

**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
July 12, 2017**



AGENDA - AMENDED

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

ADOPTION OF MINUTES OF June 28, 2017

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF BOARD COMMUNICATIONS AND DISCLOSURES

1003 Woodside Avenue – Memo to the Planning Commission

PL-17-03473 45

*Planner
Grahn*

CONTINUATIONS

Land Management Code Amendments regarding Conventional Chain Businesses for the Storefront Enhancement Program in Chapter 15-2.5-2 Uses in the Historic Recreation Commercial (HRC), Chapter 15-2.6-2 Uses in the Historic Commercial Business (HCB) Chapter, and associated definitions in Chapter 15-15 Defined Terms.
Public hearing and continuation to the July 26, 2017

PL-17-03586 47

*Planner
Tyler*

1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue – Woodside Park Affordable Housing Project Phase I – Plat Amendment – Proposal for a three-lot (3-lot) subdivision to create the Woodside Park Subdivision Phase I.
Public hearing and continuation to the July 26, 2017

PL-17-03439 57

*Planner
Tyler*

1364 Woodside Avenue – Woodside Park Affordable Housing Project Phase I – Conditional Use Permit – Proposal for a Parking Area with five (5) or more spaces for use by the Woodside Park Affordable Housing Project Phase I.
Public hearing and continuation to the July 26, 2017

PL-17-03452 58

*Planner
Tyler*

1353 Park Avenue (actual building to be located at 1354 Woodside Avenue)– Woodside Park Affordable Housing Project Phase I – Conditional Use Permit – Proposal for an eight-unit (8-unit) Multi-Family Dwelling as a part of the Woodside Park Affordable Housing Project Phase I.
Public hearing and continuation to the July 26, 2017

PL-17-03453 58

*Planner
Tyler*

WORK SESSION – *Discussion items only, no action taken*

1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue – Woodside Park Affordable Housing Project Phase I – Master Planned Development – A proposed affordable housing project will be located at the site of the former Park Avenue Fire Station Parcel and will consist of four (4) single family dwellings, an eight-unit (8-unit) Multi-Family Dwelling, a thirteen-car (13-car) Parking Lot, and a Pedestrian

PL-17-03454 59

*Planner
Tyler*

Easement running east-west.

Public hearing, discussion, and continuation to July 26, 2017

CONSENT AGENDA – *All items on the consent agenda shall be passed or denied by a single motion at the Commission meeting, unless a motion to remove a specific item is made. If a member of the public or a member of the Planning Commission requests a public hearing on a consent agenda item, then the item shall be removed from the consent agenda and acted on at the same meeting.*

243 Daly Avenue – Steep Slope Conditional Use Permit (SS CUP) application for the construction of an addition to a historic house, designated as Significant on the City’s Historic Sites Inventory. The addition proposes at least 200 square feet of Building Footprint to be built upon an existing slope of 30% or greater.

Public hearing and possible action

PL-17-03565 293
Planner
Grahn

REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

Treasure Hill Conditional Use Permit, Creole Gulch and Town Lift Mid-station Sites – Sweeney Properties Master Plan - PL-08-00370

Public hearing and consideration of motion to continue public hearing to a future date

PL-08-00370 198
Planner
Astorga

4001 Kearns Boulevard – First Amendment to the Park City Film Studios Subdivision, a re-plat to create three platted lots of record from existing 29.55 acre Lot 1 and to include a 0.8 acre parcel acquired from UDOT for storm water detention. The property consists of approximately 30 acres.

Public hearing and possible recommendation to City Council

PL-15-03005 226
Planner
Whetstone

632 Deer Valley Drive – Subdivision to divide the existing Lilac Hill Subdivision into two lots of record.

Public hearing and possible recommendation to City Council on August 3, 2017

PL-17-03494 245
Planner
Grahn

ADJOURN

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

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

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JUNE 28, 2017

COMMISSIONERS IN ATTENDANCE:

Chair Adam Strachan, Preston Campbell, Steve Joyce, John Phillips, Doug Thimm

EX OFFICIO:

Bruce Erickson, Planning Director; Kirsten Whetstone, Planner; Ashley Scarff, Planner;
Anya Grahn, Planner; Polly Samuels McLean, Assistant City Attorney

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REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioners Suesser and Band, who were excused.

ADOPTION OF MINUTES

June 14, 2017

Commissioner Joyce referred to page 13, first paragraph, "...bigger so that it can handle [inaudible]. He noted that the inaudible word was trucks.

Commissioner Joyce referred to page 15, first line at the top and a comment made by Alfred Knotts, "I think it does provide a suite of mitigate measures." He thought it should actually be **mitigation** measures.

MOTION: Commissioner Phillips moved to APPROVE the minutes of June 14, 2017 as corrected. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson responded to the question raised by Commission Joyce at the last meeting about why the three items for 1450/14460 had to be re-continued since those items had been continued to the same date at the meeting on May 24th. Director Erickson

explained that Louis Rodriguez pulled the legal notice, and found that the Planning Department had sent notice to the newspaper and it was on the legal notice that those projects would be heard on July 14th. For that reason, they needed to be re-continued. Director Erickson noted that the Planning Department has different deadlines for noticing procedures, which caused the confusion.

Commissioner Thimm referred to the three 1450/1460 Park Avenue items on the agenda this evening. He disclosed that Steve Brown was the applicant's representative and he has worked with Mr. Brown in a professional capacity in the past. Commissioner Thimm did not believe that association would affect his ability to be impartial.

Commissioner Thimm announced that he would be out of the State on July 12th and would not be attending the Planning Commission Meeting.

Chair Strachan announced that he would be absent from the meeting on July 26th.

Director Erickson would send out emails to verify whether the other Commissioners were available on those days to make sure they will have a quorum.

CONTINUATIONS - (Public Hearing and Continue to date specified.)

1. Land Management Code (LMC) amendments regarding Master Planned Affordable Housing Development amending LMC Chapter 6 Section 7, and other applicable sections in the LMC. (

Chair Strachan opened the public hearing on the three items above.

There were no comments.

Chair Strachan closed the public hearing.

Chair Strachan reiterated that the Planning Commission had continued these items to June 28th at the last meeting and no action was required.

4. Land Management Code (LMC) amendments regarding Master Planned Affordable Housing Development amending LMC Chapter 6 Section 7, and other applicable sections in the LMC.

Chair Strachan opened the public hearing. There were no comments. Chair Strachan closed the public hearing.

MOTION: Commissioner Joyce moved to CONTINUE the LMC Code Amendments regarding MPA Housing Development to a date uncertain. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

2. 1800 Park Avenue, Double Tree (formally the Yarrow) - The applicant has requested an extension for the indefinite continuance of their previously approved Conditional Use Permit to allow for a temporary structure (tent) to be use twice per year for a maximum period of one hundred eighty days consecutively but for a maximum of 260 days out of 365 days in a year. (PL-17-03537)

Chair Strachan opened the public hearing. There were no comments. Chair Strachan closed the public hearing.

MOTION: Commissioner Joyce moved to CONTINUE the extension of the CUP for the Double Tree at 1800 Park Avenue to July 26, 2017. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

1. **280 Daly Avenue – Appeal of planning staff’s determination for new construction regarding 1. a subdivision plat note regarding Maximum House Size and 2. Subdivision Conditions of Approval regarding the construction of a sidewalk.** (Application PL-17-03522)

Director Erickson stated that the Planning Commission would be hearing this appeal in a quasi-judicial role. The application is de novo. He emphasized that the appeal was on the determination for building size; and not the other approvals regarding the site.

Assistant City Attorney McLean outlined the procedure for appeals. The City presents its side of the argument and the appellant has the opportunity to respond. In this case, the applicant was not the appellant, but they are the owners and would have the opportunity to respond. The Appellant is typically given the opportunity for one short rebuttal.

Commissioner Phillips wanted to know who had provided the handout that they were given at the start of the meeting.

Planner Ashley replied that later in the afternoon she received via email the one-page letter. The other handout was a mark-up to the Staff report. The power point handout was a copy of her presentation. The Appellants, Jennifer & Gideon Malherbe, were not present this evening. Planner Ashley believed the emailed letter was from a neighbor on Daly Avenue who was representing the Appellant this evening.

Planner Scarff reviewed the request for the Planning Commission to review an Appeal of a Planning Staff determination for new construction relating to plat notes in the LMC. In January of 2017, the applicant submitted two applications in relation to new construction of a single-family home at 280 Daly, which is currently a vacant lot. One application was the Steep Slope Conditional Use Permit, and the second was the Historic District Design Review. After the Planning Commission approved the Steep Slope CUP on March 22, 2017, the Staff was able to approve the HDDR on March 27, 2017. On April 4th, the Planning Department received an appeal letter from the property owners of 297 Daly Avenue, which was primarily focused on the Steep Slope CUP approval. She noted that the ten-day appeal window for the Steep Slope CUP had passed at that point; however, some objections outlined in the Appeal letter were relevant to the HDDR approval, and that appeal window was still active.

Planner Scarff pointed out that on the first appeal letter, items that were specifically related to the Steep Slope CUP were not addressed because they were no longer appealable. Items that were relevant to the HDDR were addressed in the Staff report. The HDDR items would be the focus of discussion this evening.

Planner Scarff noted that the Appellant had focused their appeal on four main topics; vertical articulation, calculation of the maximum house size, garage size, and platted sidewalk and sidewalk easement requirements.

Planner Scarff commented on Vertical Articulation. The Appellant stated that the application requests permission to encroach into the minimum 10-foot setback for vertical articulation. They referred to LMC 15-2.2-5, which is the building height section of the HR-1 zoning district, which states that a 10-foot minimum horizontal step in the downhill façade is required; and that horizontal step shall place at a maximum height of 23' from where the building footprint meets the lowest point of existing grade.

Planner Scarff presented a slide showing the north and south elevations of the proposed structure. A dash line with elevation points indicated where the Staff would measure 23' up from where the building footprint meets existing grade, and then 10' horizontal. The structure would have to remain within that building envelope to meet that requirement. Planner Scarff pointed out that it was well under the 10' on the south elevation. Therefore,

the Staff still maintained the determination that the proposal meets the Criteria of 15-2.2-5(B).

Planner Scarff thought the bulk of the appeal related to the calculation of the maximum house size. In reviewing the project, the Staff found a plat note on the Washington Mill Subdivision, which states that Lot 1, which is the subject site, has a maximum house size of 2500 square feet. They pulled up the final subdivision plat approval that occurred on October 21, 1993. It was not approved as an ordinance; however, the City Council Minutes refer to the Exhibit as Conditions of Approval. It also utilizes the language "maximum house size", and limits the size on Lot 1 to 2500 square feet.

Planner Scarff stated that the term "maximum house size" is a common plat note on subdivision plats. Per the definitions found in the LMC, maximum house is specifically defined as a measurement of gross floor area. The definition of gross floor area is "the area of a building, including all enclosed areas". It does not include unenclosed porches, balconies, patios and decks, vent shafts and courts. Garages up to a maximum area of 400 square feet in the Historic District are not considered floor area. Basement and crawl spaces below final grade are not considered floor area. It also does not include the exterior wall area. That is basically measured from the finished surface of the interior of the exterior boundary walls. Planner Scarff remarked that the Staff refers to the definitions of basement and first story to help identify which level is the basement. She presented an image to show that the floor level of the first story was not more than 4' below final grade. Any level below the first story is the basement level.

Planner Scarff summarized that the Staff uses the definitions in the LMC to determine how to calculate the gross residential floor area. Up to 400 square feet of the garage is exempt. Basement and crawl space area is below final grade, as well as the exterior wall area. The bulk of the calculation comes in identifying which part of the basement is below final grade.

Planner Scarff remarked that in this situation the Staff typically identifies area on the perimeter of the structure where the ceiling of the basement level is within one foot of final grade. She presented all four elevations of the proposed structure and noted that the Staff identified a point to the left of the garage doors and to the right of the window well where the ceiling of the basement level is more than 1' foot away from final grade. The two points that were identified were transferred to the floor plans. Planner Scarff pointed to the lowest level.

Planner Scarff stated that she had updated the since the Staff report was prepared, but it was not in time to publish the numbers. She had marked the points shown on the elevations and connected the points with a line through the floor plan of the basement level to show which part of the basement was considered to be below final grade, and which

portion was not considered to be below final grade. She pointed out an area where the line goes through wall area, which would be exempt anyway. Approximately 67 square feet of area in the lowest level would be considered above final grade and included as part of the maximum house calculation. None of the total floor area on the main and upper levels are considered to be final grade basement area. The calculation results in 2,362 square feet for the maximum house size. Planner Scarff clarified that these were the latest numbers and the latest review as part of this Appeal.

Planner Scarff reported that she found a mistake that she had made during her initial approval and review; however, it did not affect the ability to approve this project because it still meets the maximum house size limitation of 2500 square feet.

Commissioner Thimm asked for clarification on Planner Ashley's comment that the square footage was different from what was recently received. He noted that the Planning Commission was given information and they have a staff report, and he thought they should be looking at the merits of what was provided in the Staff report. He asked if there was a reason to look at any other square footage.

Planner Scarff replied that the only difference between what was in the Staff report and the Exhibit she presented this evening, was that the Staff report included the exterior wall area. She explained that in her initial approval it was very obvious that the applicant was below 2500 square feet, including the exterior wall area. She had not asked for a re-calculation because they were below the limitation regardless.

Commissioner Thimm understood that the square footage with each calculation was less than 2500 square feet. Planner Scarff answered yes, and apologized for providing last minute information.

Commissioner Phillips asked for the approximate difference in square footage. Planner Scarff reviewed a slide showing the floor plans for the lower and main levels as approved in the HDDR on the approved set of plans. She commented on the area below final grade, and noted that the criteria meant that the ceiling of the basement level is within 1' of final grade. Her mistake was that she had excluded area on the main level where the ceiling was below final grade because it is such a steep slope. The ceiling in the back corner was actually below final grade and she incorrectly exempted that from the gross residential floor calculation. However, when she realized her mistake and redid the analysis, she found that the project still met the maximum house size restriction.

Director Erickson asked Planner Scarff if it was her opinion that this house was 2461 square feet gross residential floor area. Planner Scarff replied that it was the number as approved. The slide she presented showed it as 2366 square feet. In response to

Commissioner Phillips, Director Erickson pointed out that the reduction was the difference between 2461 square feet and 2366 square feet, which resulted from excluding the exterior wall. Planner Scarff referred to the lower level on the original approved set and noted that the architect was more conservative than the Staff in the initial set of plans. She had not requested a revised set of plans because she was confident during the approval that it met the criteria. Looking at the lower level between what was approved and what is current, a slight sliver was removed. She pointed out that the architect exempted less than she did. Commissioner Phillips asked if the architect showed a line of what he was exempting in the original plans. Planner Scarff answered yes.

Director Erickson believed that Planner Scarff had laid this out in terms of how the Code is applied for the definition of garage, and for the definition of gross residential floor area. She also used the correct LMC in those definitions, which is the current Code at the time of the application.

Planner Scarff reported that the objection to the size of the garage is similar to the maximum house size. The Appellant states that the garage area allowed in the 1993 conditions of approval is a maximum 400 square foot garage, and the subject application includes a garage wall over the maximum allotted size. Planner Scarff believed the issue was a difference in interpretation. The current Code allows for an exemption of 400 square feet of garage area in the Historic District. To be thorough, she also looked at the LMC that was in effect on October 21, 1993, and it was essentially the same for garages. At that time, the HR-1 zone regulated mass and scale of structures using a floor area ratio, they it still allowed an additional 400 square feet for a two-car garage after calculating the FAR. The Appellant interprets the City Council Minutes as saying that the garage cannot exceed 400 square feet in area total. However, the Staff believes that when the Minutes reference the LMC at the time, they were not saying that the garages in the entire subdivision could not exceed 400 square feet. If the City Council had that intention, they most likely would have made it a condition of approval. Planner Scarff thought the City Council was only citing the LMC that there was an exemption of 400 square feet for garages.

Planner Scarff noted that in looking at this project specifically, the garages in the lower level, the entire garage is considered basement area below final grade. She had not applied a 400 square feet exemption for a garage to this project. If the garage would have been designed on the main level, that exemption would have come into play, but because it was designed below final grade it was exempted as part of the basement definition.

Commissioner Phillips asked if the garage was on the main level, what the 400 square feet for a garage would be exempted from. He did not believe the City typically limits square footage. He thought most of the houses were limited by the building envelope and

footprint. Planner Scarff agreed that it was rare to have a maximum house size limitation within the Historic District. It is typically seen on plats outside of the Historic District. Commissioner Phillips assumed it was included in the Code in the event that a maximum is placed on the plat. Director Erickson replied that it comes out of the definition of what is counted in gross residential floor area. In any zone that has a house size restriction, that definition is applied city-wide. He pointed out that the exercise Planner Scarff went through was standard procedure for the Planning Department on every building application and every HDDR review. It was not a new procedure.

Planner Scarff noted that the fourth topic of the Appeal addressed sidewalk and sidewalk easement requirement during the subdivision approval. There were also plat notes to that affect. The Appellant states that the current application did not account for the 1993 City Council recommendations of a 4' sidewalk at the front of the lot, as well as a 6' trailer sidewalk easement provided in conjunction with the sidewalk. The Appellant was referring to Condition of Approval #2 in the 1993 City Council approval, which states, "A 4' sidewalk shall be constructed along the front of the lots with the final configuration to be approved by Staff. A 6' trail and sidewalk easement shall be provided in conjunction with the sidewalk, and shall be shown on the plat". Planner Scarff believed that was brought in during the final subdivision approval, and it was hand-drawn. She indicated the sidewalk easement in front of Lots 1 and 2. A note states that it was dedicated for the perpetual use of the general public.

Planner Scarff stated that as the Appellant noted in their letter, during the initial approval the City did not require a 4' sidewalk with the design. It is no longer in the Trails Plan and the City Engineer and the Planning Director determined that there was no need to have that sidewalk. As part of the Appeal, looking back at the previous City Council Minutes, they found that the sidewalk needed to be required based on City Council action and recommendation. If the property owner did not want to construct a sidewalk, they would have to obtain approval from the City Council to amend the 1993 action. Planner Scarff had informed the property owner and she received a revised site plan that included a 4' sidewalk. The Staff shared the revised plan with the Appellant, but they still decided to appeal the design.

Planner Scarff presented the plan that the Staff had approved without the sidewalk. It showed a 6' sidewalk easement but there was no sidewalk in the plans. She then reviewed the revised plan with the sidewalk added. It showed a 6' sidewalk easement and a 4' sidewalk, but the easement area was slightly on the south side because of an existing curb. Planner Scarff noted that the condition of approval allows the Staff to approve the final configuration, and it was approved by the City Engineer.

Planner Scarff explained that the applicant had to redesign and include retaining walls to retain the grade so the sidewalk could be built. In looking at the initial site plan, some of the retaining walls were included and others were not. She pointed out the retaining walls that were added for the purpose of providing room for the sidewalk itself. The Appellant did not believe that any structure should be within the sidewalk easement, with the exception of the sidewalk, because it does not allow for clear and unobstructed use. The Staff believed the retaining walls are for the sake of the sidewalk itself, and there was no reason why it could not be in the easement area. Planner Scarff remarked that the retaining walls meet the requirements of the LMC. The maximum height is 4' and they are within private property within the front setback area.

Tom Gaddick, the owner of 291 Daly, stated that he lives across the street from 280 Daly. He has met Susan and Jeff Bradshaw, the owners of 280 Daly, and he spoke with them several times before they purchased the property. He was anxious to welcome them as neighbors. Mr. Gaddick was concerned about the development in Old Town and particularly on Daly Avenue. He was very concerned by things that have happened in the past on Lower Daly Avenue where a house was built within approximately 6' of the road. He was made aware of some of the issues at 280 Daly by his neighbor, Jennifer Malherbe. Mr. Gaddick stated that he had emailed the letter to Planner Scarff and he apologized for omitting to put his name on it.

Mr. Gaddick clarified that the Appellant, Jennifer Malherbe, was out of town and she had asked him to attend this meeting on their behalf and relay their concerns to the Planning Commission. Mr. Gaddick stated that the vertical articulation and square footage were the main points of concern. He could be persuaded on the garage. Mr. Gaddick believed the method of calculating square footage on final grade, because the final grade of most of the front of house is street level. He questioned how they could exclude a whole floor of the house as not counting because two-thirds of it are surrounded by dirt, but the final grade at the front of the house is street. By his calculation, determining that two-thirds of the house is below floor level, if they take the area of the rooms that spill out onto the final grade of the street, it adds another 1100 square feet to the project. It creates an unusual situation where people can walk up to that grade of the street, which is below the grade of much of that level of the house. He found it to be incongruous with what was probably the intention of the City Council in 1993 to limit the size to 2500 square feet.

Mr. Gaddick thought the lack of the 4' sidewalk appeared to be inconsistent with the Washington Mill Subdivision. He pointed out that in 1993 the definition of the street included the sidewalk. Therefore, that if the sidewalk was added in the latest revised plan, the setback needs to be moved back at least 4' and probably 6'. He has a survey from the opposite side of the street that indicates that the street is supposed to be 25'

wide. He measured it as 21'. Mr. Gaddick suggested that the City should survey the street to see what is actually Daly Avenue. He thought the setback needed to be adjusted to reflect the fact that it should be from the sidewalk.

