Notice is hereby given that the
**Eastern Summit County Planning Commission**
will meet in regular session
on **Thursday, March 9, 2023**
at the anchor location,
**Ledges Event Center – Auditorium; 202 N Park Road, Coalville, Utah 84017**

To participate in the meeting you may attend live or: Join Zoom webinar:
[https://summitcountyut.zoom.us/j/99249026124](https://summitcountyut.zoom.us/j/99249026124) OR
To listen by phone only: Dial 1-301-715-8592, or 1-253-215-8782, Webinar ID: 992 4902 6124

**AGENDA**

*Agenda items may or may not be discussed in the order listed.*

**6:00 p.m. Regular Session**

1. Public input for items not on the agenda or pending applications.

2. Public hearing and possible action regarding Promontory - Mediterranean Restaurant & Fitness Amenity, Parcel NS-3-G6 (32.75 acres), located at 8526 Ranch Club Trail, Promontory, Summit County, UT, Scott Ilizaliturri, Applicant. – Amir Caus, AICP, Senior Planner. *See below for staff report*

3. Public hearing and possible action regarding Promontory - Nicklaus Clubhouse Final Site Plan Phase 4, Parcel SS-52-PVG6 (6.46 acres), located at 6347 Golf Club Link, Promontory, Summit County, UT, Scott Ilizaliturri, Applicant. – Amir Caus, AICP, Senior Planner. *See below for staff report*

4. Minutes; June 16, 2022, August 4, 2022

**Work Session**

1. Staff is reviewing the Engineering Code and would like to engage the Planning Commission in a discussion about code sections that repetitively present issues to projects and should be considered for revision. – Steve Dennis, Engineering Department. *See below staff report*

**Commission Items**

**Director Items**

**Adjourn**

To view staff reports available after Friday, March 3, 2023 please visit: [www.summitcounty.org](http://www.summitcounty.org)

*Individuals needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Vicki Geary, Summit County Community Development Department, at (435) 336-3123.*

Posted: March 3, 2023
Published: March 1, 2023 - *Summit County News*
STAFF REPORT

To: Eastern Summit County Planning Commission
From: Amir Caus, AICP, Senior Planner
Date of Meeting: March 9, 2023
Type of Item: Final Site Plan – Public Hearing, Possible Action
Process: Administrative

RECOMMENDATION: Staff has reviewed the application for compliance with all applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement, and has found that it meets the requirements for approval. Staff recommends that the Eastern Summit County Planning Commission review the proposed Final Site Plan, conduct a public hearing and vote to forward a positive recommendation to the Summit County Manager pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval found in this Staff Report.

Project Description

Project Name: Promontory - Mediterranean Restaurant & Fitness Amenity
Applicant(s): Scott Ilizaliturri
Property Owner(s): Promontory Investments LLC
Location: 8526 Ranch Club Trl, Promontory, Summit County, UT
Zone District: Promontory SPA, Underlying Zoning AG-80
Parcel Number and Size: NS-3-G6 (32.75 acres)
Type of Process: Administrative
Final Land Use Authority: Summit County Manager

Proposal

The applicant is requesting to receive approval for a Final Site Plan for the Promontory - Mediterranean Restaurant & Fitness Center. The approval would allow for the demolition of an existing ~2,800 sq. ft. golf course maintenance structure constructed in 2002 and the construction of a new ~30,000 sq. ft. restaurant and fitness center facility. The ~15,000 sq. ft. main floor includes, but is not limited to; kitchen, bar, dining rooms, fitness area, offices, restrooms, and other support facilities. The ~15,000 sq. ft. basement floor area will primarily be used as subterranean parking (38 stalls). The facility includes ~3,000 sq. ft. of covered deck/patio area. The applicant also proposes to improve 33 surface parking stalls.

The applicant has stated that the restaurant hours of operation will be 11 a.m. to 10 p.m., six days a week with up to 20 staff. The fitness center hours of operation will be 6 a.m. to 8 p.m. seven days a week.
Background

The Promontory Development Agreement was approved on January 2, 2001. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6500 acres with no less than 3900 acres remaining as passive open space. Of the 1901 total units in the density pool, 1,462 units have been approved.

The development parameters for this project are specifically set forth in the Development Agreement.

Analysis and Findings

The Development Agreement delegates decision making powers to the Board of County Commissioners for all Final Plats. With the change of government that took place, the former Board of County Commissioner’s administrative duties diverted to the County Manager and the legislative duties diverted to the County Council. Final Site Plans and Final Site Plan Amendments are considered an administrative action. The Eastern Summit County Planning Commission remains as the recommending body.

Section 4.4.2 of the Promontory Development Agreement states; 4.4.2 Golf Courses. Club and Community Facilities and Related Uses. Up to four (4), appropriately sized and sensitively
located 18-hole, private golf courses (all golf courses must be environmentally sensitive, and minimize the use of pesticides, fertilizers, and irrigation water), equestrian and other Promontory golf club facilities including restaurants, retail and commercial uses, private clubs and other similar uses; and community gate houses, temporary and permanent sales facilities, maintenance facilities and other similar uses related to the operation, maintenance, marketing, and sales of Promontory shall be permitted...

The proposed structure meets all setback and height requirements and is not developed on any critical lands.

