



**PARK CITY PLANNING, ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
October 21, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Department Administrative Public Hearing of Park City, Utah will hold its Planning, Administrative Public Hearing at the Marsac Building, 445 Marsac Ave, Park City, UT in the Planning Department conference room. for the purposes and at the times as described below on Thursday, October 21, 2021.

REGULAR AGENDA - 1:00 PM

1358 Mellow Mountain Road -- Administrative Conditional Use Permit -- The Applicant Proposes to Construct a Retaining Wall Exceeding 6 Feet in Height in the Front and Side Setback. -- PL-20-04647

(A) Public Hearing; (B) Action

[Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: Plat](#)

[Exhibit C: Landscape Plan](#)

[Exhibit C: Item 1- Landscape Key](#)

[Exhibit D: Geotechnical Engineering Report](#)

[Exhibit E: Survey](#)

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 validations will be provided for meeting attendees that park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 1358 Mellow Mountain Road
Application: PL-20-04647
Author: Aiden Lillie, Planner I
Date: October 21, 2021
Type of Item: Administrative Conditional Use Permit

Recommendation

Staff recommends the Planning Director (1) review the proposed retaining wall, (2) conduct a public hearing, and (3) consider approving an Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Bruce Raile
Location: 1358 Mellow Mountain Road
Zoning District: Estate Zone (E)
Adjacent Land Uses: Residential
Reason for Review: Planning staff reviews and approves Administrative Conditional Use Permits¹

Acronyms

CUP Conditional Use Permit
E Estate Zoning District
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 is proposed to erect a large rock and boulder retaining wall in the Front and Side Setbacks that exceeds six feet (6') in height. 1358 Mellow Mountain Road is a Single-Family Dwelling located in the Estate Zoning District and Hearthstone Subdivision (Exhibit B).

Background

On September 2, 2020, the Applicant submitted a Conditional Use Permit (CUP) application. On October 15, 2020, staff deemed the application complete.

¹ [§ 15-1-8\(E\)](#)

On October 26, 2020, the Planning Department held a Public Hearing for the CUP Application. The Planning Director raised concerns about the size of the proposed retaining wall and requested more information from the Applicant. The Public Hearing was continued to a date uncertain.

On June 2, 2021, staff inspected the site and noticed the Applicant had constructed a large boulder wall in the front and side setback; that the wall was well over the 6 ft. maximum height and that the Applicant had not obtained a Conditional Use Permit. The non-compliance was brought to the attention of the Planning Director and Chief Building Official following inspection.

On July 7, 2021, the Planning Director and Chief Building Official completed a site visit and found the exceptional mass and scale of the boulder wall to be unnecessary and visible from many vantage points throughout Park City. The Planning Director asked the applicant to remove approximately 1/3 of the boulders to help mitigate the visual impact. The Applicant argued that the boulders and massing were intended to create large planter pockets for significant landscaping and given time, the landscaping would screen the boulders.

On July 13, 2021, the Applicant submitted an engineering report from Gordon Geotechnical Engineering Inc. (Exhibit D) arguing that “erosion of the bedrock and the surficial soils above the rockery is a major concern if rocks are removed...” and concluded “It is G2’s opinion that removal of rocks from the rockery will be detrimental to the rockery’s structural capabilities.”

On xx, 2021, the Planning Director, Chief Building Inspector and City Engineer visited the site. The Applicant had not removed any of the rocks or boulders, however, they had planted additional trees and shrubs making the wall less visible. The Planning Director requested additional vegetative screening and the Applicant agreed to construct Corten steel planter boxes at ground level for additional landscaping.

On September 10, 2021, the Applicant submitted a revised landscape plan, a species list, and the location of the additional planter boxes.

Analysis

(I) The proposal complies with the Estate (E) Zoning District requirements.

Retaining walls exceeding six feet (6') in height are an Administrative Conditional Use in the E Zoning District.²

² [§ 15-2.10-2\(B\)\(24\)](#)

The height of a retaining wall is measured from Final Grade. The minimum Front and Side Setback in the E District is thirty feet (30').³

The retaining wall at 1358 Mellow Mountain Road was erected in the Front and Side Setbacks without an Administrative Conditional Use Permit approval and reaches a height of fifteen feet (15') (Exhibit E). Staff was concerned about the visual impact the retaining wall had on Mellow Mountain Road and the greater Park City community as the site is visible from numerous vantage points and the only construction on this particular hillside. The boulders that were used to construct the retaining wall are six feet (6') to eight feet (8') in size and visually disrupt the hillside.

The Applicant informed Staff on July 22, 2021 that they take the City's concerns seriously and believe their intent is the same— to make the property and retaining walls blend into the surrounding landscape. The Applicant stated that they chose the large boulders to allow more trees and shrubs to be planted within the retaining wall. The Applicant believes that within a short time frame the plantings will shield the retaining wall from the Primary Public Right-of Way.

After working with the Applicant to shield the retaining wall with landscaping and Corten steel walls, Staff is comfortable approving the Applicants proposal and has found the Proposal to be compliant with the E Zoning District Requirements.

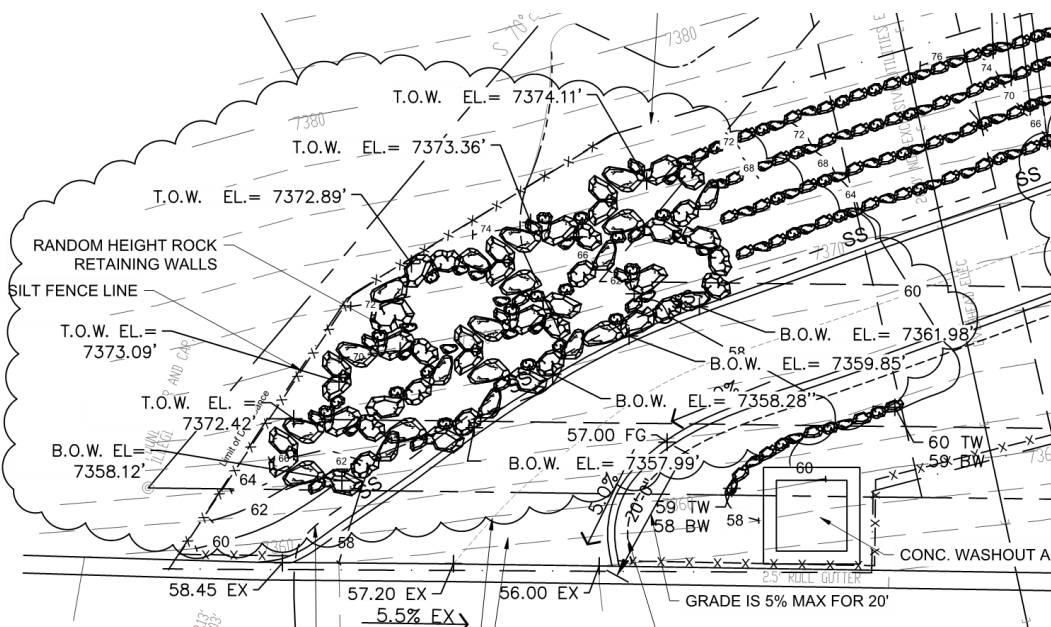


Figure 1. Site Plan

³ LMC § 15-2.10-3

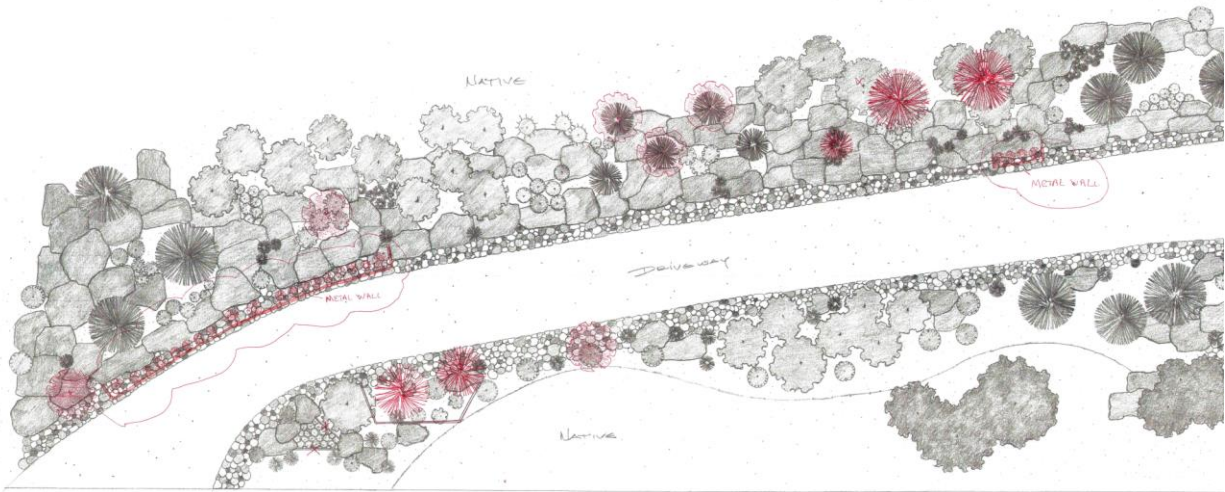


Figure 2. Landscaping plan



Figure 2. July 7, 2021 Photograph

(II) The proposal complies with the Conditional Use Permit criteria outlined in LMC [§ 15-1-10\(E\)](#).