Mr. Gaddick stated that the approval of 4200 square feet that somehow back calculates to gross residential area of 2461 square feet, where roughly 1,000 is at grade at street level, did not make sense. He believed the actual number of square footage was above the limitation of 2500 square feet. Mr. Gaddick commented on concerns regarding flooding, and noted that water coming down Daly Avenue would flow into the garage and into the entire lower level. In terms of the wall effect of the house, he stated that standing on the northeast corner of the house on the lower front side of the house looking up from street level would be more than 30' up, and represents a 75+ degree visual angle that is obscured from that point.

Mr. Gaddick believed the issues needed to be considered. He has a PhD in chemistry and he could not understand the square footage calculation. Mr. Gaddick thought they should look at what the City Council was trying to accomplish when they limited the size to 2500 square feet. The concept of Gross Livable Space did not exist at that time. He thought it was inappropriate to apply the current LMC because it did not exist in 1993. It was restricted under the 1993 LMC and the owner at that time agreed to the restriction of 2500 square feet. He pointed out that the restriction was more severe than the LMC.

Chair Strachan asked Mr. Gaddick how he measured the 30' wall effect. Mr. Gaddick replied that he stood there and measured. He explained what he calculated to determine 30'. Chair Strachan asked if it was measured from existing grade as it exists today. Mr. Gaddick replied that it was measured from the street.

Chair Strachan opened the public hearing.

Jonathan DeGray, the architect for 280 Daly, stated that the applicant generally agrees with the Staff report and thought they did a good job of articulating all of the aspects of the Appeal. He thought it reflected the way they worked with the Applicant throughout the approval process in terms of how they measured the square footage, discussions regarding the building height, mass and scale, and other issues.

Mr. DeGray commented on the four analysis items for discussion this evening. Regarding the vertical articulation, Mr. DeGray believed it met the requirements of the Code in terms of not exceeding 23' at any given point. He pointed out that the height limit in that area is 27' and they were four to five feet under the allowable height as measured per the requirements of the LMC. Regarding the comments from Mr.

Gaddick about measuring the height, Mr. DeGray noted that he used the standards laid out in the LMC. Taking a sight line from any given point can skew the measurement on any home in Old Town or anywhere in the City if the measurement is taken from the street and from any point of elevation. He remarked that the LMC is very specific on how to measure. He believed Planner Scarff had done a good job explaining why and how they comply with the LMC.

Regarding the calculation of maximum house size, Mr. DeGray pointed out that during their due diligence period prior to purchasing the property, the Bradshaw's met with the Staff in a pre-application to clarify the 2500 square feet limit and what it meant, and how they should measure it. It was important to understand because at that point it was unclear how exactly to deal with it. The Staff outlined how it should be dealt with and they moved forward with that criteria and have been consistent throughout. It was that criteria that allowed the Bradshaw's to move forward with purchasing their property. Mr. DeGray thought the chart on page 78 of the Staff report outlining the building sizes did a good job reflecting how this particular building, measured under 2500 square feet, fits well into the neighborhood.

Mr. DeGray thought the Staff report provided sufficient information on how the garage was measured. He pointed out that the required minimum was 400 square feet, and they were at 592 square feet, but they saw no reason to change it because that part of the building was in the basement.

Regarding the sidewalk, Mr. DeGray noted that they have made all the requested changes, and the 4' sidewalk was added because they were asked to provide it. He stated that manipulated the grades on-site to provide the 4' sidewalk.

Commissioner Phillips asked when the space was created for the sidewalk and the retaining walls were put in, whether they disturbed from natural grade more than 4' in that section. Mr. DeGray replied that the walls as shown were compliant, which is why he was hesitant to move them back further. If he did, there is a vehicle in the Code for the Planning Director to approve going up to 6' in the front yard. Mr. DeGray clarified that it was not the case because the walls did not vary more than 4' from existing grade.

Assistant City Attorney McLean asked Mr. DeGray to verify the height from the bottom of the garage doors to the ridge. Mr. DeGray stated that the garage doors were down at 73036, there is a deck, and then the building steps back. On the south elevation, the dash line is the face of the garage door. The main level is above, and the roof ridge above that showed a plate height of 23'3". It was approximately 20'3" to the ridge. The back plate of the sloping roof over the living room is at 25'6", or 22' to the back of the sloped shed.

Director Erickson remarked that based on the HDDR, the height from existing grade to the maximum height of the house is less than 27'. Mr. DeGray agreed. Director Erickson stated that based on the HDDR submittal, the 35' internal height was also met from the lowest floor plate to the ceiling joist to the highest floor. He clarified that both of the heights were met and illustrated on the drawing. Mr. DeGray answered yes. He noted that the dash line above the elevations was the 27' height limit. Planner Scarff stated that she had calculated approximately 24 feet above existing grade at the tallest point.

Chair Strachan closed the public hearing.

Commissioner Joyce believed the Staff was correct in their determination because he could not see any exceptions. The Code that applies is the Code in effect when the CUP or the HDDR is application is submitted. He did not believe the 1993 LMC was relevant for this discussion. The current LMC applied to the four issues outlined. Commissioner Joyce remarked that the house size is what they typically see for gross residential floor area.

Commissioner Thimm concurred with Commission Joyce. He had gone through the exercise of calculating the height and walking through what was presented this evening. After looking at the square footage and the LMC, he found that the Staff had analyzed it correctly in accordance with the LMC.

Commissioner Campbell thought Commissioner Joyce made an important point about the LMC. It is important to understand that the review is based on the LMC in effect when the application was made and not when the subdivision was approved. Commissioner Campbell understood the Appellant's issue that it might not feel like what the City Council approved in 1993, but definitions change, which is why it is important to know which LMC applies. As the Code morphs and new items are adopted, those have to be taken into account. Whether or not they like the new calculating method, they still need to operate under that Code. Commissioner Campbell did not believe the Planning Commission had any grounds to object.

Commissioner Phillips concurred. From his observation, this application was treated consistent with what has been done in the past. He could see from the original plans before this Appeal that specific items were clearly thought out by the architect. For example, on the vertical articulation Mr. DeGray had drawn in the 10' setback. Commissioner Phillips thought it was clear that the applicant followed the LMC correctly, and that the Staff applied it correctly as well.

Chair Strachan concurred with his fellow Commissioners. Although he has never agreed with the calculation of gross floor area exempting basements, it is the law.

On a separate issue, Chair Strachan expressed concern over the number of errors that were made in the calculations. He cautioned the Staff to be more careful in the future and to make sure it is correct the first time, primarily for the reason that it could be appealed.

Chair Strachan was not certain he would have jumped to the conclusion that the 1993 City Council would have put in a condition of approval on the 400 square foot floor area for the garage. He thought it was impossible to know or say what they would have done.

Chair Strachan understood that they needed to strictly interpret the plat, but he thought the sidewalk serves very little purpose. There are no sidewalks for the houses on either side and it is a sidewalk to nowhere.

Chair Strachan agreed that the Staff's calculations were correct.

Assistant City Attorney McLean requested that Planner Scarff suggest which Findings should be amended to reflect the correct square footage.

Commissioner Campbell referred to the definition of basement and first floor in terms of things to address in the LMC amendments. He would like those definitions cleaned up because in his opinion, it appears to be a basement because it is not a first floor and vice-versa. Planner Kirsten Whetstone replied that the definitions are taken directly from the Building Code. Approximately ten years ago they were asked to make the LMC definitions match the Building Code. When they did that, they had the idea that because parts of basements are visible and above grade, those should be included in the floor area. Chair Strachan pointed out that nothing written requires the LMC definitions to match the Building Code.

Director Erickson replied that the issue was how to re-write the definition and still be consistent with how the Building Code interprets it. There are other issues related to calculating basements and crawl spaces. Commissioner Campbell stated that his point is that no one parks their car in the basement.

Director Erickson stated that Finding of Fact #13 needed to be corrected to reflect 2362 square feet. Finding #27 should be corrected to 2362 square feet of gross residential floor area or maximum house size. Planner Scarff also changed the "68 square feet"

on Finding #27 to correctly read, “67 square feet of area on the lower level to be above final grade”.

Joe Tesch, representing the owner, noted that Finding #13 stated, “2362 square feet, which includes all garage and exterior wall areas”, and that should be changed to “...excludes all garage and exterior wall area”. Director Erickson agreed. That same correction also applied to the last sentence in Finding #27.

MOTION: Commissioner Phillips moved to DENY the Appeal for 280 Daly Avenue based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report and as amended. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

Commissioner Thimm stated that it was mentioned that the definition of basement and first floor matched the Building Code. He clarified that the definition has actually changed, and if they were looking at definitions, he suggested that they look at the current model code for a definition. Commissioner Thimm thought it was a good idea to tie those together because trying to figure out building height, stories, etc. in multiple venues can be very difficult.

Planner Whetstone agreed that Commissioner Thimm made good point, which is why it was changed to meet those definitions. However, as Chair Strachan had stated, gross floor area is how they could define mass. There is a benefit to defining a basement, first story, etc.

Findings of Fact – 280 Daly Avenue

1. The site is located at 280 Daly Avenue.
2. The site is located within the Historic Residential (HR-1) District.
3. The site is not identified as a historic site on the City’s Historic Sites Inventory.
4. On January 3, 2017, the City received both a Steep Slope CUP application and HDDR application related to proposed development at 280 Daly Avenue.
5. The Steep Slope CUP application was deemed complete on January 19, 2017, and approved by the Planning Commission on March 22, 2017.
6. The HDDR application was deemed complete on January 10, 2017, and was

officially approved via Staff final action on March 27, 2017, following Commission approval of the Steep Slope CUP on March 22, 2017.

7. The HDDR plans were stamped approved, and the final action letter to the applicant was drafted and dated on March 24, 2017; however, Staff erred in not distributing the final action letter to the applicant or noticing adjacent property owners within 100 feet (100') until March 27, 2017, resulting in approved plans and a final action letter that do not reflect the correct final action date of March 27, 2017.

8. Exhibit G of this report is an email that confirms that the HDDR final action letter was distributed to the Applicant Representative on March 27, 2017, as well as a letter showing that adjacent property owners were noticed of final action on March 27th as well. Both documents established a ten (10) day appeal period that ran through April 6, 2017.

9. Both of the SS CUP and HDDR applications supported the request to construct a new single-family house at 280 Daly Avenue, which is currently a vacant lot.

10. 280 Daly Avenue is platted as Lot 1 of the Washington Mill Subdivision, which was approved by Park City Council on October 21, 1993.

11. Council minutes for October 21, 1993, contain Conditions of Approval which limit the maximum house size on Lot 1 at 2,500 square feet, and create a 6-foot (6') wide sidewalk easement along the front property lines of Lots 1 and 2, which Council indicated should contain a 4-foot (4') wide sidewalk. The maximum house size and 6' sidewalk easement are both included as notes on the Washington Mill Subdivision plat document.

12. The LMC defines Maximum House Size as follows: §15-15-1.168 MAXIMUM HOUSE SIZE. A measurement of Gross Floor Area.

13. The final HDDR plans approved a single-family structure with a total floor area of 4,220.6 sf including all garage, basement area, and exterior wall areas, but with a gross residential floor area of 2,362 sf, which excludes all garage and exterior wall areas.

14. Staff finds that, if the exterior wall areas were made exempt from the gross floor area calculation, the result would be a maximum house size that is less than 2,500 sf, in accordance with the plat note. This calculation will be a requirement during the building permit application process.

15. The approved set of plans did not include a 4' wide sidewalk running through the platted 6' wide sidewalk easement shown on the plat, but Staff has since required the Applicant to revise the site plan to show a sidewalk since its construction was a Condition of Approval during the 1993 subdivision process.

16. The 1993 Council action would need to be amended by the current City Council to void the requirement to construct a sidewalk at 280 Daly.

17. On April 4, 2017, the Planning Department received an appeal letter from Jennifer and Gideon Malherbe, owners of 297 Daly Avenue, which was focused on appealing the SS CUP approval that occurred on March 22, 2017.

18. The 10-day appeal period for the SS CUP had already lapsed, but Staff notified the appellants that the appeal letter included objections that could apply to Staff determinations made as part of the HDDR approval, which still had an active appeal period. The appellants chose to move forward with the appeal of Staff determinations related to the HDDR approval knowing that a number of objections they'd made were specific to the SS CUP, thus, not appealable.

19. The appeal was submitted within ten (10) calendar days of the distribution of the HDDR final action letter to the applicant, as well as the posting of the property and mailing of notice letters to property owners living within 100' of the site (March 27th).

20. Supplemental information was provided to the Planning Department by the Appellant on the deadline of June 9, 2017, which was a date established by the Planning Director.

21. Above discussion found in the staff report is incorporated herein.

22. The HR-1 chapter of the LMC requires the inclusion of a ten-foot (10') minimum horizontal step in the downhill façade, which shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Staff finds that the applicant never requested permission from Staff or the Planning Commission to design a structure that encroaches into the minimum 10' horizontal step that is required, and that the project complies with requirements of LMC §15-2.2-5(B), as proposed and approved.

23. Staff finds that the note printed on the Washington Mill Subdivision plat

document, as well as language used in the 1993 City Council minutes, utilizes the term maximum house size. Because the HDDR application was submitted on January 3, 2017, the project was reviewed under the current version of the LMC. Under the current LMC, when the term maximum house size is utilized, Staff refers to the LMC definition of the term, which refers to the definition of gross residential floor area.

24. LMC §15-15-1.109 defines gross residential floor area, which provides exemptions for 400 square feet of garage area, as well as basement and crawl space areas falling below final grade.

25. When determining if floor area can be considered basement area, Staff has historically deemed area on the lowest level exempt if the ceiling of that level is within one foot (1') of final grade.

26. During the de novo review completed as part of this appeal, Staff found that they erred in directing the project architect to exempt 230 sf of area on the main level of the structure that had a ceiling level within 1' of final grade. Floor area on the main level is not eligible for exemption from the gross residential floor area calculation.

27. During this de novo review, Staff also found that the amount of floor area (192 sf) on the lower level that was included in the gross residential floor area calculation was more conservative than Staff's determination. Staff finds that they would only consider approximately 67 sf of area on the lower level to be above final grade, which results in a revised gross residential floor area, or maximum house size, calculation of 2,362 sf. This calculation excludes the area of the exterior walls, which is exempt from the floor area calculation.

28. Staff finds that no other direction regarding the calculation of maximum house size is provided on the Washington Mill Subdivision plat or within the minutes of the 1993 City Council approval.

29. Staff finds that the intent of the maximum house size and gross residential floor area definitions is to limit the size and mass of structures that falls above grade, thus, is viewable from adjacent properties.

30. Based on Summit County records, Staff finds that the proposed floor area for 280 Daly is comparable to those of existing, nearby Daly Avenue properties, especially when the larger than average lot size of 280 Daly is considered.

31. Staff finds that the Appellants had two (2) opportunities during the HDDR public hearing process and during the SS CUP process, which was approved by the Planning Commission on March 22, 2017, to object to the volume of the structure and its appropriateness within the larger neighborhood context.

32. The 1993 City Council minutes describing the approval of the Washington Mill Subdivision do indicate that, at the time, maximum house sizes in the HR-1 zoning district were calculated using floor area ratios, but that the applicant had agreed to a size more restrictive than what the zone would otherwise allow.

33. Staff finds that, even with the application of the current version of the LMC, a larger structure could have been approved under restrictions of the HR-1 zone if the plat note was not present. In line with LMC §15-1-3 Conflict, the most restrictive limitation was applied to the project, restricting the size of the structure beyond what could have otherwise been achieved.

34. The definition of gross residential floor area allows for the exemption of 400 square feet of garage area if a project is located within the Historic District.

35. The proposed garage area, measuring approximately 592 square feet including exterior wall area, is located on the lower level of structure and was exempted from the gross residential floor area calculation as it met the criteria of a basement area.

36. Staff finds that if the garage had been proposed to be located on the main level, it would not have been considered basement area, and up to 400 sf of its area would have been considered exempt from the gross residential floor area calculation.

37. Staff finds that the language included in the 1993 City Council minutes approving the Washington Mill Subdivision regarding garage size did not have the intent of limiting total allowable garage area to 400 square feet, rather, was citing the LMC that was in effect at the time, which provided a 400 square foot exemption for garage areas over the maximum allowable house size, which at the time was quantified using a floor area ratio.

38. Staff finds that it is irrelevant that the other structures in the Washington Mill Subdivision do not include garages, as there is nothing in the 1993 subdivision approval that prevented the development of garages on those properties, and nothing that prevents the development of a garage at 280 Daly Avenue.

39. At the time of initial appeal (April 4, 2017), the approved set of HDDR plans did not include a four-foot (4') wide sidewalk as was a Condition of Approval during the City Council approval of the Washington Mill Subdivision on October 21, 1993.

40. Following the appeal, Staff recognized the error in not requiring a 4' wide sidewalk as part of the proposal, and the Applicant has revised the site plan to reflect a 4' wide sidewalk that parallels the Daly Avenue right-of-way.

41. The revised site plan does include multiple retaining walls, not to exceed 4' in height measured from final grade, within the 6' wide easement area with the purpose of retaining grade to provide room for the sidewalk.

42. Staff finds that there is no regulation that prohibits the construction of retaining walls within the 6' wide sidewalk easement, especially because the walls are included specifically for the benefit of the sidewalk.

43. Staff also finds that the construction of the retaining walls will not cause excessive site disturbance or inhibit safe access for pedestrians along the 4' wide sidewalk. If a sidewalk is to be constructed, there needs to be a mechanism for retaining grade on the steep slope at the front of the lot.

44. Staff finds that the construction of the retaining walls will not prevent the perpetual use of the sidewalk by the general public, as the Appellant has claimed in the appeal materials.

Conclusions of Law – 280 Daly Avenue

1. Staff interpretation of the plat notes was correct.
2. Staff interpretation of the Land Management Code (LMC) was correct.

Conditions of Approval – 280 Daly Avenue

1. Approval is based on Historic District Design Review (HDDR) plans stamped approved on March 24, 2017. Building permit plans must substantially comply with the approved set of plans, as amended to include a 4' wide sidewalk parallel to the Daly Avenue right-of-way.

2. All of the conditions of approval of the HDDR approval letter dated March 24, 2017, shall continue to apply.

3. The expiration date of the HDDR approval shall be extended to one (1) year from the date of this order. A building permit shall be secured by the applicant by June 28, 2018.

Order:

The appeal is denied and Planning Staff's determinations are upheld.

2. **4001 Kearns Boulevard – First Amendment to the Park City Film Studios Subdivision, a re-plat to create three platted lots of record from existing 29.55 acre Lot 1 and to include a 0.8 acre parcel acquired from UDOT for storm water detention. The property consists of approximately 30 acres. (Application PL-15-03005)**

Planner Whetstone reported that she had received an email from the applicant requesting a continuation to the July 12th meeting.

Director Erickson noted that the Condition of Approval #16 with respect to landscaping had been revised since the last meeting.

Planner Whetstone recommended that the Planning Commission conduct a public hearing this evening to get public comments on the record.

Chair Strachan opened the public hearing. There were no comments. Chair Strachan closed the public hearing.

MOTION: Commissioner Joyce moved to CONTINUE the first amendment to the Park City Film Studio Subdivision to July 12, 2017. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

3. **1450-1460 Park Avenue – A plat amendment requesting to combine Lots 1 and 2 of the Retreat at the Park Subdivision at 1450-1460 Park Avenue into one lot of record. (Application PL-17-03501)**
4. **1450-1460 Park Avenue - Conditional Use Permit (CUP) application for the construction of a Parking Area of five (5) or more than spaces at 1450-1460 Park Avenue. Applicant is proposing to construct nine (9) parking spaces along Sullivan Road. (Application PL-17-03502)**

5. **1450-1460 Park Avenue- Request for Approval of a Condominium Plat for the combined Lots of the Retreat at the Park Subdivision for eight (8) residential units. (Application PL-17-03503)**

The Planning Commission reviewed these three items together and opened a single public hearing on all three. Separate actions were taken.

Planner Grahn provided a brief background on the projects and why the three applications were connected. She explained that there were two lots of record; one for 1460 and one for 1450 Park Avenue. Initially, the applicant had proposed to keep these lots separate with a pedestrian easement down the center. One advantage of keeping the lots separate was the ability to have four parking spaces on each lot, which is an allowed use. She clarified that a parking area of five or more spaces triggers a conditional use permit. Planner Grahn reported that based on the feed the applicant received last summer from the Planning Commission, as well as concerns expressed by the Community Development Department and the Engineering Department, they did not favor the two tandem parking spaces at 1450 Park, especially if they were shared by the neighbors. One parking space was relocated, which initiated the plat amendment.

Planner Grahn remarked that the purpose of the plat amendment is to combine the two lots of record that already exist. It explains the existing lot sizes and the requirements. The applicant had complied with all of the requirements.

Planner Grahn reviewed the conditional use permit application for a parking area of 9 spaces. The conditional use permit is required for a parking area of five or more spaces. The nine spaces occur based on the proposal to combine the two lots. Planner Grahn noted that the applicant chose to concentrate the parking along Sullivan Road, which is a drive through City Park and not an actual City street. Doing this maintains the integrity of the historic houses and the historic character of Park Avenue. It also meets the Design Guidelines, which encourages parking areas to be in the back of the lot.