**Lighting**

The applicant has provided an exterior lighting plan. All deck/patio/stair lighting will be recessed in covered areas. According to the applicant, all exterior lighting will be turned off at closing time. The applicant has included a photometric plan as part of the submittal. Staff has included specific conditions of approval regarding lighting to help ensure compliance with Section 11-6-20 of the Eastern Summit County Development Code.

**Visibility**

Section 11-2-4(C) of the Eastern Summit County Development Code states; *Hillside Development: Development shall minimize the highly visible placement of homes and other structures on hillsides. Whenever possible, development shall be sensitively sited in order to encourage effective open space and the conservation of the natural appearance and aesthetic beauty of the mountains. When hillside development is permitted, it shall be integrated into the site, using topography, vegetation, and other reasonable techniques, in a manner that causes it to blend into the hillside...*

The promontory Development Agreement Design Guidelines state; *Windows should not appear as openings cut into the side of a box, but rather as architectural features either recessed, projected, or bordered by projections which provide a shadow pattern and reduce reflectivity...The glass of windows and the lens of skylights must not be highly reflective...*

The Promontory Development Agreement Supplemental Design Guidelines state; *Highly reflective finishes shall not be used on any exterior surfaces, including exterior artwork and sculpture, with the exception of glass, which may not be mirrored or opaque.*

The proposed structure has ~3,000 sq. ft. of contiguous glazing, facing southwest and is located on a prominent hillside. Half of the glazing is recessed and covered while the other half is exposed with angled glazing. The applicant has stated that they expect the glare to be mitigated via an anti-glare coating. As part of the design, the applicant has provided a letter from the Promontory Conservancy, approving the project.

The angled glazing should help mitigate glare during periods of the day when the sun is high. While anti-glare coating helps mitigate glare, it does not eliminate it entirely, especially in low sun situations. Staff has included conditions of approval to assure future mitigation should the applicant’s mitigation measures not prevent glare.
Service Providers

Staff has not received any negative service provider comments which would hinder the proposal.

Promontory Conservancy and Architectural Review Committee

Staff has received approvals from the Promontory Conservancy and Architectural Review Committee for the proposal.

Recommendation

It is Staff’s finding that the request meets the applicable standards in the Eastern Summit County Development Code and Promontory Development Agreement. Staff recommends that the Eastern Summit County Planning Commission review and forward a positive recommendation to the Summit County Manager to approve the proposed Final Site Plan, according to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

Findings of Fact:

1. The Promontory Development Agreement was approved on January 2, 2001.
2. Promontory Investments LLC is the owner of record of Parcel NS-3-G6 (32.75), located at 8526 Ranch Club Trl, Promontory, Summit County, UT.
3. The applicant is requesting to receive approval for a Final Site Plan for the Promontory - Mediterranean Restaurant & Fitness Center.
4. The approval would allow for the demolition of an existing ~2,800 sq. ft. golf course maintenance structure constructed in 2002 and the construction of a new ~30,000 sq. ft. restaurant and fitness center facility.
5. The ~15,000 sq. ft. main floor includes, but is not limited to; kitchen, bar, dining rooms, fitness area, offices, restrooms, and other support facilities.
6. The ~15,000 sq. ft. basement floor area will primarily be used as subterranean parking (38 stalls). The facility includes ~3,000 sq. ft. of covered deck/patio area.
7. The applicant also proposes to improve 33 surface parking stalls.
8. The applicant has stated that the restaurant hours of operation will be 11 a.m. to 10 p.m., six days a week with up to 20 staff. The fitness center hours of operation will be 6 a.m. to 8 p.m. seven days a week.
9. Section 4.4.2 of the Promontory Development Agreement states; 4.4.2 Golf Courses. Club and Community Facilities and Related Uses. Up to four (4), appropriately sized and sensitively located 18-hole, private golf courses (all golf courses must be environmentally sensitive, and minimize the use of pesticides, fertilizers, and irrigation water), equestrian and other Promontory golf club facilities including restaurants, retail and commercial uses, private clubs and other similar uses; and community gate houses, temporary and permanent sales facilities, maintenance facilities and other similar uses related to the operation, maintenance, marketing, and sales of Promontory shall be permitted...
10. Section 11-2-4(C) of the Eastern Summit County Development Code states; Hillside Development: Development shall minimize the highly visible placement of homes and
other structures on hillsides. Whenever possible, development shall be sensitively sited in order to encourage effective open space and the conservation of the natural appearance and aesthetic beauty of the mountains. When hillside development is permitted, it shall be integrated into the site, using topography, vegetation, and other reasonable techniques, in a manner that causes it to blend into the hillside...

11. The promontory Development Agreement Design Guidelines state; Windows should not appear as openings cut into the side of a box, but rather as architectural features either recessed, projected, or bordered by projections which provide a shadow pattern and reduce reflectivity... The glass of windows and the lens of skylights must not be highly reflective...

12. The Promontory Development Agreement Supplemental Design Guidelines state; Highly reflective finishes shall not be used on any exterior surfaces, including exterior artwork and sculpture, with the exception of glass, which may not be mirrored or opaque.

13. The proposed structure has ~3,000 sq. ft. of contiguous glazing, facing southwest and is located on a prominent hillside.

14. Half of the glazing is recessed and covered while the other half is exposed with angled glazing.

15. The applicant has stated that they expect the glare to be mitigated via an anti-glare coating.

16. As part of the design, the applicant has provided a letter from the Promontory Conservancy, approving the project.

17. While anti-glare coating helps mitigate glare, it does not eliminate it entirely, especially in low sun situations and Staff has included conditions of approval to assure future mitigation should the applicant’s mitigation measures not prevent glare.