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.

The Planning Department 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 Department 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.

The Planning Department must review sixteen criteria when considering whether the proposed Conditional Use mitigates impacts.⁴

CUP Criteria	Analysis of Proposal
Size and Location of the Site	No Required Mitigation Retaining walls that exceed six feet are allowed in the E Zoning District within the Front and Side Setback, pending approval of an Administrative Conditional Use Permit.
Traffic	Not Applicable
Utility Capacity	Not Applicable
Emergency Vehicle Access	Not Applicable
Parking	Not Applicable
Internal Vehicular and Pedestrian Circulation	Not Applicable
Fencing, Screening, and Landscaping	Condition of Approval 1- Additional landscaping and Corten steel walls must be added as indicated on the proposed landscaping plan to screen the stone retaining wall from the primary public right-of-way.

⁴ [§ 15-1-10\(E\)](#)

Building Mass, Bulk, and Orientation	<p>Condition of Approval 3 The landscaping used to shield the retaining wall from the Primary Public Right-Of-Way must be sustainable and maintained over time. If any plantings do not survive, they must be replaced with hardy, native, water-wise plantings to ensure they can reach maturity.</p> <p>Condition of Approval 5 If any complaints are received regarding this retaining wall, the Planning Department may require additional landscaping or screening to lessen the visual impacts on adjacent properties.</p>
Signs and Lighting	Not Applicable
Physical Design and Compatibility with Surrounding Structures	<p>No Required Mitigation</p> <p>The retaining wall is installed as indicated on the plans submitted with this application. The Natural Stone Material used for the retaining wall is compliant with LMC Chapter 15-5, <i>Architectural Review</i>.</p>
Noise, Vibration, Odors, Steam, or Other Mechanical Factors	Not Applicable
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	Not Applicable
Expected Ownership and Management	<p>No Required Mitigation</p> <p>The Applicant is the owner of record.</p>

Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes	No Required Mitigation On July 13, 2021, the Applicant received a Geotechnical Report from Gordon Geotechnical Engineering, Inc. stating that the wall had been constructed according to their Rock Tiered Slope Recommendations (Exhibit D).
Reviewed for Consistency with the Park City General Plan	No Required Mitigation The Use is consistent with the Park City General Plan and is allowed by an Administrative Conditional Use permit.

(IV) The proposal meets the standards of LMC [§15-4-2\(A\)\(1\)](#), *Fences and Retaining Walls*.

LMC 15-4-2(A)(1) states that, “The height of retaining walls in the Front Setback may exceed four feet (4’), measured from Final Grade, subject to approval by the Planning Director and City Engineer, and may exceed six feet (6’) in height subject to approval of an Administrative Conditional Use permit.”

The proposed retaining wall measures fifteen feet (15’) in the Front and Side Setback. Per the LMC, this wall is an allowed use pending the Administrative Conditional Use Permit.

Department Review

The Planning Department, Engineering Department, and Building Department reviewed this application.

Notice

Staff published notice on the City’s website and posted notice to the property on October 7, 2021. Staff mailed courtesy notice to adjacent property owners on October 7, 2021.⁵

Public Input

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

⁵ LMC [§ 15-1-21](#)

Alternatives

- The Planning Director may approve the Administrative CUP;
- The Planning Director may deny the Administrative CUP and direct staff to make findings for the decision; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Hearthstone Subdivision Plat

Exhibit C: Landscape Plan

Item 1: Landscape Key

Exhibit D: Geotechnical Engineer Report

Exhibit E: Survey



October 21, 2021

Bruce Raile
1328 Mellow Mountain Road
Park City, UT 84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-20-04647
<u>Address</u>	1358 Mellow Mountain Road
<u>Description</u>	The Applicant proposes construction of retaining walls exceeding six feet (6') in height.
<u>Action Taken</u>	Approved
<u>Date of Action</u>	October 21, 2021

On October 21, 2021, the Park City Planning Department Staff made an official determination of approval of your Administrative Conditional Use Permit for a rock retaining wall greater than six feet (6') in height within the Front and Side Setback of 1358 Mellow Mountain Road based on the following:

Findings of Fact:

1. The property is located at 1358 Mellow Mountain Road.
2. The site is in the Estate (E) Zoning District within the Hearthstone Subdivision.
3. The purpose of this Administrative CUP request is to allow for a retaining wall exceeding six feet (6') in height within the Front Setback. Per the plans submitted on September 10, 2021, within the Front and Side Setback due to exceeding retaining wall height requirements.
4. The proposed retaining walls shall match the plans submitted on September 10, 2021. See Exhibit C.
5. The public notice was posted onsite on October 7, 2021 and notices sent to adjacent property owners sent on October 7, 2021. An Administrative Review of the Planning Director was held on October 7, 2021, which was open to the public. No written comments were given before or at the time of this meeting.

Conclusions of Law:

1. The Application Permit, as conditioned, is consistent with LMC § 15-1-10 Conditional Use Review Process, LMC § 15-2.10-3 Lot and Site Requirements, and LMC § 15-4-2(A)(1).
2. The proposed Use, as conditioned, will be compatible with the surrounding structures in Use, scale, mass, and circulation.

3. As conditioned, the use is consistent with the Park City General Plan.

Conditions of Approval:

1. Additional landscaping and Corten steel walls must be added as indicated on the proposed landscaping plan to screen the stone retaining wall from the primary public right-of-way.
2. All standard conditions of approval apply to this Administrative Conditional Use Permit.
3. The landscaping used to shield the retaining wall from the Primary Public Right-Of-Way must be maintained over time. If any plantings do not survive, they must be replaced with native plantings.
4. The retaining wall shall be installed as approved on the plans submitted on September 10, 2021. Any stone used shall be real.
5. If any complaints are received regarding this retaining wall, the Planning Department may require additional landscaping or screening to lessen the visual impacts on adjacent properties.
6. Applicant shall comply with all Building Department process and procedures for obtaining proper authorization. For the Building Permit, the Applicant shall include a detail on the retaining wall design and profile stamped by a Structural Engineer. Walls may require a guardrail, per building code.
7. The Applicant must enter into an encroachment agreement with the City.
8. The proposed plans do not propose lighting the retaining wall. If lights are proposed in the future, they will require planning department review and must comply with the City's Outdoor Lighting Code LMC [§ 15-5-5\(J\)](#).

If you have any questions regarding this approval, please contact the project planner at (435) 615-5067 or aiden.lillie@parkcity.org.

Sincerely,

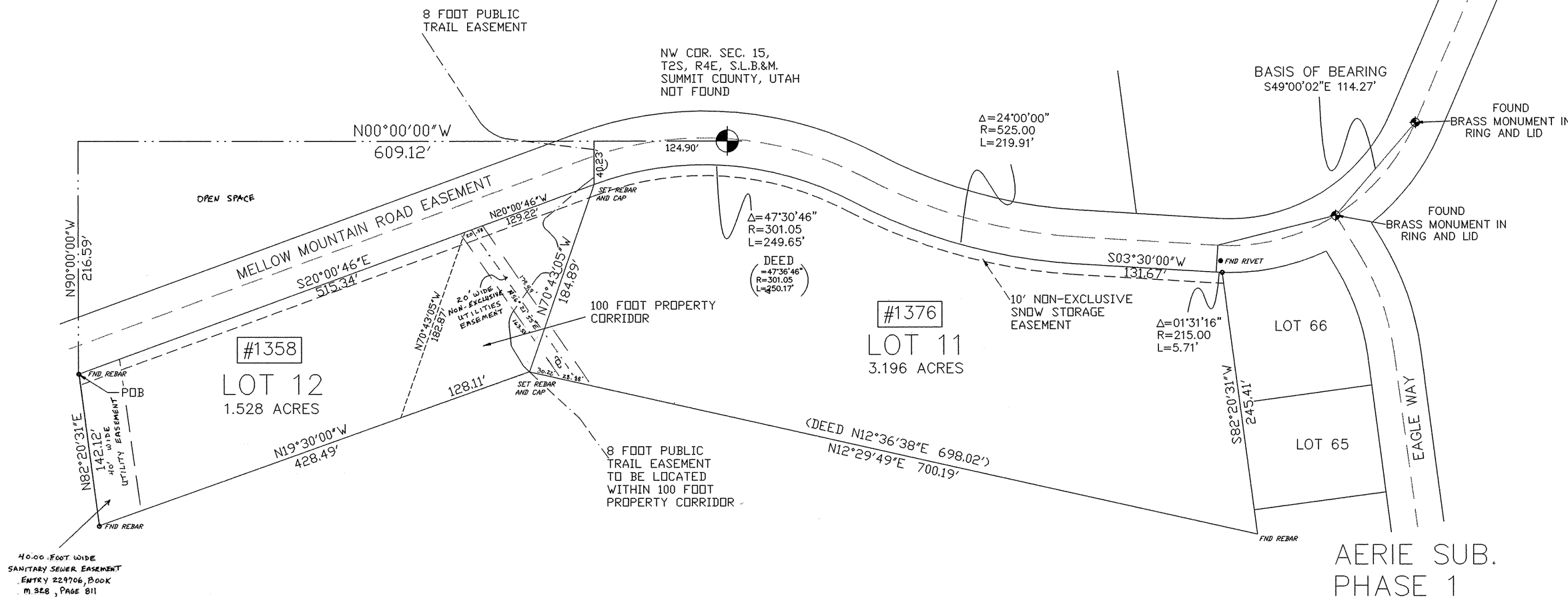
Gretchen Millikin,
Planning Director

Park City Planning Department, PO Box 1480, Park City, Utah 84060

FIRST AMENDMENT TO HEARTHSTONE SUBDIVISION

LOCATED IN SECTIONS 15 & 10, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

NORTH

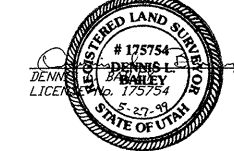


NOTE:
1. The maximum house size for Lot 12 is 6,000 square feet. The maximum house size for Lot 11 is 14,000 square feet, with no additions resulting in additional square footage over 14,000 square feet allowed.