In terms of traffic consideration, Planner Grahn reported that the City Engineer found that the eight new homes were going to generate ten trips per day. She emphasized that the conditional use permit is only for the parking area and not for the development itself. Therefore, those 80 trips per day could be absorbed by Sullivan Road and Park Avenue. The City Engineer found that this congestion would add to the current traffic congestion during the peak holiday weekends and special events. Planner Grahn pointed out that the development could not provide any local remedy that would alleviate an existing problem.

Planner Grahn stated that there would be no increased utility capacity. Storm water runoff and utilities have all been addressed as part of the larger development. Emergency

access could occur off of Park Avenue or Sullivan Road. The applicants have chosen to mitigate the appearance of the parking area to the best of their ability by including a vegetated berm. The berm would not disallow emergency vehicle access.

Planner Grahm thought it was important to note the location and amount of off-street parking. The calculation the Staff used was based on the construction of six new single family houses. A single family house requires two parking spaces per house. If this had been a multi-unit dwelling where the units are combined, it would have actually generated 8.5 parking spaces based on the size of the units being proposed.

Planner Grahm stated that the Staff had created conditions of approval in an effort to help with the amount of the off-street parking. The parking will be managed by the HOA and not the City; and one of the conditions asks that in the CC&Rs the applicant provide for certain specifications, such as no more than two cars per unit, maintaining ADA parking if required, the length the time of vehicle can be parked, restrictions on vehicles sizes, snow removal and so forth.

Regarding internal vehicles and pedestrian circulation, Planner Grahm noted that the access for this parking area was along Sullivan Road. Pedestrian access could be from either City Park or through the pedestrian easement that goes down the middle of the lot. Fencing is not required, but it will be screened with landscaping. A trash enclosure on the northeast side of the lot will have fencing and hide the parking from the struggler building. Planner Grahm stated that the parking area did not create more building mass or bulk. It would be more difficult to mitigate the bulk if they were building the garage. Concentrating the parking in the back of the lot prevents it from impeding on the historic integrity of the site.

Planner Grahm noted that there were no open space requirements; however, the applicant was providing 55% open space. Signs and lighting have been conditioned so that the Planning Department reviews and approves them prior to any installation. The parking area complies with the Design Guidelines as outlined in the Staff report.

Planner Grahm pointed out that noise, odors, and steam caused by other parking areas along Sullivan Road already exists. This parking area would not add to those impacts. Deliveries would occur between Park Avenue and Sullivan Road. She stated that the expected ownership would be a condominium plat once that has been recorded. The property is not in the SLO, and it is consistent with the General Plan.

Planner Grahm remarked that the historic structures would not be threatened or hurt by this parking area. The parking was located a significant distance from the structures to help maintain that integrity. The City would obtain façade preservation on the homes

before they are sold to individual owners. The new units have to comply with the Design Guidelines and the Staff found that those had already been met.

Planner Grahn reviewed the application for the Condo Plat, which would condominiumize the project to allow the units to be sold to individual owners. The tables beginning on page 374 of the Staff report outlined the sizes of those units.

Steve Brown, development consultant on behalf of the City, and Jesus Vendasu, the project architect for Caddis Architecture, were present to answer questions.

Mr. Brown complimented Planner Grahn for her thorough compilation of what has occurred over the last year in response to the comments made by the Planning Commission last summer, primarily related to tandem parking on the Park Avenue side. Mr. Brown commented on the exhaustive process they had gone through reviewing this with all of the City departments and the service providers, and well as going through the HDDR and HPB process. He thought they had done a fairly good job of trying to respond the Commissioners' comments and to make sure there would no unmitigated issues remaining. Mr. Brown stated that they have a good record of Code compliance and he was pleased with the end result. He was willing to walk the Commissioners through the site if they were interested in a site visit.

Chair Strachan opened the public hearing on the plat amendment, the CUP and the condominium plat for 1450-1460 Park Avenue.

There were no comments.

Chair Strachan closed the public hearing.

Chair Strachan stated that even though these three applications come close to satisfying the Code, he thought it was presumptuous and counter-productive for the City to go ahead and build these and to get as far along as they did under the umbrellas of the need for affordable housing. Chair Strachan believed there was a strong need for affordable housing, but the need for affordable housing also must follow the regular procedure. He thought it perceived favoritism to the City when another applicant who comes in with an application similar to this one would not get as far along in the construction process. He was certain that Commissioners Phillips, Campbell and Thimm could attest to that based on their construction experience. Chair Strachan remarked that the fact that the City was able to get this far and the Planning Commission was just now seeing the plat amendment and the CUP was unfair to every private applicant. He understood that the need for affordable housing is huge, but the City has to follow the same rules as everyone else. He rides his bike by this project

every day and he thinks it is very hypocritical that the City would do this. He was not opposed to the project and he probably would have favored it had it followed the proper process prior to construction.

Commissioner Thimm agreed with Chair Strachan. However, after reviewing all three applications, the mitigation measures, and going through the conditions of approval, he thought the intent of the LMC was met.

Commissioner Joyce disagreed that the LMC had been met. He noted that the Planning Commission pointed out flaws in the parking six or eight months ago and they voiced a lot of concerns regarding the parking plan. At that time, they were told that the only decision was whether or not they could park on Sullivan Road, and the Planning Commission had said yes. Commissioner Joyce stated that in hindsight that decision was a mistake. They Commissioners should have said no and made the City Council overturn their decision. By saying yes, the Planning Commission kept seeing continuances, and they ended up with a plan that he would not approve for any applicant. Commissioner Joyce pointed out that he has consistently said that when the City is the applicant they should be held to the absolute strongest standard that they would hold for any applicant, because otherwise it is favoritism.

Commissioner Joyce stated that in looking at the parking plan, the only way to get to 12 parking spaces is two spaces for the six new units, and eliminating the parking for the two historic buildings on the historic sites inventory. He remarked that the reason they eliminate parking requirements for the Historic Sites Inventory buildings is to protect the historic properties that are mostly built on 25' x 75' lots. He noted that 1450 and 1460 Park Avenue had off-street parking and the City tore it out. Instead of doing what they talk about with the provision of not having to provide parking for those historic structures, the City went in the opposite direction. The City tried to quadruple the density on the lots and they could only do it by invoking the fact that they did not need to providing parking for the two historic buildings; and only provide parking for the new buildings.

Commissioner Joyce thought the problem continued to exacerbate. The City misused that piece of the Code and they removed existing off-street parking. He referred to the map on page 368 of the Staff report and the three-car parking spots at the lowest end. He believed that if they asked people on the street which residents would use those three parking spots, he was certain they would say the two yellow buildings because it makes sense. That is how it was designed. Commissioner Joyce disagreed with the idea that those structures will not have off-street parking and those residents will park in the street, because it was obvious that they were parking those structures. In addition, the conditions of approval state that there are no assigned parking spaces.

Commissioner Joyce stated that if they came to the Planning Commission with the same layout, but said they were going to assign parking spaces and put something in the deed for the two historic houses that requires them to park in the street and prohibits parking on-site, he might be able to accept counting 12 parking spaces under those circumstances. The problem is that the City would never enforce it, and pushing enforcement off to an HOA does not fix the problem. This is an under-parked project.

Commissioner Joyce stated that he and Commissioner Campbell have discussed what it means to under-park a commercial project. Commissioner Campbell believes that under parking a commercial project is fine because if customers have trouble finding a parking place, that business loses customers and the parking works itself out. However, this is a residential project and if it is under-parked people will park in the street or in City Park. It pushes the problem out into the neighborhood.

Commissioner Joyce remarked that the fact that the City is twisting the way they count parking is disheartening. He was confident that no matter what the Planning Commission decides, the City Council would approve it because the project is nearly built. Commissioner Joyce could not support these applications. He wished they could have had this discussion before the construction started, which is when it should have occurred and when the Planning Commission tried but were steered away.

Commissioner Campbell thought it was an easy out for regulations to look at what technology is going to do in the future. He believed most of those people would not own cars five or ten years from now, so he was going to look the other way and pretend that the City did not manipulate the process. Commissioner Campbell agreed that it is frustrating to have rules and for the City not to live by the same rules as everyone else. He would like to find some way to send that message to the City Council. Commissioner Campbell pointed out that the Planning Commission wants to support affordable housing and wants to do whatever they can to streamline the process, but Chair Strachan is correct in saying that the City should not get a streamlined version over what a private applicant could get. He agreed with Commissioner Joyce, that if this had been a private applicant the project would have never gotten this far in the process. He thought everyone should be concerned about the public questioning how this was pushed through and built before it was completely approved. Commissioner Campbell asked Director Erickson to make sure in the future that the Planning Commission is not a party to something like this before it gets too far down the road. He felt that whatever they did tonight, the perception is going to be that the Planning Commission allowed it, and that is not the case.

Assistant City Attorney McLean commented on the CUP and the existing site from a legal standpoint. She stated that notwithstanding the issues with the parking and the fact that Council Member Beerman was in attendance and would relay their comments to the City Council, the application is for a conditional use permit for a parking area greater than five spots. It is not an application for how the project is and how it is parked. It is about the impacts of having more than five cars together. Ms. McLean explained that how it exists right now without the plat amendment to remove the interior lot line, the applicant would not need a CUP because they would have two smaller structures, or four and four. The applicant would be able to park it in a manner where a CUP is not needed. She recognized that it may be an issue with the LMC that should be addressed globally in terms of how these projects will be parked. Ms. McLean stated that from a legal standpoint, the lens for looking at the CUP is what are the impacts of having those cars in the back, what are the impacts of having them together, and have those impacts been adequately mitigated. It was not about the issues of parking for the historic house. Ms. McLean clarified that regardless of the applicant, the City, as the regulator, would have to find that this adequately parked because that is all that is required. There are no parking requirements for the historic homes.

Commissioner Campbell pointed out that their frustration is that the plan has continued to evolve. His experience has been that a private applicant would have to have a completed plan before any of it could be approved. In this case the Planning Commission approved parts of it early on, and now their hands were tied. The Commissioners had no choice but to approve this because of how much has already been constructed. The applicant has no choice in terms of how to park it.

Chair Strachan asked what would happen if the Planning Commission denied the plat amendment. Assistant City Attorney McLean believed that the applicant would not ask for the CUP or the plat amendment, and instead come in for two condominium plats for the lot to the south and the lot to the north. Chair Strachan pointed out that under that scenario there would not be a need for more than five parking spaces, and the project would be under-parked. Ms. McLean explained that each unit would still be required to have two spaces and there would be six spaces on each lot, but because the parking spaces would not be together, it would not require a CUP. Commissioner Joyce pointed out that it would then go back to tandem parking, which is what they opposed at the last meeting. Ms. McLean noted that tandem parking is permitted under the Code, even though it was not the best solution.

Chair Strachan believed the parking plan presented this evening was the best result of many evil results, but it was never approved by the Planning Commission. He reiterated that the process was disheartening and it would have never been allowed for a private applicant.

Commissioner Phillips agreed with his fellow Commissioners about the order of the process. However, he thought this was a better plan than what they saw at the last meeting and it has adequate parking. He agreed that the applicant had manipulated and did some things, but everyone does it. It also meets the Code. Commissioner Phillips stated that if he had spoken first, he was going to mention that the order of the process seemed backwards and that upsets him as a Planning Commissioner. He was also upset that the Planning Commission did not have the opportunity to review this project prior to construction. He was unsure whether or not it was part of the fast-track for affordable housing that was previously mentioned, but if that is the case, then it needs to be applied fairly to future applicants of affordable housing.

Commissioner Joyce asked if 12 parking spaces is the right number based on the fact that the two historic houses are going to park off-site. If the applicant thinks the historic houses are going to park on the property, they need to provide four additional spaces. Commissioner Phillips pointed out that the Code gives an exemption for historic houses. Commissioner Joyce replied that the Code is not designed for subdivisions. He wanted to know how they could make sure that the four cars associated with the two historic homes never take the other parking spaces.

Director Erickson clarified that there was not a restriction in the CUP that prevents the historic houses from using one or more of the common parking spaces. Therefore, historic houses have the same right to those 12 spaces as everyone else in the condominium. He was not aware of a special exemption. Director Erickson explained that they were not exempting the historic houses from parking. They were only being asked to comply with the Code for historic houses. Commissioner Joyce argued that they were under-parking what the Code recommends.

MOTION: Commissioner Joyce moved to forward a NEGATIVE recommendation to the City Council for the plat amendment for the Retreat at Park First Amended at 1450-1460 Park Avenue.

The motion died for lack of a second.

MOTION: Commissioner Phillips moved to forward a POSITIVE recommendation to the City Council for 1450-1460 Park Avenue Plat Amendment request to combine lots 1 and 2, the Retreat at the Park Subdivision, based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the draft ordinance. Commissioner Thimm seconded the motion.

VOTE: The motion passed 3-1. Commissioner Joyce voted against the motion.

Commissioner Joyce asked if there was electricity out to the parking areas for charging electric cars. Mr. Brown replied that there was no electricity at this point in time. Commissioner Joyce pointed out that the City was making proposals about people driving electric cars yet they were selling affordable housing in a way that no one could own an electric car. He thought that was incongruous with everything else the City was trying to encourage. For future affordable housing proposal, he would like charging stations for electric cars to be part of their subdivision developments.

Mr. Brown stated that they were considering charging stations in the Woodside Park Phase 1 and Phase 2 projects. Commissioner Campbell thought they should first solve the problem of who will pay for it. If there are nine spots and they are not restricted to a specific house, he would be opposed to the City paying for an individual's electric car.

MOTION: Commissioner Phillips moved to APPROVE the Conditional Use Permit for 1450-1460 Park Avenue in regards to the five stalls or more, based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Commissioner Thimm seconded the motion.

VOTE: The motion passed 3-1. Commissioner Joyce voted against the motion.

MOTION: Commissioner Phillips moved to forward a POSITIVE recommendation to the City Council for 1450-1460 Park Avenue request for approval of a condominium plat for the combined lots of the Retreat at the Park Subdivision for residential units, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the draft ordinance. Commissioner Thimm seconded the motion.

VOTE: The motion passed 3-1. Commissioner Joyce voted against the motion.

Findings of Fact -1450-1460 Park Avenue – Plat Amendment

1. The property is located at 1450-1460 Park Avenue in the Historic Residential-Medium Density (HRM) District.
2. The subject property consists of Lots 1 and 2 of the Retreat at the Park Subdivision approved by the City Council as Ordinance 07-20 and recorded at Summit County on August 16, 2007.
3. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the rehabilitation and relocation of the historic houses at 1450 and 1460 Park Avenue. The HDDR applications were

approved on November 21, 2016.

4. On February 3, 2016, the Historic Preservation Board (HPB) approved the material deconstruction for the historic houses at 1450 and 1460 Park Avenue. The HPB approved the relocation of the house at 1450 Park Avenue 8'6" to the west towards Park Avenue and the relocation of the house at 1460 Park Avenue 5'5" to the west towards Park Avenue was approved by the HPB on March 2, 2016

5. On July 13, 2016, the Planning Department approved Conditional Use Permits (CUP) at each address to allow access off Sullivan Road.

6. On March 20, 2017, the Planning Department received an application for a plat amendment to combine Lots 1 and 2 of the Retreat at the Park Subdivision at 1450-1460 Park Avenue; the application was deemed complete on March 27, 2017.

7. The proposal complies with the allowed uses in the HRM District.

8. The combined lot size will be 18,294.43 square feet.

9. The minimum lot width in the HRM District is 37.50 feet; the combined lot width will be 108.25 feet along Park Avenue and 100.99 feet along Sullivan Road.

10. The required front yard setback is 15 feet in the HRM District; the applicant is providing a 15 foot front yard setback.

11. The required rear yard setback is 10 feet in the HRM District; the applicant is proposing a 22 foot setback.

12. The required side yard setback is 5 feet in the HRM District; the applicant is proposing 5 feet along the north and south side yards.

13. Single-family dwellings are an allowed use in the HRM District.

14. The site is not located within the Sensitive Lands Overlay District. There are no known physical mine hazards. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance.

15. Property is located in a FEMA Flood Zone A

16. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law – 1450-1460 Park Avenue – Plat Amendment

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
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 - 1450-1460 Park Avenue – Plat Amendment

1. The 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 record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's 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 City Council.
3. Required public improvements and landscaping, as applicable, shall be completed at the time of conversion or security provided to ensure completion as provided by ordinance.
4. The applicant shall dedicate a façade preservation easement to the City for the historic structures at 1450 and 1460 Park Avenue following their restoration and prior to sale of the historic buildings to private property owners.
5. The property is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) boundary. Final construction must comply with the Soils Ordinance regulations.
6. The applicant shall show and label their easement with Snyderville Basin Water Reclamation District (SBWRD) on the plat amendment.
7. A ten feet (10') wide public snow storage easement will be required along the

Park Avenue frontage of the property.

8. Surface utility boxes for this project shall be located on the property.
9. Because of Park City's implemented Storm Management Plan, construction projects shall need to identify drainage areas and planned Best Management Practices (—BMPs) to control erosion and off-site migration of soils.

Findings of Fact – 1450-1460 Park Avenue – CUP

1. The property is located at 1450 and 1460 Park Avenue.
2. The zoning is Historic Residential-Medium (HRM) Density District.
3. The lots at 1450 and 1460 Park Avenue currently each contain a historic house. The sites are designated as Significant on the City's Historic Sites Inventory (HSI).
4. The property is identified as Lots 1 and 2 the Retreat at the Park Subdivision and contains a total of 18,294.43 square feet. Both lots have street frontages along both Park Avenue. The rear yard of the properties back up to Sullivan Road.
5. Sullivan Road is a private drive, not a City Street.
6. On February 3, 2016, the Historic Preservation Board (HPB) approved the material deconstructions at 1450 and 1460 Park Avenue. The relocation of the house at 1450 Park Avenue by 8'6" and the house at 1460 Park Avenue by 5'5" to the west towards Park Avenue was approved by the HPB on March 2, 2016. The HDDR applications were approved on June 14, 2016.
7. The HDDR applications to construct the three (3) new single-family dwellings behind each of the historic houses were approved on November 21, 2016.
8. On July 13, 2016, the Planning Commission reviewed a CUP request for access off of Sullivan Road; the CUP was approved.
9. The proposed combined lot size of 1450 and 1460 Park Avenue, following recording of a plat amendment, of 18,294.43 square feet is greater than the minimum required lot size for a development of eight (8) dwelling units (9,625 SF). On July 13, 2016, the Planning Commission approved a CUP application for access off of Sullivan Road.

10. The existing site is located on Park Avenue, which is a major residential collector street. The site is immediately surrounded by multi-family dwellings.

11. The historic houses at 1450 and 1460 Park Avenue are designated as “Significant” on the City’s Historic Sites Inventory (HSI), and are not required to provide parking. The six (6) new single-family dwellings proposed on the combined lot are required to provide two (2) parking spaces each for a total of twelve (12) spaces.

12. To lessen traffic conflicts along Park Avenue, the applicants have chosen to locate most of the parking at the rear of the lot along Sullivan Road. The applicant is proposing one (1) parking space accessible from Park Avenue to be adjacent to the historic house at 1450 Park Avenue; two (2) parking spaces accessible from Park Avenue will be adjacent to the historic house at 1460 Park Avenue; and the remaining nine (9) parking spaces will be concentrated at the east (rear) of the lot along Sullivan Road in a single Parking Area.

13. The City Engineer finds that on average, the eight (8) homes would generate ten (10) trips/day/home or approximately 80 new trips that will be absorbed by Sullivan Road and Park Avenue. The additional trips will not cause additional congestion except during holiday weekends and special events when there is existing congestion. There is no local remedy that this development can provide to alleviate the existing, holistic problem.

14. A Parking Area of five (5) or more spaces is a Conditional Use in the HRM zoning district.

15. The applicant will have to accommodate the necessary utility capacity for a functioning project. The applicant is responsible for making these necessary arrangements. The applicant shall also be accountable for working with the many utility companies and City Engineer related to utility capacity. The utility capacity shall not adversely affect the project in a way that causes an unreasonable aesthetic look and feel. Storm water run-off has already been addressed as part of the overall development of the site.

16. Emergency vehicles can easily access the project off Park Avenue and/or Sullivan Road and no additional access is required.

17. The applicant requests that most of the direct access to the site come from Sullivan Road. The applicant is proposing a total of three (3) parking spaces accessible from Park Avenue and nine (9) parking spaces accessible from Sullivan Road.

18. The applicant proposes to provide internal vehicular access from Park Avenue and Sullivan Road. A pedestrian path will straddle the existing interior lot line between 1450

and 1460 Park Avenue and provide a pedestrian connection between Park Avenue and Sullivan Road.

19. The applicant has minimized the visual impacts of the nine (9)-car Parking Area along Sullivan Road at 1450-1460 Park Avenue by providing a fenced trash enclosure along the north property line, a vegetated berm between the Parking Area and Sullivan Road, and a vegetated side yard along the south property line.