18. The applicant has provided an exterior lighting plan.

19. All deck/patio/stair lighting will be recessed in covered areas.

20. According to the applicant, all exterior lighting will be turned off at closing time.

21. The applicant has provided a photometric plan and Staff has confirmed that no horizontal trespass outside the property boundaries.

22. Staff has included specific conditions of approval regarding lighting to help ensure compliance with Section 11-6-20 of the Eastern Summit County Development Code.

23. Public notice of the public hearing was published in the Summit County News.

24. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject parcels.

25. Service providers have reviewed the Final Site Plan for compliance with applicable standards and no project issues have been identified that could not be mitigated.

26. Staff has reviewed the proposed Final Site Plan for compliance with applicable Development Code standards and the Promontory Development Agreement standards.

Conclusions of Law:

1. The proposal meets the applicable terms of the Promontory Development Agreement.

2. The proposal meets the applicable standards of the Eastern Summit County Development Code.

3. The proposal meets the applicable standards of the Eastern Summit County General Plan.
Conditions of Approval:

1. If glare is visible from a designated County or State Road or a complaint is made by a neighbor and verified by County Staff, the developer shall install louvers or other devices to further mitigate the glare issue.
2. This mitigation measure resulting from Condition #1 shall be approved by the Community Development Department and completed by the developer within 6 months of the glare issue being documented.
3. Floodlights or spotlights affixed to buildings or poles for the purpose of lighting parking lots or sales display lot areas shall be prohibited.
4. Architectural lighting intended to accent or draw attention to architectural features of a building shall be prohibited.
5. Landscape lighting intended to accent or draw attention to landscape elements on the property shall be prohibited.
6. Search lights, laser source lights or any similar high intensity lighting is prohibited except in emergencies by police and fire personnel or at their direction.
7. Up lighting to illuminate buildings and other structures shall be prohibited.
8. Flashing, blinking, intermittent or other lights that move or give the impression of movement shall be prohibited.
9. All necessary permits must be obtained and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.
10. All service provider requirements shall be met.

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by the Eastern Summit County Planning Commission. Notice of the public hearing was published in Summit County News. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject Parcel.

As of the date of this report, no public comment has been received.

Attachments

Exhibit A – Applicant Proposal Package
November 18th 2022

Summit County Community Development
Attn: Planning Department
P.O. Box 128
60 North Main
Coalville, UT 84017
435-336-3117

RE: Mediterranean Restaurant & Fitness Center

Promontory Development is submitting a Final Site Plan application to seek approval for the demolition of an existing structure and the construction of a new multi-purpose structure in its place within the property. This narrative will seek to outline the purpose, location/site history, and changes of this application.

**Purpose**

With growing membership and the development past the midway point of sale, it has become necessary to expand the amenity offering to properly serve the membership and afford them as many equal opportunities to enjoy the benefits that Promontory and Summit County offer to its residents. Therefore, it is desired to add another restaurant and fitness center to the Club allowing membership more opportunities to dine as well as enhance health while on property. Keeping it local will have a benefit to mitigating concerns of growing traffic and congestion, as well as environmental impact of our overall area.

The restaurant will be a Mediterranean themed cuisine focusing on the fresh ingredients of plants, oils, fruits, vegetables, accompanied by fresh fish and meats, allowing us to offer a healthy menu to those that seek that diet. This will be a unique dining offering compared to the existing venues that we currently have on property.

Meanwhile, the current fitness center located in the Ranch Clubhouse has grown in popularity and desired use, so we are proposing to expand our overall fitness capacity. This new fitness center will focus on cardio, free weights with some universal machines, while the existing fitness center across the road in the Ranch Clubhouse will then be used for more class instruction such as yoga and spin.

**Site Location/History**

The site is located on the east side of the Pete Dye golf course driving range. Generally speaking, the history of existing approvals has proven to be difficult to locate. Much of the existing staff between both Promontory and Summit County were not employed during the early approvals of the development. However, we know that the Pete Dye golf course and its ancillary buildings were of the first improvements made to the development. The only feedback we received regarding approvals was from a conversation with Rich Sontag, who previously served as the General Manager for Promontory Club.
He recalled that the groundbreaking and approvals for the Pete Dye course were tied to the completion of the Development Agreement (DA). And once DA was approved, construction was cleared to proceed for the golf course and its ancillary buildings. One of those ancillary buildings is an existing structure called the Golf House. It’s an approximate 2,700 single story square foot building. This facility currently houses the Golf Department operations staff. However, upon the completion of the Hills Clubhouse (short course) which is currently under construction, all golf operations will be moved to that facility, rendering this structure unoccupied. This site does have slope and is subject to a 28’ height restriction.

**Building Program**

The request is to remove the existing 2,700 (approx.) square foot structure and construct a new facility that has a gross square foot area of 30,317 and the following program details.

The main level will be the Mediterranean themed restaurant and fitness facilities. The gross square foot area of the main level will be 14,342 square feet and have the following features and functions:

- Main entry/vestibule
- Mediterranean restaurant with general and private dining spaces
- 2 gas fireplaces
- Bar
- Kitchen
- Service yard and refuse containment
- Restrooms
- Storage and Mechanical spaces
- Fitness area
- Staff Offices
- Small outside lawn area

The lower level will be covered parking. The gross square foot area of the lower level will be 15,975 square feet and have the following features and functions:

- Covered parking
- 38 parking stalls
- General storage
- Storage for golf ball washer and range picker to keep equipment close to the driving range and minimize equipment travel on property.

