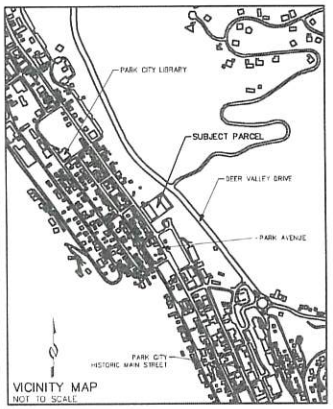
I, the undersigned Owner, hereby vote as follows regarding the Plat Amendment *(mark only one):*

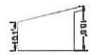
- ○ Yes, I approve the Plat Amendment
- ○ No, I do not approve the Plat Amendment

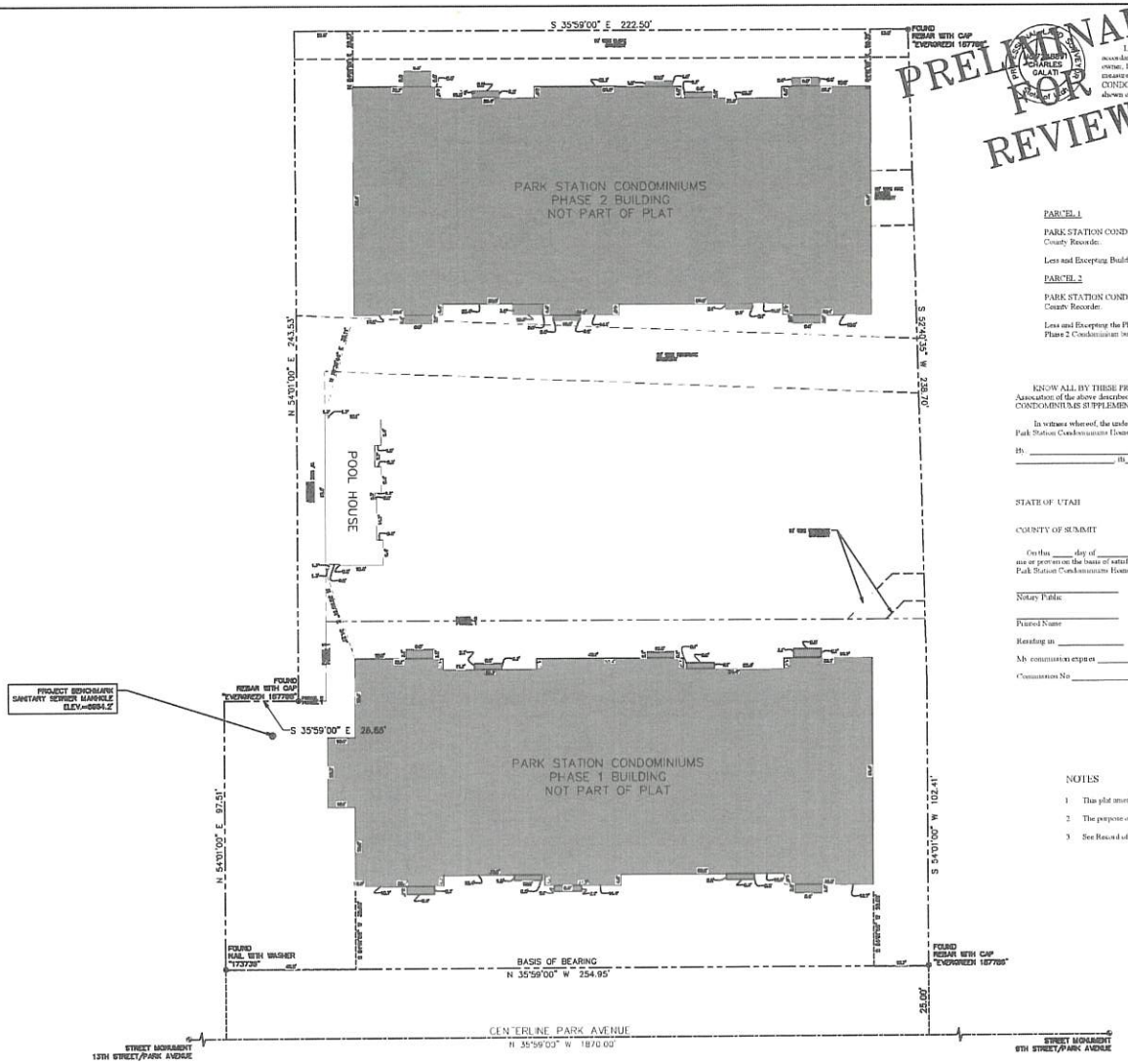
Unit Number(s)

Signature

Pursuant to Utah Code § 46-4-201, a signature may not be denied legal effect or enforceability solely because it is in electronic form, i.e., an electronic signature. As used in this Section, the term "electronic" means relating to technology having electrical, digital, magnet, wireless, optical, electromagnetic, or similar capabilities. And the term "electronic signature" means an electronic sound, symbol, or process attached to or logically associated with a ballot and executed or adopted by a person with the intent to sign the ballot.







PRELIMINARY FOR REVIEW

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owner, I have completed a survey of the property described hereon in accordance with Utah Code Section 17-23-17, have verified all measurements, and have subdivided the Common Space Pool House as shown hereon, hereafter to be known as PARK STATION CONDOMINIUMS SUPPLEMENTAL PLAT, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

PARCEL 1

PARK STATION CONDOMINIUMS PHASE 1 recorded July 9, 1980 as Entry No. 168353 on file and of record in the office of the Summit County Recorder.

Less and Excepting Building 1 and all Units, Common Areas and Limited Common Areas within or associated with Building 1

PARCEL 2

PARK STATION CONDOMINIUMS PHASE 2 recorded April 12, 1982 as Entry No. 190313 on file and of record in the office of the Summit County Recorder.

Less and Excepting the Phase 2 Condominium building and all Units, Common Areas and Limited Common Areas within associated with the Phase 2 Condominium building

HOMEOWNER'S ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the _____ of the Park Station Condominiums Homeowner's Association of the above described tract of land, and hereby causes the same to be amended as set forth to be hereafter known as PARK STATION CONDOMINIUMS SUPPLEMENTAL PLAT.

In witness whereof, the undersigned set his hand this _____ day of _____, 2025

Park Station Condominiums Homeowner's Association

By _____

_____ its _____

ACKNOWLEDGEMENT

STATE OF UTAH)
ss
COUNTY OF SUMMIT)

On this ____ day of _____ 2025, _____ personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is signing as _____ of the Park Station Condominiums Homeowner's Association.

_____
Notary Public

_____
Printed Name

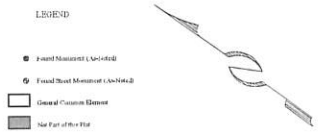
Residing in _____

My commission expires _____

Commission No. _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2025-____
2. The purpose of this plat is to describe and locate the Common Space Pool House building in the existing common space
3. See Record of Survey S- 11635 on file with the Summit County Recorder performed by Allterra Utah LLC



PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435.649.9390
SALT LAKE CITY BRANCH, UTAH 84106

PARK STATION CONDOMINIUMS SUPPLEMENTAL PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

11/13/25 SHEET 1 OF 1

PUBLIC SAFETY ANSWERING POINT APPROVAL	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	RECORDED
APPROVED ON THIS___DAY OF _____, 2025	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS___DAY OF _____, 2025	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS___DAY OF _____, 2025	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS___DAY OF _____, 2025	APPROVED AS TO FORM THIS ___DAY OF _____, 2025	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___ DAY OF _____, 2025	I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS ___ DAY OF _____, 2025	STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____
BY_____ SUMMIT COUNTY GIS COORDINATOR	BY_____ ENGINEERING DEPARTMENT	BY_____ CHAIR	BY_____ PARK CITY ENGINEER	BY_____ PARK CITY ATTORNEY	BY_____ MAYOR	BY_____ PARK CITY RECORDER	FEE _____ SUMMIT COUNTY RECORDER BOOK ____ PAGE ____ TIME _____ DATE _____ ENTRY NO. _____

PARK STATION CONDOMINIUM OWNER'S ASSOCIATION

Plat Amendment Vote

November 18, 2024

Unit Number	Sq Footage	Par value	yes	no
[redacted]	886	0.00988		
	886	0.00988	0.00988	
	1159	0.01292		
	1161	0.01294		
	1161	0.01294	0.01294	
	1158	0.01291	0.01291	
	1161	0.01294		
	1161	0.01294		
	1071	0.01194	0.01194	
	1071	0.01194		
	1071	0.01194		
	1071	0.01194	0.01194	
	1159	0.01292		
	1161	0.01294		
	1161	0.01294	0.01294	
	1158	0.01291	0.01291	
	1161	0.01294	0.01294	
	1161	0.01294	0.01294	
	1071	0.01194	0.01194	
	1071	0.01194	0.01194	
	1071	0.01194	0.01194	
	1071	0.01194	0.01194	
	1159	0.01292	0.01292	
	1161	0.01294		
	1161	0.01294		
	1158	0.01291		
	1161	0.01294	0.01294	
	1161	0.01294	0.01294	
	1071	0.01194		
	1071	0.01194	0.01194	
	1071	0.01194	0.01194	
	1071	0.01194	0.01194	
	1159	0.01292	0.01292	
	1161	0.01294		
	1161	0.01294	0.01294	
	1158	0.01291	0.01291	
	1161	0.01294	0.01294	
	1161	0.01294		
	1071	0.01194	0.01194	
	1071	0.01194	0.01194	
	962	0.01072	0.01072	
	959	0.01069		
	1113	0.01241	0.01241	
	1157	0.01290		

PARK STATION CONDOMINIUM OWNER'S ASSOCIATION

Plat Amendment Vote

November 18, 2024

Unit Number	Sq Footage	Par value	yes	no
[redacted]	1095	0.01221		
	1168	0.01302		
	1157	0.01290		
	1156	0.01289	0.01289	
	1072	0.01195	0.01195	
	1075	0.01198	0.01198	
	1200	0.01338	0.01338	
	1072	0.01195	0.01195	
	1113	0.01241	0.01241	
	1157	0.01290		
	1096	0.01222		
	1168	0.01302	0.01302	
	1157	0.01290	0.01290	
	1156	0.01289	0.01289	
	1072	0.01195	0.01195	
	1200	0.01338	0.01338	
	1200	0.01338	0.01338	
	1072	0.01195	0.01195	
	1113	0.01241	0.01241	
	1157	0.01290	0.01290	
	1096	0.01222	0.01222	
	1168	0.01302	0.01302	
	1157	0.01290	0.01290	
	1156	0.01289	0.01289	
	1072	0.01195	0.01195	
	1200	0.01338	0.01338	
	1200	0.01338	0.01338	
	1072	0.01195	0.01195	
	1113	0.01241	0.01241	
	1157	0.01290	0.01290	
	1096	0.01222	0.01222	
	1168	0.01302	0.01302	
	1157	0.01290		
	1156	0.01289	0.01289	
	1072	0.01195	0.01195	
	1200	0.01338		
	89697	1.00000	69.9%	

Planning Commission
Staff Report

Subject: **1354 Park Avenue and 1400 Sullivan Road**
Application: **PL-24-06247**
Author: **Virgil Lund, Planner II**
Date: **March 12, 2025**
Type of Item: **Ratification of Development Agreement**

Recommendation

(I) Review the Park City Community Center MPD Development Agreement;

(II) conduct a public hearing; and

(III) consider ratifying the Development Agreement (Exhibit A).

Description

Applicant:	Park City Municipal Corporation: Ken Fischer Applicant Representative: Alliance Engineering
Location:	1354 Park Avenue, 1400 Sullivan Road
Zoning District:	Urban Park Zone
Adjacent Land Uses:	Single-Family and Multi-Dwelling Units, City Park, Miner's Hospital
Reason for Review:	The Planning Commission reviews, conducts a public hearing, and ratifies Development Agreements associated with approved Master Planned Developments.[1]

LMC	Land Management Code
MPD	Master Planned Development
UPZ	Urban Park Zoning District

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

City Park includes a basketball court, two volleyball courts, sports fields, a playground, a skatepark, and a 5,000-square-foot Recreation Building constructed prior to 1987. The Recreation Building has undergone minor remodels and improvements over the years; for the site to continue to function as built, the facilities require comprehensive updates. A new Community Center is proposed to replace the Recreation Building.

[1] LMC § 15-6-4(I)

On February 15, 2024, the City Council provided input on a conceptual design for the proposed Community Center (Staff Report, Minutes). On June 20, 2024, the City Council reviewed the proposed plans for the Community Center and approved a Professional Services Agreement for Sparano + Mooney Architecture (Staff Report, Minutes).

On September 25, 2024, the Planning Commission reviewed the Community Center MPD proposal during a work session (Meeting Packet, Item 5B; Minutes, p. 8-10). The Planning Commission provided feedback and requested the Applicant increase outdoor bike parking and enclosed storage for bikes.

On December 11, 2024, the Planning Commission approved the Community Center MPD for a 15,000-square-foot Community Center at City Park to replace the existing 5,000-square-foot Recreation Building (Staff Report, Minutes). Condition of Approval 20 from the Community Center MPD Final Action Letter (Exhibit B) states: "The Applicant shall obtain Planning Commission approval of a subdivision and record the approved subdivision with the Summit County Recorder's Office prior to building permit submittal."

Land Management Code (LMC) § 15-6-4(I) requires the Applicant to submit a draft Development Agreement to the Planning Department for review and ratification by the Planning Commission within six months of approval.

Analysis

(I) The Planning Commission holds a public hearing and ratifies a Development Agreement for an approved Master Planned Development.[2]

LMC § 15-6-4(I) requires ten criteria for Development Agreements, outlined below with analysis of the Community Center Development Agreement (CCDA):

Requirement	Community Center Development Agreement
1. A legal description of the land.	The legal description is shown on Exhibit A of the Development Agreement.
2. All relevant zoning and Land Management Code parameters, including all findings, conclusions, and conditions of approval, specifying any exceptions pursuant to Chapter 15-6 outlining more or less restrictive Height or Setbacks.	See Exhibit B of the Development Agreement for the Community Center MPD and CUP Final Action Letter.

[2] LMC § 15-6-4(I)

3. An express reservation of the future legislative power and zoning authority of the City.	Section 4.2 of the Development Agreement outlines the reserved legislative powers of the City.
4. A copy of the approved Site plan, architectural plans, Landscaping plans, Grading plan, trails and Open Space plans, and other plans, which are a part of the Planning Commission approval.	See Exhibit C of the Development Agreement for all Planning Commission approved plans.
5. A description of all Developer exactions or agreed upon public dedications.	See Section 2.3 of the Development Agreement.
6. The Developers agreement to pay all specified impact fees.	See Section 2.3 of the Development Agreement.
7. The form of ownership and operation of the project.	The Subdivision is owned by Park City Municipal Corporation, and the Community Center will be managed by the Recreation Department.
8. A specific project phasing plan.	The Applicant proposes constructing the Community Center at one time, with no project phasing.
9. A list and map of all known Physical Mine Hazards on the Property, as determined through the exercise of reasonable due diligence by the Owner, as well as a description and GPS coordinates of those Physical Mine Hazards.	According to the project Civil Engineer, there are no Physical Mine Hazards within the proposed project area.
10. A map and inventory of all Historic Structures on the Property and a Historic Structures Report prepared by a qualified Historic Preservation Professional.	The Applicant proposes a building design for the Community Center that is compatible with Miner's Hospital, a Landmark Historic Site. On February 20, 2025, the Planning Director approved the Historic District Design Review (HDDR) for the proposed Community Center (Staff Report, Final Action Letter).

Additional Project Approval requirements include:

EV Charging Station Requirements
Refer to the Community Center MPD and CUP Final Action Letter (Exhibit B) for analysis of EV Charging Station Requirements.

MPD Condition of Approval 15: The Applicant must install EV Charging Infrastructure for 14 new Parking Spaces as development designed and constructed to include a fully-wired circuit for an EV Charging Station power, including conduit and wiring with the electrical service capacity necessary to serve the power outlets to allow for the future installation of Level 2 EV Charging Stations.

MPD Condition of Approval 16: The two EV Charging Stations must comply with all the required standards for EV Charging Stations outlined in LMC § 15-3-11(E).

Soils Ordinance and Significant Vegetation Requirements
Refer to the Community Center MPD and CUP Final Action Letter (Exhibit B) for analysis of Soils Ordinance and Significant Vegetation Requirements.

MPD Condition of Approval 3: The Forestry Board requires that the flowering crab apple tress of 18 inches in diameter or larger that are currently located on the Site be replaced with new trees of the same species and 3 inches in diameter. The trees must be planted and evaluated for viability prior to issuance of a Certificate of Occupancy.

MPD Condition of Approval 6: The Applicant shall be required to provide a clean 6" soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. This must be completed subject to approval by the Environmental Regulatory Program Manager.

Department Review
The Planning Department and City Attorney's Office reviewed this report.

Notice
Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on February 26, 2025. The *Park Record* published courtesy notice on February 26, 2025.[3]

Public Input
Staff did not receive any public input at the time this report was published.

Alternatives

Development Agreement
The Planning Commission may:

- Ratify the Community Center MPD Development Agreement;

[3] LMC § 15-1-21

- Deny the Community Center MPD Development Agreement and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Community Center Development Agreement
    Attachment 1: Housing Mitigation Plan
Exhibit B: Community Center MPD and CUP Final Action Letter

WHEN RECORDED, MAIL TO:
City Recorder
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

DEVELOPMENT AGREEMENT
FOR THE PARK CITY COMMUNITY CENTER
MASTER PLANNED DEVELOPMENT,
LOCATED AT 1354 PARK AVENUE, PARK CITY,
SUMMIT COUNTY, UTAH

This Development Agreement (this "**Agreement**") is entered into as of this____day of _____, 2025 by **Park City Recreation Department** ("**Developer**"), as the developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the Community Center Master Planned Development, and by Park City Municipal Corporation, a municipality and political subdivision of the State of Utah ("**Park City**"), by and through its City Council.

R E C I T A L S

A. Developer is the owner of Lot 1 of the City Park Subdivision comprised of 14.21 acres in the Urban Park Zoning District located at 1354 Park Avenue in Park City, Summit County, Utah, the legal description of which is attached hereto as Exhibit A, and incorporated herein by this reference (the "**Property**"), for which Developer has obtained Master Planned Development approval, pursuant to Application Number PL-24-06246, and Conditional Use Permit approval pursuant to Application Number PL-24-06244, for the development known as the Community Center Master Planned Development (the **"Project**"), as more fully described in and subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval adopted by the Planning Commission on December 11, 2024, and as set forth in the Final Action Letter, a copy of which is attached hereto as Exhibit B and incorporated herein by this reference (collectively referred to herein as the "**MPD and CUP Final Action Letter**").

B. Park City requires development agreements under the requirements of the Park City Land Management Code ("**LMC**") for all Master Planned Developments.

C. Developer is willing to design and develop the Project in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the Park City General Plan, and to address other issues as more fully set forth below.

D. Park City, acting pursuant to its authority under Utah Code Section 10-9a-101, *et seq*., and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement.

Now, therefore, in consideration of the mutual covenants, conditions, and considerations as more fully set forth below, Developer and Park City hereby agree as follows:

1. Property

The Community Center Master Planned Development Property is a 14.21-acre property comprised of Lot 1 of the City Park Subdivision in the Urban Park Zoning District at 1354 Park Avenue and is in the Old Town neighborhood. The General Plan identifies this neighborhood as one where the characteristics of Historic Sites should be maintained and where the dense fabric of Old Town has made open space in the neighborhood a treasured asset. The Community Center Master Planned Development requires compatibility with Miner's Hospital, a Landmark Historic Sites on Park City's Historic Sites Inventory, and enhances City Park facilities for the community.

2. Project Conditions

2.1 The MPD and CUP Final Action Letter is attached hereto as Exhibit B, and is incorporated herein as the Project, subject to any changes detailed herein. Developer hereby agrees to fulfill in good faith all conditions of approval set forth in the MPD and CUP Final Action Letter.

2.2 Unless waived by the City Council or reimbursed to Developer by Park City in accordance with applicable criteria, Developer and its successors agree to pay the then current impact fees imposed and as uniformly established by the Park City Municipal Code at the time of permit application, whether or not state statutes regarding such fees are amended in the future. Any such future amendments to state statutes regarding such fees shall not affect any impact fee waiver or impact fee reimbursement obligations of Park City approved by the City Council.

2.3 Developer and any successors agree that the following are required to be entered into and approved by Park City prior to the issuance of any building permits for the Project: (a) a construction mitigation plan, (b) utility plans, (c) a storm water run-off and drainage plan, and (d) a water efficient landscape and irrigation plan showing storm water facilities and snow storage areas.

2.4 Developer shall be responsible for compliance with all requirements and conditions of the Snyderville Basin Water Reclamation District prior to the issuance of any building permits for the Project.

3. Developer and Park City Obligations.

Developer shall fulfill the Conditions of Approval in Exhibit B.

4. Vested Rights and Reserved Legislative Powers

4.1 Vested Rights. Subject to the provisions of this Agreement, Developer shall have the right to develop and construct the Project in accordance with the uses, densities, intensities, and general configuration of development approved by this Agreement, subject to compliance by Developer with the other applicable ordinances and regulations of Park City.

4.2 Reserved Legislative Powers. Developer acknowledges that Park City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to Park City all of its police power that cannot be so limited. Notwithstanding the retained power of Park City to enact such legislation under the

police powers, such legislation shall only be applied to modify the existing land use and zoning regulations which are applicable to the Project under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and the terms and conditions of this Agreement applicable to the Project shall be of general application to all development activity in Park City; and, unless Park City declares an emergency, Developer shall be entitled to the required notice and an opportunity to be heard with respect to any such proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

5. Successors and Assigns

5.1 Binding Effect. This Agreement shall be binding on the successors and assigns of Developer in the ownership or development of any portion of the Project.

5.2 Assignment. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of Park City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to Park City, and the prior written consent of Park City may also be evidenced by letter from Park City to Developer or its successors or assigns. This restriction on assignment is not intended to prohibit or impede the sale or sublease of parcels of fully or partially improved or unimproved land within the Project by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Agreement.

6. Phasing and Form of Ownership

6.1 Project Phasing. Developer proposes completion of the Community Center is one phase.

6.2 Form of Ownership Anticipated for the Project. The Project will remain owned by Park City.

7. Water

Developer acknowledges that water development fees will be collected by Park City in the same manner and in the same comparative amounts as with other developments within the municipal boundaries and that impact fees so collected will not be refunded to Developer or to individual building permit applicants developing within the Project. Any impact fee waiver or adjustment shall be separately considered by the appropriate official(s) in accordance with the applicable criteria.

8. Affordable Housing

As required by the Park City Housing Authority Action Letter Dated January 9, 2025, the Project complies with the requirements outlined in the Park City Affordable Housing Resolution No. 05-2021 (Attachment 1).

9. Physical Mine Hazards

The site is within the Soils Ordinance Boundary. The Developer is required to provide a clean 6-inch soil cap in disturbed areas and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. The project must be completed subject to approval by the City Environmental Regulatory Program Manager.

10. Historic Structures

Lot 1 of the City Park Subdivision includes Miner's Hospital, a Landmark Historic Site on Park City's Historic Sites Inventory. The Developer is required to construct the Community Center in compliance with the Conditions of Approval outlined in the Master Planned Development and Historic District Design Review approval for compatibility with Miner's Hospital.

11. General Terms and Conditions

11.1 Term of Agreement. Construction, as defined by the International Building Code, is required to commence within two (2) years of the date of execution of this Agreement. After construction commences, the Project and this Agreement shall continue in force and effect until all obligations hereto have been satisfied. The Master Planned Development approval and Conditional Use Permit approval for the Project, as set forth in the MPD and CUP Final Action Letter, shall remain valid so long as construction is proceeding in accordance with the terms of this Agreement.

11.2 Agreement to Run With the Land. This Agreement shall be recorded against the Property, as described in Exhibit A attached hereto, and shall be deemed to run with the land and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property .

11.3 No Joint Venture, Partnership or Third Party Rights. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to third parties.

11.4 Integration. This Agreement contains the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

11.5 Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement, except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

11.6 Attorneys' Fees. If this Agreement or any of the Exhibits hereto are breached, the party at fault agrees to pay the attorneys' fees and all costs of enforcement of the non-breaching party.

11.7 Minor Administrative Modification. Minor administrative modification may occur to the Master Planned Development and Conditional Use Permit Final Action Letter and/or to the Master Planned Development approval or to the Conditional Use Permit approval without revision of this Agreement. A minor modification to an approved Master Planned Development is a modification that satisfies the definition of a "minor modification" as set forth in Section 15-6.1-5(E)(1) of the LMC.

12. Notices

All notices required to be given hereunder shall be in writing and shall be addressed as follows, or as either party may subsequently designate by written notice to the other. All notices shall be delivered by electronic mail (e-mail), by certified or registered U.S. Mail, postage prepaid, return receipt requested, by a recognized overnight delivery service which maintains delivery records, or by hand-delivery and shall be deemed effective: (i) if sent by email, when sent, provided the sender does not receive a message of non-delivery, and provided that the email is sent with an automatic response of receipt or the receiver acknowledges receipt of the email or the sender sends, concurrently with the email a conforming copy thereof deposited for delivery by the U.S. Postal Service; (ii) five (5) calendar days after deposit with the U.S. Postal Service, (iii) one (1) calendar day after deposit with a recognized overnight delivery service; or (iv) upon receipt by hand-delivery:

To Developer:

Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060 Attn: Recreation Director

To Park City:

Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Attn: City Attorney

Email: _____

The rest of this page is left intentionally blank

IN WITNESS WHEREOF, this Agreement has been executed by Developer by persons duly authorized to execute the same and by the City of Park City, acting by and through its City Council as of the___ day of_____, 2025.

PARK CITY MUNICIPAL CORPORATION

By: _____
Mayor

ATTEST:

By: _____
City Recorder

APPROVED AS TO FORM:

_____
City Attorney's Office

DEVELOPER:

PARK CITY RECREATION

By: _____

Name: _____
Title: _____

STATE OF UTAH)
ss.
COUNTY OF SUMMIT)

On this_____day of_____, 2025, personally appeared before me _____, whose identity is personally known to me/proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he is the City Manager of Park City Municipal Corporation, a political subdivision of the state of Utah.

_____
Notary Public
Residing at: _____

NOTICE OF HOUSING AUTHORITY ACTION

Description: **Affordable Housing Mitigation Plan**
Project Title: **City Park Community Center**
Date of Action: **January 9, 2025**

Summary of Housing Authority Action
On January 9, 2025, the Park City Housing Authority approved the Housing Mitigation Plan (HMP attached in Attachment 1) in fulfillment of the housing obligation for the City Park Community Center, approved by the Planning Commission on December 12, 2024. The housing obligation of .27 AUE or 243 SF is fulfilled by the construction of 1450A Park Avenue, a 773 SF unit sold to a qualified buyer in 2018.

1. On November 7, 2024, the City Council approved the schematic design of the City Park Community Center.
2. On December 11, 2024, the Planning Commission approved the Master Planned Development and reviewed the City Park Community Center HMP and forwarded a favorable recommendation to the City Council.

Conditions of Approval:

1. If the City Park Community Center use is changed in any way in the future, the affordable housing obligation will be re-examined.

If you have any questions about this action letter, please contact Rhoda Stauffer at 435-615-5152 or via email at rhoda.stauffer@parkcity.org.

Attachments:
1. City Park Community Building Housing Mitigation Plan dated November 2024.

CONFIRMED AND ADOPTED this 9th DAY OF January 2025.

PARK CITY HOUSING AUTHORITY

Ryan Dickey, CHAIR PRO TEM

Attest:

Michelle Kellogg, City Recorder

Approved as to Form:

City Attorney's Office

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

ATTACHMENT 1

pcrecreation

To: Housing Team

From: Ken Fisher, Recreation Director

Date: November 15, 2024

RE: Housing Mitigation Plan for the Affordable Housing Obligation generated by the City Park Community Center.

The 05-2021 Affordable Housing Guidelines provide a basis for calculating the number of employees that will be generated with the added square footage to the new center. The calculation is based on the assumption that for every 1,000 square feet of new space, 5.3 employees are generated. This totals 53 employees for the added 10,000 square feet of new space. Using the method of calculation prescribed, a total of 7.06 AUEs would be required.

The Recreation Department is using the option listed in Section 8.D which allows for an independent calculation. See this Section excerpted below:

SECTION 8.D. Independent Calculation. *An applicant may submit an independent calculation of the number of employees to be generated by a proposed development, to be used in place of the Employee Generation Table. The independent calculation must be described in detail as to formulas used and the basis for those formulas. The City Council may choose to accept the independent calculation if the Council determines the calculation constitutes compelling evidence of a more accurate calculation of employee generation than Table 1: Employee Generation Table. Should the independent calculation not be accepted, then the applicable employee generation factor from the Employee Generation Table shall be applied to the proposed Development. Any acceptance of an Independent Calculation shall be site and use specific, non-transferable, and be memorialized in a Development Agreement between the developer and the City. Such Agreement shall be executed prior to the issuance of any building permit.*

In lieu of an abstract calculation, the Recreation Department actual staffing plans for the new space. In the immediate future, there are no plans to hire additional staff. Rather, existing staff will cover the new space. Currently, the summer day camp operates with 14 staff per day. If the camp increases to 150 campers' staff would increase to 19 employees on a typical day. This increases staff by 5 employees for 40 hrs. per week for 10 weeks or 2,000 hours of employment.

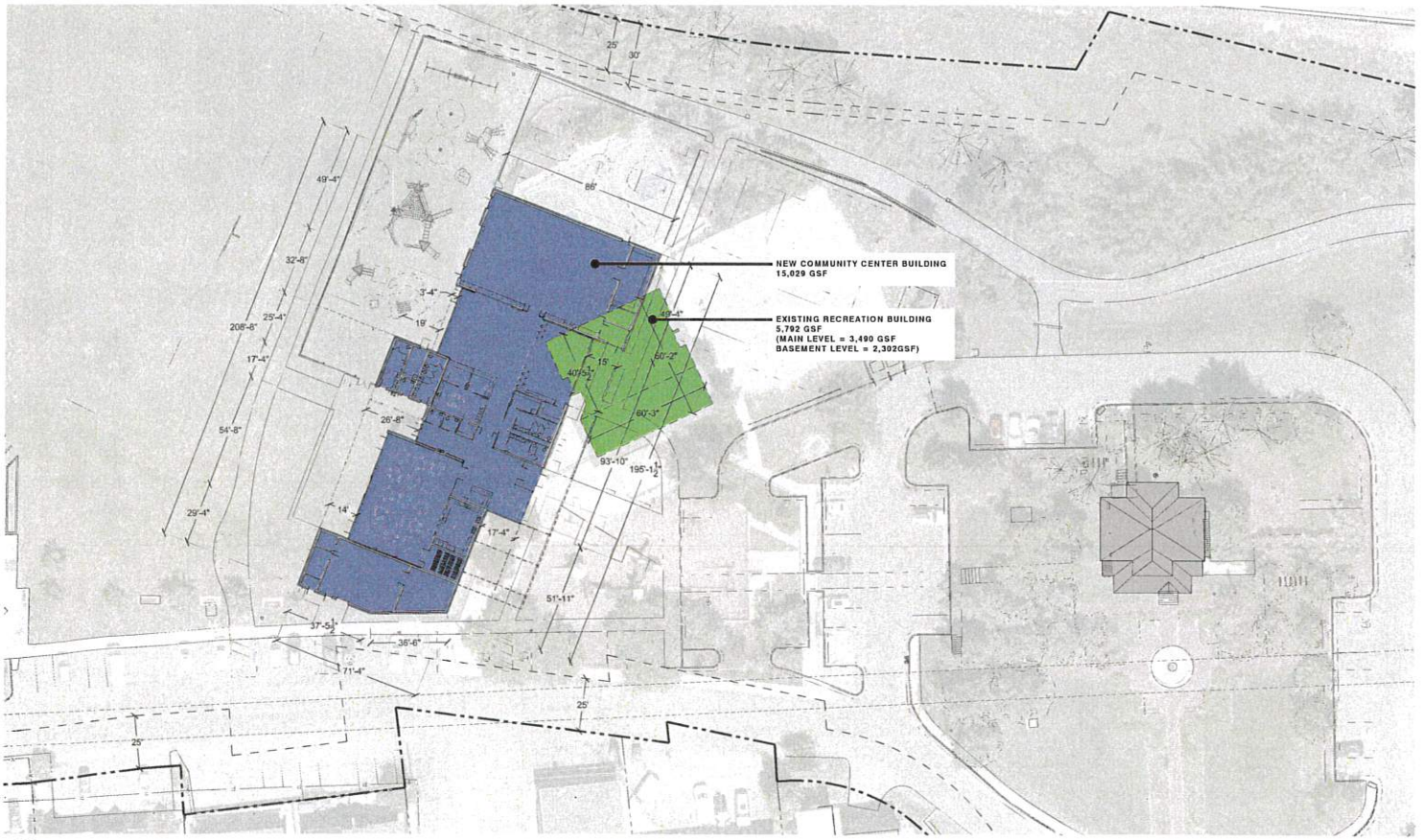
Once the facility is fully operational, the Recreation Department anticipates hiring a full- time regular employee to manage the facility. The seasonal and full-time combined would total two Full-Time Equivalents (FTEs), and the housing obligation for adding two FTEs would amount

to .27 AUE.

The new Community Center is a public facility that aims to serve local children and community programming. It will feature an expanded and affordable summer day camp within the City, relocate programs from the PC MARC, and host community events in both indoor and outdoor spaces.

And lastly, the City is also a large producer of off-site affordable housing, achieving far greater numbers of new affordable housing units than the obligation generated by the new Community Center. The housing obligation generated by the Community Center can be fulfilled by the production of one of the 44 AUEs completed by the City's Housing Office since 2008.

PARK CITY COMMUNITY CENTER



DIMENSIONED FLOOR PLAN - NEW AND EXISTING

SCALE 1:20

pcrecreation A higher degree of play

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN

PARK CITY
1884
Planning Department

December 11, 2024

Seth Striefel, Sparano + Mooney Architecture
1400 Sullivan Road

CC: Park City Municipal Corporation, Ken Fischer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	1400 Sullivan Road
Zoning District:	Urban Park Zone
Application:	Master Planned Development, Conditional Use Permit
Project Number:	Master Planned Development: PL-24-06246 Conditional Use Permit: PL-24-06244
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	December 11, 2024
Project Summary:	The Applicant Proposes a 15,000-Square-Foot Single-Story Community Center with Associated Outdoor Recreation, Including Volleyball Courts, a Basketball Court, a Fenced Playground Area, and an Outdoor Patio to Replace the Existing 5,000-Square-Foot City Park Recreation Building.

Action Taken

On December 11, 2024, the Planning Commission conducted a public hearing and approved the Community Center according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes demolishing the existing 5,000-square-foot Recreation Building at City Park (1400 Sullivan Road) to construct a 15,000-square-foot single-story Community Center and outdoor patio area, and to relocate the existing outdoor recreation amenities, including two volleyball courts, a basketball court, and a playground area, in the Urban Park Zone (UPZ).

2. The site is comprised of several parcels, owned by Park City Municipal Corporation, and is surrounded by residential neighborhoods to the west and north and Deer Valley Drive to the east. Miner's Hospital is to the south of the proposed Community Center and is a Landmark Historic Site on Park City's Historic Sites Inventory.
3. Land Management Code (LMC) § 15-6-2(A) requires an MPD for public projects with 10,000 square feet or more. LMC § 15-2.26-2(C)(5) requires a CUP for a Public Recreation Facility within the UPZ and § 15-2.26-2(C)(14) requires a CUP for Fences over six feet in height from Final Grade within the UPZ. On August 19, 2024, the Applicant submitted CUP and MPD applications for Planning Commission review.
4. The proposed Community Center crosses two metes-and-bounds parcels: SA-265-A-X and SA-235-1-X. As a result, the Applicant will be required to complete a subdivision to create a Lot. On August 19, 2024, the Applicant submitted a subdivision application to create a 619,423-square-foot Lot for the Community Center. The subdivision must be reviewed and approved by the Planning Commission and recorded with Summit County prior to the Applicant submitting a building permit. The Applicant is working through the details of the subdivision because the metes-and-bounds parcels encompass many acres and city properties. As a result, the Applicant requests additional time to finalize the proposed subdivision. The subdivision will be scheduled for the Planning Commission's review in early 2025. The Applicant requests Planning Commission Final Action on the MPD and CUPs so they can begin the next steps in the process to prepare for building permit submittal in spring.
5. City Park includes a basketball court, two volleyball courts, sports fields, a playground, and a 5,000-square-foot Recreation Building constructed prior to 1987. The Recreation Building has undergone minor remodels and improvements over the years; for the Site to continue to function as built, the facilities would need comprehensive updates.
6. On February 15, 2024, the City Council provided input on a conceptual design for the proposed Community Center. On June 20, 2024, the City Council reviewed the proposed plans for the Community Center and approved a Professional Services Agreement for Sparano + Mooney Architecture. On September 25, 2024, the Planning Commission reviewed the Community Center proposal during a work session. The Planning Commission provided feedback on the proposed

project and required the Applicant to increase outdoor bike parking and indoor storage for bikes.

7. On September 25, 2024, the Planning Commission reviewed the Community Center proposal during a work session. The Planning Commission provided feedback on the proposed project and requested the Applicant increase outdoor bike parking and enclosed storage for bikes. The Applicant submitted revised plans to address the Planning Commission's feedback on November 15, 2024.

Required Findings And Conclusions Of Law Outlined in LMC § 15-6-6

8. Complies with all requirements of the Land Management Code.
9. Meets the minimum requirements of Section 15-6-5.
10. Provides the highest value of Open Space, as determined by the Planning Commission. MPDs shall contain a minimum of sixty percent (60%) Open Space.
    a. The existing Recreation Building site contains 504,397 square feet of Open Space, which is 81% of the total project area. The new Community Center will maintain 489,951 square feet of Open Space, or 79% of the Lot. The Open Space that will be maintained is a mix between Landscaped Open Space with recreational courts and fields, and a small amount of Natural Open Space that contains undisturbed natural vegetation running along the Poison Creek Trail.
11. Strengthens and enhances the resort character of Park City
    a. The proposed Community Center will provide updated recreational facilities, courts, and a playground for residents and visitors. The Community Center will provide additional gathering spaces for community events.
12. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible
    a. Poison Creek runs along the east side of the proposed project with surrounding Significant Vegetation. The proposed Community Center is set back 80 feet from Poison Creek. The creek and Significant Vegetation will be preserved and access will be enhanced with new trail connections proposed from the Community Center to Poison Creek Trail.
    b. The proposed Community Center's new building and recreation amenities, such as sports courts and playground will require the removal of 48 trees.
    c. On September 5, 2024, the Forestry Board reviewed the proposed project. The Applicant will be required to replace 44 of the 48 trees proposed to be removed, including six flowering crab apple trees that required to be

replaced with new trees of the same species and 18 inches in diameter. See Condition of Approval 3.

d. The Applicant's Landscape Plan details the planting of hundreds of waterwise shrubs, herbaceous and ground cover plants, as well as 49 new trees to replace the removal of significant vegetation.

13. Is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses

a. The existing Recreation Building is approximately 5,000 square feet. The Applicant proposes a new Building with 15,000 square feet of interior space and approximately 4,446 square feet of covered outdoor Area. The total project site for the proposed Community Center is 619,423 square feet. The total roof area of the Structure, including all covered bike storage areas and covered patios will be approximately 19,446 square feet, or about 3% of the total Site. The Community Center is proposed to be centrally situated for convenient pedestrian and vehicular access. The increase in square footage is appropriate for the Site and will provide additional and enhanced recreation opportunities for the public.

b. The proposed Structure complies with UPZ Setback and Building Height requirements and is oriented north-south along the park to encourage pedestrian circulation and easy access to City Park.

c. In the Neighborhoods section of the General Plan, Goal 6.1 states that infill and new additions in Old Town should be compatible in the neighborhood context and subordinate to existing historic structures. The Community Center is proposed to be subordinate to the nearby Miner's Hospital. The Miner's Hospital is approximately 35-38 feet in height while the Community Center will be 28 feet. The Community Center will be set back 250 feet from Miner's Hospital.

d. The Applicant proposes a building design that is compatible with historic proportions and dimensions of Miner's Hospital.

14. Provides amenities to the community so that there is no net loss of community amenities.

a. The proposed Community Center will increase community amenities.

15. Is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete

a. The Housing Department submitted Housing Mitigation Plan outlining compliance with the affordable housing requirements and requests the Planning Commission consider forwarding a positive recommendation to the Housing Authority (City Council).

16. Meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site:
    a. The Site is not located within the Sensitive Land Overlay.
    b. The Site is located within the Soils Ordinance: The Applicant shall be required to provide a clean 6" soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite.
17. Promotes the Use of non-vehicular forms of transportation through design and by providing trail connections:
    a. The Applicant proposes bike parking that exceeds the requirements of the LMC.
    b. The Applicant proposes enhanced trail connections to Poison Creek Trail.
18. Was noticed and the Planning Commission held a public hearing in accordance with this Chapter:
    a. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 27, 2024. Staff mailed courtesy notice to property owners within 300 feet on November 27, 2024. The Park Record published courtesy notice on November 27, 2024.
19. Incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
    a. The Applicant coordinated with the Sustainability Department on the Community Center. The Sustainability Department reviewed the plans and determined the proposed Community Center meets the definition for Zero Emissions Buildings. The Community Center incorporates passive elements to maximize solar gains and will be all electric, energy efficient, and powered by renewable energy.
    b. The Applicant proposes meeting Net Zero objectives: "The Park City Community Center will be designed per best sustainability practices and

will meet or exceed the requirements of the 2021 International Energy Conservation Code (IECC). Although LEED Certification will not be pursued, the requirements of LEED will be followed for indoor environmental air quality, and material selections. In terms of energy usage, the design team is utilizing energy modeling to define the projects Energy Use Intensity (EUI), and the model will be utilized to determine system selections that provide the highest level of efficiency within the budget parameters. Preliminary modeling at the Schematic Design level shows an EUI of between 34 and 37, and this will get lower as the project progresses and additional efficiency measures are implemented. The building enclosure will include a fluid applied air and water barrier to limit air/water infiltration; continuous exterior insulation at both roof and walls to minimize thermal bridging; and high-performance glazing systems with U values below code requirements. Mechanical systems will be efficient heat pump type and all electric, with no combustion used on the project. Water usage will be minimized using low flow plumbing fixtures, and a landscape of native drought tolerant plantings. Daylighting will be maximized in all regularly occupied spaces, thus minimizing the use of artificial lighting, and lowering energy consumption."

20. Addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies:
    a. According to the project Civil Engineer, there are no Physical Mine Hazards within the Community Center project area.
21. Addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance:
    a. The Applicant shall be required to comply with Park City Municipal Code Chapter 11-15. The Applicant shall provide a clean 6" soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. See Condition of Approval 6. This must be completed subject to approval by the Environmental Regulatory Program Manager.
22. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan:
    a. The Applicant proposes a building design compatible with historic proportions and dimensions of the Miner's Hospital building.
    b. The Applicant submitted a Historic District Design Review – Pre-Application and will require a staff review and a letter verifying compliance

with Historic District Regulations.

23. Addresses and mitigates traffic:
    a. The Traffic Impact Study guidelines outline when traffic impact studies are required for land use applications based on land use categories. The guidelines state a Traffic Impact Study (TIS) is required when a proposed development or redevelopment will generate 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff.
    b. The existing Uses for the Site include a 5,000-square-foot Recreation Building used for community events and programming with an outdoor playground, basketball court, and two volleyball courts. The existing Uses total approximately 30,000 square feet. The proposed Uses for the Site include two community/multi-purpose classrooms, a multi-purpose/community event room, and outdoor patio and outdoor playground, basketball court, and two volleyball courts. The proposed Uses total approximately 40,000 square feet.
    c. The TIS guidelines states: "Studies are only required to analyze the peak hours in which the proposed project would be anticipated to generate 25 or more vehicle trips. Proposed developments may take credit for the vehicle trips generated by existing land uses to be replaced on the project site." An increase of 10,000 square feet for the proposed Uses compared to the existing Uses at the Site does not generate 25 or more new vehicle trips since the proposed Uses are similar to what is existing, and no TIS is therefore required.

Urban Park Zoning District

24. The Application, as Conditioned, complies with the UPZ review criteria outlined in LMC Chapter 15-2.26.
    a. The purpose of the UPZ, outlined in LMC § 15-2.26-1, is to:
        i. promote the preservation of Historic Buildings, Structures, Sites, or Objects;
        ii. preserve the vegetation and habitat of natural Areas;
        iii. provide for careful review of low-intensity recreational Uses and environmentally-sensitive, non-motorized trails;
        iv. establish and preserve districts for land Uses requiring substantial Areas of Open Space covered with vegetation that are substantially free from Accessory Buildings, Streets, and Parking Lots;

v. permit recreational Uses and preserve recreation land;
vi. encourage parks, golf courses, trails, and other compatible public or private recreational Uses, and preserve and enhance park amenities; and
vii. encourage sustainability, conservation, and renewable energy.

b. The proposed Community Center preserves and enhances park amenities and promotes the preservation of Historic Sites through design elements compatible with the proportions and dimensions of Miner's Hospital.
c. Lot and Site Requirements:
    i. All Structures must be no less than 25 feet from the boundary line of the Lot. The proposed Community Center maintains a 30-foot Setback on the West and East proposed Lot Lines, and a Setback greater than 100 feet on the North and South proposed Lot Lines.
d. Building Height:
    i. No Structure may be erected to a height greater than 28 feet from Existing Grade.
    ii. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet above the height of the Building
    iii. The Applicant's roof over topography plan shows the proposed Community Center will reach a maximum height of 27.3 feet from Existing Grade. The Applicant proposes screened mechanical equipment located in the middle of the Building, set back five feet from the edge of the Building. The screened mechanical equipment is 30 feet from Existing Grade. The roof maintains a Building Height of 25 feet from Existing Grade where the screened mechanical equipment is located.

Master Planned Development

25. The Application, as Conditioned, Complies with the Master Planned Development Review Criteria Outlined in LMC § 15-6-5:
    a. All MPDs shall contain the following minimum requirements. Many of the requirements and standards will have to be increased for the Planning Commission to make the necessary findings to approve the MPD.
    b. Density
        i. Density in the UPZ is volume-based, determined by Building Height, Setbacks, and Open Space requirements.

ii. The proposed Community Center complies with the Setbacks and Building Height requirements for the UPZ, and maintains 489,951 square feet, or 79% Open Space.

c. Setbacks:
   i. The minimum Setback around the exterior boundary of a MPD shall be twenty-five feet (25') for Parcels greater than two (2) acres.
   ii. The proposed Community Center maintains a 30-foot Setback on the West and East proposed Lot Lines, and a Setback greater than 100 feet on the North and South Lot Lines.

d. Open Space:
   i. All MPDs shall contain a minimum of sixty percent (60%) Open Space, defined in LMC § 15-15-1 as follows:
      1. Open Space, Landscaped: Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures.
      2. Open Space, Natural: A natural, undisturbed Area with little or no improvements. Open space may include, but is not limited to, such Areas as Ridge Line Area, Slopes over thirty percent (30%), wetlands, Stream Corridors, trail linkages, Subdivision or Condominium Common Area, or view corridors.
   ii. LMC § 15-6-5(D)(3) states the Planning Commission shall designate the preferable type and mix of Open Space for each MPD, and the Commission's determination shall be based on the guidance given in the General Plan. LMC § 15-6-5(D)(3) also states that Landscaped Open Space may be used for project amenities such as gardens, greenways, pathways, plazas, and other similar Uses. The Applicant proposes to maintain 489,951 square feet of Open Space, or 79% of the site. The Open Space is a mix between Landscaped Open Space with recreational courts and fields, and Natural Open Space that contains undisturbed natural vegetation running along the Poison Creek Trail.

iii. Goal 4, Objective 4C of the General Plan states: "Prevent fragmentation of open space to support ecosystem health, wildlife corridors, and recreation opportunities."
iv. Goal 9 of the General Plan is to provide unparalleled Parks and Recreation opportunities for residents and visitors.
v. The proposed Community Center supports both goal 9 and objective 4C because it provides residents and visitors with modern public recreation opportunities.
vi. The Applicant proposes to maintain 489,951 square feet of Open Space, or 79% of the site. The Open Space is a mix between Landscaped Open Space with recreational courts and fields, and Natural Open Space that contains undisturbed natural vegetation running along the Poison Creek Trail.

e. Off-Street Parking:
   i. The number of Off-Street Parking Spaces in each MPD shall not be less than the requirements of the LMC.
   ii. The proposed Structure has 15,000 square feet of floor Area, and 75 Parking Spaces are required, per LMC § 15-3-6(B). There are 47 existing Parking Spaces, and the Applicant proposes to construct an additional 28 Parking Spaces, for a total of 75 Parking Spaces.
f. Building Height:
   i. The Building Height requirements of the Zoning District in which an MPD is located shall apply. The UPZ Height requirements are 28 feet with an additional five feet allowed for Screened Mechanical Equipment.
   ii. The Applicant's roof over topography plan shows the proposed Community Center will reach a maximum Building Height of 27.3 feet from Existing Grade. The Applicant proposes screened mechanical equipment located in the middle of the Building, set back five feet from the edge of the Building. The screened mechanical equipment is 30 feet from Existing Grade. The roof maintains a Building Height of 25 feet from Existing Grade where the screened mechanical equipment is located.
g. Site Planning:

i. An MPD shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The project should be designed to fit the Site, not the Site modified to fit the project. The Applicant must address the following in the Site planning for an MPD.

ii. Projects shall be designed to minimize Grading and the need for large retaining Structures.
    1. The Applicant's proposed Site Plan shows minimal Grading for the new Community Center. Final Grade of the Site will be within four feet of Existing Grade. The Applicant proposes a rock stack retaining wall along the north side of the Site ranging in height from two feet to four feet from Final Grade.

iii. Roads, utility lines, and Structures should be designed to work with the Existing Grade. Cuts and fills shall be minimized.
    1. No new roads are proposed. Final Grade of the Site will be within four feet of Existing Grade.

iv. Existing trails shall be incorporated into the Open Space elements of the project and shall be maintained in their existing location whenever possible.
    1. The existing Poison Creek Trail will not be affected. The Applicant proposes a trail connection to the Poison Creek Trail from the Site.

v. Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the MPD and safe travel to adjoining public sidewalks, trails, and Rights-of-Way.
    1. The Applicant proposes a bicycle and pedestrian connection to the Poison Creek Trail that is separate from the vehicular circulation system.

vi. The Site plan shall include adequate Areas for snow removal and snow storage. The Landscape Plan shall allow for snow storage Areas. Structures shall be set back from any hard surfaces so as to provide adequate Areas to remove and store snow. Snow shall be stored on-Site, unless otherwise approved by the Planning Commission.

1. The proposed Snow Storage is 37,423 square feet, or approximately 34.1% of the Parking Area.

vii. The Site plan shall include adequate Areas for trash and recycling containers and shall include an adequate circulation area for pick-up vehicles. Convenient pedestrian Access shall be provided within the MPD to the trash and recycling containers.
   1. The Site Plan shows a trash and recycling area in the Parking Area. The trash and recycling area is screened with a metal closure. The location of the trash and recycling enclosure is in a convenient location for pick-up vehicles and pedestrian access.

viii. The Site plan for an MPD shall include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.
   1. No bus stop or shuttle area are proposed for the Community Center. The Applicant will provide a drop off loading/unloading zone for the day camp.
   2. There is an existing bus stop on Park Avenue approximately 300 feet from the entrance to the proposed Community Center.

ix. Service and delivery Access and loading/unloading Areas must be included in the Site plan. The service and delivery should be kept separate from pedestrian Areas.
   1. The Applicant will provide a drop off loading/unloading zone for the day camp.

h. Landscaping and Lighting:
   i. The Forestry Board reviewed the proposal on September 5, 2024, and requires that landscaping must be compliant with Wildland-Urban Interface requirements outlined in Municipal Code of Park City (MCPC) Chapter 11-21, including no vegetation planted within 30 feet of any structure and requiring plantings from the approved species list outlined in MCPC Section 14-1-5. The Forestry Board also requires replacement of 44 of the 48 significant trees that will be removed or impacted as a result of the new Community Center.
   ii. The Applicant provided a conceptual Landscape Plan that complies with LMC § 15-5-5(N). The Landscape Plan identifies a total of 48

significant trees which will be removed with the construction of the proposed Community Center building and recreation amenities; it also details the planting of 49 new trees of two-inch caliper and at least 50% water-wise plant species.

iii. The Landscape Plan is required to be updated to include the Forestry Board's requirement of replacing six mature flowering crabapple trees on the site, that will be impacted from the Community Center, with new trees of the same species and 18 inches in diameter. See Condition of Approval 3.

iv. The Forestry Board also recommended the Applicant avoid planting evergreen trees near the two volleyball courts because fallen needles may create a hazard for players. The Applicant's Landscape Plan does not propose evergreen trees near the two volleyball courts

v. LMC § 15-5-5(J) requires outdoor lighting to be fully shielded and down-directed, with a maximum color temperature of 3,000 degrees Kelvin. Pursuant to LMC § 15-5-5(J)(11), pathway lighting must not be mounted more than 10 feet above finished grade. Recreational lighting for baseball diamonds, playing fields, and tennis courts shall not exceed 70 feet above Natural Grade and shall be turned off within 30 minutes of the completion of the last recreation activity associated with the lighting, and in general must be turned off by 11 PM unless an exception is granted by the Planning Director for a Special Event. Other requirements for recreational lighting are outlined in LMC § 15-5-5(J)(12). See Conditions of Approval 4 and 5.

i. Employee/Affordable Housing

i. Resolution No. 05-2021 Section 13 requires Applicants to submit a Housing Mitigation Plan as part of an MPD application with Planning Commission review and recommendation to the Housing Authority (City Council). The Affordable Housing team provided a Housing Mitigation Plan outlining the affordable housing requirements triggered by the new Community Center.

ii. Section (8)(C) of Resolution No. 05-2021 allows for reductions in housing obligations for projects that serve a public benefit and Section (8)(D) allows for an independent calculation in which the

Recreation Department presents an argument for a more reasonable staffing increase based on actual plans.

iii. The Housing Mitigation Plan explains the new Community Center will require hiring up to five new seasonal employees and one new full-time employee, though the hiring need will not be immediate and will ramp up over time. The number of new seasonal and full-time employees is equivalent to two Full-Time Equivalents (FTEs), which would generate a housing obligation of 0.27 Affordable Unit Equivalents (AUEs) One AUE equals 900 square feet of Net Livable Space. Therefore, utilizing the reduction allowed in Section (8) (D), the housing obligation for the new Community Center requires an affordable housing unit with at least 243 square feet of Net Livable Space.

iv. The Housing Mitigation Plan also explains that the City is a large producer of off-site affordable housing, achieving far greater numbers of new affordable housing units than the obligation generated by the new Community Center even without a reduction. The Housing Team proposes that the housing obligation generated by the Community Center is fulfilled by the construction of 1450A Park Avenue, a 773-square-foot deed restricted affordable dwelling unit, constructed by the City as the developer and sold to a qualified buyer in 2018."

j. Mine Hazards:
   i. According to the Applicant's Civil Engineer, there are no Hazards within the Community Center project area.

k. Historic Mine Waste Mitigation:
   i. The Site is within the Soils Ordinance Boundary. The Applicant shall be required to provide a clean 6" soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite.

l. General Plan Review and Historic Sites:
   i. One of the core values of the General Plan is "Sense of Community". Goal Number 9 of the General Plan states "Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors." The proposed Community Center aligns with this goal in that it will provide residents with

additional high-quality recreational opportunities within a modern and sustainable building.

ii. In the Neighborhoods section of the General Plan, Goal 6.1 states that infill and new additions in Old Town should be compatible in the neighborhood context and subordinate to existing historic structures. The Community Center is proposed to be subordinate to the nearby Miner's Hospital. The Miner's Hospital is approximately 35-38 feet in height while the Community Center will be 28 feet. The Community Center is set back from the Miner's Hospital by 250 feet.

iii. The Applicant proposes a building design that is compatible with historic proportions and dimensions of the Miner's Hospital building.

iv. Neighborhood Goal 6.10 also states that the aesthetic of the Old Town neighborhood should be preserved. Park City must maintain flexibility to support the continued mix of unique characteristics within the neighborhood. The Applicant submitted a Historic District Design Review (HDDR)-Pre Application to verify compatibility with the Miner's Hospital Historic Site. See Condition of Approval 14.

Off-Street Parking

26. The Application, as Conditioned, Complies with the Off-Street Parking: Requirements Outlined in LMC Chapter 15-3

a. The Parking requirement for Public Recreation Facilities is five Parking Spaces per 1,000 square feet of Floor Area. The proposed Structure has 15,000 square feet of floor Area, requiring 75 Parking Spaces. There are 47 existing Parking Spaces, and the Applicant proposes to construct an additional 28 Parking Spaces, for a total of 75 Parking Spaces.

b. Electric Vehicle Charging Stations:

i. LMC § 15-3-11(B) requires the following: "An Applicant shall provide Electric Vehicle Charging Station Infrastructure for fifty percent (50%) of the first one hundred (100) required Off-Street parking spaces for Multi-Unit Dwellings and non-Residential Development. LMC § 15-3-11(D) also requires "an Applicant shall install Electric Vehicle Charging Stations for five percent (5%) of required Off-Street parking spaces for Multi-Unit Dwellings and non-Residential Development for the first 200 parking spaces."

ii. The Applicant proposes 28 new Parking Spaces, which requires EV Charging Station Infrastructure for 14 (50%) of the new Parking Spaces, and two EV Charging Stations (5% of the new Spaces).
iii. LMC Section 15-15-1 defines EV Charging Station Infrastructure as development designed and constructed to include a fully-wired circuit for an EV Charging Station power, including conduit and wiring with the electrical service capacity necessary to serve the power outlets to allow for the future installation of Level 2 EV Charging Stations. Condition of Approval 15 requires the Applicant to complete this for 14 new Parking Spaces.
iv. The two EV Charging Stations are proposed to be installed along the west side of the Building, near the main entrance.

c. Bicycle Parking:
i. The LMC requires outdoor bicycle parking for the temporary storage of bicycles for 10 percent of the required Off-Street parking.
ii. Eight outdoor bicycle parking spots are required for the Community Center (10% of 75 required Parking Spaces) and the Applicant proposes 32 outdoor covered bike parking spots.
iii. The outdoor bicycle parking must comply with the standards outlined in LMC § 15-3-9(A)(1), which includes requirements regarding the type and material of the bike rack, safety, security, maintenance, compliance with the standards outlined by the Transportation Planning Department, and standards for snow removal. See Condition of Approval 17.
iv. LMC § 15-3-9(B)(2)(b) requires enclosed bicycle storage for one bicycle per 10 employees generated for Uses as outlined in Resolution No. 05-2021, as amended. The Applicant indicated the Recreation Department does not plan to add any full-time employees to operate the Community Center. The Recreation Department may add an additional full-time employee to manage the facility if demand warrants.
v. However, the Applicant proposes 170-square-feet of indoor enclosed bicycle storage for hanging five bikes on the wall in the staff room. See Condition of Approval 18.

d. Parking Area Lighting

i. Light levels shall be designed with minimum light trespass off Site by using Luminaries that are Fully Shielded with no light distributed above the horizontal plane of the Luminaire. Luminaries mounting height must be, measured from the Parking Lot or driveway surface, in the range of twelve feet (12') to twenty feet (20').
ii. The Applicant proposes four lights in the Parking Area. The proposed light poles will be 15.5 feet in height from Final Grade.
iii. The maximum color temperature for Parking Area lighting is 3,000 degrees Kelvin.
iv. The Applicant's proposed exterior lighting plan shows the Parking Area lighting has a maximum color temperature of 3,000 degrees Kelvin and complies with the above requirement.

Conditional Use Permit

27. The Application, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
    a. There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
    b. The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.
    c. Public Recreation Facilities and Fences over six feet in Height from Final Grade require a CUP in the UPZ.
    d. Size and Location of Site:
        i. The existing building is approximately 5,000 square feet. The total Site Area for the proposed Community Center is 619,423 square feet. The Applicant proposes a 15,000-square-foot Building with a 20,000-square-foot outdoor recreation area which includes a playground, two volleyball courts, and a basketball court. The total roof area of the Structure which includes all covered bike storage

areas and covered patios will be approximately 19,446 square feet, or about 3 percent of the total Site. The Community Center is proposed to be centrally situated for convenient pedestrian and vehicular access. The increase in square footage is appropriate for the Site and will provide additional and enhanced recreation opportunities for the Public.

e. Traffic Capacity:
    i. See traffic analysis above for required MPD Finding 16.
f. Utility Capacity:
    i. The Development Review Committee (DRC) reviewed the proposal on September 3, 2024. See DRC comments below. Staff recommends the following Condition of Approval: The Applicant shall resolve all utility concerns prior to Building Permit issuance.
g. Emergency Vehicle Access:
    i. The Park City Fire District reviewed the proposal on September 3, 2024, and confirmed the plans conform with their requirements.
h. Off-Street Parking:
    i. See Off-Street Parking analysis above.
i. Internal Vehicular and Pedestrian Circulation System:
    i. The Applicant proposes a bicycle and pedestrian connection to the Poison Creek Trail that is separate from the vehicular circulation system. The Applicant also proposes a drop off area in the parking lot with direct access to the front entrance of the Community Center.
j. Fencing, Screening, and Landscaping:
    i. The Applicant proposes fencing to surround the sports courts, and playground. The proposal includes a fence 12 feet in height from Final Grade, surrounding the two volleyball courts, a fence surrounding the playground ranging in height from four feet to eight feet from Final Grade, and a fence surrounding the basketball court 10 feet in height above Final Grade. The Applicant proposes the same Fencing material for each court: a metal recreation Fence.
k. Structure Mass, Bulk, and Orientation:
    i. The proposed Structure complies with property Setbacks and Building Height requirements in the UPZ and is oriented north-

south along the park to encourage pedestrian circulation and easy access to City Park.

l. Useable Open Space:
    i. See Open Space analysis above.
m. Signs and Lighting:
    i. The proposed Sign for the Community Center requires a Sign Permit to be reviewed and approved by the Planning Department, and all Outdoor Lighting must be dark-sky compliant.
n. Physical Design and Compatibility with Surrounding Structures:
    i. In the Neighborhoods section of the General Plan, Goal 6.1 states that infill and new additions in Old Town should be compatible in the neighborhood context and subordinate to existing historic structures. The Community Center is proposed to be 10 feet shorter than the nearby Miner's Hospital. The Community Center is set back 250 feet from Miner's Hospital.
    ii. The Applicant proposes a building design that matches some of the historic proportions and dimensions of the Miner's Hospital building.
    iii. The Applicant proposes exterior materials for the Building which include brick, metal, and wood. See Exhibit B, p. 9 and 10 for a complete list of the proposed materials.
    iv. LMC § 15-5-8 requires a prominent shift in massing for any Structure that exceeds 120 feet in length. The shift shall be in the form of either a 15-foot change in Building Facade alignment or a 15-foot change in the Building Height.
    v. The Applicant proposes three shifts in massing along the front Building Facade, and five to six shifts in massing along the rear Building Facade. See Applicant's exterior elevations and roof over topography.
o. Noise, Vibration, Odors, Steam, or Other Mechanical Structures:
    i. The Applicant is required to adhere to the Municipal Noise Ordinance, outlined in Municipal Code Chapter 6-3.
p. Control of Delivery and Service Vehicles; Loading and Unloading; Screening of Trash and Recycling Pickup Areas:
    i. The Site Plan shows a trash and recycling area in the Parking Area and a loading and unloading zone for vehicles. The trash and recycling area will be screened by metal gates and landscaping

The location of the trash and recycling enclosure is in a convenient location for pick-up vehicles and pedestrian access.

q. Expected Ownership:
    i. The proposed Community Center will be managed by the Park City Recreation Department; City Manager Matt Dias has signed the application. On February 15, 2024, the City Council provided input on a conceptual design for the proposed Community Center. On June 20, 2024, the City Council reviewed the proposed plans for the Community Center and approved a Professional Services Agreement for Sparano + Mooney Architecture.
r. Environmentally Sensitive Lands, Physical Hazards, Historic Mining Waste, Park City Soils Ordinance, or Steep Slopes:
    i. According to the Applicant's Civil Engineer, there are no Hazards within the Community Center project area.
    ii. The Site is located within the Soils Ordinance: The Applicant shall be required to provide a clean 6" soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite.
s. General Plan Consistency:
    i. See General Plan Review and Historic Sites analysis.

Fences Greater than Six Feet in Height from Final Grade

28. The Application, as conditioned, complies with the Fences and Retaining Wall criteria outlined in LMC Section 15-4-2:
    a. Fences greater than six feet in height from Final Grade require a CUP in the UPZ. The Applicant proposes three different Fences for safety at the proposed Community Center. LMC § 15-13-9(B)(1)(C) mentions fencing for Historic Commercial Sites is regulated by LMC § 15-13-2. LMC § 15-13-2 prohibits vinyl or plastic-coated fencing or horizontal split rail fencing. The Applicant proposes an iron or steel fence surrounding the playground, and a chain-link recreational fence surrounding the volleyball and basketball courts. LMC § 15-4-2(B)(1) allows chain-link fencing for recreational facilities and courts. The proposed recreation Fence along the east side of the two volleyball courts and basketball court will prevent volleyballs and basketballs from travelling onto the Poison Creek multi-use pathway (see image below) The recreation fence will range in height from 10 feet to 12 feet from Final Grade. The Applicant also proposes an iron or

steel Fence surrounding the playground ranging in height from four feet to eight feet from Final Grade. The Fence surrounding the basketball court and playground spans approximately 280 feet while the Fence surrounding the two volleyball courts will span approximately 70 feet.

Public Notice

29. On November 26, 2024, staff mailed courtesy notices to property owners within 300 feet of the Site. On November 26, 2024, staff posted physical notice to the Site. The Park Record published notice on November 27, 2024. Staff published notice to the City Website and the Utah Public Notice website on November 27, 2024.

Conclusions of Law

Conditional Use Permit

1. The Conditional Use Permit complies with the requirements of the Land Management Code, as conditioned.
2. The use will be compatible with surrounding structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Master Planned Development

4. Complies with all requirements of the Land Management Code.
5. Meets the minimum requirements of Section 15-6-5.
6. Provides the highest value of Open Space.
7. Strengthens and enhances the resort character of Park City.
8. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
9. Is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses.
10. Provides amenities to the community so that there is no net loss of community amenities.
11. Is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete.

12. Meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site.
13. Promotes the Use of non-vehicular forms of transportation through design and by providing trail connections.
14. Was noticed and the Planning Commission held a public hearing in accordance with this Chapter.
15. Incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
16. Addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
17. Addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
18. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.
19. Addresses and mitigates traffic.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the final plans dated November 14, 2024, submitted to the Planning Department and reviewed December 11, 2024, by the Planning Commission.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes from the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.
3. The Forestry Board requires that the flowering crab apple tress of 18 inches in diameter or larger that are currently located on the Site be replaced with new trees of the same species and 3 inches in diameter. The trees must be planted and evaluated for viability prior to issuance of a Certificate of Occupancy.
4. All outdoor lighting must be fully shielded and down-directed, with a maximum color temperature of 3,000 degrees Kelvin. Pursuant to LMC § 15-5-5(J)(11), pathway lighting must not be mounted more than 10 feet above finished grade.

5. Recreational lighting for baseball diamonds, playing fields, and tennis courts shall not exceed 70 feet above Natural Grade and shall be turned off within 30 minutes of the completion of the last recreation activity associated with the lighting, and in general must be turned off by 11 PM unless an exception is granted by the Planning Director for a Special Event. Other special requirements for recreational lighting are outlined in LMC § 15-5-5(J)(12).
6. The Applicant shall be required to provide a clean 6" soil cap at all disturbed areas, and all existing disturbed soil that cannot be reused on site will require testing and disposal offsite. This must be completed subject to approval by the Environmental Regulatory Program Manager.
7. All Signs require a Sign Permit from the Planning Department prior to installation.
8. The Applicant is required to adhere to the Municipal Noise Ordinance, outline in Municipal Code Chapter 6-3.
9. For uniformity in lighting and prevention of shadows, an average horizontal luminance level of two (2) Foot Candles with a 4:1 Uniformity Ratio over the Site is the maximum allowed for the Parking Area lighting.
10. Maximum watts per Parking Area light fixture must not exceed 50W.
11. The base of the Parking Area light pole shall be treated with paint, stain, stucco or another form of decorative cover. All attempts shall be made to place the base of light poles within landscape Areas
12. The Applicant shall resolve all utility concerns prior to Building Permit Issuance.
13. If the City public recreation Use is changed in a manner that would trigger a new requirement [third-party commercial lease or sale], the affordable housing requirement may be re-evaluated in accordance with the Affordable Housing Guidelines in effect at that time.
14. The Applicant is required to complete the Historic District Design Review for compliance with LMC § 15-13-3 *Regulations for Historic Commercial Sites*.
15. The Applicant must install EV Charging Infrastructure for 14 new Parking Spaces as development designed and constructed to include a fully-wired circuit for an EV Charging Station power, including conduit and wiring with the electrical service capacity necessary to serve the power outlets to allow for the future installation of Level 2 EV Charging Stations.
16. The two EV Charging Stations must comply with all the required standards for EV Charging Stations outlined in LMC § 15-3-11(E).
17. All outdoor bicycle parking must comply with all the required standards outlined in LMC § 15-3-9(A)(1).

18. The Applicant shall construct indoor bicycle storage for five bicycles.
19. The trash and recycling area must be screened with metal gates and landscaping.
20. The Applicant shall obtain Planning Commission approval of a subdivision and record the approved subdivision with the Summit County Recorder's Office prior to building permit submittal.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

Sarah Hall

CC: Virgil Lund

Planning Commission
Staff Report

Subject: 732 Crescent Road (Parcel PC-338-B)
Application: PL-22-05223
Author: Elissa Martin, Planning Project Manager
Date: March 12, 2025
Type of Item: Preliminary Subdivision Plat for a Residential Lot

Recommendation

(I) Review the proposed one-Lot Subdivision of metes and bounds Parcel PC-338-B to allow for construction of a basement and rear addition to a Landmark Historic Structure, (II) conduct a public hearing, and (III) consider approving the Crescent Tram Preliminary Subdivision Plat based on the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in the Final Action Letter (Exhibit A).

Description

Applicant:	Wasatch Holdings, LLC, represented by Martina Nelson, Park City Surveying, and Jason Boal, Snell and Wilmer
Location:	732 Crescent Tram Road (Parcel PC-338-B)
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential, Open Space
Reason for Review:	Preliminary Subdivision Plats require Planning Commission Final Action[1]

HDDR	Historic District Design Review
HR-1	Historic Residential – 1
LMC	Land Management Code
ROW	Right-of-Way
SFD	Single-Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant proposes to create a Lot to rehabilitate and lift the Landmark Historic Structure to construct a 4,728-square-foot basement and rear addition at 732 Crescent Road in the Historic Residential-1 (HR-1) Zoning District. 732 Crescent Road (PC-338-B) is a metes and bounds parcel; a Subdivision Plat is necessary to create a Lot, ensure access from an existing Street, dedicate public Right-of-Way (ROW), and memorialize easements.

[1] LMC § 15-1-8(H)

A Steep Slope Conditional Use (SSCUP) Permit is required, pursuant to LMC § 15-2.2-6, and a Historic District Design Review (HDDR) application is required for development in the HR-1 Zoning District, pursuant to § 15-2.2-9 *Architectural Review***.** The SSCUP (PL-23-05740) is being processed concurrently with the preliminary Subdivision Plat application, and is included on the March 12, 2025 Planning Commission agenda for consideration.

The HDDR application (PL-23-05741) is under review of the Planning Department for compliance with LMC Chapter 15-5 *Architectural Review*, Chapter 15-11 *Historic Preservation*, and Chapter 15-13 *Regulations for Historic Districts and Historic Sites*. The HDDR application will be considered at an Administrative Public Hearing, pending Plat and SSCUP approval.

Figure 1: Vicinity Map of 732 Crescent Road

Background

The existing Landmark Historic Structure was originally constructed in 1904 with additions completed between 1926 and 1938 by Carl Winters. In 2017 the Historic Preservation Board approved the removal of the Winters additions to rehabilitate the Landmark Historic Structure to the early 1900s form; the homeowner at the time only demolished one of three of the non-historic additions, known as “Addition A”.

Figure 2: Historic structure at 732 Crescent with the Carl Winter's "Addition A" shaded in Orange

Figure 3: Landmark Historic Site at 732 Crescent Road as it exists today with the removal of Addition A.

The new property owner proposes to retain the Carl Winter's additions and reconstruct the 1938 Addition A that had previously been demolished. On October 2, 2024, the Historic Preservation Board approved the reconstruction of Addition A, the removal of

60 square feet of material from Addition C to accommodate a transitional element and the material deconstruction to accommodate a basement addition and addition to the Landmark Historic Structure on a secondary façade (October 2, 2025 Packet, Item 7.A; Minutes, p. 3).

Historically, the property was comprised of four parcels, the largest being PC-338-B or 732 Crescent Road, with the Landmark Historic Structure. See Exhibit B Existing Conditions Survey and Figure 4 below.

Figure 4: Record of Survey parcel configuration at the time of original 2022 application

On April 5, 2022, the Applicant submitted a subdivision application to create three Lots from the original metes and bounds parcels depicted in Figure 4 above.

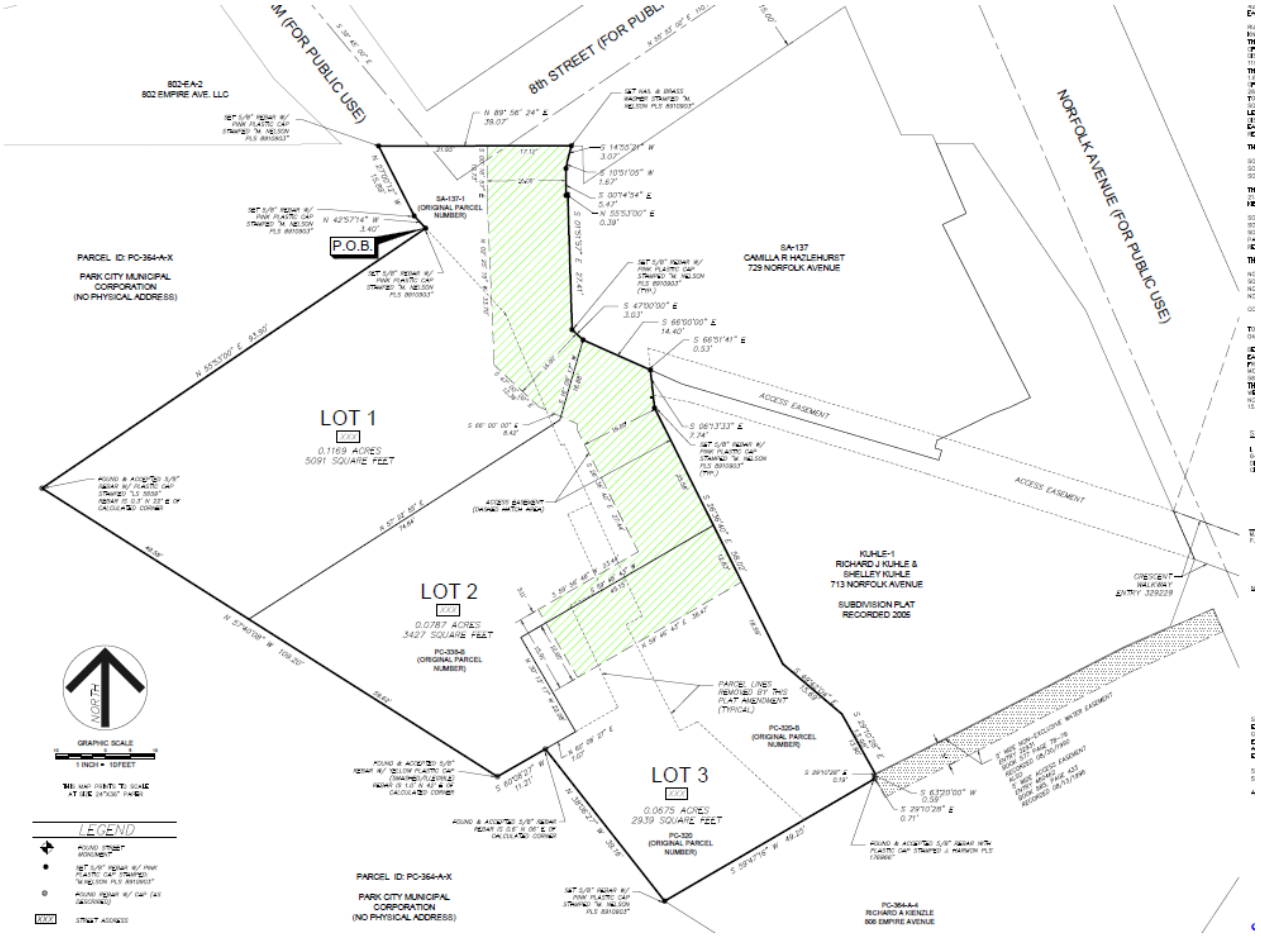


Figure 5: Original 2022 application proposing a three-lot subdivision

The Planning Commission held a Work Session to discuss the original three-lot subdivision application on July 27, 2022 (Staff Report, Minutes beginning on p. 18). The Planning Commission identified the following potential issues:

- The impact of three houses versus two houses;
- Vehicular and pedestrian conflicts in the private shared driveway due to the Crescent Road pedestrian path which crosses the proposed shared driveway
- Sufficient emergency service access;
- The amount of excavation and disruption to the hillside and existing vegetation; and
- Sightlines on Crescent Road which is narrow and steep.