20. By constructing six (6) single-family residences behind the existing historic houses, the applicant has significantly reduced the mass and scale of the development. They have maintained the traditional orientation of buildings along the Park Avenue right-of-way. By concentrating the uncovered Parking Area along Sullivan Road they have reduced the mass that would have been created on the lot by creating a covered parking structure.

21. There are no open space requirements for this site as the applicant is proposing to construct single-family homes, not a multi-unit dwelling. The total amount of open space on this lot is proposed to be approximately 10,160 square feet of open space or 55% of the combined lots.

22. No signs and lighting are associated with this proposal. All future lighting will be subject to the LMC development standards related to lighting and will be reviewed for compliance with the LMC and Design Guidelines at the time of the building permit review. Any existing exterior lighting will be required, as part of this application, to be brought up to current standards.

23. The physical design of the proposed Parking Area and development is compatible with surrounding Structures in mass, scale, style, design, and architectural detailing.

24. The proposed use does not provide noise, vibration, odors, steam, or other mechanical factors that are not already associated within the HRM District. The location of the Parking Area at the back of the lot along Sullivan Road and the vegetated berm will mitigate the associated vehicles from the view of the neighborhood.

25. Trash storage and recycling pick areas will be located on the rear (south) elevation of the new houses. Trash collection will occur along Sullivan Road.

26. Expected ownership of the entire project is anticipated as a single entity until the applicant files a Condominium Record of Survey to be able to sell each private unit individually.

27. The site is not located within the Sensitive Lands Overlay District. There are no known physical mine hazards. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance. The site is not on any steep slopes and the proposal is appropriate for its topography. Storm water runoff from Parking Area has been addressed as part of the overall development of the site.

28. Expected ownership of the entire project is anticipated as a single entity until the Condominium Plat has been recorded, enabling the applicant to sell each private unit individually. Following the sale, these will be deed-restricted affordable housing units.

29. Per LMC 15-2.4-3, the Planning Director shall review any Conditional Use permit (CUP) Application in the HRM District and shall forward a recommendation to the Planning Commission regarding compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites and Chapter 5. The proposed design of the six (6) new single-family dwellings meets the Design Guidelines for Park City's Historic Districts and Historic Sites.

30. The applicant is not proposing to alter the Historic Structure to minimize the residential character of the building; rather, the applicant is proposing to remove non-historic additions on the historic house, construct a new addition, and restore the existing historic structure. The proposed Parking Area along Sullivan Road is also consistent with the Design Guidelines as the guideline encourage locating Parking Areas in rear yards where they do not detract from the historic character of the primary right-of-way.

31. The new buildings and addition to the historic structure will be in scale and compatible with existing historic buildings in the neighborhood. Larger masses will be located to the behind the historic structure to minimize the perceived mass from the street.

32. By constructing the six (6) single family residences behind the historic houses, the applicant has significantly reduced the mass and scale of the development as viewed from Park Avenue. The small scale of these new houses is consistent to that of the historic structures. The low height of each house and the separation between the houses minimizes their visibility and allows the historic structure to remain the focal point of the project.

33. Parking requirements of Section 15-3 will be met. The required amount of parking for six (6) new single family homes is twelve (12) spaces. The applicant will provide three (3) parking spaces accessible from Park Avenue and nine (9) parking spaces accessible from Sullivan Road.

34. All yards are designed and maintained in a residential manner. Existing mature landscaping shall be preserved as possible.

35. As the property is surrounded by residential uses and no commercial uses are proposed, therefore the applicant is not providing fencing and screening between along common property lines.

36. All utility equipment is proposed to be located underground.

37. General statement about consistent with the GP.

38. The staff findings in the Analysis section of this report are incorporated herein.

Conclusions of Law – 1450-1460 Park Avenue – CUP

1. The CUP, as conditioned, is consistent with the Park City Land Management Code.
2. The proposed use, as conditioned, will be compatible with the surrounding structures in use, scale, mass and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval – 1450-1460 Park Avenue – CUP

1. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The plan shall include phasing, timing, staging, and coordination of construction with adjacent projects to address mitigation of neighborhood impacts due to the volume of construction in this neighborhood.
2. City Engineer review and approval of all construction, including grading, utility installation, public improvements and storm drainage plans, and all construction within the ROW, for compliance with City standards, is a condition precedent to building permit issuance.
3. Snyderville Basin Water Reclamation District (SBWRD) review and approval of the utility plans for compliance with SBWRD standards and procedures, is a condition precedent to building permit issuance. A 21 foot wide utilities easement has been dedicated to SBWRD along the shared property line of 1450-1460 Park Avenue.
4. A final landscape plan shall be submitted for approval by the Planning Department and the landscaping shall be complete prior to issuance of a final certificate of occupancy for

the project. The landscape plan shall provide mitigation of the visual impacts of the driveways, parking areas, and mechanical equipment.

5. The applicant shall dedicate façade preservation easements to the City for the historic structures at 1450 and 1460 Park Avenue following their restoration and prior to sale of the historic buildings to a private property owners.

6. The plat amendment to combine Lots 1 and 2 of the Retreat at the Park Subdivision, located at 1450-1460 Park Avenue shall be recorded else this CUP approval for a Parking Area of nine (9) parking spaces along Sullivan Road is void.

7. The HOA shall create and enforce a parking plan to be approved by the City Planning Director and City Engineer prior to issuance of certificates of occupancy that addresses the following:

- a. No more than 2 cars allowed per unit
- b. The HOA shall maintain signed and striped ADA parking (if required)
- c. Length of time a vehicle can be parked without moving
- d. Restrictions on vehicle size to prevent semis, work trailers, storage units (PODs), etc. in designated parking areas
- e. Snow removal restrictions
- f. Determine if parking spaces are assigned to individual owners or units
- g. Signs
- h. Fair tie-breaker and changes to plan clause
- i. Signs

8. The applicant is responsible for providing an updated landscape plan as part of the building permit application. Any significant vegetation that needs to be removed shall be replaced in-kind or a multiple of trees of the same caliper shall be provided to match the diameter of the existing tree. The updated landscape plan shall incorporate fruit trees and lilac bushes, consistent with the current vegetation that exists on site. If possible, the applicant will preserve the lilac bushes.

9. Existing mature landscaping shall be preserved per a tree preservation plan submitted by a certified arborist and approved by the City prior to issuance of a building permit.

10. All ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.

11. All parking areas and driveways shall be screened in order to visually buffer off-street parking areas from adjacent properties and the primary rights-of-way.

12. All parking area signs shall be approved by the Planning Department prior to installation.

13. Any new exterior lighting features shall be reviewed and approved by the Planning Department prior to installation. Exterior lighting features shall be compatible to the building's style, period, and materials, but shall also be down-directed and shielded.

14. All Standard Project Conditions shall apply.

Findings of Fact – 1450-1460 Park Avenue – Condominium plat

1. The property is located at 1450-1460 Park Avenue in the Historic Residential-Medium Density (HRM) District.

2. The subject property consists of Lots 1 and 2 of the Retreat at the Park Subdivision approved by the City Council as Ordinance 07-20 and recorded at Summit County on August 16, 2007.

3. On December 8, 2015, the Planning Department received two Historic District Design Review (HDDR) applications for the rehabilitation and relocation of the historic house at 1450 and 1460 Park Avenue. The HDDR applications were approved on November 21, 2016.

4. On February 3, 2016, the Historic Preservation Board (HPB) approved the material deconstructions for 1450 and 1460 Park Avenue. The relocation of the house at 1450 Park 8'6" to the west and the house at 1460 Park 5'5" to the west towards Park Avenue was approved by the HPB on March 2, 2016.

5. On July 13, 2016, the Planning Department approved Conditional Use Permits (CUP) to allow access off Sullivan Road.

6. On March 20, 2017, the Planning Department received a Condominium Record of Survey application for the Retreat at the Park Condominiums; it was deemed complete April 14, 2017.

7. The property owner proposes to record a Condominium Record of Survey that creates a total of eight (8) units.

8. A condominium is not a type of use but a form of ownership.
9. The proposal complies with the allowed uses in the HRM District.
10. Together, Lots 1 and 2 of the Retreat at the Park Subdivision contain 18,294.43 square feet. This is greater than the minimum lot size required for eight (8) dwelling units which is 9,625 square feet.
11. The minimum lot width in the HRM District is 37.50 feet; together, Lots 1 and 2 are 108.25 feet in width.
12. The required front yard setback is 15 feet in the HRM District; the applicant is providing a 15 foot front yard setback.
13. The required rear yard setback is 10 feet in the HRM District; the applicant is proposing a 30 foot setback.
14. The required side yard setback is 5 feet in the HRM District; the applicant is proposing 5 feet along the north side yards.
15. A single-family dwelling is an allowed use in the HRM District.
16. The proposed Condominium Record of Survey Plat is appropriate as the requested form of ownership is not detrimental to the overall character of the neighborhood.
17. This application allows the following residential units to be platted as private ownership:
 - a. Unit 1450A: 713.1 square feet
 - b. Unit 1450B: 944.5 square feet
 - c. Unit 1450C: 944.5 square feet
 - d. Unit 1450D: 1,170.6 square feet
 - e. Unit 1460A: 529.2 square feet
 - f. Unit 1460B: 944.5 square feet
 - g. Unit 1460C: 944.5 square feet
 - h. Unit 1460D: 944.5 square feet
18. The total private ownership of this project is 7,235.4 square feet.
19. This application allows the following residential units to be platted as limited common ownership:

- a. Unit 1450A: 100.3 square feet
- b. Unit 1450B: 139.3 square feet
- c. Unit 1450C: 139.3 square feet
- d. Unit 1450D: 160.0 square feet
- e. Unit 1460A: 124.1 square feet

- f. Unit 1460 B: 139.3 square feet
- g. Unit 1460C: 139.3 square feet
- h. Unit 1460D: 219.0 square feet

- 20. The application allows for 1,160.6 square feet of limited common area.
- 21. This application allow for 12,736.3 square feet in common area.
- 22. The proposed Record of Survey consists of common area, private residential, limited common residential, and private commercial.
- 23. The exterior and boundary walls, floor joists, foundations, roofs, mechanical areas, utility chase, etc. are to be platted as common space.
- 24. The site is not located within the Sensitive Lands Overlay District. There are no known physical mine hazards. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance. It is also located in FEMA flood zone A.
- 25. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law – 1450-1460 Park Avenue – Condominium Plat

- 1. The Condominium Plat is consistent with the Park City Land Management Code and applicable State law regarding condominium record of survey plats.
- 2. Neither the public nor any person will be materially injured by the proposed Condominium Plat.
- 3. Approval of the Condominium Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 1450-1460 Park Avenue – Condominium Plat

- 1. The 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 record the plat at the County within one year from the date of City Council approval and after the homes are completed to ensure that the condo plat reflects the built conditions. If recordation has not occurred within one year's 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 City Council.

3. Required public improvements and landscaping, as applicable, shall be completed at the time of conversion or security provided to ensure completion as provided by ordinance.

4. The applicant shall require façade preservation easements to the City for the historic structures at 1450 and 1460 Park Avenue following their restoration and prior to sale of the historic building to private property owners.

5. The property is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) boundary. Prior to building permit issuance, a soils management plan must be submitted and final construction must comply with the Soils Ordinance.

6. The applicant shall show and label their easement with Snyderville Basin Water Reclamation District (SBWRD) on the condo plat amendment.

7. A plat note shall be included indicating that the parking spaces off of Park Avenue are for the use of all residents within the condominium development.

6. **Land Management Code (LMC) amendments - Administrative and substantive amendments to the Park City Land Management Code, including, but not limited to amendments to address Utah State Code modifications specifically amending Land Management Code Title 15 Chapter 1, Section 18 Appeals and Reconsideration Process; Title 15 Chapter 11 Section 10 Park City Historic Sites Inventory (Council adoption of properties designated on the Historic Sites Inventory); Title 15 Chapter 11, Section 11 Design Guidelines for Park City's Historic Districts and Historic Sites; Title 15, Chapter 2.25 Historic Sites Overlay Zone (new overlay zone for sites on the Historic Sites Inventory; and Title 15- Chapter 13 Design Guidelines (adopting new chapter to codify the existing Design Guidelines into the Land Management Code).**
(Application PL-17-03588)

Director Erickson stated that the majority of these LMC Amendments were mandated by the 2017 State Legislature. He commented on policy implications and noted that the Design Guidelines would now be included in the Code rather than be a separate document. The list of houses on the HSI would also be in the Code. The intent is to make it easier for the public to recognize what is or is not on the Inventory. Other amendments include a few changes to the appeal process to the Historic Preservation Board.

Planner Grahn reported that the Staff report was re-published this morning. The only change was to add asterisks to 569 Park and 1302 Norfolk. The HPB had designated them as historic and they are listed on the HSI. However, due to pending appeals, those homes may be removed in the future.

Chair Strachan asked how the election takes place on the appeal. He understood that in the event of a historic preservation appeal, the person could elect to have it heard by either the Board of Adjustment or the City Council. He wanted to know how that election occurs.

Assistant City Attorney McLean replied that it was required by State Code and Chair Strachan had raised a good point. She recommended adding a sentence stating that at the time of submitting the appeal, the election needs to take place. Chair Strachan believed that without that sentence it leaves it open for someone to say that they did not know that the City Council could have heard their appeal. Commissioner Campbell concurred.

Chair Strachan assumed that most of the language was taken from either case law or the new legislation. Assistant City Attorney McLean replied that almost all of it was taken from the new legislation. These amendments were the most important ones to implement as quickly as possible.

Commissioner Joyce referred to page 399, (B) Procedure for Designating Sites, and read "It is hereby declared that all Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures within Park City, which City Council considers comply with the criteria found in Sections 15-11-10(A)(1) or 15-11-10(A)(2) are determined to be on the Park City Historic Sites Inventory". He did not think it read like an actual sentence and asked if a word was missing. Director Erickson suggested striking "comply with" and replace it with, "...which City Council considers to be in compliance with Sections 15-11-10(A)(1) or 15-11-10(A)(2) are determined to be on the Park City Historic Sites Inventory".

Chair Strachan opened the public hearing.

There were no comments.

Chair Strachan closed the public hearing.

MOTION: Commissioner Joyce moved to forward a POSITIVE recommendation for the various LMC Amendments pursuant to the attached draft ordinance and as amended.

Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

Community Development Director, Anne Laurent, addressed the comments regarding 1450-1460 Park Avenue. She completely respects the perception that the timing caused on the project at 1450-1460. She assured the Planning Commission that the next City project is Woodside Park, which is a Master Planned Development. She believed it would come forward in a format where the Planning Commission would see it early rather, than how this process unfolded. Ms. Laurent stated that a lot of work went into 1450-1460 Park Avenue to make sure it was Code compliant and a lot of money was spent to get it right.

The Park City Planning Commission Meeting adjourned at 7:20 p.m.

Approved by Planning Commission: _____



Memo to the Planning Commission

Application #: PL-17-03473
Subject: 1003 Woodside Avenue
Author: Anya Grahn, Historic Preservation Planner
Date: July 12, 2017
Type of Item: Staff Communication

On April 14, 2017, the Park City Council approved the 1003 Woodside Avenue Plat Amendment with Condition of Approval #9 which stated:

9. Planning Commission requires Staff to provide an additional review of the existing home at 1003 Woodside Avenue of Section 15-11-10(A)(3) and if necessary, recommend HPB review due to the possibility that the existing home may possess local or regional history, architecture, engineering, or cultural associated with (A) an Era of Historic importance to the community; or (B) Lives of Persons who were of historic importance to the community; or (C) Noteworthy methods of construction, materials, or craftsmanship used during the historic period.

The Planning Department has reviewed the site's historical significance based on the criteria outlined in [Land Management Code \(LMC\) 15-11-10](#). The Historic Sites Inventory, adopted by City Council in 2009, currently only identifies three eras of historical significance: Settlement & Mining Boom Era (1868-1893), Mature Mining Era (1894-1930), and Mining Decline & Emergence of the Recreation Industry (1931-1962). Staff finds that the A-frame structure at 1003 Woodside Avenue, constructed in 1967 according to the Summit County Recorder's Office, does not meet the criteria for Landmark or Significant Designation as the Ski Era has not been identified as significant to local history. Though over 50 years old, the A-frame was constructed outside of the identified historic periods.

At this time, staff is not recommending designating the site as historic on the Historic Sites Inventory (HSI). Built in 1967, the structure is over 40 years old; it is 50 years old. The A-frame form does not reflect the design characteristics of the vernacular Victorian-Era architecture that contributes to the Mining Era Residences National Register District as the A-frame form is reflective of recreational architecture styles that emerged in the 1960s when travel became more affordable to middle-income Americans and second-homes became popular for those desiring a weekend retreat from city life. A-frames and Swiss chalet styles became popular in Park City after the development of the first ski resort, Treasure Mountain Resort, in 1962.

Based on the pending ordinance to revise LMC 15-11-10 to reflect changes to the state legislature, the Park City Council may designate Sites to the Historic Sites Inventory. City Council shall make the final determination on all Determination of Significance applications. During the July 13, 2017, work session with City Council to discuss Historic Preservation updates, staff will ask for City Council's input on designating Ski

Era mining structures to the HSI. City Council may then direct staff to review 1003 Woodside Avenue for designation to the HSI.

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: PL-17-03586 LMC Amendments -
Conventional Chain Businesses in
the HRC and HCB Zoning Districts
Author: Hannah M. Tyler, Planner
Project Number: PL-17-03586
Date: July 12, 2017
Type of Item: Legislative – LMC Amendment

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the item to the July 26, 2017 Planning Commission meeting.

Description

Project Name: LMC Amendments regarding Conventional Chain Businesses in the Historic Recreation Commercial (HRC) and Historic Commercial Business (HCB) Districts.
Applicant: Planning Department
Proposal: Revisions to the Land Management Code

Exhibits

Exhibit 1 Pending Ordinance

Exhibit 1 – Draft Ordinance

Ordinance No. 2017-XX

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING HISTORIC RECREATION COMMERCIAL (HRC) DISTRICT, SECTION 15-2.5; HISTORIC COMMERCIAL BUSINESS (HCB) DISTRICT, SECTION 15-2.6; AND DEFINED TERMS, SECTION 15-15.

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's unique character and values; and

WHEREAS, the City reviews the Land Management Code on a regular basis and identifies necessary amendments to address planning and zoning issues that have come up; to address specific LMC issues raised by Staff, Planning Commission, and City Council; and to align the Code with the Council's goals; and

WHEREAS, Park City has an interest in promoting vibrancy and activity in the historic Main Street downtown area located in the Historic Commercial Business (HCB) and the Historic Recreation Commercial (HRC) Zoning Districts and finds this vibrancy to be essential to the City's long term economic and financial well-being; and

WHEREAS, these proposed Land Management Code (LMC) amendments were reviewed for consistency with the recently adopted Park City General Plan.

WHEREAS, the Park City General Plan includes Goal 12 that states, "Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City." Objective 12C states, "Support local owned, independent businesses that reflect the core values of Park City and add to the Park City experience." and Objective 12D states, "Minimize commercial retail chains on Main Street and the impacts of big box and national chains on the unique Park City experience." Detailed Implementation Strategy for Local Business vs. Chain Stores states, "As Park City seeks to maintain its distinct, historic, small-town, tourism based economy, an ordinance restricting formula businesses along Main Street and the Bonanza Park districts should be seriously considered."

WHEREAS, Park City has an interest in the preservation of the historic integrity of Main Street and Heber Avenue as it relates to the historic feel and character, traditional rhythm and scale, and Main Street National Register Historic District designation. Main Street is the historic core of Park City and is a focal point of the tourism economy. The Historic Commercial Districts reflects the history of Park City.

WHEREAS, Park City's Economic Development Plan encourages facilitation and establishment of attractions and areas of interest for both visitors and residents; maintaining and improving the balance of Sustainable Community goals by going beyond economic initiatives to include social and environmental strategies; and protection and preservation of the historic Main Street downtown area as the heart of the region; and

WHEREAS, in the HRC and HCB Zoning Districts, business storefronts located Main Street and Heber Avenue, that do not foster diversity or positive pedestrian experiences to the general public, may diminish the vibrancy, historic rhythm and scale, and activity of the historic Main Street area; and

WHEREAS, the City monitors the downtown business mix and sales tax generation as part of its financial health assessment and finds a diversified business mix is critical to the attractiveness, vitality, and success of the historic Main Street downtown area; and

WHEREAS, the long-term economic sustainability of Park City depends upon the continued economic success and aesthetic attractiveness of the historic Main Street area; and

WHEREAS, in the HRC and HCB Districts, building storefronts that are not inviting to the general public and reflective of Park City's unique historic and resort character may have a negative effect upon the overall economy and vitality of the historic downtown area in terms of satisfaction of visitor experience, diversity of visitors, activity on the street, and sales tax revenue generation; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meeting on July 12, 2017 and July 26, 2017 and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on _____, 2017; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to protect health and safety and maintain the quality of life for its residents and visitors; to preserve and protect the vitality, attractiveness, activity and success of the historic Main Street area; to ensure compatible development; to preserve historic resources; and to preserve the community's unique character.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.5 Historic Recreation Commercial (HRC) Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 15-2.5 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 2. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.6 Historic Commercial Business (HCB) Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 15-2.6 of the Land Management Code of Park City is hereby amended as redlined in Exhibit B.