Aesthetically, the exterior design is a simple structure to maximize building efficiency. The main focus will be on the south side of the building and the vistas to Park City. Building materials will consist of

- Low slope roofs with metal roofing and metal fascia
- Wood siding
- Corrugated metal wall accents
- Natural stone accents
- Board form and natural concrete accents
- Steel beam and canopy accents
In addition to the lower level parking of the structure, at main level, there will be 33 parking stalls (10 of those will be parallel style parking). We will also have 4 designated ADA handicap parking stalls located in closest proximity to main building access points. The parking lot will have snow removal in the winter season that will be maintained by the Promontory Conservancy.

The existing landscaping is mature and some will need to be removed for construction. The proposal is minimal new landscaping, only looking to replace what could be removed due to over digs required for foundation placement and to ensure buffering to adjacent land parcels that might have previously existed before construction of this new facility.

Hours of operation will be the following:

- Restaurant; 11 am - 10 pm 6 days a week.
- Fitness center; 6 am - 8 pm daily.

We anticipate the number of daily staff to be 12 (10 for the restaurant and 2 for the fitness), with a total on the roster of 20 (16 for the restaurant and 4 for the fitness) due to needed days off and schedule adjustments.

Please reference the enclosed binder for required submittals for this application.

Promontory appreciates the consideration of this request and believes it will have a positive impact to viability of the community and its membership.

If you have any questions, please contact me at your convenience.

Sincerely,

Scott Ilizaliturri
President
Promontory HOMES
480-695-2027
silizaliturri@promontoryhomes.com
THE TOPOGRAPHY SHOWN ON THIS EXHIBIT IS THE ORIGINAL HISTORIC GROUND SURFACE (PRIOR TO ANY CONSTRUCTION ACTIVITY).
CONSTRUCTION PERMITS.

STORM WATER DESIGN WORK IS CONCEPTUAL. ADDITIONAL DESIGN WORK WILL BE REQUIRED FOR CONSTRUCTION PERMITS.
**Hydrology Calculation**

**Pre-Development**

- **Catchment Area** (sq.ft): 96,236.00
- **Runoff Rate (cfs)**: 1.17, 3.32
- **Runoff Volume (cf)**: 5,007.0, 13,287.0

**Post-Development**

- **Catchment Area** (sq.ft): 96,236.00
- **Runoff Rate (cfs)**: 2.27, 5.09
- **Runoff Volume (cf)**: 8,913.0, 19,954.0

**Detention Pond**

- **Catchment Area** (sq.ft): 82,092.0
- **Runoff Rate (cfs)**: 0.00, 0.00
- **Runoff Volume (cf)**: 0.00, 0.00

**Runoff**

- **Inflow (cfs)**: 1.17, 3.32, 2.27, 5.09
- **Outflow (cfs)**: 0.00, 0.00, 0.00, 0.00

**Peak Elevation (ft)**

- Pre-Development: 6,820.11, 6,820.29
- Post-Development: 6,820.19, 6,820.44

**Storage Volume (cf)**

- Pre-Development: 5,007.0, 13,287.0
- Post-Development: 8,913.0, 19,954.0

**Detention Pond ID 3P**

- **Surface Water Elevation**: 6,820.11 - 6,820.19 (0.08')
- **Surface Water Elevation**: 6,820.29 - 6,820.44 (0.15')

**Pond Storage Capacity**

- **Above Static Surface Water Level (cf)**: 87,251.0

**MS4 Rainfall (0.60")**

- **Catchment Area** (sq.ft): 96,235.00
- **Runoff Rate (cfs)**: 0.22, 0.52
- **Runoff Volume (cf)**: 882.0, 2,051.0

**Total Suspended Solids (TSS)**

- The project area does not lie within 50 feet of a live body of water.
- The subdivision has an anticipated 63% impervious area: 32,767 SF from paved driveways/parking and 27,309 SF for roofs and patios. Table 1.1 scaling scale for required TSS removal efficiency was used to determine a 70% TSS removal efficiency requirement. The site will utilize the existing grass buffer, sod, and plantings to meet this requirement. The site also utilizes a pond as a treatment facility for the TSS removal requirements.
GENERAL NOTES:

1. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 6" AWAY FROM THE BUILDING.

2. ALL FOOTING SIZE, DEPTH AND REINFORCEMENTS PER STRUCTURAL ENGINEER.

3. AREAS OF RE-VEGETATION OCCURRING ON SLOPES ≥2:1 ARE TO BE HYDROSEEDED WITH A NATIVE SEED MIX AFTER THE GRADE AND SHAPE THE AREA TO BE SEEDED SO THAT IT WILL DRAIN PROPERLY AND ACCOMMODATE SEEDING EQUIPMENT.

4. ANY AND ALL DISTURBANCE BY THE GOLF COURSE BUILDER THAT EXCEEDS AREAS AS SHOWN ON THE PLANS TO BE REQUIRE AN APPLICATION OF PROFILE FLEXTERRA HP- FGM EROSION CONTROL CAP AT AN APPLICATION RATE OF 3,000 LBS./ACRE. USING PROFILE PROGANICS, PLUS ANY OTHER AMENDMENTS AS SPECIFIED, AND SHALL BE PROPERLY MIXED AND APPLIED.jpg

5. PRIOR TO GRADING, VERIFY UNDERGROUND UTILITIES LOCATIONS, DRAINAGE AND NOTIFY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IMMEDIATELY.