On May 23, 2023 the property owner recorded a Boundary Line Agreement (Summit County Recorder Entry # 1204860, Exhibit C), consolidating the four metes and bounds parcels into two parcels.

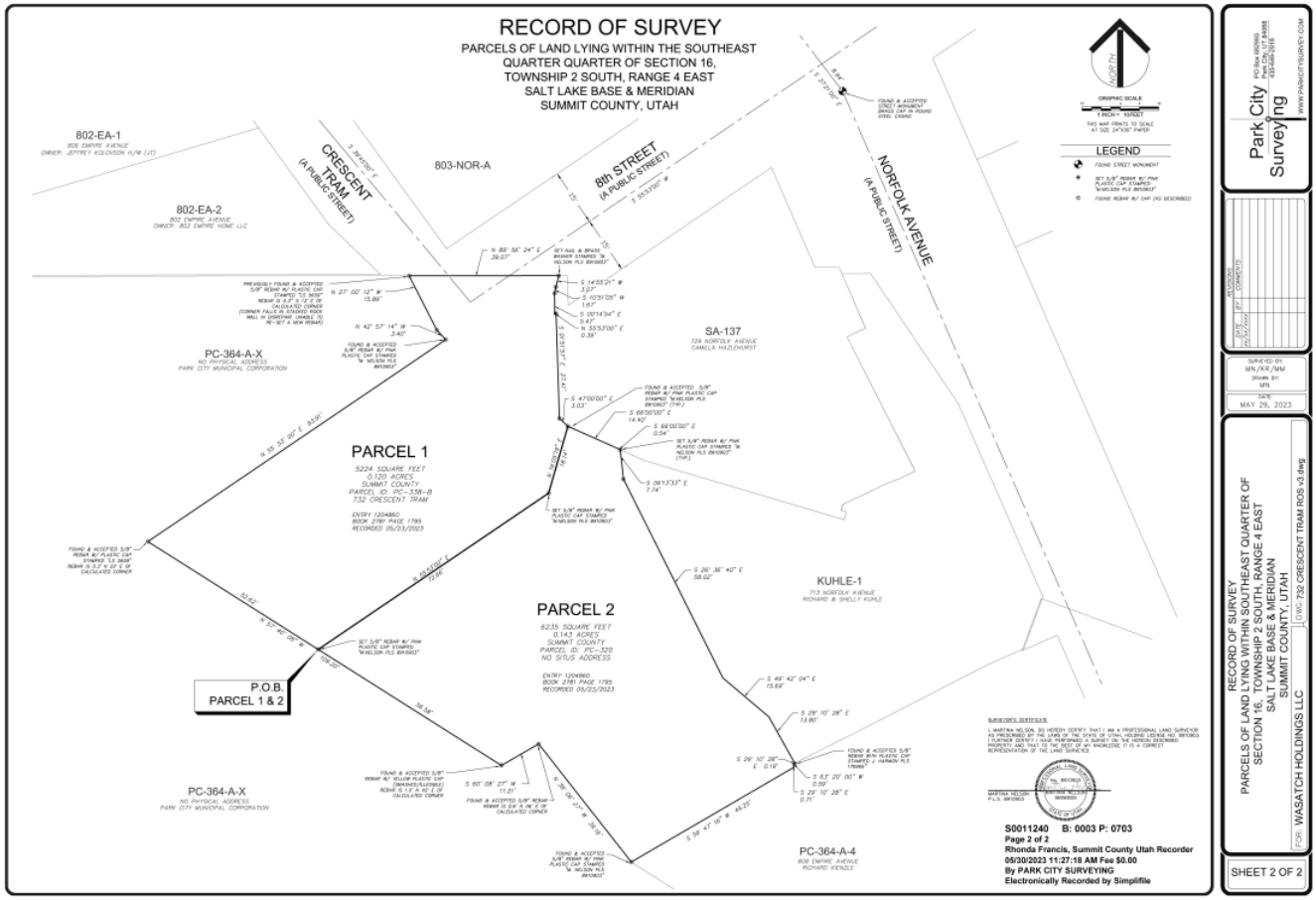


Figure 6: Record of Survey reflecting new parcel boundaries recorded through a boundary line agreement.

In July of 2023 the Applicant submitted a revised two-lot subdivision for neighboring vacant parcel (PC-320), which did not include the Landmark Historic Site, 732 Crescent Road. A work session was scheduled in November of 2023 to review the two-lot subdivision of Parcel PC-320, but the item was continued to a date uncertain at the Applicant's request.

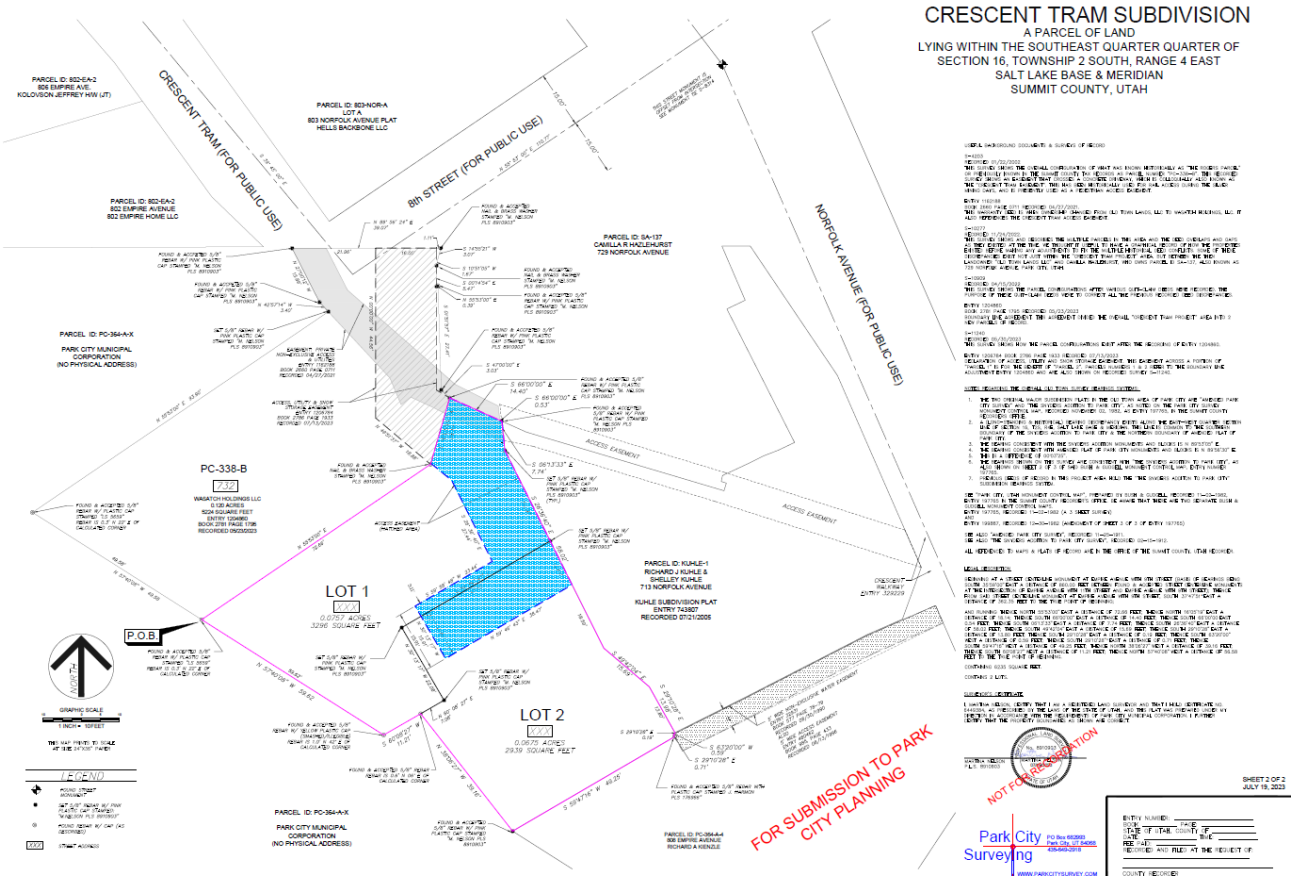


Figure 7: Two-Lot Subdivision for Parcel PC-320

On January 29, 2025, the Applicant submitted a revised plat for a one-lot subdivision of the 732 Crescent Road parcel (PC-338-B) (Attachment 1 of Exhibit A). The Applicant requested to put on hold the two-lot subdivision plat for parcel PC-320 as well as SSCUP applications pertaining to those proposed properties. The revised 732 Crescent Plat contains Lot boundaries that respect the 1938 footprint of the Landmark Historic Structure with the reconstruction of the Winter's Addition A, in terms of required setbacks.

The property includes a portion of the historic Crescent Tram pathway, which offers public access through the site over the former narrow-gauge mining railroad path which once pulled ore cars up Park City Mountain from the depot and concentrator near Main Street where the ore was refined to the Crescent Mine in Thaynes Canyon. The proposed plat includes the existing access easement for the Crescent Tram Trail (Summit County Recorder Entry # 1162188).

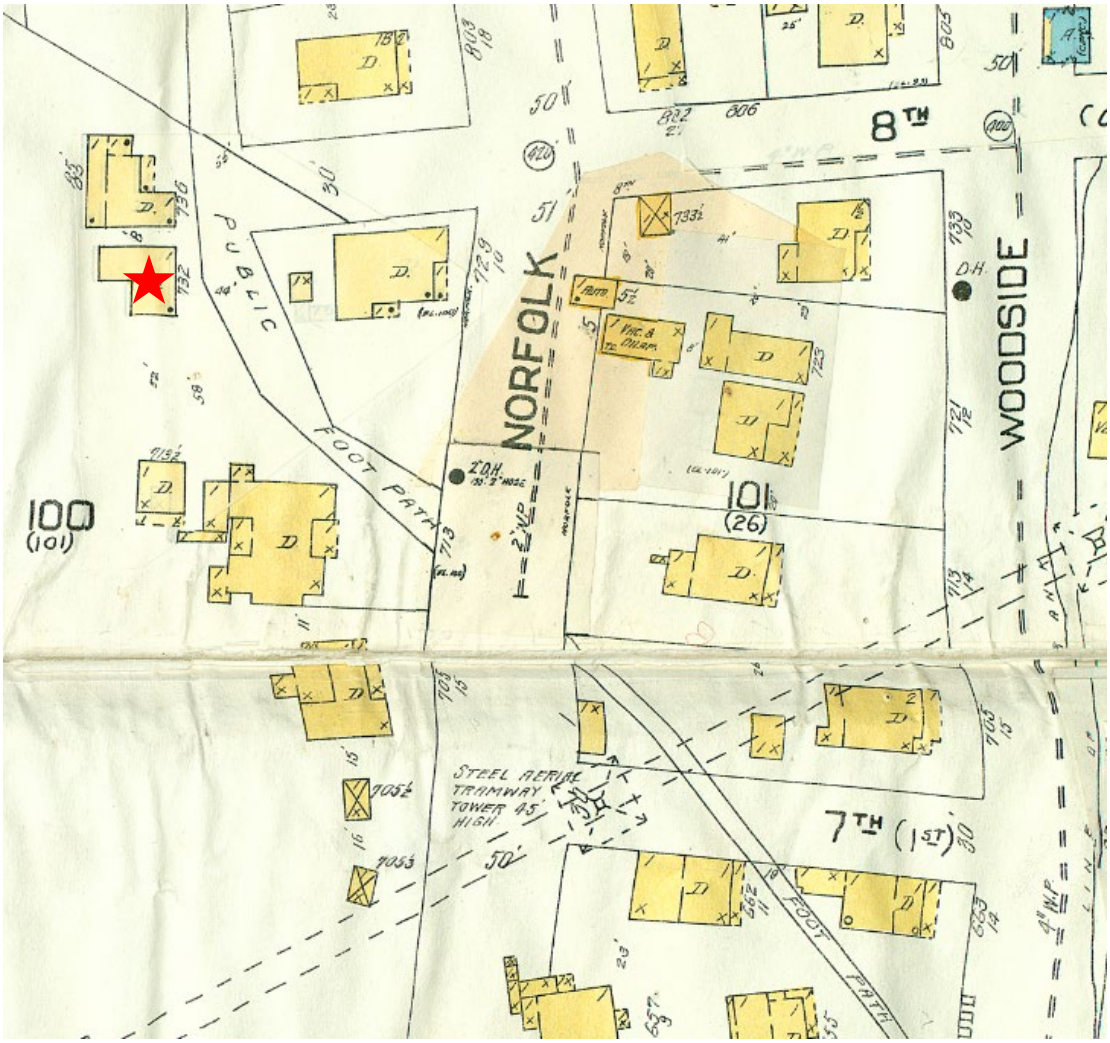


Figure 8: 1907 Sanborn Map showing the historic Crescent Tram Public Pathway

A home on neighboring Parcel PC-320 burned down in 2008 and was not reconstructed (Exhibit D). Pending applications for development of the adjacent vacant parcel have been placed on hold at the request of the property owner.

Figure 9: Picture showing the home at neighboring parcel PC-320, which burned down in 2008

The Subdivision Plat application is for a new Single-Family Lot; therefore, it is subject to the recently established administrative subdivision procedures outlined in LMC Chapter 15-7.5, required by changes to state code. Pursuant to LMC Chapter 15-7.5, the Planning Commission may hold one public hearing and receive public comment on the preliminary Subdivision review. Under the administrative review process, the Final Plat is reviewed for compliance with the preliminary Subdivision approval by the Planning Commission, and Final Action is taken by the Planning Director. All other Subdivision regulations in Chapters 15-7 through 15-7.4 apply to administrative Subdivisions unless contradicted by Chapter 15-7.5. In the event of a conflict, Chapter 15-7.5 shall control.[2]

Analysis

(I) The proposed preliminary Subdivision Plat complies with Land Management Code § 15-7.1-5 *Preliminary Subdivision Plat*, Chapter 15-7.3 *Requirements for Improvements, Reservations, and Design*, and Chapter 15-7.5 *Administrative Subdivision Procedure*.

Pursuant to LMC § 15-7.1-5(D), preliminary Subdivision approval requires a finding of Good Cause. LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, utilizing best planning and design practices, preserving the character of

[2] LMC Chapter 15-7.5

the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community."

Staff finds there is Good Cause for the proposed Subdivision, as conditioned. The proposed Lot meets the zoning requirements of the HR-1 Zoning District and access will be via a private shared driveway which is encouraged in the Historic District.[3] Additionally, the plat dedicates a portion of the Crescent Tram and 8th Street public ROWs to the City and memorializes the public pedestrian access easement for the Crescent Tram path, maintaining public access across the private shared driveway.

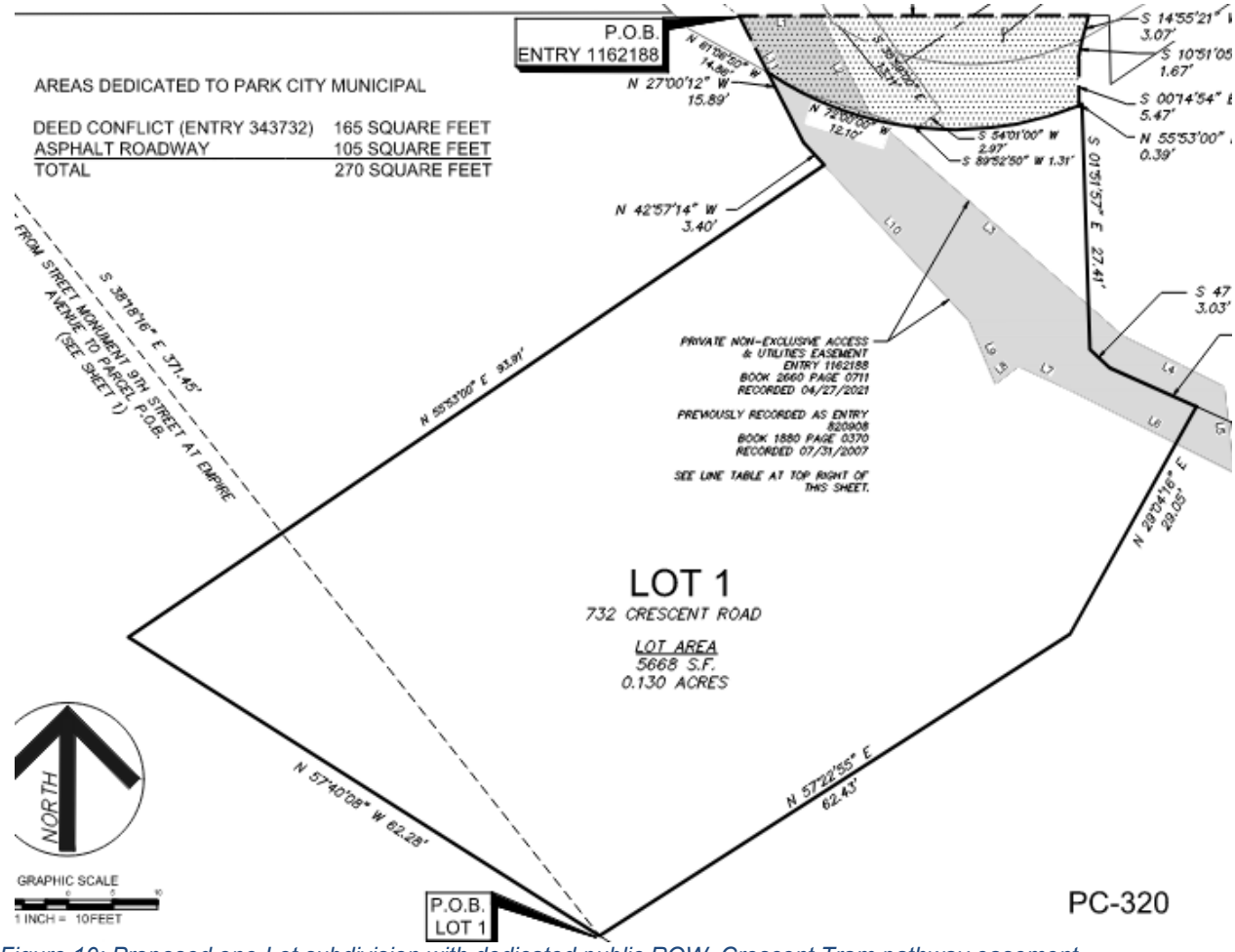


Figure 10: Proposed one-Lot subdivision with dedicated public ROW, Crescent Tram pathway easement.

The Subdivision will allow rehabilitation of a Landmark Historic Structure, which is vacant and in poor condition.

LMC § 15-7.3-4(A)(2) requires that no Subdivision shall be approved unless the Area to be subdivided has Frontage on and Access from an existing Street on the Streets Master Plan.

[3] LMC § 15-13-2(B)

COMPLIES: The proposed 732 Crescent Subdivision fronts the 8th Street and Crescent Road public ROWs, which are existing Streets on the Streets Master Plan.

LMC § 5-7.3-4(I)(2) requires the Applicant to improve and dedicate Areas of land in the Subdivision that border an existing public ROW planned for improvements or widening in the Streets Master Plan.
The 732 Crescent Subdivision borders the Crescent Tram public ROW and contains a portion of the ROW. The Streets Master Plan calls for 'Obtaining ROW' and 'additional asphalt' for the section of Crescent Tram ROW between Empire Ave and Norfolk Ave[4]. The City Engineer confirmed that improvements to the ROW are not needed immediately as part of the proposed 732 Crescent Subdivision and the Applicant is not required to make improvements to the ROW, but dedication of the ROW is necessary for future public improvements to occur.

COMPLIES: The proposed preliminary Subdivision Plat dedicates a portion of the property that overlaps with the Crescent Tram ROW and fronts the 8th Street ROW to the City as public ROW, for future improvements.

LMC § 15-7.3-6 Water Facilities and § 15-7.3-7 Sewer Facilities shall be adequate to serve the Subdivision.
The existing water and sewer lines that serve the property may require upsizing to meet the level of service needs of the addition and future development at neighboring Parcel PC-320. Additionally, utility easements may be required for the water and sewer lines serving parcel PC-320. See Section V below and Condition of Approval 9.

(II) The preliminary Subdivision Plat complies with the HR-1 Zoning District Purpose and Lot and Site Requirements.

The purpose of the HR-1 Zoning District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City;
B. encourage the preservation of Historic Buildings and/or Structures;
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
D. define Development parameters that are consistent with the General Plan policies for the Historic core; and
E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[5]

The preliminary Subdivision Plat establishes a Lot for rehabilitation of a Landmark Historic Structure and construction of an addition, which satisfies the purpose of the HR-1 Zoning District by allowing for the preservation of present land Uses and character of Historic Residential Areas of Park City through preservation of a Historic Building and

[4] Park City Streets Master Plan, adopted July 19, 1984
[5] LMC § 15-2.2-1

construction of a Historically Compatible Structure, maintaining an existing residential neighborhood.

LMC § 15-2.2-3 Lot and Site Requirements
The proposed Lot is 5,668 square feet in Area, which is larger than the maximum Lot Size established in LMC § 15-2.2-3(A). However, LMC § 15-2.2-4 exempts Landmark Historic Sites from maximum Lot Size regulations. The minimum Lot Width in the HR-1 Zoning District is 25 feet measured fifteen feet back from the Front Lot Line[6].

COMPLIES: The irregular shaped Lot is between 51 feet and 59 feet in width; at no point is the width less than 25 feet.

(III) The proposed Subdivision does not prohibit a future public staircase from Crescent Tram to Empire Avenue.

In 2020, when the adjacent 802 Empire Avenue Subdivision was approved to create two Lots from seven parcels, the Planning Commission's final motion included a recommendation that the City Council consider the potential location of a future stairway connecting Empire Avenue to the Crescent Tram pedestrian path.

The City Engineer confirmed the proposed subdivision and private drive location does not preclude a future alignment or improvement in some form on the City's adjacent land from Crescent Tram to Empire Avenue. This project is still pending CIP budgeting and prioritization.

Figure 8: Potential location of 8th Street stairs (no current plans) shown in green on City

[6] LMC § 15-2.2-3(B)

property connecting the Crescent Tram pathway to Empire Avenue.

The adjacent Subdivision at 802 Empire Avenue included the following Conditions of Approval which the Planning Department recommends be incorporated for the 732 Crescent Subdivision (COA 7 and 8):

- Neither the shared driveway nor the future residences shall prohibit pedestrian access of a future 8th Street public pathway, located northeast of the Crescent Tram Subdivision, connecting Empire Avenue to the proposed Crescent Tram pedestrian pathway.
- The Applicant or assignees shall not oppose a determination made by the City that a staircase or other form of public access connecting Crescent Tram to Empire Avenue, adjacent to the subject property, is warranted at some point in the future. The Applicant agrees to include an offer of dedication for the connection if requested by the City Engineer on the applicable future application.

The Planning Commission may consider requiring a plat note be included on the Final Plat to further memorialize the above Conditions of Approval.

(IV) The Development Review Committee requires Conditions of Approval.[7]

The Development Review Committee reviewed the updated application materials on February 4, 2025, and requires the following:

- The utility pole located in the middle of the site shall be relocated on-site. (COA 3)
- Utility easements may be required for the water and sewer lines serving parcel PC-320. (COA 9)
- The water and sewer lines may need to be upsized to provide sufficient level of service for the addition as well as any future development on adjacent parcel PC-320. Public utility easements shall be dedicated on the plat. Public utilities should be extended to Parcel PC-320 if any work to the driveway on 732 Crescent is proposed. (COA 8 & 9)
- The Park City Trails Division reviewed the existing easement and determined that a new easement will need to be recorded with the Plat, to clarify the use of the easement as a public access trail and clean up the easement boundary (COA 4).
- Four feet of the Crescent Tram pathway that runs through the site be constructed with material distinguished from the private shared driveway, and the Applicant

[7] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

install and maintain signage indicating public access is allowed, as approved by the Trails and Open Space Manager, Engineering Department, and Planning Department. (COA 5)

Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website on February 24, 2025. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on February 26, 2025. The *Park Record* published notice on February 26, 2025.[8]

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

The Planning Commission may:

- Approve the preliminary Subdivision Plat as conditioned;
- Deny the preliminary Subdivision Plat and direct staff to make Findings for the denial;
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Preliminary Subdivision Plat Draft Final Action Letter
Attachment 1: Preliminary Subdivision Plat
Exhibit B: Existing Conditions Survey - March 2022
Exhibit C: Boundary Line Agreement
Exhibit D: Park Record Article

[8] LMC § 15-1-21

March 12, 2025

Wasatch Holdings, LLC
267 Crescent Bay Drive
Laguna Beach, CA 92651
949.292.1540

CC: Bill Van Sickle

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	732 Crescent Road Parcel PC-338-B
Zoning District:	Historic Residential - 1
Application:	Preliminary Subdivision Plat
Project Number:	PL-22-05223
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 12, 2025
Project Summary:	The Applicant Proposes a Preliminary Subdivision Plat to Create One Lot From Metes and Bounds Parcel PC-338-B

Action Taken

On March 12, 2025, the Planning Commission conducted a public hearing and approved the 732 Crescent Preliminary Subdivision Plat according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. On April 5, 2022, the Applicant submitted a subdivision application for a three-lot subdivision that encompassed four metes and bounds parcels: PC-338-B, PC-320, PC-320-B and SA-137-1 (PL-22-05223).
2. A Boundary Line Agreement and Record of Survey was recorded at Summit County on May 23, 2023, which consolidated the four parcels into two metes and bounds parcels: PC-338-B and PC-320 (Summit County Recorder Entry # 1204860).
3. The Applicant submitted a revised Plat in July of 2023 for a two-Lot subdivision of parcel PC-320 (the plat did not include 732 Crescent at that time); another revised plat was submitted on January 29, 2025 for a one-Lot subdivision of metes and bounds parcel PC-338-B, otherwise known as 732 Crescent Road, a Landmark Historic Site with an existing historic Structure.

4. The Subdivision Plat application is for a Single-Family Dwelling and is therefore subject to the Administrative Subdivision Procedures outlined in LMC § 15-7.5; all other Subdivision regulations in Chapters 15-7 through 15-7.4 apply to administrative Subdivisions unless contradicted by Chapter 15-7.5, in which case, Chapter 15-7.5 shall control.
5. The proposed Preliminary Subdivision Plat complies with LMC § 15-7.1-5 Preliminary Subdivision Plat requirements, LMC § 15-7.3 Requirements for Improvements, Reservations, and Design and LMC § 15-7.5 Administrative Subdivision Procedure.
6. The property is accessed from Crescent Road, an existing Street on the Streets Master Plan; the Streets Master Plan calls for future widening of asphalt and 'Obtaining Right-of-Way' for the portion of Crescent Tram between Empire Ave and Norfolk Ave.
7. Pursuant to LMC 15-7.3-4(I)(2), where a Subdivision borders an existing narrow road or when the Streets Master Plan indicates plans for realignment or widening a road that would require Use of some of the land in the Subdivision, the Applicant shall be required to improve and dedicate at his expense such Areas for widening or realignment of such roads.
8. The proposed Subdivision borders Crescent Tram ROW, a road identified on the Park City Streets Master Plan for future widening and ROW acquisition.
9. The proposed preliminary Subdivision Plat dedicates that portion of land that overlaps with the Crescent Tram ROW to the City as a public ROW.
10. A private shared driveway crosses over 732 Crescent Road to provide access to adjacent vacant parcel PC-320; a 16-foot-wide easement for the shared driveway is included on the proposed plat.
11. The proposed shared private driveway minimizes curb cuts on Crescent Road and is encouraged in the Historic District.
12. A portion of the historic Crescent Tram Trail, a public pathway, crosses over the subject property and is within an existing easement (Summit County Recorder Entry no.1162188).
13. As conditioned, the proposed Preliminary Subdivision complies with the HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2.
14. LMC § 15-2.2-4 exempts Landmark Historic Sites from maximum Lot Size regulations; the Subdivision will create one 5,668-square-foot Lot.
15. The proposed subdivision complies with LMC Chapter 15-7.5 Administrative Subdivision Procedures, 15-7.1-5 Preliminary Subdivision Plat Requirements, and 15-7.3 Requirements for Improvements, Reservations, and Design.
16. Staff published notice on the City's website and the Utah Public Notice website on February 24, 2025. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on February 26, 2025. The Park Record published notice on February 26, 2025

Conclusions of Law

1. There is good cause for the Preliminary Subdivision Plat, as the proposed Lot meets the zoning requirements of the HR-1 District and the plat will memorialize the private shared driveway easement to preserve access to adjacent Parcel PC-

320 and shared driveways are encouraged in the Historic District. Additionally, a public pedestrian access easement for the Crescent Tram path will be memorialized on the Final Plat to ensure future public access across the private shared driveway. A portion of the Crescent Tram and 8th Street public Rights-of-Way are dedicated to the City, via the plat, for future widening and improvements called for in the Streets Master Plan. No Public Street, Right-of-Way, or easement is vacated or amended with the exception of a Non-Exclusive Pedestrian Access Easement over the Crescent Tram pathway and the dedication of the Crescent Tram and 8th Street ROWs.

2. The Subdivision Plat will allow rehabilitation of a Landmark Historic Structure, which is vacant and in poor condition.
3. The Subdivision is consistent with the Park City Land Management Code including Chapter 15-7.5, § 15-7.1-5 and Chapter 15-7.3.
4. Neither the public nor any person will be materially injured by the proposed Subdivision.
5. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The applicant will obtain approval of the Final Plat within one year from the date of Planning Commission approval of the Preliminary Plat. If Final Plat approval has not occurred within one (1) years' time, this approval for the Preliminary Plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Commission.
3. The Final Subdivision Plat shall dedicate a portion of the property that overlaps with the Crescent Tram ROW and fronts the 8th Street ROW to the City as public ROW, for future improvements; the boundary of the dedicated public ROW shall have final approval from the City Engineer prior to Final Plat recordation.
4. The Final Subdivision Plat shall include a Non-Exclusive Public Pedestrian Access Easement for the Crescent Tram public pathway to preserve pedestrian access, as approved by the Park City Trails Division.
5. Four feet of the Crescent Tram pathway that runs through the site shall be constructed with material distinguished from the private shared driveway, and the Applicant install and maintain signage indicating public access is allowed, as approved by the Trails and Open Space Manager, Engineering Department, and Planning Department.
6. The utility pole located in the middle of driveway shall be relocated on-site to a location that does not obstruct views of the neighboring homes or sight visibility from the public ROW, as approved by the City Engineer and Rocky Mountain Power.
7. Neither the shared driveway nor the future residences shall prohibit pedestrian access of a future 8th Street public pathway, located just south of the 802 Empire

Avenue Subdivision, connecting Empire Avenue to the Crescent Tram pedestrian pathway.

8. The Applicant or assignees shall not oppose a determination made by the City that a staircase or other form of public access connecting Crescent Tram to Empire Avenue, adjacent to the subject property, is warranted at some point in the future. The Applicant agrees to include an offer of dedication for the connection if requested by the City Engineer on the applicable future application.
9. Prior to Final Plat approval the Applicant shall ensure adequate public utilities are provided to service new development at the site and dedicate utility easements on the Final Subdivision Plat per Public Utilities (for water) and Snyderville Basin Reclamation District (for sewer) specifications. .
10. If significant work on the driveway is proposed, the property owner should consider extending public utilities to adjacent Parcel PC-320 at that time.

If you have questions or concerns regarding this Final Action Letter, please call Elissa Martin, at 435-699-7741, or email elissa.martin@parkcity.org.

Sincerely,

_____

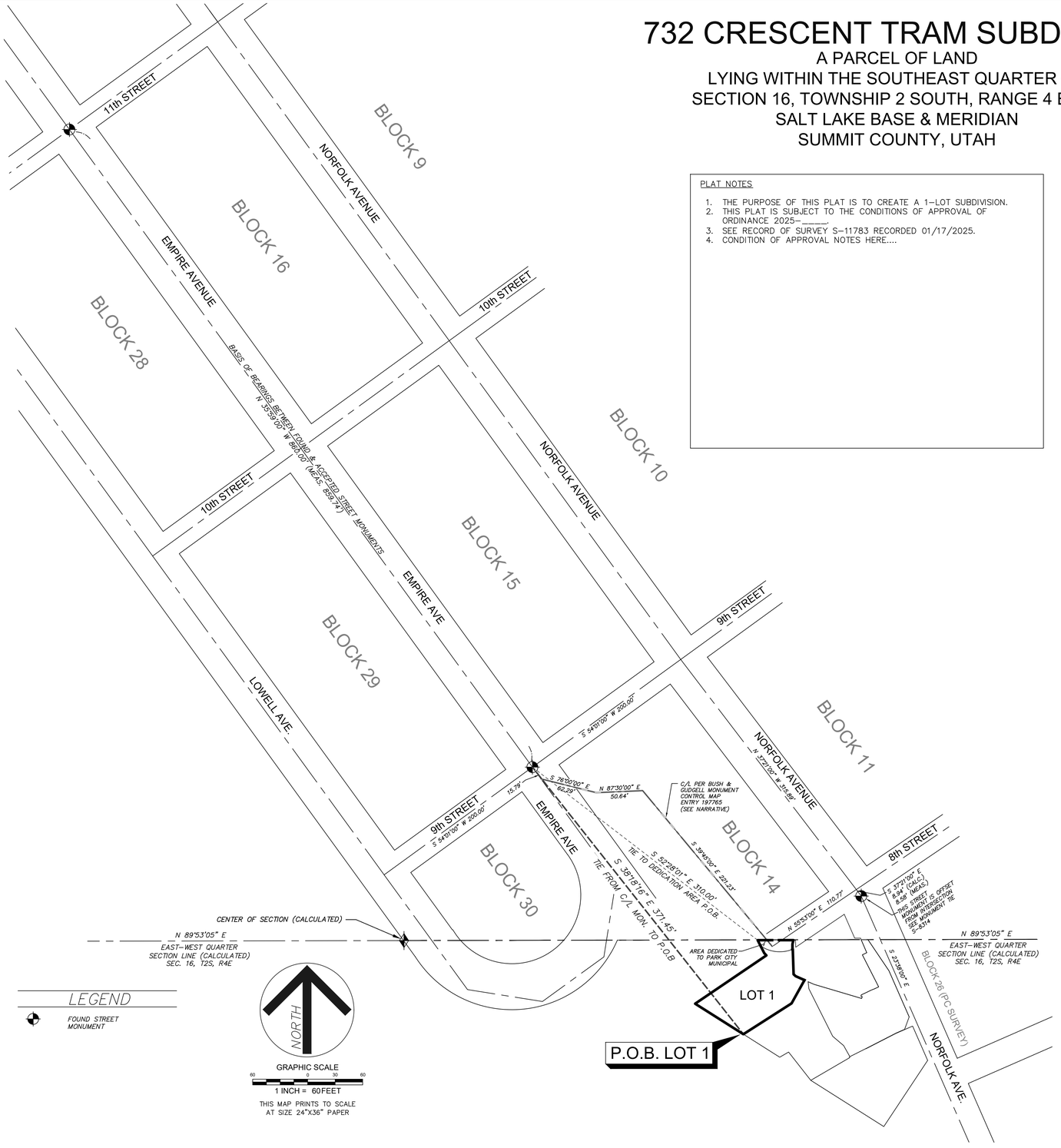
Sarah Hall
Planning Commission Chair

CC: Elissa Martin, Planning Project Manager

Attachment 1: Crescent Tram Preliminary Subdivision Plat

732 CRESCENT TRAM SUBDIVISION

A PARCEL OF LAND
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 1-LOT SUBDIVISION.
2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2025-____.
3. SEE RECORD OF SURVEY S-11783 RECORDED 01/17/2025.
4. CONDITION OF APPROVAL NOTES HERE....

USEFUL BACKGROUND RECORDED DOCUMENTS & SURVEYS OF RECORD

S-4203
RECORDED 01/22/2002
THIS SURVEY SHOWS THE OVERALL CONFIGURATION OF WHAT WAS KNOWN HISTORICALLY AS "THE ROGERS PARCEL" OR ALSO KNOWN IN THE SUMMIT COUNTY TAX RECORDS AS PARCEL NUMBER "PC-338-B". THIS RECORDED SURVEY SHOWS AN EASEMENT THAT CROSSES A CONCRETE DRIVEWAY, WHICH IS COLLOQUIALLY ALSO KNOWN AS THE "CRESCENT TRAM EASEMENT". THIS HAS BEEN HISTORICALLY USED FOR RAIL ACCESS DURING THE SILVER MINING DAYS, AND IS PRESENTLY USED AS A PEDESTRIAN ACCESS EASEMENT. IT ALSO SHOWS A DEED CONFLICT BETWEEN TWO ADJACENT LANDOWNERS OF PARCELS PC-338-B (AKA 732 CRESCENT TRAM ROAD) AND SA-137 (729 NORFOLK AVENUE).

ENTRY 1162188
BOOK 2660 PAGE 0711 RECORDED 04/27/2021.
THIS WARRANTY DEED IS WHEN OWNERSHIP CHANGED FROM OLD TOWN LANDS, LLC TO WASATCH HOLDINGS, LLC. IT ALSO REFERENCES THE CRESCENT TRAM ACCESS EASEMENT.

S-10277
RECORDED 11/24/2020.
THIS SURVEY SHOWS AND DESCRIBES THE MULTIPLE PARCELS IN THIS AREA AND THE DEED OVERLAPS AND GAPS AS THEY EXISTED AT THE TIME. IT IS USEFUL TO HAVE A GRAPHICAL RECORD OF HOW THE PROPERTIES EXISTED BEFORE MAKING ANY ADJUSTMENTS TO FIX THE MULTIPLE HISTORICAL DEED CONFLICTS. SOME OF THESE DISCREPANCIES EXIST NOT JUST WITHIN THE "CRESCENT TRAM PROJECT" AREA, BUT BETWEEN THE THEN LANDOWNER "OLD TOWN LANDS LLC" AND CAMILLA HAZLEHURST, WHO OWNS PARCEL ID SA-137, ALSO KNOWN AS 729 NORFOLK AVENUE, PARK CITY, UTAH.

S-10909
RECORDED 04/15/2022.
THIS SURVEY SHOWS THE PARCEL CONFIGURATIONS AFTER VARIOUS QUIT-CLAIM DEEDS WERE RECORDED. THE PURPOSE OF THESE QUIT-CLAIM DEEDS WERE TO CORRECT ALL THE PREVIOUS RECORDED DEED DISCREPANCIES.

ENTRY 1204860
BOOK 2781 PAGE 1795
RECORDED 05/23/2023.
BOUNDARY LINE AGREEMENT. THIS AGREEMENT DIVIDED THE OVERALL "CRESCENT TRAM PROJECT" AREA INTO 2 NEW PARCELS OF RECORD.

S-11240
RECORDED 05/30/2023.
THIS SURVEY SHOWS HOW THE PARCEL CONFIGURATIONS EXIST AFTER THE RECORDING OF ENTRY 1204860.

ENTRY 1206784
BOOK 2786 PAGE 1933
RECORDED 07/13/2023.
DECLARATION OF ACCESS, UTILITY AND SNOW STORAGE EASEMENT. THIS EASEMENT ACROSS A PORTION OF "PARCEL 1" IS FOR THE BENEFIT OF "PARCEL 2". PARCELS NUMBERS 1 & 2 REFER TO THE BOUNDARY LINE ADJUSTMENT ENTRY 1204860 AND ARE ALSO SHOWN ON RECORDED SURVEY S-11240.

S-11783
RECORDED 01/17/2025
THIS SURVEY SHOWS THE LOT BOUNDARIES AND AFTER BOUNDARY LINE ADJUSTMENT ENTRY 1229602 WAS RECORDED.

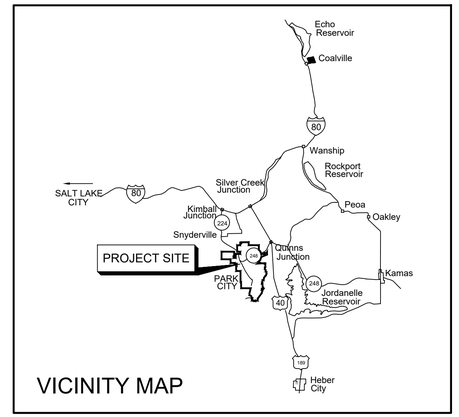
NOTES REGARDING THE OVERALL OLD TOWN SURVEY BEARINGS SYSTEMS:

1. THE TWO ORIGINAL MAJOR SUBDIVISION PLATS IN THE OLD TOWN AREA OF PARK CITY ARE "AMENDED PARK CITY SURVEY" AND "THE SNYDERS ADDITION TO PARK CITY", AS NOTED ON THE PARK CITY SURVEY MONUMENT CONTROL MAP, RECORDED NOVEMBER 02, 1982, AS ENTRY 197765, IN THE SUMMIT COUNTY RECORDERS OFFICE.
2. A (LONG-STANDING & HISTORICAL) BEARING DISCREPANCY EXISTS ALONG THE EAST-WEST QUARTER SECTION LINE OF SECTION 16, T2S, R4E, SALT LAKE BASE & MERIDIAN. THIS LINE IS COMMON TO THE SOUTHERN BOUNDARY OF THE SNYDERS ADDITION TO PARK CITY & THE NORTHERN BOUNDARY OF AMENDED PLAT OF PARK CITY.
3. THE BEARING CONSISTENT WITH THE SNYDERS ADDITION MONUMENTS AND BLOCKS IS N 89°53'05" E.
4. THE BEARING CONSISTENT WITH AMENDED PLAT OF PARK CITY MONUMENTS AND BLOCKS IS N 89°56'30" E.
5. THIS IS A DIFFERENCE OF 00°03'25".
6. THE BEARINGS SHOWN ON THIS SURVEY ARE CONSISTENT WITH "THE SNYDERS ADDITION TO PARK CITY", AS ALSO SHOWN ON SHEET 2 OF 3 OF SAID BUSH & GUDGELL MONUMENT CONTROL MAP, ENTRY NUMBER 197765.
7. PREVIOUS DEEDS OF RECORD IN THIS PROJECT AREA HOLD THE "THE SNYDERS ADDITON TO PARK CITY" SUBDIVISION BEARINGS SYSTEM.

SEE "PARK CITY, UTAH MONUMENT CONTROL MAP", PREPARED BY BUSH & GUDGELL, RECORDED 11-02-1982, ENTRY 197765 IN THE SUMMIT COUNTY RECORDER'S OFFICE. BE AWARE THAT THERE ARE TWO SEPARATE BUSH & GUDGELL MONUMENT CONTROL MAPS.
ENTRY 197765, RECORDED 11-02-1982 (A 3 SHEET SURVEY)
AND
ENTRY 199887, RECORDED 12-30-1982 (AMENDMENT OF SHEET 3 OF 3 OF ENTRY 197765)

SEE ALSO "AMENDED PARK CITY SURVEY", RECORDED 11-25-1911.
SEE ALSO "THE SNYDERS ADDITION TO PARK CITY SURVEY", RECORDED 02-15-1912.

ALL REFERENCES TO MAPS & PLATS OF RECORD ARE IN THE OFFICE OF THE SUMMIT COUNTY, UTAH RECORDER.



SEE SHEET 2 FOR LEGAL DESCRIPTIONS.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 8910903 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS SINGLE LOT SUBDIVISION PLAT , HEREAFTER TO BE KNOWN AS 732 CRESCENT TRAM SUBDIVISION.

MARTINA NELSON
P.L.S. 8910903

PROFESSIONAL LAND SURVEYOR
No. 8910903
MARTINA NELSON
02/20/2025
STATE OF UTAH

NOT FOR RECORDATION

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, ANTHONY HYNES, MANAGER OF WASATCH HOLDINGS, LLC, A NEVADA CORPORATION, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND KNOWN AS PARCEL 1 OF LEGALLY DESCRIBED LAND IN ENTRY 1204860, BOOK 2781 PAGE 1795 RECORDED 05/23/2023, A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, TO BE KNOWN HEREAFTER AS THE 732 CRESCENT TRAM SUBDIVISION, DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED, AND I, ANTHONY HYNES, AUTHORIZED REPRESENTATIVE OF WASATCH HOLDINGS, LLC, A NEVADA COMPANY, HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

ALSO, THE OWNERS, OR THEIR REPRESENTATIVES, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF PARK CITY ALL THE STREETS, EASMENTS FOR LOCAL GOVERNMENT USES, AND REQUIRED UTILITIES AND EASEMENTS SHOWN ON THE PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE DEDICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET my/OUR HAND THIS _____ DAY OF _____ 20___.

BY: _____
ANTHONY HYNES (TRUSTEEE OF SPY GLASS TRUST, THE MANAGER OF WASATCH HOLDINGS LLC)
ITS MANAGER

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, ANTHONY HYNES, 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.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT

SHEET 1 OF 3

02/20/2025
732 CRESCENT TRAM SUBDIVISION v4.dwg

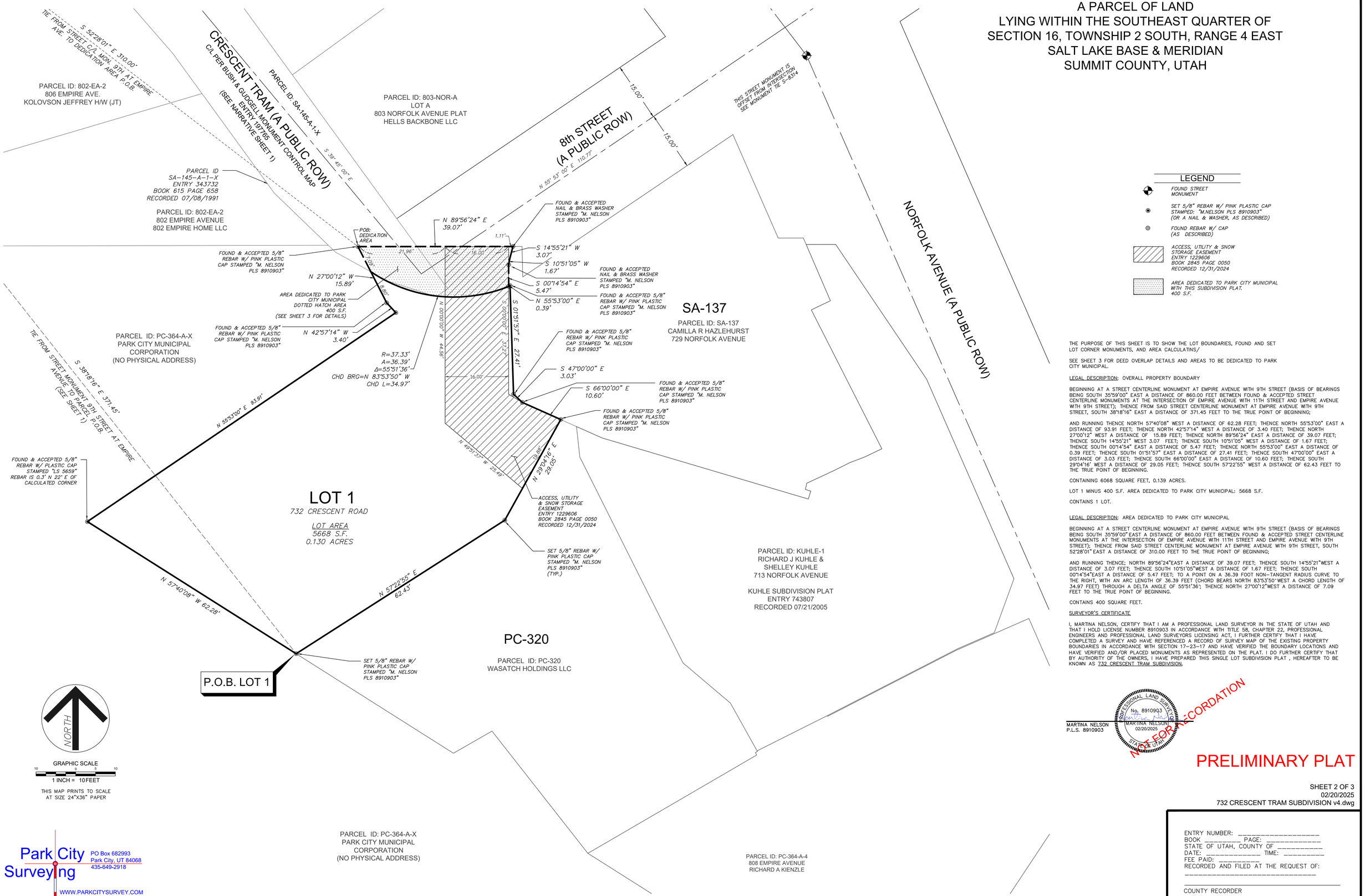
Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PARK CITY PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20___.	APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20___.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 20___.	APPROVED AS TO FORM THIS _____ DAY OF _____, 20___.	APPROVED THIS _____ DAY OF _____, 20___.	ENTRY NUMBER: _____ BOOK _____ PAGE: _____ STATE OF UTAH, COUNTY OF _____ DATE: _____ TIME: _____ FEE PAID: _____ RECORDED AND FILED AT THE REQUEST OF:
S.B.W.R.D.	CHAIRPERSON	PARK CITY ENGINEER	PARK CITY ATTORNEY	BY: JEFF WARD SUMMIT COUNTY GIS COORDINATOR	COUNTY RECORDER:

C:\Users\Owner\Park City Surveying Dropbox\Park City Surveying Team Folder\ZDrive\O'S\OLDTOWN\Snyders Addition\Lots\732 CRESCENT TRAM SUBDIVISION v4.dwg, 2/20/2025 3:12:51 PM

732 CRESCENT TRAM SUBDIVISION

A PARCEL OF LAND
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903" (OR A NAIL & WASHER, AS DESCRIBED)
- FOUND REBAR W/ CAP (AS DESCRIBED)
- ACCESS, UTILITY & SNOW STORAGE EASEMENT ENTRY 1229606 BOOK 2845 PAGE 0050 RECORDED 12/31/2024
- AREA DEDICATED TO PARK CITY MUNICIPAL WITH THIS SUBDIVISION PLAT. 400 S.F.

THE PURPOSE OF THIS SHEET IS TO SHOW THE LOT BOUNDARIES, FOUND AND SET LOT CORNER MONUMENTS, AND AREA CALCULATINS/

SEE SHEET 3 FOR DEED OVERLAP DETAILS AND AREAS TO BE DEDICATED TO PARK CITY MUNICIPAL.

LEGAL DESCRIPTION: OVERALL PROPERTY BOUNDARY

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 38°18'16" EAST A DISTANCE OF 371.45 FEET TO THE TRUE POINT OF BEGINNING;

AND RUNNING THENCE NORTH 57°40'08" WEST A DISTANCE OF 62.28 FEET; THENCE NORTH 55°53'00" EAST A DISTANCE OF 93.91 FEET; THENCE NORTH 42°57'14" WEST A DISTANCE OF 3.40 FEET; THENCE NORTH 27°00'12" WEST A DISTANCE OF 15.89 FEET; THENCE NORTH 89°56'24" EAST A DISTANCE OF 39.07 FEET; THENCE SOUTH 14°55'21" WEST 3.07 FEET; THENCE SOUTH 10°51'05" WEST A DISTANCE OF 1.67 FEET; THENCE SOUTH 00°14'54" EAST A DISTANCE OF 5.47 FEET; THENCE NORTH 55°53'00" EAST A DISTANCE OF 0.39 FEET; THENCE SOUTH 01°51'57" EAST A DISTANCE OF 27.41 FEET; THENCE SOUTH 47°00'00" EAST A DISTANCE OF 3.03 FEET; THENCE SOUTH 66°00'00" EAST A DISTANCE OF 10.60 FEET; THENCE SOUTH 29°04'16" WEST A DISTANCE OF 29.05 FEET; THENCE SOUTH 57°22'55" WEST A DISTANCE OF 62.43 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6068 SQUARE FEET, 0.139 ACRES.

LOT 1 MINUS 400 S.F. AREA DEDICATED TO PARK CITY MUNICIPAL: 5668 S.F.

CONTAINS 1 LOT.

LEGAL DESCRIPTION: AREA DEDICATED TO PARK CITY MUNICIPAL

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 52°28'01" EAST A DISTANCE OF 310.00 FEET TO THE TRUE POINT OF BEGINNING;

AND RUNNING THENCE; NORTH 89°56'24"EAST A DISTANCE OF 39.07 FEET; THENCE SOUTH 14°55'21"WEST A DISTANCE OF 3.07 FEET; THENCE SOUTH 10°51'05"WEST A DISTANCE OF 1.67 FEET; THENCE SOUTH 00°14'54"EAST A DISTANCE OF 5.47 FEET; TO A POINT ON A 36.39 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 36.39 FEET (CHORD BEARS NORTH 83°53'50"WEST A CHORD LENGTH OF 34.97 FEET) THROUGH A DELTA ANGLE OF 55°51'36"; THENCE NORTH 27°00'12"WEST A DISTANCE OF 7.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 400 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 8910903 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE VERIFIED AND/OR PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS SINGLE LOT SUBDIVISION PLAT , HEREAFTER TO BE KNOWN AS 732 CRESCENT TRAM SUBDIVISION.

PROFESSIONAL LAND SURVEYOR
No. 8910903
MARTINA NELSON
02/20/2025
STATE OF UTAH

MARTINA NELSON
P.L.S. 8910903

NOT FOR RECORDATION

PRELIMINARY PLAT

SHEET 2 OF 3
02/20/2025
732 CRESCENT TRAM SUBDIVISION v4.dwg

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

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

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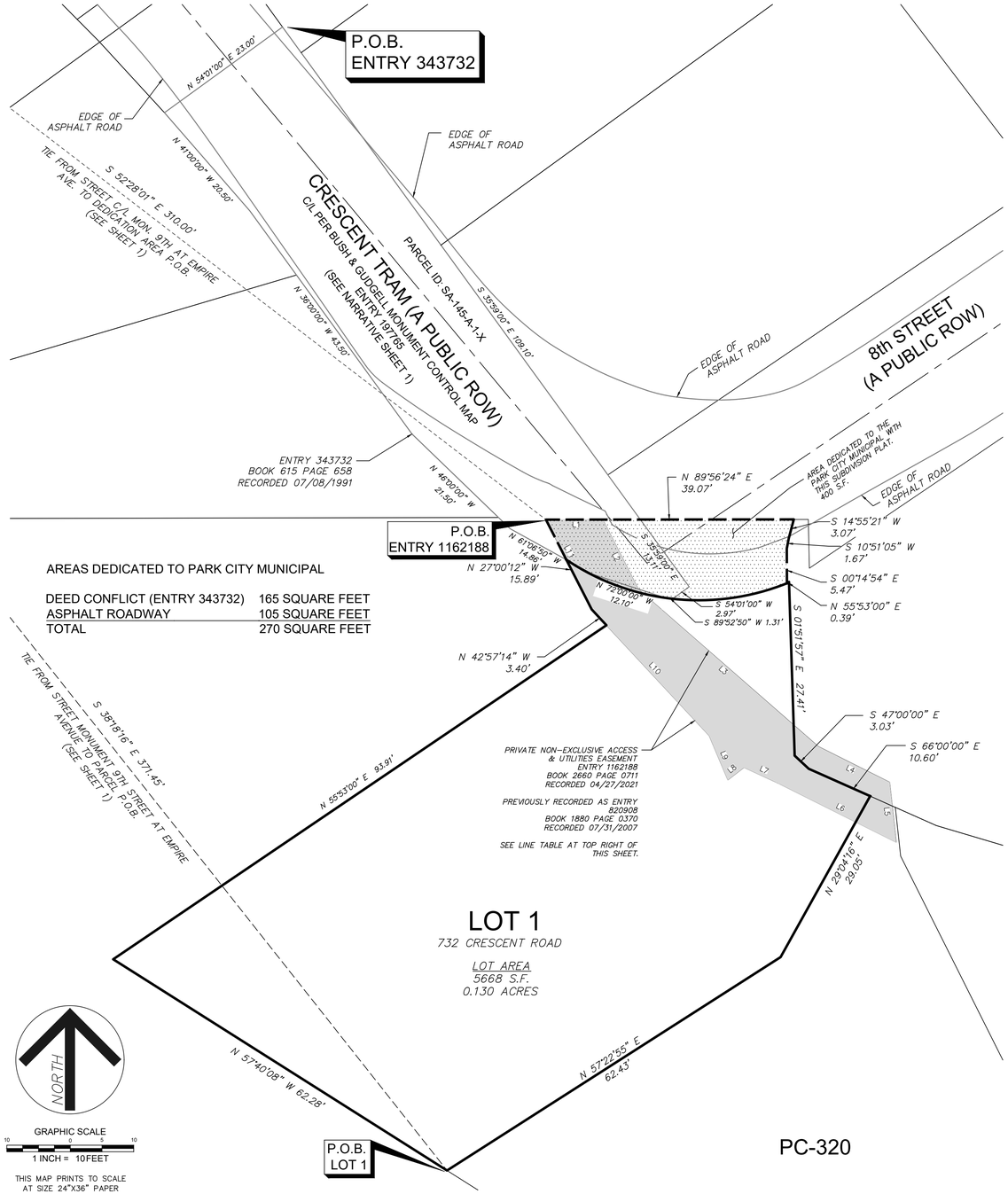
732 CRESCENT TRAM SUBDIVISION

A PARCEL OF LAND
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

LEGEND

NON-EXCLUSIVE PRIVATE ACCESS AND UTILITIES EASEMENT ENTRY 1162188 BOOK 2660 PAGE 0711 RECORDED 04/27/2021

AREA DEDICATED TO PARK CITY MUNICIPAL WITH THIS SUBDIVISION PLAT. 400 S.F.



AREAS DEDICATED TO PARK CITY MUNICIPAL

DEED CONFLICT (ENTRY 343732)	165 SQUARE FEET
ASPHALT ROADWAY	105 SQUARE FEET
TOTAL	270 SQUARE FEET

PC-320

CRESCENT TRAM TRAIL
ENTRY 1162128

DEED ENTRY 1162188
BOOK 2660 PAGE 0711
RECORDED 04/27/2021 AT 2:38:50 P.M.

NOTE: THIS DESCRIBES THE AREA CROSSING THE SUBJECT PROPERTY, KNOWN LOCALLY AS THE CRESCENT TRAM TRAIL.

(SEE PAGE 3 OF 8 IN RECORDED DEED)

PARCEL B (1)

BEGINNING AT A POINT ON THE EAST-WEST QUARTER SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING NORTH 89°56'24" EAST 385.96 FEET MORE OR LESS FROM THE CENTER OF SECTION 16, ALSO BEING SOUTH 80°04'16" EAST, 413.87 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF LOWELL AVE AND SHEPARD STREET AND RUNNING THENCE NORTH 89°56'24" EAST 8.97 FEET; THENCE SOUTH 27°00'12" EAST, 12.34 FEET THENCE SOUTH 48°50'40" EAST 37.64 FEET; THENCE SOUTH 63°23'49" EAST 12.59 FEET; THENCE SOUTH 61°13'40" EAST 9.52 FEET; THENCE NORTH 63°23'49" WEST, 20.61 FEET; THENCE NORTH 65°11'40" WEST, 6.13 FEET; THENCE SOUTH 52°23'20" WEST 3.22 FEET; THENCE NORTH 22°51'01" WEST 7.57 FEET; THENCE NORTH 42°57'14" WEST, 27.17 FEET; THENCE NORTH 27°00'12" WEST, 15.89 FEET TO THE POINT OF BEGINNING.

ENTRY 1162128
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°56'24" E	8.97'
L2	S 27°00'12" E	12.34'
L3	S 48°50'40" E	37.64'
L4	S 63°23'49" E	12.59'
L5	S 06°13'40" E	9.52'
L6	N 63°23'49" W	20.61'
L7	N 65°11'40" W	6.13'
L8	S 52°23'20" W	3.22'
L9	N 22°51'01" W	7.57'
L10	N 42°57'14" W	27.17'
L11	N 27°00'12" W	15.89'

DEED CONFLICT/OVERLAP HISTORY
ENTRY 343732 & 233055

DEED RECORDS FOR THE PARCEL PC-338 (AND ITS PREDECESSOR PARCEL), SHOW OWNERSHIP BY THE ROGERS FAMILY AS EARLY AS 1986. SEE DEED ENTRY 233055, BOOK 838 PAGE 416, RECORDED 04/17/1985.

DEED ENTRY 343732, BOOK 615 PAGE 658, RECORDED 07/08/1991, HAS AN INCORRECT POINT OF BEGINNING. THIS INCORRECT POINT OF BEGINNING CAUSED PARCEL SA-145-A-1-X TO SHIFT APPROXIMATELY 15 FEET IN A SOUTHERLY DIRECTION.

THIS CAUSED A DEED CONFLICT WITH THE PROPERTIES ADJACENT TO THE SOUTH.

SURVEY MAP A-4452 SHOWS THE PARCEL GRANTED FROM DOROTHY FAY SCHREYER TO PARK CITY, TRUNCATING AT THE EAST-WEST CENTER OF SECTION LINE. THE INTENT OF THE SCHREYER DEED IS CLEAR. THIS CENTER OF SECTION LINE DIVIDES THE SNYDERS ADDITION AND PARK CITY SURVEY SUBDIVISIONS IN OLD TOWN.

THE SCHREYER DEEDS ARE ENTRY 343731 AND 343732.

THESE SCHEYER DEED ERRORS WERE DISCOVERED BY PARK CITY SURVEYING IN THE COURSE OF WORK ON THE 802 EMPIRE SUBDIVISION PLAT IN 2019.

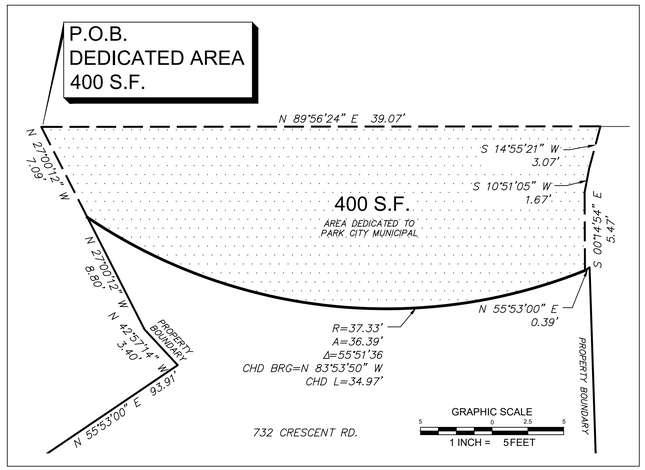
THE THEN LANDOWNER OF THE 802 EMPIRE AVENUE PROJECT (OLD TOWN LANDS, LLC) AND PARK CITY MUNICIPAL WORKED TO CORRECT THIS PROBLEM IN THE COURSE OF THE 802 EMPIRE SUBDIVISION PLAT WORK.

AT THAT TIME, PARK CITY MUNICIPAL PLANNING DEPARTMENT STAFF AND THE PLANNING COMMISSION PREFERRED TO CORRECT JUST THE DEED CONFLICT AREAS THAT ENCUMBERED THE 802 EMPIRE SUBDIVISION PROJECT, LEAVING THE CURRENT DEED CONFLICT WITH PC-338-B TO BE ADDRESSED AT A FUTURE TIME.

SEE 802 EMPIRE SUBDIVISION PLAT ENTRY 1147468, RECORDED 11/13/2020.

FOR REFERENCE, SEE DEED ENTRIES:
1112274 BOOK 2512 PAGE 783, RECORDED 06/07/2019
1112275 BOOK 2512 PAGE 786, RECORDED 06/07/2019
1112276, BOOK 2512 PAGE 789, RECORDED 06/07/2019

DETAIL MAP
AREA DEDICATION TO PARK CITY MUNICIPAL



NOT FOR RECORDATION

PROFESSIONAL LAND SURVEYOR
No. 8910903
STATE OF UTAH
MARTINA NELSON
02/20/2025

MARTINA NELSON
L.S. 8910903

STATE OF UTAH

PRELIMINARY PLAT

SHEET 3 OF 3
02/20/2025
732 CRESCENT TRAM SUBDIVISION v4.dwg

Park City Surveying
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Park City, UT 84068
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ENTRY NUMBER: _____
BOOK _____ PAGE: _____
STATE OF UTAH, COUNTY OF _____
DATE: _____ TIME: _____
FEE PAID: _____
RECORDED AND FILED AT THE REQUEST OF:
_____

_____
COUNTY RECORDER

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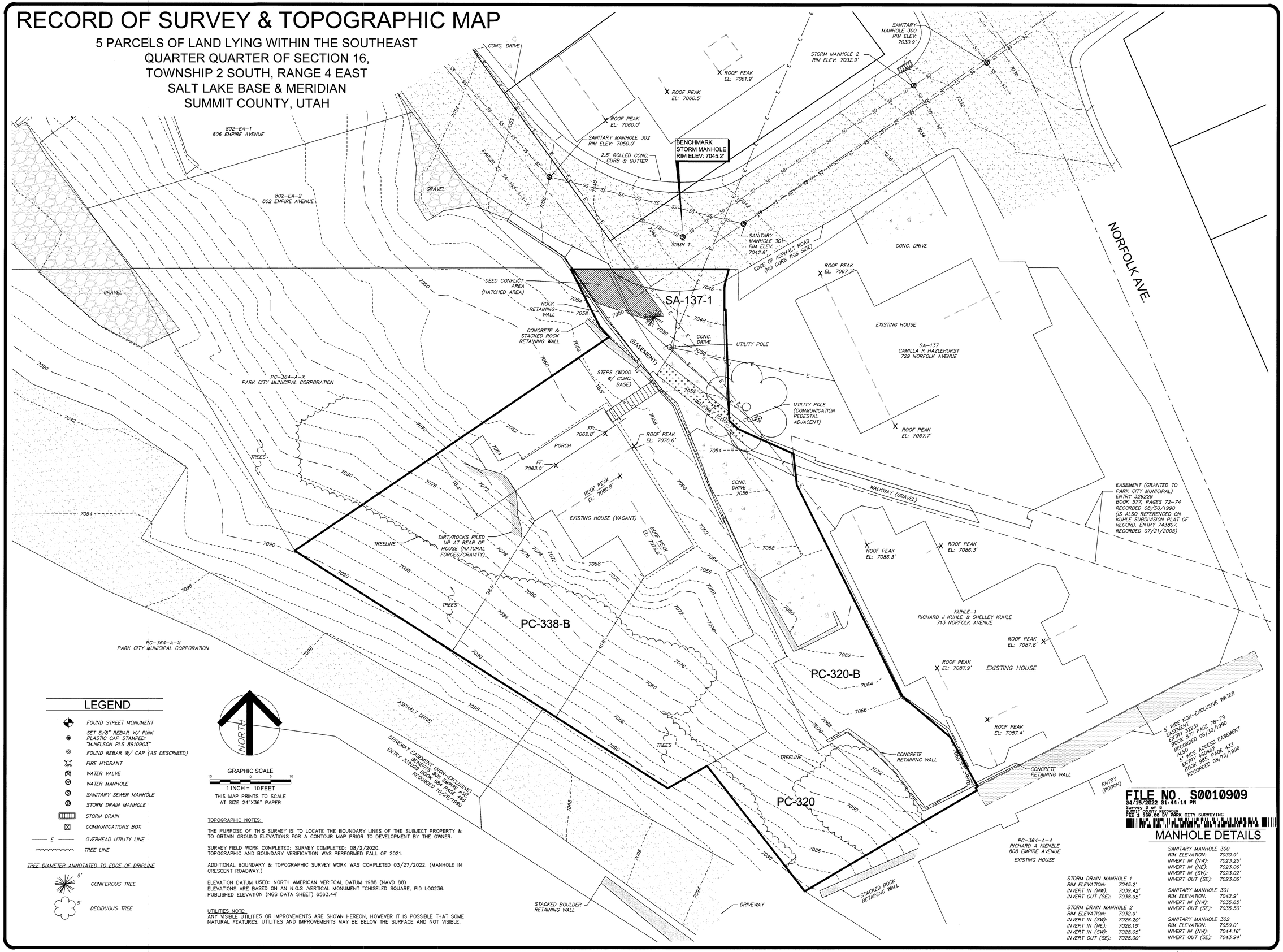
RECORD OF SURVEY & TOPOGRAPHIC MAP

5 PARCELS OF LAND LYING WITHIN THE SOUTHEAST QUARTER QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH



LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN
- COMMUNICATIONS BOX
- E — OVERHEAD UTILITY LINE
- TREE LINE

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE

- 5' CONIFEROUS TREE
- 5' DECIDUOUS TREE

NORTH

GRAPHIC SCALE

10 0 5 10

1 INCH = 10FEET

THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

TOPOGRAPHIC NOTES:

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

SURVEY FIELD WORK COMPLETED: SURVEY COMPLETED: 08/2/2020.
TOPOGRAPHIC AND BOUNDARY VERIFICATION WAS PERFORMED FALL OF 2021.

ADDITIONAL BOUNDARY & TOPOGRAPHIC SURVEY WORK WAS COMPLETED 03/27/2022. (MANHOLE IN CRESCENT ROADWAY.)

ELEVATION DATUM USED: NORTH AMERICAN VERITCAL DATUM 1988 (NAVD 88)
ELEVATIONS ARE BASED ON AN N.G.S .VERTICAL MONUMENT "CHISELED SQUARE, PID L00236. PUBLISHED ELEVATION (NGS DATA SHEET) 6563.44'

UTILITIES NOTE:
ANY VISIBLE UTILITIES OR IMPROVEMENTS ARE SHOWN HEREON, HOWEVER IT IS POSSIBLE THAT SOME NATURAL FEATURES, UTILITIES AND IMPROVEMENTS MAY BE BELOW THE SURFACE AND NOT VISIBLE.

FILE NO. S0010909
04/15/2022 01:44:14 PM
Survey 8 of 8
SUMMIT COUNTY RECORDER
FEE $ 150.00 BY PARK CITY SURVEYING

MANHOLE DETAILS

STORM DRAIN MANHOLE 1
RIM ELEVATION: 7045.2'
INVERT IN (NW): 7039.42'
INVERT OUT (SE): 7038.95'

STORM DRAIN MANHOLE 2
RIM ELEVATION: 7032.9'
INVERT IN (SW): 7028.20'
INVERT IN (NE): 7028.15'
INVERT IN (SW): 7028.05'
INVERT OUT (SE): 7028.00'

SANITARY MANHOLE 300
RIM ELEVATION: 7030.9'
INVERT IN (NW): 7023.25'
INVERT IN (NE): 7023.06'
INVERT IN (SW): 7023.02'
INVERT OUT (SE): 7023.06'

SANITARY MANHOLE 301
RIM ELEVATION: 7042.9'
INVERT IN (NW): 7035.65'
INVERT OUT (SE): 7035.50'

SANITARY MANHOLE 302
RIM ELEVATION: 7050.0'
INVERT IN (NW): 7044.16'
INVERT OUT (SE): 7043.94'

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

REVISIONS		
DATE	BY	COMMENTS
xx/xx/xxxx		

SURVEYED BY: MN/KR/MM
DRAWN BY: MN
DATE: MARCH 27, 2022

RECORD OF SURVEY & TOPOGRAPHIC MAP
732 CRESCENT TRAM & 175 8TH STREET
PARK CITY, UTAH

DWG: 732 CRESCENT TRAM ROS-TOPO v2.dwg

FOR: WASATCH HOLDINGS LLC

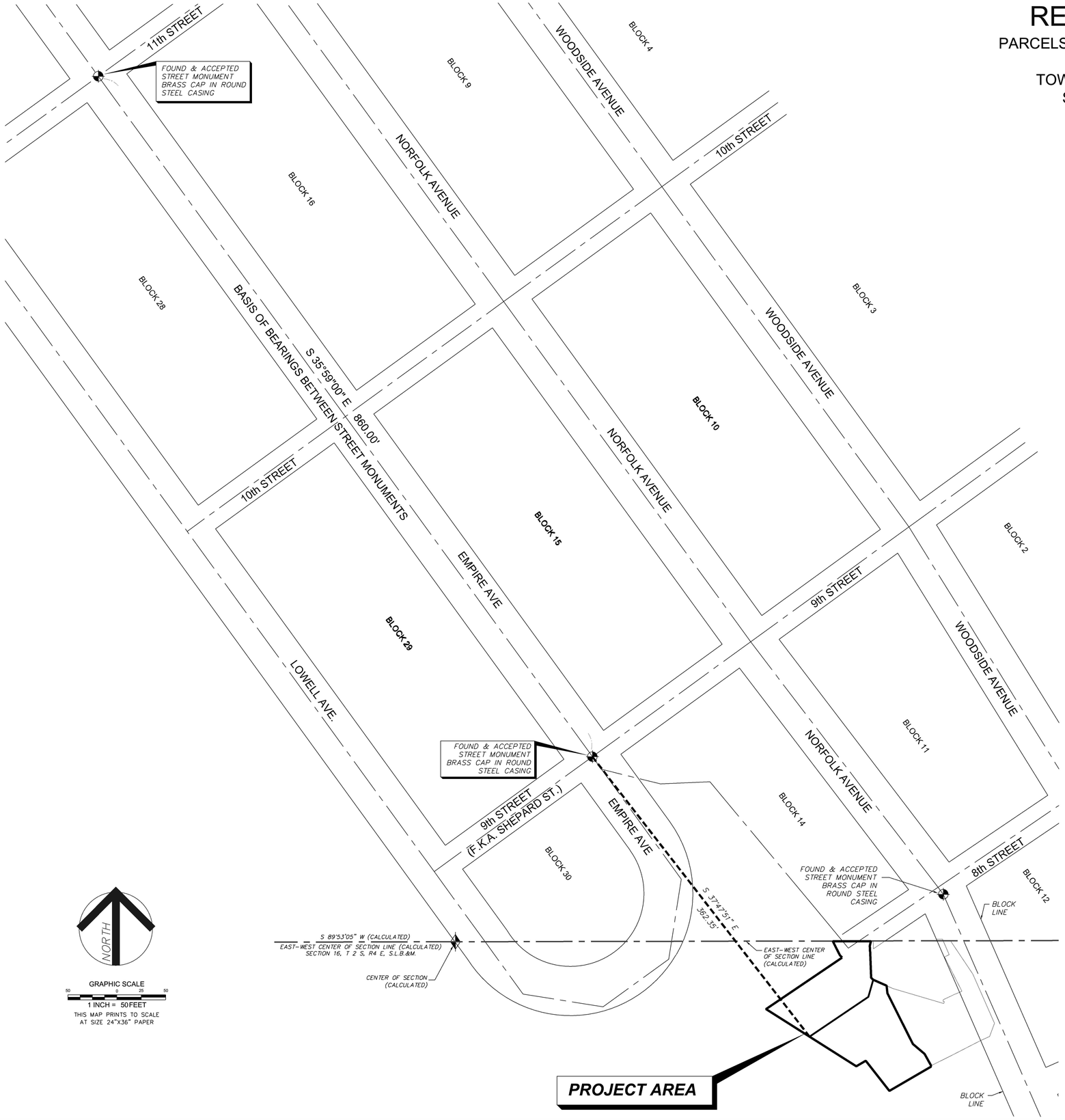
SHEET 8 OF 8

C:\Users\Owner\Dropbox (Park City Surveying)\Park City Surveying Team Folder\ZDrive\O\SLDTOWN\Snyders Addition\732 Crescent Tram ROS-TOPO - Tom Peek\732 CRESCENT TRAM ROS-TOPO v2.dwg, 8, 4/15/2022 10:32:27 AM, Canon TM-200

S-10909

RECORD OF SURVEY

PARCELS OF LAND LYING WITHIN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH



NARRATIVE:
THESE PARCELS OF LAND LIE WITHIN THE PARK CITY MUNICIPAL CITY LIMITS, HOWEVER THEY ARE PARCELS OF LAND DESCRIBED AS METES AND BOUNDS. THEY ARE NOT PLATTED LOTS IN EXISTING OLD TOWN RECORDED SUBDIVISIONS.