SECTION 3. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-15 Defined Terms. The recitals above are incorporated herein as findings of fact. Chapter 15-15 of the Land Management Code of Park City is hereby amended as redlined in Exhibit C.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this ____ day of _____, 2017

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, Mayor

Attest:

City Recorder

Approved as to form:

Mark Harrington, City Attorney

Exhibits

Exhibit A – LMC § 15-2.5-2 Uses in HISTORIC RECREATION COMMERCIAL (HRC)

Exhibit B – LMC § 15-2.6-2 Uses in HISTORIC COMMERCIAL BUSINESS (HCB)

Exhibit C – LMC § 15-15 Defined Terms

Exhibit A – LMC § 15-2.5-2 Uses in HISTORIC RECREATION COMMERCIAL (HRC)

15-2.5-2 Uses

Uses in the HRC are limited to the following:

A. ALLOWED USES¹⁰.

1. Single Family Dwelling⁵
2. Duplex Dwelling⁵
3. Secondary Living Quarters⁵
4. Lockout Unit^{1,5}
5. Accessory Apartment^{2,5}
6. Nightly Rental⁵
7. Home Occupation⁵
8. Child Care, In-Home Babysitting
9. Child Care, Family³
10. Child Care, Family Group³
11. Child Care Center³
12. Accessory Building and Use
13. Conservation Activity
14. Agriculture
15. Bed and Breakfast Inn^{4,5}
16. Boarding House, Hostel⁵
17. Hotel, Minor, fewer than 16 rooms⁵
18. Office, General⁵
19. Parking Area or Structure, with four (4) or fewer spaces⁵

B. CONDITIONAL USES^{9,10}.

1. Triplex Dwelling⁵
2. Multi-Unit Dwelling⁵
3. Guest House, on Lots one acre⁵
4. Group Care Facility⁵
5. Public and Quasi-Public Institution, Church, School
6. Essential Municipal Public Utility Use, Facility, Service and Structure
7. Telecommunication Antenna⁶
8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁷
9. Plant and Nursery stock products and sales
10. Hotel, Major⁵
11. Timeshare Projects and Conversions⁵
12. Private Residence Club Project and Conversion^{4,5}
13. Office, Intensive⁵
14. Office and Clinic, Medical⁵
15. Financial Institution, without drive-up window⁸
16. Commercial Retail and Service, Minor⁸
17. Commercial Retail and Service, personal improvement⁸
18. Neighborhood Convenience Commercial, without gasoline sales
19. Café or Deli⁸
20. Restaurant, General⁸
21. Restaurant and café, Outdoor Dining⁴
22. Outdoor Events and Uses⁴
23. Bar
24. Parking Area or Structure, with five (5) or more spaces⁵

25. Temporary Improvement⁴
26. Passenger Tramway Station and Ski Base Facility
27. Ski Tow, Ski Lift, Ski Run, and Ski Bridge
28. Recreation Facility, Commercial, Public, and Private
29. Entertainment Facility, Indoor
30. Fences greater than six feet (6') in height from Final Grade⁴
31. Private Residence Club, Off-Site⁵
32. Private Event Facility⁵
33. Special Events⁴

C. **PROHIBITED USES.** Unless otherwise allowed herein, any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Nightly rental of Lockout Units requires a Conditional Use permit

²See LMC Chapter 15-4, Supplementary Regulations for Accessory Apartments

³See LMC Chapter 15-4-9 for Child Care Regulations

⁴Requires an Administrative or Administrative Conditional Use permit, see Section 15-4.

⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue, excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street, 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within Storefront Property; however access, circulation, and lobby areas are permitted within Storefront Property.

⁶See LMC Chapter 15-4-14, Supplemental Regulations For Telecommunication Facilities

⁷See LMC Chapter 15-4-13, Supplemental Regulations For Satellite Receiving Antennas

⁸If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed Use

⁹No community locations are defined by Utah Code 32-B-1-102 (Alcoholic Beverage Control Act) are permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

¹⁰ **Within the HRC Zoning District, no more than nine (9) Conventional Chain Businesses are permitted in Storefront Properties.**

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [04-39](#) on 3/18/2004

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [07-55](#) on 8/30/2007

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [12-37](#) on 12/20/2012

Amended by Ord. [16-02](#) on 1/7/2016

Exhibit B – LMC § 15-2.6-2 Uses in HISTORIC COMMERCIAL BUSINESS (HCB)

15-2.6-2 Uses

Uses in the Historic Commercial Business (HCB) District are limited to the following:

A. ALLOWED USES¹¹.

1. Single Family Dwelling¹
2. Multi-Unit Dwelling¹
3. Secondary Living Quarters¹
4. Lockout Unit^{1,2}
5. Accessory Apartment^{1,3}
6. Nightly Rental⁴
7. Home Occupation¹
8. Child Care, In-Home Babysitting¹
9. Child Care, Family^{1,5}
10. Child Care, Family Group^{1,5}
11. Child Care Center^{1,5}
12. Accessory Building and Use¹
13. Conservation Activity
14. Agriculture
15. Bed and Breakfast Inn^{1, 6}
16. Boarding House, Hostel¹
17. Hotel, Minor, fewer than 16 rooms¹
18. Office, General¹
19. Office, Moderate Intensive¹
20. Office and Clinic, Medical¹
21. Financial Institution, without drive-up window
22. Commercial Retail and Service, Minor
23. Commercial Retail and Service, personal improvement
24. Commercial Neighborhood Convenience, without gasoline sales
25. Restaurant, Cafe or Deli
26. Restaurant, General
27. Bar
28. Parking Lot, Public or Private with four (4) or fewer spaces
29. Entertainment Facility, Indoor
30. Salt Lake City 2002 Winter Olympic Games Legacy Displays⁷
31. Temporary Winter Balcony Enclosures

B. CONDITIONAL USES^{10,11}.

1. Group Care Facility¹
2. Public and Quasi-Public Institution, Church, School
3. Essential Municipal Public Utility Use, Facility, Service, and Structure
4. Telecommunication Antenna⁸
5. Satellite Dish, greater than thirty-nine inches (39") in diameter⁹
6. Plant and Nursery stock products and sales
7. Hotel, Major¹

8. Timeshare Projects and Conversions¹
9. Timeshare Sales Office, Off-Site within an enclosed Building¹
10. Private Residence Club Project and Conversion^{1,6}
11. Commercial Retail and Service, Major¹¹
12. Office, Intensive¹
13. Restaurant, Outdoor Dining⁶
14. Outdoor Events and Uses⁶
15. Hospital, Limited Care Facility¹
16. Parking Area or Structure for five (5) or more cars¹
17. Temporary Improvement⁶
18. Passenger Tramway Station and Ski Base Facility
19. Ski Tow, Ski Lift, Ski Run, and Ski Bridge
20. Recreation Facility, Public or Private
21. Recreation Facility, Commercial
22. Fences greater than six feet (6') in height from Final Grade⁶
23. Private Residence Club, Off-Site¹
24. Special Events⁶
25. Private Event Facility¹

C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue, Grant Avenue, and Swede Alley. Hotel rooms shall not be located within Storefront Property; however access, circulation and lobby areas are permitted within Storefront Property.

²Nightly Rental of Lock Units requires a Conditional Use permit

³See LMC Chapter 15-4, Supplementary Regulations for Accessory Apartments

⁴Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses

⁵See LMC Chapter 15-4-9 for Child Care Regulations

⁶Requires an Administrative or Administrative Conditional Use permit

⁷Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services Agreement and/or Master Festival License. Requires an Administrative Permit.

⁸See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

⁹See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

¹⁰No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

¹¹**Within the HRC Zoning District, no more than nineteen (19) Conventional Chain Businesses are permitted in Storefront Properties.**

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [02-38](#) on 9/12/2002

Amended by Ord. [04-39](#) on 3/18/2004

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [07-55](#) on 8/30/2007
Amended by Ord. [09-10](#) on 3/5/2009
Amended by Ord. [12-37](#) on 12/20/2012
Amended by Ord. [16-01](#) on 1/7/2016
Amended by Ord. [16-02](#) on 1/7/2016

Exhibit C – LMC § 15-15 Defined Terms

15-15 Defined Terms

(...)

X.XXX CONVENTIONAL CHAIN BUSINESS. Conventional Chain Business is a business not limited to retail or restaurants which maintains one or more of the following standardized items: standardized menu or merchandise with 50% or more of in stock merchandise from a single distributor bearing uniform markings, a standardized array of products or merchandise, a standardized menu, uniform apparel, standardized architectural design, layout of facade, standardized decor or color scheme and/or standardized signs, trademarks, service marks or logos, or similar standardized features which causes it to be substantially identical to more than 10 other businesses regardless of ownership or location at the time of the application.

(...)

*Adopted by Ord. 00-25 on 3/30/2000
Amended by Ord. 02-07 on 5/23/2002
Amended by Ord. 02-38 on 9/12/2002
Amended by Ord. 04-39 on 9/23/2004
Amended by Ord. 05-01 on 1/13/2005
Amended by Ord. 06-86 on 12/21/2006
Amended by Ord. 07-25 on 4/19/2007
Amended by Ord. 07-55 on 8/30/2007
Amended by Ord. 08-07 on 3/13/2008
Amended by Ord. 09-05 on 1/22/2009
Amended by Ord. 09-09 on 2/12/2009
Amended by Ord. 09-10 on 3/5/2009
Amended by Ord. 09-14 on 4/9/2009
Amended by Ord. 09-23 on 7/9/2009
Amended by Ord. 09-40 on 11/5/2009
Amended by Ord. 11-05 on 1/27/2011
Amended by Ord. 11-12 on 3/31/2011
Amended by Ord. 12-37 on 12/20/2012
Amended by Ord. 14-57 on 11/20/2014
Amended by Ord. 15-53 on 12/17/2015
Amended by Ord. 16-02 on 1/7/2016
Amended by Ord. 16-15 on 3/24/2016
Amended by Ord. 2016-44 on 9/15/2016
Amended by Ord. 2016-48 on 10/20/2016
Amended by Ord. 2017-09 on 4/27/2017*



PLANNING DEPARTMENT

Planning Commission Staff Report

Subject: Woodside Park Subdivision - Phase I (1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue)
Author: Hannah M. Tyler, Planner
Project Number: PL-17-03439
Date: July 12, 2017
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the item to the July 26, 2017 Planning Commission meeting.

Description

Applicant: Park City Municipal Corporation, Represented by Craig Elliot of Elliot Work Group
Location: 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue
Zoning: Historic Residential-Medium Density District (HRM)
Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Planning Commission Staff Report



Subject: Woodside Park Affordable Housing
Project Phase I – Multi-Unit Dwelling and
Parking Area with five (5) or more spaces
Project #: PL-17-03453
Author: Hannah M. Tyler
Date: July 12, 2017
Type of Item: Administrative – Conditional Use Permits

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the item to the July 26, 2017 Planning Commission meeting.

Description

Applicant: Park City Municipal Corporation, Represented by Craig Elliot
of Elliot Work Group
Location: Multi-Unit Dwelling - 1354 Woodside Avenue
Parking Area with five (5) or more spaces – 1364 Woodside
Avenue
Zoning District: Historic Residential-Medium Density (HR-M) Zoning District
Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses
Reason for Review: Conditional Use Permit applications are reviewed and
approved by the Planning Commission

Planning Commission Staff Report



Subject: Woodside Park Affordable Housing
Project Phase I
Project #: PL-17-03454
Author: Hannah M. Tyler
Date: July 12, 2017
Type of Item: Work Session – Master Planned Development

Summary Recommendations

Staff recommends that the Planning Commission open the Work Session to review the submitted Master Planned Development, provide comment, hold a public hearing, close the Work Session, and continue the Master Planned Development application to the July 26, 2017 Planning Commission meeting.

Description

Applicant: Park City Municipal Corporation, Represented by Craig Elliot of Elliot Work Group
Location: 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue
Zoning District: Historic Residential-Medium Density (HR-M) Zoning District
Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses
Reason for Review: Master Planned Development Applications are reviewed and approved by the Planning Commission

Proposal

Under City Council direction, the Master Planned Development (MPD) application was submitted on January 26, 2017 for the Woodside Park Affordable Housing Project Phase I. The proposed site location consists of 1333 Park Avenue ("Significant" Single-Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot). The MPD application proposal is described as follows:

- Phase I of the Woodside Park Affordable Housing Project will consist of 10.68 Unit Equivalents to be located between Woodside Avenue and Park Avenue. The scope will include:
 - Demolition of the former Park Avenue Fire Station
 - Four (4) Single-Family Dwellings
 - An eight-unit (8-unit) Multi-Unit Dwelling
 - A Thirteen-car (13-car) Parking Lot
 - An Access Easement running east-west.

This project has triggered the following additional applications that require Planning Commission review (these applications can be found in separate staff reports in this Planning Commission meeting packet):

Application Matrix 1: Planning Commission Review.

Project #:	Application Type:	Address:	Description:
PL-17-03439	Plat Amendment	1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue	Woodside Park Phase I Subdivision creating a 3-Lot subdivision.
PL-17-03452	Conditional Use Permit (Parking Lot)	1364 Woodside Avenue	13-car Parking Lot.
PL-17-03453	Conditional Use Permit (Multi-Unit Dwelling)	1353 Park Avenue (actual building to be located at 1354 Woodside Avenue)	8-unit Multi-Unit Dwelling.

The Woodside Park Affordable Housing Project Phase I triggered Historic District Design Review (HDDR) applications that do not require Planning Commission review:

Application Matrix 2: HDDR applications.

Project #:	Application Type:	Address:	Description:	Status:
PL-16-03376	HDDR	1353 Park Avenue (1323 Woodside Avenue)	Reconstruction/relocation of a Historic Single-Family Dwelling to a vacant lot.	Historic Preservation Board: Approved Staff: Approved
PL-16-03377	HDDR	1334 Woodside Avenue	Construction of a Non-historic Single-Family Dwelling.	Staff: Under Review
PL-16-03378	HDDR	1333 Park Avenue	Rehabilitation of Historic Single-Family Dwelling.	Historic Preservation Board: Approved Staff: Approved
PL-17-03451	HDDR	1353 Park Avenue, 1354 Woodside Avenue, and 1364 Woodside Avenue	Non-historic Single-Family Dwelling (1353 Park Avenue), non-historic 8-unit Multi-Unit Dwelling (1354 Woodside Avenue), and Carport (1364 Woodside Avenue) on vacant lots.	Staff: Under Review

Background

During a Work Session on August 25, 2016, City Council provided the Lower Park Avenue Affordable Housing Project Team (Elliot Workgroup, Economic Development, Housing, Planning, and Community Development) with direction to pursue a preferred concept for affordable housing on the former Park Avenue Fire Station Parcel ([Staff Report](#) – page 4, [Minutes](#) – Page 1). This project would be known as the Woodside Park Affordable Housing Project Phase I. On September 20th, 2016, the Project Team held a Public Open House to gather public input on City Council's preferred concept.

With public input gathered, the Project Team returned to City Council on October 20, 2016 with an updated preferred concept based on the community engagement and August 25th Council comments. At the October 20th, 2016 meeting, Council provided affirmative direction to pursue the preferred concept, as amended, and begin the Land Use process ([Staff Report](#) – Page 4, [Minutes](#) – Page 2).

Over the next few months, the Project Team met weekly to develop the required Land Use application submittals and conduct further LMC pre-reviews with Planning Department staff as required by the [Land Management Code 15-6-4](#). There are eight (8) applications total for the entire scope of Phase I.

On January 26, 2017 Elliot Workgroup submitted the MPD application as the representative for Park City Municipal Corporation. The application was deemed complete on March 2, 2017 after staff worked with the applicant on the requirements for the submittal. The additional applications required for the Woodside Park Affordable Housing Project Phase I are listed in *Application Matrices 1 and 2* on page 2 of this staff report.

On March 1, 2017, the Historic Preservation Board (HPB) reviewed the Historic District Design Review (HDDR) application and approved the Material Deconstruction and Relocation of the "Significant" Single-Family Dwelling at 1323 Woodside Avenue to 1353 Park Avenue ([Staff Report](#), page 53 – [Minutes](#), page 9). The HPB also reviewed the HDDR application and approved the Material Deconstruction of the "Significant" Single-Family Dwelling located at 1333 Park Avenue ([Staff Report](#), page 1 [157] – [Minutes](#), page 23).

The remaining HDDR applications are under review by Planning Staff pending additional modifications and/or reviews by Planning Commission for the Conditional Use Permits.

Analysis

The purpose of the Master Planned Development application public meeting is to have the applicant present their application proposal and give the public and Planning Commission an opportunity to evaluate the proposal in accordance with the applicable code criteria. [LMC § 15-6-5](#) indicates that all Master Planned Developments are to contain the following minimum requirements:

- A. Density.** The type of Development, number of units and Density permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not exceed the maximum Density in the zone, except as otherwise provided in this section. The Site shall be looked at in its entirety and the Density located in the most appropriate locations.

The proposed MPD consists of 9.69 Affordable Unit Equivalents (8,719 sf) and .99 Residential Unit Equivalents (1,973 sf). Per [Resolution 03-2017](#), Affordable Unit Equivalents shall be calculated using 900 sf per unit. Residential Unit Equivalents are calculated using 2,000 sf per unit. In total, the entire project contains 5.25 Residential Unit Equivalents if using the Residential Unit Equivalent calculation.

The proposed Density of the MPD does not exceed the maximum Density in the zone. The site could accommodate up to 14 Single-Family Dwelling lots, seven (7) Duplex Dwelling lots, five (5) Triplex-Dwelling lots, four (4) Four-plex Dwelling Lots, and/or a combination thereof.

The configuration of the Single-Family Dwellings takes careful consideration for the Historic District and the surrounding Historic Sites, specifically on Park Avenue. The Single-Family Dwelling, Multi-Unit Dwelling and Parking Lot locations on Woodside Avenue are consistent with the development patterns of the streetscape and bordering Recreation Commercial (RC) Zoning District.

The proposed development includes the following:

- Four (4) Single-Family Dwellings
- An eight-unit (8-unit) Multi-Unit Dwelling
- A Thirteen-car (13-car) Parking Lot

- B. Maximum Allowed Building Footprint for Master Planned Developments within the HR-1 and HR-2 Districts.**

Not applicable. The site is not located in the HR-1 or HR-2 District. The proposed MPD is located in the HRM Zoning District. The HRM zoning district does not have a maximum building footprint. Rather the development simply has to meet the required setbacks.

- C. Setbacks.** The minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size. In some cases, that Setback may be increased to retain existing Significant Vegetation or natural features or to create an adequate buffer to adjacent Uses, or to meet historic Compatibility requirements. The Planning Commission may decrease the required perimeter Setback from twenty five feet (25') to the zone required Setback if it is necessary to provide desired architectural interest and variation. The Planning Commission may reduce Setbacks within the project from those otherwise required in the zone to match an abutting zone Setback, provided the

project meets minimum Uniform Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and meets open space criteria set forth in Section 15-6-5(D).

Complies, pending Planning Commission approval of requested Setback reduction. Per [LMC 15-6-5\(C\) MPD Requirements - Setbacks](#), the minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size. However, the Woodside Park Affordable Housing Phase I MPD area is less than one (1) acre in size, therefore, the applicant is requesting with the support of staff, that the setbacks be reduced to that of the Zone Setbacks for all Uses.

Per [LMC 15-6-5\(C\) MPD Requirements - Setbacks](#), the Planning Commission may reduce Setbacks within the project from those otherwise required in the zone to match an abutting zone Setback, provided the project meets minimum Uniform Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and meets open space criteria set forth in Section 15-6-5(D).