6. ALL HYDROSEEDING SHALL USE THE PROFILE PROFLEX SYSTEM. RE-VEGETATION WILL OCCUR IN TWO (2) TYPES OF SLOPE RE-VEGETATION SPECIFICATIONS.

7. RE-VEGETATION OF NON-IRRIGATED AREAS IS REQUIRED ON OR AFTER OCTOBER 1 (WEATHER DEPENDENT), BUT BEFORE TO ISSUANCE OF THIS PERMIT.

8. GRADE AND SHAPE THE AREA TO BE SEEDED SO THAT IT WILL DRAIN PROPERLY AND ACCOMMODATE SEEDING EQUIPMENT.

9. THE SUBSOIL (FILL SLOPE) SHOULD BE SERRATED TO PROVIDE AN INTERFACE BETWEEN MATERIALS.

10. EROSION CONTROL BLANKETS ARE REQUIRED FOR ALL SLOPES STEEPER THAN 3:1.

11. ALL DISTURBED AREAS TO BE TOP SOILED AND SEEDED WITH NATIVE GRASS AND WILDFLOWER MIX.

12. TRANSFORMERS AND OTHER ABOVE-GROUND UTILITY BOXES SHALL BE SCREENED.

13. RETAINING WALLS TALLER THAN 4' REQUIRE A SEPARATE PERMIT ISSUED BY THE ENGINEERING DIVISION.

14. ALL DISTURBED AREAS TO BE TOP SOILED AND SEEDED WITH NATIVE GRASS AND WILDFLOWER MIX.

15. ALL DUCTION AREAS TO BE TOP SOILED AND SEEDED WITH NATIVE GRASS AND WILDFLOWER MIX.

16. ALL CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION).

17. OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER.

18. TO ISSUANCE OF THIS PERMIT.

19. THE WATER FEATURE AREA. SUCH AREAS SHALL BE PLANTED PER SEPARATE PLANS AND SPECIFICATIONS OF THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IMMEDIATELY.

20. THE HYDROSEED MIX WILL USE PROFILE PROPLUS PRESCRIPTIVE AGRONOMIC FORMULATION OF "JUMPSTART" LIQUID GROWTH STIMULANT SHALL BE ADDED TO ACCELERATE GERMINATION. THE RATE OF PROFILE PROPLUS PRESCRIPTIVE AGRONOMIC FORMULATION (V) THE WATER FEATURE AREA. SUCH AREAS SHALL BE PLANTED PER SEPARATE PLANS AND SPECIFICATIONS OF THE LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IMMEDIATELY.

21. THERE ARE FOUR (4) PRIMARY WATER FEATURES, WHICH INCLUDE (I) THE SHORT GAME AREA; (II) PLANTER AREAS NORTH OF THE PRACTICE RANGE TEE; (III) BUFFER MOUNDING NORTH OF THE RANGE ACADEMY ACCEPTABLE..
keynotes

1. CORRUGATED METAL
2. STYLE LUMBER
3. LUMBER
4. METAL ROOF
5. CONCRETE BOARD FORM WALL
6. STEEL CANT
7. STONE VENEER
8. GLASS CLADDING IN STEEL FRAME
9. 4" METAL FRAME STEEL COLUMN
10. COVERED ENTRY STRUCTURE
11. CORRUGATED METAL CEILING
12. CONCRETE WALL
13. CONCRETE SLAB ON GRADE
14. CONCRETE SLAB ON GRADE
15. CONCRETE STRUCTURE
16. GUTTER
17. DOWNSPOUT
18. CONCRETE TOPPING SLAB OVER WATERPROOFING ON CONCRETE STRUCTURE - DROP STRUCTURE - TILE OPTIONAL
19. TINTED AND LATEX HIGH PERFORMANCE GLASS
20. SUNKEN ENTRY W/ SIEVE
21. SLIGHT ROOF OVER FIELD FLOOD CONTROL BOARD OVER JUST AND GUTTER
22. GREY METAL GLASS
23. UNIT BY RUBBER FLOOR
24. ORIGINAL GARDEN
25. FINISH GARDS
26. METAL ROOF TO MATCH WINDOW FRAME
27. ROOF SCUPPER
EXISTING LANDSCAPING

- Mix of Blue Spruce, Aspens and Maple Trees To Remain

REVEGETATE ALL DISTURBED AREAS WITH NATIVE SEED MIX
GROUND COVER

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NEW LANDSCAPING

- 12"-14" Blue Spruce
- Deciduous Shrubs

New Boulder Retaining Walls

RANCH CLUB TRAIL
SCHEDULE

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### GENERAL NOTES

- **Once the fixture has been selected and located, photometric calculation can be performed.**
- **The fixture selections performed during the design development process are as follows:**
- **RZRB1-PLED-IV-FT-20LED-175mA-30K**
- **White Warm 3000K**
- **Simes S.p.A.**
- **RZR-M-PLED-IV-24LED-275mA-30K**
- **Cast black painted finned metal housing.**
- **RZRB1-PLED-IV-FT-20LED-175mA-30K**
- **White Warm 3000K**
- **Simes S.p.A.**
- **RZR-M-PLED-IV-24LED-275mA-30K**
- **Cast black painted finned metal housing.**