SURVEYORS CERTIFICATE

I, DENNIS L. BAILEY, DECLARE I AM A REGISTERED LAND SURVEYOR AS PRESCRIBED BY UTAH STATE LAW AND THAT I HOLD LICENSE # 175754. I FURTHER SAY THAT A LAND SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN.

DATE: May 27, 1999



LEGAL DESCRIPTION

BEGINNING AT A POINT 609.12 FEET SOUTH AND 216.59 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N20°00'46"W, 515.34 FEET; THENCE 250.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (TAN.BRG. = N20°00'46"W, CHORD BRG. = N03°41'37"E, 243.04 FEET, CENTRAL ANGLE = 47°36'46" RADIUS 301.05 FEET); THENCE 219.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT (TAN.BRG. = N27°30'00"E, CHORD BRG. = N15°30'00"E, 218.31 FEET, CENTRAL ANGLE 24°00', RADIUS = 525.00 FEET); THENCE N03°30'00"E, 131.67 FEET; THENCE 5.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT (TAN.BRG. = N03°30'00"E, CHORD BRG. = N02°43'54"E, 5.71 FEET, CENTRAL ANGLE = 1°31'16" RADIUS = 215.00 FEET); THENCE N02°20'31"E, 245.41 FEET; THENCE S12°36'38"E, 698.02 FEET; THENCE S19°30'00"E, 428.49 FEET; THENCE S82°20'31"W, 142.12 FEET TO THE POINT OF BEGINNING. CONTAINING 4.724 ACRES.

PUBLIC TRAIL EASEMENT

CONTAINED WITHIN THE FOLLOWING DESCRIBED 100 FT. PROPERTY CORRIDOR WHICH IS LOCATED IN LOT #12 OF THE HEARTHSTONE SUBDIVISION WILL BE A DEDICATED 8 FT. PUBLIC TRAIL EASEMENT.

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT HERBERT W. KORTHOFF AND BARBARA L. KORTHOFF, THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND TO BE KNOWN HEREIN AFTER AS 'THE LOT 12 PUBLIC TRAIL, AN 8 FT EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WESTERLY LINE OF LOT 12 AND RUNNING THENCE S 20°00'46"E 460 FEET± THENCE MEANDERING NORTH EASTERLY 220 FEET± THENCE N19°30'00"W 428.49 FEET THENCE N 12°29'49"E 48.40 FEET THENCE DEPARTING LOT 12 IN A NORTH EASTERLY DIRECTION HAVING CAUSED THIS PLAT AMENDMENT TO BE MADE DOES HEREBY CONSENT TO THIS EASTERLY DIRECTION. HAVING CAUSED THIS PLAT AMENDMENT TO BE MADE DOES HEREBY CONSENT TO THIS RECORD OF SURVEY MAP IN THE COUNTY RECORDER OF SUMMIT COUNTY, UTAH IN ACCORDANCE WITH UTAH LAW.

FURTHER, HERBERT W. KORTHOFF AND BARBARA L. KORTHOFF, AS THE BENEFICIARIES OF THE STIPULATION FOR DISMISSAL IN THE CASE OF KORTHOFF V. PARK CITY MUNICIPAL CORPORATION ET AL. CIVIL NO. F2-93-CV-292V, HEREBY CONSENT TO THE RECORDED OF THAT TRACT OF LAND CONVEYED TO THE KORTHOFFS BY SAID REFERRED TO AS 'TRACT OF LAND' IS DEFINED AS THE 1.45 ACRES OF THE ELWOOD AND LYNN NIELSEN ESTATE PARCEL CONVEYED BY SAID STIPULATION TO THE KORTHOFFS RUNNING PARALLEL TO, AND DIRECTLY WEST OF MELLOW MOUNTAIN ROAD.

ALSO, THE OWNERS HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY, THE LOT 12 PUBLIC TRAIL, THE SNOW STORAGE EASEMENT SHOWN ON THE PLAT, AND THE TRACT OF LAND FOR ANY AND ALL GOVERNMENT USES OR EASEMENTS PERTAINING TO A PUBLIC TRAIL AND AN OPEN SPACE AS SHOWN ON THE PLAT IN ACCORDANCE WITH SAID IRREVOCABLE DEDICATION.

CONTAINED WITHIN THE FOLLOWING DESCRIBED 100 FT. PROPERTY CORRIDOR WHICH IS LOCATED IN LOT #12 OF THE HEARTHSTONE SUBDIVISION WILL BE A DEDICATED 8 FT. BIKE PATH EASEMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED SET HIS HAND THIS 27th DAY OF May, 1999.

J. KENT HOLLAND, THE ATTORNEY IN FACT FOR
HERBERT W. AND BARBARA L. KORTHOFF

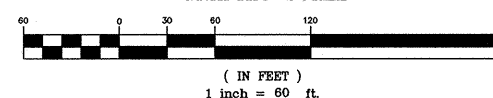
ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE 27th DAY OF May, A.D. 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND FOR SAID STATE AND COUNTY J. KENT HOLLAND, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT ABOVE OWNERS' DEDICATION, IN NUMBER AND DULY ACKNOWLEDGED TO ME THAT HE IS THE ATTORNEY IN FACT FOR HERBERT W. AND BARBARA L. KORTHOFF AND THAT HE SIGNED THE ABOVE OWNERS' DEDICATION AND CONSENT TO RECORD, FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: May 11, 2000
NOTARY PUBLIC: John B. Anderson
RESIDING IN: Salt Lake County, State of Utah

GRAPHIC SCALE



ADDRESSES:

#1358 MELLOW MOUNTAIN ROAD

FIRST AMENDMENT TO
HEARTHSTONE SUBDIVISION
LOCATED IN SECTION 15 & 10
T. 2 S., R. 4 E., S.L.B. & M.
PARK CITY, SUMMIT COUNTY, UTAH

CITY PLANNING COMMISSION

APPROVED AS TO FORM THIS 2nd DAY OF July, 1999 A.D.

BY: Michael C. Jordan
PARK CITY PLANNING COMM.

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 24th DAY OF June, 1999 A.D.

BY: Joe W. Jones
S.B.S.D.

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS SECOND DAY OF July, 1999 A.D.

BY: Michael C. Jordan
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 16th DAY OF July, 1999 A.D.

BY: Mark D. Hays
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 10th DAY OF December, 1998 A.D.

BY: Janet M. Scott
PARK CITY RECORDER

PARK CITY COUNCIL

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 10th DAY OF December, 1998 A.D.

BY: [Signature]
MAYOR

RECORDED # 543829

STATE OF UTAH, COUNTY OF SUMMIT. RECORDED AND FILED

AT THE REQUEST OF: COALITION TITLE

DATE: 7-13-99 TIME: 11:20AM BOOK: 132 PAGE: 1

FEE

SUMMIT COUNTY RECORDER

DATE PLOTTED

May 25, 1999

Sheet

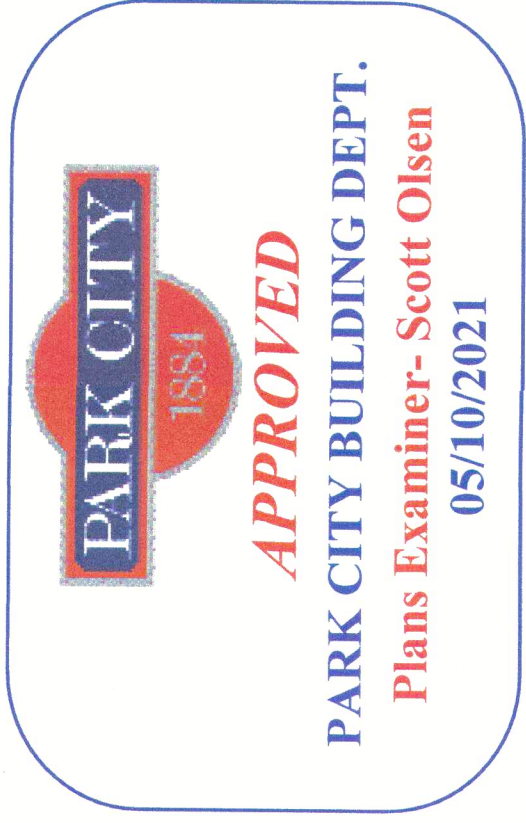
1 of 1

DESIGN: Dennis L. Bailey, RLS
DRAWN: Sharon L. Swanson
CHECK: Dennis L. Bailey, RLS
CHECK: Amanda B. Swanson
SCALE: 1" = 60'