THE PURPOSE OF THIS SURVEY IS TO SHOW RECENT BOUNDARY LINE ADJUSTMENTS MADE BY THE LANDOWNER, WASATCH HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SEE ENTRY 1204860, BOOK 2781 PAGE 1795, RECORDED 05/23/2023 IN THE OFFICE OS THE SUMMIT COUNTY, UTAH RECORDER.

SEE SURVEY S-10277, RECORDED 11/24/2020.
THAT SURVEY SHOWS THE EXISTING CONDITIONS (TOPOGRAPHIC DETAILS) AND DEEDS OF RECORD, INCLUDING DEED CONFLICTS, AS OF 11/24/2020.

SEE SURVEY S-10909, RECORDED 04/15/2022.
THAT SURVEY SHOWED THE INDIVIDUAL PARCELS AFTER SEVERAL QUIT CLAIM DEEDS WERE RECORDED. THE PURPOSE OF RECORDING THESE QUIT CLAIM DEEDS WAS TO RESOLVE ALL CONFLICT AND DEED ERROR ISSUES.

THE SURVEY S-10909 IS THE RECORD OF SURVEY REFERRED TO IN THE RECORDED BOUNDARY LINE ADJUSTMENT ENTRY 1204860, BOOK 2781 PAGE 1795, RECORDED 05/23/2023.

THE BASIS OF BEARING IS SHOWN HEREON. WE USED STREET MONUMENTS ON EMPIRE AVENUE AT 9TH STREET AND 11TH STREET. THE MAJORITY OF HISTORICAL DEEDS IN THIS PROJECT USED THESE SAME STREET CENTERLINE MONUMENTS IN THE SNYDERS ADDITION TO PARK CITY SUBDIVISION. WE ALSO VERIFIED THE RELATIONSHIP OF THE STREET MONUMENT AT THE INTERSECTION OF NORFOLK AT 8TH STREET.

ALL BEARING AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

THE CENTER OF SECTION POINT WAS CALCULATED USING INFORMATION IN DEED ENTRY 1162188, BOOK 2660, PAGE 711, RECORDED 04/27/2021. THIS SAME CENTER OF SECTION TIE IS ALSO DESCRIBED IN HISTORICAL DEED ENTRIES:

SEE "PARK CITY, UTAH MONUMENT CONTROL MAP", PREPARED BY BUSH & GUDGELL, RECORDED 11-02-1982, ENTRY 197765 IN THE SUMMIT COUNTY RECORDER'S OFFICE. BE AWARE THAT THERE ARE TWO SEPARATE BUSH & GUDGELL MONUMENT CONTROL MAPS.
ENTRY 197765, RECORDED 11/02/1982 (A 3 SHEET SURVEY)
AND
ENTRY 199887, RECORDED 12/30/1982 (AMENDMENT OF SHEET 3 OF 3 OF ENTRY 197765)

SEE ALSO "AMENDED PARK CITY SURVEY", RECORDED 11-25-1911.
SEE ALSO "SNYDERS ADDITION TO PARK CITY SURVEY", RECORDED 02/15/1912.

ALL REFERENCES TO MAPS & PLATS OF RECORD ARE IN THE OFFICE OF THE SUMMIT COUNTY, UTAH RECORDER.

SEE SNYDERS ADDITION TO PARK CITY SURVEY PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS. OTHER RESTRICTIONS MAY ALSO APPLY.

THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED.

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

LEGAL DESCRIPTIONS

PARCEL A
(TAX ID PC-338-B)

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 37°47'51" EAST A DISTANCE OF 362.35 FEET TO THE TRUE POINT OF BEGINNING;

AND RUNNING THENCE NORTH 57°40'08" WEST A DISTANCE OF 52.62 FEET; THENCE NORTH 55°53'00" EAST A DISTANCE OF 93.91 FEET; THENCE NORTH 42°57'14" WEST A DISTANCE OF 3.40 FEET; THENCE NORTH 27°00'12" WEST A DISTANCE OF 15.89 FEET; THENCE NORTH 89°56'24" EAST A DISTANCE OF 39.07 FEET; THENCE SOUTH 14°55'21" WEST 3.07 FEET; THENCE SOUTH 10°51'05" WEST A DISTANCE OF 1.67 FEET; THENCE SOUTH 00°14'54" EAST A DISTANCE OF 5.47 FEET; THENCE NORTH 55°53'00" EAST A DISTANCE OF 0.39 FEET; THENCE SOUTH 01°51'57" EAST A DISTANCE OF 27.41 FEET; THENCE SOUTH 47°00'00" EAST A DISTANCE OF 3.03 FEET; THENCE SOUTH 16°05'19" WEST A DISTANCE OF 18.14 FEET; THENCE SOUTH 55°53'00" WEST A DISTANCE OF 72.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5224 SQUARE FEET.

PARCEL B
(TAX ID PC-320)

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 37°47'51" EAST A DISTANCE OF 362.35 FEET TO THE TRUE POINT OF BEGINNING;

AND RUNNING THENCE NORTH 55°53'00" EAST A DISTANCE OF 72.66 FEET; THENCE NORTH 16°05'19" EAST A DISTANCE OF 18.14; THENCE SOUTH 66°00'00" EAST A DISTANCE OF 14.40 FEET; THENCE SOUTH 66°00'00" EAST 0.54 FEET; THENCE SOUTH 06°13'33" EAST A DISTANCE OF 7.74 FEET; THENCE SOUTH 26°36'40" EAST A DISTANCE OF 58.02 FEET; THENCE SOUTH 49°42'04" EAST A DISTANCE OF 15.69 FEET; THENCE SOUTH 29°10'28" EAST A DISTANCE OF 13.80 FEET; THENCE SOUTH 29°10'28" EAST A DISTANCE OF 0.19 FEET; THENCE SOUTH 63°20'00" WEST A DISTANCE OF 0.59 FEET; THENCE SOUTH 29°10'28" EAST A DISTANCE OF 0.71 FEET; THENCE SOUTH 59°47'16" WEST A DISTANCE OF 49.25 FEET; THENCE NORTH 38°06'27" WEST A DISTANCE OF 39.16 FEET; THENCE SOUTH 60°08'27" WEST A DISTANCE OF 11.21 FEET; THENCE NORTH 57°40'08" WEST A DISTANCE OF 56.58 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6235 SQUARE FEET.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. 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.

PROFESSIONAL LAND SURVEYOR
No. 8910903
MARTINA NELSON
05/29/2023
STATE OF UTAH

MARTINA NELSON
P.L.S. 8910903

S0011240 B: 0003 P: 0703
Page 1 of 2
Rhonda Francis, Summit County Utah Recorder
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Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

REVISIONS		
DATE	BY	COMMENTS
xx/xx/xxxx		

SURVEYED BY:
MN/KR/MM
DRAWN BY:
MN
DATE:
MAY 29, 2023

RECORD OF SURVEY
PARCELS OF LAND LYING WITHIN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH

FOR: WASATCH HOLDINGS LLC

DWG: 732 CRESCENT TRAM ROS v3.dwg

SHEET 1 OF 2

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RECORD OF SURVEY

PARCELS OF LAND LYING WITHIN THE SOUTHEAST QUARTER QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH

802-EA-1
806 EMPIRE AVENUE
OWNER: JEFFREY KOLOVSON H/W (JT)

802-EA-2
802 EMPIRE AVENUE
OWNER: 802 EMPIRE HOME LLC

CRESCENT TRAM (A PUBLIC STREET)

803-NOR-A

8th STREET (A PUBLIC STREET)

NORFOLK AVENUE (A PUBLIC STREET)

S 39°45'00" E

S 55°53'00" W

15'

15'

8.94'

S 37°21'00" E

FOUND & ACCEPTED STREET MONUMENT BRASS CAP IN ROUND STEEL CASING

N 89° 56' 24" E 39.07'

SET NAIL & BRASS WASHER STAMPED "M. NELSON PLS 8910903"

PREVIOUSLY FOUND & ACCEPTED 5/8" REBAR W/ PLASTIC CAP STAMPED "LS 5659" REBAR IS 0.3" S 13° E OF CALCULATED CORNER (CORNER FALLS IN STACKED ROCK WALL IN DISREPAIR. UNABLE TO RE-SET A NEW REBAR)

N 27° 00' 12" W 15.89'

N 42° 57' 14" W 3.40'

FOUND & ACCEPTED 5/8" REBAR W/ PINK PLASTIC CAP STAMPED "M. NELSON PLS 8910903"

PC-364-A-X
NO PHYSICAL ADDRESS
PARK CITY MUNICIPAL CORPORATION

S 14°55'21" W 3.07'

S 10°51'05" W 1.67'

S 00°14'54" E 5.47'

N 55°53'00" E 0.39'

S 01°51'57" E 27.41'

SA-137
729 NORFOLK AVENUE
CAMILLA HAZLEHURST

S 47°00'00" E 3.03'

FOUND & ACCEPTED 5/8" REBAR W/ PINK PLASTIC CAP STAMPED "M.NELSON PLS 8910903" (TYP.)

S 66°00'00" E 14.40'

S 66°00'00" E 0.54'

SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED "M. NELSON PLS 8910903" (TYP.)

N 16°05'19" E 18.14'

S 06°13'33" E 7.74'

SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED "M.NELSON PLS 8910903"

PARCEL 1

5224 SQUARE FEET
0.120 ACRES
SUMMIT COUNTY
PARCEL ID: PC-338-B
732 CRESCENT TRAM

ENTRY 1204860
BOOK 2781 PAGE 1795
RECORDED 05/23/2023

N 55° 53' 00" E 93.91'

FOUND & ACCEPTED 5/8" REBAR W/ PLASTIC CAP STAMPED "LS 5659" REBAR IS 0.3' N 22° E OF CALCULATED CORNER

52.62'

N 57° 40' 05" W

N 55°53'00" E 72.66'

SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED "M.NELSON PLS 8910903"

109.20'

P.O.B.
PARCEL 1 & 2

PARCEL 2

6235 SQUARE FEET
0.143 ACRES
SUMMIT COUNTY
PARCEL ID: PC-320
NO SITUS ADDRESS

ENTRY 1204860
BOOK 2781 PAGE 1795
RECORDED 05/23/2023

56.58'

KUHLE-1
713 NORFOLK AVENUE
RICHARD & SHELLY KUHLE

S 26° 36' 40" E 58.02'

S 49° 42' 04" E 15.69'

S 29° 10' 28" E 13.80'

S 29° 10' 28" E 0.19'

FOUND & ACCEPTED 5/8" REBAR WITH PLASTIC CAP STAMPED J. HARMON PLS 176966"

S 63° 20' 00" W 0.59'

S 29° 10' 28" E 0.71'

FOUND & ACCEPTED 5/8" REBAR W/ YELLOW PLASTIC CAP (SMASHED/ILLEGIBLE) REBAR IS 1.0' N 42° E OF CALCULATED CORNER

S 60° 08' 27" W 11.21'

FOUND & ACCEPTED 5/8" REBAR REBAR IS 0.6' N 06° E OF CALCULATED CORNER

N 38° 06' 27" W 39.16'

PC-364-A-X
NO PHYSICAL ADDRESS
PARK CITY MUNICIPAL CORPORATION

S 59° 47' 16" W 49.25'

FOUND & ACCEPTED 5/8" REBAR W/ PINK PLASTIC CAP STAMPED "M. NELSON PLS 8910903"

PC-364-A-4
808 EMPIRE AVENUE
RICHARD KIENZLE

NORTH

GRAPHIC SCALE
10 0 5 10
1 INCH = 10FEET
THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- FOUND REBAR W/ CAP (AS DESCRIBED)

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. 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.

PROFESSIONAL LAND SURVEYOR No. 8910903 MARTINA NELSON 05/29/2023 STATE OF UTAH

MARTINA NELSON
P.L.S. 8910903

S0011240 B: 0003 P: 0703
Page 2 of 2
Rhonda Francis, Summit County Utah Recorder
05/30/2023 11:27:18 AM Fee $0.00
By PARK CITY SURVEYING
Electronically Recorded by Simplifile

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

REVISIONS		
DATE	BY	COMMENTS
xx/xx/xxxx		

SURVEYED BY: MN/KR/MM
DRAWN BY: MN
DATE: MAY 29, 2023

RECORD OF SURVEY
PARCELS OF LAND LYING WITHIN SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH

DWG: 732 CRESCENT TRAM ROS v3.dwg

FOR: WASATCH HOLDINGS LLC

SHEET 2 OF 2

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YOUR AD HERE »

Owner will probably rebuild after fire

News FOLLOW NEWS | Jul 2, 2008

by Jay Hamburger OF THE RECORD STAFF

The owner of an Old Town house destroyed in last week's fire said Tuesday he will probably rebuild a house on the property, but he will not start construction immediately.

Tom Peek said he planned to meet with his insurance company late on Tuesday to discuss the house, which was gutted in the fire. It is not salvageable.

Peek has owned the house for a little more than a year. He rented out the property, which goes by two addresses, 711 Norfolk Ave. and 175 8th St. It is next door to the landmark Angel House, which was damaged in the Friday fire.

The fire started in Peek's house and spread to the Angel House.

Peek, who lives in Park Meadows, wanted to keep the house as a rental property for a few years before deciding its long-term future.

"Our idea wasn't to do anything with it but collect rent for five or six years," Peek said, calling it a "good rental for us."

He owns a house next door, 732 Crescent Tram, which suffered minor damage to the outside walls in the fire, Peek said.

"I look at it and can't believe it," Peek said about the destroyed house.

Investigators by Tuesday morning had not indicated what caused the fire. Ron Ivie, City Hall's chief building official and the city's fire marshal, was expected to publicize the results of his probe as early as late Tuesday afternoon.

There was concern immediately after the fire that the Angel House suffered structural damage, and some were worried the building would need to be razed. Ivie has not provided details about the damage.

Crews at the Angel House on Monday said it remained structurally sound. Rick Lepley, a flood technician with the company Utah Disaster Kleenup who has been inside, said the building can be refurbished.

"I can guarantee it will be just like it was before," Lepley said.

He said the main level of the Angel House suffered terrible water damage, and "quite a bit" of the roof collapsed.

"You can pretty much be in any room in the upstairs and see daylight," he said.

Disaster Kleenup crews arrived early Friday evening and spent Saturday, Sunday and Monday at the site. Lepley said he expects the crews will continue working there until at least Friday.

The workers planned to remove damaged Sheetrock and tear out carpets on the upper level.

They also removed the furniture on the upper levels. The furniture will be brought to a shop for cleaning and evaluation by insurance adjusters.

He said many antiques were damaged, including dressers. The workers had taken out eight beds and eight dressers or cabinets. Lepley said some are in good condition.

"They were very lucky this house didn't get damaged a lot more than it did," Lepley said.

Support Local Journalism DONATE

Planning Commission
Staff Report

Subject: **732 Crescent Road (Parcel PC-338-B)**
Application: **PL-23-05740**
Author: **Elissa Martin, Planning Project Manager**
Date: **March 12, 2025**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

(I) Review the proposed Steep Slope Conditional Use Permit to construct a basement and rear addition to a Landmark Historic Structure, (II) conduct a public hearing, and (III) consider approving the 732 Crescent Steep Slope Conditional Use Permit based on the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in the Final Action Letter (Exhibit A).

Description

Applicant:	Wasatch Holdings, LLC, represented by Martina Nelson, Park City Surveying, and Jason Boal, Snell and Wilmer
Location:	732 Crescent Tram Road (Parcel PC-338-B)
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential, Open Space
Reason for Review:	Steep Slope Conditional Use Permits require Planning Commission Final Action[1]

HR-1	Historic Residential – 1
HDDR	Historic District Design Review
LMC	Land Management Code
ROW	Right-of-Way
SFD	Single-Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant proposes to rehabilitate and lift the Landmark Historic Structure at 732 Crescent Road and construct a 4,728-square-foot basement and rear addition in the Historic Residential-1 (HR-1) Zoning District, on slopes greater than 40%.

LMC § 15-2.2-6 requires Planning Commission review of a Steep Slope Conditional Use Permit (SSCUP) for construction of "any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if

[1] LMC § 15-1-8(G)

the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater" within the HR-1 Zoning District. The proposed addition is on the rear uphill part of the Lot, which contains slopes greater than 40%.

A Preliminary Subdivision Plat application (PL-22-05223) to create one Lot from metes and bounds Parcel PC-338-B is being processed concurrently with this SSCUP application and is included on the March 12, 2025 Planning Commission meeting agenda for consideration. A Historic District Design Review (HDDR) application (PL-23-05741) is also under review by the Planning Department and will be considered at an Administrative Public Hearing, pending Plat and SSCUP approval.

Background

Please see detailed Background provided in Item 5.D -- 732 Crescent Road Preliminary Subdivision Plat (PL-22-05223).

Analysis

(I) As conditioned, the proposed addition complies with the HR-1 Zoning District requirements.

The purpose of the HR-1 Zoning District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City;
B. encourage the preservation of Historic Buildings and/or Structures;
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
D. define Development parameters that are consistent with the General Plan policies for the Historic core; and
E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[2]

The proposed rehabilitation of a Landmark Historic Structure and construction of an addition satisfies the purpose of the HR-1 Zoning District by allowing for the preservation of present land Uses and character of Historic Residential Areas of Park City through preservation of a Historic Building and construction of a Historically Compatible Structure, maintaining an existing residential neighborhood.

Building Footprint
The maximum Building Footprint is calculated according to the following formula:

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP = maximum Building Footprint and A= Lot Area[3].

[2] LMC § 15-2.2-1
[3] LMC § 15-2.2-3(E)

Based on the above formula and the proposed Lot Area of 5,668 square feet, the maximum Building Footprint for the existing Structure and addition combined is 2,061 square feet. Building Footprint is defined as:

> *The total Area of the foundation of the Structure, or the furthest exterior wall of the Structure projected to Natural Grade, not including exterior stairs, patios, decks and Accessory Buildings listed on the Park City Historic Structures Inventory that are not expanded, enlarged or incorporated into the Main Building.*

According to staff's measurement, the total Area of the foundation for the proposed addition is 2,194 square feet, which is slightly over the Maximum Building Footprint of 2,061 square feet. Condition of Approval 8 requires the plans be modified to show compliance with the maximum Building Footprint requirement of the HR-1 Zoning District.

Figure 1: Applicant's plans with staff measurement of the foundation overlayed.

Pursuant to LMC § 15-13-2 Regulations for Historic Residential Sites, subsection (B)(4) *Additions to Primary Structures*:

> *Additions shall be subordinate in scale to the primary historic structure. The*

footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.

The footprint of the existing Historic Structure is 779 square feet. The Building Footprint of the proposed addition is nearly three times larger than the Historic Structure's Building Footprint, exceeding 50%, which would require the building mass to be broken into modules. The proposed rear addition is broken into two modules, however further evaluation of the proposed addition through the HDDR may require modifications to the design of the addition or a reduction in Building Footprint.

Setbacks

Pursuant to LMC § 15-13-2 *Regulations for Historic Residential Sites*, the existing front and side Setbacks of Historic Sites shall be maintained, and the original location of the main entry of the Historic Structure shall be preserved. Historically, the main entry of the 732 Crescent Historic Structure fronted the Crescent Tram pathway, facing northeast, but the home also fronts Crescent Road, to the northwest. Therefore, the proposed Lot has two front Setbacks. The side Setback is on the southeast property boundary and the corresponding opposing boundary is the northwest front Lot Line.

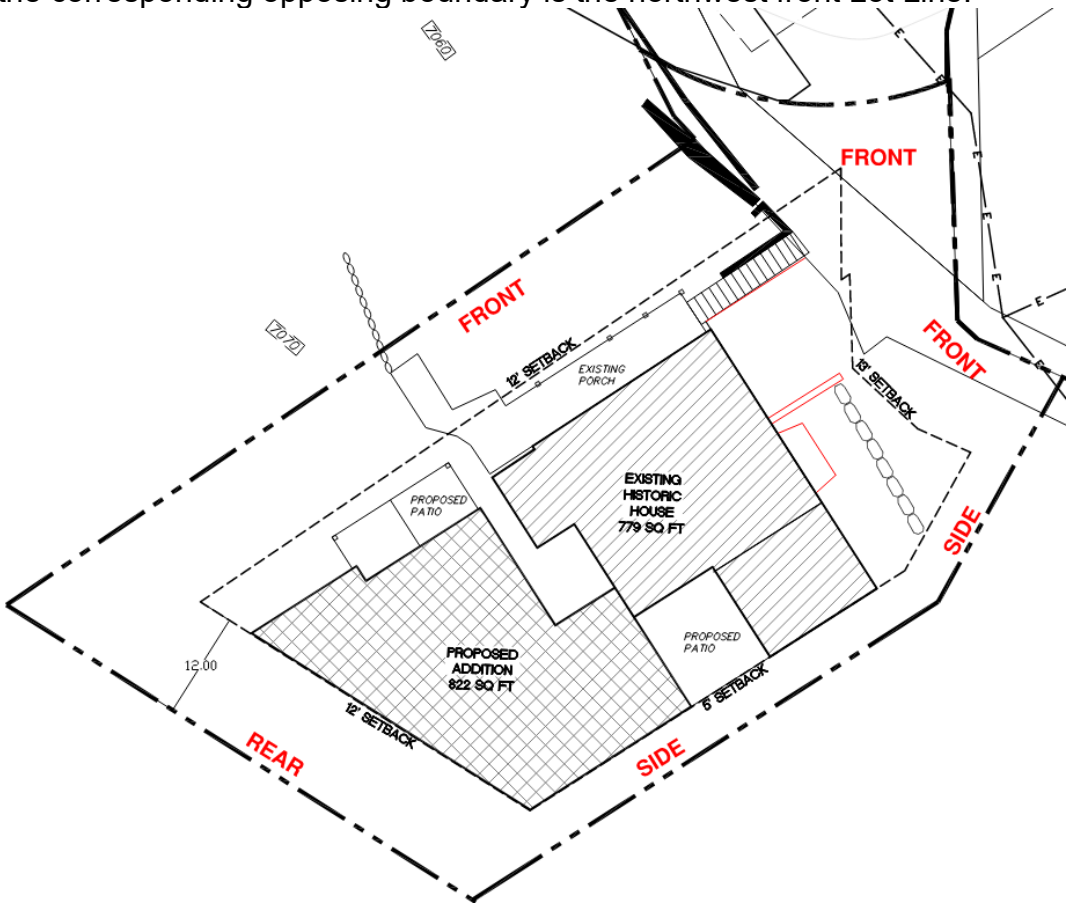

Figure 2: Applicant's Site Plan showing Building Footprint of existing Historic Structure and proposed addition, as well as required Setbacks (staff added Setback labels in red).

The Side Setbacks are based on Lot Width. The proposed Lot is less than 62.5 feet in width, which requires a minimum 5-foot Setback with a total of 14 feet combined Setbacks.[4]

COMPLIES: The existing Landmark Historic Structure and proposed addition are set back five feet from the easterly side Lot line. The proposed addition is set back 12 feet from the opposing property boundary of the side Lot line (northwest Lot line). For the purpose of determining the total combined side Setback, the northwest front Lot line serves as the opposing Side Setback, which yields a total combined Side Setback of 17 feet.

The Front and Rear Setbacks are based on Lot Depth. Per LMC § 15-15-1, Lot Depth is defined as "the minimum distance measured from the Front Property Line to the Rear Property Line of the same Lot." The irregular Lot varies in depth, from 116 feet to 90 feet. Staff measured the distance from the rear property boundary along the side Lot line to the point where the side lot line meets the front Lot line, which yields slightly over 91 feet. For a Lot Depth between 75 feet and 100 feet the required Front and Rear Setbacks are 13 feet and 12 feet (or vice versa) with a total combined 25 feet of Setbacks[5].

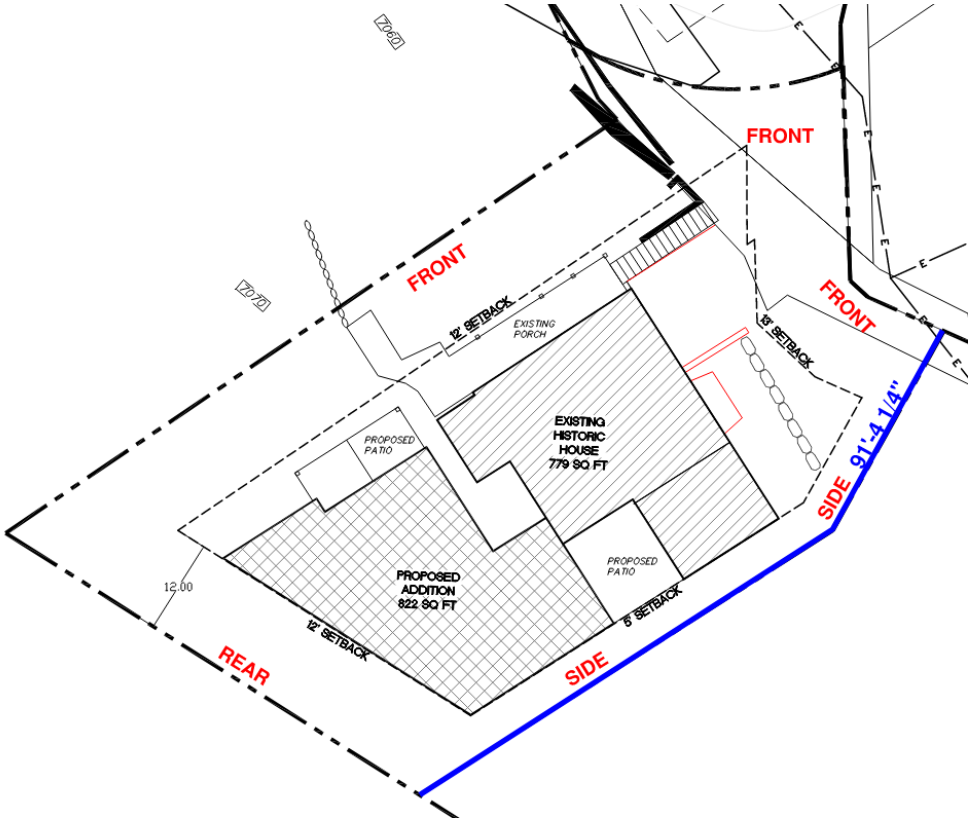

Figure 3: Applicant's Site Plan showing the Building Pad, per required Setbacks (staff labeled Setbacks in red and measured Lot Depth in blue)

[4] LMC § 15-2.2-3(I)
[5] LMC § 15-2.2-3(F)

COMPLIES: The Historic Structure and proposed addition are set back 12 feet from the northwest front Lot Line and over 24 feet from the northeast front Lot Line. The rear addition is set back 12 feet from the southwest rear Lot Line. The total of Setbacks combined between the rear Setback and the opposing front Setback is over 25 feet.

Building Height
The HR-1 Building Height is 27 feet from Existing Grade.

COMPLIES: According to the Applicant's roof over topography exhibit in the submitted plans (Attachment 1 of Exhibit A), the highest roof pitch of the proposed addition is 20 ¾ feet from Existing Grade.

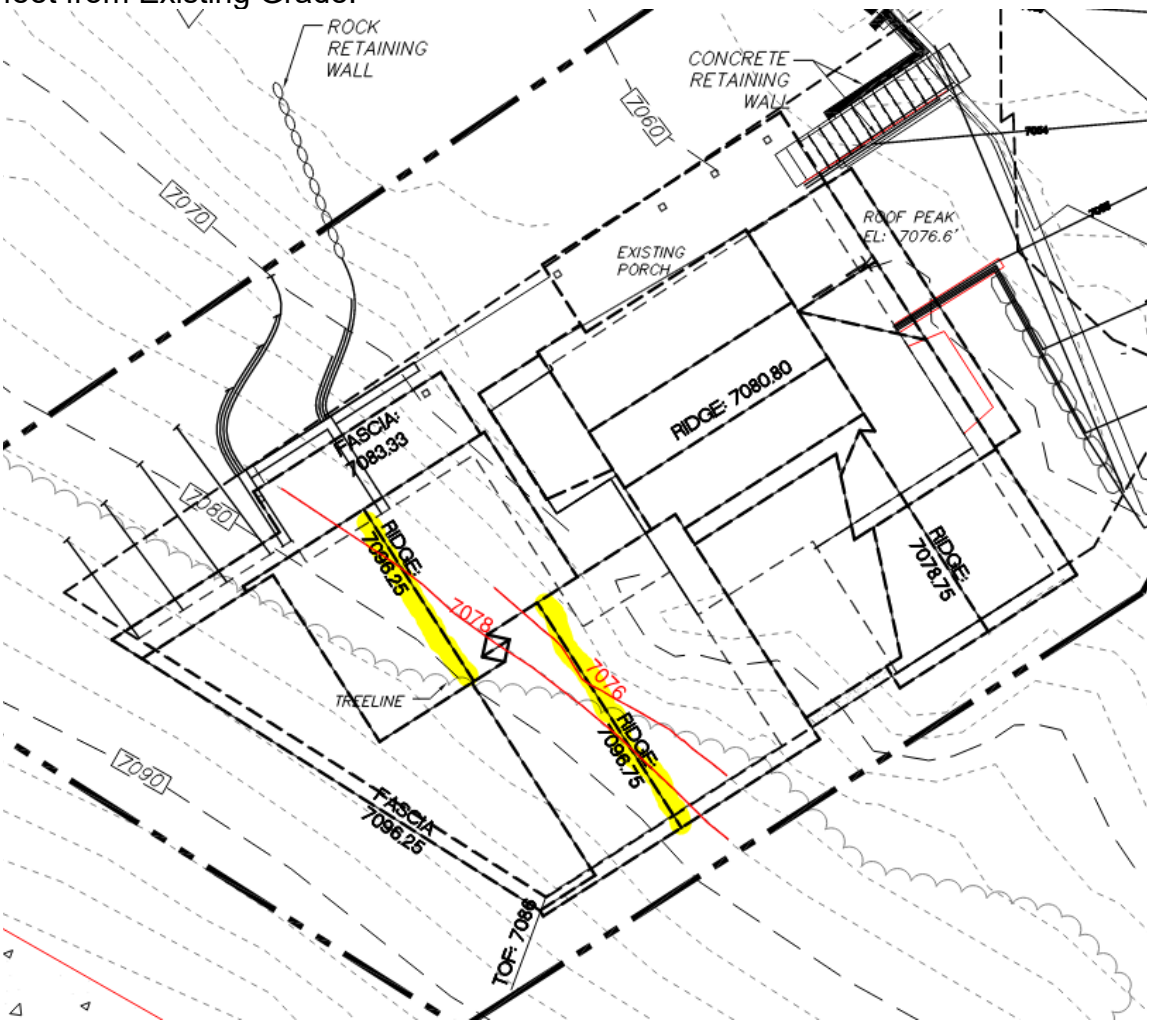

Figure 4: Applicant's roof over topo exhibit showing the roof ridge lines over existing grade (staff enhanced with elevations labeled in red which intersect the roof ridgelines of the addition highlighted yellow).

Final Grade must be within four vertical feet of Existing Grade, except for window wells, emergency egress and a garage entrance.[6] The current plans show two grade cuts where the difference in Final grade and Existing Grade is slightly over four feet. Condition of Approval 9 requires Final Grade to be within four vertical feet of Existing

[6] LMC § 15-2.2-5

Grade.

A Structure shall have a maximum interior height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.[7]

COMPLIES: According to the Applicant's submitted plans, the proposed addition has an interior height just under 35 feet measured from the ground level floor plane to the highest wall top plate.

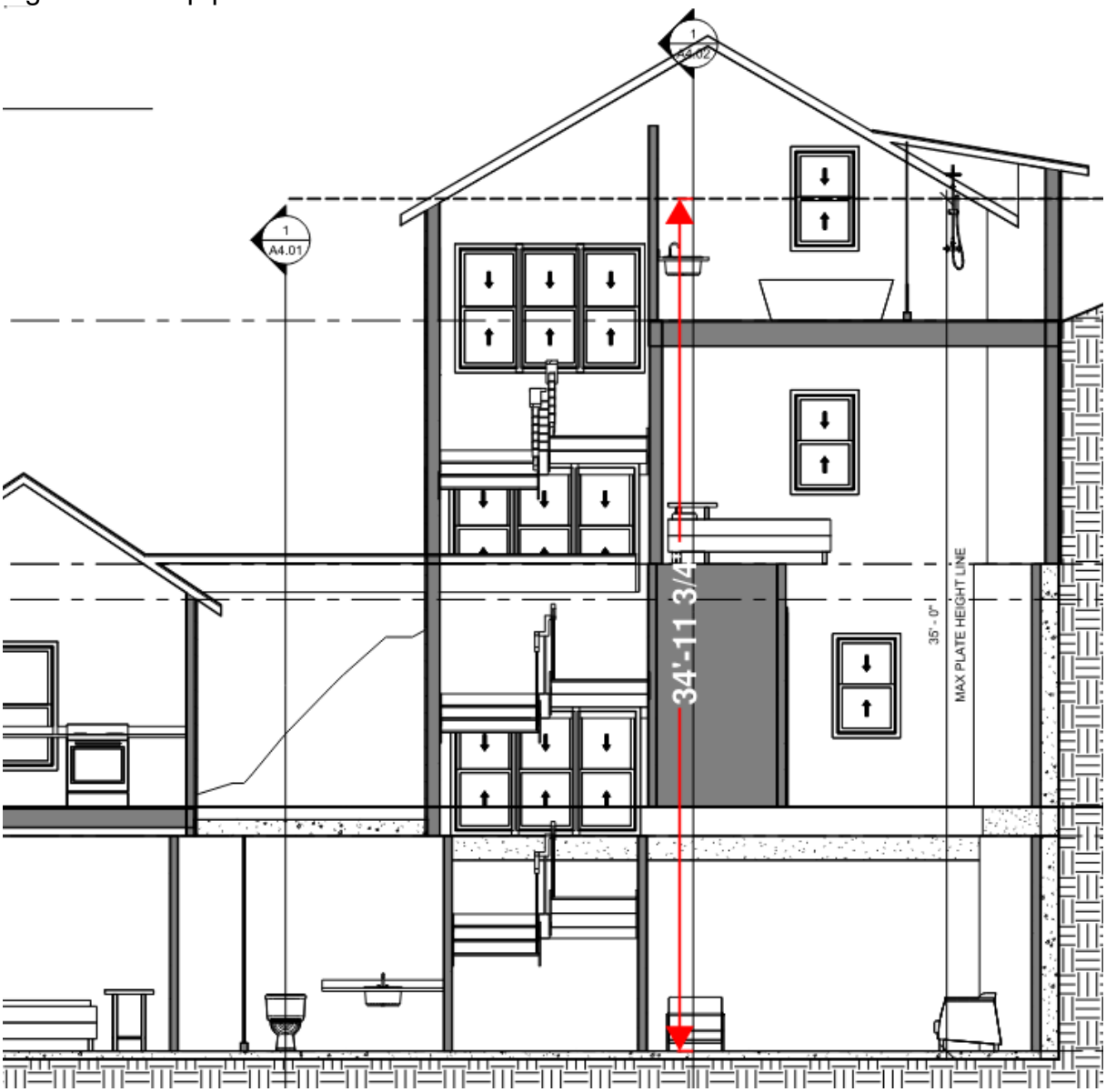

Figure 5: Applicant's submitted plans showing the distance from the lowest finish floor plane to the point of the highest wall top plate

A ten foot (10') minimum horizontal step in the downhill façade is required. The

[7] LMC § 15-2.2-5

horizontal step shall take place at a maximum height of 23 feet from where the Building Footprint meets the lowest point of Existing Grade.[8]

COMPLIES: Between the existing Landmark Historic Structure and the proposed addition is a 17 ½ -foot horizontal step in the downhill façade. However, the proposed addition by itself does not step downhill. The addition is comprised of two distinct volumes that are horizontally offset by nine feet. The front wall plane of each volume rises 25 feet from proposed Final Grade, without stepping back.

The HR-1 Zoning District requirement for a ten-foot minimum horizontal step in the downhill façade is met because the existing Landmark Historic Structure and addition are treated as one Structure. However, the addition may be subject to additional requirements to step back with the natural topography, pursuant to the SSCUP criteria (See Analysis Section III below).

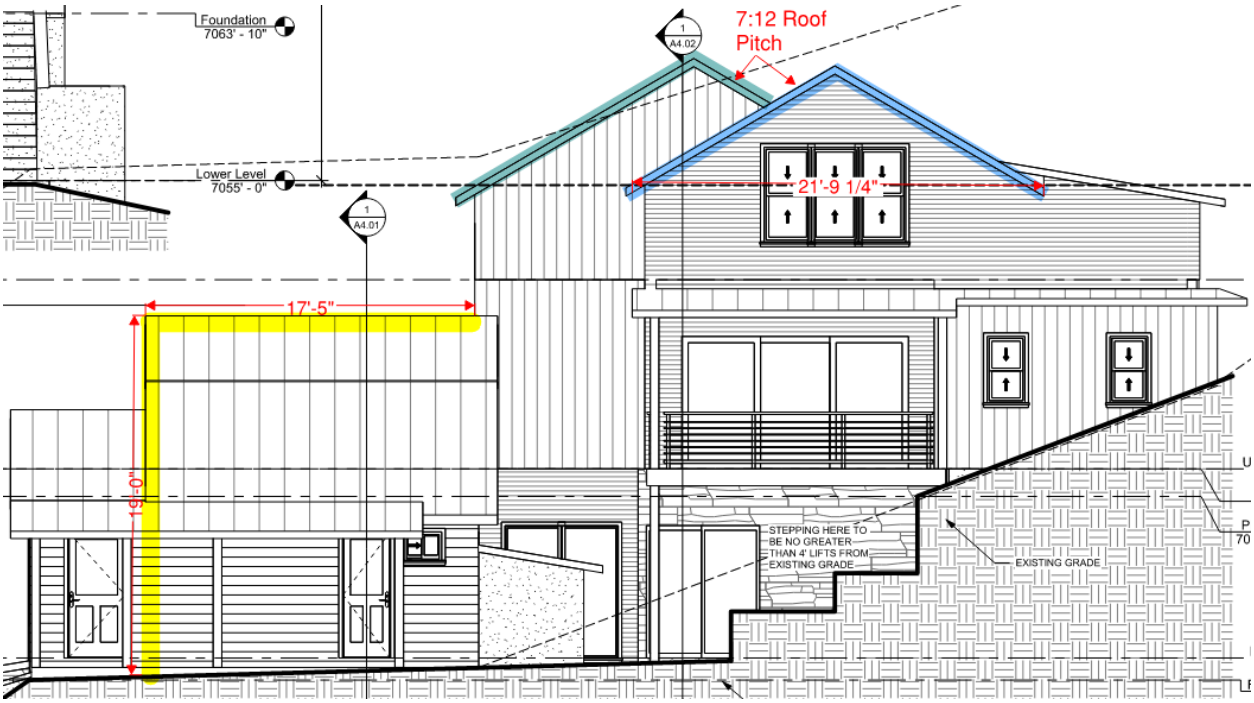

Figure 6: Staff enhanced excerpt of Applicant's submitted plans showing the proposed addition and existing Structure with 17 ½ - foot horizontal step in downhill façade (highlighted yellow) and the two contributing roof forms of the proposed addition with 7:12 roof pitch (highlighted blue and teal)

Roof Pitch

The roof pitch of a Structure's Contributing Roof Form shall be between seven:twelve (7:12) and twelve:twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public ROW.[9]

COMPLIES: The proposed addition as viewed from the primary public ROW, has two

[8] LMC § 15-2.2-5
[9] LMC § 15-2.2-5

contributing roof forms, each occupying a horizontal distance over 20 feet as measured from the primary façade to the rear of the building, and each with a 7:12 roof pitch, in compliance with the HR-1 roof pitch standard.

Parking and Driveway Standards

Pursuant to LMC § 15-13-2(B)(g), new driveways in the Historic District shall not exceed 10 feet in width. The existing concrete driveway that provides access to the Historic Structure from Crescent Road is approximately 11 feet 10 inches where it intersects with the public ROW. According to the 2020 Record of Survey, the driveway widens to roughly 19 feet as it extends closer to the front entrance of the Historic Structure. The Applicant has not indicated plans for the driveway at this time; Condition of Approval 11 requires final plans for the driveway to be evaluated as part of the HDDR for compliance with LMC § 15-13-2(B).

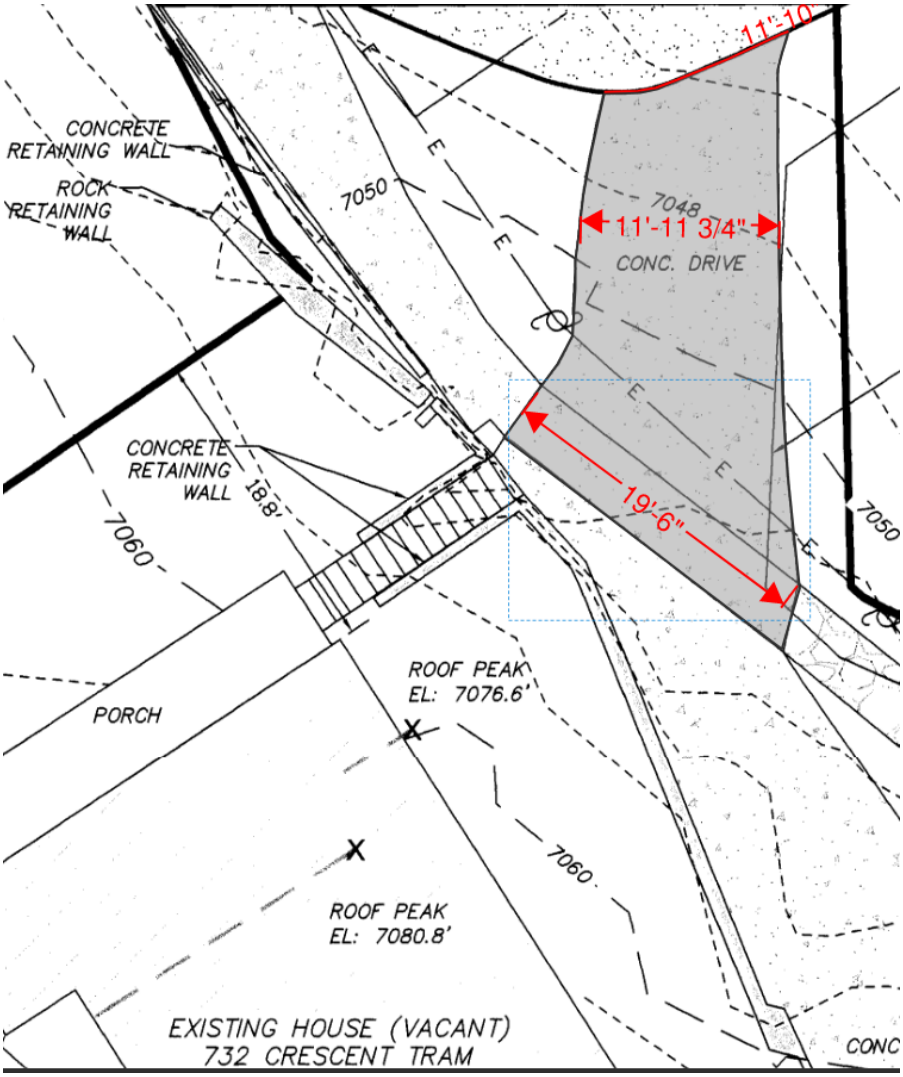

Figure 7: A Record of Survey from 2020 shows the original concrete driveway at 732 Crescent Road

Pursuant to LMC § 15-2.2-4, additions to Historic Structures are exempt from Off-Street parking requirements, provided the addition does not create a Lockout Unit or

Accessory Apartment. Condition of Approval 19 requires that if a Lockout Unit or Accessory Apartment is proposed for the site, off-street parking will be evaluated for compliance with LMC § 15-3-6 Parking Ratio Requirements for Specific Land Use Categories.

While off-street parking is not required for the Historic Structure and addition, the Applicant proposes a single-car-wide tandem garage that provides parking for two vehicles as part of the basement / garage addition. Pursuant to LMC § 15-13-2(B)(5), for basement additions with a garage, the external dimension of a single vehicle garage door shall be not greater than nine feet wide and nine feet high.
The required minimum internal dimension for a single car garage is 11 feet in width and 20 feet in depth.[10]

COMPLIES: The Applicant's house plans indicate the proposed garage door is 9 feet in width and 8 ½ feet in height. The interior dimension of the proposed garage with two-vehicle tandem parking is 11 feet in width and 40 feet in depth.

The proposed addition and existing shared driveway comply with the parking and driveway standards outlined in LMC § 15-13-2 *Regulations for Historic Residential Sites*:

- While the off-street parking provided in the garage faces the northwest front property boundary, the garage is visually buffered from the primary public ROW by the front entryway stairs and retaining wall.

(See Analysis Section III below for additional information regarding Access and garage location.)

Vegetation Protection
Pursuant to LMC § 15-2.2-10 Significant Vegetation on site must be protected during any Development activity. Significant Vegetation includes large trees six inches in diameter or greater measured four and one-half feet above ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet or more measure at the drip line.

Approval of the SSCUP is conditioned upon the Applicant submitting Development plans that show all Significant Vegetation within twenty feet (20') of proposed Development and additional requirements for landscaping per the Historic District Design Review. See Analysis Section III below for additional requirements.

(II) The proposed Construction of an Addition to the existing Landmark Historic Structure complies with the HR-1 SSCUP Criteria, as conditioned.[11]

The site consists of Steep and Very Steep Slopes (see Exhibit B) and will require excavation and retaining walls. LMC § 15-2.2-6 *Development on Steep Slopes* states

[10] LMC § 15-3-4
[11] LMC § 15-2.2-6(B)

“Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.”

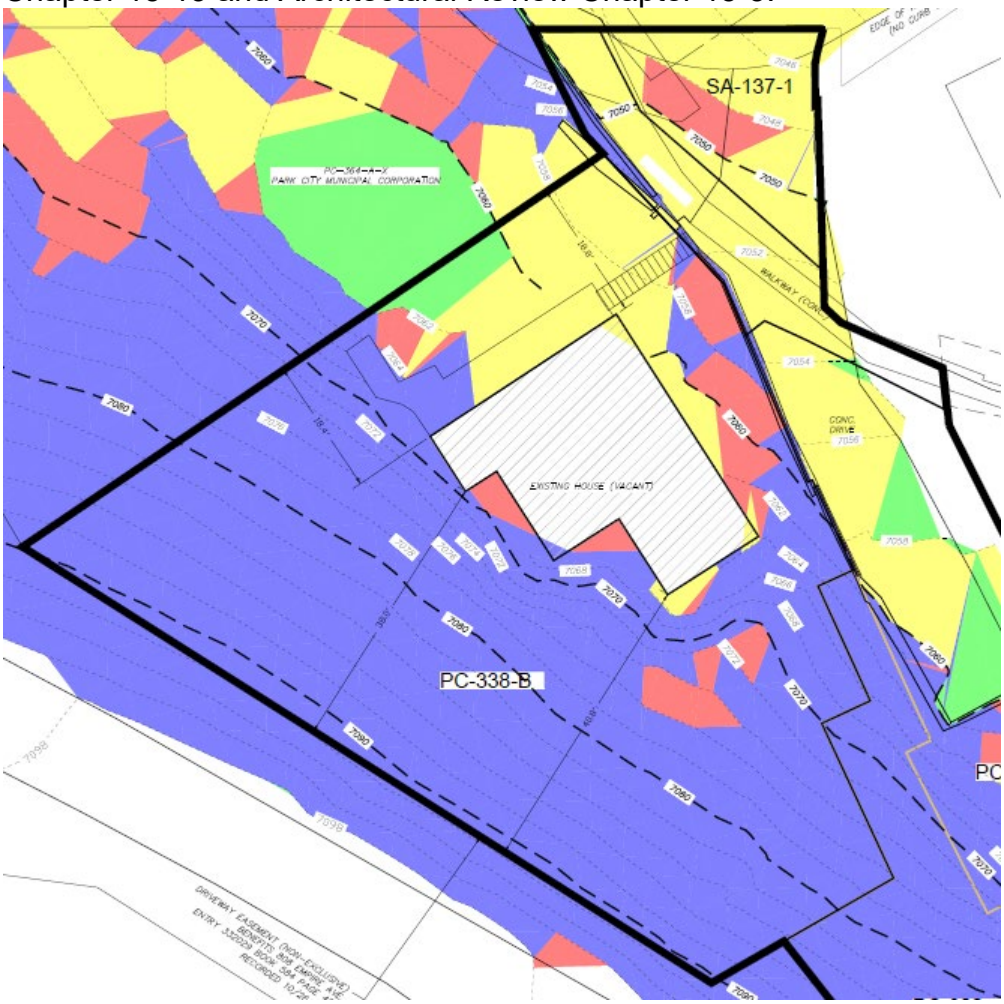

Figure 8: Slopes Analysis Map showing the Very Steep Slopes in relation to the existing Historic Structure

The Applicant submitted a Steep Slopes Analysis that indicates the majority of the Parcel proposed for development consists of Very Steep Slopes (40%+). The steep slopes together with the area of the Parcel dedicated to the private shared driveway and Crescent Tram Pathway significantly constrain development on the site.

Per LMC § 15-2.2-6, SSCUP applications are subject to the following criteria

1. **Location of Development.** *Development is located and designed to reduce visual and environmental impacts of the Structure.*

The Building Footprint of the proposed addition is 2,194 square feet and located beneath and to the rear of the existing Historic Structure. The proposed footprint is larger than the maximum Building Footprint allowed in the HR-1 Zoning District, based on the Lot Area of 5,668 square feet. Condition of Approval 8 requires the house plans

be modified to comply with the HR-1 Zoning District maximum Building Footprint.

The footprint of the rear addition main level is approximately 822 square feet and will be constructed on the vacant rear portion of the property, where slopes are greater than 40%. The required rear Setback is 12 feet and the current plans indicate the addition is set back 12 from the rear Lot line. The location of the proposed addition is constrained by the Lot boundaries proposed by the Applicant in the Subdivision Plat application being processed concurrently. The proposed Lot boundary confines development to the only remaining buildable area to the rear of the existing Structure.

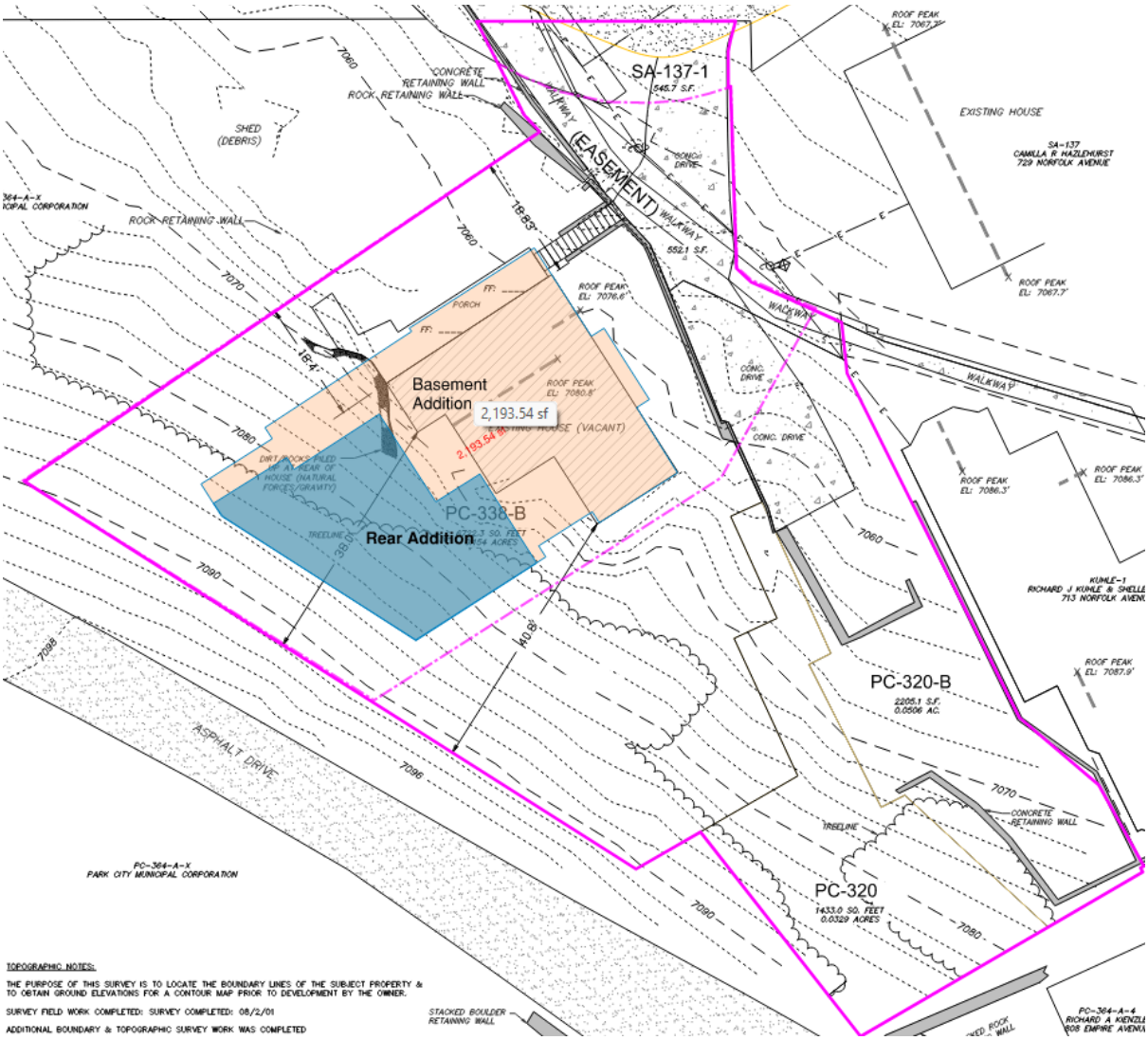

Figure 9: 2021 Record of Survey showing the original parcel boundaries prior to the Boundary Line Agreement being recorded, staff added the footprint of the proposed basement and rear additions, and pink dashed line representing the proposed Lot boundary.

2. **Visual Analysis.** *The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:*
   a) *To determine potential impacts of the proposed Access, and Building mass and design; and*

b) To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.

The Applicant submitted a Visual Analysis (Exhibit C), which indicates the site is not visible from Designated Vantage Points, per LMC § 15-15-1, such as 445 Marsac Avenue. However, the proposed addition is visible from other Vantage Points within Old Town, as shown in the cross canyon views and street views below.

Figure 10: Visual Analysis Cross Canyon Drone View A

Based on the drone imagery and superimposed 3D rendering of the proposed addition,

the scale of the Structure is similar in size or smaller compared to surrounding Structures.

Figure 11: Visual Analysis Cross Canyon Drone View B

Figure 12: Visual Analysis 3D rendering of Historic Structure and proposed addition as viewed from the primary public ROW

Screening
The proposed addition is visible from cross-canyon Vantage Points and from Crescent Road. The Planning Commission may propose screening to mitigate the visual impact of the Structure. See Subsection (4) *Terracing* below for required screening of retaining walls.

Soil Stabilization
Condition of Approval 14 requires Engineering approval of the Applicant's submitted Geotechnical and Soils Investigation Report prior to submitting a building permit to ensure soil stabilization and to mitigate drainage impacts.

Vegetation Protection
The steep hillside that makes up most of the proposed Lot contains dense vegetation. The large addition proposed at the rear of the property will remove or impact most of the existing vegetation.

Figure 13: 2023 Aerial Imagery showing dense vegetation on the Steep Slopes where the addition is proposed

SCCUP Condition of Approval 7 requires that impacts to existing vegetation be minimized. Trees proposed to be removed will be replaced in a manner that mitigates the visual impact of the Structure when viewed from across the canyon and from the Street.

Additional requirements may be required as part of the HDDR application, pursuant to LMC § 15-13-2(B)(1)(c) *Regulations for Historic Residential Sites – Landscaping and Vegetation*, which requires "existing landscape features that contribute to the character of a historic site and/or existing landscape features that provide environmental sustainability benefits shall be preserved and maintained," among other aspects.

3. **Access.** *Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible*.

   Access is provided by an existing shared private driveway that leads the proposed basement and garage addition. Shared driveways are encouraged in the Historic District and this SSCUP review criteria for *Access*. The slope of the existing

driveway was not indicated on the Applicant's plans, however pursuant to LMC § 15-3-3(A)(4) and Condition of Approval 12 the driveway shall not exceed a 14% slope. It is anticipated that little to no additional grading will be required to maintain or upgrade the existing driveway access.

Basement additions with a Garage are subject to LMC § 15-13-2(B)(5)(b), which requires the following at a minimum, in relation to Access and grading of natural topography:

> *A new foundation or basement addition shall not raise a historic structure more than two feet (2') from its original floor elevation.*
>
> *After construction of a basement garage addition, a historic site shall be re-graded to approximate the grading prior to construction of the addition*
>
> *Single car wide tandem garages are recommended.*

The proposed basement addition with garage is subject to Condition of Approval 3 of the October 2, 2024 Historic Preservation Board Final Action Letter approving the Reconstruction and Materials Deconstruction application (Exhibit D), which requires that the new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.

The proposed garage is a single-car-wide tandem garage located on the northeastern façade with side access, situated behind the sloping grade and staircase. The garage is not visible from the street as viewed from Crescent Tram Road (image on left), but approaching the site from below along 8th street, the garage is visible. Additional modifications to the basement addition and garage may be required as part of the HDDR, to comply with the LMC § 15-13-2(B) *Specific Regulations for Historic Residential Sites*.

Figure 14: 3D renderings of proposed Single car wide tandem garage basement addition as viewed from the public

ROW.

4. **Terracing.** *The project may include terraced retaining Structures if necessary to retain Natural Grade.*

As proposed, the basement and rear addition will require significant cuts into the grade. The Applicant's plans show six retaining walls on the property. Two retaining walls are proposed on the northwest elevation, at four feet in height, stepping with the Natural Grade and one four-foot-high retaining wall is proposed along the southeast side of the addition. A retaining wall is proposed along the staircase leading to the front entrance of the Historic Structure. An existing retaining wall at the front of the property is proposed to be removed and replaced with a new four-foot-high rock retaining wall. The existing concrete and rock retaining walls fronting the Crescent Tram pathway and the existing driveway are proposed to be deconstructed and rebuilt.

Condition of Approval 10 requires that retaining walls shall be no more than four feet in height and shall be screened accordingly to minimize their visual impact as they step down the slope. Additionally, any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.

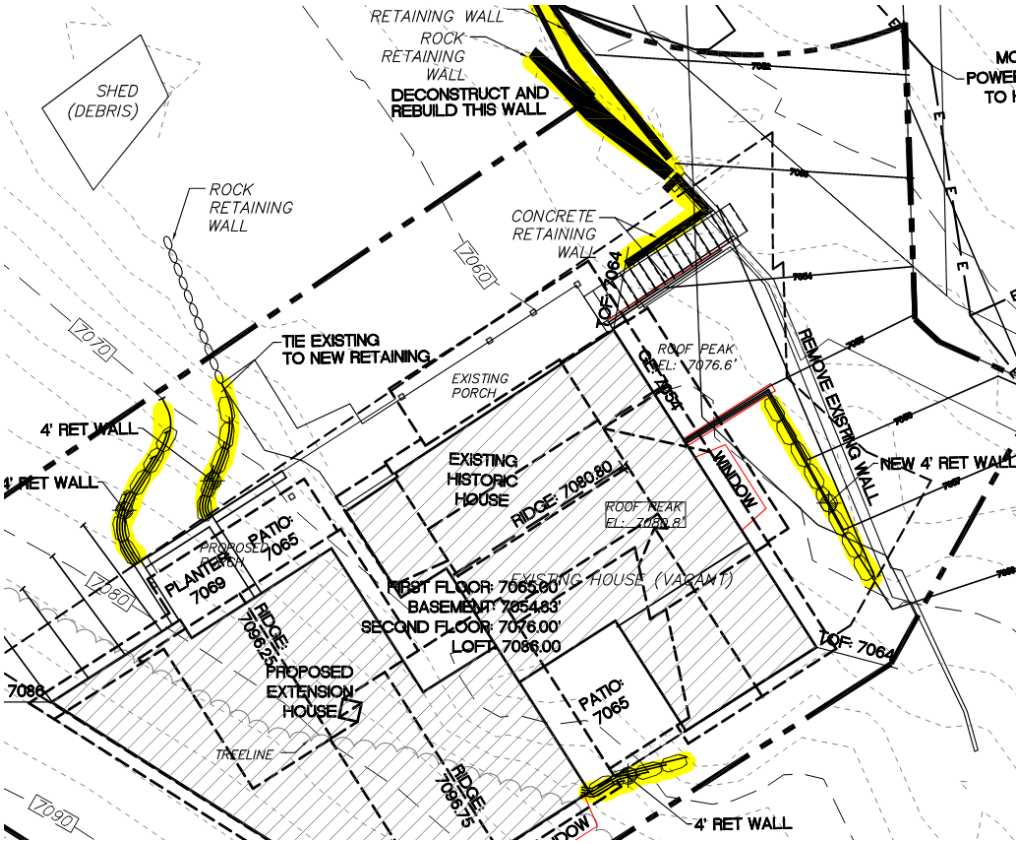

Figure 15: Applicant's Plans indicating location of retaining walls

The historic retaining walls within the front yard may be considered for restoration, pursuant to LMC § 15-13-2(B)(1)(d) which states, "Historic retaining walls shall be preserved to the greatest extent possible."

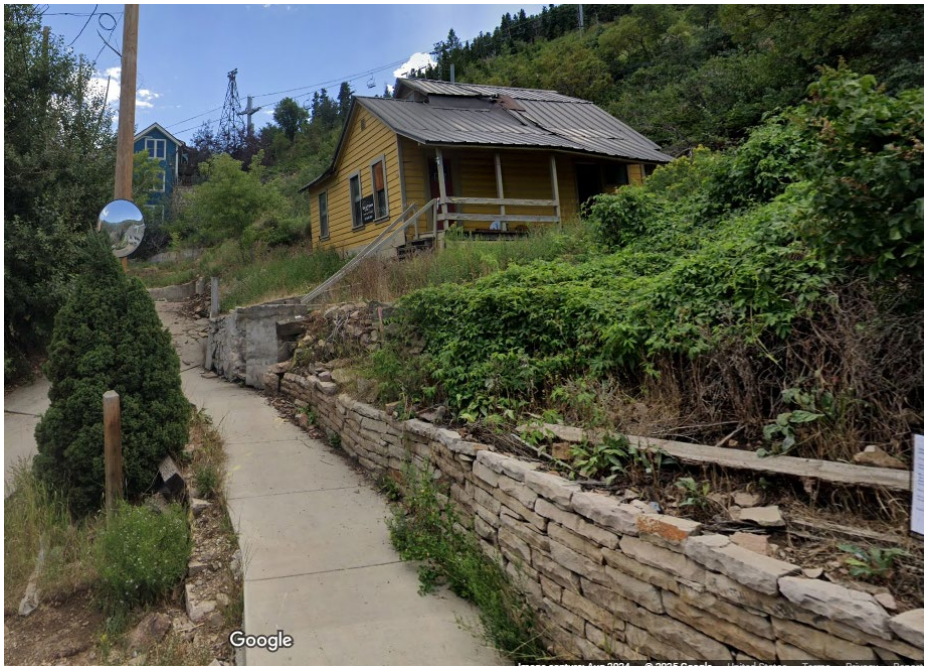

Figure 16: Existing retaining walls at 732 Crescent

5. **Building Location.** *Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.*

   The addition is designed to be built into the hillside, utilizing terraced retaining walls to maintain the perceived natural topography of the Site. The existing driveway access from Crescent Road is adjacent to the Historic Crescent Tram pathway and does not alter the perceived natural topography.

   Adjacent properties on either side of the proposed addition are currently vacant, including the property directly to the northwest, which is owned by the City. Both adjacent properties contain dense vegetation. The required 12-foot Rear Setback provides an opportunity for preserving natural vegetation on the proposed Lot.

   Future development of neighboring parcel PC-320 will have an impact on open Areas and preservation of the natural vegetation and should be planned carefully in relation to the 732 Crescent site.

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

The proposed addition is broken into two distinct volumes with two contributing roof forms which provide variation along the northwest and northeast front façades. As viewed from the Street, the rear shed roof of the addition provides a slight step down on the uphill portion of the slope. The transitional element provides a step down at the front of the Lot (downslope), to meet the Historic Structure, which is currently located at level grade. The variation in roof elevation and offset building masses, as viewed from the Street helps to mitigate the visual impact and perceived bulk of the proposed addition.

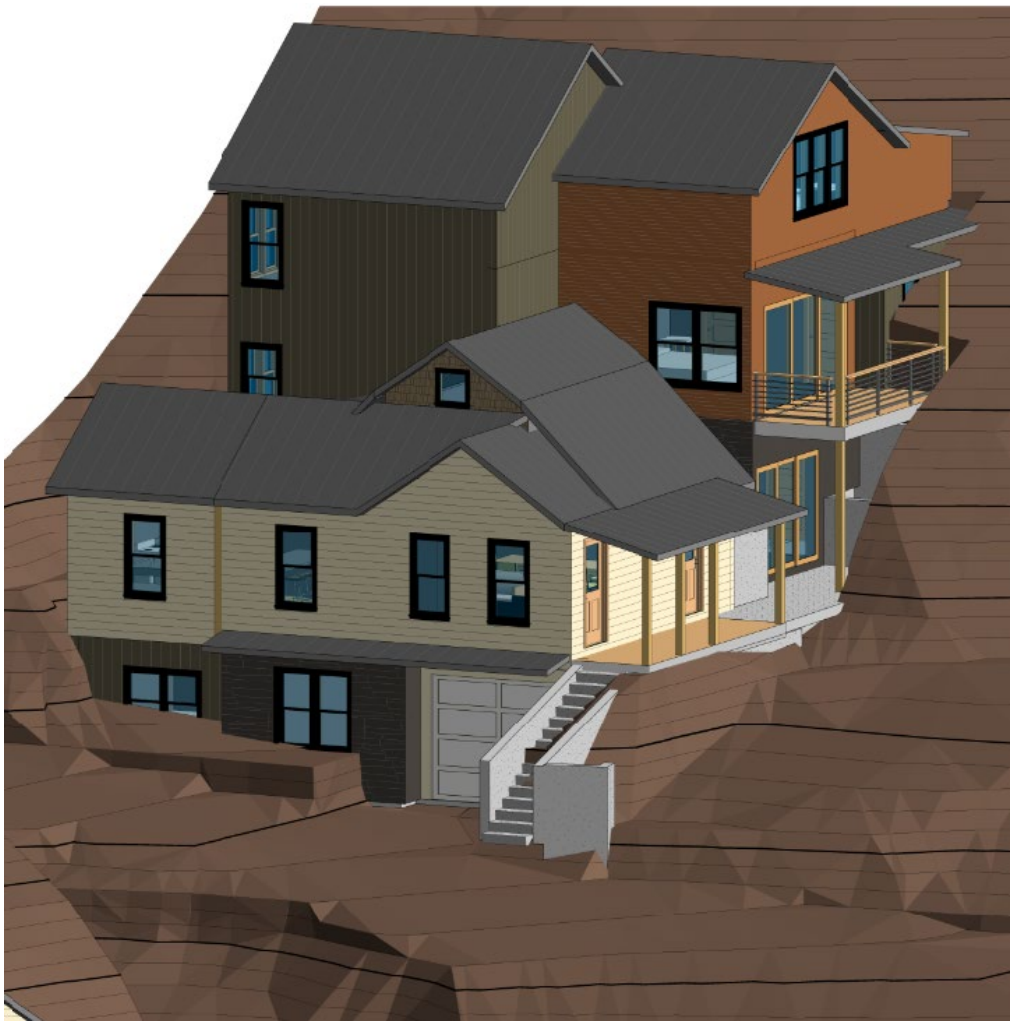

Figure 17: 3D rendering showing the two distinct building masses of the proposed addition

The HDDR may require additional modifications to the proposed addition, to comply with the Historic District Design Regulations.

7. **Setbacks.** *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints,*

*proposed Building scale, and Setbacks on adjacent Structures***.**

The required rear Setback is 12 feet. The adjacent properties are currently vacant; therefore, the Setback of adjacent Structures does not apply to this site currently. However, neighboring Parcel PC-320 is a buildable parcel and compared to 732 Crescent is not as deep a parcel and the driveway occupies the area in the front of the property; development at this site will be constrained to the rear of the property. The Planning Commission may consider an increased rear Setback to minimize a "wall effect" along the rear property boundary which abuts a private driveway and is visible from public trails accessed from Lowell Ave.

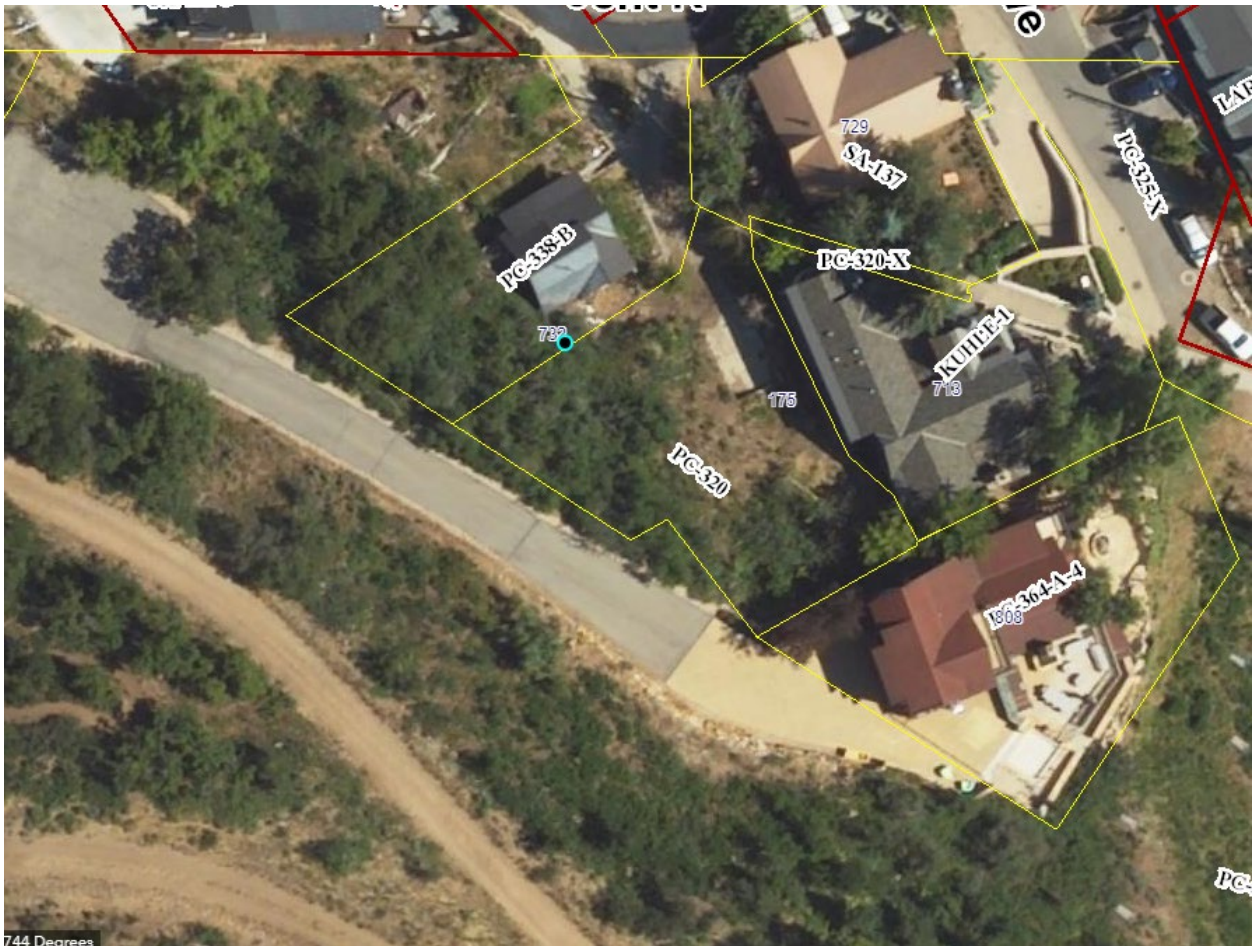

Figure 18: 732 Crescent and adjacent vacant parcels

8. **Dwelling Volume.** *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

The proposed addition along with the existing structure has a total building footprint of

2,194 square feet located on a 5,668-square-foot Lot; the proposed footprint occupies 38% of the Lot area. Condition of Approval 8 requires the house plans be modified to show the total Area of the foundation not to exceed the maximum Building Footprint per the HR-1 Lot and Site Requirements.

According to the Applicant's plans, the building mass is broken into two distinct volumes which vary in height. The Historic Structure provides slight buffering of the rear addition from the northeast Vantage Point. Existing Structures on the Street are similar in volume and height to the proposed addition and existing Historic Structure.

Figure 19: 3D rendering of the Historic Structure and proposed addition at 732 Crescent as viewed from the street.

9. **Building Height (Steep Slope).** *The Zone Height in the HR-1 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

The proposed addition is highly visible from the Street, as the street elevation is lower than the site. The highest roof pitch of the proposed addition is 20 ¾ feet from Existing Grade, which is consistent with nearby existing Structures along the Street that are built to the maximum Zone Height of 27 feet (see figure 26 below). The Planning Commission may consider a reduced Building Height to minimize the visual mass of the proposed Structure on the steep slope.

Figure 20: 3D rendering of t Historic Structure and proposed addition at 732 Crescent as viewed from the street.

Figure 21: Plan excerpt from neighboring 802 Empire Ave showing the maximum 27-foot building height envelope

The Historic Structure and proposed addition are further subject to modifications to building height, mass, volume and scale based on evaluation for compliance with the Historic District Design standards.