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### EXHIBIT A.27

**MEDITERRANEAN RESTAURANT & FITNESS CENTER**

5238 N. MARCH CLUB TRAIL
PARK CITY, UT 84060

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**Site Plan Submittal**

12.06.2021

vbfa project #: 22679

N: (801) 530-3150
O: (801) 530-3148

Murray, Utah 84107

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**Site Photometric Plan**
STAFF REPORT

To: Eastern Summit County Planning Commission
From: Amir Caus, AICP, Senior Planner
Date of Meeting: March 9, 2023
Type of Item: Final Site Plan – Public Hearing, Possible Action
Process: Administrative

RECOMMENDATION: Staff has reviewed the application for compliance with all applicable standards in the Eastern Summit County Development Code and the Promontory Development Agreement, and has found that it meets the requirements for approval. Staff recommends that the Eastern Summit County Planning Commission review the proposed Final Site Plan, conduct a public hearing and vote to forward a positive recommendation to the Summit County Manager pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval found in this Staff Report.

Project Description

Project Name: Promontory - Nicklaus Clubhouse Final Site Plan Phase 4
Applicant(s): Scott Ilizaliturri
Property Owner(s): Promontory Investments LLC
Location: 6347 Golf Club Link, Promontory, Summit County, UT
Zone District: Promontory SPA, Underlying Zoning AG-80
Parcel Number and Size: SS-52-PVG6 (6.46 acres)
Type of Process: Administrative
Final Land Use Authority: Summit County Manager

Proposal

The applicant is requesting to receive approval for a Final Site Plan for the Nicklaus Clubhouse Final Site Plan Phase 4. The approval would allow for the addition of a ~7,000 sq. ft. spa facility to the existing Nicklaus Clubhouse complex. The addition includes; treatment rooms, sauna, steam room, lounge, locker rooms, and other support facilities.

The applicant has stated that the hours of operation will be 10 a.m. to 6 p.m., seven days a week with up to 18 staff.

The existing parking area will be utilized to serve the spa addition.

The proposal package can be found in Exhibit A.
Background

The Promontory Development Agreement was approved on January 2, 2001. It provided for 885 estate lots as part of a base density, 716 incentive density lots, two hotels/300 resort units, equestrian facility, up to five golf club houses, and other accessory uses on approximately 6500 acres with no less than 3900 acres remaining as passive open space. Of the 1901 total units in the density pool, 1,462 units have been approved.

The Nicklaus Clubhouse was originally approved in 2014, expanded in 2016, and 2020, culminating in a ~35,000 sq. ft. facility. The facilities within the clubhouse include, but are not limited to; kitchen with chef’s office, main dining room, private dining room and dining patios, conference/reception center, locker rooms with restrooms and showers and shared attendant station, pro shop, a club repair workstation, a restroom and a break room for the golf employees, storage, mechanical rooms, and golf cart storage.

The development parameters for this project are specifically set forth in the Development Agreement.

Analysis and Findings

Development Agreement Requirements

The Development Agreement delegates decision making powers to the Board of County Commissioners for all Final Plats. With the change of government that took place, the former
Board of County Commissioner’s administrative duties diverted to the County Manager and the legislative duties diverted to the County Council. Final Site Plans and Final Site Plan Amendments are considered an administrative action. The Eastern Summit County Planning Commission remains as the recommending body.

Section 4.4.2 of the Promontory Development Agreement states; 4.4.2 Golf Courses. Club and Community Facilities and Related Uses. Up to four (4), appropriately sized and sensitively located 18-hole, private golf courses (all golf courses must be environmentally sensitive, and minimize the use of pesticides, fertilizers, and irrigation water), equestrian and other Promontory golf club facilities including restaurants, retail and commercial uses, private clubs and other similar uses; and community gate houses, temporary and permanent sales facilities, maintenance facilities and other similar uses related to the operation, maintenance, marketing, and sales of Promontory shall be permitted...

The proposed structure meets all setback and height requirements and is not developed on any critical lands. NOTE: The steep slopes shown on the plans are previously disturbed slopes.

The applicant is proposing exterior lighting only at the exterior doors via recessed lights within the canopies above the doors. The applicant has stated that the bollard parking lot lighting currently utilized has proven to be challenging during snow removal seasons and is proposing to replace them with traditional LED parking lot lights (12-foot poles). According to the applicant, all exterior lighting will be turned off at closing time. The applicant has provided a photometric plan and Staff has confirmed that no horizontal trespass outside the property boundaries.

Service Providers

Staff has not received any negative service provider comments which would hinder the proposal.

Promontory Conservancy and Architectural Review Committee

Staff has received approvals from the Promontory Conservancy and Architectural Review Committee for the proposal.