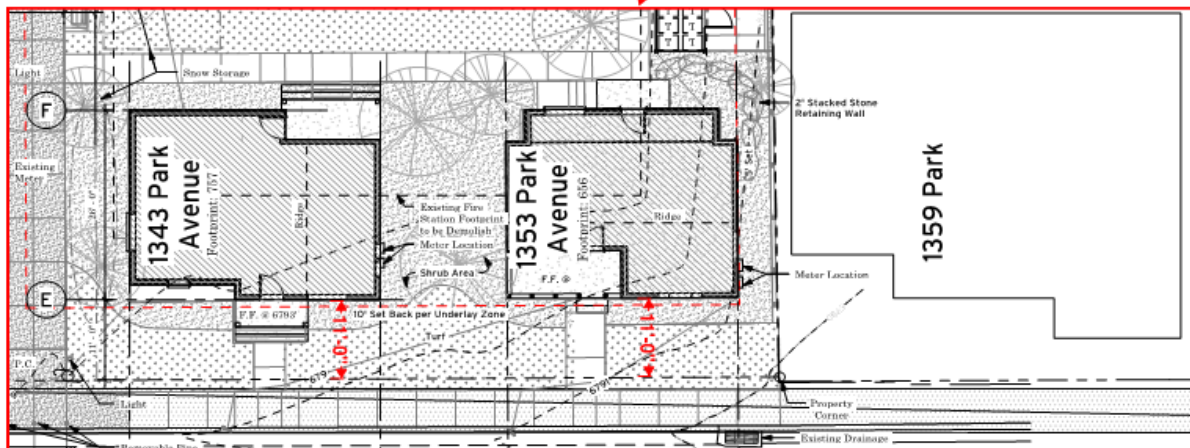
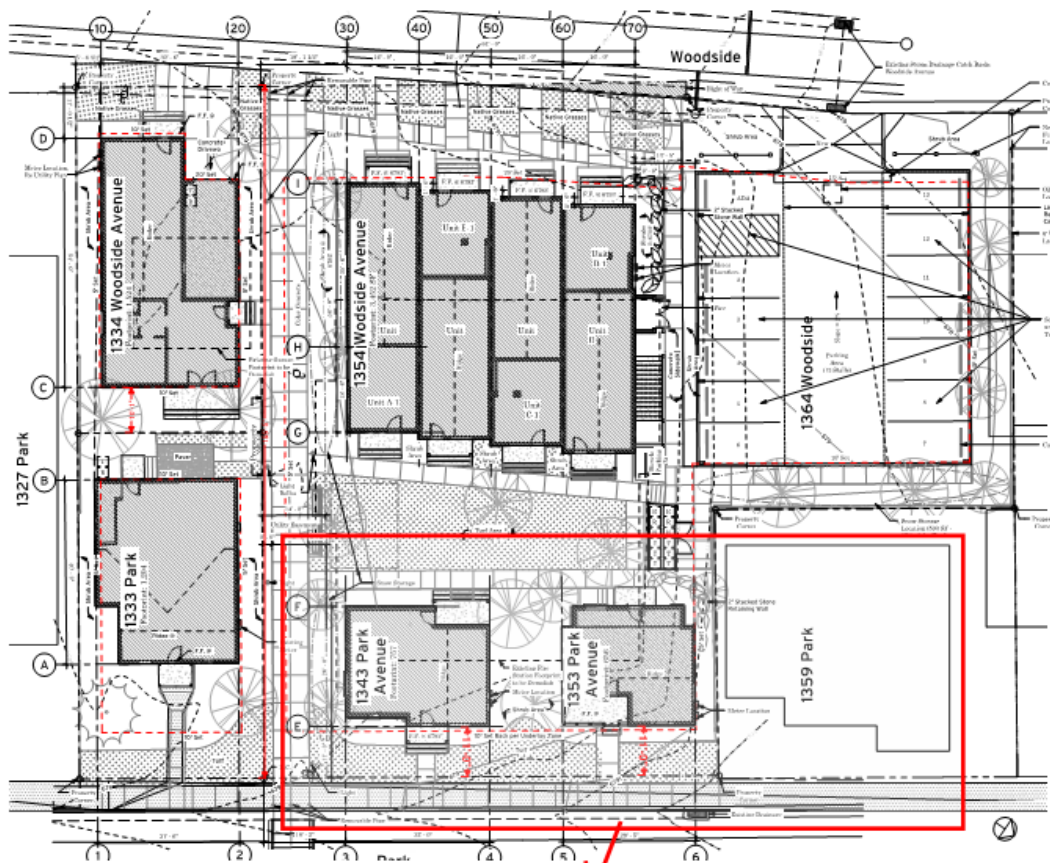
The applicant is requesting an additional Front Yard setback reduction for the two (2) Single-Family Dwellings located on Lot 1 abutting Park Avenue (1343 Park Avenue and 1353 Park Avenue). The two (2) Single-Family Dwellings on Lot 1 are proposing the 10 foot minimum rather than the Zone required 15 foot minimum Front Yard Setback which staff finds is consistent with many of the existing single-family dwellings on Park Avenue (including the neighboring "Significant" Single-Family Dwelling located at 1359 Park Avenue). The two (2) Single-Family Dwellings will actually maintain a minimum of 11 feet for the Front Yard Setback (see Figure 1).

Per [LMC 15-2.4-4 Lot and Site Requirements](#) in the HRM Zoning District, if the Lot depth is 75 feet or less, then the minimum Front Yard 10 feet. The Lot depth for Lot 1 of the Woodside Park Subdivision Phase I is 150 feet. The depth of Lot 1 is 150 feet because the area of Lot 1 will become a future Condominium Plat consisting of the two (2) single-family dwellings, 13-car Parking Lot, and the Multi-Unit Dwelling (A Condominium Plat application will be submitted at a later date). The additional Lot depth created the 15 foot Front Yard depth rather than the typical 10 foot Front Yard Setback which is characteristic of many Single-Family Dwellings on Park Avenue within the HRM Zone. 75 feet is the Lot depth for both 1359 Park Avenue and 1333 Park Avenue. Staff finds that this Front Yard Setback reduction will maintain the historic rhythm and scale and setback orientations of the Historic District.

The two (2) Single-Family Dwellings (1343 Park Avenue and 1353 Park Avenue) will comply with all other applicable Setbacks, will comply with the minimum

Uniform Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and meets open space criteria set forth in Section 15-6-5(D). No additional density is achieved by the decreased setback and all other requirements will still be met.

Figure 1: Parking Lot Setback Reduction for the two (2) Single-Family Dwellings located at 1343 Park Avenue and 1353 Park Avenue.



In addition, the applicant is proposing a Front Yard Setback reduction for Parking Space 13 of the Parking Lot abutting Woodside Avenue on Lot 1. The minimum Front Yard Setback for a Parking Lot is 15 feet in the HR-M Zoning District. The applicant is proposing a Front Yard Setback for Parking Space 13 of 12 feet 8 inches. The remainder of the Parking Lot will comply with all applicable Setbacks. Parking Space 13 encroaches into the Front Yard Setback by a maximum of approximately 2 feet 4 inches. In total, approximately 42 square feet of Parking

Space 13 encroaches into the Front Yard Setback which is approximately 25% of the entire Parking Space.

The applicant, with support of staff is requesting a setback reduction to 12 feet 8 inches for Parking Space 13. The Parking Requirement for the entire project requires that the Parking Lot provide 11.5 Parking Spaces (for complete Parking Analysis, please reference section E. Off-Street Parking); therefore Parking Space 13 is not required to fulfill a Parking Requirement.

Staff finds that the setback reduction will not result in greater project density and will be properly buffered/visually mitigated through vegetative and fenced screening that is compatible with the Design Guidelines for Historic Districts and Historic Sites (see sheet MPD-L200 for the Landscape Plan). The Setback reduction for Parking Space 13 will result in an additional Parking Space for the project, which the project team is contemplating potential uses as electric car charging station, car-share, and other uses that are compatible with goals set forth in the General Plan (for a complete General Plan analysis, please reference N. General Plan Review).

Figure 2a: Parking Lot – context and subject area identification.

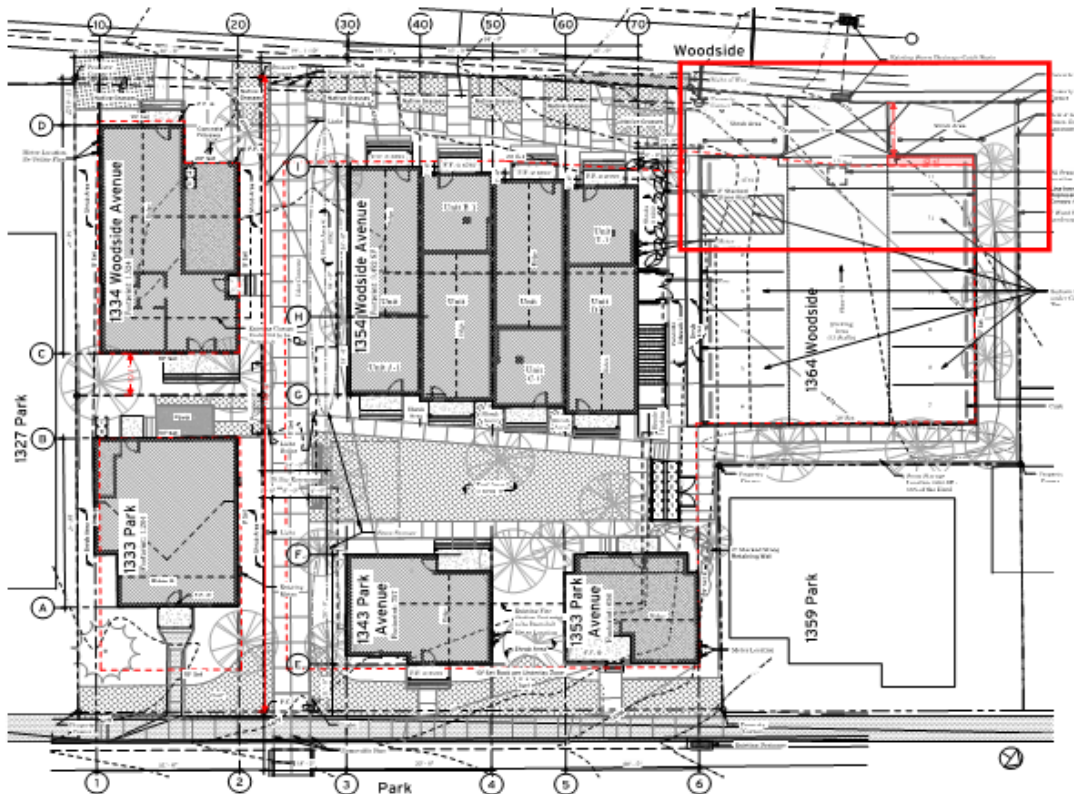


Figure 2b: Parking Lot Setback Reduction for Parking Space 13.

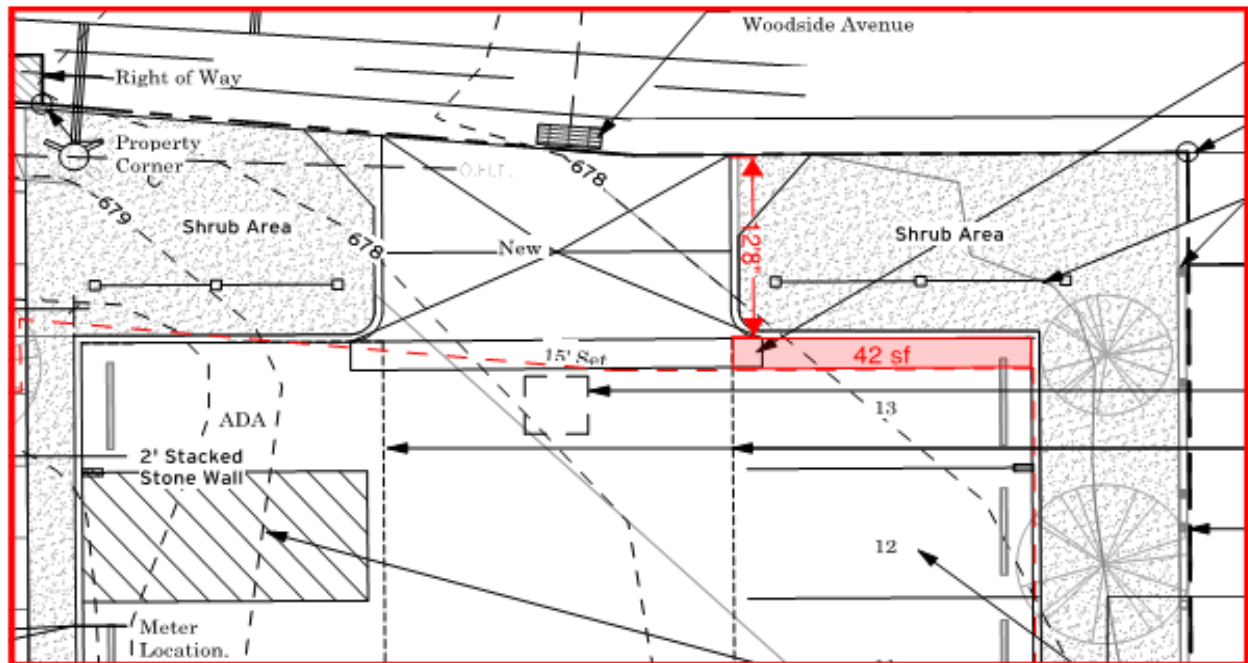


Figure 3: The applicable Land Management Code (LMC) Setbacks and compliance in the HRM District:

Required:	Proposed:			Permitted:
	Lot 1	Lot 2	Lot 3	
Front Yard Setbacks by Use – feet (ft.)	Single-Family Dwellings (Park Avenue) 11 ft.	Single-Family Dwelling (Park Avenue) 25 ft.	Single-Family Dwelling (Woodside Avenue) 11 ft.	Single-Family 15 ft. <u>or</u> if the Lot depth is 75 ft. or less, then the minimum Front Yard 10 ft. complies pending MPD approval
Front Yard Setbacks by Use – feet (ft.)/inches (in.)	Multi-Unit Dwelling (Woodside Avenue) 20 ft. Parking Lot (Woodside Avenue) 15 ft. – 12 ft. 8 in. (south to north)			Multi-Family Dwelling 20 ft.; complies Parking Lot 15 ft. – 12 ft. 8 in.; complies pending MPD approval
Rear Yard Setbacks – feet (ft.)	Parking Lot (Woodside Avenue) 10 ft.	Single-Family Dwelling (Park Avenue) 10	Single-Family Dwelling (Woodside Avenue) 10 ft	Single-Family 10 ft.; complies Parking Lot 10 ft.; complies

		ft.		
Side Yard Setbacks—feet (ft.)	Single-Family Dwellings (Park Avenue) 5 ft. (north) and 19 ft. (north)	Single-Family Dwelling (Park Avenue) 5 ft. (south and north)	Single-Family Dwelling (Woodside Avenue)) 5 ft. (south and north)	Single-Family 5 ft.; <i>complies</i>
	Multi-Unit Dwelling (Woodside Avenue) 18 ft.			Multi-Family Dwelling 10 ft.; <i>complies</i>
	Parking Lot (Woodside Avenue) 10 ft.			Parking Lot 10 ft. <i>complies</i>

Open Space. All Master Planned Developments shall contain a minimum of sixty percent (60%) open space as defined in LMC Chapter 15-15.

For Applications proposing the redevelopment of existing Developments, the Planning Commission may reduce the required open space to thirty percent (30%) in exchange for project enhancements in excess of those otherwise required by the Land Management Code that may directly advance policies reflected in the applicable General Plan sections or more specific Area plans. Such project enhancements may include, but are not limited to, Affordable Housing, greater landscaping buffers along public ways and public/private pedestrian Areas that provide a public benefit, increased landscape material sizes, public transit improvement, public pedestrian plazas, pedestrian way/trail linkages, Public Art, and rehabilitation of Historic Structures.

Complies. The proposed MPD is in the HR-M zone and is considered a redevelopment of existing Development; therefore, the Planning Commission may reduce the required open space to 30% in exchange for project enhancements. The proposed MPD area is a total of 26,940 square feet. The applicant is proposing 52.41% Open Space which equates to 14,119 square feet.

Staff finds that this project provides ample project enhancements, including but not limited to:

- Eleven (11) Affordable Housing units.
- An Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue, eventually creating a pedestrian thoroughfare to Park City Mountain Resort after Phase II is completed.
- The reconstruction of a Historic Structure (1353 Park Avenue) and the rehabilitation of an existing Historic Structure (1333 Park Avenue).

- Common landscaping areas for use by the property owners within the Woodside Park Phase I.
- An additional Parking Space Spaces (for complete Parking Analysis, please reference section E. Off-Street Parking) in the 13-car Parking Lot which may result in potential uses as electric car charging station, car-share, and other uses that are compatible with goals set forth in the General Plan (ex. Goal 5 - Environmental Mitigation objectives and implementation strategies).

D. Off-Street Parking. The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of this code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a parking analysis submitted by the Applicant at the time of MPD submittal.

Complies. The total required Parking Spaces of the entire project is 13.5 (14 when rounded to the next whole number) Parking Spaces. The total number of Parking Spaces provided by the project is 15 Parking Spaces. As can be seen in Figure 3, the proposed MPD is providing one (1) additional Parking Space in excess of what is required by the Land Management Code. The following bullet points outline the Parking Requirement and location of Parking for each use:

- The two (2) Historic Single-Family Dwellings located on Park Avenue (1333 Park Avenue and 1353 Park Avenue) do not have a Parking Requirement per [LMC 15-2.4-6 Existing Historic Structures](#); therefore, no parking is provided for these structures.
- The non-Historic Single-Family Dwelling located at 1334 Woodside Avenue has a single-car garage and driveway providing the required two (2) parking spaces on its own site.
- The remaining Multi-Family Dwelling (1354 Woodside Avenue) and non-historic Single-Family Dwelling (1343 Park Avenue) combine for a total of 11.5 (12 when rounded to next higher whole number) Parking Spaces required which will be provided in the 13-car Parking Lot. One (1) of the Parking Spaces is ADA compliant for van accessibility in accordance with the ADA requirements.
- Per [LMC 15-3-9 Bicycle Parking Requirements](#), the Multi-Unit Dwelling must provide at least three (3) bicycle Parking Spaces or ten percent (10%) of the required off-Street Parking Spaces, whichever is greater, for the temporary storage of bicycles. The applicant is proposing to provide five (5) Bicycle Parking Spaces.

In total, the Parking Lot provides an extra one (1) Parking Space, which as stated previously will likely facilitate potential uses such as electric car charging station, car-share, and other uses that are compatible with goals set forth in the General Plan (ex. Goal 5 - Environmental Mitigation objectives and implementation strategies).

Figure 4: Parking Requirement Analysis, provided by Elliot Workgroup, see sheet MPD-004.

	Parking Requirement
1333 Park Avenue	0
1354 Park Avenue	0
1343 Park Avenue	1.5
1334 Woodside Avenue	2
1354 Woodside Avenue	10
TOTAL REQUIRED STALLS	13.5
Surface Parking	14
Structure Parking	1
TOTAL PROPOSED STALL	15

E. Building Height. The Building Height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis and determination. Height exceptions will not be granted for Master Planned Developments within the HR-1, HR-2, HRC, and HCB Zoning Districts. The Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made.

Complies. The proposed MPD complies with the Building Height requirements for the HRM Zoning District. No Height exception is requested.

F. Site Planning. 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 following shall be addressed in the Site planning for an MPD:

1. Units should be clustered on the most developable and least visually sensitive portions of the Site with common open space separating the clusters. The open space corridors should be designed so that existing Significant Vegetation can be maintained on the Site.
2. Projects shall be designed to minimize Grading and the need for large retaining Structures.
3. Roads, utility lines, and Buildings should be designed to work with the Existing Grade. Cuts and fills should be minimized.
4. Existing trails should be incorporated into the open space elements of the project and should be maintained in their existing location whenever possible. Trail easements for existing trails may be required.

Construction of new trails will be required consistent with the Park City Trails Master Plan.

5. Adequate internal vehicular and pedestrian/bicycle circulation should be provided. Pedestrian/ bicycle circulations shall be separated from vehicular circulation and may serve to provide residents the opportunity to travel safely from an individual unit to another unit and to the boundaries of the Property or public trail system. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.
6. 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. The assumption is that snow should be able to be stored on Site and not removed to an Off-Site location.
7. It is important to plan for trash storage and collection and recycling facilities. The Site plan shall include adequate Areas for trash dumpsters and recycling containers, including an adequate circulation area for pick-up vehicles. These facilities shall be enclosed and shall be included on the site and landscape plans for the Project. Pedestrian Access shall be provided to the refuse/recycling facilities from within the MPD for the convenience of residents and guests. [...]
8. The Site planning for an MPD should include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.
9. 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.

Complies. Below, Staff has provided analysis for the each applicable criteria which are listed above:

1. The units are sited in such a way that is compatible with other residential structures in the Historic District, specifically respecting the Historic rhythm and scale of the streetscape on both Woodside Avenue and Park Avenue.
2. Due to the relatively flat topography, very little retaining will be necessary. All retaining walls on site are no higher than 4 feet in total height. All retaining walls will be stacked stone consistent with those found in the Historic District.
3. Roads, utility lines, and Buildings are designed to work with the Existing Grade. Cuts and fills are minimized.
4. Not applicable. No Trails exist on site nor are proposed.
5. The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue, eventually creating a pedestrian thoroughfare to Park City Mountain Resort after Phase II is completed. This access easement will provide an important link to future development and improve existing

pedestrian/bicycle circulation in the Lower Park Avenue core. Sidewalks external and internal to the site provide pedestrian connectivity.

6. The architect has provided ample snow storage areas in accordance with the requirements of the LMC for the Access Easement, internal sidewalks, and Parking Lot. Specific square footage calculations have been provided on sheet MPD-004 where required by the LMC.
7. An enclosed trash and recycling structure has been provided on site which included a total of 12 cans (6 Recycling and 6 Trash).
8. Not applicable, there is already a bus stop on Park Avenue. An ADA compliant Parking Space has been provided in the Parking Lot which will facilitate van/shuttle drop-off for ADA uses.
9. Not applicable, there are no commercial uses proposed as a part of the MPD application which would require service and delivery access.

G. Landscape and Street Scape. A complete landscape plan must be submitted with the MPD application. The landscape plan shall comply with all criteria and requirements of LMC Section 15-5-5(M) Landscaping.

Complies. A landscape plan has been submitted, see sheet MPD-L200. The applicant is proposing landscape buffering for the Parking Lot and landscaping throughout the remainder of the project that is consistent with that found in the Historic District, including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials.

H. Sensitive Lands Compliance. All MPD Applications containing any Area within the Sensitive Areas Overlay Zone will be required to conduct a Sensitive Lands Analysis and conform to the Sensitive Lands Provisions, as described in LMC Section 15-2.21.