(III) The Development Review Committee requires Conditions of Approval.[12]

The Development Review Committee reviewed the updated application materials on February 4, 2025, and requires the following:

- The slope of the driveway shall not exceed 14% (COA 12).
- If the driveway is expanding, the gutter may need to be upgraded to handle increased runoff. (COA 12)
- Because the home is 5' or less from the property line, Snow Shed and Access Agreements will need to be made with neighboring properties if not already in place (with Building Permit application). (COA 17)
- A geotechnical soils report indicating site stability or temporary shoring will need to be submitted and approved prior to Building Permit. (COA 14)

Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and on February 24, 2025. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on February 26, 2025. The *Park Record* published notice on February 26, 2025.[13]

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

The Planning Commission may:

- Approve the SSCUP as conditioned;
- Deny the SSCUP and direct staff to make Findings for the denial;
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Final Action Letter 732 Crescent SSCUP_3.12.2025

[12] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

[13] LMC § 15-1-21

Attachment 1: 732 Crescent House Plans_2.24.2025
Exhibit B: 732 Crescent Tram Slope Analysis
Exhibit C: Visual Analysis from Vantage Points
Exhibit D: HPB Final Action Letter_2.2.2024

March 12, 2025

Wasatch Holdings, LLC
267 Crescent Bay Drive
Laguna Beach, CA 92651
949.292.1540

CC: Bill Van Sickle

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	732 Crescent Road Parcel PC-338-B
Zoning District:	Historic Residential - 1
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-23-05740
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 12, 2025
Project Summary:	The Applicant Proposes to Construct a Basement and Rear Addition to a Landmark Historic Structure at 732 Crescent Road on Very Steep Slopes.

Action Taken

On March 12, 2025, the Planning Commission conducted a public hearing and approved the 732 Crescent Avenue Steep Slope Conditional Use Permit according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. On April 5, 2022, the Applicant submitted a subdivision application for a three-lot subdivision that encompassed four metes and bounds parcels: PC-338-B, PC-320, PC-320-B and SA-137-1 (PL-22-05223).
2. The Applicant submitted a revised Plat in July of 2023 for a two-Lot subdivision of parcel PC-320 (the plat did not include 732 Crescent at that time).
3. On October 26, 2023, the Applicant submitted a Steep Slope Conditional Use Permit application to construct a basement and rear addition to the existing Landmark Historic Structure at 732 Crescent Road (PL-23-05740).

4. A revised Subdivision Plat was submitted on January 29, 2025 for a one-Lot subdivision of metes and bounds parcel PC-338-B or 732 Crescent Road, a Landmark Historic Site with an existing Historic Structure.
5. Revised house plans pertaining to the SSCUP application (PL-23-05740) were submitted in July 2024, October 2024 and in January 2025.The final version of house plans evaluated for compliance with the HR-1 Zoning District Requirements and SSCUP criteria are dated February, 24, 2025 and are attached to this Final Action Letter (Attachment 1).
6. The Preliminary Subdivision Plat (PL-22-05223) and SSCUP applications are being processed concurrently. An HDDR application (PL-23-05741) for the proposed addition has been submitted to the Planning Department and is pending Subdivision and SSCUP approval.
7. The existing Landmark Historic Structure was originally constructed in 1904 with additions completed between 1926 and 1938 by Carl Winters; in 2017 the Historic Preservation Board approved the removal of the Winters additions to rehabilitate the Landmark Historic Structure to the early 1900s form; the homeowner at the time only demolished one of three of the non-historic additions, known as “Addition A”.
8. On October 2, 2024, the Historic Preservation Board approved reconstruction of Addition A, the removal of 60 square feet of material from Addition C to accommodate a transitional element and the material deconstruction to accommodate a basement addition and rear addition to the Landmark Historic Structure on a secondary façade.
9. LMC § 15-2.2-4 exempts Landmark Historic Sites from maximum Lot Size regulations.
10. The proposed Lot is 5,668 square feet in area which yields a maximum building footprint of 2,061 square feet, per HR-1 Lot and Site Requirements.
11. The Applicant’s plans (Attachment 1) indicate the total Area of the foundation, which is the Building Footprint, of the proposed addition measures approximately 2,194 square feet.
12. LMC §15-13-2(B)(4) requires the footprint of an addition shall not exceed 50% of the footprint of the historic Structure.
13. The Building Footprint of the proposed addition is 1,415 square feet larger than the footprint of the existing Historic Structure, which is 779 square feet.
14. The property has two Front Setbacks, one on the northwest boundary and the other along the northeast boundary, pursuant to LMC § 15-13-2 Regulations for Historic Residential Sites, which requires the front and side yard Setbacks of Historic Sites to be maintained, and the main original location of the main entry of the historic Structure be preserved.
15. LMC § 15-15 defines Lot Depth as *the minimum distance measured from the Front Property Line to the Rear Property Line of the same Lot*
16. The proposed Lot is an irregular shaped Lot which varies between 116 feet and 90 feet in depth; the distance from the rear property boundary along the side Lot line to the point where the side lot line meets the front Lot line yields slightly over 91 feet. For a Lot with a Depth between 75 feet and 100 feet the required Front

and Rear Setbacks are 13 feet and 12 feet (or vice versa) with a total combined 25 feet of Setbacks.

17. The proposed Lot is under 62.5 feet in width, which requires minimum Side Setbacks of 5 feet, with a total combined of 14 feet.
18. The proposed addition, as depicted in the House Plans dated February 24, 2025 (Attachment 1), complies with the Front, Rear and Side Setbacks of the proposed Lot.
19. The proposed addition complies with the HR-1 Zone Height of 27 feet from Existing Grade and meets the internal Structure height of 35 feet as measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
20. The proposed addition does not create a Lockout Unit or Accessory Apartment and therefore Off-Street Parking at the Landmark Historic Site is not required, pursuant to LMC § 15-2.2-4, additions to Historic Structures are exempt from Off-Street parking requirements, provided the addition does not create a Lockout Unit or Accessory Apartment
21. The proposed basement addition includes a single-car-wide tandem garage for parking of two vehicles, that meets the maximum external door dimensions required by LMC § 15-13-2 and the maximum internal dimensions pursuant to LMC § 15-3-.
22. The existing shared private driveway minimizes curb cuts on Crescent Road and is encouraged in the Historic District and Steep Slope CUP criteria.
23. The Applicant submitted a Slope Analysis that includes vegetation and contour lines indicating most of the Parcel proposed for development of a Structure with a Building Footprint in excess of 200 square feet consists of Very Steep Slopes (40%+).
24. LMC Chapter 15-2.2-6, *Development on Steep Slopes*, states “Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.”
25. Although the site is minimally visible from Designated Vantage Points, the proposed addition will be highly visible from other Vantage Points in Old Town, from cross canyon and from Crescent Road and the Crescent Tram pathway.
26. The proposed rear addition is broken into two distinct volumes, which are offset horizontally and vertically.
27. As conditioned, the proposed addition complies with the HR-1 Steep Slope Conditional Use Permit Criteria, though further modifications to the addition may be required to comply with the HDDR requirements and conditions of approval.
28. The proposed addition does not prohibit a future public staircase to be constructed from Crescent Tram to Empire Avenue.
29. The analysis of the Staff Report is incorporated herein.
30. Staff published notice on the City’s website and the Utah Public Notice website and on February 24, 2025. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on February 26, 2025. The Park Record published notice on February 26, 2025

Conclusions of Law

1. As conditioned, the proposal complies with the LMC requirements in Chapter 15-2.2, Historic Residential - 1 (HR-1) Zoning District.
2. As conditioned, the proposal complies with the LMC requirements in Chapter 15-2.2-6, Development on Steep Slopes in the HR-1 Zoning District.
3. The proposal complies with the LMC requirements in Chapter 15-3, Off-Street Parking.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 12, 2025, by the Planning Commission, except modifications required in the Conditions of Approval of this Final Action Letter, and pending design modifications required for Historic District Design Review compliance.
2. Prior to application for a Building Permit the Applicant shall obtain approval of the Historic District Design Review application, which may require additional modifications to the design of the addition and the driveway to comply with LMC Chapter 15-5 Architectural Review, Chapter 15-11 Historic Preservation, and 15-13 the Design Guidelines for Historic Districts and Historic Sites Chapter.
3. If the Applicant does not obtain a building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans; any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
6. Residential fire sprinklers are required for all new construction on this Lot, per requirements of the Chief Building Official.
7. Prior to HDDR approval, development plans shall be submitted that show all Significant Vegetation within twenty feet (20') of proposed Development; impact to existing vegetation shall be minimized and trees proposed to be removed will be replaced in a manner that mitigates the visual impact of the Structure when viewed cross canyon and from the Street.
8. The Applicant’s plans shall be modified to show the total Area of the foundation not to exceed the HR-1 Zoning District Lot and Site Requirements maximum Building Footprint based on the Lot Area indicated on the approved 732 Crescent Tram Final Subdivision Plat; additional reduction in the building footprint may be required as part of the HDDR.
9. The rear addition shall be designed and constructed in compliance with the HR-1 Zoning District requirements for Building Height, including the requirement for

Final Grade to be within four vertical feet of Existing Grade, except for window wells, emergency egress and the garage entrance; the Structure shall comply with the required ten-foot minimum horizontal step in the downhill façade, per HR-1 Building Height requirements

10. Retaining walls shall be no more than four feet in height and shall be screened to minimize their visual impact as they step down the slope; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
11. Final plans for the driveway shall be evaluated as part of the HDDR for compliance with LMC § 15-13-2(B).
12. If the driveway is being extended or expanded, the gutter may need to be upgraded to handle increased runoff; additionally, the slope of the driveway shall not exceed 14%.
13. If the portion of the driveway that encroaches into the City public Right-of-Way is to be heated, an encroachment agreement approved by the Engineering Department shall be executed and recorded at Summit County.
14. Prior to the issuance of any Building Permits the Engineering Department shall review and approve the Applicant's Soils Investigation Report and a Geotechnical Report to ensure proper soil stabilization and drainage on site.
15. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval
16. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
17. Because the home is 5' or less from the property line, Snow Shed and Access Agreements will need to be made with neighboring properties.
18. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
19. If a Lock-Out unit or Accessory Apartment is proposed at the property at a future date, off-street parking shall be evaluated for compliance with LMC § 15-3-6 Parking Ratio Requirements for Specific Land Use Categories.

If you have questions or concerns regarding this Final Action Letter, please call Elissa Martin, at 435-699-7741, or email elissa.martin@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Elissa Martin

Attachment 1: 732 Crescent House Plans Dated February 24, 2025

732 Crescent

Historic Home, Lot A
732 Crescent Street
Park City, Utah 84060

Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Area Calculation Plan			
A1.04	Site & Grading Plan			
A1.05	Site Details			
A1.06	Landscape Plan			
A2.01	Existing Floor Plans			
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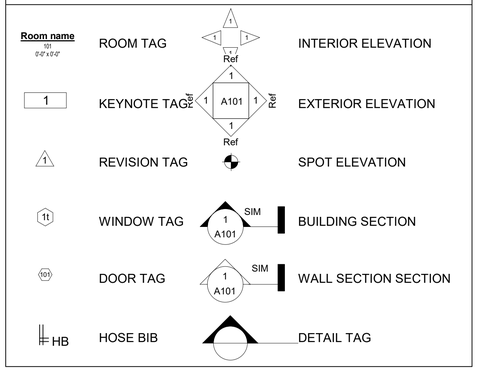
2015 IBC (International Building Code)	
2015 IRC (International Residential Code)	
2015 IPC (International Plumbing Code)	
2015 IMC (International Mechanical Code)	
2015 IECC (International Energy Conservation Code)	
2014 NEC (National Electrical Code)	

SYMBOL LEGEND



Designed By	Contruction Documents	Structural	General Contractor
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COUNTY PLANNING NOTES:

1. THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
   A. A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.
   B. CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.

COUNTY BUILDING NOTES:

1. RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.
2. SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.
3. SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.

PLAN NOTES:

1. RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.
2. ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM
3. THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.
4. R-1 RESIDENTIAL ZONE

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC JOB FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE EXPRESS CONSENT OF B.T. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

LIMITED DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. SHOULD DIMENSIONS, CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS, CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

BY BUILDING THESE PLANS THE CONTRACTOR INDEMNIFIES THAT THERE ARE NO ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED.

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Revision Schedule	
Revision Number	Revision Date

732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

Cover Sheet

SCALE:
As indicated

DATE
24 FEB 2025

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A. GENERAL

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2015 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.
2. NO WOOD SHALL BE CLOSE THAN 8" TO EARTH UNLESS SEPERATED BY CONRETE AT LEAST 3" IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE. THIS INCLUDES DECKS AND SIDING
3. TUBS AND SHOWERS WITH TILED AREAS REQUIRE A PORTLAND CEMENT APPLICATION FIBERED CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD NO LONGER REQUIRED. TYP.

B. EXCAVATION, BACKFILL AND GRADING

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
3. R401.3 FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'-0".

C. WINDOWS & DOORS

1. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
4. R310.2.1 MIN. CLEAR EGRESS OPENING OF 5.7 SQ FT HEIGHT OF 24" AND WIDTH OF 20"
5. ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
6. R310.2.2 ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR
7. PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. TEMPERED GLASS SHALL BE USED IF LOCATED WITHIN 24" OF DOOR, PERPENDICULAR TO THE PLANE OF THE DOOR, LARGER THAN 9 SQ FT, BOTTOM IS LESS THAN 18" FROM THE FLOOR, LOCATED IN RAILING OR GUARDRAILS, WHERE BOTTOM EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

D. VENTILATION

1. VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2015 IRC.

E. FIRE PROTECTION AND WARMING

1. R302.6 PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. R302.5.1 DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
4. R302.5.1 MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS
5. SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER
6. NO WOOD BURNING FIREPLACES ALLOWED EXCEPT IN PROMONTORY DEVELOPMENT.
7. R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

F. RAILINGS

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD
3. HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT. R311.7.5.1

G. WINDOW WELLS

1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
2. R310.2.3 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
3. R310.2.3.1 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
4. R310.2.3.2 WINDOW WELLS SHALL HAVE DRAINAGE CONNECTED TO THE BUILDINGS FOUNDATION DRAIN.
5. 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
6. R310.4 GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
7. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

1. R311.7.1 MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY
2. R311.7.2 MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. R311.7.3 MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 147"
4. R311.7.5.1 RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. R302.7 MIN OF 1/2" GYPSUM WALL BOARD ON ALL EXCESSIBLE WALLS AND UNDERSIDE OF STAIRS

I. WEATHER PROTECTION

1. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCHES BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" (15LB) FELT UNDERLAYMENT
3. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
4. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
5. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EFIS / STUCCO). OVERLAP ALL SEAMS
6. INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
7. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS, (OR BRICK AND EFIS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZLESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIUAL VENTING FOR EACH AREA.
13. ALL VENTING THROUGH ROOF SHALL BE A MIN OF 3" DIA PIPE.
14. MIN BATHROOM CLEARENCES FOR FIXTURES AS PER IRC 2015 R307.1

K. MASONRY

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER 2015 IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
3. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

1. ALL WORK TO BE IN COMPLIANCE WITH 2015 IRC & IFGC
2. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
4. DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
5. VENTS SHALL TERMINATE NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
6. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE NOT LESS THAN 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
7. NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
8. ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
11. ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
12. SOFT WATER TO BE PROVIDED TO ALL FIXTURES EXCEPT KITCHEN SINK COLD AND EXTERIOR HOSE BIBS
13. GAS PIIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMB WAITER OR ELEVATOR SHAFT
14. GAS PIIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
15. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE EXTERIOR.
16. AIR LEAKAGE AS AMENDED TO COMPLY WITH N1102.4.1.2 (BLOWER DOOR TEST)
17. DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 25% OF THE DUCT WORK IS OUTSIDE THE THERMAL ENVELOPE.

M. STRUCTURAL

1. MIN OF 3000 PSI CONCRETE IS TO BE USED ON THIS JOB.
2. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2X6 WALLS CALCULATED TO BE 5 1/2" WIDE.
3. BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES. ALTERNATE WITH BOTH SIDES
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFER BOARD SHEATHING. GLUED AND SCREWED TO TOP FLANGE OF JOIST
5. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES. PROVIDE CALCULATION AT TIME OF TRUSS SUBMITTAL.
6. ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
7. ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
8. FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
9. INSTALL 3 STUDS AT CORNERS FOR NAILING
10. WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
11. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.
12. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
13. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
14. MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2015 IRC.
15. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
16. PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
17. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING, EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
18. SHELVES IN WALK IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
19. STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2015 IRC
20. ALL WOOD IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED OR REDWOOD, OR ANY EXPOSED WOOD WITH BE PRESSURE TREATED OR WEATHER RESISTIVE TREATED TYPICAL.

N. ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY TO 2015 IRC AND 2017 NEC
2. R315.2.1 CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED IN ROOMS WHERE THERE ARE FUEL FIRED APPLIANCES AND AT ROOMS WITH DIRECT CONNECTIONS WITH GARAGE
3. R315.3 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE A SLEEPING AREA IN THE IMMEDIATE VICINITY.
4. R315.4 CARBON MONOXIDE / SMOKE DETECTOR COMBINATIONS SHALL BE ALLOWED IN LUE OF SMOKE DETECTORS
5. R315.5 CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP
6. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS WITHOUT A FUEL FIRED APPLIANCE.
7. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP.
8. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
9. INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
10. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTICALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFIC OLSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTICALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
11. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQURIEMENTS.
12. CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
13. OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
14. METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQURIEMENT WITH LOCAL CODES AND ORDINANCES).
15. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
16. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
17. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
18. LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.

ABBREVIATION LEGEND

#	NUMBER	CABINET		PNTD	PAINTED
@	AT	F.F.	FINISH FLOOR	PROT	PROTECTION
℄	CENTER LINE	FIN.	FLOOR	PSF	POUNDS PER SQUARE FOOT
⌀	DIAMETER	FT.	FEET	PSI	POUNDS PER SQUARE INCH
∠	ANGLE	FTG.	FOOTING	QTY	QUANTITY
±	PLUS OR MINUS	GA.	GAUGE	RAD	RADIUS
A.B.	ANCHOR BOLT	GALV.	GALVANIZE	REINF	REINFORCE
ABV.	ABOVE	GND.	GROUND	REQ'D	REQUIRED
A/C	AIR CONDITIONING	GYP. BD	GYMPSUM WALL BOARD	RM	ROOM
ADJ.	ADJACENT	HDW.	HARDWARE	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	HORIZ.	HORIZONTAL	SCHED	SCHEDULE
ALUM.	ALUMINUM	HR.	HOUR	SHWR	SHOWER
APPROX.	APPROXIMATE	HT	HEIGHT	SHT	SHEET
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	HVAC	HEATING VENTILATING AIR CONDITIONING	SIM	SIMILAR
BD.	BOARD	HYD	HYDRANT	SPEC	SPECIFICATION
BITUM.	BITUMINOUS	I.D.	INSIDE DIAMETER	STD	STANDARD
BLDG.	BUILDING	I.F.	INSIDE FACE	STIFF	STIFFENER
B.M.	BENCH MARK	IN	INCHES	STR	STRUCTURAL
B.O.	BOTTOM OF	INFO	INFORMATION	SUPER	SUPERVISOR
BOT.	BOTTOM	INSUL	INSULATION	SUSP	SUSPENDED
B.P.	BASE PLATE	INT	INTERIOR	THRU	THROUGH
BRG.	BEARING	LAV	LAVATORY	TO.	TOP OF
BTWN.	BETWEEN	MAINT	MAINTENANCE	TOA	TOP OF ASPHALT
CLG.	CEILING	MANUF	MANUFACTURER	TOF	TOP OF FOOTING
CLR.	CLEAR	MAX.	MAXIMUM	TOW	TOP OF WALL
CMU.	CONCRETE MASONRY UNIT	MAT	MATERIAL	TOS	TOP OF SLAB
COL.	COLUMN	MECH	MECHANICAL	TBC	TOP BACK OF CURB
CONC.	CONCRETE	MFR	MANUFACTURERE	TYP.	TYPICAL
CONT.	CONTINUOUS	MIN	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
CONST.	CONSTRUCTION	MISC	MISCELLANEOUS	VERT	VERTICAL
COORD.	COORDINATE	M.O.	MASONARY OPENING	w/	WITH
C.T.J.	CONTRACTION JOINT	MTL.	METAL	w/o	WITHOUT
DBL.	DOUBLE	NIC	NOT IN CONTRACT	W/D	WASHER DRYER
DEPT.	DEPARTMENT	NTS	NOT TO SCALE	WD	WOOD
DET.	DETAIL	O.C.	ON CENTER	WWF	WELDED WIRE FABRIC
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER		
DTL.	DETAIL	O.F.	OUTSIDE FACE		
DWGS.	DRAWINGS	O.H.	OVER HEAD		
EA.	EACH	OHD	OVER HEAD DOOR		
EF.	EACH FACE	OPP.	OPPOSITE		
EJ.	EXPANSION JOINT	PART	PARTITION		
ELEV.	ELEVATION	PCF	POUNDS PER CUBIC FOOT		
EQ.	EQUAL	PERP	PERPENDICULAR		
E.S.	EACH SIDE	PL	PLATE		
E.W.	EACH WAY	PLF	POUNDS PER LINEAR FOOT		
EXIST.	EXISTING	PNTD	PAINTED		
EXP.	EXPANSION	PROT	PROTECTION		
EXT.	EXTERIOR	PSF	POUNDS PER SQUARE FOOT		
F.D.	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH		
FND.	FOUNDATION	QTY	QUANTITY		
F.E.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER				

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LIMITED OWNERSHIP OF THESE DRAWINGS SHALL WAIVE PREVIOUSLY SIGNED OWNERSHIP, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY ACCEPTING THESE PLANS THE CONTRACTOR UNDERSIGNED THAT THESE DRAWINGS AND SPECIFICATIONS ARE THE MINIMUM REQUIREMENTS FOR BIDDING PURPOSES ONLY AND THAT HE/SHE WILL NOTIFY THIS OFFICE OF ITEM ANY DISCREPANCIES OR ERRORS AND WILL NOTIFY THIS OFFICE OF ANY DEVIATIONS FROM THESE SET, AND WILL NOTIFY THIS OFFICE IF ANY EMPLOYEES AND PRINCIPALS TO THE AMOUNT IN THE ORIGINAL VERBALLY SIGNED AGREE.

BY ACCEPTING THESE PLANS AND SPECIFICATIONS AND THE SERVICES OUTLINED IN PLAN DISCLAIMERS, THE CLIENT, THEIR CLIENTS, BUILDERS, SUBCONTRACTORS, ENGINEERS AND FUTURE OWNERS OF THE PROPERTIES DIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DISCLAIMERS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREE.

VAN SICKLE DESIGN & DRAFTING
786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

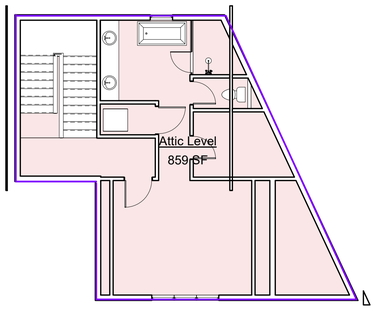
732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

General Notes

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

DATE
24 FEB 2025

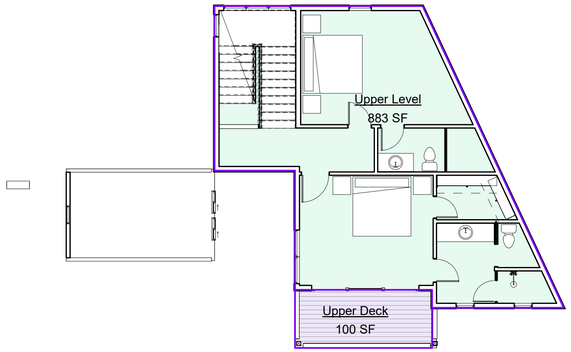
SHEET
A1.02



Building Area Legend

- Attic Level

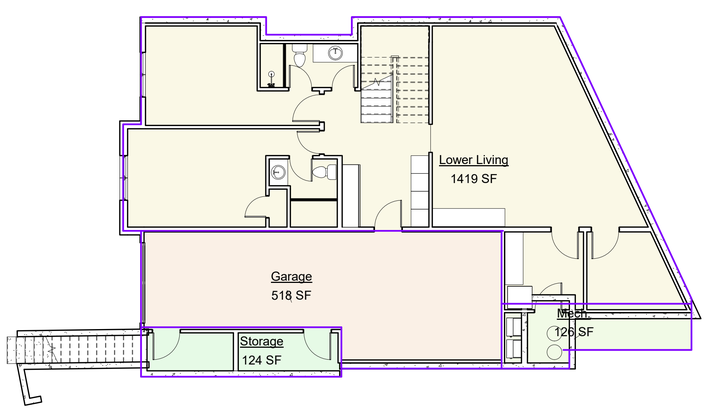
1 Attic Level
1/8" = 1'-0"



Building Area Legend

- Upper Deck
- Upper Level

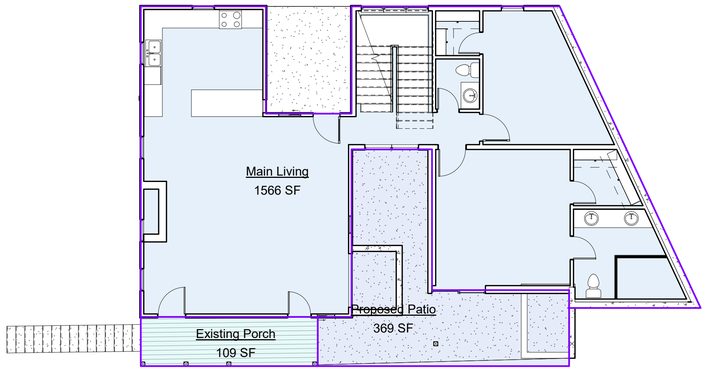
2 Upper Level
1/8" = 1'-0"



Building Area Legend

- Garage
- Lower Living
- Mech.
- Storage

4 Lower Level
1/8" = 1'-0"



Building Area Legend

- Existing Porch
- Main Living
- Proposed Patio

3 Main Level
1/8" = 1'-0"

Square Footage - Exterior		
Number	Name	Area
C1	Existing Porch	109 SF
C2	Proposed Patio	369 SF
C3	Upper Deck	100 SF
		578 SF

Square Footage - Non Living		
Number	Name	Area
B1	Garage	518 SF
B2	Storage	124 SF
B3	Mech.	126 SF
		768 SF

Square Footage - Living		
Number	Name	Area
A1	Lower Living	1419 SF
A2	Main Living	1566 SF
A3	Upper Level	883 SF
A4	Attic Level	859 SF
		4728 SF

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Area Calculation Plan

SCALE:
1/8" = 1'-0"

DATE
24 FEB 2025

SHEET
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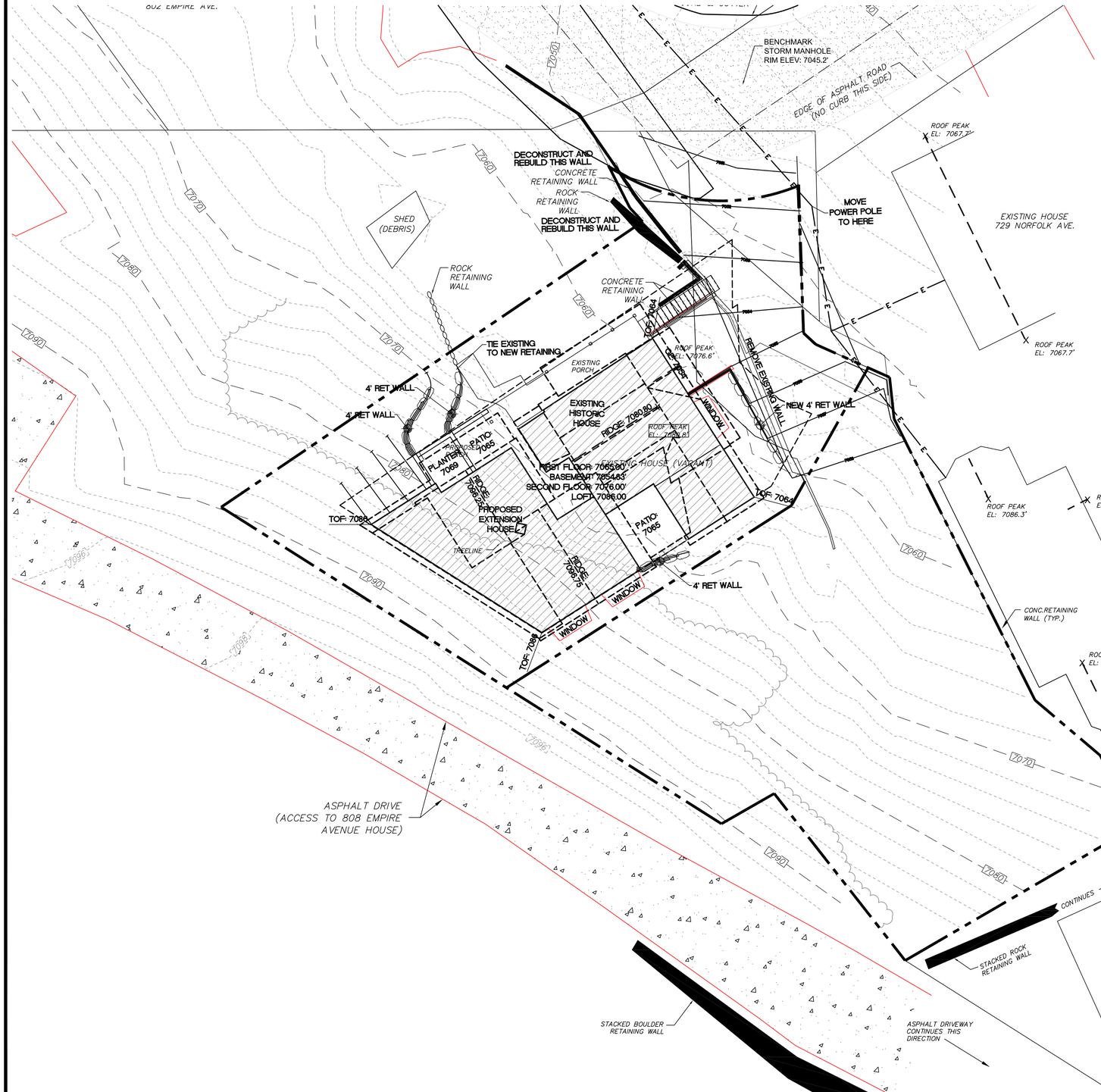
SITE DRAINAGE AND GRADING PLAN

HISTORIC HOUSE
732 CRESCENT TRAM
PARK CITY, UTAH



NORTH

0 5 10 20 40

(1" INCH = 10' FEET)

LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH

LEGEND

	SUBJECT PARCEL	O	PROPERTY CORNER FOUND (AS NOTED)
	BUILDING ENVELOPE		FIRE HYDRANT
	ROAD CENTERLINE	S	SEWER MANHOLE
6830	CONTOUR MAJOR	T	TELECOM BOX
	CONTOUR MINOR	E	ELECTRICAL BOX
	10' P.U.E.	W	WATER MANHOLE

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CRESCENT TRAM SUBDIVISION HISTORIC HOUSE

HYNES RESIDENCE
732 CRESCENT
PARK CITY, UT
84098

SITE DRAINAGE AND GRADING

SCALE:
1" = 10'

DATE OF PLANS
24 FEB 2025

SHEET
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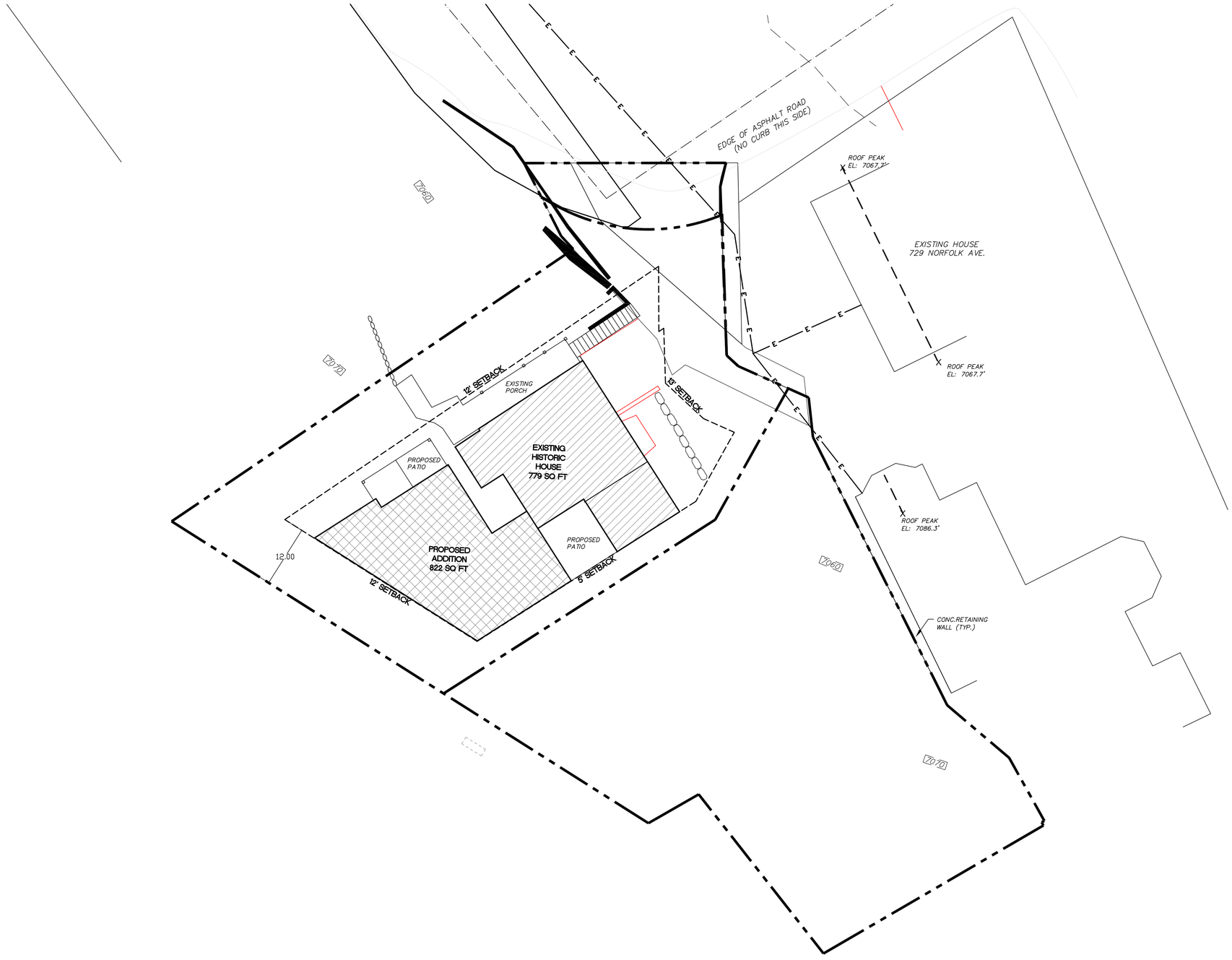
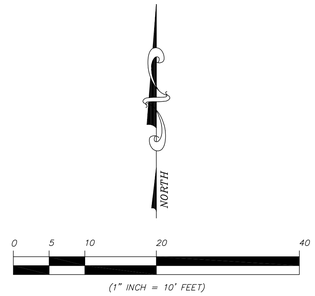
HISTORIC HOUSE
732 CRESCENT TRAM
PARK CITY, UTAH





FOOTPRINT AND SETBACK PLAN

LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

LEGEND

	SUBJECT PARCEL	O	PROPERTY CORNER FOUND (AS NOTED)
	BUILDING ENVELOPE		FIRE HYDRANT
	ROAD CENTERLINE	S	SEWER MANHOLE
6830	CONTOUR MAJOR	T	TELECOM BOX
	CONTOUR MINOR	E	ELECTRICAL BOX
	10' P.U.E.	W	WATER MANHOLE

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CRESCENT
TRAM
SUBDIVISION
HISTORIC HOUSE

HYNES RESIDENCE
732 CRESCENT
PARK CITY, UT
84098

FOOTPRINT
AND
SETBACKS

SCALE:
1" = 10'

DATE OF
PLANS
24 FEB 2025

SHEET
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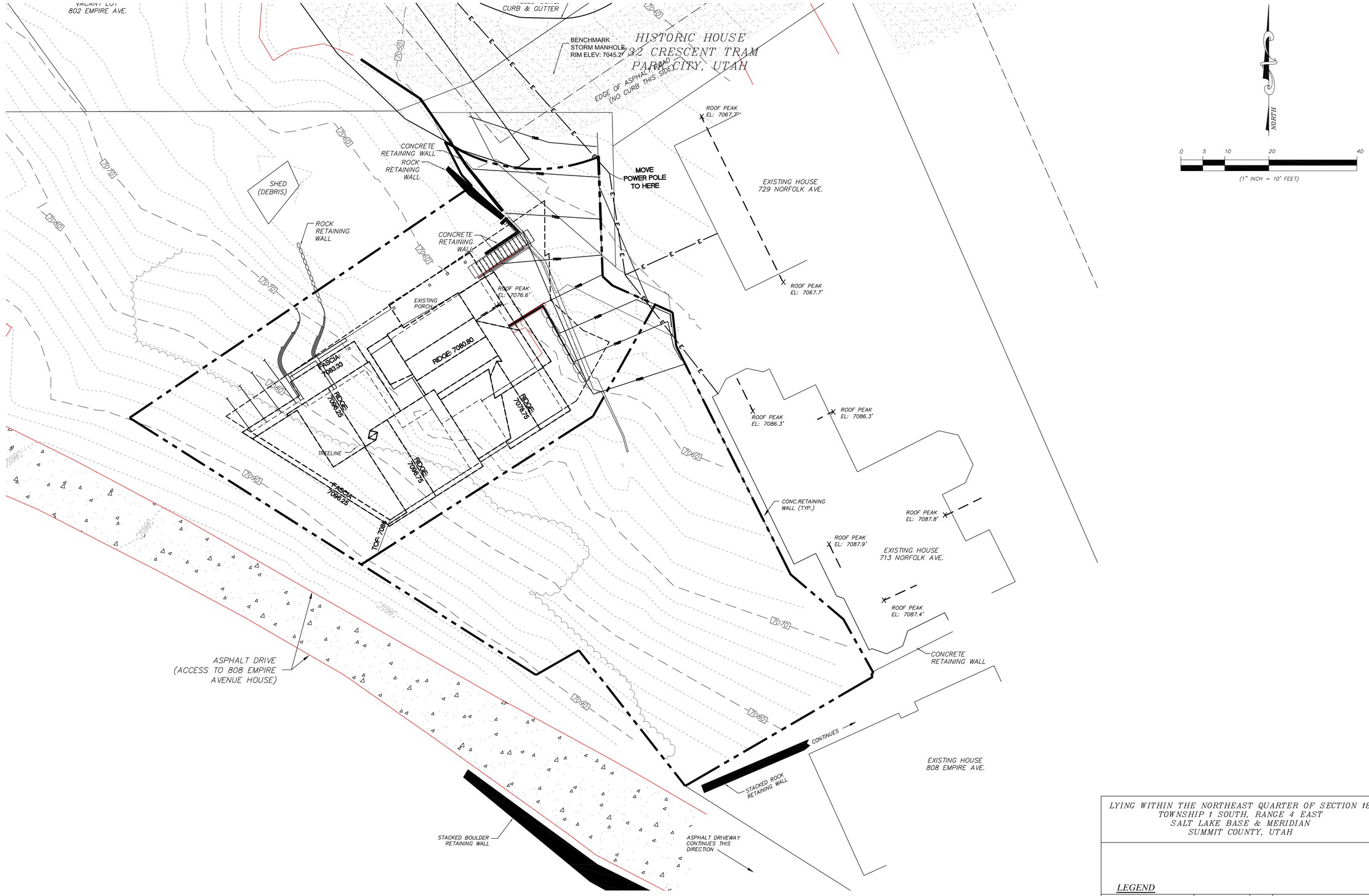

ROOF OVER TOPO

LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

LEGEND

	SUBJECT PARCEL	O	PROPERTY CORNER FOUND (AS NOTED)
	BUILDING ENVELOPE		FIRE HYDRANT
	ROAD CENTERLINE	S	SEWER MANHOLE
6830	CONTOUR MAJOR	T	TELECOM BOX
	CONTOUR MINOR	E	ELECTRICAL BOX
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PARK CITY, UT
84098

ROOF OVER TOPO

SCALE:
1" = 10'

DATE OF PLANS
24 FEB 2025

SHEET
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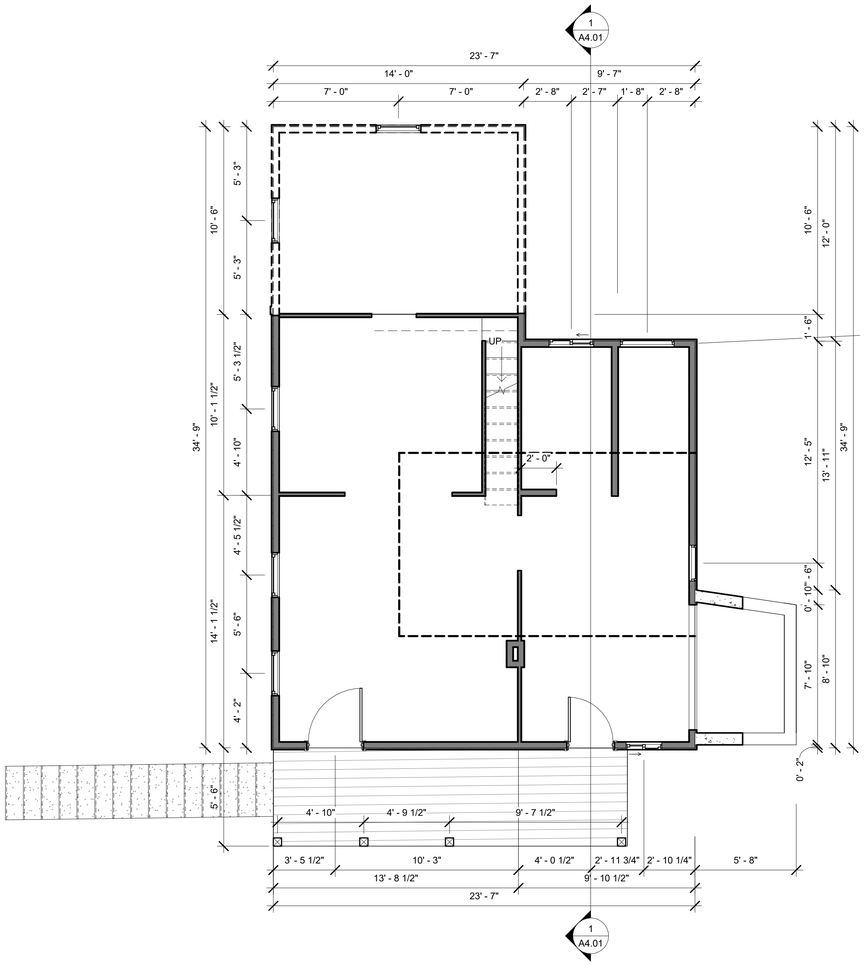
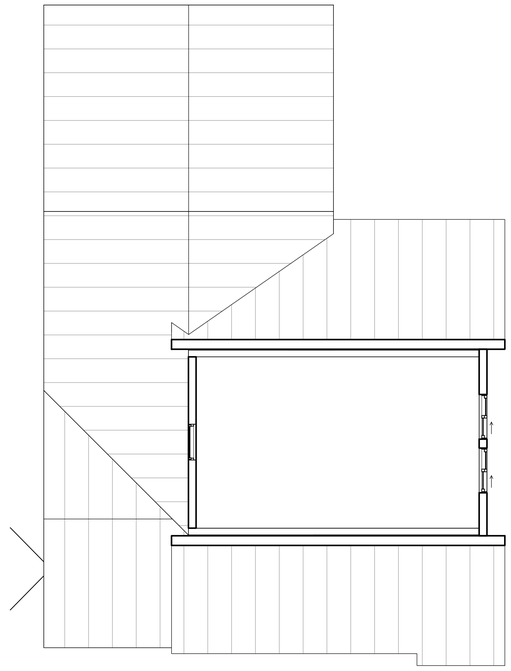


1 Main Level
1/4" = 1'-0"



2 Loft Level - Existing
1/4" = 1'-0"

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Existing Floor Plans

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

DATE
24 FEB 2025

SHEET
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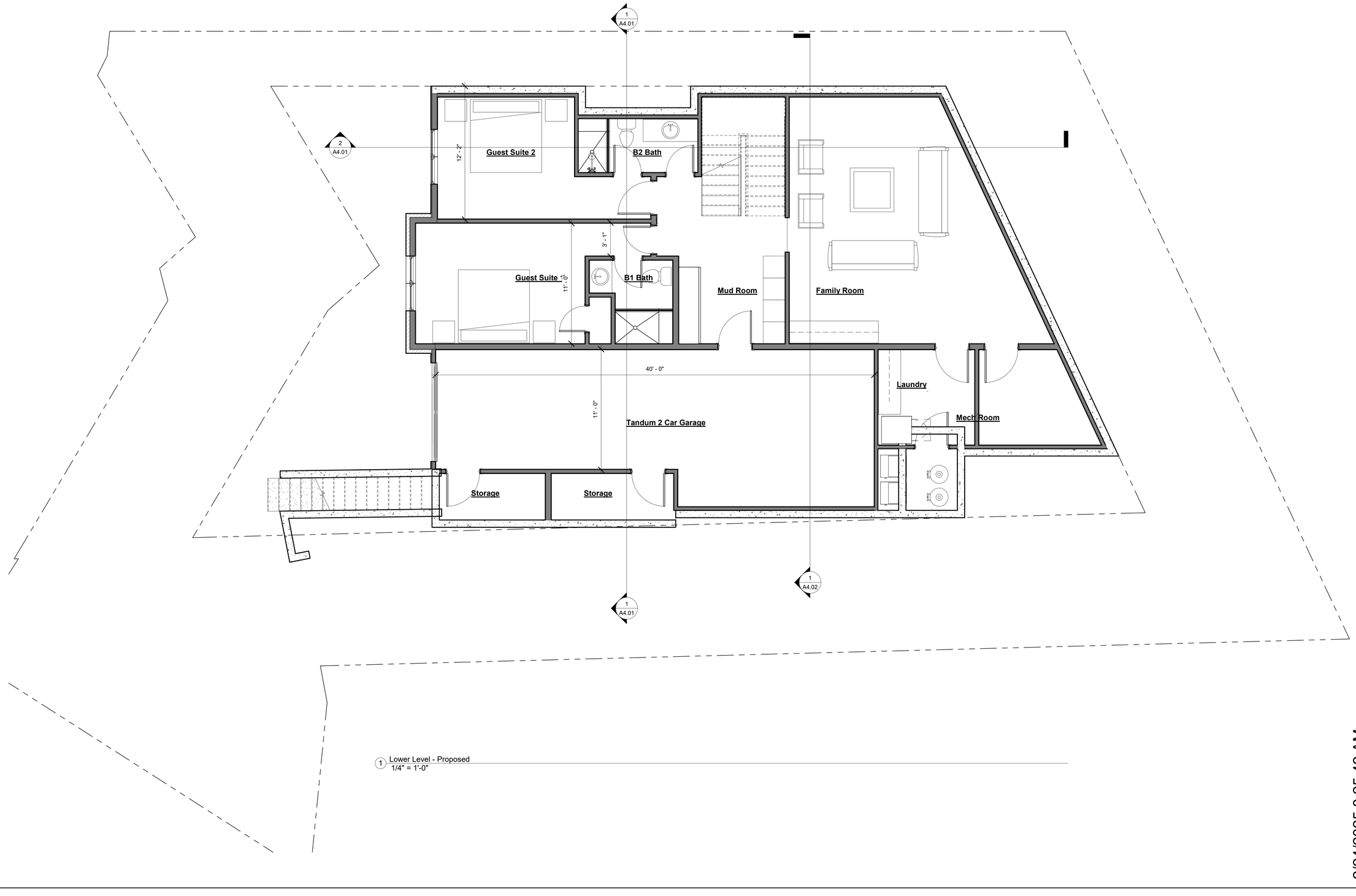

1 Lower Level - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF V.S. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF V.S. HARRIS INC. WHEN CONTRACTS WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

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BY ACCEPTING THESE PLANS/DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF V.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY AGREED AGREED.

VAN SICKLE
DESIGN & DRAFTING
786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Proposed Floor Plans

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

DATE
24 FEB 2025

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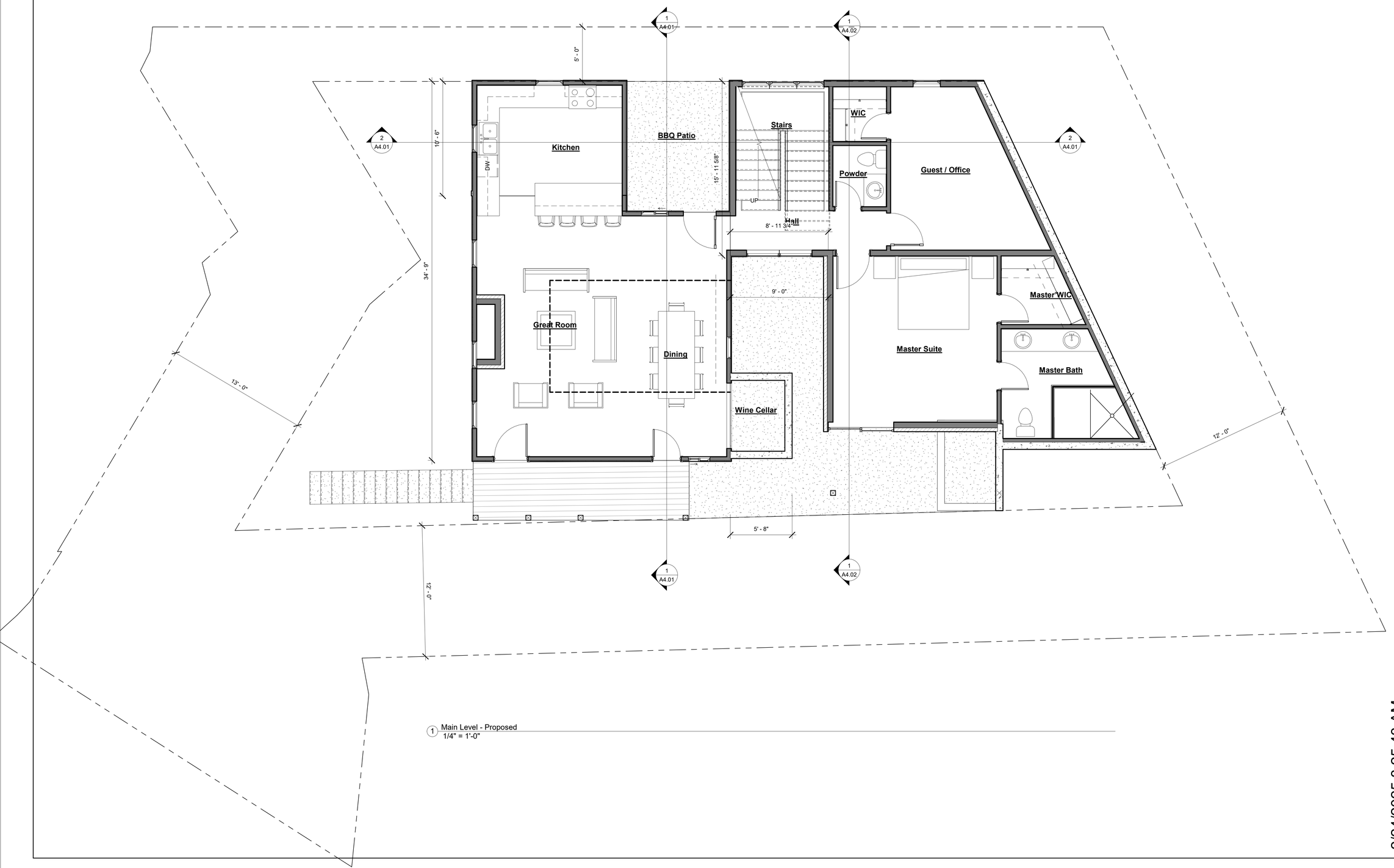

1 Main Level - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. WHEN CONTRACTS WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

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732 Crescent

Historic Home
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Park City, UT 84098

Proposed Floor Plans

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

DATE
24 FEB 2025

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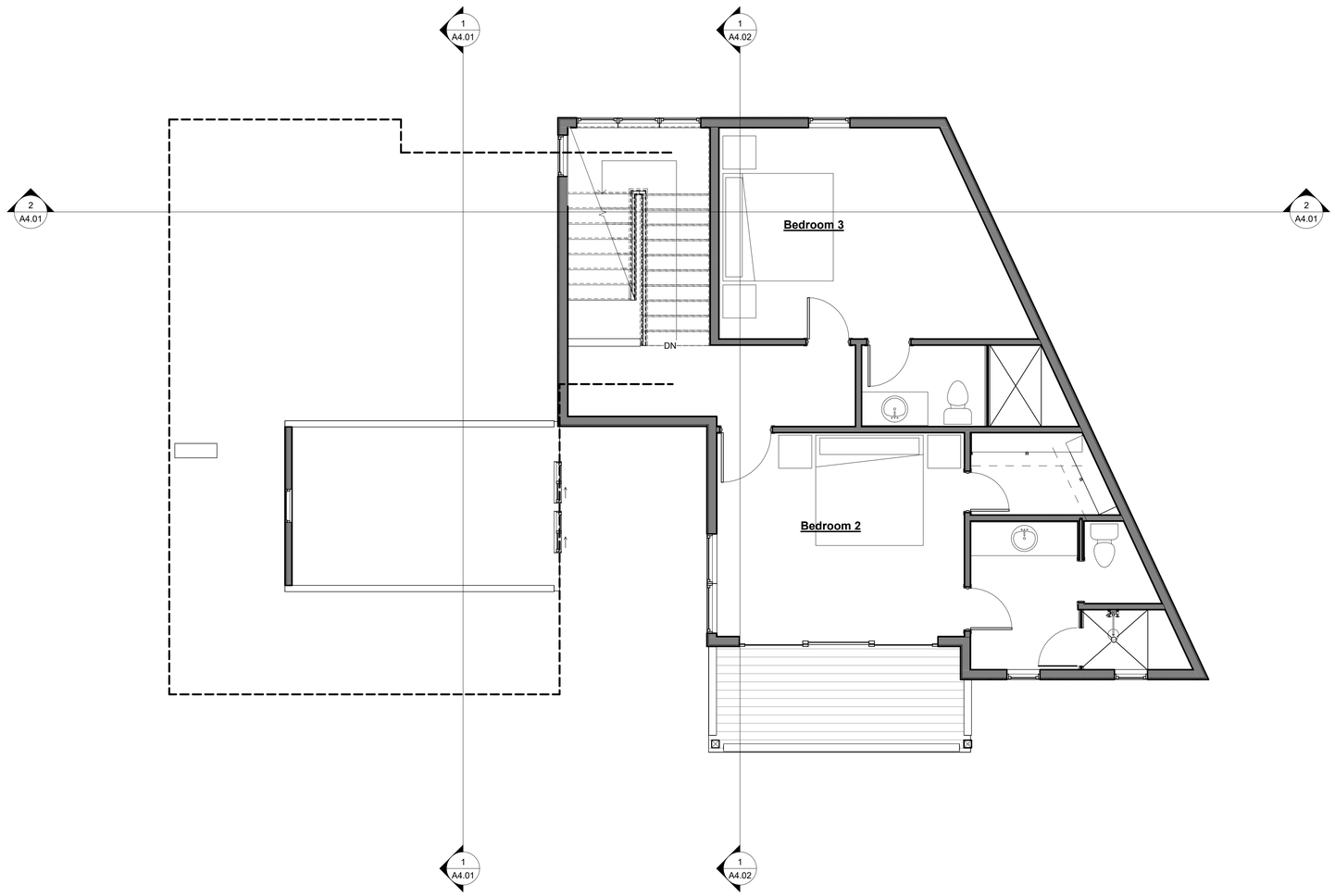

1 Upper Level - Proposed
1/4" = 1'-0"

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Park City, UT 84098

Proposed Floor Plans

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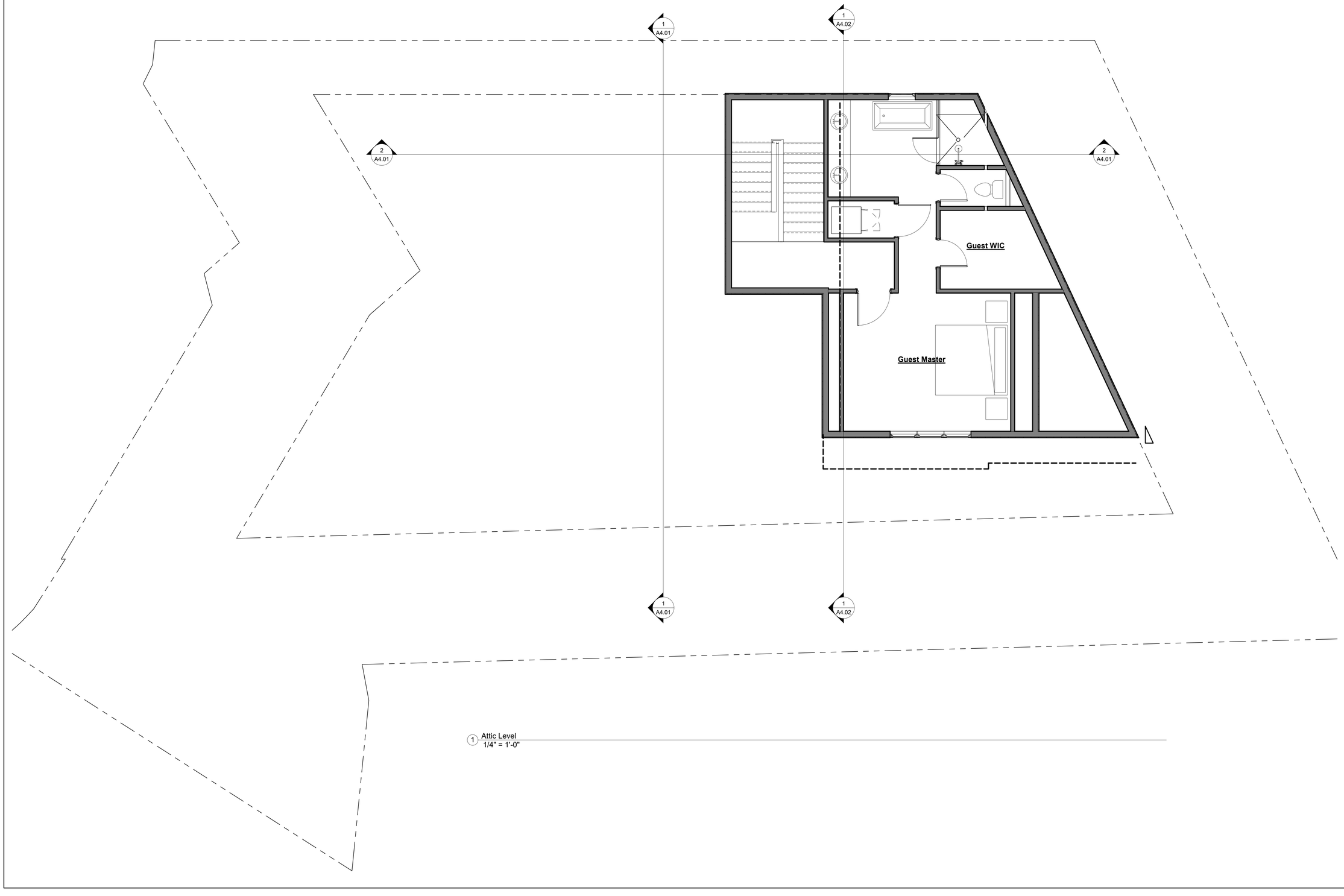

1 Attic Level
1/4" = 1'-0"

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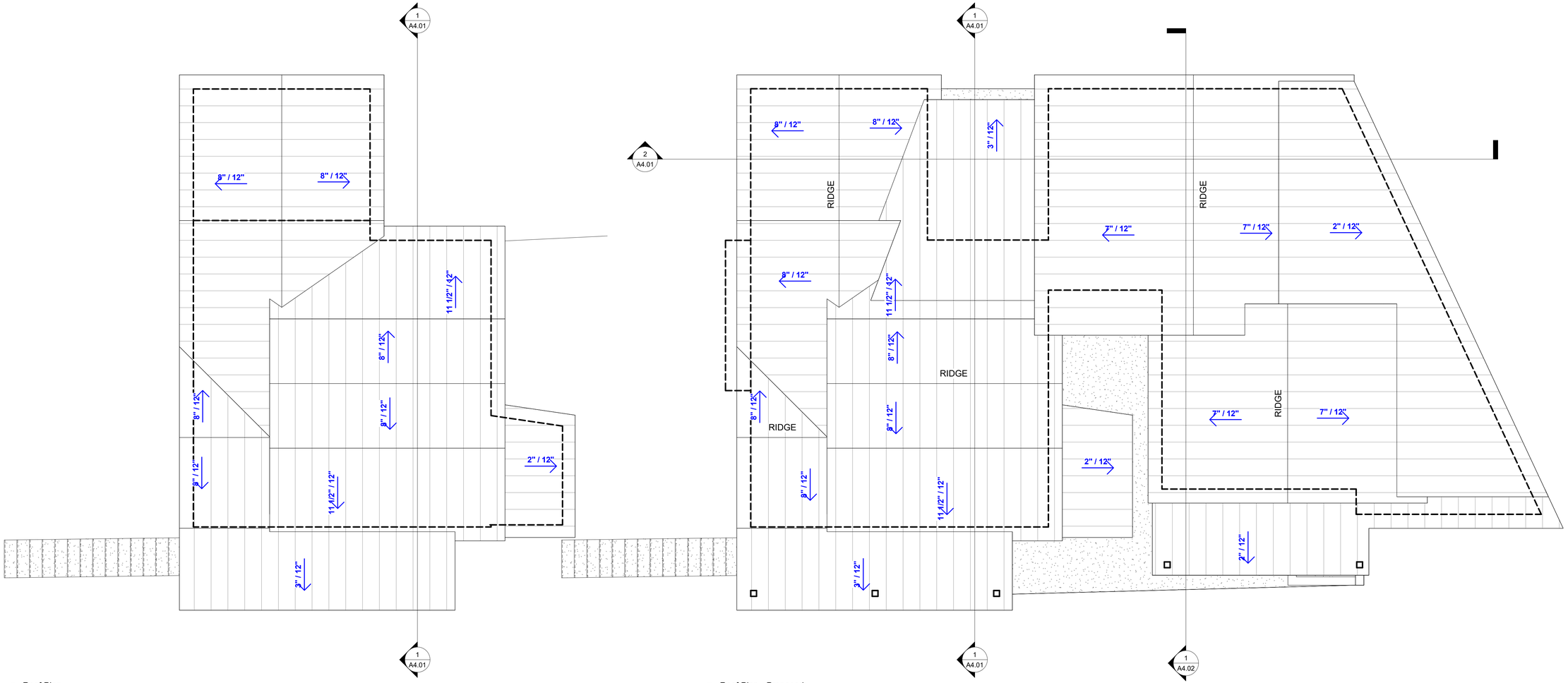

1 Roof Plan
1/4" = 1'-0"

2 Roof Plan - Proposed
1/4" = 1'-0"

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BY ACCEPTING THESE PLANS CONTRACTS AND /OR SERVICES OUTLINED IN THESE DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, CONSULTANTS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THESE DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY AGREED AGREED.

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Revision Schedule

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732 Crescent

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Roof Plans

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

DATE
24 FEB 2025

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Room Finish Schedule

Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling	Ceiling Height	
33	Guest / Office						
34	Powder						
35	WIC						
36	Stairs						
37	BBQ Patio						

Door Schedule

Door Number	Width	Height	Family	Finish
				Comments
5	2' - 6"	6' - 8"	Door-Exterior-Single.0001	
66	3' - 0"	6' - 8"	Door-Exterior-Single.0001	

Window Schedule

Mark	Rough Opening		Sill Height	Type	Tempered	Comments
	Width	Height				
8	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		
11	2' - 0"	1' - 6"	5' - 2"	Window-Sliding-Double		
13	2' - 0"	2' - 0"	4' - 8"	Window-Fixed		
118	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		
119	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		
120	3' - 0"	1' - 6"	5' - 2"	Window-Fixed		
121	2' - 6"	1' - 6"	5' - 2"	Window-Sliding-Double		
122	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		
123	2' - 6"	1' - 6"	3' - 0"	Window-Sliding-Double		
124	2' - 6"	1' - 6"	3' - 0"	Window-Sliding-Double		
125	2' - 0"	2' - 0"	4' - 2"	Window-Fixed		
126	2' - 6"	5' - 0"	1' - 8"	Window-Double-Hung		

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Revision Schedule

Revision Number	Revision Date

732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

Schedules

SCALE:

DATE
24 FEB 2025

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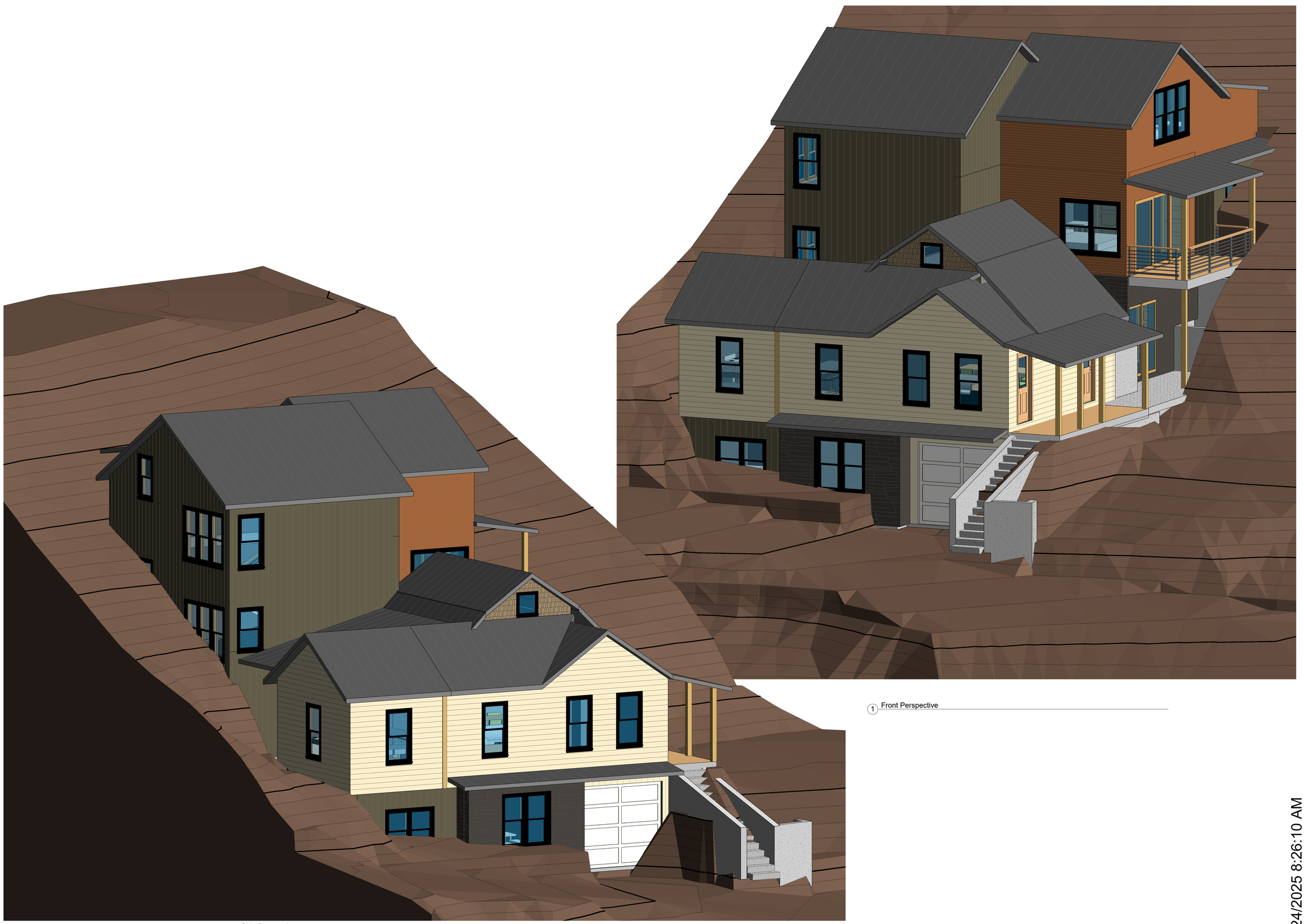

1 Front Perspective

2 Side Perspective

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732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Isometric Elevations

SCALE:

DATE
24 FEB 2025

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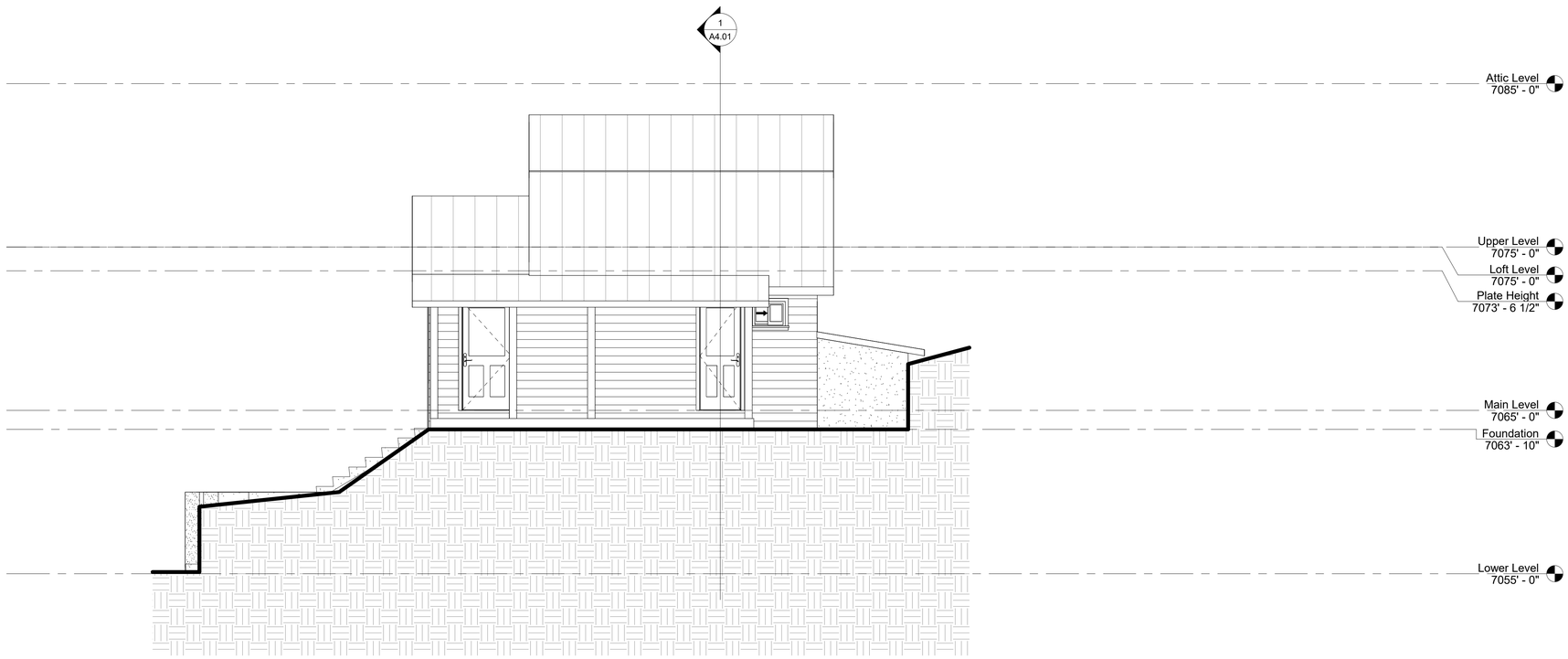
1 Exterior Elevation - East Existing
1/4" = 1'-0"



2 Exterior Elevation - North Existing
1/4" = 1'-0"

THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND THE MODEL DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.S. HARRIS INC. WRITTEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

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732 Crescent

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Elevations - Existing

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

DATE
24 FEB 2025

SHEET
A3.02

2/24/2025 8:26:12 AM

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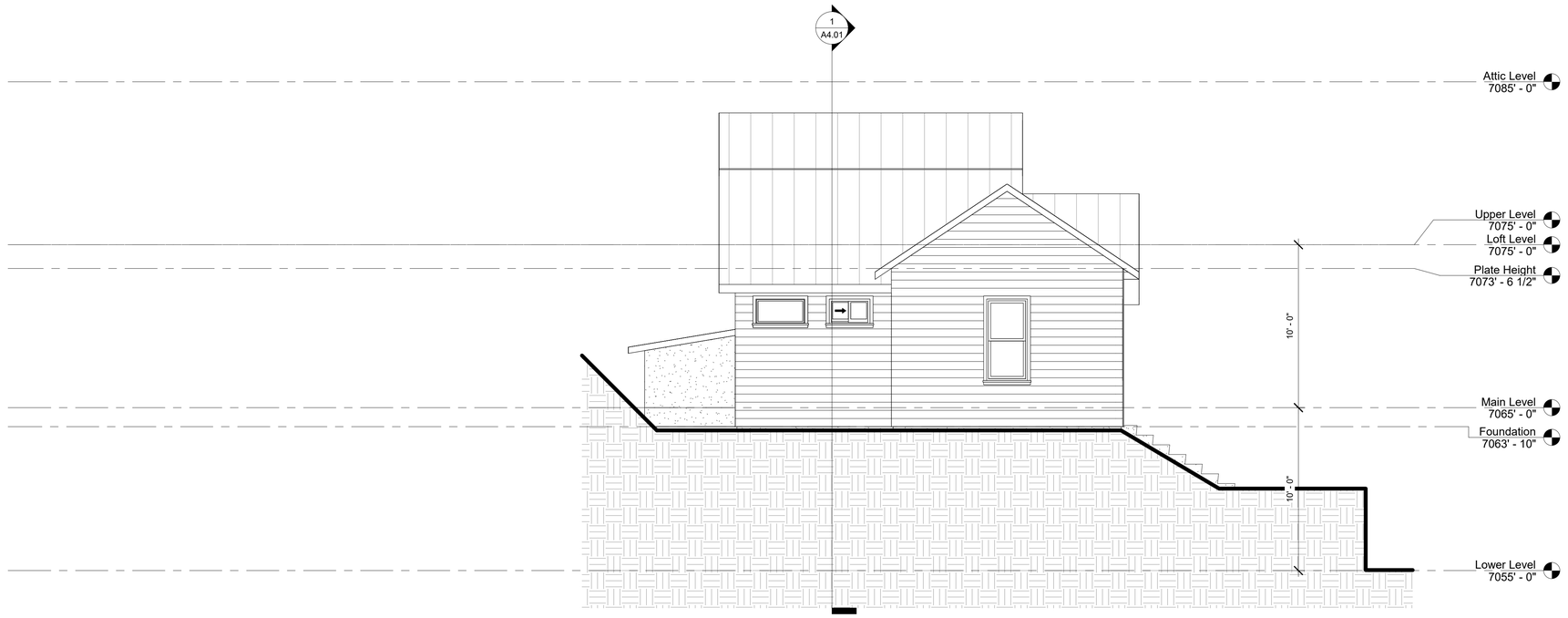

1 Exterior Elevation - South Existing
1/4" = 1'-0"

2 Exterior Elevation - West Existing
1/4" = 1'-0"

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Elevations - Existing

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24 FEB 2025

SHEET
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1 Exterior Elevation - East Proposed
1/4" = 1'-0"

2 Exterior Elevation - North Proposed
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Elevations - Proposed

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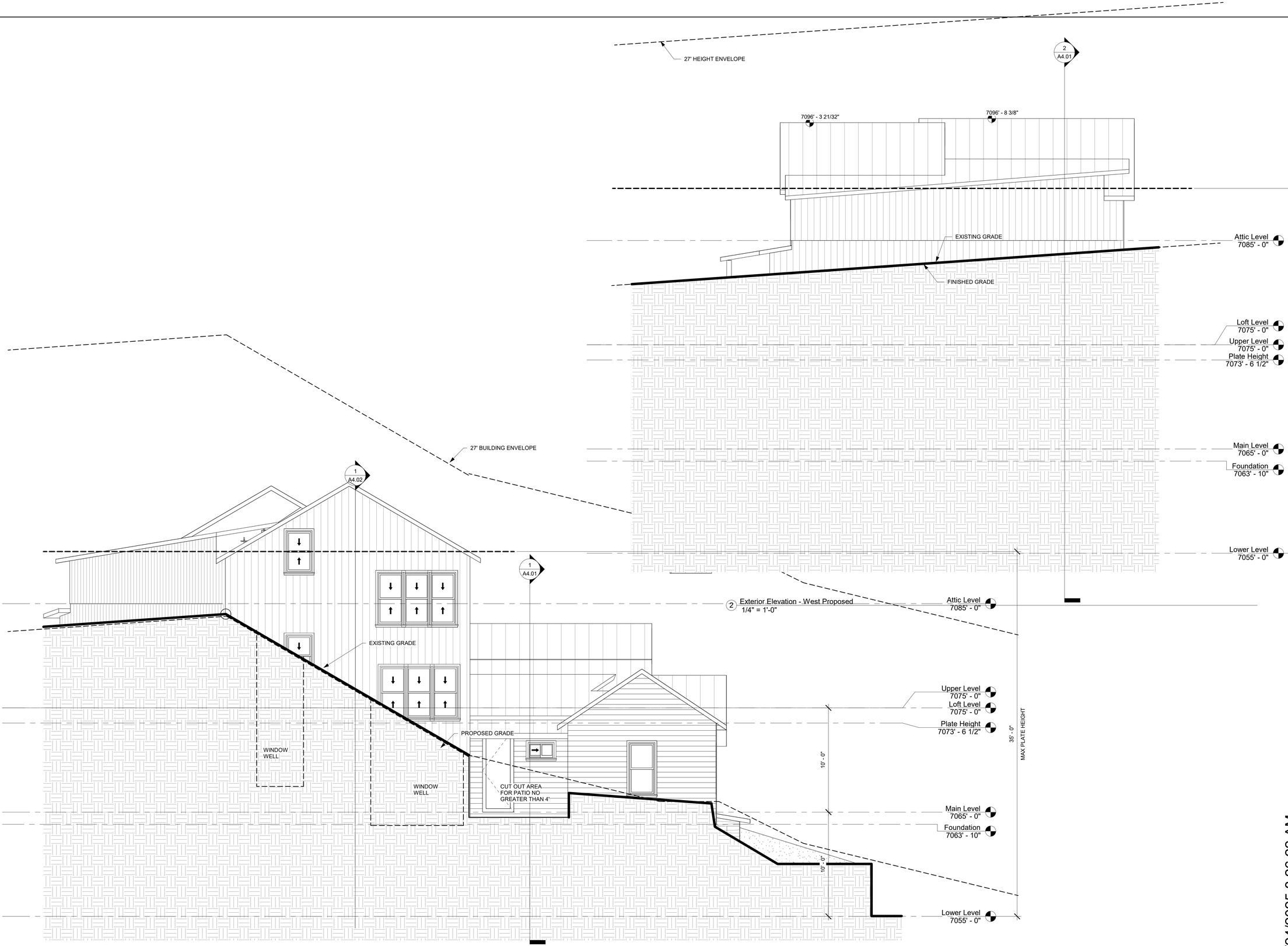

2 Exterior Elevation - West Proposed
1/4" = 1'-0"

1 Exterior Elevation - South Proposed
1/4" = 1'-0"

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BY BUILDING THESE PLANS THE CONTRACTOR / HOMEOWNER THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Elevations - Proposed

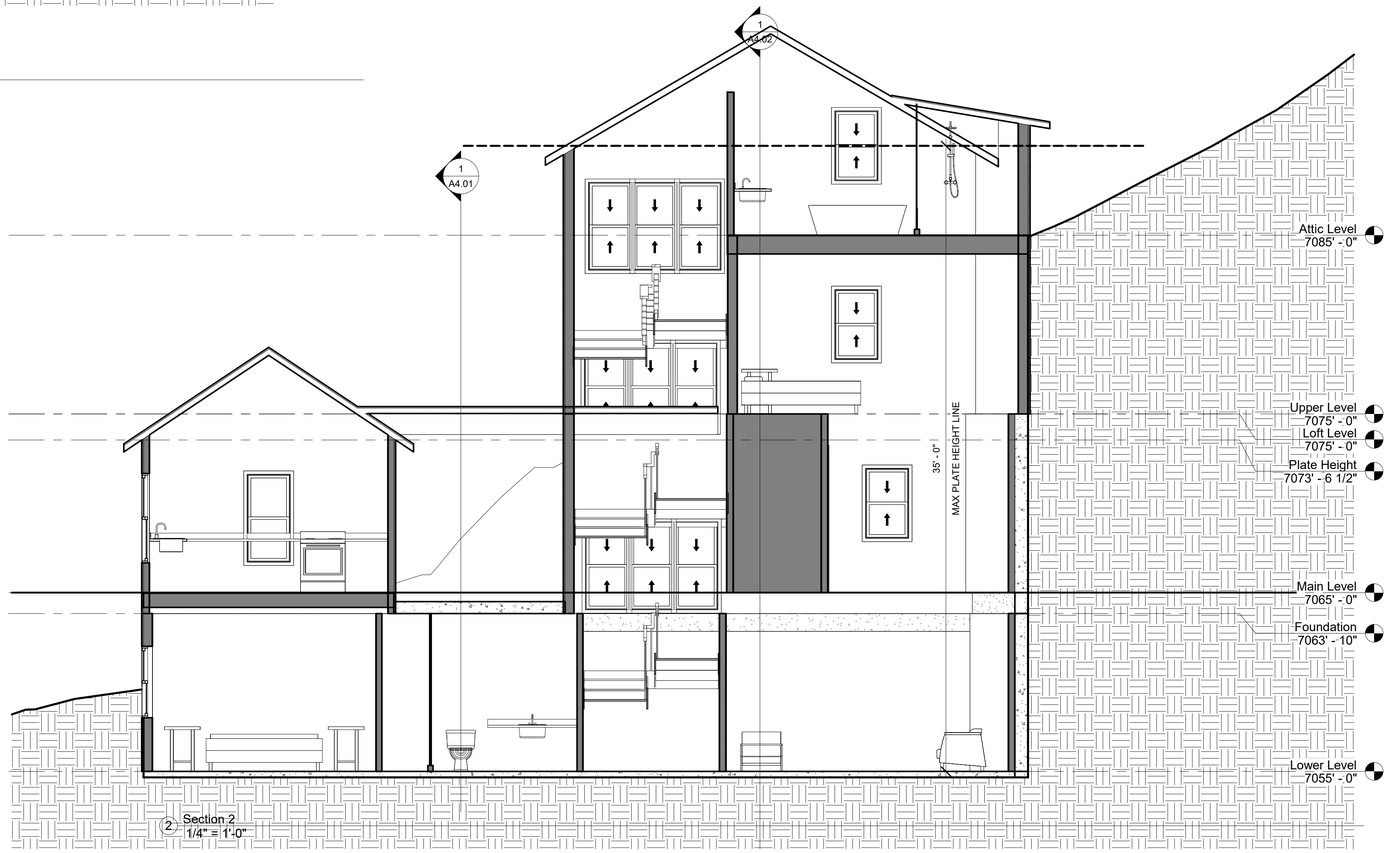
SCALE:
1/4" = 1'-0"

DATE
24 FEB 2025

SHEET
A3.05

2/24/2025 8:26:22 AM

1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS CONTRACTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY AGREED AGREED.