Recommendation

It is Staff’s finding that the request meets the applicable standards in the Eastern Summit County Development Code and Promontory Development Agreement. Staff recommends that the Eastern Summit County Planning Commission review and forward a positive recommendation to the Summit County Manager to approve the proposed Final Site Plan, according to the following Findings of Fact, Conclusions of Law and Conditions of Approval:

Findings of Fact:

1. The Promontory Development Agreement was approved on January 2, 2001.
2. Promontory Investments LLC is the owner of record of Parcel SS-52-PVG6 (6.46 acres), located at 6347 Golf Club Link, Promontory, Summit County, UT.
3. The applicant is requesting to receive approval for a Final Site Plan for the Nicklaus Clubhouse Final Site Plan Phase 4. The approval would allow for the addition of a ~7,000 sq. ft. spa facility to the existing Nicklaus Clubhouse complex.
4. The addition includes; treatment rooms, sauna, steam room, lounge, locker rooms, and other support facilities.
5. The existing parking area will be utilized to serve the spa addition.
6. The applicant has stated that the hours of operation will be 10 a.m. to 6 p.m., seven days a week with up to 18 staff.
7. Section 4.4.2 of the Promontory Development Agreement states; 4.4.2 Golf Courses. Club and Community Facilities and Related Uses. Up to four (4), appropriately sized and sensitively located 18-hole, private golf courses (all golf courses must be environmentally sensitive, and minimize the use of pesticides, fertilizers, and irrigation water), equestrian and other Promontory golf club facilities including restaurants, retail and commercial uses, private clubs and other similar uses; and community gate houses, temporary and permanent sales facilities, maintenance facilities and other similar uses related to the operation, maintenance, marketing, and sales of Promontory shall be permitted...
8. The applicant is proposing exterior lighting only at the exterior doors via recessed lights within the canopies above the doors.
9. The applicant has stated that the bollard parking lot lighting currently utilized has proven to be challenging during snow removal seasons and is proposing to replace them with traditional LED parking lot lights (12-foot poles).
10. According to the applicant, all exterior lighting will be turned off at closing time.
11. The applicant has provided a photometric plan and Staff has confirmed that no horizontal trespass outside the property boundaries.
12. Staff has included specific conditions of approval regarding lighting to help ensure compliance with Section 11-6-20 of the Eastern Summit County Development Code.
13. Public notice of the public hearing was published in the Summit County News.
14. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject parcels.
15. Service providers have reviewed the Final Site Plan for compliance with applicable standards and no project issues have been identified that could not be mitigated.
16. Staff has reviewed the proposed Final Site Plan for compliance with applicable Development Code standards and the Promontory Development Agreement standards.

Conclusions of Law:

1. The proposal meets the applicable terms of the Promontory Development Agreement.
2. The proposal meets the applicable standards of the Eastern Summit County Development Code.
3. The proposal meets the applicable standards of the Eastern Summit County General Plan.
Conditions of Approval:

1. Floodlights or spotlights affixed to buildings or poles for the purpose of lighting parking lots or sales display lot areas shall be prohibited.
2. Architectural lighting intended to accent or draw attention to architectural features of a building shall be prohibited.
3. Landscape lighting intended to accent or draw attention to landscape elements on the property shall be prohibited.
4. Search lights, laser source lights or any similar high intensity lighting is prohibited except in emergencies by police and fire personnel or at their direction.
5. Up lighting to illuminate buildings and other structures shall be prohibited.
6. Flashing, blinking, intermittent or other lights that move or give the impression of movement shall be prohibited.
7. All necessary permits must be obtained and fees shall be paid prior to the commencement of any construction activity, including but not limited to the Summit County Engineering and the Summit County Building Departments.
8. All service provider requirements shall be met.

Public Notice, Meetings and Comments

This item was publicly noticed as a public hearing with possible action by the Eastern Summit County Planning Commission. Notice of the public hearing was published in Summit County News. Courtesy postcards were mailed to all property owners within 1,000 feet of the subject Parcel.

As of the date of this report, no public comment has been received.

Attachments

Exhibit A – Applicant Proposal Package
Summit County Community Development
Attn: Planning Department
P.O. Box 128
60 North Main
Coalville, UT 84017
435-336-3117

RE: Lavender Spa Expansion

Promontory Development is submitting a Final Site Plan application to seek approval for an expansion to the Nicklaus Painted Valley Clubhouse facility. This narrative will seek to outline the purpose, location/site history, and changes of this application.

Purpose

The Nicklaus Painted Valley Clubhouse expansion (FSP revision #3) submitted in September 2019 contained a spa facility. However, since the completion of that facility expansion the attendance of that amenity has been underperforming. We obtained a professional consultation on how to better activate the spa. The study showed that we lack many services that are offered in today’s popular health spas. Therefore, it is desired that we expand again to add these services that are included with today’s more modern spas which will in turn allow us to better utilize the facility and provide additional services to membership.

Site Location/History

The Nicklaus Painted Valley facility was originally approved and recorded in April of 2014. However, since initial approval, there have been two revisions to the FSP. This application will be the 4th approval to the facility, bringing the facility square footage total to 35,115. A summary of the approvals is listed below.

- Original FSP for the Clubhouse was recorded on April 23rd 2014
  - Golf clubhouse and restaurant – 9,564 square feet
- Revision 1 to the FSP was recorded on December 1, 2016
  - Revision to add a fitness facility – 2,680 square feet
- Revision 2 to the FSP was recorded on June 3, 2019
  - Revision to add banquet halls and spa facilities – 15,949 square feet

The site is relatively flat with some moderate topo to the south of the proposed expansion. That will be addressed with retaining walls. Those wall will complement the walls already on site, which are gravity rockery style walls.
**Building Program**

The current spa has a reception area, office, 4 treatment rooms, restrooms, and storage.