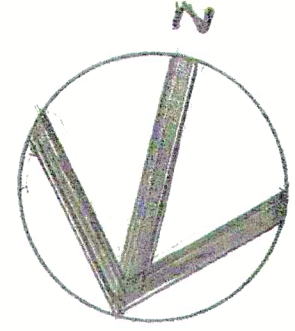
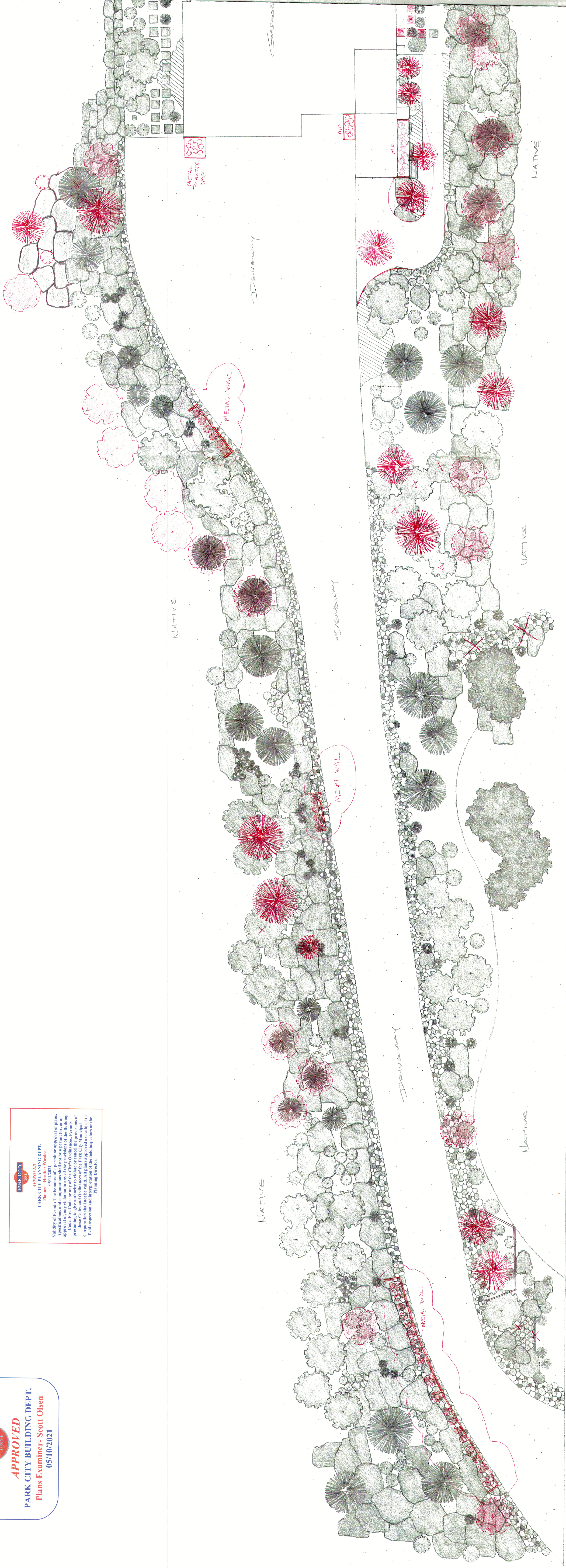
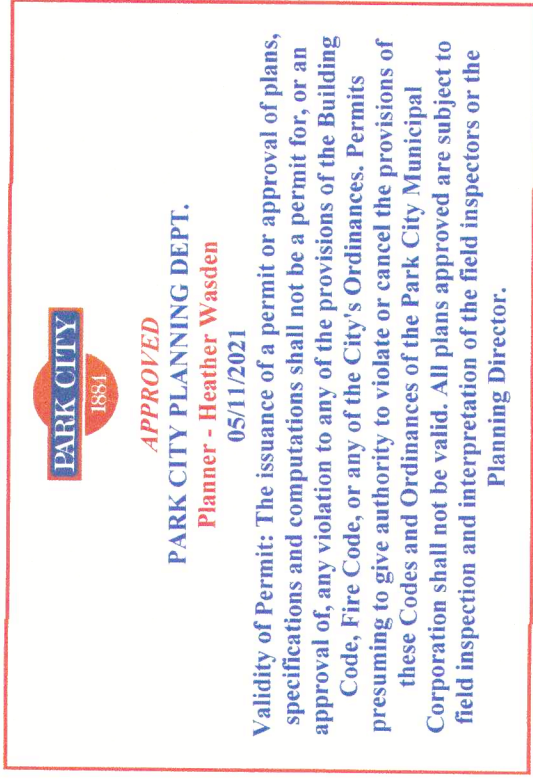
HEARTHSTONE SUBDIVISION
PARK CITY, UTAH

UTAH SURVEYS
Licensed Professional Land
Surveying and Consulting
Dennis L. Bailey, RLS
123 West Pine St.
Provo, Utah
Office # 888-888-1111

NO.	DATE	REVISIONS	BY



All previous conditions of approval still apply



1/8" = 10'

SCALE:

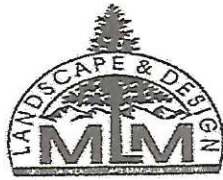
CONCEPTUAL LANDSCAPE DESIGN

Raile Residence
1358 Mellow Mountain Road
Park City, UT



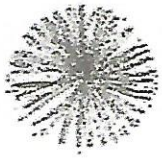
designed and drawn by: jeffrey s. marshall - mlm landscape & design - POC 951 565 - park city ut 84095 - tel: (435) 655-2634

Notes: This design is the property of Mountain Landscape Management, Inc. (MLM). MLM Landscape & Design, and may not be reproduced or copied in any form or by any means without prior written permission from Mountain Landscape Management, Inc.

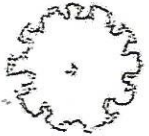


MOUNTAIN LANDSCAPE MANAGEMENT, Inc.

P.O. Box 981568 • Park City, Utah 84098
Phone: (435) 658-2634 • Fax: (435) 655-7151



EVERGREEN TREES



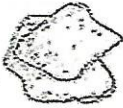
Deciduous TREES



Deciduous SHRUBS



Perennial Flowers, grasses & groundcovers



Landscape Boulders



COBBLE (River Rock)

All previous
conditions of
approval still apply



APPROVED
PARK CITY PLANNING DEPT.
Planner: Heather Wasden

05/11/2021

Validity of Permit: The issuance of a permit or approval of plans, specifications and computations shall not be a permit for, or an approval of, any violation to any of the provisions of the Building Code, Fire Code, or any of the City's Ordinances. Permits presuming to give authority to violate or cancel the provisions of these Codes and Ordinances of the Park City Municipal Corporation shall not be valid. All plans approved are subject to field inspection and interpretation of the field inspectors or the Planning Director.

July 13, 2021
Job No. 188-006-20

Faber Construction Co. Inc.
1341 West 6235 South
Taylorsville, Utah 84123

Attn: Mr. Phil Faber

Re: Letter Report
Rockery Consulting
Raile Residence
1358 Mellow Mountain Road
Park City, Utah

At the request of Park City, Mr. Phil Faber, of Faber Construction Co. Inc., has requested that Gordon Geotechnical Engineering (G²) provide consulting for the possible removal of rocks from the rockery built at the Raile Residence project. The rockery in discussion is located at 1358 Mellow Mountain Road in Park City, Utah. At this time, the wall is complete. During a site visit performed July 2, 2021¹ the rockery was observed to have been built according to our Rock Tiered Slope Recommendations dated August 3, 2020². It is Gordon Geotechnical Engineering's understanding that Park City has requested that up to the upper 1/3 of the wall be removed.

A review of Geologic Maps realized that the area is underlain by the Park City Formation. The Park City Formation consists of siltstone and sandstone, which is typical of the area. It is G²'s experience that this material weathers when exposed and loses strength properties rapidly. Placement of the rockery over this material protects the material from weathering. Erosion of the bedrock and the surficial soils above the rockery is a major concern if rocks are removed.

It is G²'s opinion that removal of rocks from the rockery will be detrimental to the rockery's structural capabilities. Calculations have indicated that the minimal size and batter of the rock tiered slope have been met in the field. Removal of rocks will result in the field conditions not meeting the requirements of the August 3, 2020 design. Removal of retaining rocks will likely result in the wall not meeting the appropriate factors of safety against internal and global stability for which it was designed.

¹ "Job Engineer's Field Report, Earthwork and Foundation Observations, Raile Residence – Stacked Rock Walls, 1358 Mellow Mountain Road, Park City, Utah," G² Job Number 188-006-20, Dated July 2, 2021.

² "Summary Letter, Supplemental Rock Tiered Slope Recommendations, Raile Residence, 1358 Mellow Mountain Road, Park City, Utah," G² Job Number 188-006-20, Dated August 3, 2020.