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Building Sections

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

DATE
24 FEB 2025

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A4.01

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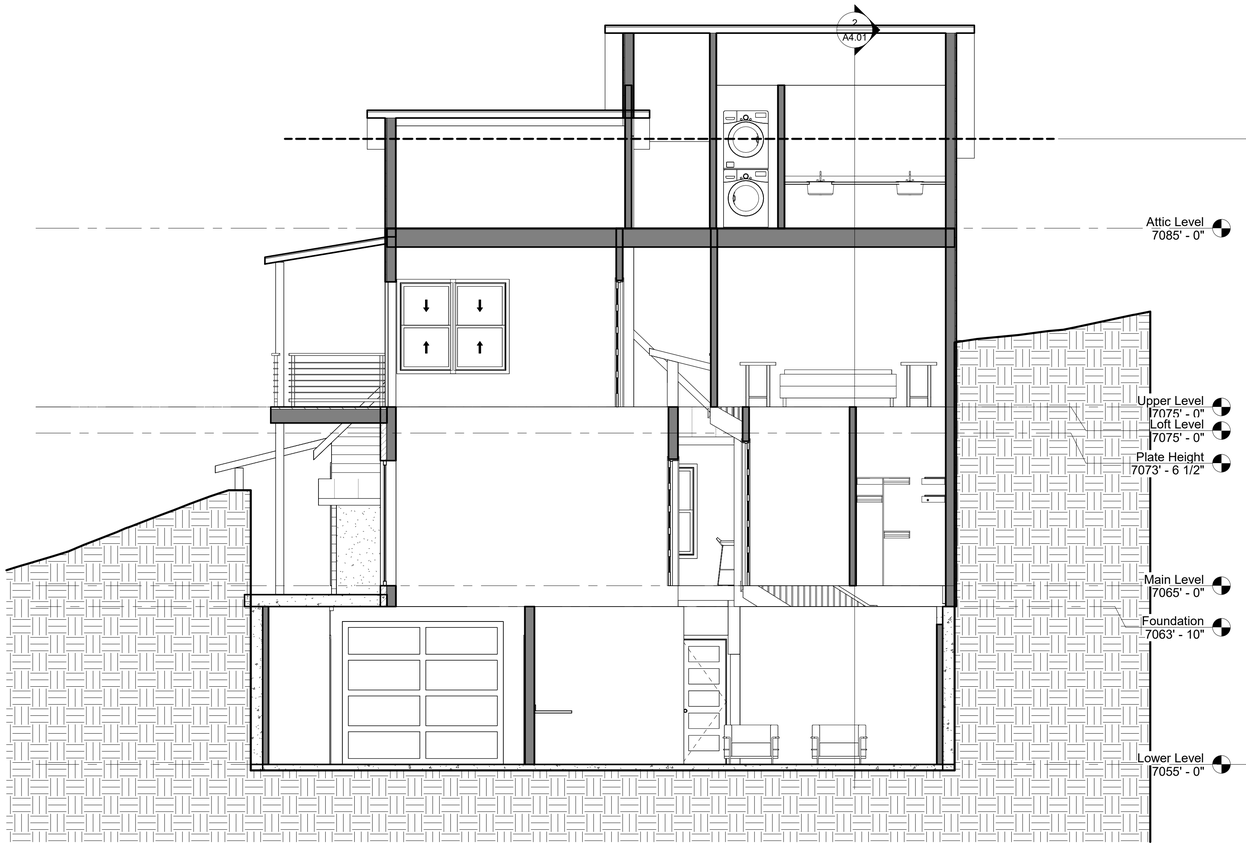

1 Section 3
1/4" = 1'-0"

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Revision Schedule

Revision Number	Revision Date

732 Crescent
Historic Home
732 Crescent Street
Park City, UT 84098

Building Sections

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

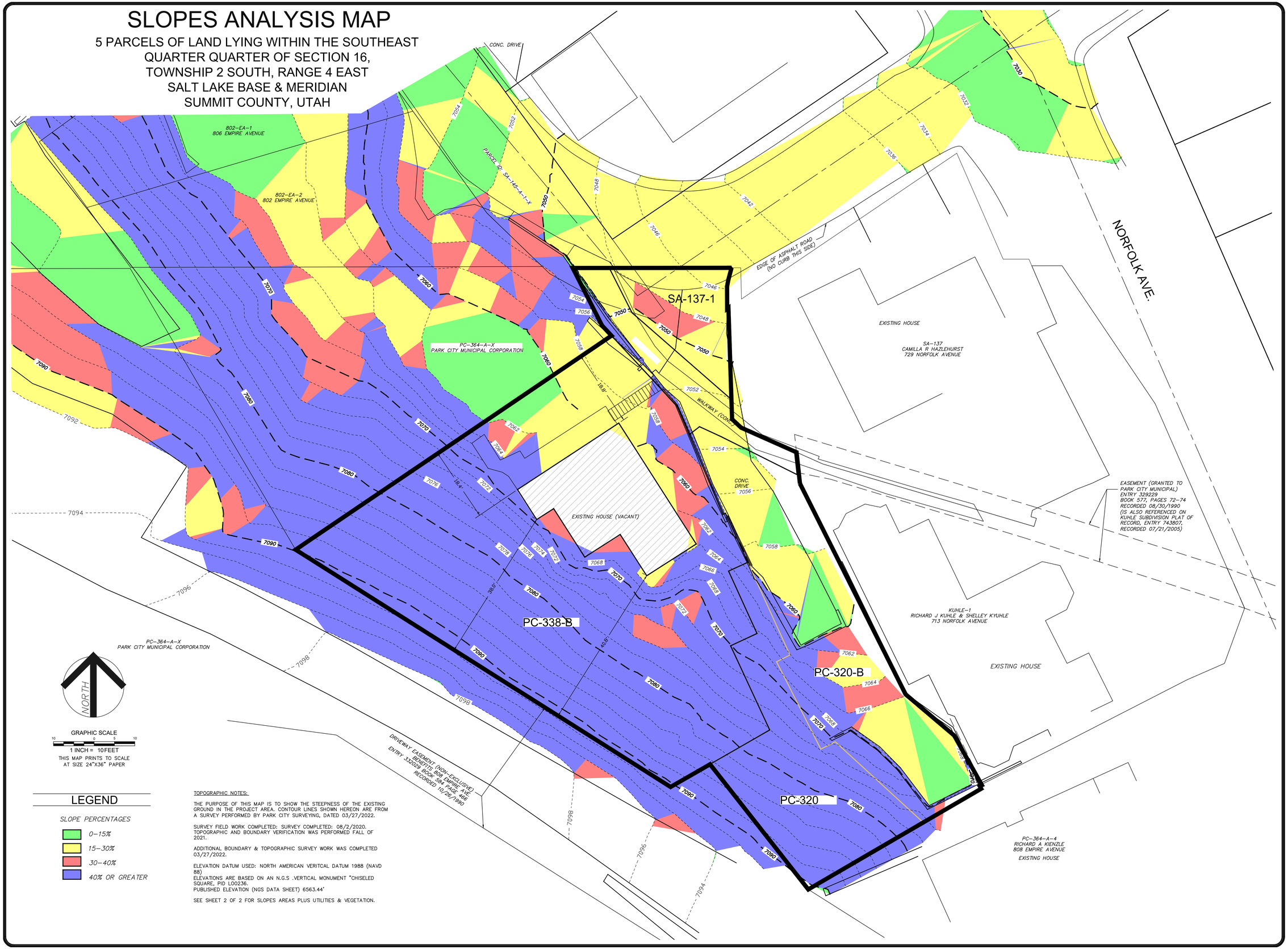
DATE
24 FEB 2025

SHEET
A4.02

2/24/2025 8:26:27 AM

SLOPES ANALYSIS MAP

5 PARCELS OF LAND LYING WITHIN THE SOUTHEAST QUARTER QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH



LEGEND

SLOPE PERCENTAGES

- 0–15%
- 15–30%
- 30–40%
- 40% OR GREATER

TOPOGRAPHIC NOTES:

THE PURPOSE OF THIS MAP IS TO SHOW THE STEEPNESS OF THE EXISTING GROUND IN THE PROJECT AREA. CONTOUR LINES SHOWN HEREON ARE FROM A SURVEY PERFORMED BY PARK CITY SURVEYING, DATED 03/27/2022.

SURVEY FIELD WORK COMPLETED: SURVEY COMPLETED: 08/2/2020. TOPOGRAPHIC AND BOUNDARY VERIFICATION WAS PERFORMED FALL OF 2021.

ADDITIONAL BOUNDARY & TOPOGRAPHIC SURVEY WORK WAS COMPLETED 03/27/2022.

ELEVATION DATUM USED: NORTH AMERICAN VERITCAL DATUM 1988 (NAVD 88)
ELEVATIONS ARE BASED ON AN N.G.S .VERTICAL MONUMENT "CHISELED SQUARE, PID LO0236.
PUBLISHED ELEVATION (NGS DATA SHEET) 6563.44'

SEE SHEET 2 OF 2 FOR SLOPES AREAS PLUS UTILITIES & VEGETATION.

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

REVISIONS		
DATE	BY	COMMENTS
xx/xx/xxxx		

SURVEYED BY: MN/KR/MM
DRAWN BY: MN
DATE: MARCH 27, 2022

SLOPES ANALASIS MAP
732 CRESCENT TRAM & 175 8TH STREET
PARK CITY, UTAH

FOR: WASATCH HOLDINGS LLC

DWG: 732 CRESCENT TRAM SLOPES - 4 ZONES.dwg

SHEET 1 OF 2

C:\Users\Owner\Dropbox (Park City Surveying)\Park City Surveying Team Folder\Drive\O'S\OLDTOWN\Snyders Addition\Lots\732 Crescent Tram ROS-TOPO - Tom Peek\732 CRESCENT TRAM SLOPES - 4 ZONES.dwg, 6/3/2022 8:36:43 PM, _AutoCAD PDF (General Documentation).pc3

SLOPES ANALYSIS MAP

5 PARCELS OF LAND LYING WITHIN THE SOUTHEAST QUARTER QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH

SA-137-1

PC-338-B

PC-320-B

PC-320

NORFOLK AVE.

BENCHMARK
STORM MANHOLE
RIM ELEV: 7045.2'

SANITARY MANHOLE 302
RIM ELEV: 7050.0'

SANITARY MANHOLE 300
RIM ELEV: 7030.9'

STORM MANHOLE 2
RIM ELEV: 7032.9'

SANITARY MANHOLE 301
RIM ELEV: 7042.9'

SDMH 1

2.5' ROLLED CONC. CURB & GUTTER

CONCRETE & STACKED ROCK RETAINING WALL

ROCK RETAINING WALL

STEPS (WOOD W/ CONC. BASE)

CONC. DRIVE

GRAVEL

GRAVEL DRIVE

ASPHALT DRIVE

DRIVEWAY

WALKWAY (GRAVEL)

CONCRETE RETAINING WALL

STACKED ROCK RETAINING WALL

STACKED BOULDER RETAINING WALL

ENTRY (PORCH)

PORCH

TREELINE

TREES

(EASEMENT)

ROOF PEAK EL: 7061.9'

ROOF PEAK EL: 7060.5'

ROOF PEAK EL: 7060.0'

ROOF PEAK EL: 7067.7'

ROOF PEAK EL: 7067.7'

ROOF PEAK EL: 7076.6'

ROOF PEAK EL: 7080.8'

ROOF PEAK EL: 7076.6'

ROOF PEAK EL: 7086.3'

ROOF PEAK EL: 7086.3'

ROOF PEAK EL: 7087.8'

ROOF PEAK EL: 7087.9'

ROOF PEAK EL: 7087.4'

FF: 7062.8'

FF: 7063.0'

18.8'

5.0'

10.8'

LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN
- COMMUNICATIONS BOX
- E — OVERHEAD UTILITY LINE
- TREE LINE

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE

- 5' CONIFEROUS TREE
- 5' DECIDUOUS TREE
- TREE LINE

TOPOGRAPHIC NOTES:

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PUBLISHED ELEVATION (NGS DATA SHEET) 6563.44'

UTILITIES NOTE:
ANY VISIBLE UTILITIES OR IMPROVEMENTS ARE SHOWN HEREON, HOWEVER IT IS POSSIBLE THAT SOME NATURAL FEATURES, UTILITIES AND IMPROVEMENTS MAY BE BELOW THE SURFACE AND NOT VISIBLE.

NORTH

GRAPHIC SCALE
10 0 5 10
1 INCH = 10FEET
THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

LEGEND

SLOPE PERCENTAGES

- 0–15%
- 15–30%
- 30–40%
- 40% OR GREATER

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REVISIONS		
DATE	BY	COMMENTS
xx/xx/xxxx		

SURVEYED BY: MN/KR/MM
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DATE: MARCH 27, 2022

SLOPES ANALAISIS MAP
732 CRESCENT TRAM & 175 8TH STREET
PARK CITY, UTAH

DWG: 732 CRESCENT TRAM SLOPES - 4 ZONES.dwg

FOR: WASATCH HOLDINGS LLC

SHEET 1 OF 2

C:\Users\Owner\Dropbox (Park City Surveying)\Park City Surveying Team Folder\ZDrive\O'S\OLDTOWN\Snyders Addition\Lots\732 Crescent Tram ROS-TOPO - Tom Peek\732 CRESCENT TRAM SLOPES - 4 ZONES.dwg, 6/3/2022 8:36:46 PM, AutoCAD PDF (General Documentation).pc3

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811 Norfolk Ave
732 Cresent Tram
Park City, Utah
Google Street View
Aug 2024
See more dates
Share
Main St
Park City
Google

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Planning Department

October 2, 2024

Bill Van Sickle, Applicant Representative

CC: Tony Hynes, Wasatch Holdings, LLC

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	732 Crescent Tram Landmark Historic Site
Zoning District:	Historic Residential - 1
Application:	Reconstruction and Material Deconstruction
Project Number:	PL-23-05741
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 2, 2024
Project Summary:	The Applicant requests rehabilitating the Landmark Historic Structure to 1938 with the Winters additions. This request includes the 1894-1930 Mature Mining Era early 1900s form and the 1931-1962 Mining Decline & Emergence of Recreation Industry form, dating the Landmark Historic Structure to 1938.

Action Taken

On October 2, 2024, the Historic Preservation Board conducted a public hearing and approved according to the findings of fact, conclusions of law, and conditions of approval:

- The Rehabilitation of the Landmark Historic Structure to 1938.
- The Reconstruction of Addition A.
- The lifting of the Landmark Historic Structure to accommodate a basement addition.
- The Material Deconstruction of approximately 60 square feet of Addition C to accommodate a transitional element and addition.

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Findings of Fact

1. On January 23, 2021, the Applicant submitted a Historic District Design Review Pre-Application to rehabilitate the Landmark Historic Structure at 732 Crescent Tram, lift the Historic Structure to accommodate a basement addition, and construct an addition to the secondary façade on a Very Steep Slope. The proposed project requires Historic Preservation Board Material Deconstruction, a subdivision application, a Steep Slope Conditional Use Permit approval from the Planning Commission, and a Historic District Design Review approval by staff.
2. The Applicant requests Historic Preservation Board approval to Rehabilitate the Landmark Historic Structure to the 1938 form and retain the Winters Additions, to Reconstruct Winters Addition A, to lift the Landmark Historic Structure to accommodate a basement addition, and to remove approximately 60 square feet from Winters Addition C to accommodate a transitional element and addition.
3. 732 Crescent Tram is an unoccupied Landmark Historic Site on Park City's Historic Sites Inventory, constructed circa 1904 during the Mature Mining Era (1894-1930). The site is unique in that the front façade faces north, not Crescent Tram Road. The property is accessed from a private driveway off Crescent Tram Road.
4. Staff research completed in 2016 concluded the Landmark Historic Structure was originally a one-room, single-cell house. An expansion was added to the rear of the house sometime before 1907.
5. Park City School District Superintendent Carl Winters purchased the home in 1926 and lived there with his wife and three daughters through 1938. During his ownership, several additions were constructed.
6. On March 1, 2017, the Historic Preservation Board reviewed a request to determine the Historic Significance of the Winters additions. A previous property owner requested the Board determine the additions constructed during Superintendent Carl Winters' ownership between 1926 and 1938, including Additions A, B, C, E and F in the image below, could be removed for the rehabilitation of the Landmark Historic Structure to the early 1900s form:

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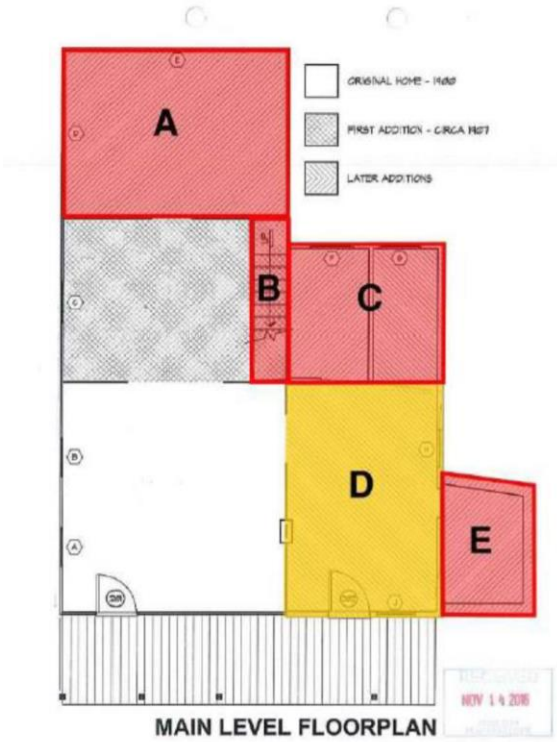

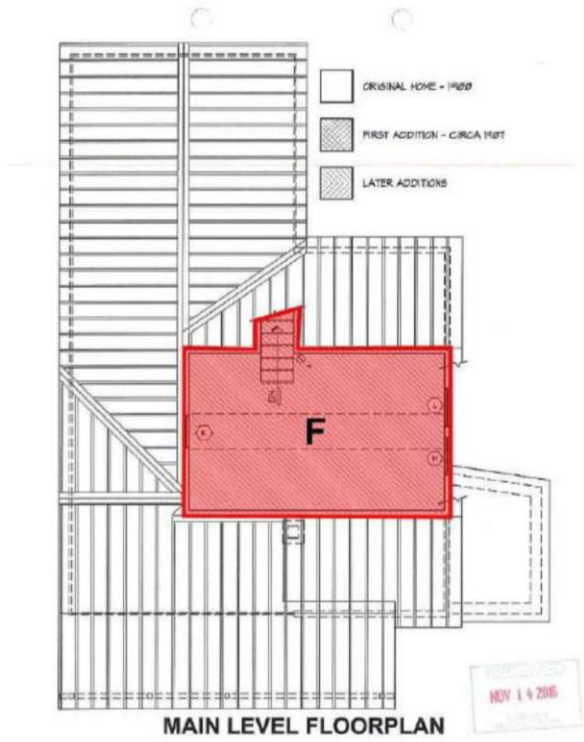

7. On March 1, 2017, the Historic Preservation Board continued the discussion to April 5, 2017.
8. On April 5, 2017, the Historic Preservation Board found the Winters Additions “do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history” and that these additions do not meet the criteria for designating sites to the Park City Historic Sites Inventory.
9. On November 7, 2018, the Historic Preservation Board approved Material Deconstruction for the removal of the Winters Additions.
10. However, only Addition A was removed and the other Winters Additions remain.
11. The Applicant requests the Board approve the rehabilitation of the Landmark Historic Structure to 1938.
12. On August 7, 2024, a majority of the Board expressed support for retaining the Winters additions.
13. **Reconstruction** – The Applicant requests Reconstruction of Addition A. After Addition A was removed, the Applicant recorded a Boundary Line Agreement, reducing the size of the Landmark Historic Site from 0.15 acres (6,534 square

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feet) to 0.12 acres (5,227 square feet) and proposing to create two additional Lots to the south of the Landmark Historic Site.

a. Reconstruction of Addition A requires the future proposed Lot configuration to increase again with the boundary to shifting southward to comply with Setbacks.
b. LMC Section 15-11-15 *Reconstruction of an Existing Historic Building or Historic Structure* outlines the criteria required for a Landmark Historic Site. In approving an Application for Reconstruction of the Historic Structure on a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:
    i. The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
    ii. The Historic Structure cannot be made safe and/or serviceable through repair; and
    iii. The form, features, detailing, placement, orientation and location of the Historic Structure will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or historic photographs.
c. The Applicant's request is an outlier because the Applicant does not request Reconstruction of the Landmark Historic Structure; rather, they request Reconstruction of Addition A because of a 2017 Board determination to rehabilitate the Structure to the 1900s form and the current request – to rehabilitate the Structure to the 1938 form, with the Winters additions.
d. The Applicant meets criteria three. As part of the Board's 2017 review, the form, features, detailing, placement, orientation and location of the Historic Structure is accurately depicted with as-built measured drawings, historical records, and current and historic photographs.
e. LMC Section 15-11-15(B) states the procedure for Reconstruction of Landmark Historic Structures shall be reviewed by the Board pursuant to LMC Section 15-11-12 *Historic District or Historic Site Review*. This Section of code requires a full Historic District Design Review process, and the Conditions of Approval below require compliance.
f. During the August meeting, a majority of the Board indicated support for the Reconstruction of Addition A as long as this does not establish

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precedent, and the Reconstructed form complies with the Historic District Regulations.

14. **Material Deconstruction –** Pursuant to LMC Section 15-11-12.5(A)(2), the Historic Preservation Board reviews Material Deconstruction to accommodate new additions, new construction, and structural upgrades.
15. The Applicant proposes bracing and lifting the Landmark Historic Structure, including the Winters Additions B, C, and F, and removing approximately 60 square feet of Addition C to accommodate a transitional element and addition.

Conclusions of Law

1. The request to rehabilitate the Landmark Historic Structure to the 1938 form retains the Historic Integrity of the Landmark Historic Site pursuant to LMC Section 15-11-10(A)(1).
2. The proposed Material Deconstruction complies with LMC Section 15-11-12.5 *Material Deconstruction*.
3. The proposal, as conditioned, complies with LMC Section 15-13-2 *Regulations for Historic Residential Sites*.

Conditions of Approval

1. The proposal requires a Plat Amendment, Steep Slope Conditional Use Permit, and Historic District Design Review application.
2. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan will be required at the time of building permit application.
3. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
4. The Historic Site shall be returned to original grade following the construction of the foundation. When the original grade cannot be achieved, no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
5. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
6. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
7. The form, material, and detailing of the new foundation shall be similar to foundations of nearby Historic Structures.
8. The foundation shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
9. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of

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engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
11. The Applicant shall request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
12. The proposed addition is a large, uphill addition. As a result, the transitional element shall comply with LMC Section 15-13-3(B)(4)(c)(5) *Transitional Elements – Large Additions*: The addition shall be visually separated from the historic building when viewed from the public right-of-way. Because the height of the new addition will exceed the height of the Landmark Historic Structure and is uphill, the addition shall be set away from the Landmark Historic Structure by a minimum of one-half the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.
13. Prior to submitting a Building Permit, the Applicant shall submit an updated Historic Preservation Plan prepared by a Qualified Historic Preservation Professional as defined in LMC Section 15-15-1 to verify that the proposed plans accurately reflect the historic form, dimensions, materials, detailing, and roof pitch of the Winters Additions, indicated in the 2017 as-builts.
14. The volume of the addition shall be broken into modules that reflect the scale of the components seen on the Landmark Historic Structure pursuant to LMC Section 15-13-2(B)(4)(c)(4).
15. Final plans shall be verified to comply with the Historic Residential – 1 Zoning District requirements, including maximum building footprint and interior building height.
16. Final plans shall be limited to a single-car garage (with tandem garage parking possible) to comply with LMC Section 15-13-2(B)(5)(b)(2): the basement garage shall not extend beyond the exterior wall planes of the secondary façade and the garage opening shall be set back from the wall plane of the Landmark Historic Structure to diminish the presence of the garage. A single vehicle garage door not greater than nine feet wide and nine feet high shall be used to access a basement garage addition and glazing on the garage door is limited to no more than 30%.
17. The new driveway width shall not exceed ten feet.
18. The Applicant shall complete and record a Financial Guarantee in a form approved by the City Attorney's Office and record the Financial Guarantee with Summit County prior to submitting a building permit.

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Planning Department

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Signed by:
Randy Scott
E03B13EA71084C7...

10/3/2024

Randy Scott, Historic Preservation Board Chair

Planning Commission
Staff Report

Subject:	**Bonanza Park Mixed Use Zoning District Land Management Code Amendments**
Application:	**PL-24-06024 Land Management Code Amendments**
Author:	**Alec Barton, Senior Planner**
Date:	**March 12, 2025**
Type of Item:	**Legislative**

Recommendation

(I) Review the proposed Bonanza Park Mixed Use Zoning District components:

- Street Types;
- Residential Uses and Vertical and Horizontal Mixed Use;
- Project Enhancements;
- Conventional Chain Businesses;
- Active Uses;
- Frontage Protection Zone;
- Vantage Points;
- Boutique Hotels and Nightly Rentals;
- Parking and Traffic;

(II) conduct a public hearing; (III) provide input; and (IV) continue the discussion to April 9, 2025.

Description

Applicant:	Planning Department
Location:	Bonanza Park Neighborhood
Existing Zoning Districts:	Estate General Commercial Light Industrial Recreation Open Space Residential Development – Medium Density Regional Commercial Overlay
Proposed Zoning District:	Bonanza Park Mixed Use

Reason for Review:	The Planning Commission reviews and makes recommendations to City Council regarding Rezones and Land Management Code amendments.[1]

AMPD	Affordable Master Planned Development
BPMX	Bonanza Park Mixed Use
CCB	Conventional Chain Business
CUP	Conditional Use Permit
FPZ	Frontage Protection Zone
LMC	Land Management Code
LOS	Level of Service
MPD	Master Planned Development

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

The Bonanza Park neighborhood is the City's geographic core where residents shop, dine, and express local art and culture. The current zoning allows up to three stories in height for commercial and retail with limited residential uses.[2] The neighborhood is underdeveloped – predominantly surface-level parking lots with one- and two-story commercial buildings and sparse residential clusters. The street, pedestrian, and bicyclist network lacks connectivity and prioritizes vehicles.

Figure 1: Bonanza Park Small Area Plan Boundary, p. 25

[1] LMC Section 15-1-7 *Amendments to the Land Management Code and Zoning Map*
[2] LMC Section 15-2.18-1(A) *General Commercial District Purpose*

The vision of the Bonanza Park Small Area Plan (the Plan), adopted by the City Council on July 11, 2024, is to transform the car-centric neighborhood into a vibrant "*more walkable, connected, livable, and inclusive community for current and future Parkites of all ages*."[3] To accomplish this, the Plan recommends six goals:

The Planning Commission considered components of the proposed Bonanza Park Mixed Use (BPMX) Zoning District on October 23, 2024 (Packet, Item 4.A; Minutes, p. 2) and December 11, 2024 (Packet, Item 5.A; Minutes, p. 2). On February 12, 2025, the Planning Commission considered the first comprehensive review of the draft code and provided input (Packet, Item 6.A; Minutes, p. 7). Planning Commission input from February 12 is incorporated in the Analysis Section below.

[3] Please refer to the June 27, 2024, City Council Staff Report for a summary of public engagement. The Plan is a supplement to the General Plan and the LMC implements the goals and policies of the General Plan.

The draft BPMX Zoning District (Exhibit A) is the code reviewed by the Planning Commission on February 12, 2025. This staff report outlines potential revisions and additions to the code in red text below.

Analysis

(I) Define Street Types to Establish Clear Standards for Key Vehicle, Pedestrian, and Bicyclist Connections in the Bonanza Park Neighborhood.

Bonanza Park was the City's northern entry corridor for nearly 100 years with small farms, pastures, and community gathering spaces like baseball fields and land for the circuses and carnivals that passed through town. When rail came in the 1880s, two lines converged in Bonanza Park with support uses, providing a link from the mines to the markets.

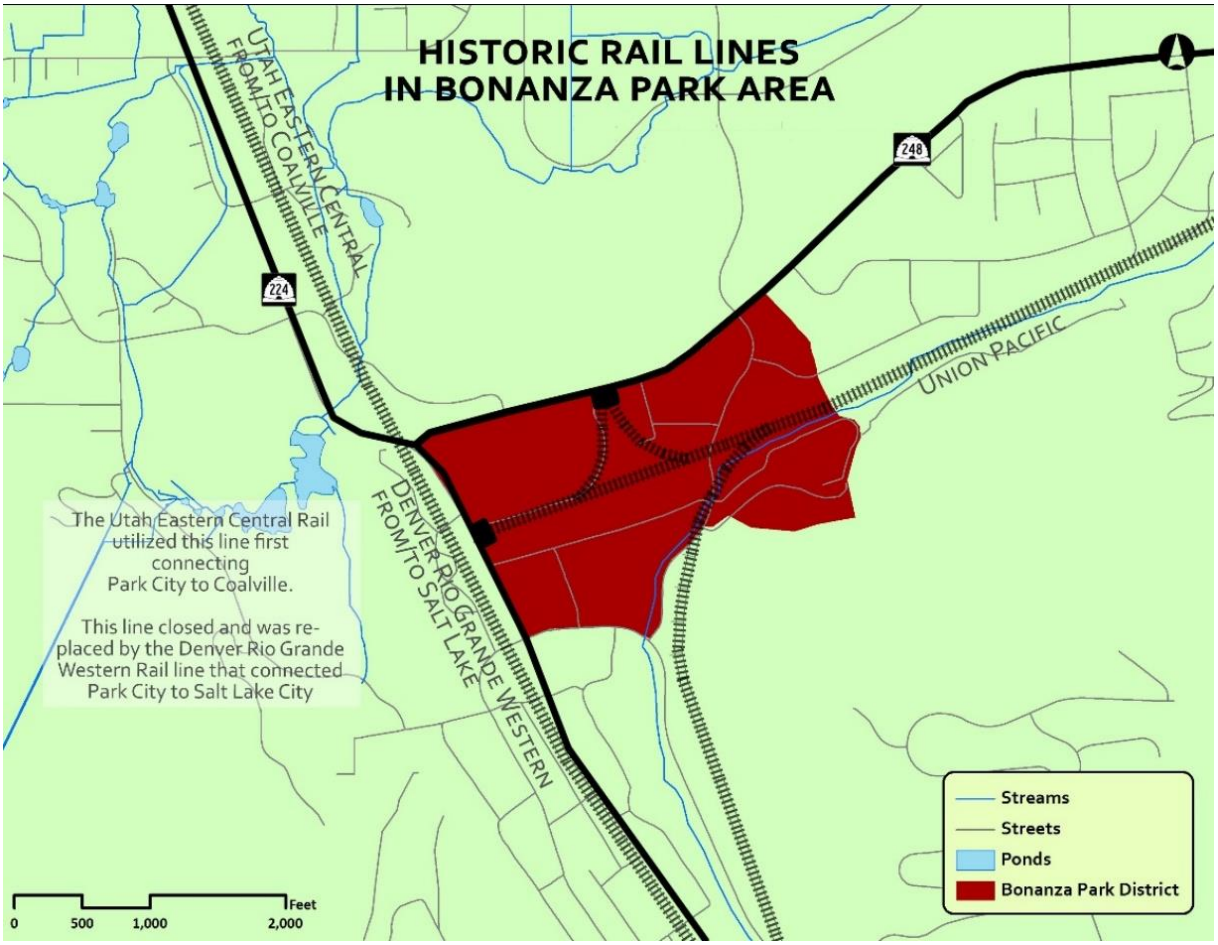


Figure 2: From the 2012 Bonanza Park Small Area Plan (Not Adopted)

In the 1930s, local Pop Jenks opened a restaurant on the corner of Park Avenue and Kearns Boulevard, and in the 1940s, Coffee John's and a gas station were constructed to serve locals and drivers passing through town.[4]

[4] Bonanza Park Small Area Plan, p. 20

When Park City began the transformation from a mining to a mountain town with resorts in the 1960s, Bonanza Park became a commercial area – the selling point was no traffic and plenty of parking. As a result of the neighborhood's unique history, the area is predominantly surface-level parking with a disjointed vehicle, pedestrian, and bicycle network developed around the rail lines.

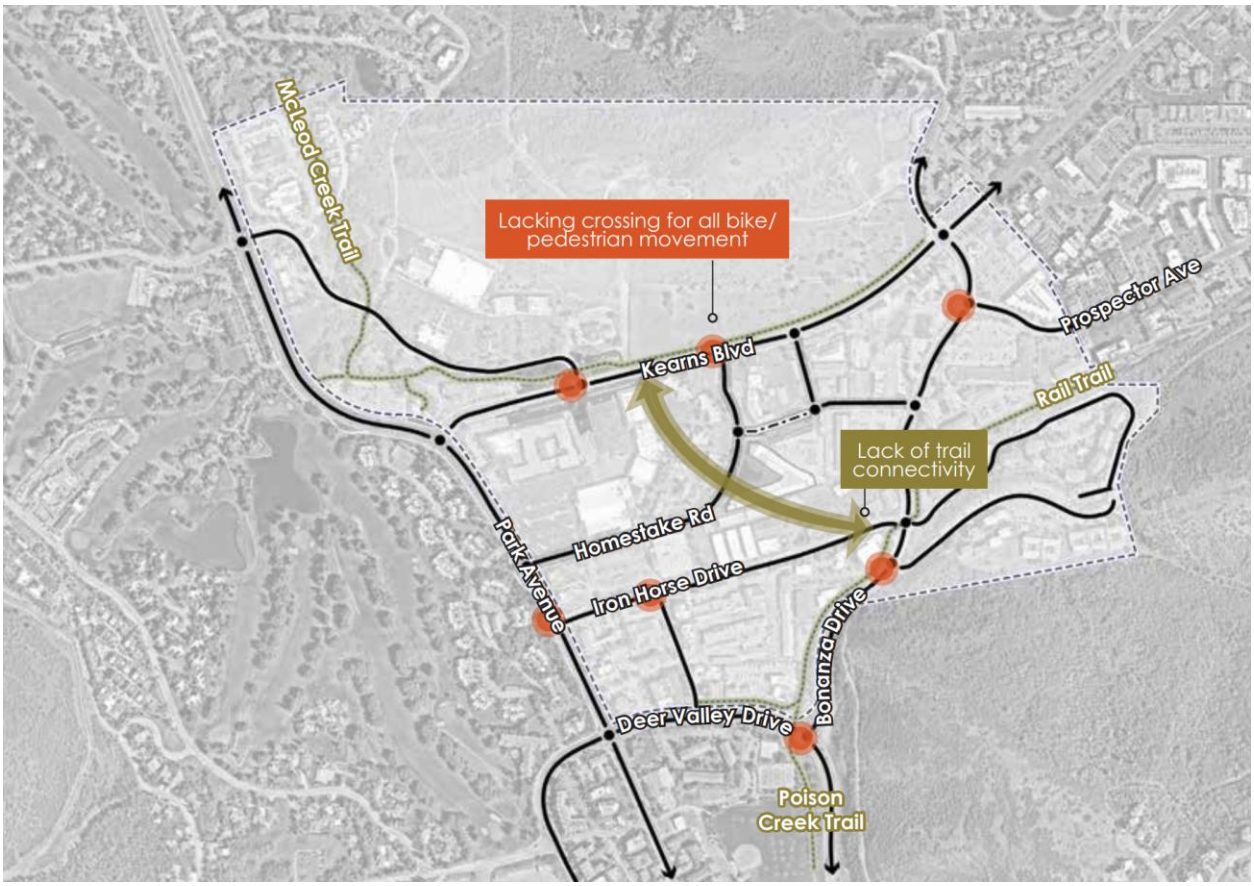


Figure 3: Bonanza Park Small Area Plan Bike and Pedestrian Facilities and Connectivity Issues, p. 31

The Plan recommends breaking down superblocks and making key connections for internal circulation and to adjacent neighborhoods through dedication of Rights-of-Way and easements for sidewalks and multi-use pathways.

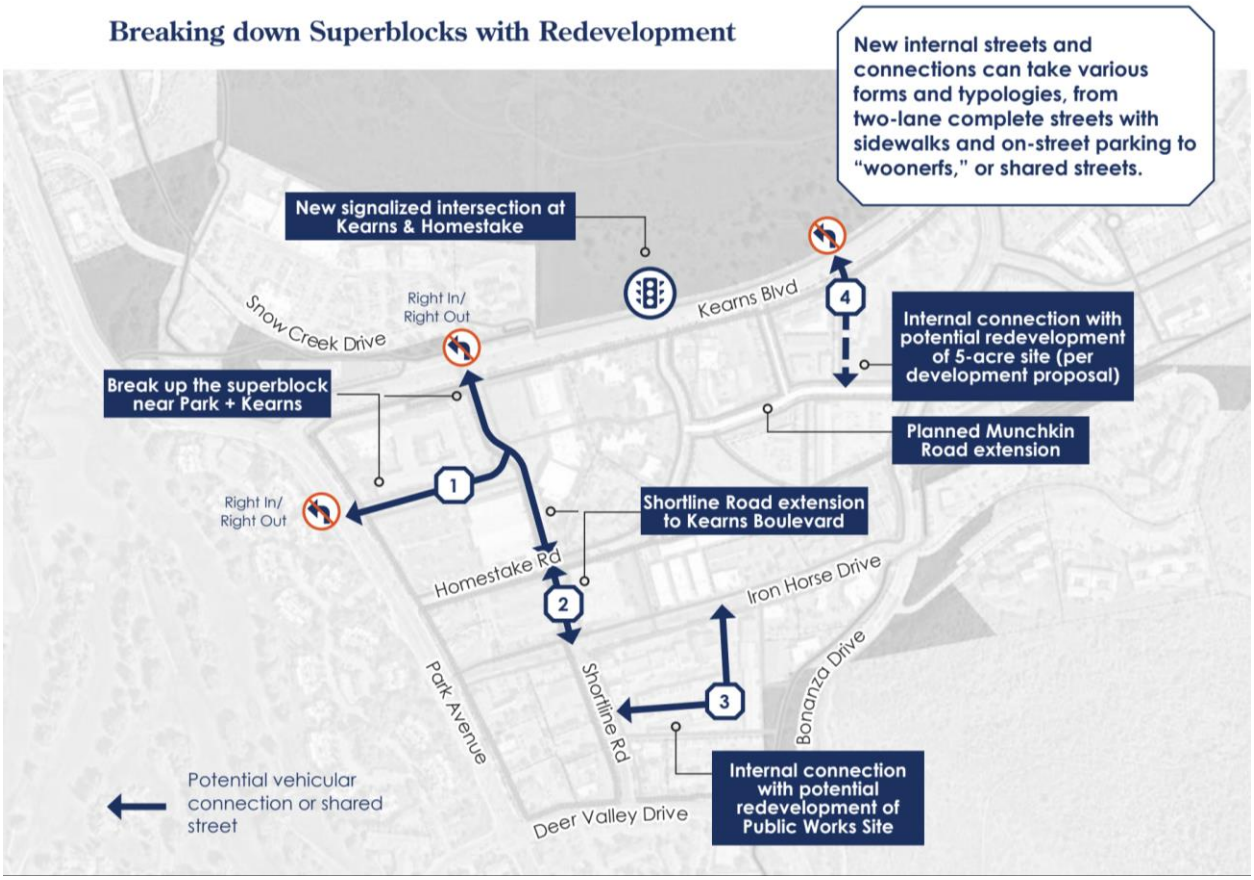
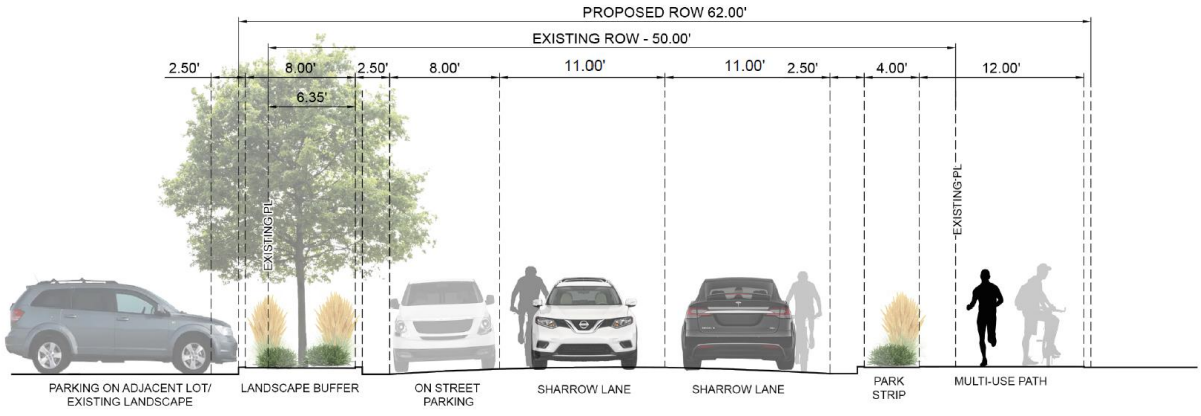


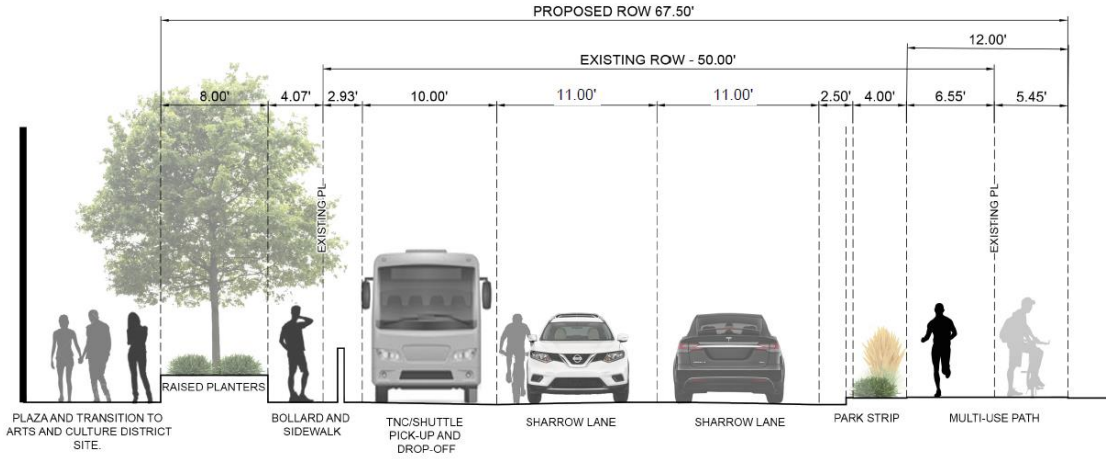
Figure 4: Bonanza Park Small Area Plan, p. 74

The Engineering team recommends adopting street types for Shortline Road, Iron Horse Drive, Munchkin Road, and Woodbine Way to establish standard dimensions and criteria for future improvements, including dedicated Rights-of-Way and dimensions for multi-use pathway easements:

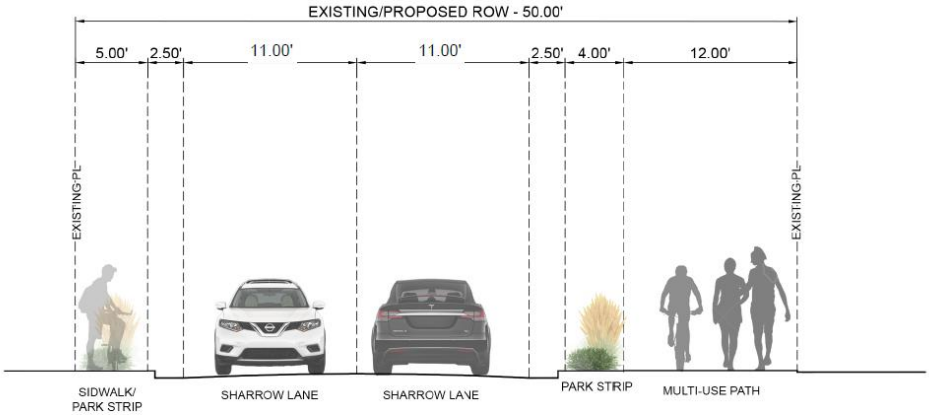
Homestake Road (Improvements In Progress)



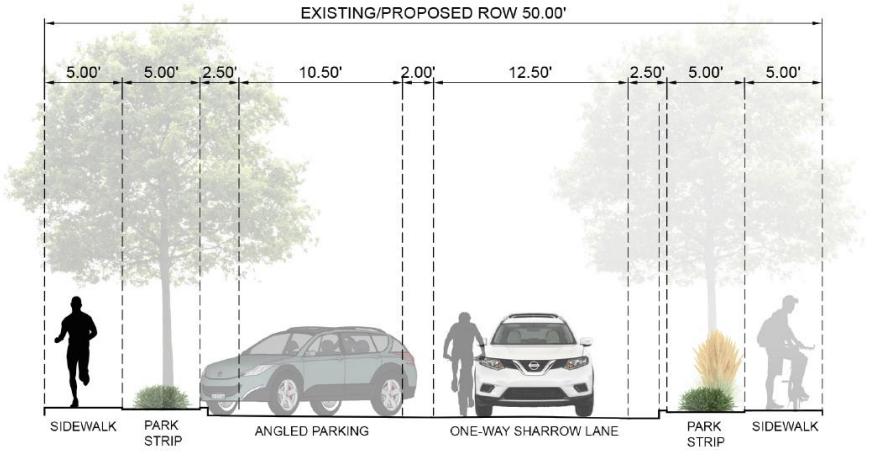
Munchkin Road East



Munchkin Road West

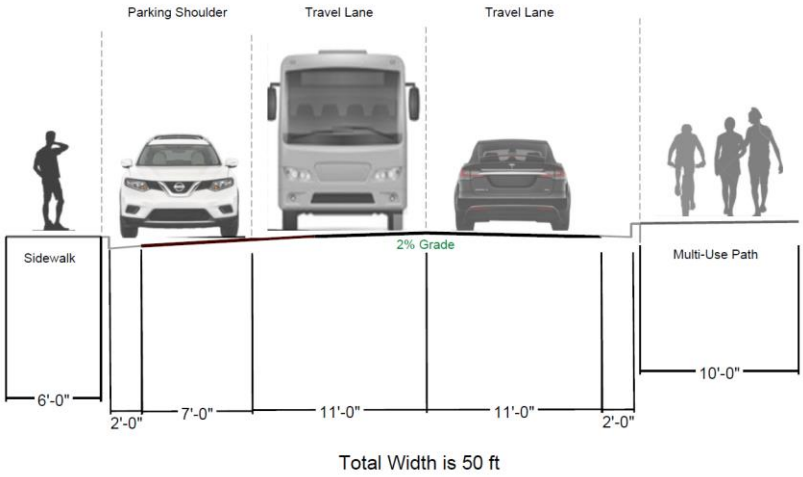


Woodbine Way



Shortline Road and Iron Horse Drive*

** Update in progress to increase the multi-use path to 12 feet and to include landscaped buffers.*



The Bonanza Park Mobility Component recommends extending pedestrian space with bulb-out installations at intersections, narrowing the roadway to slow traffic, and reducing crossing distances for pedestrians.[5] The Plan outlines potential art elements to help calm traffic and prioritize pedestrians and bicyclists.

Figure 5: Bonanza Park Small Area Plan, p. 89

[5] Bonanza Park Mobility Component, p. 31

Engineering also recommends chicane on-street parking, meaning the parking alternates along the sides of the streets, calming traffic and prioritizing pedestrians and bicyclists. Staff recommends adding a Section to the draft code outlining these standards:

> Streets shall be properly integrated with the proposed Bonanza Park Street Types. Streets shall be dedicated to the City in accordance with the Bonanza Park Small Area Plan and shall be graded and improved and conform to the adopted Bonanza Park Street Type Design Standards, and the Park City Design Standards, Construction Specifications, and Standard Drawings. Streets shall be approved as to design and specifications by the City Engineer.

Please see Section IX below for additional considerations to improve connections on sites that may not be redeveloped in the near future.

Does the Commission find the proposed Street Type amendments achieve Plan Goal UF2 to improve connections throughout the neighborhood to create a more walkable and interconnected block system?

Are there additional considerations the Commission finds are needed to achieve vehicle and transit connectivity?

[Continued on Next Page]

Connect Pedestrian and Bicyclist Multi-Use Pathways and Extend the Rail Trail West to Park Avenue to Create a Pedestrian and Bicyclist Corridor with Active Public Spaces.

Figure 6: Bonanza Park Small Area Plan, p. 72

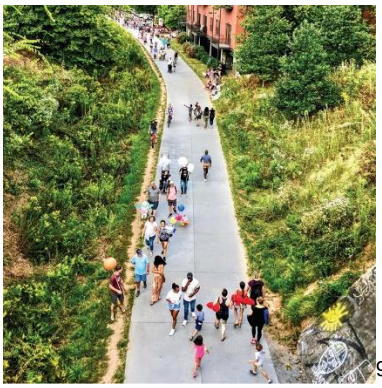
The Plan establishes baseline connectivity for sidewalks (8- to 12-feet wide) and multi-use paths and signature trail connections. Staff recommends adding a Section requiring access easements to allow these multi-use paths within project Setbacks.

One signature trail is the extension of the Rail Trail west to Park Avenue (Connection C above). This creates a much-needed east-west pedestrian and bicyclist connection that is separated from vehicular traffic until it reaches Homestake Road. This car-free extension of the Rail Trail creates a pedestrian and bicyclist throughway that allows for projects that activate the corridor with features like outdoor dining, linear greenspaces, plaza areas, community gardens, and arts and entertainment. Below are examples of car-free pedestrian and bicyclist corridors with active outdoor spaces.

[6]

[7]

[8]



[9]

[10]

[11]

[12]

[6] *Source: https://www.thehighline.org/photos/by-photographer/rowa-lee/?, photo by Rowa Lee*
[7] *Source: https://www.thehighline.org/photos/by-photographer/rowa-lee/?gallery=5141&media_item=2136, photo by Rowa Lee*
[8] *Source: https://www.thehighline.org/photos/by-photographer/rowa-lee/?, photo by Rowa Lee*
[9] *Source: https://beltline.org/things-to-do/shopping-dining/*
[10] *Source: https://beltline.org/things-to-do/shopping-dining/*
[11] *Source: https://beltline.org/things-to-do/shopping-dining/*

The draft amendments establish site Setbacks based on street type to allow for pedestrian-oriented design, pedestrian and bicyclist connections, and vibrant and activated streetscapes.

Does the Commission find the proposed code achieves Plan Goal UF1 to establish a future network of pedestrian and bicycle linkages through Bonanza Park to connect with regional trails and improve the area's connectivity?

Does the Commission find additional considerations should be evaluated for uses allowed within the Setback areas along the extension of the Rail Trail to Park Avenue?

To ensure street types are active and vibrant in the neighborhood, Planning Commission input included concerns about the need to limit residential-only projects on the ground floor, to incentivize dedication of key connections as a project enhancement, to ensure active uses are on the ground level throughout the neighborhood, and to prohibit private clubs and other exclusive uses. These items are addressed below.

(II) Residential Uses – Vertical and Horizontal Mixed-Use

Residential uses are currently limited in the neighborhood and require Planning Commission approval of a Conditional Use Permit (CUP). As of 2023, the City had 8,585 total housing units.[13] Of these, 229 were in the Bonanza Park neighborhood.[14] The EngineHouse Affordable Master Planned Development (AMPD) is under construction and will provide 99 affordable and 24 market-rate units, increasing residential units in the neighborhood to 352. One of the most substantial changes proposed through rezoning the neighborhood if redevelopment occurs is increased residential units.

In the highest-density scenario (buildings with four stories), the BPMX Zoning District could allow up to 4,925 residential units and in the lowest-density scenario (buildings with three stories) up to 3,844 residential units. This assumes all properties within the BPMX Zoning District are fully redeveloped and built out. Staff recommends a phased approach to the BPMX Zoning District, beginning with the core neighborhood between Kearns Boulevard, Park Avenue, Bonanza Drive, and Deer Valley Drive East – the area with pending redevelopment applications. With this limited rezoning, the potential increase of residential uses remains significant – around 2,462 residential units with four-story buildings and 1,900 residential units with three-story buildings.

Future residential units in the neighborhood are envisioned for full-time residents. The Plan recommends limitations on Nightly Rentals to provide a mix of workforce,

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[12] *Great Places APA 2018, photo courtesy of Aspen Chamber Resort Association, photographer Jeremy Swanson.*

[13] US Census ACS 2021 5-year average as documented by the Park City Affordable Housing Analysis published by Kem C. Gardner Policy Institute, December 2023.

[14] Bonanza Park Small Area Plan, p. 24; As of 2024, Bonanza Park had approximately 2.7% of the City's residential units.

affordable (up to 80% Area Median Income (AMI)[15]), attainable (up to 150% AMI[16]), and market-rate units for residents. As of 2021, over 11,000 workers commuted into Park City, many passing through Bonanza Park.[17] Workforce, affordable, attainable, and market-rate units help members of the workforce live within the community they serve, reducing traffic – especially in a neighborhood envisioned to prioritize pedestrians, cyclists, and transit with key services and amenities within walking distance. Residential units also contribute to a sense of community through the creation of life-cycle housing – a diversity of primary housing opportunities to address the changing needs of residents.[18]

The draft amendments shift residential uses from a CUP requiring Planning Commission approval to an Allowed Use. This means residential projects with less than 20,000 square feet could submit a building permit without Planning Commission review. Anything over 20,000 square feet would trigger Master Planned Development (MPD) review.

Current AMPD criteria requires at least 50% of the square footage to include deed-restricted affordable units. The other 50% may be market-rate. In no case is more than 10,000 square feet of commercial or other use allowed. AMPDs may reach up to 45 feet in height but must provide a ten-foot stepback on all perimeter facades.

The draft code relaxes limitations on AMPDs. If at least 25% of units average an affordable AMI of 60% or 35% of units average an affordable AMI of 80%, the remaining square footage can include market-rate residential units, or commercial/other uses allowed in the BPMX Zoning District. AMPDs would be allowed to reach up to 45 feet with a ten-foot stepback between the upper two stories on street-facing facades only.[19]

The draft code allows residential uses—market-rate and AMPDs—in both vertical and horizontal mixed-use projects. Vertical mixed-use features active uses on the ground floor and residential and/or office uses on upper floors. Horizontal mixed-use features distinct land uses in different buildings within a development. Potential amendments to the code could shift residential units from an Allowed Use to a Conditional Use with established review criteria for 100% residential projects:

Possible Criteria for 100% Residential Development

1. All street-facing ground floors must include an active use. For the purposes of this Section, an active use may include any of the following:
    a. A lobby extending at least 25 feet into the interior of the building from the exterior wall;
    b. A Public or Private Recreation Facility, provided the Facility includes at least 60% glazing along the street-facing façade;

[15] As of 2024, 80% AMI is $85,680 for a one-person household and $97,920 for a two-person household.
[16] As of 2024, 150% AMI is $160,650 for a one-person household and $183,600 for a two-person household.
[17] Park City's Housing Needs Assessment 2021, p. 3
[18] 2014 General Plan Goal 7, p. 70
[19] Lisa Wise Consulting February 2024 Land Management Code Amendments Recommendations, p. 41 and 46

c. Enclosed bicycle storage and/or bicycle repair stations, provided that this use or combination of uses includes exterior access to the street. Access may be restricted to tenants of the residential development; however, at least 60% glazing shall be provided along the street-facing façade;
d. A mail room, provided that this use includes at least 60% glazing along the street-facing façade;
e. A community meeting space or educational or cultural facility, such as a meeting room, library, or art exhibit. Access may be restricted to tenants of the residential development; however, at least 60% glazing shall be provided along the street-facing façade;
f. A mural or similar art installation covering no more than 20% of any street-facing façade;
g. A public Pocket Park, Public Courtyard, Flexible Space, plaza or landscaped area accessible from the public right-of-way;
h. Any similar active use as reviewed and approved by the Planning Commission that is compatible with character area.

2. A fully residential development may be exempt from Criteria 1 if all the following are met:
   a. At least 70% of the total square footage is deed-restricted affordable units;
   b. All residential units on any street-facing ground floor provide exterior access to the street and include at least two of the following:
      i. A covered porch or stoop;
      ii. At least 60% glazing on the ground floor along the street-facing façade;
      iii. Uniform landscaping elements that enhance the pedestrian experience and preserve views of the residential building;
         - A semi-private yard or courtyard which may be fenced with a maximum height of four feet.
3. A fully residential development shall unbundle parking costs from the cost of rent.
   a. Affordable housing projects providing at least 70% of residential units as deed-restricted affordable units that rely on grant, Low-Income Housing Tax Credit, or other funding are exempt from this requirement if these projects can demonstrate to the satisfaction of the Planning Commission that funding is contingent on providing a minimum amount of parking. In no case shall a project providing more than the minimum amount of required parking in Section 15-2.27-7 be exempt from this requirement.

Possible Criteria for Residential Projects Within Areas Allowing Horizontal Mixed Use

- A fully residential building may be allowed pursuant to Conditional Use review by the Planning Commission along internal project plaza areas, and along Kearns Boulevard, Park Avenue, Deer Valley Drive, and Bonanza Drive.
  - Commercial buildings shall be prioritized along internal connector streets, Iron Horse Drive, Short Line Road, Homestake Road, Munchkin Road, Woodbine Way, and project plazas to activate the pedestrian realm.
- Limited surface parking may be allowed if it is located where:

    - Least visible from the Rights-of-Way;
    - Multi-use pathways are least disturbed;
    - Shared parking opportunities for disparate uses on the same site are maximized;
    - Screened by landscaping.
- A minimum of 20% of the property's total land area shall be devoted to residential uses. A minimum of 20% of the property's total land shall be devoted to retail/service, office, and/or civic/institutional uses.

Does the Commission find the draft code achieves Plan Goal MU1 through vertical zoning standards that ensure active ground level uses engage the street and sidewalks.

Does the Commission find that additional criteria are needed to limit residential-only projects within the neighborhood?

(III) Project Enhancements
The Plan recommends additional height and reductions to setbacks when project enhancements are provided. Project enhancements include affordable, workforce, attainable and/or senior housing, underground parking, sustainability, connectivity and transit improvements, community-serving uses like childcare or senior facilities, reduced rental rates for local businesses, or long-term programming for publicly accessible outdoor spaces that provide music, entertainment, and seasonal activation.

Commission input includes:

- Creating a tier system with categories because project enhancement options are not equal.
- Making the tier system straightforward and predictable for developers.
- Creating more specificity for project enhancements.
- Adding dedication of key connections for future rights-of-way and multi-use pathways for pedestrians and cyclists.
- Shifting approval of project enhancement review from the City Council to the Planning Commission because the City Council will adopt the code, which will regularly be updated.
- Coordinating with City Council on project enhancements before the April 9 Planning Commission meeting to ensure alignment (two by twos will be scheduled the week of March 17).

A draft tier system is outlined below:

Project Enhancements
Structures in the BPMX Zoning District are limited to 35 feet in height. A development providing Project Enhancements may be eligible for additional height up to 45 feet outside of the FPZ. To qualify for additional height, a project must meet one of the following requirements:

A. The project provides two Tier A Project Enhancements; or
B. The project provides one Tier A Project Enhancement and at least two Tier B Project Enhancements.

To qualify for reductions to Setbacks and Open Space, a project must meet one of the following requirements:

A. The project provides two Tier A Project Enhancements and at least one Tier B Project Enhancement; or
B. The project provides one Tier A Project Enhancement and at least four Tier B Project Enhancements.

The Planning Commission reviews a development's Project Enhancements for compliance with the BPMX Code. If the Planning Commission determines a project provides the minimum number of Project Enhancements in (A) or (B) above, the project is eligible for additional height outside of the FPZ.

Tier A Project Enhancements:

HOUSING. Inclusion of a mix of residential units that meets a range of community needs – workforce, affordable, attainable, senior housing, etc. and sets a baseline average of 80% Area Median Income. Provision of units should be based on the mix of owner-occupied and rental units from the most up-to-date Housing Needs Assessment. Housing must be provided on-site and be deed restricted. A project providing affordable housing off-site or paying an in-lieu fee is not eligible for this Tier A Project Enhancement.
PARKING. The Applicant requests a parking reduction, submits an effective Transportation Demand Management Plan that exceeds the requirements of this Section, and at least 90% of the project parking is underground.

Tier B Project Enhancements:

MOBILITY

1. Implementation of an on-site car share and/or bike share program and long-term operations plan.
2. Dedication of easements to accommodate public improvement active transportation projects like tunnels and bridges.
3. Dedication of easements for public transit facility improvements.

PARKING. Development of a Shared Parking Agreement with adjacent developments to reduce the impacts of vehicle trips and congestion within the BPMX District.

SUSTAINABILITY. Provision of long-term project operational plans to include zero waste, waste diversion, composting, and green business operations within the development.

COMMUNITY SERVING

1. Inclusion of on-site childcare or senior facilities that serve community needs.
2. Inclusion of restricted commercial spaces that provide reduced rental rates for local businesses.
3. Long-term programming plan for significant activated publicly accessible outdoor spaces that provide for music, entertainment, or seasonal activation.

Please see Analysis Section IV below for potential clarifications to “local business.”

Does the Commission find the draft amendments achieve Plan Goal MU1 to create a BPMX Zoning District that allows for increased densities when new

development provides significant project enhancements?

(IV) Conventional Chain Businesses

The Plan recommends limiting Conventional Chain Businesses to prioritize locally owned and unique retailers and restaurants in Bonanza Park. Commission input includes:

- Crafting a thoughtful definition for "local business."
- Considering whether a cap or a CUP is the most appropriate way to regulate Conventional Chain Businesses.

Local Businesses

In the past, the City issued economic development grants (the program is currently on hold), and the policy provides potential guidance on criteria to help define local business, with relevant examples outlined below, for existing businesses or new businesses that fulfill key priority goals:

- Commitment to do business in the City limits for no less than three years.
- Production of items or services consistent with the City's economic development and alignment with the General Plan to enhance the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City.
- Agreement to participate in or expand programs or services and initiatives consistent with the City's housing, transportation, and energy goals.
- Contributions to the central goals of the General Plan including a commitment to:
    - Fostering a strong sense of community vitality and vibrancy.
    - Respecting and conserving the natural environment.
    - Promoting balanced, managed, and sustainable growth.
    - Supporting a diverse, stable, and sustainable economy,
    - Preserving a strong sense of place, character, and heritage.
- Diversification of the local economy by increasing year-round business opportunities, creating new jobs, and increasing the local tax base.[20]

Staff finds these criteria, if the Bonanza Park Small Area Plan is substituted for references to the General Plan, could be helpful in establishing criteria for local businesses.

Does the Commission find the criteria capture the "local business" definition, or are there other considerations?

Potential updates to the draft code to better define criteria associated with Conventional Chain Businesses are outlined below:

Conventional Chain Businesses

[20] Economic Development Grant Policy, p. 99

In addition to the requirements listed in Section 15-1-10 *Conditional Use Review Process*, the Planning Commission shall also consider whether the proposed Use meets the goals outlined in the Bonanza Park Small Area Plan, as defined below:

a. Conventional Chain Businesses cannot exceed 30% of the total commercial square footage within a single development.
b. The Conventional Chain Business will not create an oversaturation of similar uses within the BPMX District. For the purposes of this Section, "oversaturation" is defined as more than two Conventional Chain Businesses of a similar use type.
c. The proposed business will diversify retail and community services provisions within the BPMX District and Park City, providing basic necessities for the daily needs of residents.
d. The proposed business encourages innovation or a creative business idea. To this end, a Conventional Chain Business seeking a Conditional Use Permit shall provide the Planning Commission with a business plan demonstrating innovation or creativity in at least one of the following areas:
    - The development or sale of products and services;
    - Employee work schedules;
    - Transportation of employees to the workplace;
    - Established working relationships with a community nonprofit, organization, or institution demonstrating a commitment to serving an unfulfilled need in the neighborhood or the City.
e. The proposed business provides local entrepreneurs with an opportunity to offer distinct services or sell locally made products. To this end, a Conventional Chain Business seeking a Conditional Use Permit shall provide the Planning Commission with a business plan documenting distinct services or locally made products available for purchase.
f. The proposed business offers affordable and needed services, meals, or products to the BPMX District or Park City community.
g. The proposed business creates unique recreational, entertainment, or cultural opportunities.
h. The proposed business offers services not currently found within Park City's municipal boundary.
i. The proposed business will be aesthetically compatible with the BPMX District character and adhere to the design guidelines within this Chapter, in addition to those outlined in Chapter 15-5 Architectural Review.
j. The proposed business will be compatible with Allowed and Conditional Uses for the BPMX District in Section xx.xx.xxx. ~~existing businesses~~

The draft code limits Conventional Chain Businesses through a maximum 30% total commercial square footage within a single development. Additionally, the CUP process provides the Commission with some discretion. However, the Commission "shall approve" a CUP "if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with

applicable standards."[21]

As a result, if Conventional Chain Businesses require a CUP, there will be an opportunity for the Commission to review the proposed business and to condition the business according to the criteria above but the Commission must approve the business if reasonable conditions can be imposed. In this case, for this neighborhood, the CUP process may be appropriate – the Plan recommends increased commercial uses. However, if the Commission wanted more discretion, a cap on the number of allowed Conventional Chain Businesses could be proposed.

Does the Commission find the CUP process for Conventional Chain Businesses achieves Plan Goal L2 to limit them to prioritize locally owned and unique retailers/restaurants in the neighborhood?

> ***If so, does the Commission find the CUP criteria for Conventional Chain Businesses provides the specificity needed for effective review?***

If not, does the Commission find a cap is needed to achieve Plan Goal L2?

(V) Active Uses

The Plan recommends active ground level uses to draw pedestrians, cyclists, and transit riders for vibrant streetscapes. Commission input includes:

- Allowing recreational uses, such as climbing gyms, in the list of active uses.
- Limiting the definition of active use to exclude private clubs.

Potential amendments are underlined below:

> **STREET LEVEL DESIGN**. Thought shall be given to street-level design throughout the BPMX District to encourage the overall walkability and vitality of the area. Street Level Design requirements shall apply to Internal Roads as identified in Section 15.2-27-3(D).
>
> 1. Unless otherwise approved in this Chapter, Buildings should have an active use on the ground level. Active uses support the vibrancy and usability of the public realm adjacent to a building and include retail establishments, retail services, daycare facilities, community meeting spaces, educational and medical uses, civic spaces (theaters, museums, etc.), restaurants, bars, art and craft studios, Public Recreation Facilities, and other uses determined to be substantially similar by the Planning Commission. Active uses do not include Private Recreation Facilities, private clubs, and other similar exclusive uses.

Does the Commission find the draft code achieves Plan Goal MU3 to establish development guidelines to create walkable, human-scale development that is contextual and sensitive to its environment?

[21] LMC Section 15-1-10 *Conditional Use Review Process*

Does the Commission find the updates to the Active Uses adequately provide the flexibility needed for recreational uses?

Does the Commission find the language prohibiting private uses from street level storefronts sufficient?

(VI) Frontage Protection Zone

The Frontage Protection Zone (FPZ) extends 100 feet into the Bonanza Park neighborhood along Park Avenue, Kearns Boulevard, and Deer Valley Drive and will be an overlay for the BPMX Zoning District. The purpose of the FPZ is to:

A. Preserve Park City's scenic view corridors.
B. Preserve and enhance the rural resort character of Park City's entry corridor.
C. Provide a significant landscaped buffer between Development and highway Uses.
D. Minimize curb cuts, driveways and Access points to highways.
E. Allow for future pedestrian and vehicular improvements along the highway corridors.[22]

The Plan recommends updating the FPZ to ensure the City's entry corridors remain scenic and awe-inspiring.[23] The Commission requested staff compare existing FPZ regulations with the draft code:

	Existing FPZ	Proposed FPZ Updates
Building Height		
0- to 30-foot FPZ	Buildings prohibited	Buildings prohibited
30- to 100-foot FPZ	35 feet from Existing Grade with additional height possible for an AMPD.	35 feet from Existing Grade
Building Height Exceptions		
Antennas, chimneys, flues, vents, etc.	5 feet above the highest point of the Building	5 feet above the highest point of the Building. Must be stepped back 15 feet from façade.
Water towers and mechanical equipment	5 feet above the height of the Building	5 feet above height of the Building. Must be stepped back 15 feet from façade.
Elevator penthouses	8 feet above the zone height.	8 feet above the zone height. Must be stepped back 20 feet from façade.
Building Stepbacks		
30- to 50-foot	None required	10 feet for each story above two stories.