The request is a add an additional 6,922 square feet to the spa area which will include the following functions:

- Revised entry reception desk and layout to have better greeting and traffic flow to the spa
- Revised spa entry and waiting area to accommodate increased patronage
- Addition of a men’s and women’s locker room, which include showers, lockers, toilet stalls, & lavatories
- Addition of a men’s and women’s hydrotherapy room which will include
  - Heated lounge seating
  - Hot and Cold plunge pools (spa sized)
  - Steam room
  - Sauna
  - Ice fountain for cold towel therapy
- Additional treatment rooms make the total 10 vs the previous of 4
- Relaxation lounge which will include
  - 14 lounge chairs to await treatment
  - Oxygen bar for oxygen therapy, which help to boost energy level, improve endurance, improve recovery, and relieve stress.
- Staff break room
- Additional storage and mechanical rooms

Aesthetically, the exterior design will use similar materials used on the existing structure to give the impression at completion it always existed in its proposed size and form. We want this to compliment the existing building vs look at a modern addition. Building materials will consist of

- Low slope and flat roof systems with accented metal roof pitches to match the existing Clubhouse design.
- Metal wall panel system
- Thin veneer stone wall paneled system

There is no additional parking proposed with the application, as a surplus of parking was provided in the previous facility approvals. However, we are proposing a relocation of ADA handicap parking to be closer to the main entrance of the spa, as well as the fact those existing stalls will need to be removed for the facility expansion. The parking lot will continue to have snow removal in the winter season that will be maintained by the Promontory Conservancy.

No additional landscaping is proposed. After the facility is expanded there will be little room between adjacent cart paths, parking, and existing and new retaining walls to recommend an enhanced landscaping plan. All disturbed areas will be hydroseeded and mulched to match the current theme.

Hours of operation of the expanded spa will be 10 am – 6 pm daily.
We anticipate the number of daily staff to be 10 - 12 with a total on the roster of 18 due to needed days off and schedule adjustments.

Please reference the enclosed binder for required submittals for this application.

Promontory appreciates the consideration of this request and believes it will have a positive impact to viability of the community and its membership.

If you have any questions, please contact me at your convenience.

Sincerely,

Scott Ilizaliturri  
President  
Promontory HOMES  
480-695-2027  
silizaliturri@promontoryhomes.com
NOTE: THIS SHEET INCLUDES THE LAVENDER SPA EXPANSION AND PHASE ONE OF THE FINAL SITE PLAN PACKAGE RECORDED WITH ENTRY #993794, PHASE TWO OF THE FINAL SITE PLAN PACKAGE RECORDED WITH ENTRY #1059074 AND PHASE THREE OF THE FINAL SITE PLAN PACKAGE RECORDED WITH ENTRY #1111936.
NOTE: THIS SHEET INCLUDES THE LAVENDER SPA EXPANSION AND PHASE ONE OF THE FINAL SITE PLAN PACKAGE RECORDED WITH ENTRY #993794, PHASE TWO OF THE FINAL SITE PLAN PACKAGE RECORDED WITH ENTRY #1059074 AND PHASE THREE OF THE FINAL SITE PLAN PACKAGE RECORDED WITH ENTRY #1111936
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2. PROVIDE 120V CIRCUIT FROM THE NEAREST PANELBOARD FOR FIRE/SMOKE DAMPER RELAYS. PROVIDE 23 DRAWINGS. ALL FIRE/SMOKE DAMPERS SHALL HAVE A MANUAL OVERRIDE SWITCH. PROVIDE DUCT SHEET KEYNOTES:

- POLE BASE WITH GROUND LUG
- POLE FOUNDATION
- DIAGRAM LIGHTING POLE FOUNDATION
- GRC ELBOW
- 1-1/2" HAND HOLE POLE
- 1-1/2" POLE
- WHERE LOCATED IN GRASS. MOW WITH (3) RINGS IN TOP 12". WITH (1) RING MANUFACTURER (4) ANCHOR BOLTS (GALVANIZED)
- THE TOP OF EACH POLE. LOCATE FUSEHOLDER AT RECEPTACLES IN ALL CONDUCTORS RUNNING TO PROVIDE BUSSMAN HEB FUSEHOLDER (OR * ALL FOUNDATIONS ARE 24" IN DIAMETER 15' 30' 20' 4'-6" 5'-6" 5' 4"

- STATUS:
- JOB NO:
- CLIENT:
- JOB NO:
- ISSUE DATE:
- REVISI:
- SHEET DATE:

- LAVENDER SPA
To: Eastern Summit County Planning Commission  
From: Steve Dennis, Engineer  
Date of Report: February 7, 2023  
Date of Meeting: March 9, 2023  
Subject: Upcoming Engineering Code Revisions

**Background**
In 2018, the current engineering code, except for minor edits the stormwater sections adopted in 2022, was adopted and continues to govern today. Staff is conducting a review of the engineering code with the intent to revise the code to align it with other service provider standards (e.g. fire district standards and applicable codes) as well as make it more accessible and easy to understand for the public.

**Discussion**
Staff is seeking input from the Planning Commission on specific engineering code sections that repetitively present issues to projects and should be considered in the revision. Example projects and an explanation of how the current engineering code hindered said projects will help the discussion. For reference, the code sections currently administered by the Engineering Staff are as follows:
- Title 7, Chapter 2
- Title 7, Chapter 6
- Title 7, Chapter 7
- Title 9, Chapter 3, Section 11
- Title 10, Chapter 4, Section 9 (limited to grades, size and alignment of stalls/aisles, snow storage, and surface requirements.)
- Title 10, Chapter 4, Section 10
- Title 11, Chapter 6, Section 8

I appreciate the Planning Commission’s time and look forward to hearing any concerns with the current engineering code so they can be considered in the upcoming revisions.