Job No. 188-006-20
Letter Report
July 13, 2021

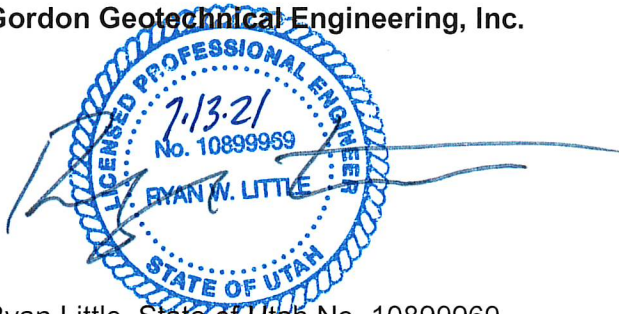


If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 327-9600.

Respectfully submitted,

Gordon Geotechnical Engineering, Inc.

Reviewed By:



Ryan Little, State of Utah No. 10899969
Professional Engineer

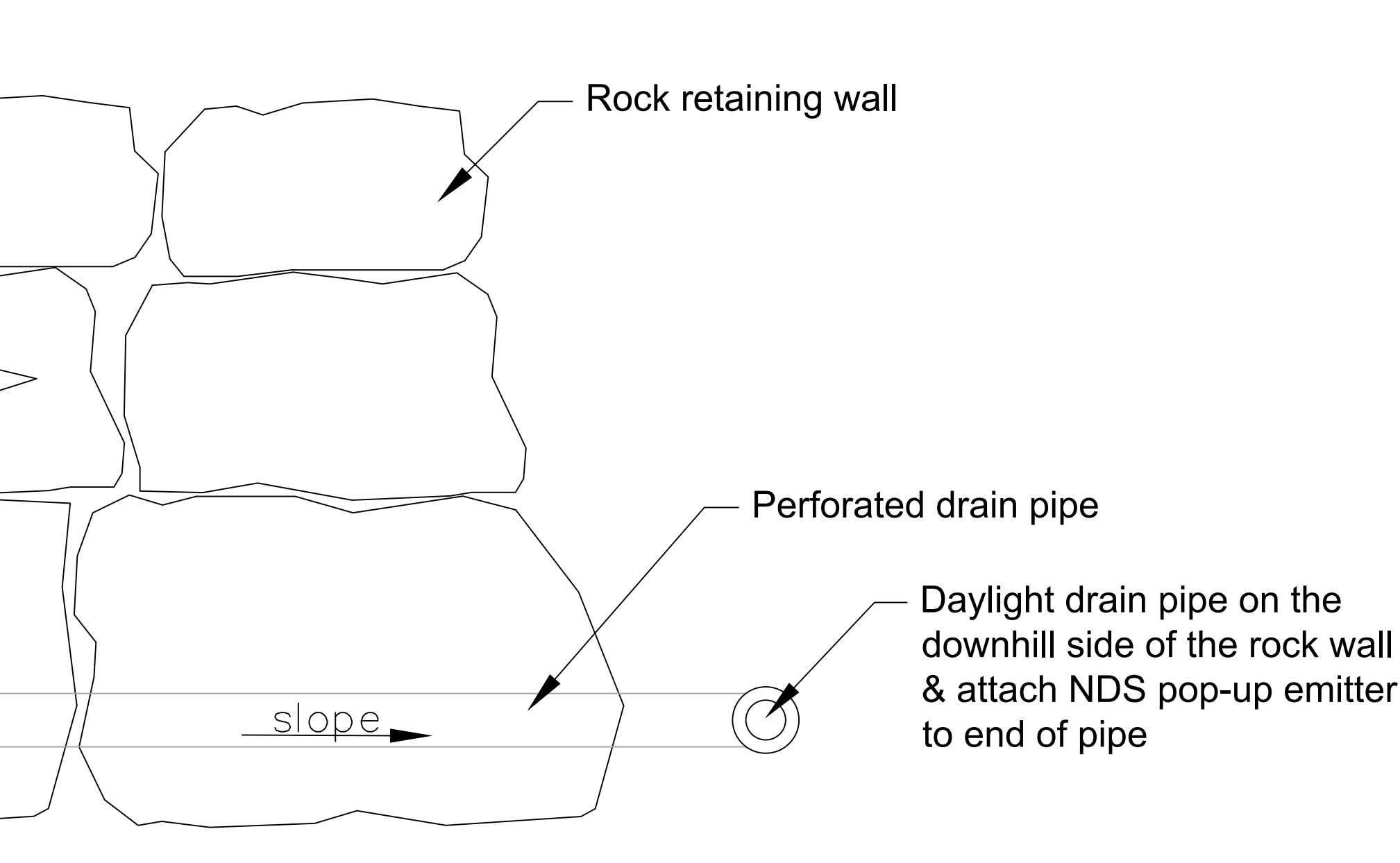
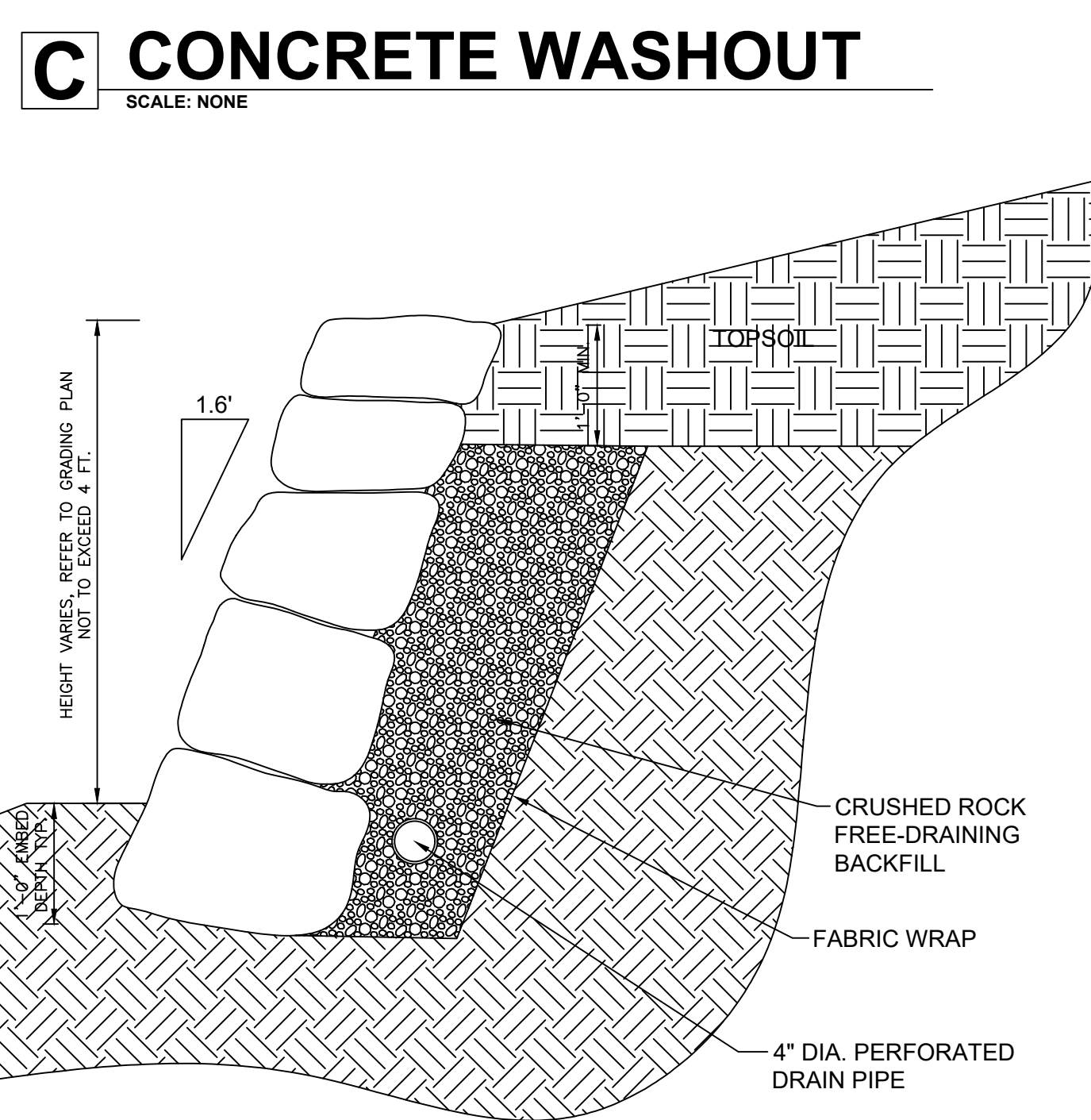
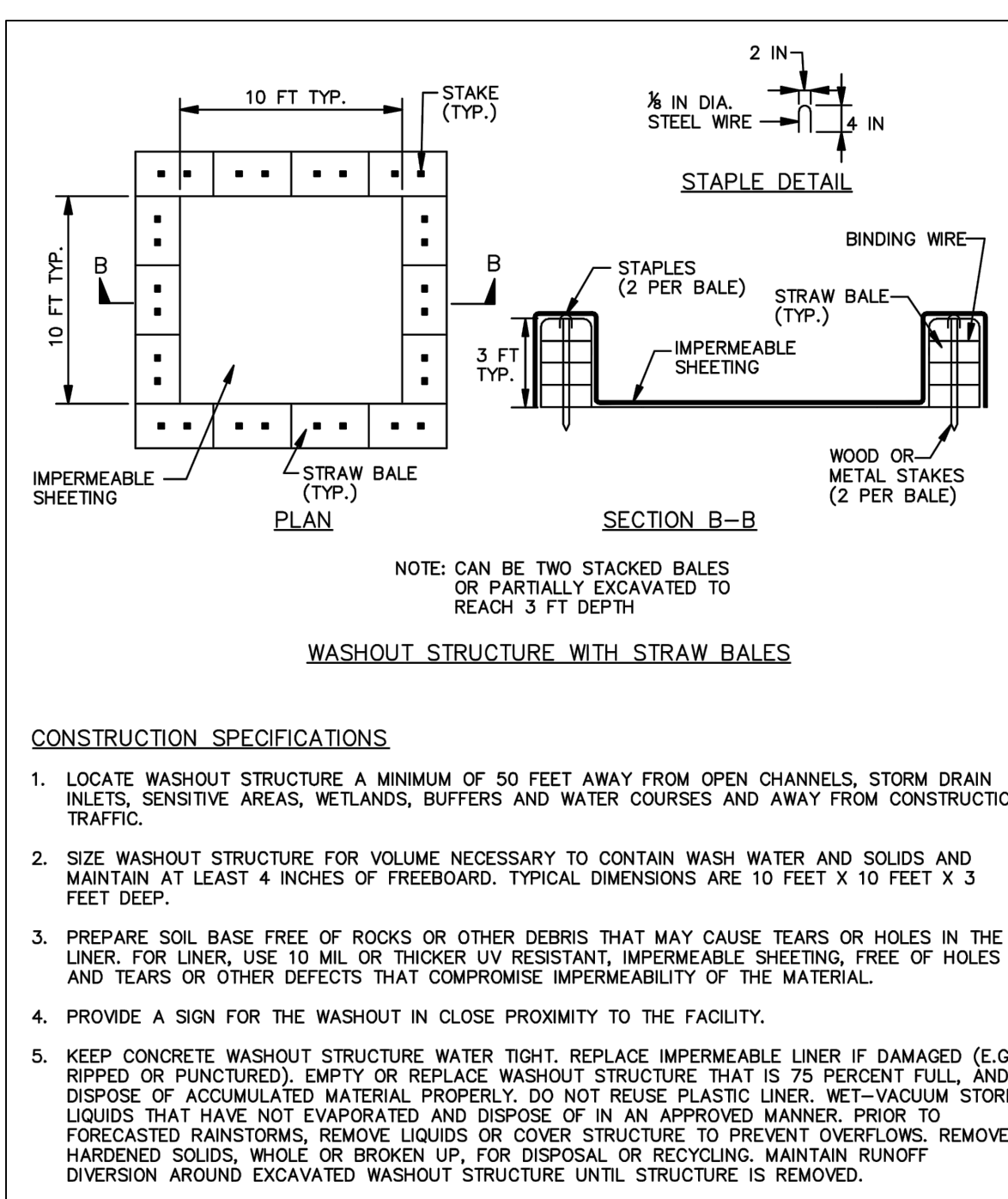
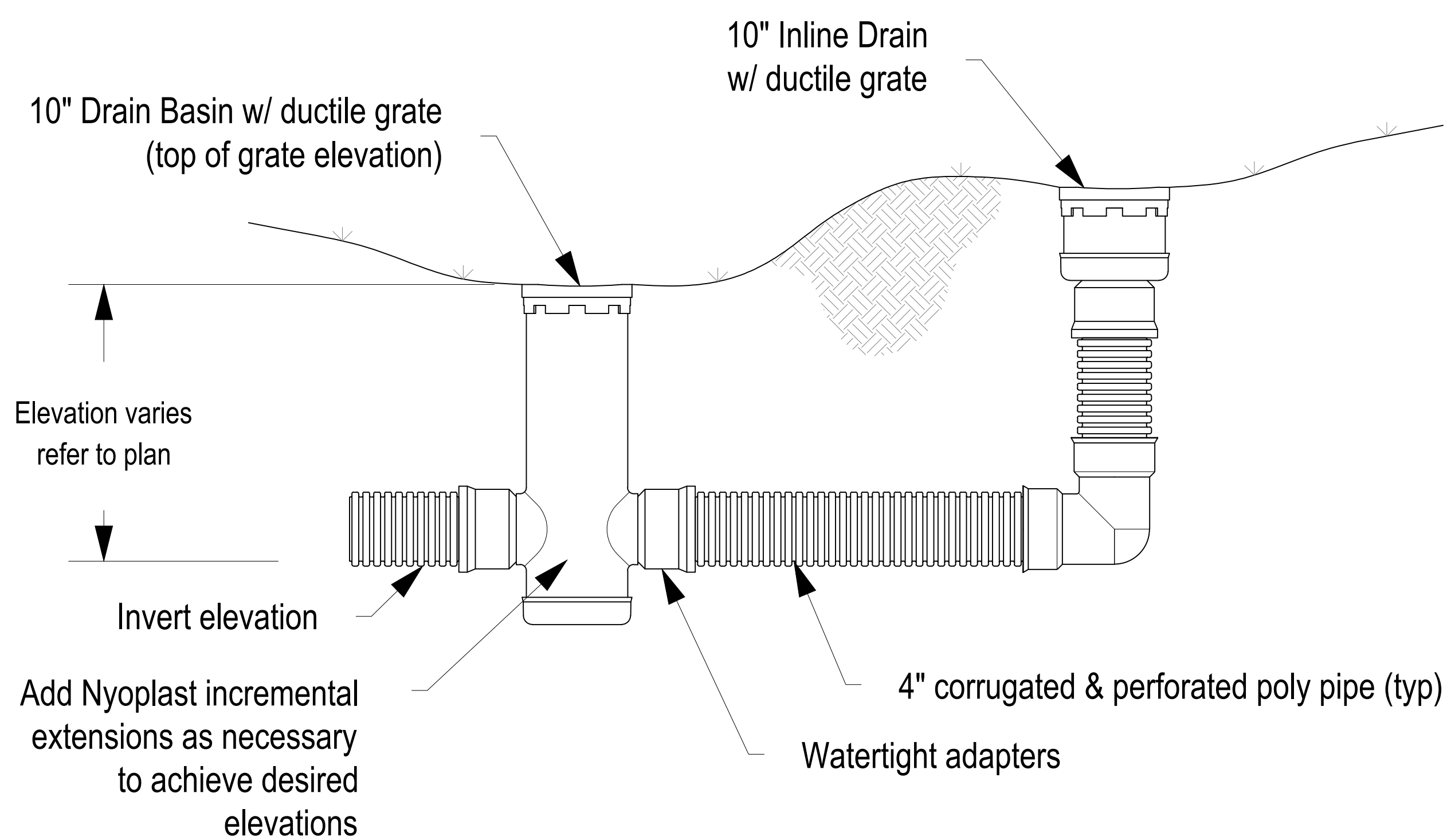
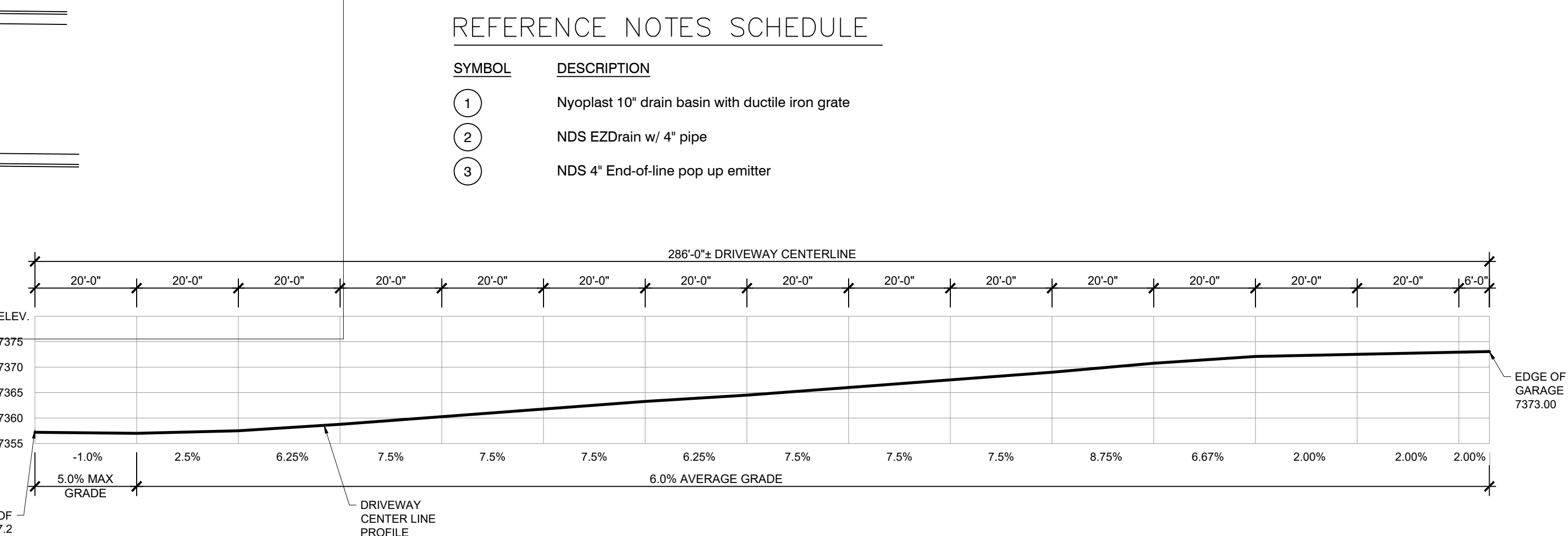