Not Applicable. The site is not located within the Sensitive Lands Overlay District.

I. Employee/Affordable Housing. MPD Applications shall include a housing mitigation plan which must address employee Affordable Housing as required by the adopted housing resolution in effect at the time of Application.

Not applicable. Eleven (11) of the twelve (12) proposed units are designated as Affordable Housing and will be deed restricted as such. The Affordability has been established by [Resolution 03-2017](#), specifically in Section 17 (B) Rental Units and (C) For Sale Units. This project will comply with the above Sections of [Resolution 03-2017](#) and definitions of Affordable.

J. Child Care. A Site designated and planned for a Child Care Center may be required for all new single and multi-family housing projects if the Planning Commission determines that the project will create additional demands for Child Care.

Complies. Staff does not find that this project shall trigger the requirement for a Child Care Center as the scale of this project is less than the allowed Zone Density. In addition, the Park City Library has Child Care which is located within walking distance and there is significant open space within the vicinity and on the proposed project site (City Park, Library Park, etc.).

- K. Mine Hazards.** All MPD applications shall include a map and list of all known Physical Mine Hazards on the property and a mine hazard mitigation plan.

Not Applicable. There are no known Physical Mine Hazards on the property.

- L. Historic Mine Waste Mitigation.** For known historic mine waste located on the property, a soil remediation mitigation plan must be prepared indicating areas of hazardous soils and proposed methods of remediation and/or removal subject to the Park City Soils Boundary Ordinance requirements and regulations. See Title Eleven Chapter Fifteen of the Park City Municipal Code for additional requirements.

Not Applicable. There are no known Physical Mine Hazards on the property. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance which is standard for all Development and is Condition of Approval #5 of the Plat Amendment.

- M. General Plan Review.** All MPD applications shall be reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

Complies. Staff finds that the proposed MPD fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan:

- [Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character](#), page 42.
 - Objective 3A, page 43.
 - Community Planning Strategies 3.1, 3.2, 3.3, 3.4, 3.5, page 44.
 - City Implementation Strategies 3.7, 3.11, 3.12, 3.15, page 45.
- [Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least 15% below 2005 levels in 2020](#), page 56.
 - Objectives 5A, 5B, 5C, page 57.
 - Community Planning Strategies 5.1, 5.2, 5.6, 5.8, page 58.
 - City Implementation Strategies 5.15, 5.17, 5.20, 5.24, page 59.
- [Goal 7: Life Cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents](#), page 70.
 - Objectives 7A, 7B, page 71.
 - Community Planning Objectives 7.1, 7.1.3, page 72.
 - City Implementation Strategies 7.7, page 73.

- [Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City](#), page 74.
 - Objectives 8A, 8B, 8C, page 74.
 - Community Planning Strategies 8.1, 8.2, 8.8, page 76.
 - City Implementation Strategies 8.11, 8.15, 8.17, page 77.
- [Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations](#), page 106.
 - Objectives 15A, 15B, 15E, page 107.
 - Community Planning Strategy 15.7, page 108.
 - City Implementation Strategies 15.16, page 109.

N. Historic Sites. All MPD Applications shall include a map and inventory of Historic Structures and Sites on the Property and a Historic Structures Report, as further described on the MPD application. The Historic Structures Report shall be prepared by a Qualified Historic Preservation Professional.

Complies. The applicant submitted a Historic Preservation Plan and Physical Conditions Report for the Historic Single-Family Dwellings located at 1333 Park Avenue and 1353 Park Avenue (Exhibits C-H). 1333 Park Avenue will be rehabilitated and 1353 Park Avenue will be relocated from 1323 Woodside Avenue and reconstructed at the new site. As a part of the Plat Amendment application, Condition of Approval #4 requires that both structures (1333 Park Avenue and 1353 Park Avenue) shall have Façade Preservation Easements placed on them prior to sale to a new property owner. Both structures are already listed as “Significant” on Park City’s Historic Sites Inventory (HSI)– [1333 Park Avenue HSI Form](#) – [1353 Park Avenue HSI Form](#).

Summary Recommendation

Staff recommends that the Planning Commission open the Work Session to review the submitted Master Planned Development, provide comment, hold a public hearing, close the Work Session, and continue the Master Planned Development application to the July 26, 2017 Planning Commission meeting.

Exhibits

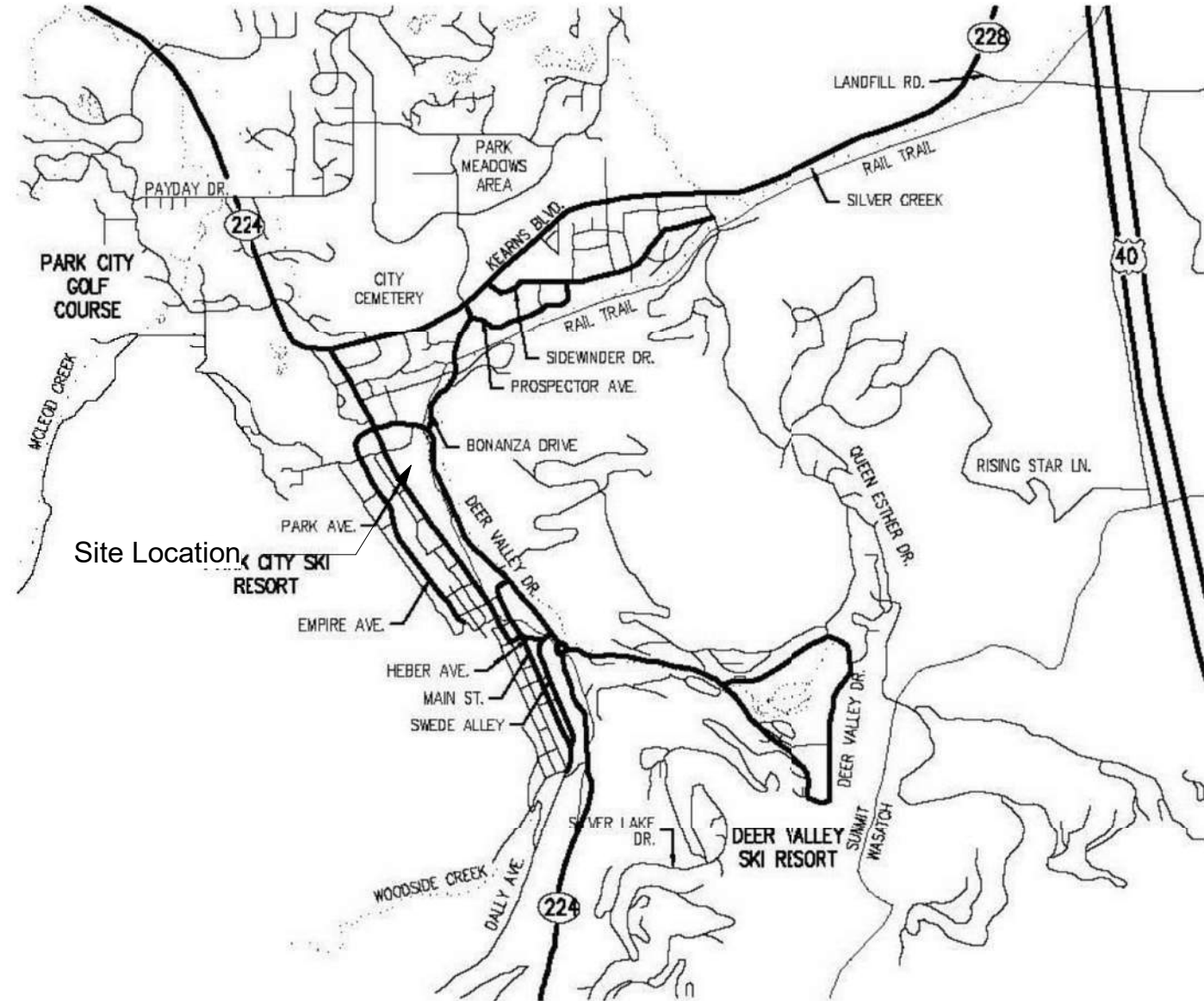
Exhibit A: Woodside Park Affordable Housing Project Phase I Plans
 Exhibit B: Applicant Written Statement
 Exhibit C: 1333 Park Avenue Historic Preservation Package Plans
 Exhibit D: 1333 Park Avenue Physical Conditions Report
 Exhibit E: 1333 Park Avenue Historic Preservation Plan
 Exhibit F: 1353 Park Avenue Historic Preservation Package Plans
 Exhibit G: 1353 Park Avenue Historic Preservation Plan
 Exhibit H: 1353 Park Avenue Physical Conditions Report

Exhibit A - Woodside Park Affordable Housing
Project Phase I Plans

Woodside Park

1353 Park Ave
Park City, Utah
Master Planned Development

January 26th, 2017 (Rev.
05/04/2017)



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Park City Municipal Corporation 445 Marsac Avenue, P.O.Box 1480 Park City, UT 84060	EWG Architecture 449 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0092 Contact: Steve Bruemmer, AIA	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
Alliance Engineering 323 Main Street, P.O. Box 2664 Park City, UT 84060 435-649-9467 Contact: Michael Demkowicz		EWG Architecture 449 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0092 Contact: Sid Ostergaard
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600	Park City Fire Department 730 Bitter Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1460 East Salt Lake City, UT 84112 (801) 538-6146
Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993

DRAWING INDEX

MPD		
MPD-001	COVER SHEET	
1 of 1	SURVEY	
MPD-003	EXISTING SITE PLAN	
MPD-004	PROPOSED SITE PLAN	
MPD-005	PROPOSED ROOF PLAN	
MPD-006	SITE SUITABILITY	
MPD-007	OPEN SPACE AREA PLAN	
MPD-008	AREA PLAN	
MPD-009	CONTEXTUAL ANALYSIS	
MPD-010	CONTEXTUAL ANALYSIS	
MPD-011	CONTEXTUAL ANALYSIS	
MPD-012	CONTEXTUAL ANALYSIS	
MPD-013	CONTEXTUAL ANALYSIS	
MPD-014	CONTEXTUAL ANALYSIS	
MPD-015	SITE SECTION ANALYSIS	
1 of 2	UTILITY PLAN	
2 of 2	STORMWATER MANAGEMENT PLAN	
L-100	LANDSCAPE PLAN	
L-200	LANDSCAPE PLAN	

BUILDING DESCRIPTION

The proposed project consist of combining the existing non-historic fire station lot at 1353 Park Avenue with the 1364 Woodside Avenue lot (Sernyak Subdivision Lot 2) to accommodate a new development of five affordable housing residential units and open space.

The non-historic fire station at 1353 Park Avenue will be demolish (Per Demolition Permit) to accommodate the new residential units and the 1364 Woodside Avenue (Sernyak Subdivision Lot 2) will be use as parking area for them.

The relatively flat lot of the old fire station will accommodate one single family home located at the new 1343 Park Avenue parcel and four townhouse units with lockout units on the back at the new 1354 Woodside Avenue parcel.

All residential units consist of two levels with pitched and flat roofs under the hight requirements. The response of the statutory regulation, all new work or repair, replacement, rehabilitation or restoration shall be compliant. Design Guidelines intended to secure, compatibility with and provide for visual aesthetics complement to the character and function of the community shall be paramount to any proposed improvement. All design on these houses has been design to comply with the Design Guidelines regulations.

Master Planned Development
January 26th, 2017 (Rev. 05/04/2017)



Woodside Park

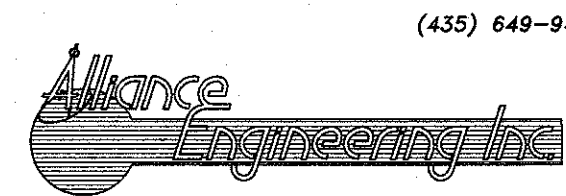
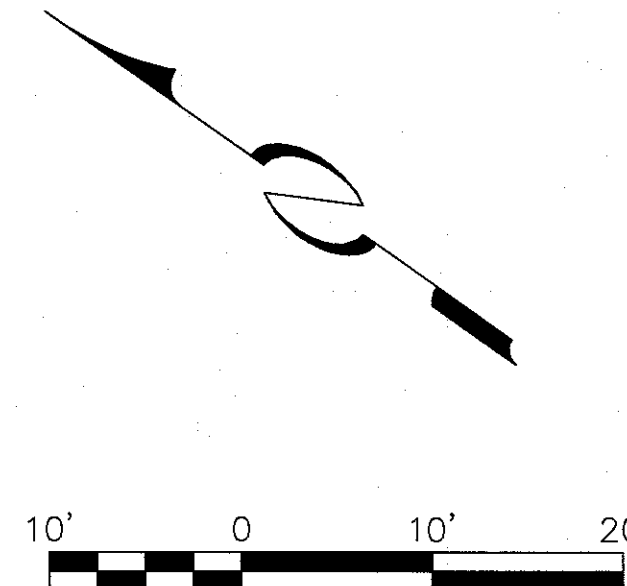
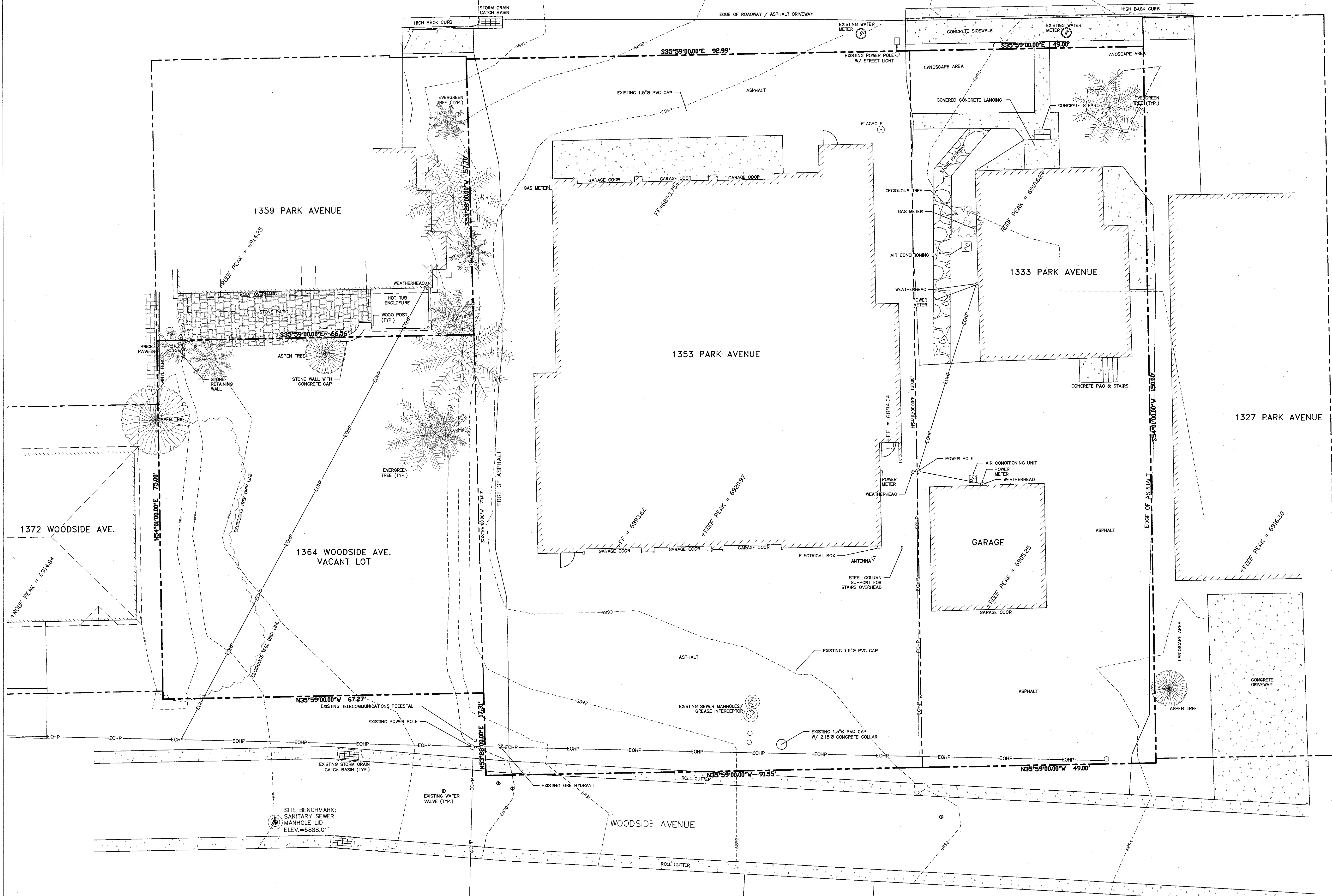
1353 Park Ave
Park City, Utah

COVER SHEET

MPD-001

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

1. Site Benchmark: Sanitary Sewer Manhole Lid
Elevation=6888.01'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on October 5, 2015, and October 20, 2016.
4. Property corners were not set or found as part of this survey. Alliance Engineering performed a Record of Survey on 1364 Woodside Avenue recorded as S-8845 on November 4, 2016 on file and of record with the Summit County Recorder's Office. This surveyor has not completed a boundary survey on the remaining parcels. Bearings and distances shown are per deed.



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

(435) 649-9467

MICHAEL DEMKOWICZ
DEVIN EARL
CHIP TOMSUDEN
MARTIN MORRISON
CHARLES GALATI

DATE: 2/7/17

1333, 1353 PARK AVE. & 1364 WOODSIDE AVE.

FOR: PARK CITY MUNICIPAL CORPORATION

JOB NO.: 7-10-16

FILE: X:\SnydersAddition\dwg\srv\topo2016\071016 - Woodside Park.dwg

SHEET
1
OF
1



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land into lots and streets, together with easements, hereafter to be known as WOODSIDE PARK SUBDIVISION – PHASE I and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

PARCEL 1

Beginning at a point which is North 54°01' East 350.00 feet and South 35°59' East 222.00 feet from the Northwest corner of Block 24, SNYDER'S ADDITION TO PARK CITY, said point also being on the Westerly right-of-way line of Park Avenue; running thence South 35°59' East along said right-of-way line 92.99 feet; thence South 54°01' West 150.00 feet; thence North 35°59' West 91.55 feet; thence North 53°28' East 150.1 feet to the point of beginning.

PARCEL 2

Beginning at a point which is South 54°01' West 329 feet and South 35°59' East 325.0 feet from the Northeast corner of Block 24, SNYDER'S ADDITION, Park City, Utah, and running thence South 35°59' East 39 feet; thence South 54°1' West 150 feet; thence North 35°59' West 49 feet, more or less, to a wooden fence; thence North 54°1' East along said wooden fence 150 feet; thence South 35°59' East 10 feet to the point of beginning.

PARCEL 3

All of Lot 2, SERNYAK SUBDIVISION, according to the official plat thereof, on file and of record in the Summit County Recorder's Office

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that _____, the undersigned owner of the herein described tract of land, to be known hereafter as WOODSIDE PARK SUBDIVISION–PHASE I, does hereby certify that he/she has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his/her hand this _____ day, of _____, 2017.