[22] LMC Section 15-2.20-1 *Frontage Protection Zone Purpose*
[23] Bonanza Park Small Area Plan, p. 61-62

FPZ 50- to 100-foot FPZ	None required	None required
Uses		
0- to 30-foot FPZ	Two municipal identification signs, one within SR 224 entry corridor and the other within SR 248 entry corridor. At-grade sidewalks, trails, public plazas, temporary signs, Public Transit Amenity Areas, directional signs, and utility installations.	The existing allowances remain in effect. Additionally, the following would be allowed within the 30-foot FPZ: Landscaping and pedestrian-focused infrastructure: • Bike racks • Public art, provided it does not impede pedestrian or bicyclist connectivity.

The FPZ creates a sense of arrival and place within our mountain town, with a linear green along the heavily trafficked entryways that serve as a buffer to the internal neighborhoods and allows for multi-use pathways and landscaping:

Figure 7: S.R. 224 entryway to the City from Google Maps

FPZ protections also enhance the pedestrian and bicyclist experience in navigating heavily trafficked S.R. 224 and S.R. 248. The draft code carries forward the existing FPZ regulations with additional limitations on building height to reduce impacts to mountain corridors, while relaxing prohibited structures like bike racks and public art that may improve the pedestrian experience.

Does the Commission find the draft FPZ amendments achieve Plan Goal MU2 to update the FPZ to ensure the City's entry corridors remain scenic and awe-inspiring?

(VII) Vantage Points

The draft code establishes Vantage Points to allow for site-specific review and compatible design. The Commission provided the following input on the draft code related to Vantage Points:

- Clear criteria is needed so developers understand imagery and modeling required for Commission review.
- Flexibility is needed for the best site-specific design.
- The ten-foot stepback (one for each floor above two stories) should be required

within the FPZ.
- Project Enhancements should not equate to increased height in the FPZ.
- Language in code to clarify 5 feet above vantage point view?
- Site specific evaluation from many points should be required with flexibility for the establishment of additional Vantage Points.
- Many Vantage Points could be two-directional.

Below are recommended updates to Vantage Point regulations:

Vantage Points

Development should preserve and enhance views of significant community features. Twelve Vantage Points have been identified within Bonanza Park. The height, mass, and design of structures must be sited to preserve mountain views. The following regulations apply:

- Three-dimensional simulations of Development from any Vantage Point within ___ feet of the project site must be included with any application for Development. The reference point for a photograph from any Vantage Point should be five vertical feet above the ground at the set of coordinates where the photo is taken. Simulations must be designed to model conditions in a range of lighting conditions and sun angles.
- Developments in the 30- to 100-foot FPZ are subject to the upper story stepback regulations in Section 15-2.27-4(A).
- The massing of buildings shall be broken up to protect mountain view corridors. This can be accomplished by siting buildings further back from the public Right-of-Way, implementing upper story stepbacks, creating prominent gaps between buildings on a site, reducing the height of buildings, or shifting the massing of buildings away from portions most visible from designated Vantage Points.
- To the extent possible, locate necessary mechanical appurtenances on portions of the roof least visible from designated Vantage Points. Rooftop mechanical equipment shall be screened and is subject to the height and placement restrictions in Section 15-2.27-4.

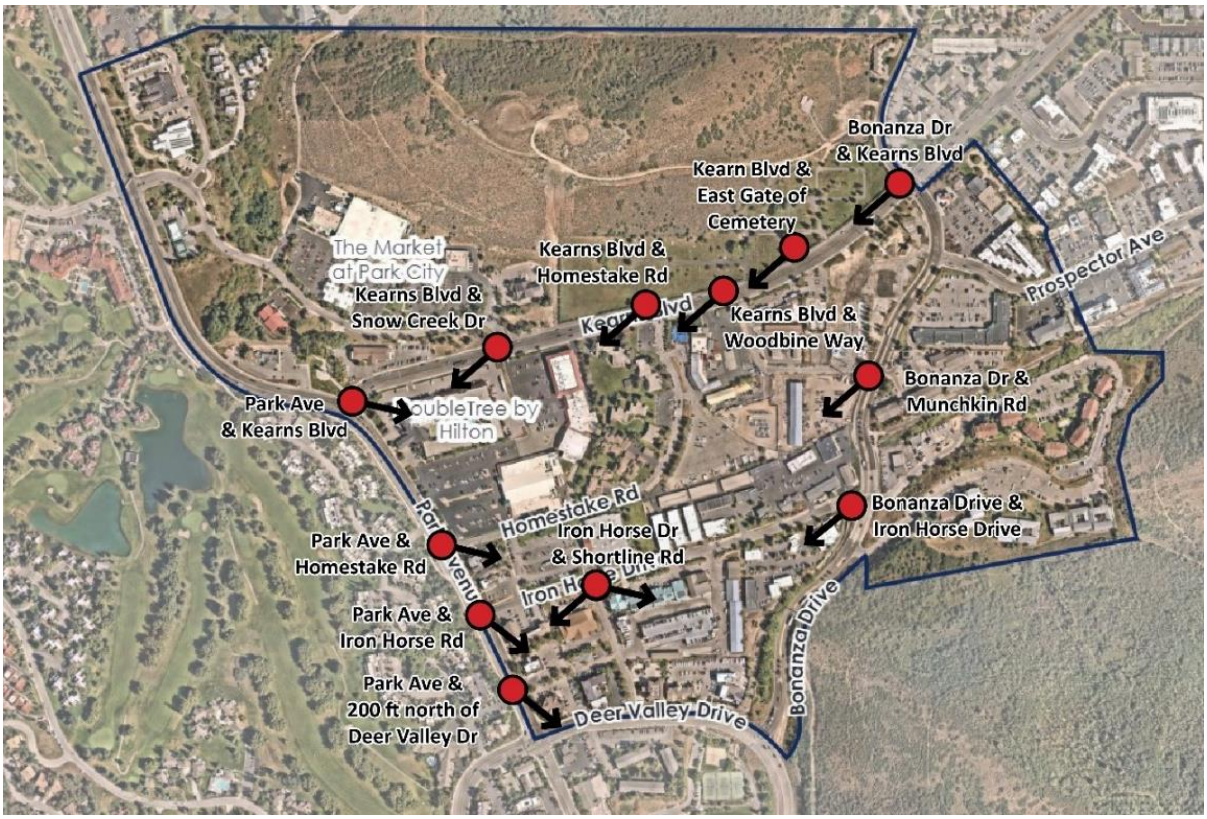


Figure 8 Vantage Points in the BPMX Zoning District

Does the Commission find the Vantage Point criteria achieves Plan Goal MU3 to establish development guidelines that are contextual and sensitive to the environment?

(VIII) Define Boutique Hotels and Balance Nightly Rentals

Boutique Hotels
Staff reviewed definitions for Boutique Hotel in 11 municipalities throughout the United States. This type of Hotel is typically described as “small” with the number of rooms ranging between five and 125. Additional markers of a Boutique Hotel can include food service, access via an inside lobby, and independent ownership.

The draft code defines Boutique Hotel as a Hotel with no more than 75 Hotel Rooms that may include facilities like restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities, group dining facilities, and/or services customarily associated with Hotels such as concierge services, shuttle services, room service, and daily maid service.

Additional considerations may include:

- Prohibiting Kitchens in Boutique Hotel rooms (the current code prohibits Kitchens in Hotel Rooms) to reduce water use and to encourage visitors to dine out.

- Prohibiting condominiumization of Boutique Hotels and requiring single entity ownership and operation.
- Requiring significantly reduced parking and operation of a guest shuttle from the Salt Lake City Airport and for local transportation to reduce guests driving to the site.
- Establishing a cap on Boutique Hotels – either per acre (for example – no more than one Boutique Hotel is allowed within any ten-acre area within Bonanza Park) or through a cap for the neighborhood (for example – no more than five Boutique Hotels are allowed within the Bonanza Park neighborhood).

Nightly Rentals
Nightly Rentals are currently an Allowed Use where residential uses are allowed in Bonanza Park's Zoning Districts. The Plan recommends limiting Nightly Rentals, Hotels, and Timeshares to grow the residential base for Bonanza Park and ensure that new dwellings are supporting a neighborhood for locals. The Plan outlines the following options for regulating and limiting Nightly Rentals:

- Establish a total cap or quota on the total number of Nightly Rentals. The cap could be a percentage of the total housing units in the neighborhood or could be influenced by the number of Nightly Rentals currently permitted in Bonanza Park.
- Limit the number of tenants who can stay in a Nightly Rental per single stay to prevent "party houses" in established residential areas.
- Implement a policy limiting investor-owned Nightly Rentals and ownership of multiple Nightly Rental licenses.
- Adopt a full-time resident requirement for Nightly Rental license holders.

Does the Commission find that prohibiting Major Hotels (currently allowed) and allowing smaller-scale and limited Boutique Hotels achieves Plan Goal L1 to limit hotels to grow the residential base for the neighborhood to ensure that new dwellings are supporting a neighborhood for locals?

Does the Commission find that allowing limited Nightly Rentals achieves Plan Goal 1 to grow the residential base for the neighborhood to ensure that new dwellings are supporting a neighborhood for locals?

(IX) Parking and Traffic

Those driving into the City or riding transit must pass through Bonanza Park along Kearns Boulevard or Park Avenue to access Old Town and the resorts. During peak seasons—in part due to limitations of the street network—key intersections operate at a Level of Service (LOS) F, meaning forced, unpredictable flows, and excessive delays.[24]

Future development must not exacerbate the problem but rather must prioritize a pedestrian-oriented neighborhood where transportation by car is optional. This is recommended to be achieved through substantial reductions in parking requirements

[24] Bonanza Park Mobility Component, p. 6

and detailed Transportation Demand Management Plans wherein developers must show projects are designed to attract people to the site on transit, foot, or bike, or through other strategies like shuttles for Boutique Hotel guests, incentives for workforce parking at capture lots to take transit to work, and car share programs for residents.

Staff recommends additional considerations to address parking and traffic to better facilitate incremental improvements rather than rely on full redevelopment of key sites, including a Section in the BPMX Zoning District that allows existing property owners with excess surface-level parking to apply to the Planning Commission for a CUP to submit a Transportation Demand Management Plan outlining how they have updated or will update their site to attract people to the site on transit, foot, or bike, or have an opportunity for a Shared Parking Agreement, in order to reduce parking to:

- Convert a percentage of existing surface-level parking into public landscaped areas or other community amenity space.
- Remove parking to accommodate easements allowing for sidewalks, multi-use pathways, and signature trails outlined in the Bonanza Park Small Area Plan.
- Remove parking to accommodate easements for the installation of public transit amenities like transit stop enhancements and pedestrian-transit connections.
- Replace limited parking with temporary installations that activate the space for those who arrive by transit, on foot, or on bike (examples could include a temporary food truck park, farmer's market, etc.)

Additionally, staff recommends a code amendment prohibiting property owners from separately selling, leasing, or subletting parking that was constructed for the primary uses on site, unless otherwise approved through a City Special Event Permit.

Does the Commission find that incentives for property owners to remove surface-level parking for connectivity improvements until sites are redeveloped achieves Plan Goal UF1 to establish a network of pedestrian and bicycle linkages through the neighborhood and to connect with regional trails to improve the area's connectivity?

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Exhibits

A: Draft Bonanza Park Mixed-Use Zoning District
B: Public Input

15-1-6 ZONE DISTRICTS AND ZONE MAP

In order to carry out the purposes of the LMC, Zoning Districts have been established as set forth in LMC Chapter 15-2 and as identified on the Official Zoning Map. In interpreting the Official Zoning Map, the following standards shall apply:

1. The zoning boundary lines are intended to conform to existing Property boundary lines when not in a public Right-of-Way, or to follow the center line of public Rights-of-Way, including prescriptive Rights-of-Way, unless the lines are located by specific dimensions, in which case the dimensions shall control.
2. Where the Zoning District lines appear to have intentionally divided a Lot or Parcel between two (2) or more districts, the applicable zoning for each portion of the Lot or Parcel must be determined by using the scale shown on the map.
3. There is no minimum Area or diversity of ownership requirement for a zone designation. Neither the size of a Zoning District nor the number of landowners within the district may be used as evidence of the illegality of a Zoning District or of the invalidity of a municipal decision.
4. All property within the City limits is subject to the City's Zoning Districts, including State or Federal property which may be exempt from the City's land use ordinance and jurisdiction. If such zoning is subsequently invalidated, no building permit, subdivision or approval for any development activity may be applied for until the City establishes a valid zoning for the property.

15-2.27 BONANZA PARK MIXED USE (BPMX) DISTRICT

15-2.27-1 PURPOSE
15-2.27-2 USES
15-2.27-3 LOT AND SITE REQUIREMENTS
15-2.27-4 BUILDING HEIGHT
15-2.27-5 DESIGN GUIDELINES
15-2.27-6 PROJECT ENHANCEMENTS
15-2.27-7 PARKING REQUIREMENTS
15-2.27-8 TRANSPORTATION DEMAND MANAGEMENT
15-2.27-9 STREET SYSTEMS
15-2.27-10 OPEN SPACE AND TRAIL CONNECTIVITY
15-2.27-11 SUSTAINABILITY REQUIREMENTS
15-2.27-12 CONVENTIONAL CHAIN BUSINESSES
15-2.27-13 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS
15-2.27-14 SIGNS
15-2.27-15 RELATED PROVISIONS

15-2.27-1 PURPOSE

The purpose of the Bonanza Park Mixed Use (BPMX) District is to:

1. ensure development in the Bonanza Park neighborhood implements the Bonanza Park Small Area Plan and provides opportunities for locally serving businesses and diverse housing options,
2. encourage the development of affordable, workforce, attainable, and market-rate long-term housing options,
3. create a vibrant Mixed-Use pedestrian-oriented neighborhood, with safe, comfortable access to parks, publicly accessible green spaces, and outdoor community spaces,
4. protect entry corridor views along the Bonanza Park Frontage Protection Zone,
5. allow increased height, decreased setbacks, and reduced open space, when development provides significant project enhancements,
6. establish a network of pedestrian and bicycle linkages throughout Bonanza Park,
7. ensure development implements Universal Design Principles and aspires to reach Park City's sustainability goals, reduce vehicle trips, and improve access to transit, and
8. incorporate public art and placemaking elements to inspire, awe, delight, and enliven public spaces, streets, and trails in the Bonanza Park neighborhood.

15-2.27-2 USES

Uses in the BPMX District are limited to the following:

A. **ALLOWED USES.**

1. Bakery
2. Bank
3. Bar
4. Café
5. Child Care
6. Child Care Center
7. Child Care Family
8. Child Care, Family Group
9. Child Care, In-Home Babysitting
10. Commercial Use
11. Commercial Use, Support
12. Deli or Delicatessen
13. Dwelling, Multi-Unit
14. Essential Municipal and Public Utility Use, Facility, Service, and Structure
15. Food Hall
16. Green Community Space
17. Grocery Store
18. Gym
19. Home Occupation
20. Hospital, Limited Care Facility
21. Indoor Entertainment, Theater/Museum
22. Major Transit Stop
23. Mobility Hub
24. Office and Clinic, Medical and Veterinary Clinic
25. Office, General
26. Office, Medical
27. Office, Moderately Intensive
28. Plant and Nursery Stock production and sales
29. Public Art
30. Recreation Facility, Public
31. Restaurant
32. Retail and Service Commercial, Major
33. Retail and Service Commercial, Minor
34. Retail and Service Commercial, Personal Improvement
35. Transit Hub

B. **ADMINISTRATIVE CONDITIONAL USES.**

1. Fences and walls greater than six feet (6’) in height from Final Grade
2. Food Truck Location
3. Outdoor Event Facility
4. Pet Services
5. Public Transit Amenity Area

6. Temporary Improvement

C. **CONDITIONAL USES.**
1. Conventional Chain Business
2. Disabled Care
3. Elder Care
4. Flex Industrial
5. Group Care Facility
6. Hospital, General
7. Hotel, Boutique
8. Indoor Entertainment Facility
9. Passenger Tramway and Ski Base Facility
10. Public and Quasi-Public Institution, Church, and School
11. Recreation Facility, Private
12. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter
13. Service Station, Direct Fast Chargers
14. Telecommunication Antenna
15. Temporary Sales Trailer in conjunction with an active building permit for the Site

D. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a Prohibited Use.

15-2.27-3 LOT AND SITE REQUIREMENTS

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has Frontage on a Street shown as a private or Public Street on the Streets Master Plan or Section 15-2.27-9, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development activity must comply with the following minimum standards:

A. **LOT SIZE**: No minimum lot size.

B. **DENSITY**: The following densities and square footage limitations apply within the BMPX District.

1. **Residential.** Minimum residential density 10-units per acre.

2. **Commercial.**

a. A single building is limited to no more than 15,000 square feet of commercial square footage. This limitation shall apply to commercial-only development and mixed-use development with a commercial component.

b. A single commercial tenant shall not occupy more than 5,000 square feet of commercial square footage, unless it meets one of the following exemptions:

1. Grocery Store,
2. US Post Office,

3. The use has received conditional use approval pursuant to Section 15-1-10 *Conditional Use Review Process*.

C. **OPEN SPACE**: The following Open Space requirements apply within the BPMX District.

1. At least 30% of the total Site Area shall be Open Space and may not be used for Streets, roads, driveways, or parking areas.

2. Projects that meet the requirements of Section 15-2.27-6 *Project Enhancements* may request a reduction to 20% Open Space for the total Site Area when satisfying parking requirements underground.

D. **[PRELIMINARY DRAFT – STREET TYPES TO BE DEFINED] STREETSCAPE SETBACKS**: Table 15.2-27-3(D) identifies the required Streetscape Setbacks in the BPMX District. Streetscape Setbacks are determined based on street type to prioritize pedestrian-friendly design and enhance walkability. Wider streets require greater setbacks to create comfortable, accessible spaces for pedestrians and bicyclists, while narrower streets allow for reduced setbacks that maintain a cohesive streetscape.

Table 15.2-27-3(D): MINIMUM STREETSCAPE SETBACK REQUIREMENTS

Street Type	Applicability/ Streets	Streetscape Setback
X	Kearns Boulevard and Park Avenue	30 Feet

X	Bonanza Drive	25 Feet
X	Homestake Road, Iron Horse Drive, Prospector Avenue, Sidewinder Drive	20 Feet
X	Munchkin Road, Snow Creek Drive, Woodbine Way	18 Feet
Rail Trail	East-West connection	20 Feet

E. **SETBACKS:** The Frontage Protection Zone requires a minimum landscaped buffer Setback of thirty feet (30') in width abutting the Street. See Chapter 15.2.20. Setbacks that are not Frontage Protection Zone or Streetscape Setbacks are twenty-five feet (25'). Projects that meet the requirements of Section 15-2.27-6 *Project Enhancements* may request the Planning Commission grant a Setback reduction to twenty feet (20') for Setbacks that are not Streetscape Setbacks.

1. **SETBACK EXCEPTIONS:** The following setback exceptions apply within the BPMX District.

    a. The Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.
    b. On Corner Lots, the Setback may be increased for pedestrian and bicycle connectivity and Sight Distance Triangle clearance.

F. **VERTICAL AND HORIZONTAL MIXED-USE:** The BPMX District shall implement both Vertical Mixed-Use and Horizontal Mixed-Use principles to ensure a variety of uses that promote a locally serving neighborhood.

1. **Vertical Mixed Use.** Vertical Mixed-Use development contains a range of uses within one building. Typically, lower floors contain active storefronts such as retail stores or restaurants while upper floors are residential and/or office. Vertical Mixed Use shall be required along Internal Roads within the BPMX District as defined in Section 15-2.27-3(D), unless otherwise approved by the Planning Commission.

2. **Horizontal Mixed Use.** Horizontal Mixed-Use development integrates distinct land uses, such as residential, commercial, and retail, within a multi-building development or larger area, with these uses arranged side by side rather than stacked vertically. Horizontal Mixed-Use is made up of single-use buildings within a complex or employ a single land use on an individual parcel. Horizontal Mixed Use is allowed along Kearns Boulevard, Park Avenue, and Deer Valley Drive, and Internal Roads within the BPMX District.

G. **PEDESTRIAN AMENITY GUIDELINES:** Pedestrian Amenity requirements aim to create thoughtfully designed and meaningful open spaces that emphasize human scale,

offer relief from the built environment, and enrich the pedestrian experience of the BPMX District. Pedestrian Amenities may include but are not limited to benches, outdoor seating, bike racks, shade structures, and Public Art.

1. **PLACEMENT.** Pedestrian Amenities should be along the Streetscape, open to the sky, and free of permanent enclosures. They must be versatile and adaptable, accommodating uses such as outdoor dining, outdoor vending, or public gathering areas.

2. **ACCESSIBILITY.** Pedestrian Amenities must contribute to an active Streetscape and promote interaction. Property owners can meet these requirements through physical or operational improvements to private property or enhancements to the public right-of-way.

3. **DESIGN GUIDELINES:**
    a. Street level Pedestrian Amenities shall be within 18 inches above or below the Existing Grade of the street or sidewalk, which abuts the space.
    b. Street level Pedestrian Amenities shall be open to the sky but may include temporary shade or similar structures.
    c. Street level Pedestrian Amenities shall consider all four corners of an intersection.
    d. Pedestrian Amenities shall face the street.
    e. Pedestrian Amenities shall be designed for use in all seasons.

H. **SNOW RELEASE.** The design of roofs shall address snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.

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

15-2.27-4 BUILDING HEIGHT

No Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zoning District Building Height.

A. **FRONTAGE PROTECTION ZONE.**
    1. The maximum Building Height within the Frontage Protection Zone is thirty-five feet (35’) from Existing Grade. For buildings within the 30-foot to 50-foot protection

zone, each story above two stories must be stepped back ten feet (10’). Building Height exceptions within the Frontage Protection Zone are limited to:

a. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC), and must be stepped back from the Frontage Protection Zone Overlay building facades by at least fifteen feet (15’).

b. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building, and must be stepped back from the Frontage Protection Zone Overlay building facades by at least fifteen feet (15’).

c. An Elevator Penthouse may extend up to eight feet (8’) above the Zoning District Height and must be stepped back from the Frontage Protection Zone Overlay building facades by at least twenty feet (20’).

B. **BUILDING HEIGHT EXCEPTIONS.** The following exceptions apply to the Zoning District Building Height outside of the Frontage Protection Zone:

1. A vertical stepback is required for any building developed within fifty feet (50’) of the Frontage Protection Zone. These upper story setbacks shall be a minimum of ten feet (10’) in depth.

2. If Project Enhancements are provided pursuant to Section 15-2.27-6, one (1) additional story, or a maximum of forty-five feet (45’) from Existing Grade, may be granted pursuant to Section 15-2.27-6.

    a. A ten-foot stepback shall be provided on perimeter façade planes that are forty-five feet (45’) in Building Height with a Setback less than twenty feet (20’) to mitigate the impact of Building Height on the pedestrian-scale neighborhood. The following features are permitted within areas where the building is stepped back:

        i. Mechanical and ventilation equipment, provided the equipment is screened and does not exceed four feet (4’) in height.
        ii. Decorative or recreational features, including rooftop gardens, green roofs, planter boxes, and permanent amenities such as built-in grills. Rooftop guardrails shall be glass and posts shall be an unobtrusive material such as anodized aluminum. Guardrails and posts shall be the minimum height permitted by International Building Code standards. The following decorative or recreational features require an Administrative Conditional Use Permit: rooftop restaurants, bars, small open pergolas, play structures, sun shades, and hot tubs.
        iii. Rooftop solar and photovoltaic panels, provided the equipment is installed in compliance with Section 15-5-5(G).

3. Affordable Master Planned Developments may be granted additional height up to forty-five feet (45) from Existing Grade pursuant to Chapter 15-6.1.
4. Gable, hip, Barrel, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
5. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC), and must be stepped back from building facades by at least ten feet (10’).
6. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building, and must be stepped back from building facades by at least ten feet (10’).
7. An Elevator Penthouse may extend up to eight feet (8') above the Zone Height and must be stepped back from building facades by at least ten feet (10’).
8. Ski lift and tramway towers may extend above the Zone Height subject to a visual analysis and approval by the Planning Commission.

15-2.27-5 DESIGN GUIDELINES

To implement the Bonanza Park Small Area Plan, specific design guidelines for the BPMX District are adopted to ensure development is consistent with the neighborhood character while improving overall connectivity with greater Park City.

A. **APPLICABILITY.** These Design Guidelines shall apply to all development in the BPMX District. Prior to issuance of a Building permit for any Allowed or Conditional Use, the Planning Department must review the proposed plans for compliance with this Chapter and Chapter 15-1 *Architectural Review*. Where there is a conflict between the standards in this Chapter and Chapter 15-5, the requirements of this Chapter shall apply.

B. **BUILDING PLACEMENT AND ORIENTATION.**
   1. Incorporate open space into building placement. Open spaces can enhance the overall aesthetic by allowing for additional landscaping and greenery. Furthermore, these areas can be functional assets, enabling commercial businesses to expand their activities outdoors—such as offering outdoor dining or using the space for outdoor displays or merchandise sales. This approach balances visual appeal with practical business opportunities.
   2. On parcels greater than 30,000 square feet, the massing of the building should be broken into smaller volumes. Creative approaches to break up building mass and scale is encouraged. This could include separate buildings above grade or linked exterior walkways.
   3. Buildings should be oriented to the street to create a vibrant pedestrian experience. To the extent practicable, building facades should be parallel to the

adjacent street to orient access to public and private streets, pedestrian circulation, and gathering areas.

4. Maximizing solar exposure during winter months should be a consideration in designing public spaces and gathering areas. Development over two stories that is adjacent to major open spaces, such as parks or designated public amenities, shall perform a sun/shadow study of the effects of development on such spaces from autumn through spring.

5. **VANTAGE POINTS:** Development should preserve or enhance views of significant community features from prominent public vantage points within the BPMX District. There are twelve (12) vantage points from which the height, mass, and design of structures must be considered to preserve mountain views. If a development can be seen from more than one vantage point, the developer must provide three-dimensional renderings from each vantage point showing the impact of the development on mountain views.

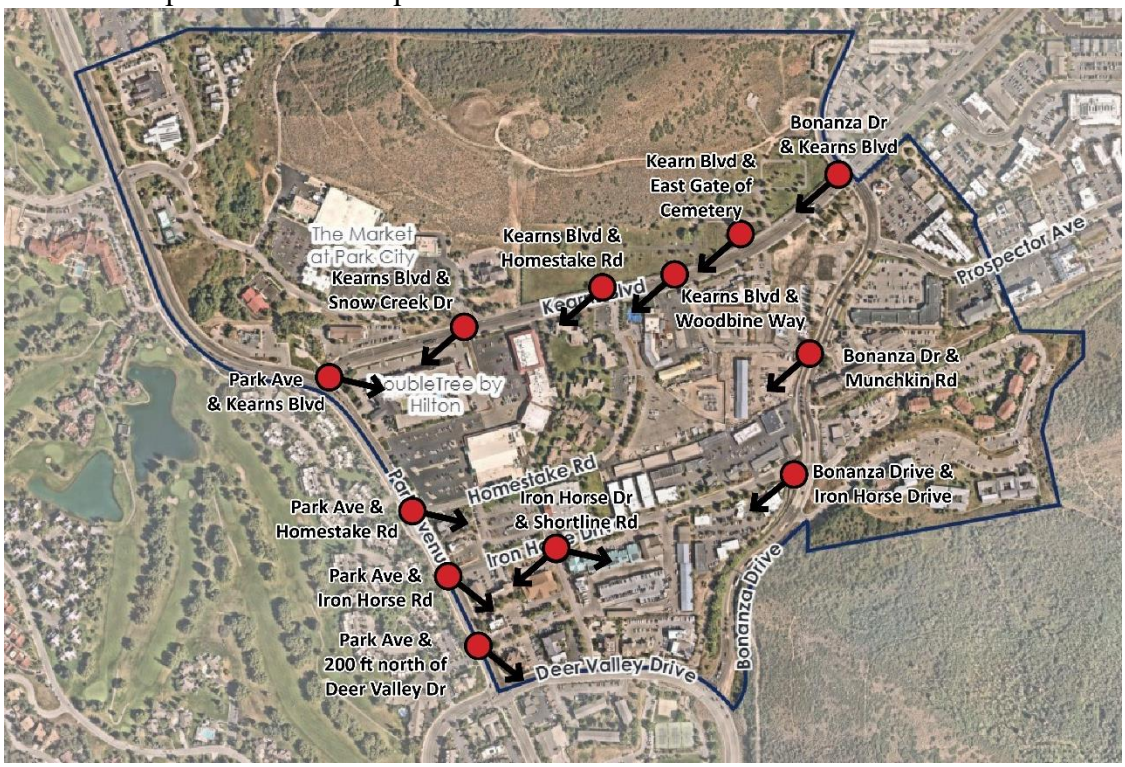


TABLE 15-2.27-5(B)(5): VANTAGE POINTS		
Location	**Coordinates**	**Bearing**
Bonanza Drive & Iron Horse Drive	40.659307 -111.501548	SW
Bonanza Drive & Munchkin Road	40.660805 -111.501397	SW

Iron Horse Drive & Shortline Road	40.658352 -111.505721	SW/SE
Kearns Boulevard & Bonanza Drive	40.662963 -111.500851	SW
Kearns Boulevard and East Gate of Cemetery	40.662276 -111.502057	SW
Kearns Boulevard & Woodbine Way	40.661699 -111.503442	SW
Kearns Boulevard & Homestake Road	40.661484 -111.504692	SW
Kearns Boulevard & Snow Creek Drive	40.661067 -111.507025	SW
Park Avenue & Kearns Boulevard	40.66037 -111.50953	SE
Park Avenue & Homestake Road	40.658714 -111.507893	SE
Park Avenue & Iron Horse Drive	40.657958 -111.507382	SE
Park Avenue 200 feet north of Deer Valley Drive	40.657007 -111.506802	SE

C. **BUILDING SCALE, ARTICULATION, AND FENESTRATION:** Buildings in the BPMX District should reflect the scale of uses and reinforce a pedestrian environment.

1. **BUILDING SCALE.**
   a. The perceived mass and scale of Development in the BPMX District shall be reduced by incorporating design elements that emphasize three or more of the following:

      i. Variation in roof forms or parapet heights.
      ii. Insets, projections, or other relief in the wall plane.
      iii. Architectural emphasis on building entries.
      iv. Arcades, porticos, or other forms of covered exterior circulation.
      v. Variations to window size or proportions.
      vi. Balconies.
      vii. Variation in color, texture, or materials as allowed in Chapter 15-5.

   b. Building design should avoid blank walls and large undifferentiated expanses of wall surface exposed to public pedestrian Rights-of-Way, plazas, or parks.

c. Roof overhangs, projections, awnings, or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.

d. Exceptions from the guidelines may be approved by the Planning Director for those areas of the building envelope that are not visible from adjacent development and public spaces.

2. **BUILDING ARTICULATION:**

a. **VERTICAL.**
   i. All buildings that are approved above thirty-five feet (35') in height shall include vertical articulation to help break up the mass of the building. This articulation shall occur every thirty feet (30') and shall be achieved through a façade change of at least eighteen inches (18") in depth, or through a material change.
   ii. This shall apply to all building facades.

B. **HORIZONTAL.**
   i. Structures greater than sixty feet (60'), but less than 120 feet in length must exhibit a prominent shift in the façade of the Structure so that no greater than seventy-five percent (75%) of the length of the Building Façade appears unbroken. Each shift shall be in the form of either a ten-foot (10') change in Building Façade alignment or a ten-foot (10') change in the Building Height, or a combined change in Building Façade and Building Height totaling ten feet (10').
   ii. Structures that exceed 120 feet in length on any façade shall provide a prominent shift in the mass of the Structure at each 120-foot interval, or less if the Developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen-foot (15') change in Building Façade alignment or a fifteen-foot (15') change in the Building Height. A combination of both the Building Height and Building Façade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.
   iii. This shall apply to all building facades.

3. **BUILDING FENESTRATION**
   i. Windows for non-residential and mixed-use buildings should be provided to create a direct relationship to the street.

a. A minimum of 50% glazing is required on the ground level of all street-facing facades to create a strong relationship to the street.
b. A minimum of 40% glazing is required for second levels.

ii. Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.
iii. Reflective, metallic, frosted, tinted, stained, and textured glass is prohibited.
iv. Balconies are permitted for all residential uses. These may be integrated into a vertical step-back. Railings for balconies should have a minimum of 30% transparency.

D. **SITE ACCESS AND ON-SITE PARKING.** Site access should be consolidated to the greatest extent practicable.
1. For sites that are larger than two (2) acres in size, integration of an alleyway or mid-block walkway is encouraged to support a pedestrian-oriented street design.
2. Access between the on-site Use and Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g. sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).
3. On-site parking should be accessed from a street other than Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive. If there is no access from an internal street, the main vehicular access point shall be from the shortest block length.
4. Additional vehicular access points on Park Avenue and Kearns Boulevard are discouraged and shall be minimized.
    a. Where parking is accessed from Park Avenue or Kearns Boulevard, the parking area, inclusive of drive aisles, shall be no more than 35% of the parcel width. Screening of parking areas is required, which may include low walls, landscaping, public art, public seating, multi-modal transportation infrastructure, and the like.
5. All onsite parking shall be located behind the front-most wall of the Main Building.
6. When a parking garage is provided, underground parking is preferred. Where an above-grade garage is provided, it shall be located behind the Main Building and shall include architectural screening or artistic screening to minimize views of vehicles.
7. Any street-facing entry to a parking garage should be designed to reduce visibility. All ramps shall be integrated into the building's architecture.
8. Parking areas and loading zones should be located to minimize visual impacts from the public Street or pedestrian way.
9. Consider paving material change to define surface parking areas from the main vehicular travel lane.

E. **STREET LEVEL DESIGN.** Thought shall be given to street-level design throughout the BPMX District to encourage the overall walkability and vitality of the area. Street Level Design requirements shall apply to Internal Roads as identified in Section 15.2-27-3(D).
   1. Buildings should have an active use on the ground level. Active uses support the vibrancy and usability of the public realm adjacent to a building and include retail establishments, retail services, daycare facilities, community meeting spaces, educational and medical uses, civic spaces (theaters, museums, etc.), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the Planning Commission. For buildings that are 100% residential, a lobby or other common space shall meet this requirement. The active use should extend at least fifty feet (50') inside the building.
   2. All buildings shall have at least one main entry on all street-facing facades. This entry should be easily seen from the street and adjacent pedestrian way.
   3. On corner lots, two (2) entrances should be provided. At least one (1) of these entries should be located within twenty feet (20') of the corner.
   4. An internal airlock should be incorporated into all commercial, lodging, public, and mixed-use buildings.

F. **ARCHITECTURAL STYLES AND MATERIALS.** The limitations identified in Chapter 15-5 shall apply. In addition, the following standards apply:
   1. Building materials should convey a pedestrian scale and have proven durability in Park City's climate.
   2. Building materials shall be of a high-quality and reference both the history of the Bonanza Park area and materials currently found in the BPMX District. The use of wood, metal, glass, and stone is appropriate in this Zoning District.
   3. Architecture that reflects corporate branding is not permitted. This shall not be construed to limit the ability to place signage on the property in accordance with the allowances and limitations of the Land Management Code.

G. **ROOFS.**
   1. Flat roofs and low sloping roofs are preferred.
   2. Snow shedding shall be considered in all roof design. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to minimize the need for heat tape.
   3. Where roofs will drip onto pedestrian or other public areas, buildings shall provide a system of gutters, downspouts and permitted heat tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to swales that direct water to the natural or proposed landscape.
   4. Eaves and fascia shall generally be responsive and proportional to the design of the building.
   5. The limitations identified in Chapter 15-5 shall apply.

H. **LANDSCAPING.**

1. Landscaping should complement the context and enhance the architecture of the building.
2. Stormwater best management practices should be considered in the landscape design.
3. Landscape materials should reflect the Park City climate.
4. For parcels in the Frontage Protection Zone, the first thirty feet (30') should include landscaping and pedestrian-focused infrastructure.
    a. Sidewalks, trails, bike paths, and the like are permitted in this area. These shall have a vegetative buffer from the edge of road pavement of at least three feet (3').
    b. Multi-modal infrastructure is permitted in this area, including bike racks, transit stops and shelters, wayfinding signage, seating, and the like. Mobility Hubs and Transit Hubs are also permitted in these areas, provided they do not exceed ten feet (10') to fourteen feet (14') in height.

I. **SERVICE AND MECHANICAL AREAS.**

1. Trash, recycling, and service areas should be designed as integrated components of the building and should be sited to minimize impacts to pedestrians. Facilities can be located in underground parking facilities when appropriate.
2. All exterior mechanical equipment must be Screened to minimize noise infiltration to adjoining Properties and to mitigate visual impacts on nearby Properties and general public view. All mechanical equipment must be shown on the plans prepared for City review.
3. Service and delivery areas shall be located where least visible from general public view and shall not impede pedestrian or bicyclist connectivity.
4. The loading and unloading of goods must take place entirely on the Site. Loading and delivery areas must be Screened from general public view. All loading areas shall be shown on the plans prepared for City review.
5. Shared delivery, service, trash, and recycling areas are encouraged.
6. All Structures must provide a means of storing refuse generated by the Structure's occupants. All refuse storage facilities must be shown on the plans prepared for City review. Refuse storage must be Screened, enclosed, and properly ventilated.
7. When possible, transformers and other utility boxes should be located where least visible from general public view.
    a. Location along Park and Kearns is highly discouraged.
    b. All transformers and other utility infrastructure should be screened through fencing, landscaping, low walls, art, and the like, as permitted by the relevant utility provider.
8. The undergrounding of utilities is preferred.

9. Mechanical equipment, ducts, and vents should be accommodated internally within the building and / or co-located on the roof. Screening of equipment on the roof is encouraged.

J. **ART INSTALLATIONS.**

1. Integration of public art is encouraged in all development in the BPMX Zoning District, including murals, sculptures, enhanced trails, gateways, crosswalks, wayfinding, interactive exhibits, and the like.
2. It shall be the responsibility of the property owner to maintain all art located on private property.
3. Art is specifically allowed in the Frontage Protection Zone but shall not impede pedestrian or bicyclist connectivity.
4. Art proposed to be displayed in the public realm may first be reviewed by the Public Arts Advisory Board.

15-2.27-6 PROJECT ENHANCEMENTS: Project Enhancements are intended to provide early project predictability and allow flexibility in selecting incentives to qualify for additional Building Height of up to forty-five feet (45') from Existing Grade outside of the Frontage Protection Zone and Setback and Open Space reductions in the BPMX District.

A. PURPOSE: Project Enhancements are intended to support locally serving development in the BPMX District through the provision of affordable, workforce, and attainable housing, increased mobility and alternative transit provisions, and increased on-site sustainability measures.

B. PROCEDURES: This will help create certainty in the project review process so Applicants can determine whether they qualify for a fourth story bonus (up to forty-five feet (45') from Existing Grade outside of the Frontage Protection Zone) and Setback and Open Space reductions by completing the following:

a. Applicants must submit a preliminary proposal outlining a rough site plan, volumetrics, renderings, and project description for Planning Commission review and input. The Planning Commission will forward a recommendation to the City Council for consideration.

i. Preliminary proposals should identify which measures have been selected for consideration. A minimum of three (3) site-specific enhancements shall be selected:

1. **HOUSING.** Inclusion of a mix of residential units that meet a range of community needs – affordable, workforce, attainable, senior housing, etc. and set a baseline average for Area Median Income. Provision of units should be based on the mix of owner-occupied and rental units from the most up-to-date Housing Needs Assessment.
2. **PARKING.** Provision of required parking underground.
3. **PARKING.** Development of a Shared Parking Agreement with adjacent developments to reduce vehicle trips and congestion within the BPMX District.
4. **MOBILITY.** Implementation of an on-site car share and long-term operations plan.
5. **MOBILITY.** Implementation of on-site and adjacent trail or pedestrian connectivity improvements as indicated in the Connectivity Vision for Bonanza Park like tunnels or bridges.
6. **SUSTAINABILITY.** Provision of long-term project operational plans to include waste reduction and landfill diversion, food waste collection and composting, green business operations, potential for local renewable energy development such as distributed solar with storage or thermal energy networks, design for greywater reuse, rainwater capture

or other water conservation features, green infrastructure such as bioswales, and building operational performance to achieve an Energy Star score of 90 or above, or to be designed and built to achieve 10 percent better than the most recent ASHRAE 90.1 standards.

7. **COMMUNITY-SERVING.** Inclusion of on-site childcare, senior facilities, or other Uses that serve the workforce or other community needs.
8. **COMMUNITY-SERVING.** Inclusion of restricted commercial spaces that provide reduced rental rates for local businesses.
9. **COMMUNITY-SERVING.** Long-term programming plan for activated publicly accessible outdoor spaces that provide for music, entertainment, and seasonal activation.

b. For projects providing four or more site-specific enhancements, including housing and underground parking, Applicants may request reductions in Setbacks and Open Space as outlined in Section 15-2.27-3.
c. The City Council shall review project enhancements proposals considering adherence to the standards outlined in Section 15-2.27-7(B) and either approve or deny the request. If approved, the Applicant could finalize their proposed plans.
d. Approved projects shall return to the Planning Commission for standard application processing.

C. **PROGRAM REVIEW AND AMENDMENTS.** The City Council has the discretion to review and update the Project Enhancements on a two-year schedule to assess the effectiveness of the program and enhancements implemented through successful projects. As part of this review, the Planning Department will identify evolving market conditions that may affect feasibility of specific criteria.

15-2.27-7 PARKING REQUIREMENTS

A. **APPLICABILITY.** All development within the BMPX District is subject to the following parking requirements in addition to requirements outlined in Chapter 15-3 Off-Street Parking.

B. **REQUIREMENT.** Off-Street parking within the BPMX District shall be provided for each land Use as listed in this Section, where parking ratio requirements supersede those in Chapter 15-3 Off-Street Parking.

1. **RESIDENTIAL USES**. Off-Street parking shall be provided for each land Use as listed in this Section, in the Parking Ratio Requirements tables. When applying the tables, the parking requirements stated for each Use, or combination of Uses, applies to each Dwelling Unit within the Structure. Specific Uses, and the related parking

ratio requirements are also shown below. Also refer to Section 15-15-1 *Definitions* for clarification of Uses.

Table 15-2.27-7(B)(1) RESIDENTIAL PARKING RATIO REQUIREMENTS	
USE	**PARKING RATIO (NUMBER SPACES)**
Multi-Unit Dwelling, Apartment/Condominium not greater than 1,000 sf floor Area	1 per Dwelling Unit
Multi-Unit Dwelling, Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area	1.5 per Dwelling Unit
Multi-Unit Dwelling, Apartment/Condominium 2,000 sf floor Area or greater	2 per Dwelling Unit

2. **NON-RESIDENTIAL USES**. In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply. Also refer to LMC Section 15-15-1 *Definitions* for clarification of Uses. Uses may also qualify for additional parking via underground parking if proven project enhancements are provided.

Table 15-2.27-7(B)(2) NON-RESIDENTIAL PARKING RATIO REQUIREMENTS	
USES	**PARKING RATIO REQUIREMENTS (NUMBER SPACES)**
Auditorium and Assembly Hall	1 space per 5 seats
Bank	2 spaces per 1,000 sf of net leasable floor Area
Bar	3 spaces per each 1,000 sf of net leasable floor area
Café/Deli	2 spaces per 1,000 sf of net leasable floor Area
Child Care Center	1 space per on-duty staff per shift and 1 space per 6 children
Commercial Use	4 spaces per 1,000 sf of net leasable floor Area

Disabled Care Elder Care Group Care Facility	1 space per 2 bedrooms plus 1 space per employee per shift, or 2 spaces per 3 employees per shift, whichever is greater
Flex Industrial	1 space per 1,000 square feet of floor area and 1 space for every 2 employees in the largest shift
Hospital, Limited Care	1 space per 2 beds
Hotel, Boutique	1 space per room or suite, and 1 space per 200 sf of separately leasable commercial space
Indoor Entertainment, Theater	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility
Offices, General	2 spaces per 1,000 sf of leasable floor Area
Office and Clinic, Medical and Veterinary Clinic	5 spaces per 1,000 sf of leasable floor Area
Public and Quasi-Public Institution, Church, School Public Utility Uses	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater
Retail & Service Commercial, Minor, Personal Improvement	0 spaces required for buildings that have less than or equal to 3,000 sf net leasable floor area Above 3,000 sf net leasable floor area is 3 spaces per 1,000 sf of net leasable floor area
Retail & Service Commercial, Major	5 spaces per 1,000 sf of net leasable floor Area
Restaurant	0 spaces required for buildings that have less than or equal to 3,000 net leasable floor area Above 3,000 sf net leasable floor area is 3 spaces per each 1,000 sf of net leasable floor area
Restaurant, Outdoor Dining	Based on Site specific review at the time of CUP
Temporary Improvement	1 space per employee plus 1 guest space

Recreation Facility, Public Recreation Facility, Private	1 space per 4 seats or 3 spaces per 1,000 sf of floor Area, or 1 space per 3 persons rated capacity depending on type of facility
Temporary Improvement	1 space per employee plus 1 guest space

C. CALCULATION OF SPACES. If a project incorporates two Uses, the Use requiring a higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.

D. PARKING MAXIMUMS. No more than one hundred percent (100%) of the minimum required parking may be provided for newly constructed non-residential, mixed-use, or Multi-Unit Dwelling developments of ten (10) or more units when the new development is within a one-quarter (¼) mile of a transit stop. When the parking requirement is zero Parking Spaces, a maximum of five (5) Parking Spaces may be provided. Exceptions to the maximum parking limit may be approved by the Planning Commission if found to be consistent with Section 15-2.27-1 and to further the City's goals for reducing single-occupancy vehicle trips.

E. SHARED PARKING. For both on-site parking and off-site parking, Shared Parking Spaces may be provided contingent upon a shared parking analysis being completed and a Shared Parking Agreement being executed, as approved by the Planning Commission.

1. The parking requirement for Mixed-Use projects may be lowered if the Applicant submits a shared parking opportunity analysis, approved by the Planning Commission, which results in a peak-parking-demand measure that is less than the Parking Requirement established by this Section for Residential and Non-Residential Uses.

F. PARKING REQUIREMENT ADJUSTMENT. A ten percent (10%) reduction in the number of required Parking Spaces is allowed to reduce or eliminate a public safety hazard or to bring substandard Parking Spaces into compliance with current City design standards subject to approval by the City Engineer.

G. UNDERGROUND PARKING. All development within the BMPX District is encouraged to provide underground parking to promote a vibrant pedestrian friendly environment that reduces car-pedestrian conflict. If 90% of required parking is provided on-site and underground, Setbacks for the underground parking structure may be reduced by the Planning Commission up to 50% outside of the Frontage Protection Zone if utilities can be accommodated.

H. ALTERNATIVE PARKING STRATEGIES. The following alternative parking strategies may be used to comply with the minimum Off-Street parking standards required by this Chapter.

1. **OFF-SITE PARKING.** Required Off-Street Parking Spaces may be provided Off-Site in compliance with the following:

   a. Required parking must be located within the City limits.

   b. Access between the on-Site Use(s) or the subject site and the Off-Site Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g., sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).

   c. A parking agreement shall be provided in a form acceptable to the City Attorney which identifies the location of the Off-Site parking spaces, guarantees the continued availability of the Off-Site Parking Spaces, and sets forth the ongoing responsibilities of the parties involved. The parties to the agreement shall include the owners and lessees of the Off-Site Parking Spaces and the Owners and lessees of the subject Site, and a copy of any such agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in revocation of the on-Site parking reduction approval by the City unless a new alternative parking arrangement is approved by the City within a reasonable timeframe, as determined by the Planning Director.

2. **PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES**. For buildings or sites with multiple Uses, parking may be reduced. To calculate the parking requirement, calculate the sum of the minimum Off-Street parking requirements for the two Uses with the highest Off-Street parking requirement, and then multiply that sum by the number shown below for that combination of Uses.

Table 15-2.27-8(H)(2) PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES

FIRST USE	SECOND USE				
	MULTI-UNIT RESIDENTIAL	PUBLIC INTSITUTIONAL OR CIVIC	FOOD, BEVERAGE, BOUTIQUE HOTEL, RECREATION, OR ENTERTAINMENT	RETAIL	OTHER COMMERCIAL

Multi-Unit Dwelling[1]	NA				
Public Institutional, or Civic	10%	NA			
Food, Beverage, Boutique Hotel, Recreation or Entertainment[2]	15%	20%	NA		
Retail	15%	25%	25%	NA	
Other Commercial	20%	25%	25%	20%	NA

3. **ADDITIONAL ALTERNATIVE STRATEGIES**. After any reduction in the required number of Off-Street Parking Spaces under Section 15-2.27-7(H) is applied, the alternative strategies described below may be combined for an additional non-residential Use parking reduction of up to ten percent (10%).

    a. **DESIGNATED CAR SHARING PARKING.** Designated car sharing spaces (i.e., spaces marked and reserved for car sharing vehicles) shall count as an average of 1.5 Parking Spaces, for up to a maximum of three (3) designated car sharing spaces (i.e., one designated car sharing space = 2 Parking Spaces; two designated car sharing spaces = 3 Parking Spaces; and three designated car sharing spaces = 5 Parking Spaces).

    b. **ELECTRIC VEHICLE (EV) CHARGING STATIONS**. Electric Vehicle (EV) Charging Stations (i.e., spaces with approved charging infrastructure for Electric Vehicles consistent with Section 15-3-11) that are in addition to the EV Parking Spaces required to be provided pursuant to Section 15-3-11 shall count as two Parking Spaces, for up to a maximum of five (5) additional EV Parking Spaces.

[1] The parking reduction for developments with multi-unit residential shall apply only to the non-residential Use parking requirement.

[2] For mixed-use projects, 0 spaces shall be required for the first 3,000 sf of net leasable floor Area of "Retail & Service Commercial, Minor, Personal Service" and/or "Restaurants, Standard and Bar" Uses.

c. **UNDERGROUND PARKING.** When underground parking is provided, each two (2) underground Parking Spaces shall count as three (3) Parking Spaces toward satisfying the minimum required parking. This may allow for a reduction of up to five percent (5%) in the number of required Parking Spaces.

4. **PROXIMITY TO TRANSIT.** A fifteen percent (15%) reduction in the total number of required Parking Spaces for any development may be approved when the Site is within one thousand feet (1,000') unobstructed year-round walking distance of a Major Transit Stop.

5. **CUMULATIVE PARKING REDUCTION.** No development may be granted a cumulative parking reduction greater than fifty percent (50%) for non-residential Uses or greater than twenty percent (20%) for residential Uses as provided in Sections 15-2.27-7(H)(1), (2), and (3), unless approved by the Planning Commission.

15-2.27-8 TRANSPORTATION DEMAND MANAGEMENT

A. **APPLICABILITY.** A Transportation Demand Management (TDM) Plan is required for all development projects \. Two (2) TDM Plan levels shall apply as described below.

1. **LEVEL 1 TDM PLAN.** A Level 1 TDM Plan is required for all development described below:

a. Multi-Unit Dwellings: 10 - 44 Dwelling Units

2. **LEVEL 2 TDM PLAN.** A Level 2 TDM Plan is required for all projects that require a Traffic Impact Study (TIS) (i.e., development adds twenty-five (25) or more peak hour vehicle trips) as described below:

a. Multi-Unit Dwellings: 45 Dwelling Units and greater

b. Boutique Hotel: 40 – 75 rooms

c. Retail: 3,000 square feet or greater

d. Office: 3,000 square feet or greater

e. Restaurant: 2,500 square feet or greater

B. **EXEMPT PROJECTS.** Projects exempt from TDM Plan requirements are:

1. Remodels or expansions of existing residential units that do not increase the total number of residential units;

2. Remodels or expansions of Commercial, Retail, Office, Hotel, or mixed-use projects involving no more than 500 square feet of commercial net leasable space or two (2) lodging rooms or units;

3. Any Boutique Hotel with fewer than ten (10) rooms;

4. Retail less than 3,000 square feet;
5. Office less than 3,000 square feet; and
6. Restaurant less than 2,500 square feet.

C. **TDM PLAN.** The Applicant shall submit a TDM Plan for review and approval by the Planning Commission. The TDM Plan shall document and demonstrate consistency with the requirements in this Section. The TDM Plan shall include, but is not limited to, the following:

1. Identification of the applicable TDM strategies to be implemented based on the size of the project and estimated number of trips generated.
2. Implementation plan for each TDM strategy, including timelines, responsibilities, and budget allocations.
3. Monitoring and evaluation plan, submitted annually to the Planning Department, to track the effectiveness of TDM strategies and adjust them as needed. At their discretion, the Planning Director may require additional Planning Commission review and modifications as needed.

D. **LEVEL 1 TDM PLAN REQUIRED COMPONENTS.** The following TDM trip reduction strategies are required for Level 1 TDM Plans:

1. Participation in an annual travel survey of residents and employees for the first four (4) years of building occupancy. Employers on Sites subject to an approved TDM Plan shall submit the survey results to the City.
2. Provide the following information to employees and/or residents on an annual basis:
    a. Carpooling/vanpooling information;
    b. Transit schedules and route information;
    c. Information on air pollution and alternatives to single-occupancy vehicle trips;
    d. Bicycle route and facility information, including local bicycle maps, locations of nearest outdoor bicycle parking or enclosed bicycle storage, locations of bicycle share locations, and bicycle safety information; and
    e. Information on walking and biking to work, pedestrian and bicycling safety, and all-weather walking shoes and traction devices for shoes and bicycle tires in winter/ice conditions.
3. One strategy from the Supplemental TDM Menu (see Section 15-2.27-8(F)).

E. **LEVEL 2 TDM PLAN REQUIRED COMPENENTS.** The following TDM trip reduction strategies are required for Level 2 TDM Plans:

1. All Level 1 required components.

2. Establishment of a TDM Coordinator to directly support commute programs, implement mobility programs, and develop transportation policies and initiatives.
3. Employee parking cash-out program.
4. Unbundle parking for residential Dwelling Units at minimum.
5. Two strategies from the Supplemental TDM Menu (see Section 15-2.27-7(F)).

F. **SUPPLEMENTAL TDM MENU.** Supplemental TDM strategies over and above the applicable Level 1 or Level 2 TDM Plan requirements may be implemented to reduce the amount of required Parking for non-residential Uses. When three (3) or more of the following strategies are provided in addition to the applicable Level 1 or Level 2 TDM Plan requirements, the Planning Commission may approve up to a twenty percent (20%) reduction in the required parking for non-residential Uses.

1. Alternative work schedules/flex-time.
2. Preferential Parking for carpool or vanpool vehicles.
3. Employee shower facilities.
4. Provision of on-Site or Off-Site multimodal transportation improvements at the discretion of the Planning Commission, such as:
    a. Pedestrian network improvements (e.g., providing sidewalks that are wider than the required minimum width),
    b. Construct or improve a bike facility (e.g., providing improved safety of bicycle facilities serving key transit nodes), or
    c. Construct transit-supportive treatments (e.g., traffic calming near transit stop, transit stop enhancements and amenities, etc.).
5. On-site child care facilities.
6. Facilities and equipment to encourage telecommuting (e.g., video-conferencing facilities and equipment).
7. Contributions to funds for local and regional facilities such as park-and-ride lots, multimodal transportation centers, satellite work centers, etc. as approved by the City Council.
8. On-Site amenities such as cafeterias, restaurants, automated teller machines, and other services that would eliminate the need for additional trips.
9. Transit incentives for employees such as additional pay for carpoolers, etc.
10. Plans for delivery of goods at off-peak times and/or plans and facilities for centralized deliveries of goods for multi-tenant facilities.

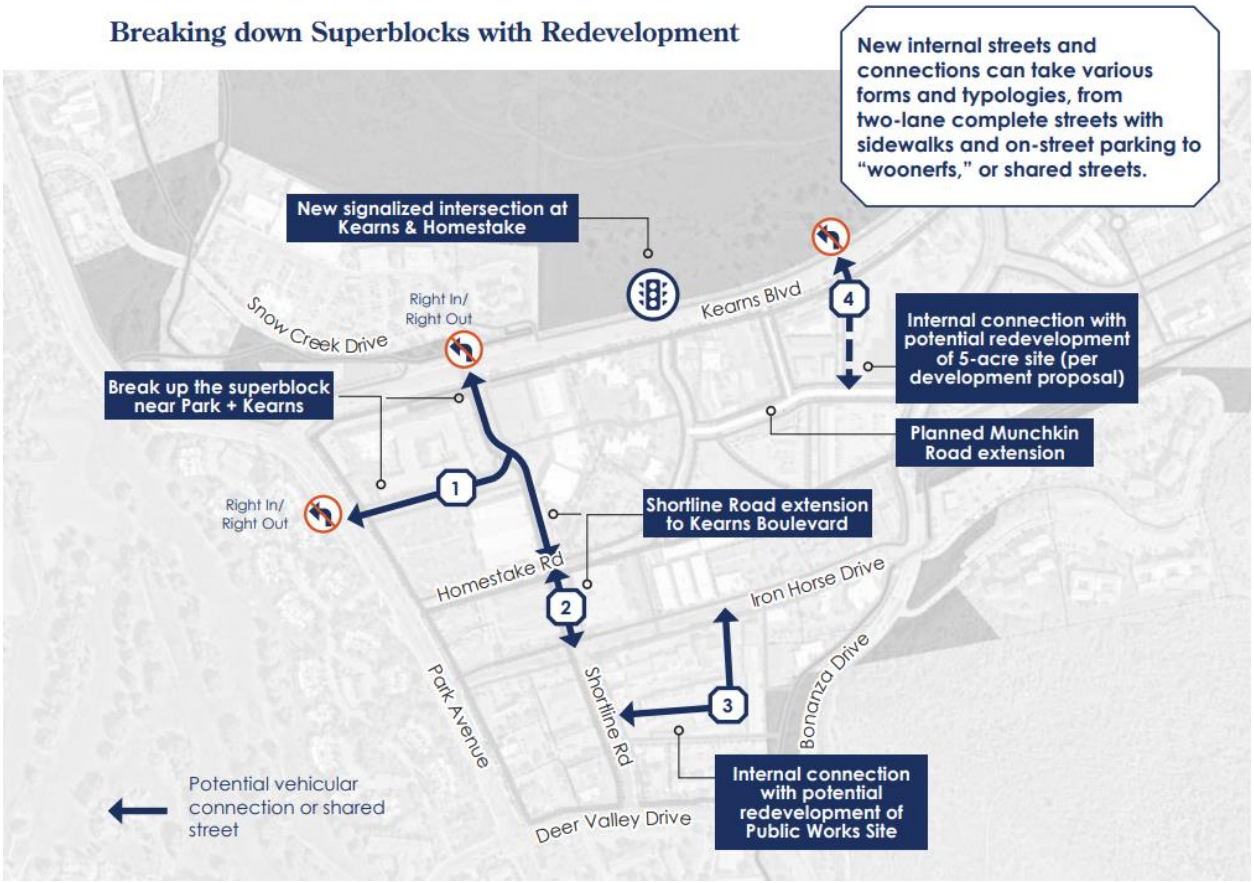
G. **TDM PLAN AGREEMENT.** A TDM Plan agreement shall be provided in a form acceptable to the City Attorney and shall include the TDM Plan. The parties to the agreement shall include the Owners and lessees of the project Site. A copy of the agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in enforcement action by the City unless a new TDM Plan is approved by the City within a reasonable timeframe, as determined by the Planning Director.

15-2.27-9 STREET SYSTEMS.

The street network has a significant influence on the overall connectivity of a place. In Bonanza Park, additional street connections are required to promote walkability and to create an interconnected system of blocks.

A. **ADDITIONAL CONNECTIONS.** New street connections are required to ensure Bonanza Park is a walkable and safe neighborhood. Development located adjacent to one of the following areas shall incorporate new street connections.

1. Superblock between Park Avenue, Kearns Boulevard, and Homestake Road. New east-west connections shall be established.
2. Shortline Road. Shortline Road shall be extended north-south to connect from Kears Boulevard to Deer Valley Drive.
3. Shortline Road and Iron Horse Drive. A new internal connection to these roads between Shortline Road and Bonanza Drive shall be integrated into redevelopment.
4. Kearns Boulevard and Munchkin Road. A new connection shall be implemented to connect Munchkin Road and Kearns Boulevard.
5. Where required to improve pedestrian safety, a tunnel or bridge on Park Avenue or Kearns Boulevard is appropriate and shall meet requirements from the City Engineer, Public Works, and applicable state review agencies.



B. **STREET DESIGN.**

1. All new Streets shall meet Park City standards.
2. All new Streets shall integrate best management practices for stormwater runoff.
3. To the greatest extent practicable, development that is impacting an existing street shall upgrade the street design to meet code standards in place at the time of application.
4. Pedestrian infrastructure, including sidewalks and crosswalks, shall be integrated into new or updated City streets.
5. Traffic calming measures, including intersection bump-outs, street trees, parklets, and on-street parking, should be integrated into new or updated City streets.

15-2.27-10 OPEN SPACE AND TRAIL CONNECTIVITY

Establishing a network of pedestrian and bicycle linkages is critical to improve the overall connectivity of the Bonanza Park neighborhood. Similarly, additions of open space and green areas will improve the overall sense of community and opportunities for gathering in the neighborhood. All development within BPMX must have multi-modal connections and open space to improve Bonanza Park's connectivity.

A. **OPEN SPACE AND PARKS.** Each development is required to have a minimum amount of open space. This space should be designed to integrate with the building design, as well as reinforce the ideas of community connection and openness in the Bonanza Park Small Area Plan.

1. The following open space typologies (also known as Green Community Space) are permitted in the BPMX District, and may be located in a Frontage Protection Zone, unless prohibited by this Section.

    a. Pocket Park.

    b. Linear greenspace with pedestrian and/or bicycle path.

    c. Public Courtyard.

    d. Plaza areas.

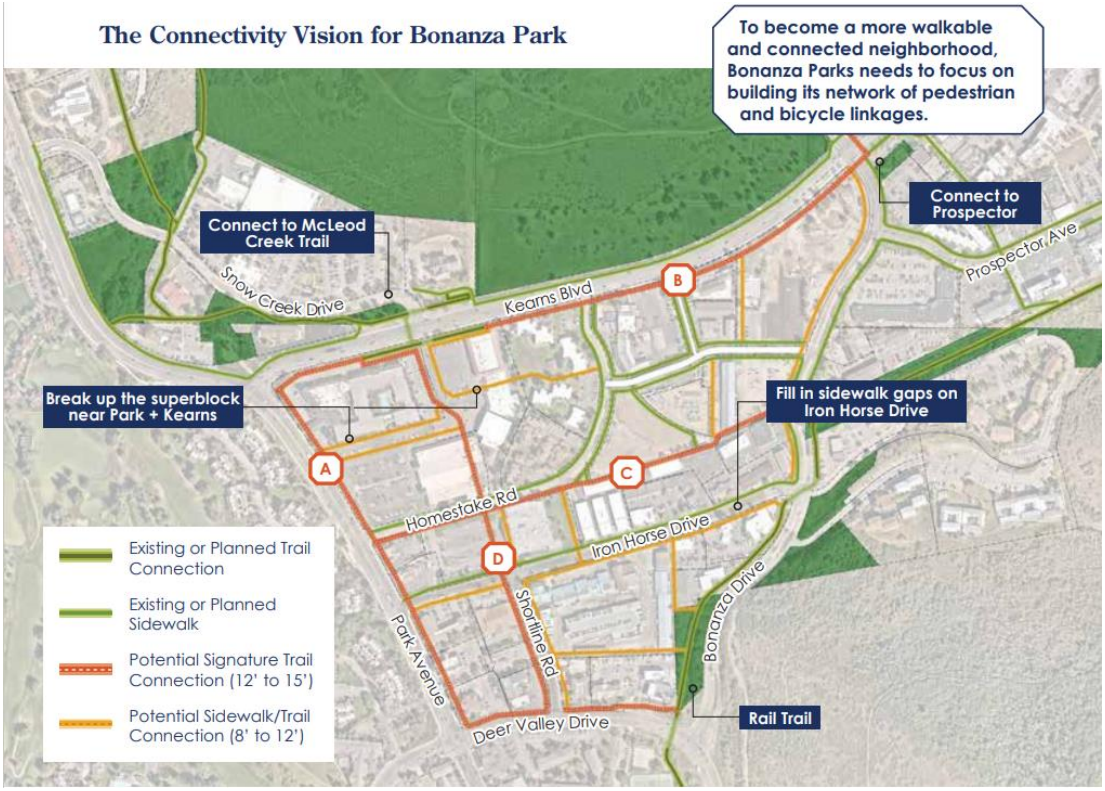
    e. Flexible Space.

    f. Community Garden.

    g. Green Roofs with publicly accessible amenity terrace. If this option is chosen, a deed restriction granting permanent public accessibility shall be required. An amenity terrace cannot be located within the Frontage Protection Zone.

B. **TRAIL CONNECTIONS.** Integrating multi-modal transportation opportunities is critical in the Bonanza Park neighborhood. Development should support the goals articulated in the Bonanza Park Small Area Plan, including the creation of new sidewalk and bicycle facilities. Development located adjacent to key roadways in Bonanza Park should integrate the following key trail connections. Key connections are at Park Avenue, Kearns Boulevard, Shortline Road extension, Rail Trail, and Deer Valley Drive as indicated in Figure 15-2.27-10(B) below.

Figure 15-2.27-10(B) Connectivity Vision For Bonanza Park



C. **VEGETATION PROTECTION.** The Property Owner must protect Significant Vegetation during any Development activity.

1. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

2. Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist.

3. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in Sections 15-3-3 and 15-5-5(N), and Title 14.

15-2.27-11 SUSTAINABILITY REQUIREMENTS

A. **APPLICABILITY.** All Development within the BMPX District should strive to support the City's Net Zero goals through the implementation of sustainable design including active transportation considerations, low embodied carbon materials, waste reduction through comprehensive materials recover, and operational programming and technologies to reduce short- and long-term impacts on the environment.

B. **REQUIREMENTS.** All projects within the BPMX should strive to achieve a low Energy Use Intensity (EUI) per building type including improved insulation and thermal efficiency, EnergyStar and WaterSmart appliances and fixtures, energy efficient lighting, low-flow plumbing fixtures, sensors and timers that control water flow, lighting and temperature, and on-site Renewable Energy Systems.

New buildings should strive to obtain third party certification of the use of sustainable construction techniques and building materials. The following programs should be considered:

4. INSERT CITY RESOLUTION FOR NET ZERO BUILDINGS ONCE ADOPTED.

15-2.27-12 CONVENTIONAL CHAIN BUSINESSES

A. **APPLICABILITY. This Section provides guidance on Conventional Chain Businesses in the BPMX District.**

Existing businesses within the BPMX District that meet the definition of a Conventional Chain Business as of (INSERT DATE OF ADOPTION), will be issued a one-time Conditional Use Permit to memorialize existing conditions. Any amendments to this Permit will require a new application subject to the requirements of this Section.

New Development and redevelopments inclusive of a business that meets the thresholds outlined in the Conventional Chain Business Definition in Section 15-15-1 must acquire a Conditional Use Permit, in addition to meeting the requirements outlined below. This Section shall not apply to Grocery Stores, Banks, or Gyms as defined in Section 15-15-1.

B. **REQUIREMENTS.**

1. No Conditional Use Permit shall be issued in the BPMX District, unless approved by the Planning Commission pursuant to Section 15-1-10.
2. In addition to the requirements listed in Section 15-1-10, the Planning Commission shall also consider whether the proposed Use meets the goals outlined in the Bonanza Park Small Area Plan, as defined below:
    a. Conventional Chain Businesses cannot exceed 30% of the total commercial square footage within a single development.
    b. The Conventional Chain Business will not create an oversaturation of similar uses within the BPMX District.
    c. The proposed business will diversify retail and community services provisions within the BPMX District and Park City, providing basic necessities for the daily needs of residents.

d. The proposed business encourages innovation or a creative business idea.

e. The proposed business provides local entrepreneurs with an opportunity to offer distinct services or sell locally made products.

f. The proposed business offers affordable and needed services, meals, or products to the BPMX District or Park City community.

g. The proposed business creates unique recreational, entertainment, or cultural opportunities.

h. The proposed business offers services not currently found within Park City's municipal boundary.

i. The proposed business will be aesthetically compatible with the BPMX District character and adhere to the design guidelines within this Chapter, in addition to those outlined in Chapter 15-5 Architectural Review.

j. The proposed business will be compatible with existing businesses.

15-2.27-13 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS

A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as a Conditional Use, all goods including food, beverage, and vending machines must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This Section does not preclude temporary sales in conjunction with a Special Event License, sidewalk sale, or seasonal plant sale.

B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses may be allowed by the Planning Department upon the issuance of an Administrative Permit. The Applicant must submit the required Application, pay all applicable fees, and provide all required materials and plans. Appeals of departmental actions are heard by the Planning Commission.

1. **OUTDOOR DINING**. Outdoor dining is subject to the following criteria:

a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.

b. The proposed seating Area does not impede pedestrian circulation.

c. The proposed seating Area does not impede emergency Access or circulation.

d. The proposed furniture is Compatible with the Streetscape.

e. No music or noise is in excess of the City Noise Ordinance, Title 6.

f. No Use after 10:00 p.m.

g. No net increase in the Restaurant's seating capacity without adequate mitigation of the increased parking demand.

2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS**. Outdoor grills and/or beverage service stations are subject to the following criteria:

   a. The Use is on private Property or leased public Property and does not diminish parking or landscaping.

   b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.

   c. The Use is Compatible with the neighborhood.

   d. The Use does not impede pedestrian circulation.

   e. The Use does not impede emergency Access or circulation.

   f. Design of the outdoor grill or beverage service station is Compatible with the adjacent Buildings and Streetscape.

   g. No violation of the City Noise Ordinance, Title 6.

   h. Compliance with the City Sign Code, Title 12.

3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes is subject to the following criteria:

   a. The Area of the proposed bicycle, kayak, motorized scooter, and canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.
   b. Bicycles, kayaks, and canoes may be hung on Buildings if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.
   c. No more than a total of fifteen (15) pieces of equipment may be displayed.
   d. Outdoor display is only allowed during Business hours.
   e. Additional outdoor bicycle storage Areas may be considered for rental bicycles, provided there are no or only minimal impacts on landscaped Areas, parking spaces, and pedestrian and emergency circulation.

4. **DISPLAY OF MERCHANDISE**. Display of outdoor merchandise is subject to the following criteria:

   a. The display is immediately available for purchase at the Business displaying the item.

   b. The merchandise is displayed on private Property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in an alcove, recess, patio, or similar location that provides a physical separation

from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right-of-Way regardless of if the Property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.

c. The display is prohibited from being permanently affixed to any Building.

d. The display does not diminish parking or landscaping.

e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.

f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.

5. **OUTDOOR EVENTS AND MUSIC**. Outdoor events and music require an Administrative Conditional Use permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:

   a. Notification of adjacent Property Owners.

   b. No violation of the City Noise Ordinance, Title 6.

   c. Impacts on adjacent Residential Uses.

   d. Proposed plans for music, lighting, Structures, electrical signs, etc.

   e. Parking demand and impacts on neighboring Properties.

   f. Duration and hours of operation.

   g. Impacts on emergency Access and circulation

15-2.27-14 SIGNS

A. APPLICABILITY. Signs are allowed in the BPMX District as provided in the Park City Sign Code, Title 12. The following signs are prohibited in the Frontage Protection Overlay Zone (FPZ):

1. "A" Frame, Sandwich Board and Sidewalk or Curb Signs.
2. Permanent Banners and Pennants.

3. Billboards and Other Off-Premises Signs.
4. Moving/Variable Message Signs. Electronically controlled copy changes, or any other signs that move or use movement to emphasize text or images.
5. Neon and Neon Appearing Signs. Neon lights, similar gas-filled light tubes, and lighting made to appear as neon are prohibited, except when used for indirect illumination and in such a manner as to not be directly exposed to public view. This includes technology that simulates or mimics neon signs through the use of LED lights or other methods.
6. Portable and Wheeled Signs.
7. Signs Causing Direct Glare. A sign or illumination that causes any direct glare into or upon any public right-of-way, adjacent lot or building other than the building to which the sign may be accessory.
8. Signs Creating Optical Illusion. Signs with optical illusion of movement by means of a design which presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy.
9. Signs Obstructing Egress. A sign which obstructs any window or door opening used as a means of ingress or egress, prevents free passage from one part of a roof to any other part, interferes with an opening required for ventilation or is attached to or obstructs any standpipe, fire escape or fire hydrant. A sign which obstructs the free movement of pedestrians on sidewalks, pedestrian malls, trails or any other public access way.
10. Signs on Parked Vehicles. Signs placed on or affixed to vehicles and/or trailers, including bicycles, which are parked on a public right-of-way, public property or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or commercial service or activity, or direct people to a business or commercial activity located on the same or nearby property. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer for transportation.
11. Unsafe Signs. Any sign which: (1) Is structurally unsafe; (2) Constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation; (3) Is not kept in good repair; (4) Is capable of causing electrical shocks to persons likely to come into contact with it; (5) In any other way obstructs the view of, may be confused with or purports to be an official traffic sign, signal or device or any other official government regulatory or informational sign; (6) Creates an unsafe distraction for vehicle operators or pedestrians; (7) Obstructs the view of vehicle operators or pedestrians entering a public roadway from any parking area, service drive, public driveway, alley or other thoroughfare; (8) Is located on trees, rocks, light poles or utility poles, except where required by law; or (9) Is located so as to conflict with the clear and open view of devices placed by a public agency for controlling traffic or which obstructs a motorist's clear view of an intersecting road, alley or major driveway.

15-2.27-15 RELATED PROVISIONS

A. Fences and Walls. Section 15-4-2.
B. Satellite Receiving Antenna. Section 15-4-13.
C. Telecommunication Facility. Section 15-4-14.
D. Parking. Chapter 15-3.
E. Landscaping. Title 14; Sections 15-3-3 and 15-5-5(N).
F. Lighting. Sections 15-3-3 and 15-5-5(J).
G. Park City Sign Code. Title 12.
H. Architectural Review. Chapter 15-5.
I. Snow Storage. Section 15-3-3.

15-6.1-3 ZONING DISTRICTS AND USES

1. **ZONING DISTRICTS**. Affordable Master Planned Developments are Allowed in the following Zoning Districts:
    1. Residential Development
    2. Residential Development Medium
    3. Residential Medium
    4. Recreation Commercial
    5. General Commercial
    6. Bonanza Park Mixed Use District
    7. Light Industrial
    8. Community Transition
    9. Historic Commercial Business
    10. Historic Recreation Commercial, east of Park Avenue

2. **USES**. An Affordable Master Planned Development can only contain Uses that are Allowed or Conditional in the Zoning District in which it is located.

3. **COMMERCIAL USES**. An Affordable Master Planned Development may include up to 10,000 square feet of Commercial, Retail, Office, Public, and Quasi-public Uses.

15-4-4 SECONDARY LIVING QUARTERS

Secondary living quarters are a permitted Accessory Use in all districts except the HRL, HR-1, HR-2, and ROS, unless previously approved by a Master Planned Development. Any request for secondary living quarters within residential dwellings shall be reviewed and approved by the Planning Department. The following criteria must be established prior to issuance of Building Permit or Certificate of Occupancy issuance:

1. **SIZE.** The maximum size for secondary living quarters shall be 1,000 square feet. This amount shall be included in the total Building Floor Area square footage calculations for all Structures.
2. **UNIVERSAL DESIGN PRINCIPLES.** Must follow universal design principles to allow equal access by people of all ages and abilities. This including those aging-in-place and the American Disabilities Act. Methods include no-step entries, appropriate widths for hallways and doors, non-slip surfaces, etc.
3. **PARKING.** One (1) on-Site Parking Space for each Secondary Living Quarter shall be provided in addition to the underlying parking requirement. Tandem Parking is allowed.
4. **SINGLE UTILITY METERS.** The main dwelling and the Secondary Living Quarters shall be on the same utility meters.
5. **KITCHENS.** Secondary Living Quarters shall not contain full Kitchens, as defined in this Code.
6. **ACCESS.** The secondary quarters shall be designed to have direct Access into the main dwelling.
7. **NO SEPARATE LEASES.** The secondary quarters shall not be rented or leased separately from the main dwelling. Nightly Rentals and other seasonal rentals are prohibited to help residential bases grow for locals. Secondary living quarters are for the Use of the Owner of the main dwelling for guests, household help, relatives, and other similar Persons.