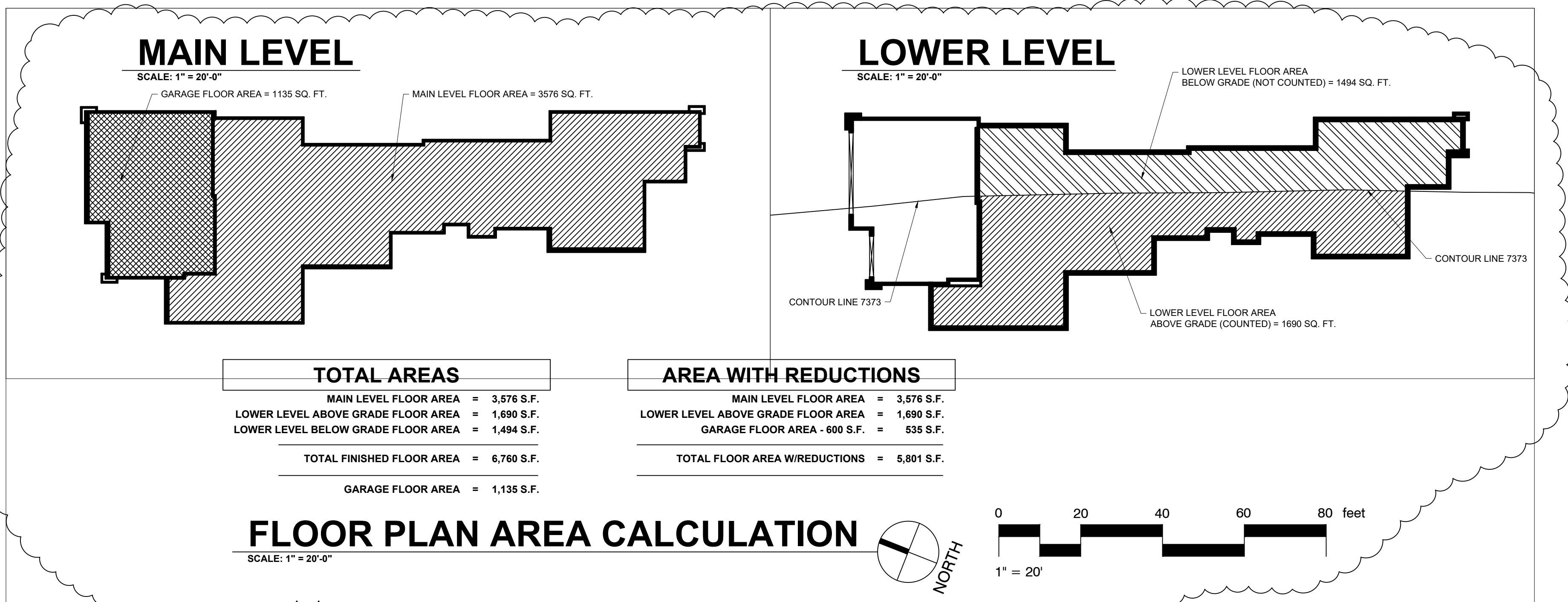
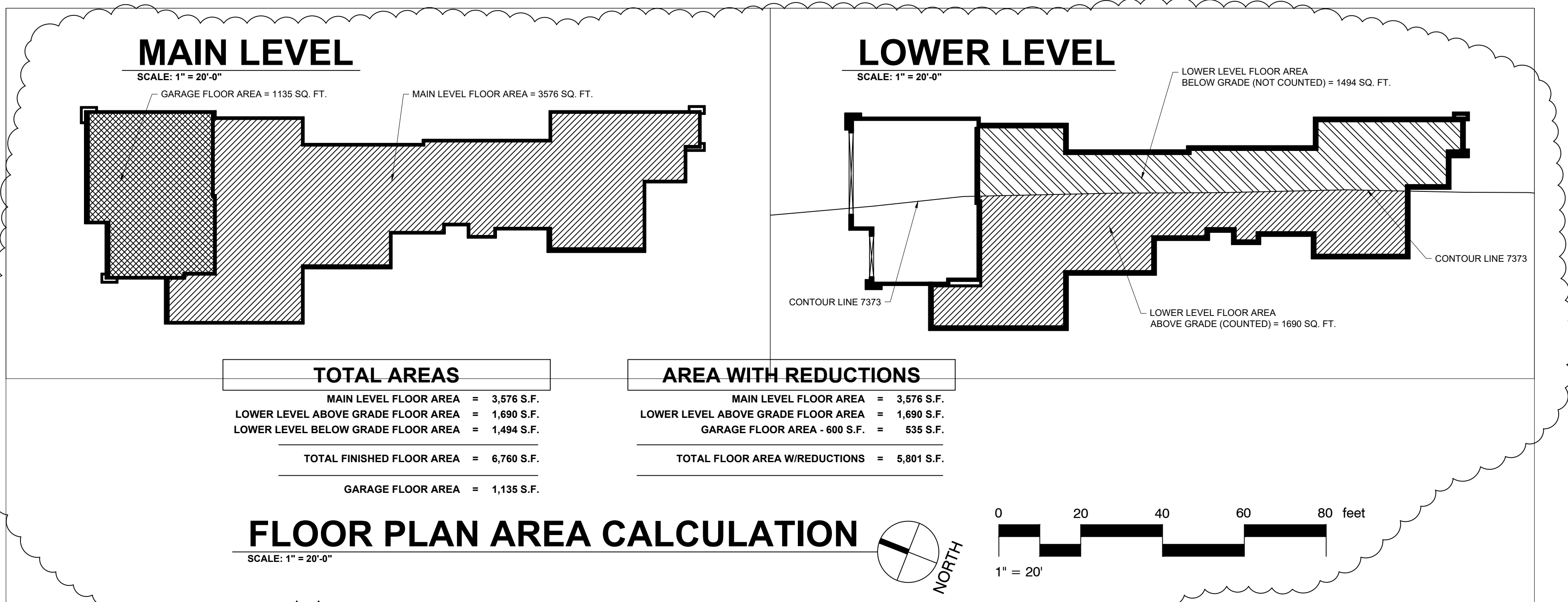
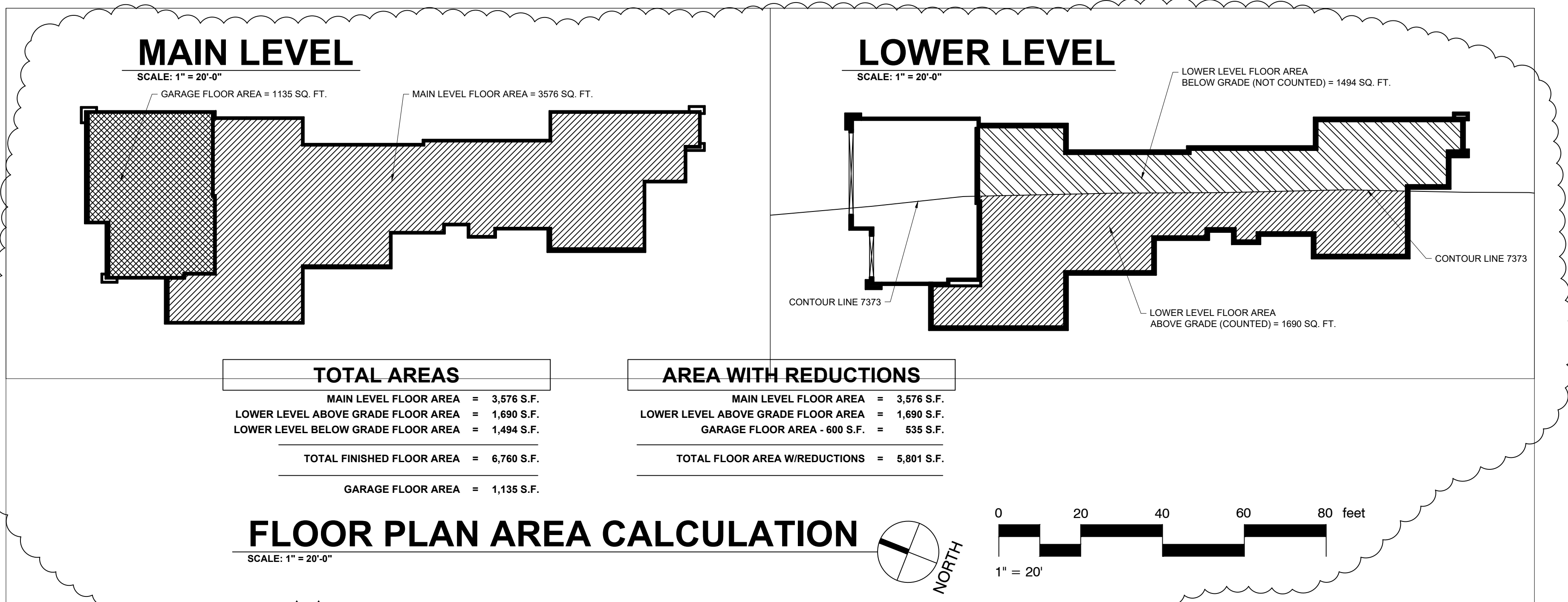
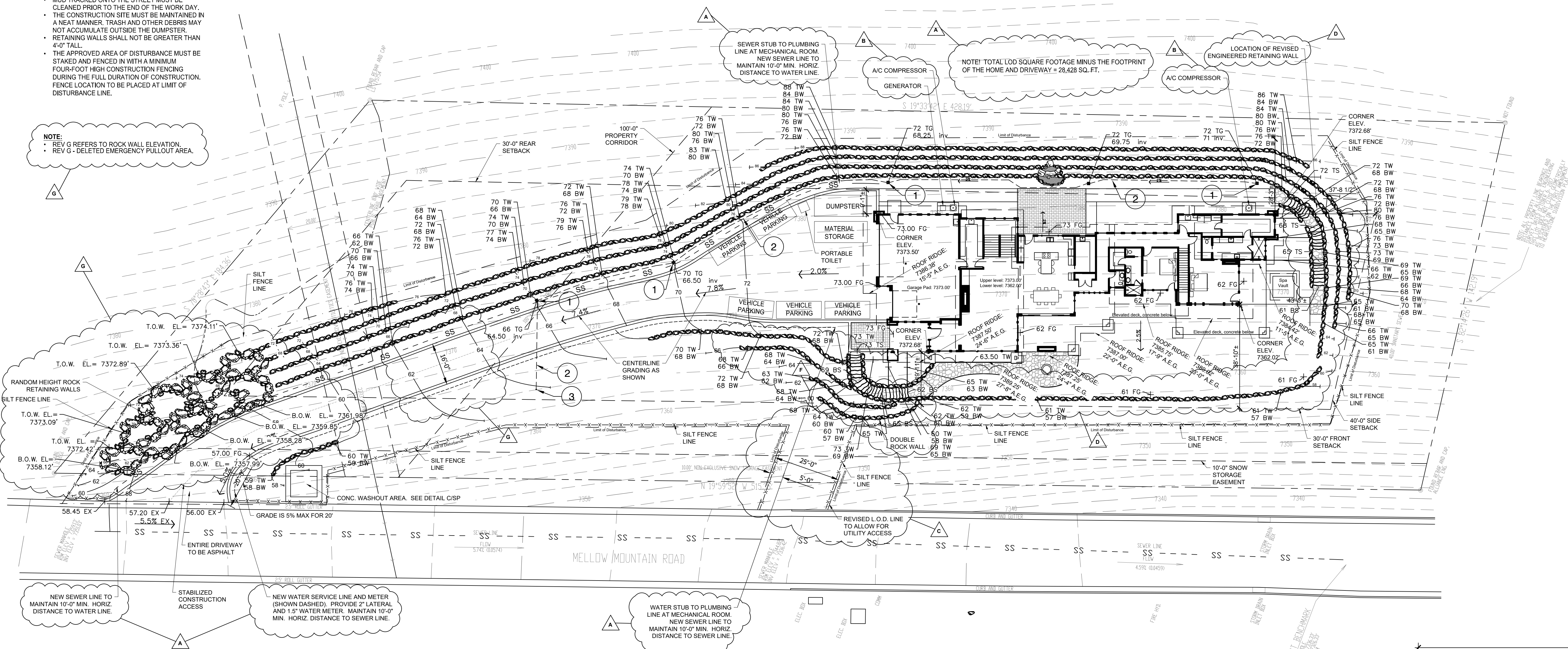
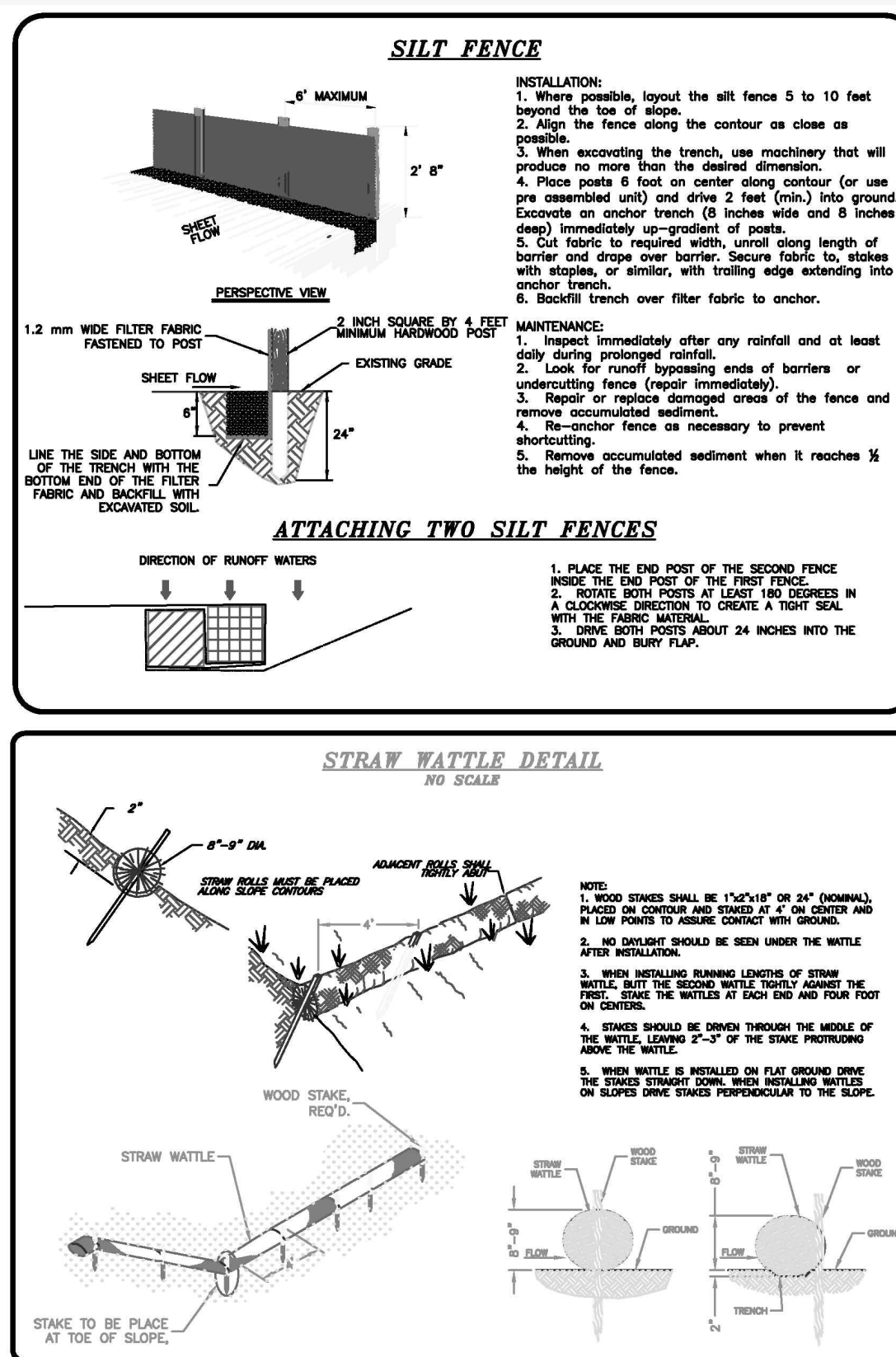
A handwritten signature in blue ink, likely belonging to Patrick R. Emery.

Patrick R. Emery, State of Utah No. 7941710
Professional Engineer

c: Bruce Raile – braile@insighteyeworks.com

RL/PRE:nc

- **NOTES:**
 - CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT (AVAILABLE FROM ENGINEERING DEPARTMENT).
 - MUD TRACKED ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF THE WORK DAY.
 - THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER, TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPER.
 - RETAINING WALLS SHALL NOT BE GREATER THAN 4'-0" TALL.
 - THE APPROVED AREA OF DISTURBANCE MUST BE STAKED AND FENCED IN WITH A MINIMUM FOUR-FOOT HIGH CONSTRUCTION FENCING DURING THE FULL DURATION OF CONSTRUCTION. FENCE LOCATION TO BE PLACED AT LIMIT OF DISTURBANCE LINE.


[illegible]

Construction Mitigation Plan Notes

- Show location for dumpster, portable toilets, materials storage, parking
- Construction parking/traffic may not block the street without a permit (available from the Engineering Division)
- Mud tracked out onto the street must be cleaned prior to the end of the work day
- The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.
- Roadside parking is not allowed from November 1st to April 1st

REVISION	DATE
A - COMMENTS	10-19-19
B - COMMENTS	10-27-19
C - LOD	05-07-20
D - RETAINING WALLS	10-19-20
E - RETAINING WALLS	12-21-20
F - REVISIONS	02-17-21
G - REVISIONS	05-18-21

MARK DESIGN



Frank
DESIGN·INC

SITE PLAN

SP