15-15-1 DEFINITIONS

For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations"; "used" or "occupied" as applied to any land or Building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

[Existing Definitions in BLACK, proposed Definitions in Red]

AFFORDABLE HOUSING. Housing that is priced affordable to households with incomes at or below 80% of Area Median Income.

ART/PLACEMAKING ELEMENTS. Features that reflect the identity and character of an area, such as murals, statues, and sculptures. Dark sky-compliant lighting may be allowed. Signage is excluded to maintain adherence to the sign code.

ATTAINABLE HOUSING. Housing that is priced affordable to households with incomes between 81 and 150 percent of AMI.

BANK. A financial institution engaged in providing services such as accepting deposits, cashing checks, lending money, and offering financial products or services, including but not limited to savings and checking accounts, loans, mortgages, and investment advisory services. Ancillary uses may include ATM facilities, safe deposit boxes, etc.

CONNECTIVITY IMPROVEMENTS. Such as new pedestrian paths or streets that create walkable and connected development patterns and break up existing superblocks or major improvements like tunnels and bridges.

DENSITY BONUS. Zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed in exchange for providing a defined Project Enhancement.

FLEX INDUSTRIAL. A zoning or land-use classification designed to accommodate a mix of light industrial, production, and commercial activities, often aimed at supporting locally-owned businesses that produce goods and services for the surrounding community. Flex industrial spaces are versatile, allowing for uses such as small-scale manufacturing, craft industries, and local production facilities (e.g., a brewery supplying beer to nearby businesses), while maintaining compatibility with neighborhood character. This classification also serves as a mechanism to preserve and grandfather in pre-existing industrial uses, ensuring their continued contribution to the local economy and community identity.

GREEN COMMUNITY SPACE. Public spaces outdoors for public access.

1. **AMENITY TERRACE.** Rooftop that includes communal recreation or aesthetic uses, such as patios, balconies, lounges, etc.
2. **COMMUNITY GARDEN.** Publicly accessible garden space.
3. **FLEXIBLE SPACE.** Multi-use open space, utilized by the public. Can be used for individual enjoyment or for events.
4. **PLAZA AREA.** An open space for public use defined by surrounding buildings or streets.
5. **POCKET PARK.** Small park accessible to the general public.
6. **PUBLIC COURTYARD.** Publicly accessible open area between buildings and walls.

GROCERY STORE. Medium to large commercial facility (typically 10,000–50,000 square feet) that provides essential access to food and goods, strategically located to support community needs, enhance accessibility, and contribute to local economic and social infrastructure.

GYM. A facility primarily designed and equipped for physical exercise, fitness training, or recreational activities, which may include, but is not limited to, weightlifting equipment, cardio machines, fitness classes, personal training services, and areas for sports or athletic activities. Ancillary uses may include locker rooms, saunas, retail sales of fitness-related merchandise, and food or beverage services.

HOTEL/HOTEL CONDOMINIUM/MOTEL. A Building containing lodging rooms for the occupancy of guests for compensation on a nightly basis that includes facilities such as restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities, group dining facilities, and/or services customarily associated with hotels, such as concierge services, shuttle services, room service, and daily maid service (collectively referred to as a "Hotel"). Lockout Units, Bed and Breakfast Inns, and Boarding Houses are not Hotels. Hotels are considered a lodging Use and ownership of units may be by a condominium or timeshare instrument Hotel rooms may include a Lockout Unit.

1. Hotel, Major. A Hotel with more than fifteen (15) Hotel Rooms.
2. Hotel, Minor. A Hotel with fewer than sixteen (16) Hotel Rooms.
3. Hotel, Boutique. A Hotel with no more than 75 Hotel Rooms.

INDOOR ENTERTAINMENT FACILITY. An establishment or enterprise for the purpose of amusing or entertaining Persons for profit or non-profit and generally contained within a Structure. Such Uses include, but are not limited to, theater, playhouse, cinema, performing arts, planetarium, discovery center, museum, or bowling alley.

MAJOR OPEN SPACE. A substantial area of undeveloped land, often publicly accessible, preserved for purposes such as recreation, conservation, or enhancing visual appeal. Examples include large parks, nature preserves, or prominent greenway corridors within a community.

MAJOR TRANSIT STOP. A transit stop that is served by at least two fixed transit routes with frequency of service intervals of twenty (20) minutes or less during peak periods and includes a waiting shelter consistent with City standards.

MIXED USE. A parcel, structure, or both that combined two (2) or more land uses, such as commercial, residential, or recreational spaces.

MOBILITY HUB. Resources utilized for multi-modal transit, often in the form of bus shelters (with light, seating, cover, and signage), bus pullouts, and access to last-mile connectivity, such as bike share or micro-mobility.

MULTI-UNIT DWELLING. A Building containing four (4) or more Dwelling Units.

OUTDOOR USE OR EVENT. Any land Use, Business or activity that is not conducted entirely within an enclosed Building or Structure, not including outdoor recreation activities and those Uses customarily associated with indoor Uses, such as parking, drive-up windows, ATM's, gas pumps, playgrounds, and such. Outdoor Uses include outdoor dining; outdoor food and beverage service stations and carts; outdoor storage and display of bicycles, kayaks, and canoes; and outdoor events and music.

PARKING.

1. **Parking, Public**. A Parking Area or parking facility to be used by the public for fee or otherwise.
2. **Parking, Residential**. A Parking Area or Structure used exclusively for residential, non-commercial Uses.
3. **Parking, Shared**. The Development and Use of Parking Areas on two (2) or more separate Properties for joint Use by the businesses or residents on those Properties.
4. **Parking, Underground.** A Parking Area or Structure below grade, utilized by all land uses.

PEDESTRIAN AMENITY. An intentionally designed and meaningful open space that prioritizes human scale and enhances the pedestrian experience. Integrates nature and urban design, contributing to the appeal and functionality of commercial and mixed-use neighborhoods.

PEDESTRIAN CONNECTION. A pathway, sidewalk, or network of sidewalks and pathways designed to facilitate safe and accessible movement of people traveling by foot, including at-grade improvements as well as tunnels or bridges.

PROJECT ENHANCEMENT. Specific programmatic or infrastructure improvements a development provides in exchange for additional height and/or density. Subject to the requirements of Section 15-2.27-7.

PUBLICLY ACCESSIBLE OUTDOOR COMMUNITY SPACE. Space suitable for year-round use, and of a high design quality with gathering spaces, seating areas, play structures, and public art.

SUSTAINABLE DEVELOPMENT. Development that incorporates best practices to minimize energy use. Park City has adopted net-zero goals, and sustainable development can help the community reach these goals.

TRAFFIC CALMING. Transit planning to deliberately slow traffic in residential areas through methods speed bumps, bump-outs at intersections, on-street parking as part of a complete street design. Other methods include parklets, sidewalks, signage, and street trees.

TRANSIT HUB. A property utilized as a mass transit station or an interchange of multiple modes of transportation.

UNIVERSAL DESIGN PRINCIPLES. Principles through public and private spaces are designed to have equal access by people of all ages and abilities, with little or no need for adaptation or specialized design.

USE. The purpose or purposes for which land or Structures are occupied, maintained, arranged, designed, or intended.

1. **USE, INTENSITY OF.** The maximum number of residential units, or commercial, or industrial space within a specified land Area designated for that purpose.

WAYFINDING. Ways in which people orient themselves in physical space and navigate from place to place. Examples can include signs, symbols, landmarks, or pathways.

Alec Barton

From: Craig Elliott <celliott@elliottworkgroup.com>
Sent: Thursday, December 12, 2024 9:48 AM
To: Rebecca Ward; Christin VanDine; Rick Shand; Sarah Hall; Bill Johnson; Laura Suesser; Henry Sigg; John Frontero
Cc: Carla Lehigh
Subject: [External] Bonanza Park Mixed Use District
Attachments: Bonanza Park Mixed-Use Zoning District Code Amendments CE Markup.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: Replies to this message will go to celliott@elliottworkgroup.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Planning Director and Commissioners:

Thanks for listening to my overall comments last night about the Bonanza Park Mixed Use District. I've attached a pdf file of the hard copy left in chambers last night of the proposed code changes with comments for your review.

I am happy to sit down to discuss if the comments prompt any questions.

My cell number is (435)901-3150 feel free to call or text.

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15-1-6 ZONE DISTRICTS AND ZONE MAP

In order to carry out the purposes of the LMC, Zoning Districts have been established as set forth in LMC Chapters 15-2 and as identified on the Official Zoning Map. In interpreting the Official Zoning Map, the following standards shall apply:

1. The zoning boundary lines are intended to conform to existing Property boundary lines when not in a public Right-of-Way, or to follow the center line of public Rights-of-Way, including prescriptive Rights-of-Way, unless the lines are located by specific dimensions, in which case the dimensions shall control.
2. Where the Zoning District lines appear to have intentionally divided a Lot or Parcel between two (2) or more districts, the applicable zoning for each portion of the Lot or Parcel must be determined by using the scale shown on the map.
3. There is no minimum Area or diversity of ownership requirement for a zone designation. Neither the size of a Zoning District nor the number of landowners within the district may be used as evidence of the illegality of a Zoning District or of the invalidity of a municipal decision.
4. All property within the City limits is subject to the City's Zoning Districts, including State or Federal property which may be exempt from the City's land use ordinance and jurisdiction. If such zoning is subsequently invalidated, no building permit, subdivision or approval for any development activity may be applied for until the City establishes a valid zoning for the property.

DRAFT

15-2.27 BONANZA PARK MIXED USE (BPMX) DISTRICT

15-2.27-1 PURPOSE
15-2.27-2 USES
15-2.27-3 LOT AND SITE REQUIREMENTS
15-2.27-4 BUILDING HEIGHT
15-2.27-5 ARCHITECTURAL REVIEW
15-2.27-6 DESIGN GUIDELINES
15-2.27-7 COMMUNITY BENEFITS
15-2.27-8 PARKING REQUIREMENTS
15-2.27-9 TRANSPORTATION DEMAND MANAGEMENT
15-2.27-10 STREET SYSTEMS
15-2.27-11 OPEN SPACE AND TRAIL CONNECTIVITY
15-2.27-12 SUSTAINABILITY REQUIREMENTS
15-2.27-13 CONVENTIONAL CHAIN BUSINESSES
15-2.27-14 CRITERIA FOR DRIVE-UP WINDOWS
15-2.27-15 SEXUALLY ORIENTED BUSINESSES
15-2.27-16 CRITERIA FOR BED AND BREAKFAST INNS
15-2.27-17 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS
15-2.27-18 SIGNS
15-2.27-19 RELATED PROVISIONS

15-2.27-1 PURPOSE

The purpose of the Bonanza Park Mixed Use (BPMX) District is to:

1. ensure development in the Bonanza Park neighborhood implements the Bonanza Park Small Area Plan and provides opportunities for locally serving businesses and diverse housing options.
2. encourage development of Missing Middle Housing such as Townhomes, Duplexes, Triplexes and Multi-Unit Dwellings,
3. create a vibrant Mixed-Use pedestrian-oriented neighborhood, with safe comfortable access to parks, and publicly accessible green spaces and outdoor community spaces,
4. protect views along the Bonanza Parks' entry corridors and Frontage Protection Zone,
5. allow increased height and densities when development provides significant community benefits, including exceeding affordable/workforce housing requirements, integration of trail systems, promoting multi-modal transit, providing publicly accessible outdoor community spaces, provide underground parking, art/placemaking elements, community facilities, etc. See definitions in 15-15 Defined Terms,

6. establish a network of pedestrian and bicycle linkages throughout Bonanza Park, through the restriction of auto-centric uses,
7. ensure development implements Universal Design Principles and aspires to reach Park City's net zero goals, reduce vehicle trips and improve access to transit, and
8. incorporates public art and placemaking elements to inspire, delight, and enliven public spaces and streets in the Bonanza Park Neighborhood.

15-2.27-2 USES

[Section Under Development] Uses in the BPMX District are limited to the following:

15-2.27-3 LOT AND SITE REQUIREMENTS

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

A. **LOT SIZE**: No minimum lot size.

B. **DENSITY**: The following densities and square footage limitations apply within the BMPX District.

a. **Residential.** Minimum residential density 10 units per acre.

Which number is it? Also, this would be better if the area was tied to the area of the property.

b. **Commercial**. A single building is limited to no more than 15,000 to 29,000 square feet of commercial square footage. This limitation shall apply to commercial-only development and mixed-use development with a commercial component. A single commercial tenant shall not occupy more than 5,000 square feet of commercial square footage, unless it meets one of the following exemptions:
   1. Grocery Store,
   2. US Post Office, or
   3. The use has received conditional use approval pursuant to Section 15-1-10 Conditional Use Review Process.

C. **OPEN SPACE AND SITE COVERAGE**: The following Open Space and Site Coverage requirements apply within the BPMX District.

Has there been a test site plan of this documentation? Is this considered an easement? Or is it to be transferred to another entit?

a. **Residential.** Parcels with a residential component as a single use or as part of a mixed-use building shall have a minimum site coverage of 40% and a maximum of 80%. At least 20% of the total Site Area shall be transferred

Development Right (TDR) Open Space and may not be used for Streets, roads, driveways, or parking areas. This Transferred Development Right (TDR) Open Space must be Natural or Landscaped Open Space.

Has there been a test site plan of this documentation? Is this considered an easement? Or is it to be transferred to another entit?

b. **Commercial**. Parcels with a commercial component or as part of a mixed-use building shall have a minimum site coverage of 40% and a maximum of 90%. At least 10% of the total Site Area shall be Transferred Development Right (TDR) Open Space and may not be used for Streets, roads, driveways, or parking areas. This Transferred Development Right (TDR) Open Space must be Natural or Landscaped Open Space.

c. **Industrial**. Parcels with an industrial component shall have a maximum site coverage of 70%. At least thirty percent (30%) of the total Site Area, shall be Transferred Development Right (TDR) Open Space and may not be used for Streets, roads, driveways, or Parking Areas.

D. **SETBACK REQUIREMENTS**: Table 15.2-27-3-D identifies the required setbacks in the BPMX District.

Table 15.2-27-3-D: MINIMUM SETBACK REQUIREMENTS

Use	Front Setback	Side Setback	Rear Setback
Recreation Open Space	Designated Recreation Open Space Lots within the Bonanza Park Neighborhood are subject to the requirements outlined in the Recreation and Open Space Zone District including 15-2.7-3 Lot and Site Requirements.		
Dwelling, 2 units or less	The minimum Front Setback is twenty feet (20').	The minimum Side Setback for any Main Structure is ten feet (10'). The minimum Side Setback for any Accessory Structure is five feet (5').	The minimum Rear Setback is ten feet (10').
Dwelling, 3 units or more	The minimum Front Setback is twenty feet (20'). (See Note 1, 2, 3)	The minimum Side Setback is five feet (5'). (See Note 4, 5)	The Rear Setback is fifteen feet (15').
Commercial	Minimum front setback is twenty feet (20') for all Main and Accessory Buildings and	The minimum Side Setback is ten feet (10'). (See Note 3, 4, 5, 6, 7)	The minimum Rear Setback is ten feet (10'). (See Note 3)

It may be useful to allow zero setbacks on the front yard if a new street and sidewalk is created that is dedicated to PCMC.

	Uses. (See Note 1, 2, 3)		
Flex / Light Industrial	The minimum Front Setback is thirty feet (30').	The minimum Side Setback is ten feet (10'). (See Note 7)	The minimum Rear Setback is ten feet (10').

Notes:

1. The twenty foot (20') Front Setback may be reduced to ten feet (10'), provided all on-Site parking is at the rear of the Property or underground.
2. The Frontage Protection Overlay Zone (FPZ) requires a minimum landscaped buffer of thirty-feet (30') in width abutting the Street. See Section 15-2.20.
3. The Prospector Overlay allows reduced site requirements for designated Affected Lots. See Section 15-2.18-3(I).
4. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.
5. Exterior Side Setbacks shall be based on the required minimum Side Setback for each Lot; however the Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.
6. The minimum Side Setback for a Detached Accessory Building not greater than eighteen feet (18') in height, located at least five feet (5') behind the front facade of the Main Building must be one foot (1'), except when an opening is proposed on an exterior wall adjacent to the Property Line, at which time the minimum Side Setback must be three feet (3'). See the following illustration:
7. On Corner Lots, the Side Yard that faces a Street is considered a Front Yard and the Setback must not be less than twenty feet (20').

E. **DWELLING, 2 UNITS OR LESS SETBACK EXCEPTIONS.** The setback exceptions identified in Chapter 15-2.12-3 (R-1 zone district) shall apply to development in the BPMX District.

F. **DWELLING, 3 UNITS OR MORE SETBACK EXCEPTIONS.** The setback exceptions identified in Chapter 15-2.15-3 (RM zone district) shall apply to development in the BPMX District. In addition, the following activities shall per permitted in setbacks.

1. Public Transit Area
2. The twenty foot (20') Front Setback may be reduced to ten feet (10'), provided the parcel is not located within the Frontage Protection Zone, and usable dedicated outdoor space is provided for all residential units. This space may be located at grade, as a balcony, as a rooftop amenity, or any combination thereof.

G. **COMMERCIAL SETBACK EXCEPTIONS.** The setback exceptions identified in Chapter 15-2.18-3 (GC District) shall apply to development in the BPMX District. In addition, the following activities shall per permitted in setbacks.

1. The twenty foot (20') Front Setback may be reduced to ten feet (10'), provided the parcel is not located within the Frontage Protection Zone, and usable dedicated outdoor space is provided for all residential units. This space may be located at grade, as a balcony, as a rooftop amenity, or any combination thereof.

H. **SNOW RELEASE.** The design of roofs shall address snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.

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

J. **PROSPECTOR OVERLAY ESTABLISHING A MAXIMUM FLOOR AREA FOR DEVELOPMENT.** The following requirements apply to specific Lots in the Prospector Square Subdivision:

1. **AFFECTED LOTS.** Lots 2A through Lot 49D, except Lots 40, 41, 42, 43, 44, 45, and 46, and parking Lots A through K as shown on the Amended Prospector Square Subdivision Plat.

2. **MAXIMUM FLOOR AREA RATIO (FAR).** The FAR must not exceed two (2.0) for all Affected Lots as specified above. All Uses within a Building, except enclosed Parking Areas, are subject to the Floor Area Ratio (FAR). Parking Lots A - K must have no Use other than parking and related Uses such as snow plowing, striping, repaving and landscaping.

3. **REDUCED SITE REQUIREMENTS.** In the Prospector Square Subdivision, Front, Side and Rear Setbacks may be reduced to zero feet (0') for all Affected Lots as specified above. Commercial Lots within the Frontage Protection Zone shall comply with FPZ Setbacks per LMC Section 15-2-20. This section is not intended to conflict with the exceptions listed above nor shall it be interpreted as taking precedence over the requirement of Section 15-2.18-3(H) Clear View of Intersection.

15-2.27-4 BUILDING HEIGHT

No Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zone Height.

The word "may" is doing a lot of work here. Why not just provide height if the items are provided? This discretion discourages the area to be redeveloped.

A. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

1. One (1) additional story, or a maximum of forty-five feet (45) from Existing Grade per Section 15-2.27-8 may be granted if Community Benefits are provided, pursuant to Section 15.2-27-X.
2. Affordable Master Planned Developments may be granted additional height up to forty-five feet (45) from Existing Grade per Section 15-6.1.
3. Gable, hip, Barrel, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 of greater.

A typical double-loaded corridor residential building is 60' to 70' wide. A gable roof spaning this distance at 4:12 pitch would be 10' to 11'-8" tall. This will diminish the buildable area.

4. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC).
5. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
6. Church spires, bell towers, and like architectural features, subject to LMC Chapter 15-5 Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.
7. An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
8. Ski lift and tramway towers may extend above the Zone Height subject to a visual analysis and approval by the Planning Commission

15-2.27-5 ARCHITECTURAL REVIEW

Prior to the issuance of a Building permit for any Conditional or Allowed Use, the Planning Department must review the proposed plans for compliance with Architectural Review, Chapter 15-5. In addition to the requirements identified in Chapter 15-5, the Design Guidelines identified in Section 15.2-27-6 shall apply.

15-2.27-6 DESIGN GUIDELINES

In order to implement the Bonanza Park Small Area Plan, specific design guidelines for the BPMX District are adopted. These are intended to ensure development is consistent with the neighborhood character while improving overall connectivity with greater Park City.

A. **APPLICABILITY.** These Design Guidelines shall apply to all development in the BPMX District, with the exception of single-family or two-dwelling unit development. Where there is a conflict between the standards in this Chapter and Chapter 15-5, the requirements of this Chapter shall apply.

B. **BUILDING PLACEMENT AND ORIENTATION.**

1. Incorporate open space into building placement. Open spaces provide opportunities for additional landscaping, while also providing opportunities for commercial businesses to utilize space as outdoor seating or for outdoor merchandising.
2. On parcels greater than 30,000 square feet, the massing of the building should be broken into smaller volumes. Creative approaches to break up building mass and scale is encouraged. This could include separate buildings above grade or linked exterior walkways.

Which streets? What about orienting to open space? What about building forms creating community gathering space?

3. Buildings should be oriented to the street to create a positive pedestrian experience. To the extent practicable, building facades should be parallel to the adjacent street to orient access to public and private streets, pedestrian circulation, and gathering areas.
4. Development should preserve or enhance views of significant community features from prominent public vantage points as listed below:
   a. PLACEHOLDER FOR VANTAGEPOINTS
5. Maximizing solar exposure during winter months should be a consideration in designing public spaces and gathering areas. Development adjacent to major open spaces, such as parks or designated public amenities, shall perform a sun/shadow study of the effects of development on such spaces from autumn through spring.

C. **BUILDING SCALE, VARIATION, AND FENESTRATION.** Buildings in Bonanza Park should reflect the scale of uses and reinforce a pedestrian environment.

1. **BUILDING SCALE**
   a. The perceived mass and scale of Development in the BPMX District shall be reduced by incorporating design elements that emphasize three or more of the following:
      i. Variation in roof forms or parapet heights, or
      ii. Insets, projections or other relief in the wall plane, or
      iii. Architectural emphasis on building entries, or
      iv. Arcades, porticos, or other forms of covered exterior circulation, or
      v. Variations to window size or proportions, or
      vi. Balconies, or
      vii. Variation in color, texture, or materials as allowed in Section 15-5.

Define the word “large”.

   b. Building design should avoid blank walls and large undifferentiated expanses of wall surface exposed to public pedestrian rights of way, plazas, or parks.
   c. Roof overhangs, projections, awnings or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.
   d. Exceptions from the guidelines may be allowed for those areas of the building envelope that are not visible from adjacent development and public spaces.

2. **VERTICAL BUILDING ARTICULATION**
    a. All buildings that are approved above thirty five feet (35') in height shall include vertical articulation to help break up the mass of the building. This articulation shall occur every thirty feet (30') and shall be achieved through a façade change of at least eight inches (8") in depth, or through a material change.
    b. This shall apply to all building facades.

Instead of a stepback, which defines the architectural form, applying a 45 degree angle similar to the HCB height definition would be more consistent with the LMC while maintaining the light and air that this section is intended to do.

3. **VERTICAL STEPBACKS**
    a. A vertical stepback is required for any building developed within fifty feet (50') of the Frontage Protection Zone. These upper story setbacks shall be a minimum of ten feet (10') in depth.
    b. A vertical stepback for portions of a building over thirty five feet (35') should be considered.

4. **HORIZONTAL BUILDING ARTICULATION**
    a. Structures greater than sixty feet (60'), but less than 120 feet in length must exhibit a prominent shift in the facade of the Structure so that no greater than seventy five percent (75%) of the length of the Building Facade appears unbroken. Each shift shall be in the form of either a ten foot (10') change in Building Facade alignment or a ten foot (10') change in the Building Height, or a combined change in Building Facade and Building Height totaling ten feet (10').
    b. Structures that exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the Structure at each 120 foot interval, or less if the Developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen foot (15') change in Building Facade alignment or a fifteen foot (15') change in the Building Height. A combination of both the Building Height and Building Facade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.
    c. This shall apply to all building facades.

5. **FENESTRATION**
    a. Windows for non-residential and mixed-use buildings should be provided to create a direct relationship to the street.
        i. A minimum of 50% glazing is required on the ground level of all street-facing facades to create a strong relationship to the street.
        ii. A minimum of 40% is required for second levels.
    b. Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.

This number seems really high.

Is this for the first floor only? It seems odd in a Planning Document if it is for the whole building.

DRAFT

c. Reflective glass is prohibited on ground floors and discouraged on upper levels.

6. Balconies are permitted for all residential uses. These may be integrated into a vertical step-back. Railings for balconies should have a minimum of 30% transparency. Balconies may count as outdoor space for residential units if they are a minimum of six (6) feet by eight (8) feet.

Area is not a good definition for breaks.. Distance would be a better definition. Main Street blocks are 400 lineal feet.

D. **SITE ACCESS AND ON-SITE PARKING.** Site access should be consolidated to the greatest extent practicable.

1. For sites that are larger than two (2) acres in size, integration of an alleyway or mid-block walkway is encouraged to support a pedestrian oriented street design.
2. Access between the on-site Use and Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g. sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).

Stairs and Elevators?

This doesn't make sense. Get the cars into parking as quickly as possible.

3. On-site parking should be accessed from a street other than Park and Kearns. If there is no access from an internal street, the main vehicular access point shall be from the shortest block length.
4. Additional vehicular access points on Park and Kearns are discouraged and shall be minimized.
    a. Where parking is accessed from Park or Kearns, the parking area, inclusive of drive aisles, shall be no more than 35% of the parcel width. Screening of parking areas is required, which may include low walls, landscaping, public art, public seating, multi-modal transportation infrastructure, and the like.

"Shortest Block Length" has no value. It should be from best location for traffic and distance from major intersections.

5. All onsite parking shall be located behind the front-most wall of the Main Building.

This is in contradiction with the Small Area Plan where there is street parking proposed.

6. When a parking garage is provided, underground parking is preferred. Where an above-grade garage is provided, it shall be located behind the Main Building and shall include architectural screening or artistic screening to minimize views of vehicles.
7. Any street-facing entry to a parking garage should be designed to reduce visibility. All ramps shall be integrated into the building's architecture.
8. Parking areas and loading zones should be located to minimize visual impacts from the a public Street or pedestrian way.
9. Consider paving material change to define surface parking areas from the main vehicular travel lane.

This paragraph is not clear. Interpreting "should have" will cause issues with approval for buildings that are 100% residential.

E. **STREET LEVEL DESIGN.** Thought shall be given to the street level design to encourage the overall walkability and vitality of the area.

1. Buildings should have an active use on the ground level. Active uses support the vibrancy and usability of the public realm adjacent to a building, and include retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be

What is a "main entry"? What if the building is a series of townhouse residential units?

substantially similar by the Planning Director and/or Planning Commission. For buildings that are 100% residential, a lobby or other common space shall meet this requirement. The active use should extend at least 25 feet inside the building.

2. All buildings shall have at least one main entry on all street-facing facades. This entry should be easily seen from the street and adjacent pedestrian way.

20' is entirely arbitrary and makes very little sense.

3. On corner lots, two (2) entrances should be provided. At least one (1) of these entries should be located within twenty (20) feet of the corner.

This should be removed. It may not work for all retail spaces. This is a building code issue, not planning.

4. An internal airlock should be incorporated into all commercial, lodging, public, and mixed-use buildings.

F. **ARCHITECTURAL STYLES AND MATERIALS.** The limitations identified in Chapter 15-5 shall apply. In addition, the following standards should be met:

There are many quality materials that are sustainable, durable, and maintain their appearance that should be allowed.

1. Building materials should convey a pedestrian scale and have proven durability in Park City's climate.
2. Building materials shall be of a high quality and reflect the range of materials found in the Bonanza Park Area. The use of wood, metal, glass, and XX is appropriate in this zone district.
3. Architecture that reflects corporate branding is not permitted. This shall not be construed to limit the ability to place signage on the property in accordance with the allowances and limitations of the Land Management Code.

G. **ROOFS.**

1. Flat roofs and low sloping roofs are preferred.
2. Snow shedding shall be considered in all roof design. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to minimize the need for heat tape.
3. Where roofs will drip onto pedestrian or other public areas, buildings shall provide a system of gutters, downspouts and permitted heat-tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to swales that direct water to the natural or proposed landscape.
4. Eaves and fascia shall generally be responsive and proportional to the design of the building.
5. The limitations identified in Chapter 15-5 shall apply.

H. **LANDSCAPING.**

1. Landscaping should complement the context and enhance the architecture of the building.
2. Stormwater best management practices should be considered in the landscape design.
3. Landscape materials should reflect the Park City climate.
4. For parcels located in the Frontage Protection Zone, the first thirty feet (30') should include landscaping and pedestrian-focused infrastructure.

a. Sidewalks, trails, bike paths, and the like are permitted in this area. These shall have a vegetative buffer from the edge of road pavement of at leave three feet (3')
b. Multi-modal infrastructure is permitted in this area, including bike racks, transit stops and shelters, wayfinding signage, seating, and the like. Mobility Hubs and Transit Hubs are also permitted in these areas, provided they do not exceed XX feet in height.

Showing proposed locations for mechanical equipment makes sense but it is very difficult to know at the planning level the exact equipment and sizes.

I. **SERVICE AND MECHANICAL AREAS.**

1. Trash, recycling, and service areas should be designed as integrated components of the building and should be sited to minimize impacts to pedestrians.
2. All exterior mechanical equipment must be Screened to minimize noise infiltration to adjoining Properties and to mitigate visual impacts on nearby Properties and general public view. All mechanical equipment must be shown on the plans prepared for city review.
3. Delivery areas should be located at the rear of a property.
4. The loading and unloading of goods must take place entirely on the Site. Loading and delivery areas must be Screened from general public view. All loading areas shall be shown on the plans prepared for city review.
5. Shared delivery, service, trash, and recycling areas are encouraged.
6. All Structure must provide a means of storing refuse generated by the Structure's occupants. All refuse storage facilities must be shown on the plans prepared for city review. Refuse storage must be Screened, enclosed, and properly ventilated.

Utility companies will most likely require this location as the current infrastructure is provided from these two streets

7. When possible, transformers and other utility boxes, should be located at the rear of the property.
   a. Location along Park and Kearns is highly discouraged.
   b. All transformers and other utility infrastructure should be screened through fencing, landscaping, low walls, art, and the like, as permitted by the relevant utility provider.
8. The undergrounding of utilities is preferred.
9. Mechanical equipment, ducts, and vents should be accommodated internally within the building and / or co-located on the roof. Screening of equipment on the roof is encouraged.

J. **ART INSTALLATIONS.**

1. Integration of public art is encouraged in all development in the BPMX zone district, including murals, sculptures, enhanced trails, gateways, crosswalks, wayfinding, interactive exhibits, and the like.
2. It shall be the responsibility of the property owner to maintain all art located on private property.
3. Art is specifically allowed in the Frontage Protection Zone.
4. [should there be a required review with the arts board?]

This discretionary review will be detrimental in redeveloping the district. The word "may" is the issue.

K. **LARGE LOT DEVELOPMENT.** For parcels that are five (5) acres or more in size, the entire site should be developed. However, if a property owner is not prepared to develop the entire parcel at one time, the development shall be clustered to enable phasing of development.

15-2.27-7 COMMUNITY BENEFITS

Additional height may be granted to allow for additional housing units, or more residential floor space than allowed through underlying zoning in exchange for providing defined public or community benefits. In the BPMX District, Density Bonuses allow for up to one (1) additional story, or a maximum of forty-five feet (45) from Existing Grade if the provision of Community Benefits exceeds the minimum thresholds outlined herein

1. **APPLICABILITY.** The Community Benefit process shall be required in the BPMX District for the following:

This is every project. Just say it.

a. Any Multi-Unit Residential project with market-rate units exceeding 20% of the total Residential Units.

b. Any Mixed-Use Residential project with more than 10,000 square feet of Commercial, Retail, Office, Public, or Quasi-public Gross Floor Area.

c. Any Commercial or Industrial project exceeding 20,000 square feet.

d. **Allowed but not required**. The Community Benefit process is allowed but not required in the BPMX Districts for:

i. Any Multi-Unit Residential project proposing Affordable Units.

ii. Any Mixed-Used Residential project proposing Affordable Units.

iii. Any Commercial project in or outside the FPZ proposing Affordable Units.

iv. Any Hotel or Lodging project proposing Affordable Units.

e. **Not Allowed.** The Community Benefit process is not allowed or permitted, except as provided in Sections A and B above or as specifically required by the City Council as part of a Master Planned Development or Affordable Master Planned Development. Additional height is not permitted in the FPZ.

2. **STANDARDS.**

1. (Section is reserved)

15-2.27-8 PARKING REQUIREMENTS

A. APPLICABILITY. All development within the BMPX District is subject to the following parking requirements in addition to requirements outlined in Section 15-3 Off Street Parking.

B. REQUIREMENT. Off-Street parking within the BPMX District shall be provided for each land Use as listed in this section, where parking ratio requirements supersede those in Section 15-3 Off Street Parking.

1. **RESIDENTIAL USES**. Off-Street parking shall be provided for each land Use as listed in this section, in the Parking Ratio Requirements tables. When applying the tables, the parking requirements stated for each Use, or combination of Uses, applies to each Dwelling Unit within the Structure. Specific Uses, and the related parking ratio requirements are also shown below: Also refer to 15-15 Definitions for clarification of Uses.

Table 15-2.27-8-B-1 RESIDENTIAL PARKING RATIO REQUIREMENTS	
USE	**PARKING RATIO (NUMBER SPACES)**
Accessory Apartment	1 space per dwelling unit
Lockout Unit in Single Family and Duplex Dwellings	1 space per dwelling unit
Single Family Dwelling	2 per Dwelling Unit
Duplex Dwelling	1.5 per Dwelling Unit (3 total)
Triplex Dwelling	1.5 per Dwelling Unit (5 total)
Multi-Unit Dwelling, Apartment/Condominium not greater than 1,000 sf floor Area	1 per Dwelling Unit
Multi-Unit Dwelling, Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area	1.5 per Dwelling Unit
Multi-Unit Dwelling, Apartment/Condominium 2,000 sf floor Area or greater	2 per Dwelling Unit
Dormitory	75% of the number of people housed or 1 per 200 sf floor Area devoted to accommodations, whichever is less
Boarding House, Hostel	1 per 2 beds; and 1 per manager's unit
Secondary Living Quarters	1 per bedroom in addition to requirements for primary residence
Guest House	1 per Unit
Nightly Rental	Parking for the first six (6) bedrooms is based on

	the parking requirement for the dwelling. An additional space is required for every additional two (2) bedrooms utilized by the Nightly Rental Use. Parking for Historic Structures may be allowed on the Street adjacent to the Property, if approved by the Planning, Engineering, and Building Department

2. **NON-RESIDENTIAL USES**. In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply: Also refer to LMC Chapter 15-15, Definitions, for clarification of Uses. Uses may also qualify for additional parking via underground parking if proven community benefits are provided.

Table 15-2.27-8-B -2 NON-RESIDENTIAL PARKING RATIO REQUIREMENTS	
USES	**PARKING RATIO REQUIREMENTS (NUMBER SPACES)**
Group Care Facility	1 per 2 bedrooms plus 1 per employee per shift, or 2 per 3 employees per shift, whichever is greater
Child Care Center	1 per on-duty staff per shift and 1 per 6 children
Public and Quasi-Public Institution, church and school; Public Utility Uses; and Cemetery	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater
Auditorium and Assembly Hall	1 space per every 5 seats
Bed and Breakfast Inn	1 space per bedroom and 1 space per on-duty manager
Hotel, Minor and Major	1 space per room or suite, and 1 space per 200 sf of separately leasable commercial space
Offices, General	2 spaces per 1,000 sf of leasable floor Area
Offices, Intensive	4 spaces per 1,000 sf of leasable floor Area
Office and Clinic, Medical	5 spaces per 1,000 sf of leasable floor Area
Hospital, Limited Care	1 space per 2 beds

Hospital, General	1.5 spaces per bed
Automobile Sales/Rental	1 space per vehicle plus one space per employee
Financial Institution, with and without drive-up	2 spaces per 1,000 sf of net leasable floor Area
Retail & Service Commercial, Minor, Personal Service	0 spaces required for buildings that have less than or equal to 3,000 net leasable floor area Above 3,000 net leasable floor area is 3 spaces for each 1,000 sf of net leasable floor area
Retail & Service Commercial, Major	5 spaces for each 1,000 sf of net leasable floor Area
Retail & Service, outdoor storge	3 spaces per 1,000 sf of inside net leasable floor Area
Retail & Service, Auto Related and Gas Stations	5 spaces per 1,000 sf of net leasable floor Area
Shopping centers or complexes of multi-tenant retail spaces	3.5 spaces per 1,000 sf of leasable floor Area, excluding corridors and service Areas not related to individual tenant retail spaces
Convenience Store, Support Commercial Uses	4 spaces per 1,000 sf of net leasable floor Area
Cafe/Deli	2 spaces per 1,000 sf of net leasable floor Area
Restaurant, Standard and Bar	0 spaces required for buildings that have less than or equal to 3,000 net leasable floor area Above 3,000 net leasable floor area is 3 spaces for each 1,000 sf of net leasable floor area
Restaurant, Outdoor Dining	Based on Site specific review at the time of CUP
Restaurant, With Drive-up	7 per 1,000 sf of net leasable floor Area
Light Industrial and Wholesale establishments	1 space per 1,000 square feet of floor area and 1 for every 2 employees in the largest shift
Temporary Improvement	1 per employee plus 1 guest spaces

Tramway Station/Ski Base Facility	See Chapter 8.20
Recreation Facility, Private or HOA	Minimum of 1 space per 4 persons maximum rated capacity
Recreation Facility, Public	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area, or 1 per 3 persons rated capacity depending on type of facility
Indoor Entertainment, Theater	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility
Commercial Outdoor Recreation and Stables, Riding Academy	1 space per 3 persons maximum rated capacity
Master Planned Developments	As determined by Planning Commission based on proposed Uses
Mining Operations	2 spaces per 3 employees
Airports/Heliports	As determined by the Planning Commission based on traffic generation study

C. **CALCULATION OF SPACES**. If a project incorporates two Uses, the Use requiring higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.

D. **PARKING MAXIMUMS.** No more than one hundred and twenty five percent (125%) of the minimum required parking may be provided for newly constructed non-residential, mixed-use, or Multi-Unit Dwelling developments of ten (10) or more units when the new development is within a one-quarter (¼) mile of a transit stop. When the parking requirement is zero Parking Spaces, a maximum of five (5) Parking Spaces may be provided. The maximum parking limit does not apply to public parking facilities, park-and-ride lots, shared parking areas, or any City facilities. Exceptions to the maximum parking limit may be approved by the Planning Commission if found to be consistent with Section 15-3-1 and to further the City's goals for reducing single-occupancy vehicle trips.

E. **SHARED PARKING.** For both on-site parking and off-site parking, Shared Parking Spaces may be provided contingent upon a shared parking analysis being completed and a Shared Parking Agreement being executed, as approved by the Community Development Director.

1. The parking requirement for projects with multiple, distinct land uses (residential, commercial, lodging, or other) may be lowered, if the applicant submits a shared-parking analysis, approved by the Community Development Director, which results in a peak-parking-demand measure that is less than the Parking Requirement established by Section 15-3-6 for Residential and Non-Residential Uses.

F. PARKING REQUIREMENT ADJUSTMENT. A ten percent (10%) reduction in the number of required Parking Spaces is allowed to reduce or eliminate a public safety hazard or to bring substandard Parking Spaces into compliance with current City design standards subject to approval by the City Engineer.

G. UNDERGROUND PARKING. All development within the BMPX District is encouraged to provide underground parking in order to promote a vibrant pedestrian friendly environment that reduces car-pedestrian conflict. If 100% of required parking is provided on-site and underground, Front and Rear Setbacks may be reduced by 50% outside of the Frontage Protection Zone Overlay.

H. ALTERNATIVE PARKING STRATEGIES. The following alternative parking strategies may be used to comply with the minimum Off-Street parking standards required by this Chapter.

1. **OFF-SITE PARKING.** Required Off-Street Parking Spaces may be provided Off-Site in compliance with the following:

    a. Required parking must be located within the City limits.

    b. Access between the on-Site Use(s) or the subject site and the Off-Site Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g., sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).

    c. A parking agreement shall be provided in a form acceptable to the City Attorney which identifies the location of the Off-Site parking spaces, guarantees the continued availability of the Off-Site Parking Spaces, and sets forth the ongoing responsibilities of the parties involved. The parties to the agreement shall include the owners and lessees of the Off-Site Parking Spaces and the Owners and lessees of the subject Site, and a copy of any such agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in revocation of the on-Site parking reduction approval by the City unless a new alternative parking arrangement is approved by the City within a reasonable timeframe, as determined by the Planning Director.

2. **PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES**. For buildings or sites with multiple Uses, parking may be reduced. To calculate the parking requirement, calculate the sum of the minimum Off-Street parking requirements for the two Uses with the highest Off-Street parking requirement, and then multiply that sum by the number shown below for that combination of Uses.

Table 15-2.27-8-H-2 PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES

FIRST USE	SECOND USE				
	MULTI-UNIT RESIDENTIAL	PUBLIC INTSITUTIONAL OR CIVIC	FOOD, BEVERAGE, LODGING, RECREATION, OR ENTERTAINMENT	RETAIL	OTHER COMMERCIAL
Multi-Unit Dwelling[1]	NA				
Public Institutional, or Civic	10%	NA			
Food, Beverage, Lodging, Recreation or Entertainment[2]	15%	20%	NA		
Retail	15%	255	25%	NA	
Other Commercial	20%	25%	25%	20%	NA

This percentage is low.

3. **ADDITIONAL ALTERNATIVE STRATEGIES**. After any reduction in the required number of Off-Street Parking Spaces under Section 15-3-6.1(C) is applied,

[1] The parking reduction for developments with multi-unit residential shall apply only to the non-residential Use parking requirement.

[2] For mixed-use projects, 0 spaces shall be required for the first 3,000 sf of net leasable floor Area of "Retail & Service Commercial, Minor, Personal Service" and/or "Restaurants, Standard and Bar" Uses.

the alternative strategies described below may be combined for an additional non-residential Use parking reduction of up to ten percent (10%).

a. **DESIGNATED CAR SHARING PARKING.** Designated car sharing spaces (i.e., spaces marked and reserved for car sharing vehicles) shall count as an average of 1.5 Parking Spaces, for up to a maximum of three (3) designated car sharing spaces (i.e., one designated car sharing space = 2 Parking Spaces; two designated car sharing spaces = 3 Parking Spaces; and three designated car sharing spaces = 5 Parking Spaces).

b. **ELECTRIC VEHICLE (EV) CHARGING PARKING SPACES.** Electric Vehicle (EV) Parking Spaces (i.e., spaces with approved charging infrastructure for Electric Vehicles consistent with Section 15-3-11) that are in addition to the EV Parking Spaces required to be provided pursuant to Section 15-3-11 shall count as two Parking Spaces, for up to a maximum of five (5) additional EV Parking Spaces.

c. **UNDERGROUND PARKING.** When underground parking is provided, each two (2) underground Parking Spaces shall count as three (3) Parking Spaces toward satisfying the minimum required parking. This may allow for a reduction of up to five percent (5%) in the number of required Parking Spaces.

4. **PROXIMITY TO TRANSIT.** A fifteen percent (15%) reduction in the total number of required Parking Spaces for any development may be approved when the Site is within one thousand feet (1,000') unobstructed year-round walking distance of a Major Transit Stop.

5. **CUMULATIVE PARKING REDUCTION**. No development may be granted a cumulative parking reduction greater than fifty percent (50%) for non-residential Uses or greater than fifteen percent (15%) for residential Uses as provided in Sections 15-3-6.1(C), (D), and (E).

This whole section seems off. Why not just have the City do a study and define the acceptable density in the codel

15-2.27-9 TRANSPORTATION DEMAND MANAGEMENT

A. **APPLICABILITY.** A Transportation Demand Management (TDM) Plan is required for all development projects as provided in Section 15-3-12(B). Two (2) TDM Plan levels shall apply as described below.

1. **LEVEL 1 TDM PLAN.** A Level 1 TDM Plan is required for all development described below:

a. Single Family Dwellings: 10 - 24 Dwelling Units

b. Single Family Attached Dwellings or Multi-Unit Dwellings: 10 - 44 Dwelling Units

c. Hotel or Lodging Project: 10 - 39 rooms

2. **LEVEL 2 TDM PLAN.** A Level 2 TDM Plan is required for all projects that require a Traffic Impact Study (TIS) (i.e., development adds twenty-five (25) or more peak hour vehicle trips) as described below:
    a. Single Family Detached Dwellings: 25 Dwelling Units and greater
    b. Single Family Attached Dwellings or Multi-Unit Dwellings: 45 Dwelling Units and greater
    c. Hotel: 40 rooms or more
    d. Retail: 3,000 square feet or greater
    e. Office: 3,000 square feet or greater
    f. Sit-Down Restaurant: 2,500 square feet or greater
    g. Fast Food/Fast Casual Restaurant: 800 square feet or greater

B. **EXEMPT PROJECTS.** Projects exempt from TDM Plan requirements are:
    1. Developments of Single-Family or Duplex Dwelling Units with fewer than ten (10) Dwelling Units;
    2. Remodels or expansions of existing residential units that do not increase the total number of residential units;
    3. Remodels or expansions of Commercial, Retail, Office, Hotel or lodging projects, or mixed-use projects involving no more than five hundred square feet (500 square feet) of commercial net leasable space or two (2) lodging rooms or units;
    4. Any Hotel or lodging project with fewer than ten (10) rooms;
    5. Retail less than 3,000 square feet;
    6. Office less than 3,000 square feet;
    7. Sit-Down Restaurant less than 2,500 square feet; and
    8. Fast Food/Fast Casual Restaurant less than 800 square feet.

C. **TDM PLAN.** The Applicant shall submit a TDM Plan for review and approval by the Planning Commission. The TDM Plan shall document and demonstrate consistency with the requirements in this Section. The TDM Plan shall include, but is not limited to, the following:
    1. Identification of the applicable TDM strategies to be implemented based on the size of the project and estimated number of trips generated.
    2. Implementation plan for each TDM strategy, including timelines, responsibilities, and budget allocations.

3. Monitoring and evaluation plan, submitted annually to the Planning Department, to track the effectiveness of TDM strategies and adjust them as needed. At their discretion, the Planning Director may require additional Planning Commission review and modifications as needed.

D. **LEVEL 1 TDM PLAN REQUIRED COMPONENTS.** The following TDM trip reduction strategies are required for Level 1 TDM Plans:

1. Participation in an annual travel survey of residents and employees for the first four(4)years of building occupancy. Employers on Sites subject to an approved TDM Plan shall submit the survey results to the City.
2. Provide the following information to employees and/or residents on an annual basis:
    a. Carpooling/vanpooling information;
    b. Transit schedules and route information;
    c. Information on air pollution and alternatives to single-occupancy vehicle trips;
    d. Bicycle route and facility information, including local bicycle maps, locations of nearest outdoor bicycle parking or enclosed bicycle storage, and bicycle safety information; and
    e. Information on walking and biking to work, pedestrian and bicycling safety, and all-weather walking shoes and traction devices for shoes and bicycle tires in winter/ice conditions.
3. One strategy from the Supplemental TDM Menu (see Section 15-3-12(F).)

E. **LEVEL 2 TDM PLAN REQUIRED COMPENENTS.** The following TDM trip reduction strategies are required for Level 2 TDM Plans:

1. All Level 1 required components.
2. Establishment of a TDM Coordinator to directly support commute programs, implement mobility programs, and develop transportation policies and initiatives.
3. Employee parking cash-out program.
4. Unbundle parking for residential Dwelling Units at minimum.
5. Two strategies from the Supplemental TDM Menu (see Section 15-3-12(F).)

F. **SUPPLEMENTAL TDM MENU.** Supplemental TDM strategies over and above the applicable Level 1 or Level 2 TDM Plan requirements may be implemented to reduce the amount of required Parking for non-residential Uses. When three (3) or more of the following strategies are provided in addition to the applicable Level 1 or Level 2 TDM Plan requirements, the Planning Commission may approve up to a fifteen percent (15%) reduction in the required parking for non-residential Uses.

1. Alternative work schedules/flex-time.
2. Preferential Parking for carpool or vanpool vehicles.
3. Employee shower facilities.
4. Provision of on-Site or Off-Site multimodal transportation improvements at the discretion of the Planning Commission, such as:
5. Pedestrian network improvements (e.g., providing sidewalks that are wider than the required minimum width),
6. Construct or improve a bike facility (e.g., providing improved safety of bicycle facilities serving key transit nodes), or
7. Construct transit-supportive treatments (e.g., traffic calming near transit stop, transit stop enhancements and amenities, etc.).
8. On-site child care facilities.
9. Facilities and equipment to encourage telecommuting (e.g., video-conferencing facilities and equipment).
10. Contributions to funds for local and regional facilities such as park-and-ride lots, multimodal transportation centers, satellite work centers, etc. as approved by the City Council.
11. On-Site amenities such as cafeterias, restaurants, automated teller machines, and other services that would eliminate the need for additional trips.
12. Transit incentives for employees such as additional pay for carpoolers, etc.
13. Plans for delivery of goods at off-peak times and/or plans and facilities for centralized deliveries of goods for multi-tenant facilities.

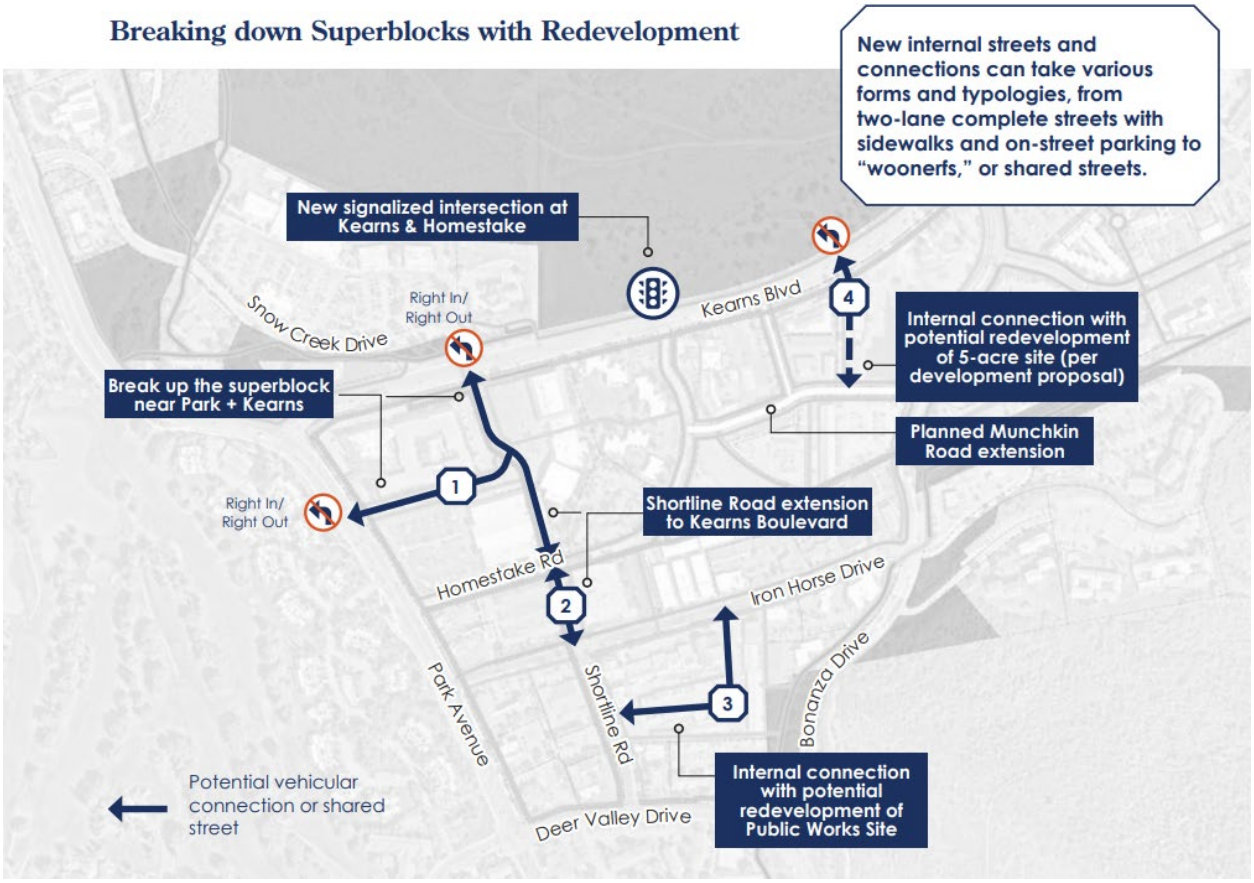
G. **TDM PLAN AGREEMENT.** A TDM Plan agreement shall be provided in a form acceptable to the City Attorney and shall include the TDM Plan. The parties to the agreement shall include the Owners and lessees of the project Site. A copy of the agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in enforcement action by the City unless a new TDM Plan is approved by the City within a reasonable timeframe, as determined by the Planning Director.

15-2.27-10 STREET SYSTEMS.

The street network has a significant influence on the overall connectivity of a place. In Bonanza Park, additional street connections are required to promote walkability and to create an interconnected system of blocks.

A. **ADDITIONAL CONNECTIONS.** New street connections**.** are required to ensure Bonanza Park is a walkable and safe neighborhood. Development located adjacent to one of the following areas shall incorporate new street connections.

1. Superblock between Park Ave, Kearns Boulevard, and Homestake Road. New east-west connections should be established.
2. Shortline Road. Shortline Road should be extended to connect from Deer Valley Drive to Homestake Road.
3. Shortline Road and Iron Horse Drive. A new connection to these roads should be integrated into redevelopment.
4. Park Avenue and Bonanza Drive. A new connection should be implemented to connect Munchkin Road and Kearns Boulevard.
5. Where required to improve pedestrian safety, a tunnel or bridge on Park Avenue or Kearns Boulevard is appropriate and shall meet requirements from the City Engineer, Pubic Works, and applicable state review agencies.



B. **STREET DESIGN.**

1. All new Streets shall meet Park City standards.
2. All new Streets shall integrate best management practices for stormwater runoff.
3. To the greatest extent practicable, development that is impacting an existing street shall upgrade the street design to meet code standards in place at the time of application.
4. Traffic calming measures, including intersection bump-outs, street trees, parklets, and on-street parking should be integrated into new or updated City streets.
5. Pedestrian infrastructure, including sidewalks and crosswalks shall be integrated into new or updated City streets.

15-2.27-11 OPEN SPACE AND TRAIL CONNECTIVITY

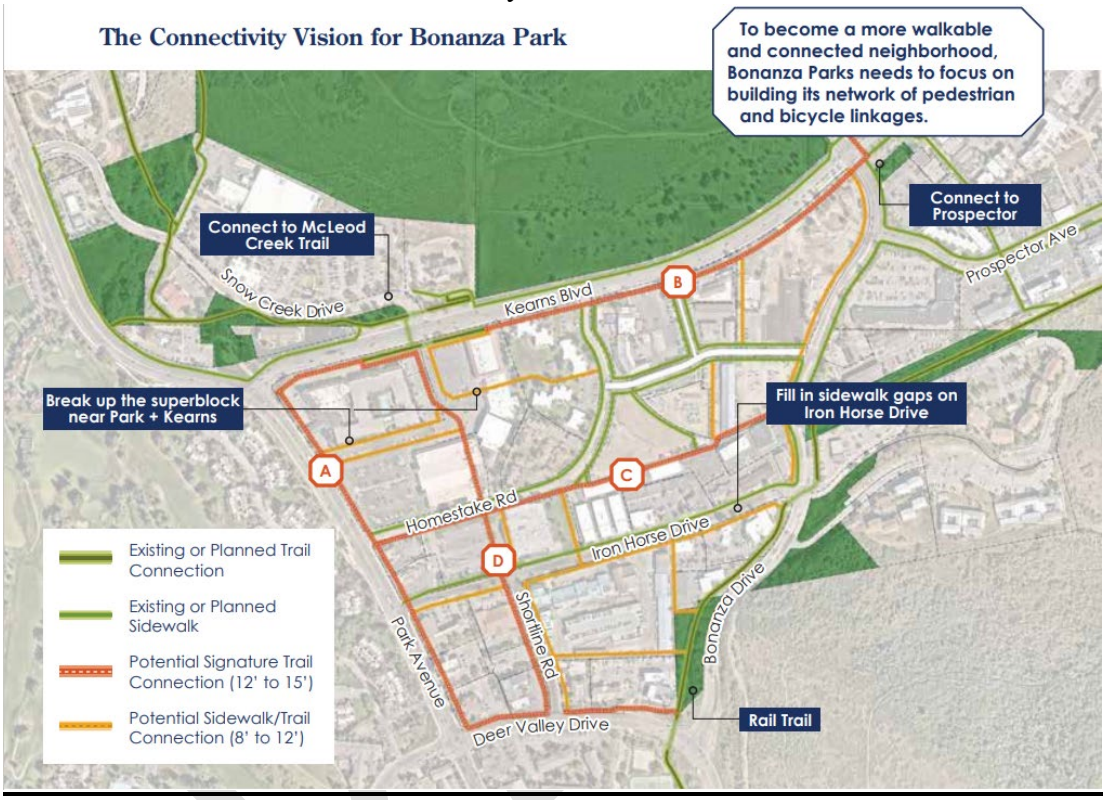
Establishing a network of pedestrian and bicycle linkages is critical to improve the overall connectivity of the Bonanza Park neighborhood. Similarly, additions of open space and green areas will improve the overall sense of community and opportunities for gathering in the neighborhood. All development within BPMX must have multi-modal connections and open space to improve the Bonanza Park's connectivity.

A. **OPEN SPACE AND PARKS.** Each development is required to have a minimum amount of open space. This space should be designed to integrate with the building design, as well as reinforce the ideas of community connection and openness in the Bonanza Park Small Area Plan.

1. The following open space typologies (also known as Green Community Space) are permitted in the BPMX District, and may be located in a Frontage Protection Zone, unless prohibited by this section.
    a. Pocket Park
    b. Linear greenspace with pedestrian and/or bicycle path.
    c. Public Courtyard.
    d. Plaza areas.
    e. Flexible Space.
    f. Community Garden.
    g. Green Roofs with publicly accessible amenity terrace. If this option is chosen, a deed restriction granting permanent public accessibility shall be required. This option cannot be located within the Frontage Protection Zone.

B. **TRAIL CONNECTIONS.** Integrating multi-modal transportation opportunities is critical in the Bonanza Park neighborhood. Development should support the goals

articulated in the Bonanza Park Small Area Plan, including the creation of new sidewalk and bicycle facilities. Development located adjacent to key roadways in Bonanza Park should integrate the following key trail connections. Key connections are at Park Ave, Kearns Blvd, Rail Trail, and Deer Valley Drive.



C. **VEGETATION PROTECTION.** The Property Owner must protect Significant Vegetation during any Development activity.

1. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.
2. Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist.
3. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in Sections 15-3-3 and 15-5-5(N), and Title 14.

15-2.27-12 SUSTAINABILITY REQUIREMENTS

A. **APPLICABILITY.** All Development within the BMPX District should strive to support the City's Net Zero goals through the implementation of sustainable design, materials, and technologies in order to reduce short and long-term impacts on the environment.

B. **REQUIREMENTS.** All projects within the BPMX shall implement energy reducing measures including fixtures and appliances, energy efficient lighting, low-flow plumbing fixtures, sensors and timers that control water flow, lighting and temperature, and on-site Solar Energy Systems.

New buildings shall strive to obtain third party certification of the use of sustainable construction techniques and building materials. The following programs should be considered:

1. US Green Building Counsil's LEED program (includes commercial, lodging, multi-family, and existing buildings); or
2. Green Globes; or
3. Any nationally recognized and accepted program that offers accreditation equal to or great to the above options.

15-2.27-13 CONVENTIONAL CHAIN BUSINESSES

A. **APPLICABILITY.** This Section provides guidance on Conventional Chain Businesses in the BPMX District. New Development and major redevelopments inclusive of a business that meets the thresholds outlined in the Conventional Chain Business Definition in Section 15-15-1 must acquire an Administrative Conditional Use Permit, in addition to meeting the requirements outlined below. This section shall not apply to grocery stores.

B. **REQUIREMENTS.**

1. No Conditional Use Permit shall be issued in the BPMX District, unless approved by the Planning Department and Planning Commission, pursuant to Section 15-1-10.
2. In addition to the requirements listed in Section 15-1-10, the Planning Director and Planning Commission shall also consider whether the proposed Use meets the goals outlined in the Bonanza Park Small Area Plan, as defined below:
    a. The Conventional Chain Business will not create an oversaturation of similar uses within the BPMX District.
    b. The proposed business will diversify either retail and community services provision within the BPMX District and Park City, providing either basic necessities that provide for the daily needs of residents.
    c. The proposed business encourages innovation or a creative business idea.

d. The proposed business provides local entrepreneurs with an opportunity to offer distinct services or sell locally made products.

e. The proposed business offers affordable and needed services, meals, or products to the BPMX District or Park City community.

f. The proposed business creates unique recreational, entertainment, or cultural opportunities.

g. The proposed business offers services not currently found within Park City's municipal boundary.

h. The proposed business will be aesthetically compatible with the BPMX District character and adhere to the design guidelines within this Chapter, in addition to those outlined in Section 15-4 Supplemental Regulations and Section 15-5 Architectural Review.

i. The proposed business will be compatible with existing businesses.

15-2.27-14 CRITERIA FOR DRIVE-UP WINDOWS

Drive-up windows require special Conditional Use permit (CUP) to consider traffic impacts on surrounding Streets. The Applicant must demonstrate that at periods of peak operation of the drive-up window, the Business patrons will not obstruct driveways or Streets and will not interfere with the intended traffic circulation on the Site or in the Area.

15-2.27-15 SEXUALLY ORIENTED BUSINESSES

The purpose and objective of this Section is to establish reasonable and uniform regulations to prevent the concentration of Sexually Oriented Businesses or their location in Areas deleterious to the City, and to prevent inappropriate exposure of such Businesses to the community. This Section is to be construed as a regulation of time, place, and manner of the operation of these Businesses, consistent with the United States and Utah State Constitutions.

A. **LOCATION OF BUSINESSES, RESTRICTIONS.** Sexually Oriented Businesses, are Conditional Uses. No Sexually Oriented Business may be located:

1. within three hundred feet (300') of any school, day care facility, cemetery, public park, library, or religious institution;

2. within three hundred feet (300') of any residential zoning boundary; or

3. within three hundred feet (300') of any liquor store or other Sexually Oriented Business.

B. **MEASUREMENT OF DISTANCES.** For the purposes of this Section, distances are measured as follows:

1. The distance between any two (2) Sexually Oriented Businesses is measured in a straight line, without regard to intervening Structures or objects, from the closest exterior wall of the Structure in which each Business is located.

2. The distance between Sexually Oriented Businesses and any school, day care facility, public park, library, cemetery or religious institution is measured in a straight line, without regard to intervening Structures or objects, from the closest exterior wall of the Structure in which the Sexually Oriented Business is located, to the nearest Property Line of the premises of the school, day care facility, public park, library, cemetery, or religious institution.

3. The distance between Sexually Oriented Businesses and any residential zoning boundary is measured in a straight line, without regard to intervening Structures or objects, from the closest exterior wall of the Structure in which the Sexually Oriented Business is located, to the nearest Property Line of the residential zone.

C. **DEFINITIONS.** Terms involving Sexually Oriented Businesses which are not defined in this Chapter have the meanings set forth in the Municipal Code of Park City, Section 4-9-4.

15-2.27-16 CRITERIA FOR BED AND BREAKFAST INNS

A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Permit. No permit may be issued unless the following criteria are met:

A. If the Use is in an Historic Structure, the Applicant will make every attempt to rehabilitate the Historic portion of the Structure.
B. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.
C. In Historic Structures, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.
D. The rooms are available for Nightly Rental only.
E. An Owner/manager is living on-Site, or in Historic Structures there must be twenty-four (24) hour on-Site management and check-in.
F. Food service is for the benefit of overnight guests only.
G. No Kitchen is permitted within rental rooms.
H. Parking is on-Site at a rate of one (1) space per rentable room. The Planning Commission may waive the parking requirement for Historic Structures if the Applicant proves that:

   1. No on-Site parking is possible without compromising the Historic Structure or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and

   2. She Structure is not economically feasible to restore or maintain without the adaptive Use.

   3. The Use complies with Section 15-1-10, Conditional Use review.

15-2.27-17 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS

A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as an Allowed or Conditional Use, all goods including food, beverage and cigarette vending machines must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This section does not preclude temporary sales in conjunction with a Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-2.18-9(B)(3) for outdoor display of bicycles, kayaks, and canoes.

B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses may be allowed by the Planning Department upon the issuance of an Administrative Permit. The Applicant must submit the required application, pay all applicable fees, and provide all required materials and plans. Appeals of departmental actions are heard by the Planning Commission.

1. **OUTDOOR DINING**. Outdoor dining is subject to the following criteria:
    a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
    b. The proposed seating Area does not impede pedestrian circulation.
    c. The proposed seating Area does not impede emergency Access or circulation.
    d. The proposed furniture is Compatible with the Streetscape.
    e. No music or noise is in excess of the City Noise Ordinance, Title 6.
    f. No Use after 10:00 p.m.
    g. No net increases in the Restaurant's seating capacity without adequate mitigation of the increased parking demand.
2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS**. Outdoor grills and/or beverage service stations are subject to the following criteria:
    a. The Use is on private Property or leased public Property, and does not diminish parking or landscaping.
    b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.
    c. The Use is Compatible with the neighborhood.
    d. The proposed service station does not impede pedestrian circulation.
    e. The proposed service station does not impede emergency Access or circulation.

f. Design of the service station is Compatible with the adjacent Buildings and Streetscape.

g. No violation of the City Noise Ordinance, Title 6.

h. Compliance with the City Sign Code, Title 12.

3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes is subject to the following criteria:

   a. The Area of the proposed bicycle, kayak, motorized scooter, and canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.
   b. Bicycles, kayaks, and canoes may be hung on Buildings if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.
   c. No more than a total of fifteen (15) pieces of equipment may be displayed.
   d. Outdoor display is only allowed during Business hours.
   e. Additional outdoor bicycle storage Areas may be considered for rental bicycles, provided there are no or only minimal impacts on landscaped Areas, parking spaces, and pedestrian and emergency circulation.

4. **OUTDOOR EVENTS AND MUSIC**. Outdoor events and music requires an Administrative Conditional Use permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:

   a. Notification of adjacent Property Owners.

   b. No violation of the City Noise Ordinance, Title 6.

   c. Impacts on adjacent Residential Uses.

   d. Proposed plans for music, lighting, Structures, electrical signs, etc.

   e. Parking demand and impacts on neighboring Properties.

   f. Duration and hours of operation.

   g. Impacts on emergency Access and circulation.

5. **DISPLAY OF MERCHANDISE**. Display of outdoor merchandise is subject to the following criteria:

   a. The display is immediately available for purchase at the Business displaying the item.

   b. The merchandise is displayed on private Property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in

an alcove, recess, patio, or similar location that provides a physical separation from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right-of-Way regardless if the Property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.

c. The display is prohibited from being permanently affixed to any Building. Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the Planning Director.

d. The display does not diminish parking or landscaping.

e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.

f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.

15-2.27-18 SIGNS

Signs are allowed in the BPMX District as provided in the Park City Sign Code, Title 12.

15-2.27-20 RELATED PROVISIONS

A. Fences and Walls. Section 15-4-2.
B. Accessory Apartments. Section 15-4.
C. Satellite Receiving Antenna. Section 15-4-13.
D. Telecommunication Facility. Section 15-4-14.
E. Parking. Chapter 15-3.
F. Landscaping. Title 14; Sections 15-3-3 and 15-5-5(N).
G. Lighting. Sections 15-3-3 and 15-5-5(J).
H. Historic Preservation. Chapters 15-11 and 15-13.
I. Park City Sign Code. Title 12.
J. Architectural Review. Chapter 15-5.
K. Snow Storage. Section 15-3-3.
L. Parking Ratio Requirements. Section 15-3-6.

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15-6.1-3 ZONING DISTRICTS AND USES

1. **ZONING DISTRICTS**. Affordable Master Planned Developments are Allowed in the following Zoning Districts:
    1. Residential Development
    2. Residential Development Medium
    3. Residential Medium
    4. Recreation Commercial
    5. General Commercial
    6. Bonanza Park Mixed Use District
    7. Light Industrial
    8. Community Transition
    9. Historic Commercial Business
    10. Historic Recreation Commercial, east of Park Avenue

2. **USES**. An Affordable Master Planned Development can only contain Uses that are Allowed or Conditional in the Zoning District in which it is located.

3. **COMMERCIAL USES**. An Affordable Master Planned Development may include up to 10,000 square feet of Commercial, Retail, Office, Public, and Quasi-public Uses.

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15-4-4 SECONDARY LIVING QUARTERS

Secondary living quarters are a permitted Accessory Use in all districts except the HRL, HR-1, HR-2, and ROS, unless previously approved by a Master Planned Development. Any request for secondary living quarters within residential dwellings shall be reviewed and approved by the Planning Department. The following criteria must be established prior to issuance of Building Permit or Certificate of Occupancy issuance:

1. **SIZE.** The maximum size for secondary living quarters shall be 1,000 square feet. This amount shall be included in the total Building Floor Area square footage calculations for all Structures.
2. **UNIVERSAL DESIGN PRINCIPLES.** Must follow universal design principles to allow equal access by people of all ages and abilities. This including those aging-in-place and the American Disabilities Act. Methods include no-step entries, appropriate widths for hallways and doors, non-slip surfaces, etc.
3. **PARKING.** One (1) on-Site Parking Space for each Secondary Living Quarter shall be provided in addition to the underlying parking requirement. Tandem Parking is allowed.
4. **SINGLE UTILITY METERS.** The main dwelling and the Secondary Living Quarters shall be on the same utility meters.
5. **KITCHENS.** Secondary Living Quarters shall not contain full Kitchens, as defined in this Code.
6. **ACCESS.** The secondary quarters shall be designed to have direct Access into the main dwelling.
7. **NO SEPARATE LEASES.** The secondary quarters shall not be rented or leased separately from the main dwelling. Nightly Rentals and other seasonal rentals are prohibited to help residential bases grow for locals. Secondary living quarters are for the Use of the Owner of the main dwelling for guests, household help, relatives, and other similar Persons.

15-15-1 DEFINITIONS

For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations"; "used" or "occupied" as applied to any land or Building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

AFFORDABLE HOUSING. Housing units that include a deed restriction and meet the requirements of the Park City Moderate Income Housing Plan.

ART/PLACEMAKING ELEMENTS. Elements that reflects the identity and character of an area, such as murals, lighting, and signage.

BIG-BOX STORE. Large retail establishment, usually part of a chain store. Can also be referred to as a hyperstore, supercenter, superstore, or megastore.

COMMUNITY BENEFIT. Specific programmatic or infrastructure improvements a development provides in exchange for additional height and/or density. Subject to the requirements of Section 15-2.27-7.

CONNECTIVITY IMPROVEMENTS. Such as new pedestrian paths or streets that create walkable and connected development patterns and break up existing superblocks or major improvements.

COTTAGE COURTS. Small clusters of detached homes arranged about a shared open space.

DENSITY BONUS. Zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed in exchange for providing a defined Community Benefit.

GREEN COMMUNITY SPACE. Public spaces outdoors for public access.

1. **AMENITY TERRACE.** Rooftop that includes communal recreation or aesthetic uses, such as patios, balconies, lounges, etc.
2. **COMMUNITY GARDEN.** Publicly accessible garden space.
3. **FLEXIBLE SPACE.** Multi-use open space, utilized by the public. Can be used for individual enjoyment or for events.
4. **PLAZA AREA.** An open space for public use defined by surrounding buildings or streets.
5. **POCKET PARK.** Small park accessible to the general public.

6. **PUBLIC COURTYARD.** Publicly accessible open area between buildings and walls.

MIXED USE. A parcel, structure, or both that combined two (2) or more land uses, such as commercial, residential, hotel, or recreational spaces.

MOBILITY HUB. Resources utilized for multi-modal transit, often in the form of bus shelters (with light, seating, cover, and signage), bus pullouts, and access to last-mile connectivity, such as bike share or micro-mobility.

PARKING.

1. **Parking, Public**. A Parking Area or parking facility to be used by the public for fee or otherwise.
2. **Parking, Residential**. A Parking Area or Structure used exclusively for residential, non-commercial Uses.
3. **Parking, Shared**. The Development and Use of Parking Areas on two (2) or more separate Properties for joint Use by the businesses or residents on those Properties.
4. **Parking, Underground.** A Parking Area or Structure below grade, utilized by all land uses.

PEDESTRIAN CONNECTION. A pathway, sidewalk, or network of sidewalks and pathways designed to facilitate safe and accessible movement of people traveling by foot, including at-grade improvements as well as tunnels or bridges.

PUBLICLY ACCESSIBLE OUTDOOR COMMUNITY SPACE. Spaces suitable for year-round use, and of a high design quality with gathering spaces, seating areas, play structures, and public art.

SUSTAINABLE DEVELOPMENT. Development that incorporates best practices to minimize energy use. Park City has adopted net-zero goals, and sustainable development can help the community reach these goals.

TOWNHOME. A multi-story residential unit that shares one or more walls with a neighboring unit, but with a private entrance.

TRAFFIC CALMING. Transit planning to deliberately slow traffic in residential areas through methods speed bumps, bump-outs at intersections, on-street parking as part of a complete street design. Other methods include parklets, sidewalks, signage, and street trees.

TRANSIT HUB. A property utilized as a mass transit station or an interchange of multiple modes of transportation.

UNIVERSAL DESIGN PRINCIPLES. Principles through public and private spaces are designed to have equal access by people of all ages and abilities, with little or no need for adaptation or specialized design.

USE. The purpose or purposes for which land or Structures are occupied, maintained, arranged, designed, or intended.

1. **USE, INTENSITY OF**. The maximum number of residential units, or commercial, or industrial space within a specified land Area designated for that purpose.

WAYFINDING. Ways in which people orient themselves in physical space and navigate from place to place. Examples can include signs, symbols, landmarks, or pathways.

DRAFT

Alec Barton

From: Craig Elliott <celliott@elliottworkgroup.com>
Sent: Wednesday, February 12, 2025 3:23 PM
To: Rebecca Ward; Christin VanDine; Rick Shand; Sarah Hall; Bill Johnson; Laura Suesser; Henry Sigg; John Frontero
Cc: Carla LeHigh
Subject: [External] Re: Bonanza Park Mixed Use District
Attachments: 2025-02-12 BoPa Proposed Code CE Markup.pdf

Warning: Replies to this message will go to celliott@elliottworkgroup.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Planning Director and Commissioners:

I've attached a pdf file of the most up to date BPMX District proposed code language with my comments. I came down with the flu last Friday and was not able to review this information until today. I apologize for not providing sooner.

CRAIG ELLIOTT | AIA
1441 Ute Boulevard Suite 100 - Park City UT - 84098
Office: 435.649.0092 x301 | ELLIOTTWORKGROUP.COM

> On Dec 12, 2024, at 9:48 AM, Craig Elliott <celliott@elliottworkgroup.com> wrote:
>
> Planning Director and Commissioners:
>
> Thanks for listening to my overall comments last night about the Bonanza Park Mixed Use District. I've attached a pdf file of the hard copy left in chambers last night of the proposed code changes with comments for your review.
>
> I am happy to sit down to discuss if the comments prompt any questions.
>
> My cell number is (435)901-3150 feel free to call or text.
>
> **CRAIG ELLIOTT** | AIA
> 1441 Ute Boulevard Suite 100 - Park City UT - 84098
> Office: 435.649.0092 x301 | ELLIOTTWORKGROUP.COM

<Bonanza Park Mixed-Use Zoning District Code Amendments CE Markup.pdf>

15-1-6 ZONE DISTRICTS AND ZONE MAP

In order to carry out the purposes of the LMC, Zoning Districts have been established as set forth in LMC Chapter 15-2 and as identified on the Official Zoning Map. In interpreting the Official Zoning Map, the following standards shall apply:

1. The zoning boundary lines are intended to conform to existing Property boundary lines when not in a public Right-of-Way, or to follow the center line of public Rights-of-Way, including prescriptive Rights-of-Way, unless the lines are located by specific dimensions, in which case the dimensions shall control.
2. Where the Zoning District lines appear to have intentionally divided a Lot or Parcel between two (2) or more districts, the applicable zoning for each portion of the Lot or Parcel must be determined by using the scale shown on the map.
3. There is no minimum Area or diversity of ownership requirement for a zone designation. Neither the size of a Zoning District nor the number of landowners within the district may be used as evidence of the illegality of a Zoning District or of the invalidity of a municipal decision.
4. All property within the City limits is subject to the City's Zoning Districts, including State or Federal property which may be exempt from the City's land use ordinance and jurisdiction. If such zoning is subsequently invalidated, no building permit, subdivision or approval for any development activity may be applied for until the City establishes a valid zoning for the property.

15-2.27 BONANZA PARK MIXED USE (BPMX) DISTRICT

15-2.27-1 PURPOSE
15-2.27-2 USES
15-2.27-3 LOT AND SITE REQUIREMENTS
15-2.27-4 BUILDING HEIGHT
15-2.27-5 DESIGN GUIDELINES
15-2.27-6 PROJECT ENHANCEMENTS
15-2.27-7 PARKING REQUIREMENTS
15-2.27-8 TRANSPORTATION DEMAND MANAGEMENT
15-2.27-9 STREET SYSTEMS
15-2.27-10 OPEN SPACE AND TRAIL CONNECTIVITY
15-2.27-11 SUSTAINABILITY REQUIREMENTS
15-2.27-12 CONVENTIONAL CHAIN BUSINESSES
15-2.27-13 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS
15-2.27-14 SIGNS
15-2.27-15 RELATED PROVISIONS

15-2.27-1 PURPOSE

The purpose of the Bonanza Park Mixed Use (BPMX) District is to:

1. ensure development in the Bonanza Park neighborhood implements the Bonanza Park Small Area Plan and provides opportunities for locally serving businesses and diverse housing options,
2. encourage the development of affordable, workforce, attainable, and market-rate long-term housing options,
3. create a vibrant Mixed-Use pedestrian-oriented neighborhood, with safe, comfortable access to parks, publicly accessible green spaces, and outdoor community spaces,
4. protect entry corridor views along the Bonanza Park Frontage Protection Zone,
5. allow increased height, decreased setbacks, and reduced open space, when development provides significant project enhancements,
6. establish a network of pedestrian and bicycle linkages throughout Bonanza Park,
7. ensure development implements Universal Design Principles and aspires to reach Park City's sustainability goals, reduce vehicle trips, and improve access to transit, and
8. incorporate public art and placemaking elements to inspire, awe, delight, and enliven public spaces, streets, and trails in the Bonanza Park neighborhood.

Define the Views that are expected to be protected and from what vantage point.

Define the word "significant".

Removal of "Hotel" and "Nightly Rental" will create at least two existing non-conforming properties in the District. It is not likely to encourage the property to redevelop in the manner desired by the change of zone.

15-2.27-2 USES

Uses in the BPMX District are limited to the following:

A. **ALLOWED USES.**

1. Bakery
2. Bank
3. Bar
4. Café
5. Child Care
6. Child Care Center
7. Child Care Family
8. Child Care, Family Group
9. Child Care, In-Home Babysitting
10. Commercial Use
11. Commercial Use, Support
12. Deli or Delicatessen
13. Dwelling, Multi-Unit
14. Essential Municipal and Public Utility Use, Facility, Service, and Structure
15. Food Hall
16. Green Community Space
17. Grocery Store
18. Gym
19. Home Occupation
20. Hospital, Limited Care Facility
21. Indoor Entertainment, Theater/Museum
22. Major Transit Stop
23. Mobility Hub
24. Office and Clinic, Medical and Veterinary Clinic
25. Office, General
26. Office, Medical
27. Office, Moderately Intensive
28. Plant and Nursery Stock production and sales
29. Public Art
30. Recreation Facility, Public
31. Restaurant
32. Retail and Service Commercial, Major
33. Retail and Service Commercial, Minor
34. Retail and Service Commercial, Personal Improvement
35. Transit Hub

B. **ADMINISTRATIVE CONDITIONAL USES.**

1. Fences and walls greater than six feet (6') in height from Final Grade
2. Food Truck Location
3. Outdoor Event Facility
4. Pet Services
5. Public Transit Amenity Area

This area is generally a good place for Chain Businesses. Sometimes Chain Business work as a draw that enhances the viability of a local business.

Has an analysis been done on the number of local businesses that exist and compared to the adult, working age, population of Park City? Our local business ownership has to be a very high percentage.

Is a business considered local if owned by someone from Salt Lake, or Snyderville Basin? Is a franchise owned by a local considered a chain business?

6. Temporary Improvement

C. **CONDITIONAL USES.**
1. Conventional Chain Business
2. Disabled Care
3. Elder Care
4. Flex Industrial
5. Group Care Facility
6. Hospital, General
7. Hotel, Boutique
8. Indoor Entertainment Facility
9. Passenger Tramway and Ski Base Facility
10. Public and Quasi-Public Institution, Church, and School
11. Recreation Facility, Private
12. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter
13. Service Station, Direct Fast Chargers
14. Telecommunication Antenna
15. Temporary Sales Trailer in conjunction with an active building permit for the Site

D. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a Prohibited Use.

15-2.27-3 LOT AND SITE REQUIREMENTS

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has Frontage on a Street shown as a private or Public Street on the Streets Master Plan or Section 15-2.27-9, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development activity must comply with the following minimum standards:

A. **LOT SIZE**: No minimum lot size.

B. **DENSITY**: The following densities and square footage limitations apply within the BMPX District.

1. **Residential.** Minimum residential density 10-units per acre.

2. **Commercial.**

This number seems arbitrary. It might be better if the number was tied to the area of the site.

a. A single building is limited to no more than 15,000 square feet of commercial square footage. This limitation shall apply to commercial-only development and mixed-use development with a commercial component.

What is the goal of this area limitation? Is an office space or medical tenant a commercial tenant?

b. A single commercial tenant shall not occupy more than 5,000 square feet of commercial square footage, unless it meets one of the following exemptions:

1. Grocery Store,
2. US Post Office,

3. The use has received conditional use approval pursuant to Section 15-1-10 *Conditional Use Review Process*.

C. **OPEN SPACE**: The following Open Space requirements apply within the BPMX District.

1. At least 30% of the total Site Area shall be Open Space and may not be used for Streets, roads, driveways, or parking areas.

2. Projects that meet the requirements of Section 15-2.27-6 *Project Enhancements* may request a reduction to 20% Open Space for the total Site Area when satisfying parking requirements underground.

D. **[PRELIMINARY DRAFT – STREET TYPES TO BE DEFINED] STREETSCAPE SETBACKS**: Table 15.2-27-3(D) identifies the required Streetscape Setbacks in the BPMX District. Streetscape Setbacks are determined based on street type to prioritize pedestrian-friendly design and enhance walkability. Wider streets require greater setbacks to create comfortable, accessible spaces for pedestrians and bicyclists, while narrower streets allow for reduced setbacks that maintain a cohesive streetscape.

Table 15.2-27-3(D): MINIMUM STREETSCAPE SETBACK REQUIREMENTS		
Street Type	**Applicability/ Streets**	**Streetscape Setback**
X	Kearns Boulevard and Park Avenue	30 Feet

It makes sense to understand these setbacks with relation to the curb of a street. Street right-of-ways are almost always much larger than the street itself. This may result in a much larger setback than desired in a mixed-use neighborhood. Consider the setbacks of Main Street are essentially zero.

X	Bonanza Drive	25 Feet
X	Homestake Road, Iron Horse Drive, Prospector Avenue, Sidewinder Drive	20 Feet
X	Munchkin Road, Snow Creek Drive, Woodbine Way	18 Feet
Rail Trail	East-West connection	20 Feet

E. **SETBACKS:** The Frontage Protection Zone requires a minimum landscaped buffer Setback of thirty feet (30') in width abutting the Street. See Chapter 15.2.20. Setbacks that are not Frontage Protection Zone or Streetscape Setbacks are twenty-five feet (25'). Projects that meet the requirements of Section 15-2.27-6 *Project Enhancements* may request the Planning Commission grant a Setback reduction to twenty feet (20') for Setbacks that are not Streetscape Setbacks.

1. **SETBACK EXCEPTIONS:** The following setback exceptions apply within the BPMX District.

   a. The Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.
   b. On Corner Lots, the Setback may be increased for pedestrian and bicycle connectivity and Sight Distance Triangle clearance.

F. **VERTICAL AND HORIZONTAL MIXED-USE:** The BPMX District shall implement both Vertical Mixed-Use and Horizontal Mixed-Use principles to ensure a variety of uses that promote a locally serving neighborhood.

1. **Vertical Mixed Use.** Vertical Mixed-Use development contains a range of uses within one building. Typically, lower floors contain active storefronts such as retail stores or restaurants while upper floors are residential and/or office. Vertical Mixed Use shall be required along Internal Roads within the BPMX District as defined in Section 15-2.27-3(D), unless otherwise approved by the Planning Commission.

2. **Horizontal Mixed Use.** Horizontal Mixed-Use development integrates distinct land uses, such as residential, commercial, and retail, within a multi-building development or larger area, with these uses arranged side by side rather than stacked vertically. Horizontal Mixed-Use is made up of single-use buildings within a complex or employ a single land use on an individual parcel. Horizontal Mixed Use is allowed along Kearns Boulevard, Park Avenue, and Deer Valley Drive, and Internal Roads within the BPMX District.

G. **PEDESTRIAN AMENITY GUIDELINES:** Pedestrian Amenity requirements aim to create thoughtfully designed and meaningful open spaces that emphasize human scale,

offer relief from the built environment, and enrich the pedestrian experience of the BPMX District. Pedestrian Amenities may include but are not limited to benches, outdoor seating, bike racks, shade structures, and Public Art.

1. **PLACEMENT.** Pedestrian Amenities should be along the Streetscape, open to the sky, and free of permanent enclosures. They must be versatile and adaptable, accommodating uses such as outdoor dining, outdoor vending, or public gathering areas.

2. **ACCESSIBILITY.** Pedestrian Amenities must contribute to an active Streetscape and promote interaction. Property owners can meet these requirements through physical or operational improvements to private property or enhancements to the public right-of-way.

3. **DESIGN GUIDELINES:**
    a. Street level Pedestrian Amenities shall be within 18 inches above or below the Existing Grade of the street or sidewalk, which abuts the space.
    b. Street level Pedestrian Amenities shall be open to the sky but may include temporary shade or similar structures.
    c. Street level Pedestrian Amenities shall consider all four corners of an intersection.
    d. Pedestrian Amenities shall face the street.
    e. Pedestrian Amenities shall be designed for use in all seasons.

H. **SNOW RELEASE.** The design of roofs shall address snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.

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

15-2.27-4 BUILDING HEIGHT

No Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zoning District Building Height.

A. **FRONTAGE PROTECTION ZONE.**
    1. The maximum Building Height within the Frontage Protection Zone is thirty-five feet (35’) from Existing Grade. For buildings within the 30-foot to 50-foot protection

zone, each story above two stories must be stepped back ten feet (10'). Building Height exceptions within the Frontage Protection Zone are limited to:

a. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC), and must be stepped back from the Frontage Protection Zone Overlay building facades by at least fifteen feet (15').

b. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building, and must be stepped back from the Frontage Protection Zone Overlay building facades by at least fifteen feet (15').

c. An Elevator Penthouse may extend up to eight feet (8') above the Zoning District Height and must be stepped back from the Frontage Protection Zone Overlay building facades by at least twenty feet (20').

This language is confusing.

B. **BUILDING HEIGHT EXCEPTIONS.** The following exceptions apply to the Zoning District Building Height outside of the Frontage Protection Zone:

1. A vertical stepback is required for any building developed within fifty feet (50') of the Frontage Protection Zone. These upper story setbacks shall be a minimum of ten feet (10') in depth.

2. If Project Enhancements are provided pursuant to Section 15-2.27-6, one (1) additional story, or a maximum of forty-five feet (45') from Existing Grade, may be granted pursuant to Section 15-2.27-6.

This is a bit confusing also. Is the stepback required on the area above 35'? It might be better to use a building height tool similar to the HCB which uses a 45 degree angle from a specific height until it intersects with the maxiumum height.

a. A ten-foot stepback shall be provided on perimeter façade planes that are forty-five feet (45') in Building Height with a Setback less than twenty feet (20') to mitigate the impact of Building Height on the pedestrian-scale neighborhood. The following features are permitted within areas where the building is stepped back:

i. Mechanical and ventilation equipment, provided the equipment is screened and does not exceed four feet (4') in height.

ii. Decorative or recreational features, including rooftop gardens, green roofs, planter boxes, and permanent amenities such as built-in grills. Rooftop guardrails shall be glass and posts shall be an unobtrusive material such as anodized aluminum. Guardrails and posts shall be the minimum height permitted by International Building Code standards. The following decorative or recreational features require an Administrative Conditional Use Permit: rooftop restaurants, bars, small open pergolas, play structures, sun shades, and hot tubs.

iii. Rooftop solar and photovoltaic panels, provided the equipment is installed in compliance with Section 15-5-5(G).

3. Affordable Master Planned Developments may be granted additional height up to forty-five feet (45) from Existing Grade pursuant to Chapter 15-6.1.
4. Gable, hip, Barrel, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
5. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC), and must be stepped back from building facades by at least ten feet (10’).
6. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building, and must be stepped back from building facades by at least ten feet (10’).
7. An Elevator Penthouse may extend up to eight feet (8') above the Zone Height and must be stepped back from building facades by at least ten feet (10’).
8. Ski lift and tramway towers may extend above the Zone Height subject to a visual analysis and approval by the Planning Commission.

15-2.27-5 DESIGN GUIDELINES

To implement the Bonanza Park Small Area Plan, specific design guidelines for the BPMX District are adopted to ensure development is consistent with the neighborhood character while improving overall connectivity with greater Park City.

A. **APPLICABILITY.** These Design Guidelines shall apply to all development in the BPMX District. Prior to issuance of a Building permit for any Allowed or Conditional Use, the Planning Department must review the proposed plans for compliance with this Chapter and Chapter 15-1 *Architectural Review*. Where there is a conflict between the standards in this Chapter and Chapter 15-5, the requirements of this Chapter shall apply.

B. **BUILDING PLACEMENT AND ORIENTATION.**
   1. Incorporate open space into building placement. Open spaces can enhance the overall aesthetic by allowing for additional landscaping and greenery. Furthermore, these areas can be functional assets, enabling commercial businesses to expand their activities outdoors—such as offering outdoor dining or using the space for outdoor displays or merchandise sales. This approach balances visual appeal with practical business opportunities.
   2. On parcels greater than 30,000 square feet, the massing of the building should be broken into smaller volumes. Creative approaches to break up building mass and scale is encouraged. This could include separate buildings above grade or linked exterior walkways.
   3. Buildings should be oriented to the street to create a vibrant pedestrian experience. To the extent practicable, building facades should be parallel to the

Which streets? What about orientation to open space? What about building forms creating community gathering space?

adjacent street to orient access to public and private streets, pedestrian circulation, and gathering areas.

4. Maximizing solar exposure during winter months should be a consideration in designing public spaces and gathering areas. Development over two stories that is adjacent to major open spaces, such as parks or designated public amenities, shall perform a sun/shadow study of the effects of development on such spaces from autumn through spring.

How much of the Mountain(s) are required to be seen? Which Peaks? Are plantings considered when reviewing these views? This seems way too arbitrary.

5. **VANTAGE POINTS:** Development should preserve or enhance views of significant community features from prominent public vantage points within the BPMX District. There are twelve (12) vantage points from which the height, mass, and design of structures must be considered to preserve mountain views. If a development can be seen from more than one vantage point, the developer must provide three-dimensional renderings from each vantage point showing the impact of the development on mountain views.

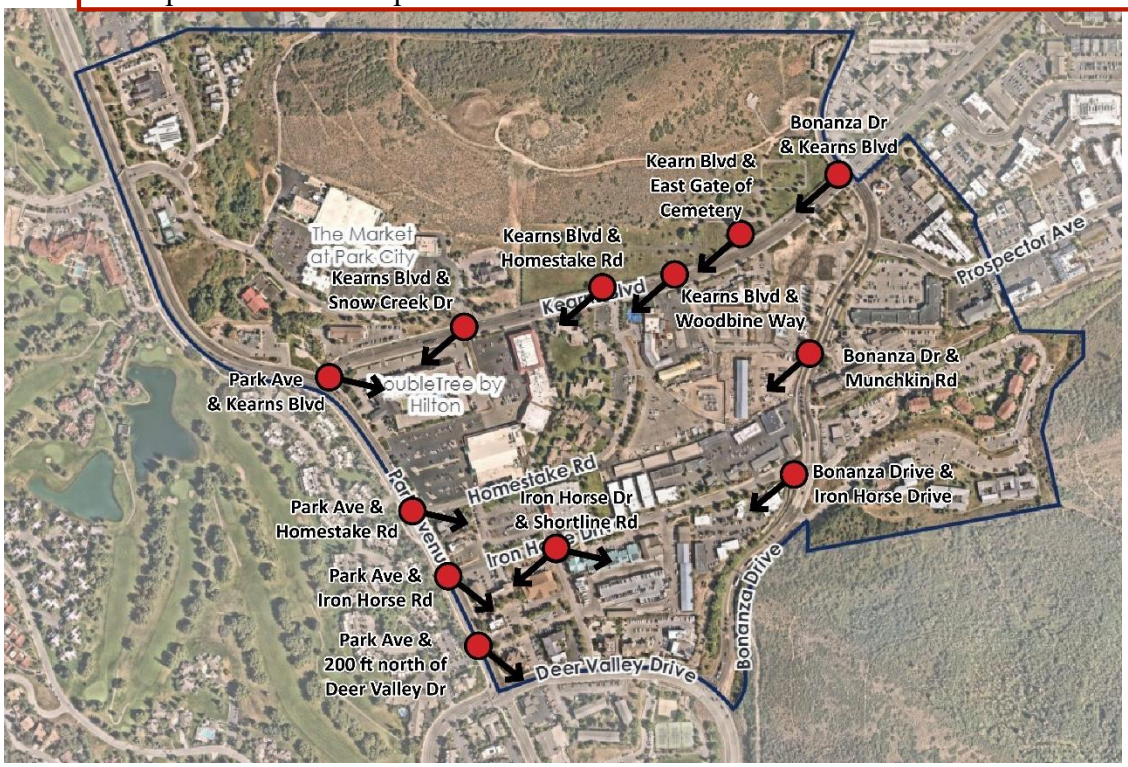


TABLE 15-2.27-5(B)(5): VANTAGE POINTS		
Location	**Coordinates**	**Bearing**
Bonanza Drive & Iron Horse Drive	40.659307 -111.501548	SW
Bonanza Drive & Munchkin Road	40.660805 -111.501397	SW

Iron Horse Drive & Shortline Road	40.658352 -111.505721	SW/SE
Kearns Boulevard & Bonanza Drive	40.662963 -111.500851	SW
Kearns Boulevard and East Gate of Cemetery	40.662276 -111.502057	SW
Kearns Boulevard & Woodbine Way	40.661699 -111.503442	SW
Kearns Boulevard & Homestake Road	40.661484 -111.504692	SW
Kearns Boulevard & Snow Creek Drive	40.661067 -111.507025	SW
Park Avenue & Kearns Boulevard	40.66037 -111.50953	SE
Park Avenue & Homestake Road	40.658714 -111.507893	SE
Park Avenue & Iron Horse Drive	40.657958 -111.507382	SE
Park Avenue 200 feet north of Deer Valley Drive	40.657007 -111.506802	SE

C. **BUILDING SCALE, ARTICULATION, AND FENESTRATION:** Buildings in the BPMX District should reflect the scale of uses and reinforce a pedestrian environment.

1. **BUILDING SCALE.**
   a. The perceived mass and scale of Development in the BPMX District shall be reduced by incorporating design elements that emphasize three or more of the following:

      i. Variation in roof forms or parapet heights.
      ii. Insets, projections, or other relief in the wall plane.
      iii. Architectural emphasis on building entries.
      iv. Arcades, porticos, or other forms of covered exterior circulation.
      v. Variations to window size or proportions.
      vi. Balconies.
      vii. Variation in color, texture, or materials as allowed in Chapter 15-5.

Define the word “large”.

   b. Building design should avoid blank walls and large undifferentiated expanses of wall surface exposed to public pedestrian Rights-of-Way, plazas, or parks.

c. Roof overhangs, projections, awnings, or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.

d. Exceptions from the guidelines may be approved by the Planning Director for those areas of the building envelope that are not visible from adjacent development and public spaces.

2. **BUILDING ARTICULATION:**

a. **VERTICAL.**

If you have a three story building that is three ten foot floor to floor dimensions, that results in a the roof at 30' plus or minus. Does a parapet need to either recede or step forward 18"?

i. All buildings that are approved above thirty-five feet (35') in height shall include vertical articulation to help break up the mass of the building. This articulation shall occur every thirty feet (30') and shall be achieved through a façade change of at least eighteen inches (18") in depth, or through a material change.

ii. This shall apply to all building facades.

B. **HORIZONTAL.**

i. Structures greater than sixty feet (60'), but less than 120 feet in length must exhibit a prominent shift in the façade of the Structure so that no greater than seventy-five percent (75%) of the length of the Building Façade appears unbroken. Each shift shall be in the form of either a ten-foot (10') change in Building Façade alignment or a ten-foot (10') change in the Building Height, or a combined change in Building Façade and Building Height totaling ten feet (10').

ii. Structures that exceed 120 feet in length on any façade shall provide a prominent shift in the mass of the Structure at each 120-foot interval, or less if the Developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen-foot (15') change in Building Façade alignment or a fifteen-foot (15') change in the Building Height. A combination of both the Building Height and Building Façade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.

iii. This shall apply to all building facades.

3. **BUILDING FENESTRATION**

i. Windows for non-residential and mixed-use buildings should be provided to create a direct relationship to the street.

Is this required of residential uses at the street level?

a. A minimum of 50% glazing is required on the ground level of all street-facing facades to create a strong relationship to the street.

40% seems like a very large amount of glazing.

b. A minimum of 40% glazing is required for second levels.

Is this for the first floor only? It seems odd in a Planning Document if it is for the whole building.

ii. Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.

iii. Reflective, metallic, frosted, tinted, stained, and textured glass is prohibited.

iv. Balconies are permitted for all residential uses. These may be integrated into a vertical step-back. Railings for balconies should have a minimum of 30% transparency.

Area is not a good definition for breaks.. Distance would be a better definition. Main Street blocks are 400 lineal feet.

D. **SITE ACCESS AND ON-SITE PARKING.** Site access should be consolidated to the greatest extent practicable.

1. For sites that are larger than two (2) acres in size, integration of an alleyway or mid-block walkway is encouraged to support a pedestrian-oriented street design.

Stairs and Elevators?

2. Access between the on-site Use and Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g. sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).

This doesn't make sense. Get the cars into parking as quickly as possible.

3. On-site parking should be accessed from a street other than Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive. If there is no access from an internal street, the main vehicular access point shall be from the shortest block length.

"Shortest Block Length" has no value. It should be from best location for traffic and distance from major intersections.

4. Additional vehicular access points on Park Avenue and Kearns Boulevard are discouraged and shall be minimized.
    a. Where parking is accessed from Park Avenue or Kearns Boulevard, the parking area, inclusive of drive aisles, shall be no more than 35% of the parcel width. Screening of parking areas is required, which may include low walls, landscaping, public art, public seating, multi-modal transportation infrastructure, and the like.

This is in contradiction with the Small Area Plan where there is street parking proposed.

5. All onsite parking shall be located behind the front-most wall of the Main Building.
6. When a parking garage is provided, underground parking is preferred. Where an above-grade garage is provided, it shall be located behind the Main Building and shall include architectural screening or artistic screening to minimize views of vehicles.
7. Any street-facing entry to a parking garage should be designed to reduce visibility. All ramps shall be integrated into the building's architecture.
8. Parking areas and loading zones should be located to minimize visual impacts from the public Street or pedestrian way.
9. Consider paving material change to define surface parking areas from the main vehicular travel lane.

E. **STREET LEVEL DESIGN.** Thought shall be given to street-level design throughout the BPMX District to encourage the overall walkability and vitality of the area. Street Level Design requirements shall apply to Internal Roads as identified in Section 15.2-27-3(D).

50' is too deep for a lobby in most residential buildings.

1. Buildings should have an active use on the ground level. Active uses support the vibrancy and usability of the public realm adjacent to a building and include retail establishments, retail services, daycare facilities, community meeting spaces, educational and medical uses, civic spaces (theaters, museums, etc.), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the Planning Commission. For buildings that are 100% residential, a lobby or other common space shall meet this requirement. The active use should extend at least fifty feet (50') inside the building.

Strike the word "main" as it is not likely a main entry on both elevations.

2. All buildings shall have at least one ~~main~~ entry on all street-facing facades. This entry should be easily seen from the street and adjacent pedestrian way.

20' is entirely arbitrary and makes very little sense.

3. On corner lots, two (2) entrances should be provided. At least one (1) of these entries should be located within twenty feet (20') of the corner.

This should be removed. It may not work for all retail spaces.

4. An internal airlock should be incorporated into all commercial, lodging, public, and mixed-use buildings.

F. **ARCHITECTURAL STYLES AND MATERIALS.** The limitations identified in Chapter 15-5 shall apply. In addition, the following standards apply:

F. This is a building code issue, not planning.

1. Building materials should convey a pedestrian scale and have proven durability in Park City's climate.

There are many quality materials that are sustainable, durable, and maintain their appearance that should be allowed.

2. Building materials shall be of a high-quality and reference both the history of the Bonanza Park area and materials currently found in the BPMX District. The use of wood, metal, glass, and stone is appropriate in this Zoning District.
3. Architecture that reflects corporate branding is not permitted. This shall not be construed to limit the ability to place signage on the property in accordance with the allowances and limitations of the Land Management Code.

G. **ROOFS.**

1. Flat roofs and low sloping roofs are preferred.
2. Snow shedding shall be considered in all roof design. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to minimize the need for heat tape.
3. Where roofs will drip onto pedestrian or other public areas, buildings shall provide a system of gutters, downspouts and permitted heat tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to swales that direct water to the natural or proposed landscape.
4. Eaves and fascia shall generally be responsive and proportional to the design of the building.
5. The limitations identified in Chapter 15-5 shall apply.

H. **LANDSCAPING.**

1. Landscaping should complement the context and enhance the architecture of the building.
2. Stormwater best management practices should be considered in the landscape design.
3. Landscape materials should reflect the Park City climate.
4. For parcels in the Frontage Protection Zone, the first thirty feet (30') should include landscaping and pedestrian-focused infrastructure.
    a. Sidewalks, trails, bike paths, and the like are permitted in this area. These shall have a vegetative buffer from the edge of road pavement of at least three feet (3').
    b. Multi-modal infrastructure is permitted in this area, including bike racks, transit stops and shelters, wayfinding signage, seating, and the like. Mobility Hubs and Transit Hubs are also permitted in these areas, provided they do not exceed ten feet (10') to fourteen feet (14') in height.

I. **SERVICE AND MECHANICAL AREAS.**

Showing proposed locations for mechanical equipment makes sense but it is very difficult to know at the planning level the exact equipment and sizes.

1. Trash, recycling, and service areas should be designed as integrated components of the building and should be sited to minimize impacts to pedestrians. Facilities can be located in underground parking facilities when appropriate.
2. All exterior mechanical equipment must be Screened to minimize noise infiltration to adjoining Properties and to mitigate visual impacts on nearby Properties and general public view. All mechanical equipment must be shown on the plans prepared for City review.
3. Service and delivery areas shall be located where least visible from general public view and shall not impede pedestrian or bicyclist connectivity.
4. The loading and unloading of goods must take place entirely on the Site. Loading and delivery areas must be Screened from general public view. All loading areas shall be shown on the plans prepared for City review.
5. Shared delivery, service, trash, and recycling areas are encouraged.
6. All Structures must provide a means of storing refuse generated by the Structure's occupants. All refuse storage facilities must be shown on the plans prepared for City review. Refuse storage must be Screened, enclosed, and properly ventilated.

Utility companies will most likely require this location as the current infrastructure is provided from these two streets

7. When possible, transformers and other utility boxes should be located where least visible from general public view.
    a. Location along Park and Kearns is highly discouraged.
    b. All transformers and other utility infrastructure should be screened through fencing, landscaping, low walls, art, and the like, as permitted by the relevant utility provider.
8. The undergrounding of utilities is preferred.

9. Mechanical equipment, ducts, and vents should be accommodated internally within the building and / or co-located on the roof. Screening of equipment on the roof is encouraged.

J. **ART INSTALLATIONS.**

1. Integration of public art is encouraged in all development in the BPMX Zoning District, including murals, sculptures, enhanced trails, gateways, crosswalks, wayfinding, interactive exhibits, and the like.
2. It shall be the responsibility of the property owner to maintain all art located on private property.
3. Art is specifically allowed in the Frontage Protection Zone but shall not impede pedestrian or bicyclist connectivity.
4. Art proposed to be displayed in the public realm may first be reviewed by the Public Arts Advisory Board.

15-2.27-6 PROJECT ENHANCEMENTS: Project Enhancements are intended to provide early project predictability and allow flexibility in selecting incentives to qualify for additional Building Height of up to forty-five feet (45') from Existing Grade outside of the Frontage Protection Zone and Setback and Open Space reductions in the BPMX District.

A. PURPOSE: Project Enhancements are intended to support locally serving development in the BPMX District through the provision of affordable, workforce, and attainable housing, increased mobility and alternative transit provisions, and increased on-site sustainability measures.

B. PROCEDURES: This will help create certainty in the project review process so Applicants can determine whether they qualify for a fourth story bonus (up to forty-five feet (45') from Existing Grade outside of the Frontage Protection Zone) and Setback and Open Space reductions by completing the following:

a. Applicants must submit a preliminary proposal outlining a rough site plan, volumetrics, ~~renderings,~~ and project description for Planning Commission review and input. The Planning Commission will forward a recommendation to the City Council for consideration.

i. Preliminary proposals should identify which measures have been selected for consideration. A minimum of three (3) site-specific enhancements shall be selected:

This is an interesting process and has the potential to be successful. I would strike the requirement of "renderings". It is not likely that a quality architect will be able to provide renderings of any true nature at this phase of the design process.

1. **HOUSING.** Inclusion of a mix of residential units that meet a range of community needs – affordable, workforce, attainable, senior housing, etc. and set a baseline average for Area Median Income. Provision of units should be based on the mix of owner-occupied and rental units from the most up-to-date Housing Needs Assessment.
2. **PARKING.** Provision of required parking underground.
3. **PARKING.** Development of a Shared Parking Agreement with adjacent developments to reduce vehicle trips and congestion within the BPMX District.
4. **MOBILITY.** Implementation of an on-site car share and long-term operations plan.
5. **MOBILITY.** Implementation of on-site and adjacent trail or pedestrian connectivity improvements as indicated in the Connectivity Vision for Bonanza Park like tunnels or bridges.
6. **SUSTAINABILITY.** Provision of long-term project operational plans to include waste reduction and landfill diversion, food waste collection and composting, green business operations, potential for local renewable energy development such as distributed solar with storage or thermal energy networks, design for greywater reuse, rainwater capture

or other water conservation features, green infrastructure such as bioswales, and building operational performance to achieve an Energy Star score of 90 or above, or to be designed and built to achieve 10 percent better than the most recent ASHRAE 90.1 standards.

7. **COMMUNITY-SERVING.** Inclusion of on-site childcare, senior facilities, or other Uses that serve the workforce or other community needs.
8. **COMMUNITY-SERVING.** Inclusion of restricted commercial spaces that provide reduced rental rates for local businesses.
9. **COMMUNITY-SERVING.** Long-term programming plan for activated publicly accessible outdoor spaces that provide for music, entertainment, and seasonal activation.

b. For projects providing four or more site-specific enhancements, including housing and underground parking, Applicants may request reductions in Setbacks and Open Space as outlined in Section 15-2.27-3.
c. The City Council shall review project enhancements proposals considering adherence to the standards outlined in Section 15-2.27-7(B) and either approve or deny the request. If approved, the Applicant could finalize their proposed plans.
d. Approved projects shall return to the Planning Commission for standard application processing.

C. **PROGRAM REVIEW AND AMENDMENTS.** The City Council has the discretion to review and update the Project Enhancements on a two-year schedule to assess the effectiveness of the program and enhancements implemented through successful projects. As part of this review, the Planning Department will identify evolving market conditions that may affect feasibility of specific criteria.

15-2.27-7 PARKING REQUIREMENTS

A. **APPLICABILITY.** All development within the BMPX District is subject to the following parking requirements in addition to requirements outlined in Chapter 15-3 Off-Street Parking.

B. **REQUIREMENT.** Off-Street parking within the BPMX District shall be provided for each land Use as listed in this Section, where parking ratio requirements supersede those in Chapter 15-3 Off-Street Parking.

1. **RESIDENTIAL USES**. Off-Street parking shall be provided for each land Use as listed in this Section, in the Parking Ratio Requirements tables. When applying the tables, the parking requirements stated for each Use, or combination of Uses, applies to each Dwelling Unit within the Structure. Specific Uses, and the related parking

ratio requirements are also shown below. Also refer to Section 15-15-1 *Definitions* for clarification of Uses.

Table 15-2.27-7(B)(1) RESIDENTIAL PARKING RATIO REQUIREMENTS	
USE	**PARKING RATIO (NUMBER SPACES)**
Multi-Unit Dwelling, Apartment/Condominium not greater than 1,000 sf floor Area	1 per Dwelling Unit
Multi-Unit Dwelling, Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area	1.5 per Dwelling Unit
Multi-Unit Dwelling, Apartment/Condominium 2,000 sf floor Area or greater	2 per Dwelling Unit

2. **NON-RESIDENTIAL USES**. In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply. Also refer to LMC Section 15-15-1 *Definitions* for clarification of Uses. Uses may also qualify for additional parking via underground parking if proven project enhancements are provided.

Table 15-2.27-7(B)(2) NON-RESIDENTIAL PARKING RATIO REQUIREMENTS	
USES	**PARKING RATIO REQUIREMENTS (NUMBER SPACES)**
Auditorium and Assembly Hall	1 space per 5 seats
Bank	2 spaces per 1,000 sf of net leasable floor Area
Bar	3 spaces per each 1,000 sf of net leasable floor area
Café/Deli	2 spaces per 1,000 sf of net leasable floor Area
Child Care Center	1 space per on-duty staff per shift and 1 space per 6 children
Commercial Use	4 spaces per 1,000 sf of net leasable floor Area

Disabled Care Elder Care Group Care Facility	1 space per 2 bedrooms plus 1 space per employee per shift, or 2 spaces per 3 employees per shift, whichever is greater
Flex Industrial	1 space per 1,000 square feet of floor area and 1 space for every 2 employees in the largest shift
Hospital, Limited Care	1 space per 2 beds
Hotel, Boutique	1 space per room or suite, and 1 space per 200 sf of separately leasable commercial space
Indoor Entertainment, Theater	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility
Offices, General	2 spaces per 1,000 sf of leasable floor Area
Office and Clinic, Medical and Veterinary Clinic	5 spaces per 1,000 sf of leasable floor Area
Public and Quasi-Public Institution, Church, School Public Utility Uses	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater
Retail & Service Commercial, Minor, Personal Improvement	0 spaces required for buildings that have less than or equal to 3,000 sf net leasable floor area Above 3,000 sf net leasable floor area is 3 spaces per 1,000 sf of net leasable floor area
Retail & Service Commercial, Major	5 spaces per 1,000 sf of net leasable floor Area
Restaurant	0 spaces required for buildings that have less than or equal to 3,000 net leasable floor area Above 3,000 sf net leasable floor area is 3 spaces per each 1,000 sf of net leasable floor area
Restaurant, Outdoor Dining	Based on Site specific review at the time of CUP
Temporary Improvement	1 space per employee plus 1 guest space

Recreation Facility, Public Recreation Facility, Private	1 space per 4 seats or 3 spaces per 1,000 sf of floor Area, or 1 space per 3 persons rated capacity depending on type of facility
Temporary Improvement	1 space per employee plus 1 guest space

C. CALCULATION OF SPACES. If a project incorporates two Uses, the Use requiring a higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.

D. PARKING MAXIMUMS. No more than one hundred percent (100%) of the minimum required parking may be provided for newly constructed non-residential, mixed-use, or Multi-Unit Dwelling developments of ten (10) or more units when the new development is within a one-quarter (¼) mile of a transit stop. When the parking requirement is zero Parking Spaces, a maximum of five (5) Parking Spaces may be provided. Exceptions to the maximum parking limit may be approved by the Planning Commission if found to be consistent with Section 15-2.27-1 and to further the City's goals for reducing single-occupancy vehicle trips.

E. SHARED PARKING. For both on-site parking and off-site parking, Shared Parking Spaces may be provided contingent upon a shared parking analysis being completed and a Shared Parking Agreement being executed, as approved by the Planning Commission.

1. The parking requirement for Mixed-Use projects may be lowered if the Applicant submits a shared parking opportunity analysis, approved by the Planning Commission, which results in a peak-parking-demand measure that is less than the Parking Requirement established by this Section for Residential and Non-Residential Uses.

F. PARKING REQUIREMENT ADJUSTMENT. A ten percent (10%) reduction in the number of required Parking Spaces is allowed to reduce or eliminate a public safety hazard or to bring substandard Parking Spaces into compliance with current City design standards subject to approval by the City Engineer.

G. UNDERGROUND PARKING. All development within the BMPX District is encouraged to provide underground parking to promote a vibrant pedestrian friendly environment that reduces car-pedestrian conflict. If 90% of required parking is provided on-site and underground, Setbacks for the underground parking structure may be reduced by the Planning Commission up to 50% outside of the Frontage Protection Zone if utilities can be accommodated.

H. ALTERNATIVE PARKING STRATEGIES. The following alternative parking strategies may be used to comply with the minimum Off-Street parking standards required by this Chapter.

1. **OFF-SITE PARKING.** Required Off-Street Parking Spaces may be provided Off-Site in compliance with the following:

   a. Required parking must be located within the City limits.

   b. Access between the on-Site Use(s) or the subject site and the Off-Site Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g., sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).

   c. A parking agreement shall be provided in a form acceptable to the City Attorney which identifies the location of the Off-Site parking spaces, guarantees the continued availability of the Off-Site Parking Spaces, and sets forth the ongoing responsibilities of the parties involved. The parties to the agreement shall include the owners and lessees of the Off-Site Parking Spaces and the Owners and lessees of the subject Site, and a copy of any such agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in revocation of the on-Site parking reduction approval by the City unless a new alternative parking arrangement is approved by the City within a reasonable timeframe, as determined by the Planning Director.

2. **PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES**. For buildings or sites with multiple Uses, parking may be reduced. To calculate the parking requirement, calculate the sum of the minimum Off-Street parking requirements for the two Uses with the highest Off-Street parking requirement, and then multiply that sum by the number shown below for that combination of Uses.

Table 15-2.27-8(H)(2) PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES

FIRST USE	SECOND USE				
	MULTI-UNIT RESIDENTIAL	PUBLIC INTSITUTIONAL OR CIVIC	FOOD, BEVERAGE, BOUTIQUE HOTEL, RECREATION, OR ENTERTAINMENT	RETAIL	OTHER COMMERCIAL

Multi-Unit Dwelling[1]	NA				
Public Institutional, or Civic	10%	NA			
Food, Beverage, Boutique Hotel, Recreation or Entertainment[2]	15%	20%	NA		
Retail	15%	25%	25%	NA	
Other Commercial	20%	25%	25%	20%	NA

This percentage is low.

3. **ADDITIONAL ALTERNATIVE STRATEGIES.** After any reduction in the required number of Off-Street Parking Spaces under Section 15-2.27-7(H) is applied, the alternative strategies described below may be combined for an additional non-residential Use parking reduction of up to ten percent (10%).

    a. **DESIGNATED CAR SHARING PARKING.** Designated car sharing spaces (i.e., spaces marked and reserved for car sharing vehicles) shall count as an average of 1.5 Parking Spaces, for up to a maximum of three (3) designated car sharing spaces (i.e., one designated car sharing space = 2 Parking Spaces; two designated car sharing spaces = 3 Parking Spaces; and three designated car sharing spaces = 5 Parking Spaces).

    b. **ELECTRIC VEHICLE (EV) CHARGING STATIONS.** Electric Vehicle (EV) Charging Stations (i.e., spaces with approved charging infrastructure for Electric Vehicles consistent with Section 15-3-11) that are in addition to the EV Parking Spaces required to be provided pursuant to Section 15-3-11 shall count as two Parking Spaces, for up to a maximum of five (5) additional EV Parking Spaces.

[1] The parking reduction for developments with multi-unit residential shall apply only to the non-residential Use parking requirement.

[2] For mixed-use projects, 0 spaces shall be required for the first 3,000 sf of net leasable floor Area of "Retail & Service Commercial, Minor, Personal Service" and/or "Restaurants, Standard and Bar" Uses.

c. **UNDERGROUND PARKING.** When underground parking is provided, each two (2) underground Parking Spaces shall count as three (3) Parking Spaces toward satisfying the minimum required parking. This may allow for a reduction of up to five percent (5%) in the number of required Parking Spaces.

4. **PROXIMITY TO TRANSIT.** A fifteen percent (15%) reduction in the total number of required Parking Spaces for any development may be approved when the Site is within one thousand feet (1,000') unobstructed year-round walking distance of a Major Transit Stop.

This whole section seems off. Why not just have the City do a study and define the acceptable density in the code for the whole area

5. **CUMULATIVE PARKING REDUCTION.** No development may be granted a cumulative parking reduction greater than fifty percent (50%) for non-residential Uses or greater than twenty percent (20%) for residential Uses as provided in Sections 15-2.27-7(H)(1), (2), and (3), unless approved by the Planning Commission.

15-2.27-8 TRANSPORTATION DEMAND MANAGEMENT

A. **APPLICABILITY.** A Transportation Demand Management (TDM) Plan is required for all development projects \. Two (2) TDM Plan levels shall apply as described below.

1. **LEVEL 1 TDM PLAN.** A Level 1 TDM Plan is required for all development described below:

   a. Multi-Unit Dwellings: 10 - 44 Dwelling Units

2. **LEVEL 2 TDM PLAN.** A Level 2 TDM Plan is required for all projects that require a Traffic Impact Study (TIS) (i.e., development adds twenty-five (25) or more peak hour vehicle trips) as described below:

   a. Multi-Unit Dwellings: 45 Dwelling Units and greater

   b. Boutique Hotel: 40 – 75 rooms

   c. Retail: 3,000 square feet or greater

   d. Office: 3,000 square feet or greater

   e. Restaurant: 2,500 square feet or greater

B. **EXEMPT PROJECTS.** Projects exempt from TDM Plan requirements are:

1. Remodels or expansions of existing residential units that do not increase the total number of residential units;

2. Remodels or expansions of Commercial, Retail, Office, Hotel, or mixed-use projects involving no more than 500 square feet of commercial net leasable space or two (2) lodging rooms or units;

3. Any Boutique Hotel with fewer than ten (10) rooms;

4. Retail less than 3,000 square feet;
5. Office less than 3,000 square feet; and
6. Restaurant less than 2,500 square feet.

C. **TDM PLAN.** The Applicant shall submit a TDM Plan for review and approval by the Planning Commission. The TDM Plan shall document and demonstrate consistency with the requirements in this Section. The TDM Plan shall include, but is not limited to, the following:

1. Identification of the applicable TDM strategies to be implemented based on the size of the project and estimated number of trips generated.
2. Implementation plan for each TDM strategy, including timelines, responsibilities, and budget allocations.
3. Monitoring and evaluation plan, submitted annually to the Planning Department, to track the effectiveness of TDM strategies and adjust them as needed. At their discretion, the Planning Director may require additional Planning Commission review and modifications as needed.

D. **LEVEL 1 TDM PLAN REQUIRED COMPONENTS.** The following TDM trip reduction strategies are required for Level 1 TDM Plans:

1. Participation in an annual travel survey of residents and employees for the first four (4) years of building occupancy. Employers on Sites subject to an approved TDM Plan shall submit the survey results to the City.
2. Provide the following information to employees and/or residents on an annual basis:
    a. Carpooling/vanpooling information;
    b. Transit schedules and route information;
    c. Information on air pollution and alternatives to single-occupancy vehicle trips;
    d. Bicycle route and facility information, including local bicycle maps, locations of nearest outdoor bicycle parking or enclosed bicycle storage, locations of bicycle share locations, and bicycle safety information; and
    e. Information on walking and biking to work, pedestrian and bicycling safety, and all-weather walking shoes and traction devices for shoes and bicycle tires in winter/ice conditions.
3. One strategy from the Supplemental TDM Menu (see Section 15-2.27-8(F)).

E. **LEVEL 2 TDM PLAN REQUIRED COMPENENTS.** The following TDM trip reduction strategies are required for Level 2 TDM Plans:

1. All Level 1 required components.

2. Establishment of a TDM Coordinator to directly support commute programs, implement mobility programs, and develop transportation policies and initiatives.
3. Employee parking cash-out program.
4. Unbundle parking for residential Dwelling Units at minimum.
5. Two strategies from the Supplemental TDM Menu (see Section 15-2.27-7(F)).

F. **SUPPLEMENTAL TDM MENU.** Supplemental TDM strategies over and above the applicable Level 1 or Level 2 TDM Plan requirements may be implemented to reduce the amount of required Parking for non-residential Uses. When three (3) or more of the following strategies are provided in addition to the applicable Level 1 or Level 2 TDM Plan requirements, the Planning Commission may approve up to a twenty percent (20%) reduction in the required parking for non-residential Uses.

1. Alternative work schedules/flex-time.
2. Preferential Parking for carpool or vanpool vehicles.
3. Employee shower facilities.
4. Provision of on-Site or Off-Site multimodal transportation improvements at the discretion of the Planning Commission, such as:
    a. Pedestrian network improvements (e.g., providing sidewalks that are wider than the required minimum width),
    b. Construct or improve a bike facility (e.g., providing improved safety of bicycle facilities serving key transit nodes), or
    c. Construct transit-supportive treatments (e.g., traffic calming near transit stop, transit stop enhancements and amenities, etc.).
5. On-site child care facilities.
6. Facilities and equipment to encourage telecommuting (e.g., video-conferencing facilities and equipment).
7. Contributions to funds for local and regional facilities such as park-and-ride lots, multimodal transportation centers, satellite work centers, etc. as approved by the City Council.
8. On-Site amenities such as cafeterias, restaurants, automated teller machines, and other services that would eliminate the need for additional trips.
9. Transit incentives for employees such as additional pay for carpoolers, etc.
10. Plans for delivery of goods at off-peak times and/or plans and facilities for centralized deliveries of goods for multi-tenant facilities.

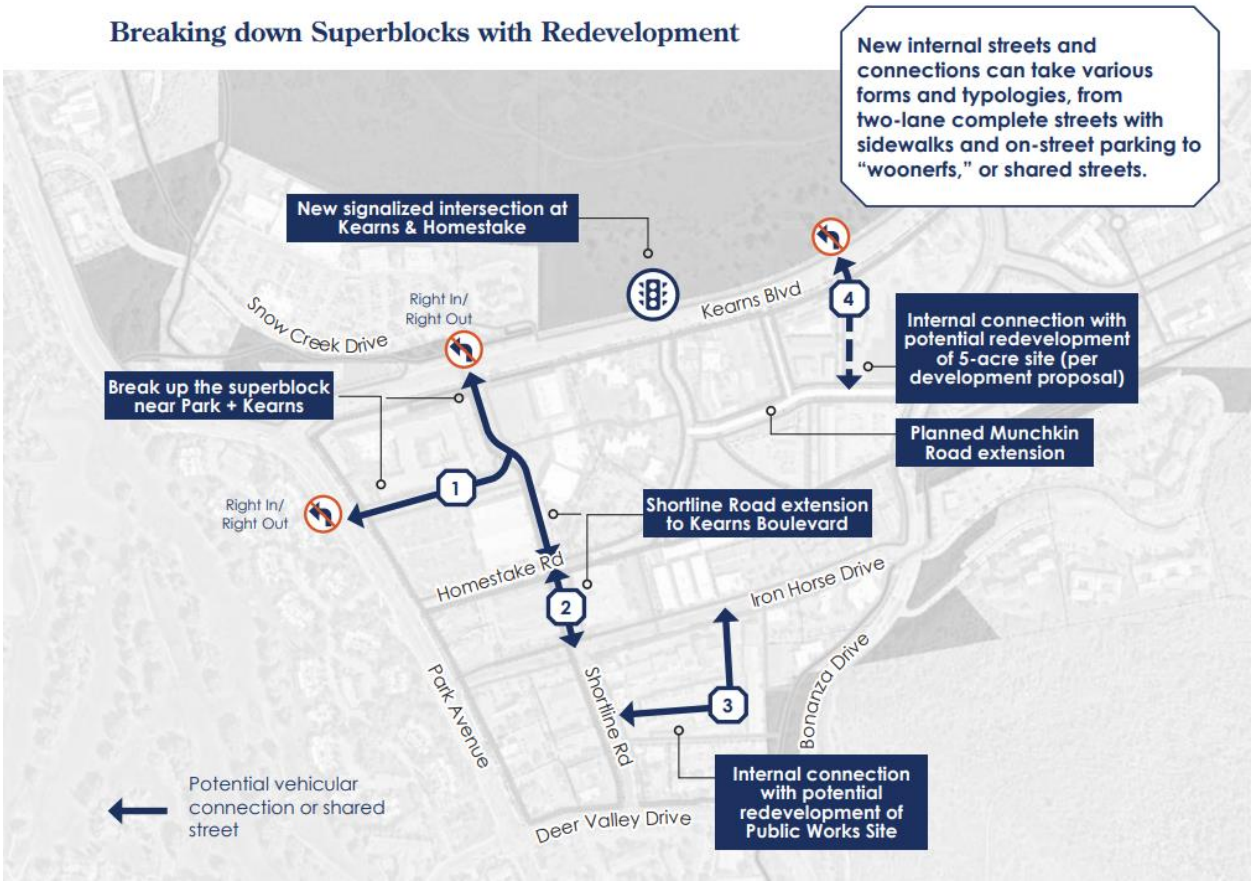
G. **TDM PLAN AGREEMENT.** A TDM Plan agreement shall be provided in a form acceptable to the City Attorney and shall include the TDM Plan. The parties to the agreement shall include the Owners and lessees of the project Site. A copy of the agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in enforcement action by the City unless a new TDM Plan is approved by the City within a reasonable timeframe, as determined by the Planning Director.

15-2.27-9 STREET SYSTEMS.

The street network has a significant influence on the overall connectivity of a place. In Bonanza Park, additional street connections are required to promote walkability and to create an interconnected system of blocks.

A. **ADDITIONAL CONNECTIONS.** New street connections are required to ensure Bonanza Park is a walkable and safe neighborhood. Development located adjacent to one of the following areas shall incorporate new street connections.

1. Superblock between Park Avenue, Kearns Boulevard, and Homestake Road. New east-west connections shall be established.
2. Shortline Road. Shortline Road shall be extended north-south to connect from Kears Boulevard to Deer Valley Drive.
3. Shortline Road and Iron Horse Drive. A new internal connection to these roads between Shortline Road and Bonanza Drive shall be integrated into redevelopment.
4. Kearns Boulevard and Munchkin Road. A new connection shall be implemented to connect Munchkin Road and Kearns Boulevard.
5. Where required to improve pedestrian safety, a tunnel or bridge on Park Avenue or Kearns Boulevard is appropriate and shall meet requirements from the City Engineer, Public Works, and applicable state review agencies.



B. **STREET DESIGN.**

1. All new Streets shall meet Park City standards.
2. All new Streets shall integrate best management practices for stormwater runoff.
3. To the greatest extent practicable, development that is impacting an existing street shall upgrade the street design to meet code standards in place at the time of application.
4. Pedestrian infrastructure, including sidewalks and crosswalks, shall be integrated into new or updated City streets.
5. Traffic calming measures, including intersection bump-outs, street trees, parklets, and on-street parking, should be integrated into new or updated City streets.

15-2.27-10 OPEN SPACE AND TRAIL CONNECTIVITY

Establishing a network of pedestrian and bicycle linkages is critical to improve the overall connectivity of the Bonanza Park neighborhood. Similarly, additions of open space and green areas will improve the overall sense of community and opportunities for gathering in the neighborhood. All development within BPMX must have multi-modal connections and open space to improve Bonanza Park's connectivity.

A. **OPEN SPACE AND PARKS.** Each development is required to have a minimum amount of open space. This space should be designed to integrate with the building design, as well as reinforce the ideas of community connection and openness in the Bonanza Park Small Area Plan.

1. The following open space typologies (also known as Green Community Space) are permitted in the BPMX District, and may be located in a Frontage Protection Zone, unless prohibited by this Section.

    a. Pocket Park.

    b. Linear greenspace with pedestrian and/or bicycle path.

    c. Public Courtyard.

    d. Plaza areas.

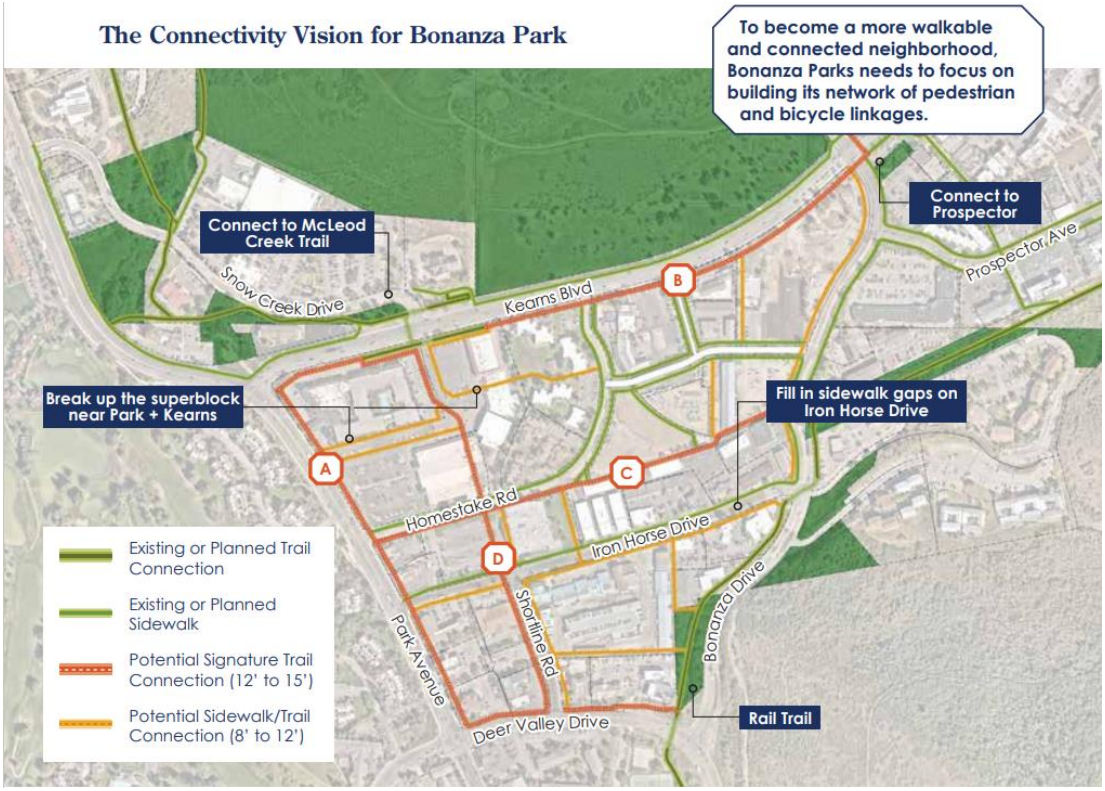
    e. Flexible Space.

    f. Community Garden.

    g. Green Roofs with publicly accessible amenity terrace. If this option is chosen, a deed restriction granting permanent public accessibility shall be required. An amenity terrace cannot be located within the Frontage Protection Zone.

B. **TRAIL CONNECTIONS.** Integrating multi-modal transportation opportunities is critical in the Bonanza Park neighborhood. Development should support the goals articulated in the Bonanza Park Small Area Plan, including the creation of new sidewalk and bicycle facilities. Development located adjacent to key roadways in Bonanza Park should integrate the following key trail connections. Key connections are at Park Avenue, Kearns Boulevard, Shortline Road extension, Rail Trail, and Deer Valley Drive as indicated in Figure 15-2.27-10(B) below.

Figure 15-2.27-10(B) Connectivity Vision For Bonanza Park



C. **VEGETATION PROTECTION.** The Property Owner must protect Significant Vegetation during any Development activity.

1. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

2. Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist.

3. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in Sections 15-3-3 and 15-5-5(N), and Title 14.

15-2.27-11 SUSTAINABILITY REQUIREMENTS

A. **APPLICABILITY.** All Development within the BMPX District should strive to support the City's Net Zero goals through the implementation of sustainable design including active transportation considerations, low embodied carbon materials, waste reduction through comprehensive materials recover, and operational programming and technologies to reduce short- and long-term impacts on the environment.

B. **REQUIREMENTS.** All projects within the BPMX should strive to achieve a low Energy Use Intensity (EUI) per building type including improved insulation and thermal efficiency, EnergyStar and WaterSmart appliances and fixtures, energy efficient lighting, low-flow plumbing fixtures, sensors and timers that control water flow, lighting and temperature, and on-site Renewable Energy Systems.

New buildings should strive to obtain third party certification of the use of sustainable construction techniques and building materials. The following programs should be considered:

4. INSERT CITY RESOLUTION FOR NET ZERO BUILDINGS ONCE ADOPTED.

15-2.27-12 CONVENTIONAL CHAIN BUSINESSES

A. **APPLICABILITY. This Section provides guidance on Conventional Chain Businesses in the BPMX District.**

Existing businesses within the BPMX District that meet the definition of a Conventional Chain Business as of (INSERT DATE OF ADOPTION), will be issued a one-time Conditional Use Permit to memorialize existing conditions. Any amendments to this Permit will require a new application subject to the requirements of this Section.

New Development and redevelopments inclusive of a business that meets the thresholds outlined in the Conventional Chain Business Definition in Section 15-15-1 must acquire a Conditional Use Permit, in addition to meeting the requirements outlined below. This Section shall not apply to Grocery Stores, Banks, or Gyms as defined in Section 15-15-1.

B. **REQUIREMENTS.**

1. No Conditional Use Permit shall be issued in the BPMX District, unless approved by the Planning Commission pursuant to Section 15-1-10.
2. In addition to the requirements listed in Section 15-1-10, the Planning Commission shall also consider whether the proposed Use meets the goals outlined in the Bonanza Park Small Area Plan, as defined below:
    a. Conventional Chain Businesses cannot exceed 30% of the total commercial square footage within a single development.
    b. The Conventional Chain Business will not create an oversaturation of similar uses within the BPMX District.
    c. The proposed business will diversify retail and community services provisions within the BPMX District and Park City, providing basic necessities for the daily needs of residents.

d. The proposed business encourages innovation or a creative business idea.

e. The proposed business provides local entrepreneurs with an opportunity to offer distinct services or sell locally made products.

f. The proposed business offers affordable and needed services, meals, or products to the BPMX District or Park City community.

g. The proposed business creates unique recreational, entertainment, or cultural opportunities.

h. The proposed business offers services not currently found within Park City's municipal boundary.

i. The proposed business will be aesthetically compatible with the BPMX District character and adhere to the design guidelines within this Chapter, in addition to those outlined in Chapter 15-5 Architectural Review.

j. The proposed business will be compatible with existing businesses.

15-2.27-13 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS

A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as a Conditional Use, all goods including food, beverage, and vending machines must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This Section does not preclude temporary sales in conjunction with a Special Event License, sidewalk sale, or seasonal plant sale.

B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses may be allowed by the Planning Department upon the issuance of an Administrative Permit. The Applicant must submit the required Application, pay all applicable fees, and provide all required materials and plans. Appeals of departmental actions are heard by the Planning Commission.

1. **OUTDOOR DINING**. Outdoor dining is subject to the following criteria:

a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.

b. The proposed seating Area does not impede pedestrian circulation.

c. The proposed seating Area does not impede emergency Access or circulation.

d. The proposed furniture is Compatible with the Streetscape.

e. No music or noise is in excess of the City Noise Ordinance, Title 6.

f. No Use after 10:00 p.m.

g. No net increase in the Restaurant's seating capacity without adequate mitigation of the increased parking demand.

2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS**. Outdoor grills and/or beverage service stations are subject to the following criteria:

   a. The Use is on private Property or leased public Property and does not diminish parking or landscaping.

   b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.

   c. The Use is Compatible with the neighborhood.

   d. The Use does not impede pedestrian circulation.

   e. The Use does not impede emergency Access or circulation.

   f. Design of the outdoor grill or beverage service station is Compatible with the adjacent Buildings and Streetscape.

   g. No violation of the City Noise Ordinance, Title 6.

   h. Compliance with the City Sign Code, Title 12.

3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes is subject to the following criteria:

   a. The Area of the proposed bicycle, kayak, motorized scooter, and canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.
   b. Bicycles, kayaks, and canoes may be hung on Buildings if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.
   c. No more than a total of fifteen (15) pieces of equipment may be displayed.
   d. Outdoor display is only allowed during Business hours.
   e. Additional outdoor bicycle storage Areas may be considered for rental bicycles, provided there are no or only minimal impacts on landscaped Areas, parking spaces, and pedestrian and emergency circulation.

4. **DISPLAY OF MERCHANDISE**. Display of outdoor merchandise is subject to the following criteria:

   a. The display is immediately available for purchase at the Business displaying the item.

   b. The merchandise is displayed on private Property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in an alcove, recess, patio, or similar location that provides a physical separation

from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right-of-Way regardless of if the Property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.

c. The display is prohibited from being permanently affixed to any Building.

d. The display does not diminish parking or landscaping.

e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.

f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.

5. **OUTDOOR EVENTS AND MUSIC**. Outdoor events and music require an Administrative Conditional Use permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:

   a. Notification of adjacent Property Owners.

   b. No violation of the City Noise Ordinance, Title 6.

   c. Impacts on adjacent Residential Uses.

   d. Proposed plans for music, lighting, Structures, electrical signs, etc.

   e. Parking demand and impacts on neighboring Properties.

   f. Duration and hours of operation.

   g. Impacts on emergency Access and circulation

15-2.27-14 SIGNS

A. APPLICABILITY. Signs are allowed in the BPMX District as provided in the Park City Sign Code, Title 12. The following signs are prohibited in the Frontage Protection Overlay Zone (FPZ):

1. "A" Frame, Sandwich Board and Sidewalk or Curb Signs.
2. Permanent Banners and Pennants.

3. Billboards and Other Off-Premises Signs.
4. Moving/Variable Message Signs. Electronically controlled copy changes, or any other signs that move or use movement to emphasize text or images.
5. Neon and Neon Appearing Signs. Neon lights, similar gas-filled light tubes, and lighting made to appear as neon are prohibited, except when used for indirect illumination and in such a manner as to not be directly exposed to public view. This includes technology that simulates or mimics neon signs through the use of LED lights or other methods.
6. Portable and Wheeled Signs.
7. Signs Causing Direct Glare. A sign or illumination that causes any direct glare into or upon any public right-of-way, adjacent lot or building other than the building to which the sign may be accessory.
8. Signs Creating Optical Illusion. Signs with optical illusion of movement by means of a design which presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy.
9. Signs Obstructing Egress. A sign which obstructs any window or door opening used as a means of ingress or egress, prevents free passage from one part of a roof to any other part, interferes with an opening required for ventilation or is attached to or obstructs any standpipe, fire escape or fire hydrant. A sign which obstructs the free movement of pedestrians on sidewalks, pedestrian malls, trails or any other public access way.
10. Signs on Parked Vehicles. Signs placed on or affixed to vehicles and/or trailers, including bicycles, which are parked on a public right-of-way, public property or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or commercial service or activity, or direct people to a business or commercial activity located on the same or nearby property. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer for transportation.
11. Unsafe Signs. Any sign which: (1) Is structurally unsafe; (2) Constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation; (3) Is not kept in good repair; (4) Is capable of causing electrical shocks to persons likely to come into contact with it; (5) In any other way obstructs the view of, may be confused with or purports to be an official traffic sign, signal or device or any other official government regulatory or informational sign; (6) Creates an unsafe distraction for vehicle operators or pedestrians; (7) Obstructs the view of vehicle operators or pedestrians entering a public roadway from any parking area, service drive, public driveway, alley or other thoroughfare; (8) Is located on trees, rocks, light poles or utility poles, except where required by law; or (9) Is located so as to conflict with the clear and open view of devices placed by a public agency for controlling traffic or which obstructs a motorist's clear view of an intersecting road, alley or major driveway.

15-2.27-15 RELATED PROVISIONS

A. Fences and Walls. Section 15-4-2.
B. Satellite Receiving Antenna. Section 15-4-13.
C. Telecommunication Facility. Section 15-4-14.
D. Parking. Chapter 15-3.
E. Landscaping. Title 14; Sections 15-3-3 and 15-5-5(N).
F. Lighting. Sections 15-3-3 and 15-5-5(J).
G. Park City Sign Code. Title 12.
H. Architectural Review. Chapter 15-5.
I. Snow Storage. Section 15-3-3.

15-6.1-3 ZONING DISTRICTS AND USES

1. **ZONING DISTRICTS**. Affordable Master Planned Developments are Allowed in the following Zoning Districts:
    1. Residential Development
    2. Residential Development Medium
    3. Residential Medium
    4. Recreation Commercial
    5. General Commercial
    6. Bonanza Park Mixed Use District
    7. Light Industrial
    8. Community Transition
    9. Historic Commercial Business
    10. Historic Recreation Commercial, east of Park Avenue

2. **USES**. An Affordable Master Planned Development can only contain Uses that are Allowed or Conditional in the Zoning District in which it is located.

3. **COMMERCIAL USES**. An Affordable Master Planned Development may include up to 10,000 square feet of Commercial, Retail, Office, Public, and Quasi-public Uses.

15-4-4 SECONDARY LIVING QUARTERS

Secondary living quarters are a permitted Accessory Use in all districts except the HRL, HR-1, HR-2, and ROS, unless previously approved by a Master Planned Development. Any request for secondary living quarters within residential dwellings shall be reviewed and approved by the Planning Department. The following criteria must be established prior to issuance of Building Permit or Certificate of Occupancy issuance:

1. **SIZE.** The maximum size for secondary living quarters shall be 1,000 square feet. This amount shall be included in the total Building Floor Area square footage calculations for all Structures.
2. **UNIVERSAL DESIGN PRINCIPLES.** Must follow universal design principles to allow equal access by people of all ages and abilities. This including those aging-in-place and the American Disabilities Act. Methods include no-step entries, appropriate widths for hallways and doors, non-slip surfaces, etc.
3. **PARKING.** One (1) on-Site Parking Space for each Secondary Living Quarter shall be provided in addition to the underlying parking requirement. Tandem Parking is allowed.
4. **SINGLE UTILITY METERS.** The main dwelling and the Secondary Living Quarters shall be on the same utility meters.
5. **KITCHENS.** Secondary Living Quarters shall not contain full Kitchens, as defined in this Code.
6. **ACCESS.** The secondary quarters shall be designed to have direct Access into the main dwelling.
7. **NO SEPARATE LEASES.** The secondary quarters shall not be rented or leased separately from the main dwelling. Nightly Rentals and other seasonal rentals are prohibited to help residential bases grow for locals. Secondary living quarters are for the Use of the Owner of the main dwelling for guests, household help, relatives, and other similar Persons.

15-15-1 DEFINITIONS

For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations"; "used" or "occupied" as applied to any land or Building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

[Existing Definitions in BLACK, proposed Definitions in Red]

AFFORDABLE HOUSING. Housing that is priced affordable to households with incomes at or below 80% of Area Median Income.

ART/PLACEMAKING ELEMENTS. Features that reflect the identity and character of an area, such as murals, statues, and sculptures. Dark sky-compliant lighting may be allowed. Signage is excluded to maintain adherence to the sign code.

ATTAINABLE HOUSING. Housing that is priced affordable to households with incomes between 81 and 150 percent of AMI.

BANK. A financial institution engaged in providing services such as accepting deposits, cashing checks, lending money, and offering financial products or services, including but not limited to savings and checking accounts, loans, mortgages, and investment advisory services. Ancillary uses may include ATM facilities, safe deposit boxes, etc.

CONNECTIVITY IMPROVEMENTS. Such as new pedestrian paths or streets that create walkable and connected development patterns and break up existing superblocks or major improvements like tunnels and bridges.

DENSITY BONUS. Zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed in exchange for providing a defined Project Enhancement.

FLEX INDUSTRIAL. A zoning or land-use classification designed to accommodate a mix of light industrial, production, and commercial activities, often aimed at supporting locally-owned businesses that produce goods and services for the surrounding community. Flex industrial spaces are versatile, allowing for uses such as small-scale manufacturing, craft industries, and local production facilities (e.g., a brewery supplying beer to nearby businesses), while maintaining compatibility with neighborhood character. This classification also serves as a mechanism to preserve and grandfather in pre-existing industrial uses, ensuring their continued contribution to the local economy and community identity.

GREEN COMMUNITY SPACE. Public spaces outdoors for public access.

1. **AMENITY TERRACE.** Rooftop that includes communal recreation or aesthetic uses, such as patios, balconies, lounges, etc.
2. **COMMUNITY GARDEN.** Publicly accessible garden space.
3. **FLEXIBLE SPACE.** Multi-use open space, utilized by the public. Can be used for individual enjoyment or for events.
4. **PLAZA AREA.** An open space for public use defined by surrounding buildings or streets.
5. **POCKET PARK.** Small park accessible to the general public.
6. **PUBLIC COURTYARD.** Publicly accessible open area between buildings and walls.

GROCERY STORE. Medium to large commercial facility (typically 10,000–50,000 square feet) that provides essential access to food and goods, strategically located to support community needs, enhance accessibility, and contribute to local economic and social infrastructure.

GYM. A facility primarily designed and equipped for physical exercise, fitness training, or recreational activities, which may include, but is not limited to, weightlifting equipment, cardio machines, fitness classes, personal training services, and areas for sports or athletic activities. Ancillary uses may include locker rooms, saunas, retail sales of fitness-related merchandise, and food or beverage services.

HOTEL/HOTEL CONDOMINIUM/MOTEL. A Building containing lodging rooms for the occupancy of guests for compensation on a nightly basis that includes facilities such as restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities, group dining facilities, and/or services customarily associated with hotels, such as concierge services, shuttle services, room service, and daily maid service (collectively referred to as a "Hotel"). Lockout Units, Bed and Breakfast Inns, and Boarding Houses are not Hotels. Hotels are considered a lodging Use and ownership of units may be by a condominium or timeshare instrument Hotel rooms may include a Lockout Unit.

1. Hotel, Major. A Hotel with more than fifteen (15) Hotel Rooms.
2. Hotel, Minor. A Hotel with fewer than sixteen (16) Hotel Rooms.
3. Hotel, Boutique. A Hotel with no more than 75 Hotel Rooms.

INDOOR ENTERTAINMENT FACILITY. An establishment or enterprise for the purpose of amusing or entertaining Persons for profit or non-profit and generally contained within a Structure. Such Uses include, but are not limited to, theater, playhouse, cinema, performing arts, planetarium, discovery center, museum, or bowling alley.

MAJOR OPEN SPACE. A substantial area of undeveloped land, often publicly accessible, preserved for purposes such as recreation, conservation, or enhancing visual appeal. Examples include large parks, nature preserves, or prominent greenway corridors within a community.

MAJOR TRANSIT STOP. A transit stop that is served by at least two fixed transit routes with frequency of service intervals of twenty (20) minutes or less during peak periods and includes a waiting shelter consistent with City standards.

MIXED USE. A parcel, structure, or both that combined two (2) or more land uses, such as commercial, residential, or recreational spaces.

MOBILITY HUB. Resources utilized for multi-modal transit, often in the form of bus shelters (with light, seating, cover, and signage), bus pullouts, and access to last-mile connectivity, such as bike share or micro-mobility.

MULTI-UNIT DWELLING. A Building containing four (4) or more Dwelling Units.

OUTDOOR USE OR EVENT. Any land Use, Business or activity that is not conducted entirely within an enclosed Building or Structure, not including outdoor recreation activities and those Uses customarily associated with indoor Uses, such as parking, drive-up windows, ATM's, gas pumps, playgrounds, and such. Outdoor Uses include outdoor dining; outdoor food and beverage service stations and carts; outdoor storage and display of bicycles, kayaks, and canoes; and outdoor events and music.

PARKING.

1. **Parking, Public**. A Parking Area or parking facility to be used by the public for fee or otherwise.
2. **Parking, Residential**. A Parking Area or Structure used exclusively for residential, non-commercial Uses.
3. **Parking, Shared**. The Development and Use of Parking Areas on two (2) or more separate Properties for joint Use by the businesses or residents on those Properties.
4. **Parking, Underground.** A Parking Area or Structure below grade, utilized by all land uses.

PEDESTRIAN AMENITY. An intentionally designed and meaningful open space that prioritizes human scale and enhances the pedestrian experience. Integrates nature and urban design, contributing to the appeal and functionality of commercial and mixed-use neighborhoods.

PEDESTRIAN CONNECTION. A pathway, sidewalk, or network of sidewalks and pathways designed to facilitate safe and accessible movement of people traveling by foot, including at-grade improvements as well as tunnels or bridges.

PROJECT ENHANCEMENT. Specific programmatic or infrastructure improvements a development provides in exchange for additional height and/or density. Subject to the requirements of Section 15-2.27-7.

PUBLICLY ACCESSIBLE OUTDOOR COMMUNITY SPACE. Space suitable for year-round use, and of a high design quality with gathering spaces, seating areas, play structures, and public art.

SUSTAINABLE DEVELOPMENT. Development that incorporates best practices to minimize energy use. Park City has adopted net-zero goals, and sustainable development can help the community reach these goals.

TRAFFIC CALMING. Transit planning to deliberately slow traffic in residential areas through methods speed bumps, bump-outs at intersections, on-street parking as part of a complete street design. Other methods include parklets, sidewalks, signage, and street trees.

TRANSIT HUB. A property utilized as a mass transit station or an interchange of multiple modes of transportation.

UNIVERSAL DESIGN PRINCIPLES. Principles through public and private spaces are designed to have equal access by people of all ages and abilities, with little or no need for adaptation or specialized design.

USE. The purpose or purposes for which land or Structures are occupied, maintained, arranged, designed, or intended.

1. **USE, INTENSITY OF.** The maximum number of residential units, or commercial, or industrial space within a specified land Area designated for that purpose.

WAYFINDING. Ways in which people orient themselves in physical space and navigate from place to place. Examples can include signs, symbols, landmarks, or pathways.