ACKNOWLEDGMENT

_____, Authorized Representative

State of _____
County of _____

On this _____ day of _____, 2017, _____ personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, _____ acknowledged to me that he/she is the authorized representative of _____ and that he/she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public
A Notary Public commissioned in _____

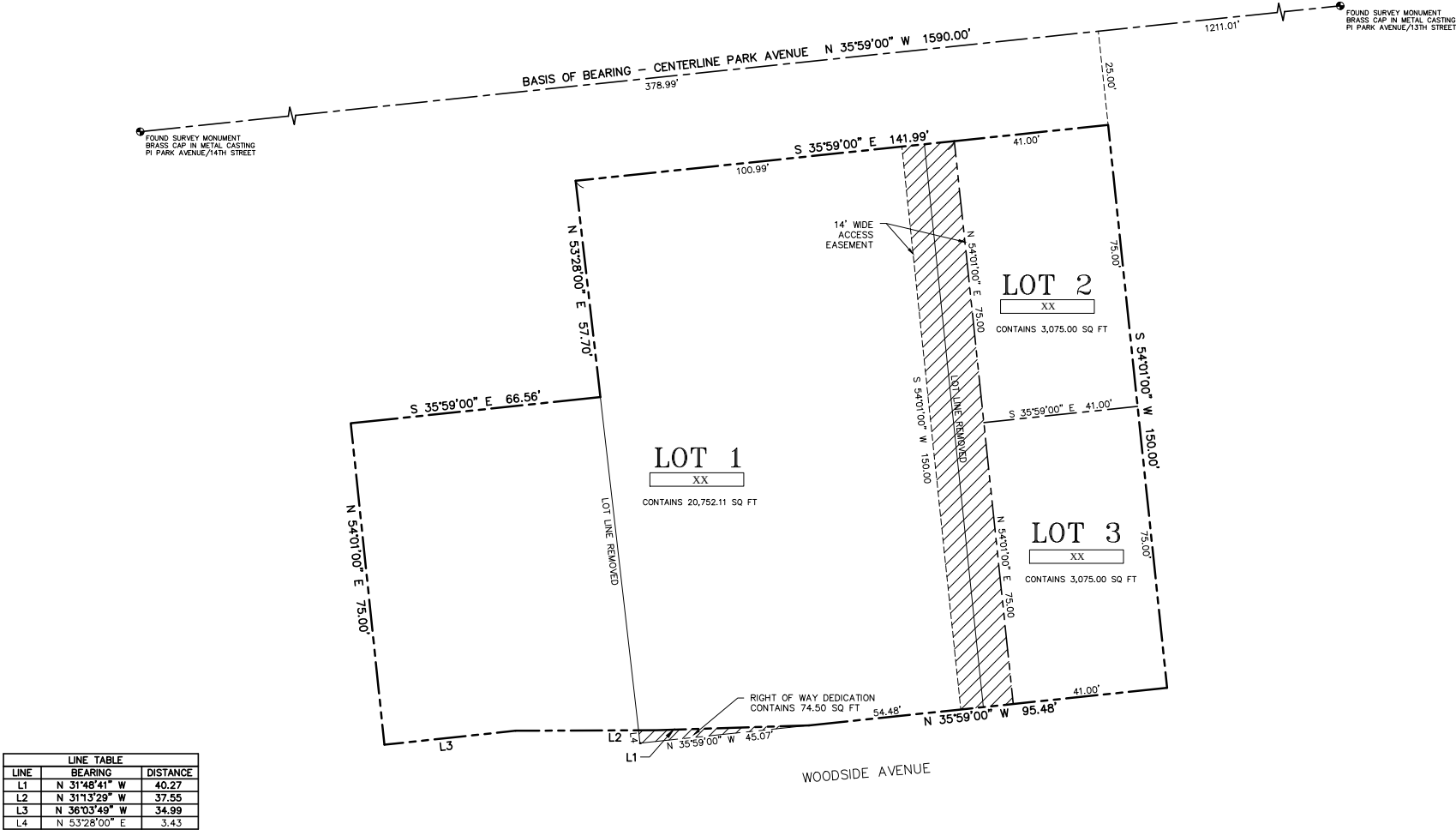
Printed Name

Residing in: _____

My commission expires: _____

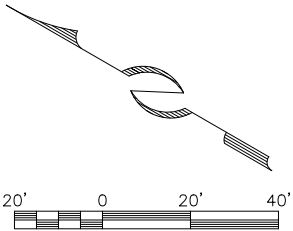
NOTE

This subdivision is subject to the Conditions of Approval in Ordinance 2017–_____.



WOODSIDE PARK SUBDIVISION–PHASE I

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



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060–2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2017
BY _____
S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____
DAY OF _____, 2017
BY _____
CHAIR

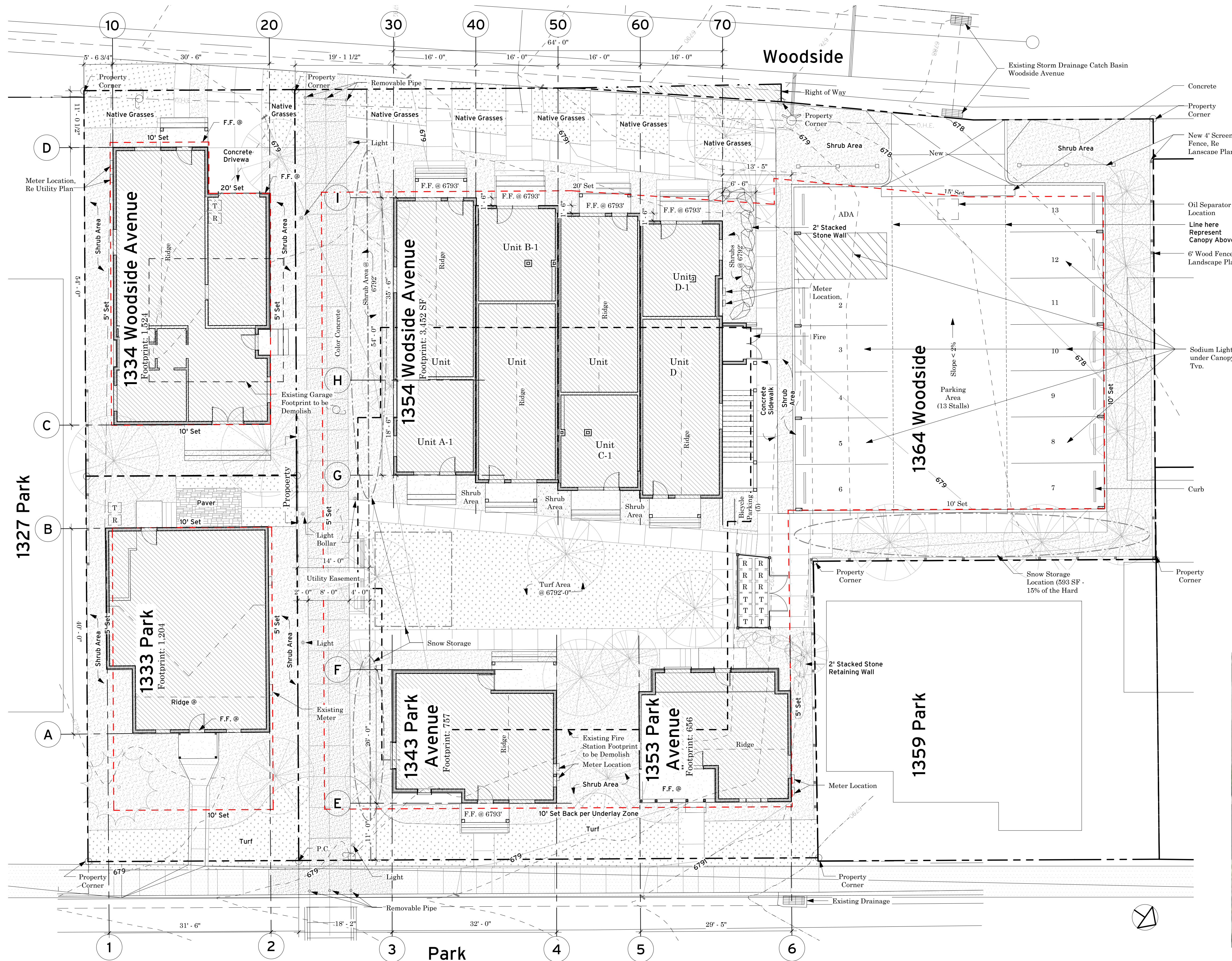
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____
DAY OF _____, 2017
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____, 2017
BY _____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2017
BY _____
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS SUBDIVISION PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2017
BY _____
PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
DATE _____ TIME _____ ENTRY NO. _____
FEE _____ RECO _____



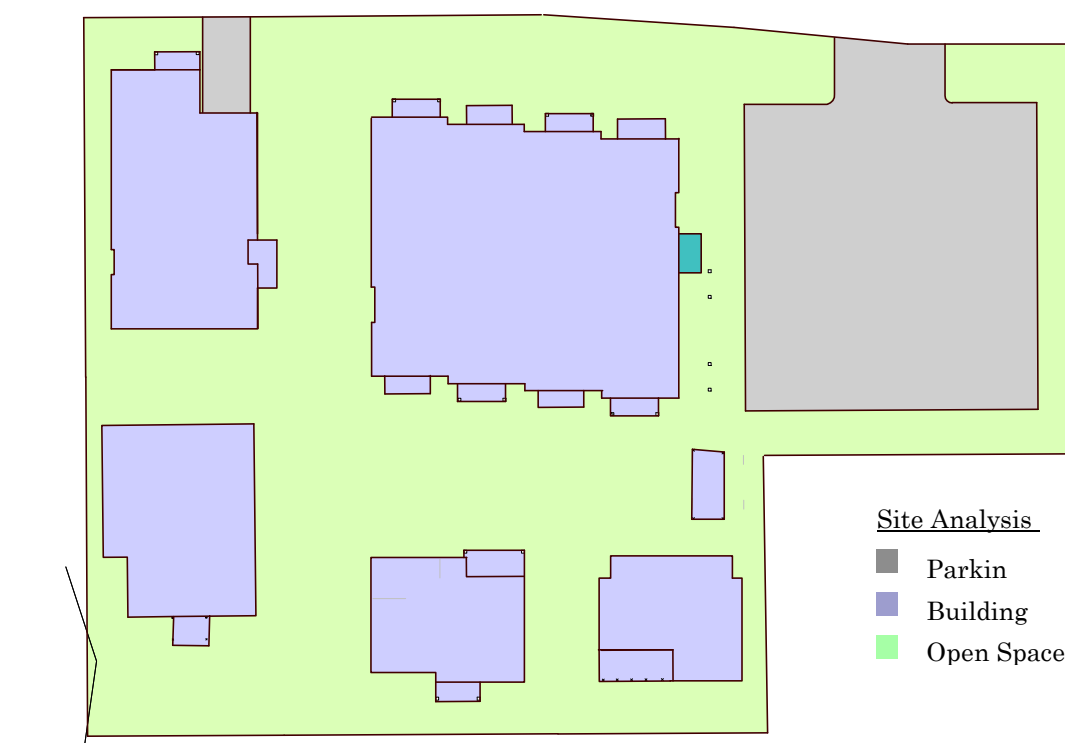
Parking Analysis

	Parking Requirement
1333 Park Avenue	0
1354 Park Avenue	0
1343 Park Avenue	1.5
1334 Woodside Avenue	2
1354 Woodside Avenue	10
TOTAL REQUIRED STALLS	13.5
Surface Parking	14
Structure Parking	1
TOTAL PROPOSED STALL	15

Site Analysis

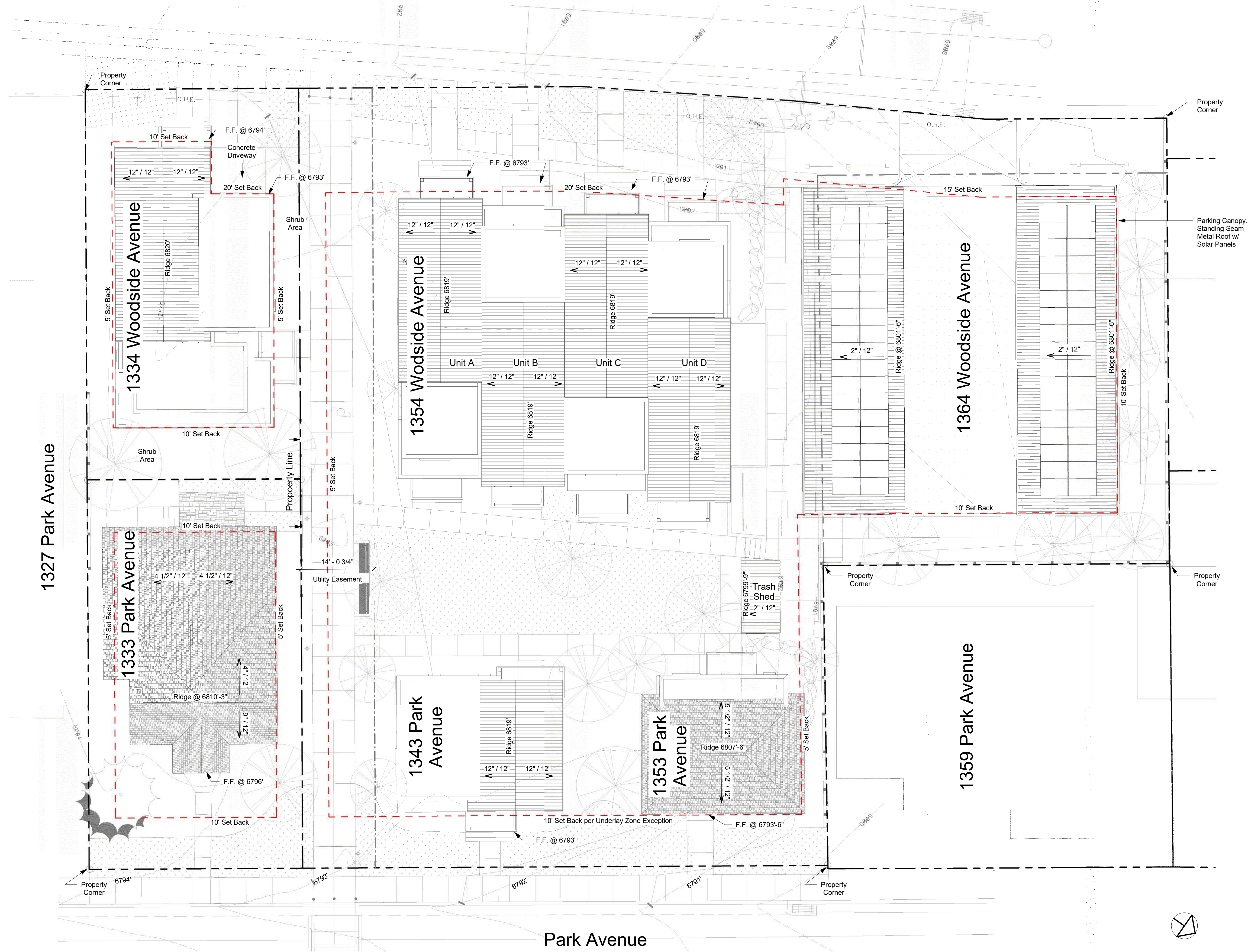
	Area	Acres	Percentage
Driveways/Parking	4,397	0.1	16.32%
Building Area	8,424	0.193	31.27%
Open Space	14,119	0.323	52.41%
TOTAL PROPERTY	26,940	0.616	100.00%

* Re: LMC 15-6-5-D

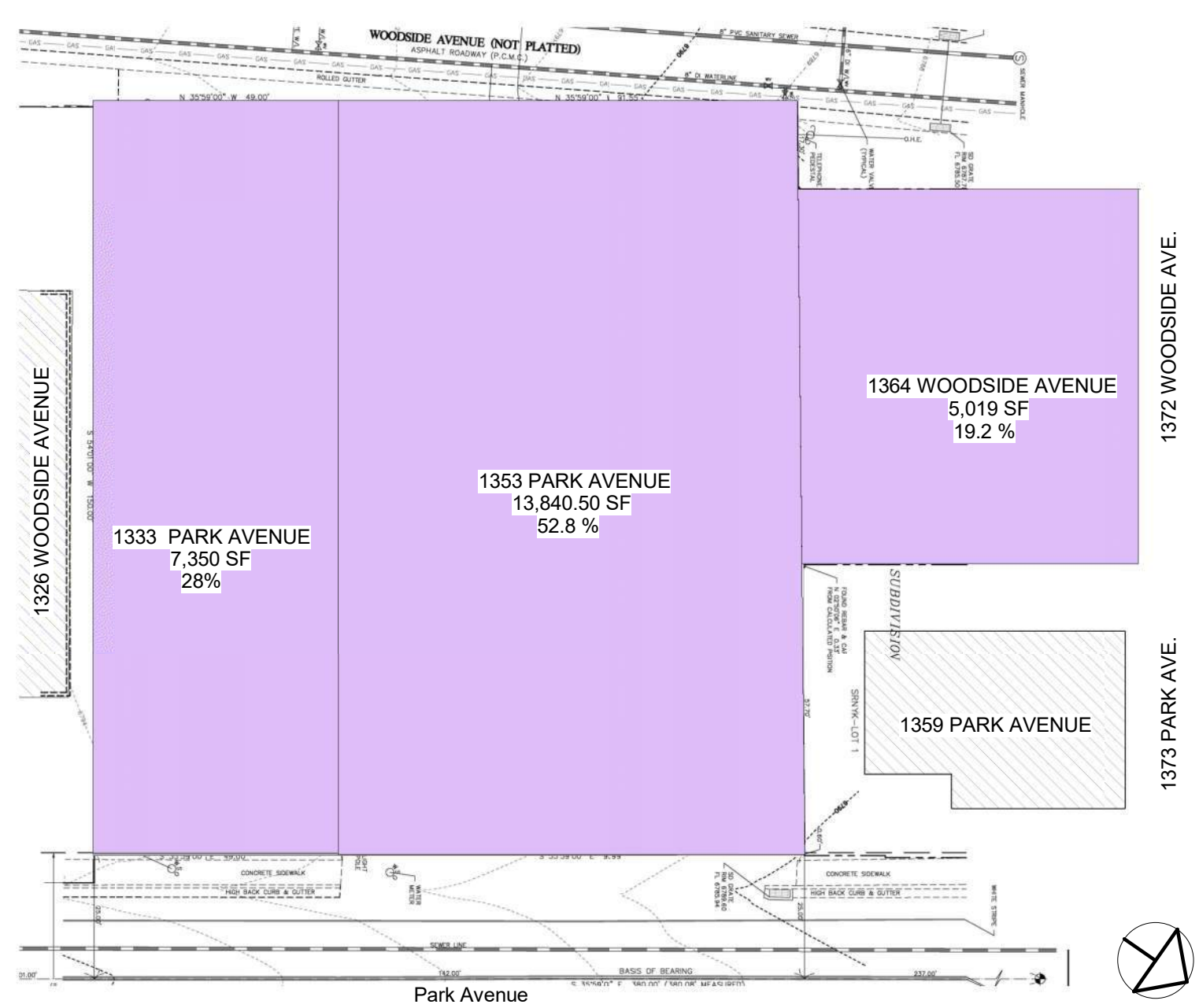


1 Proposed Site Plan
SCALE: 1" = 10'-0"

2 Proposed Aerial Photo
SCALE: 1" = 40'-0"

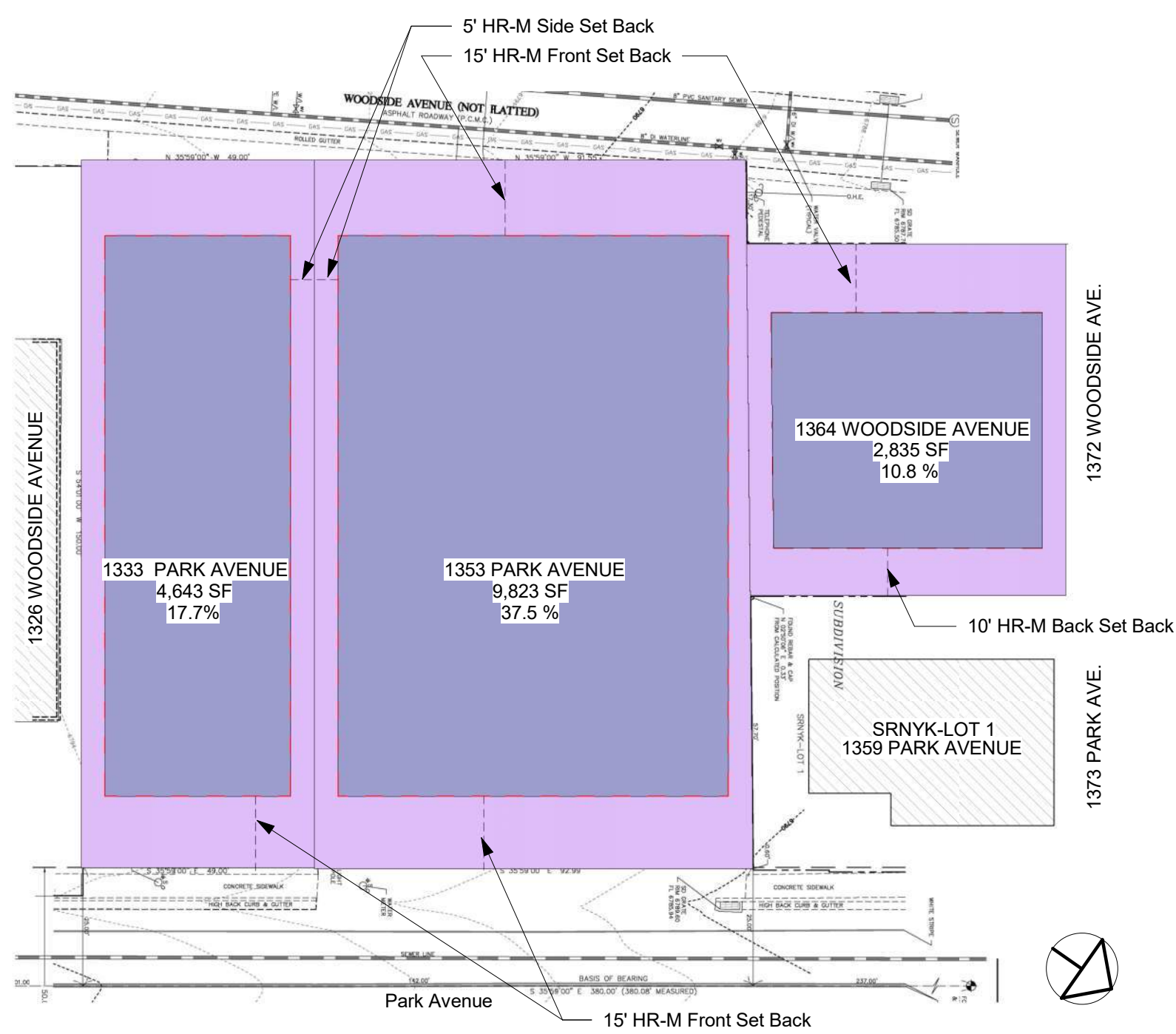


1 Proposed General Roof Plan
SCALE: 1" = 10'-0"



Property Area (Existing)

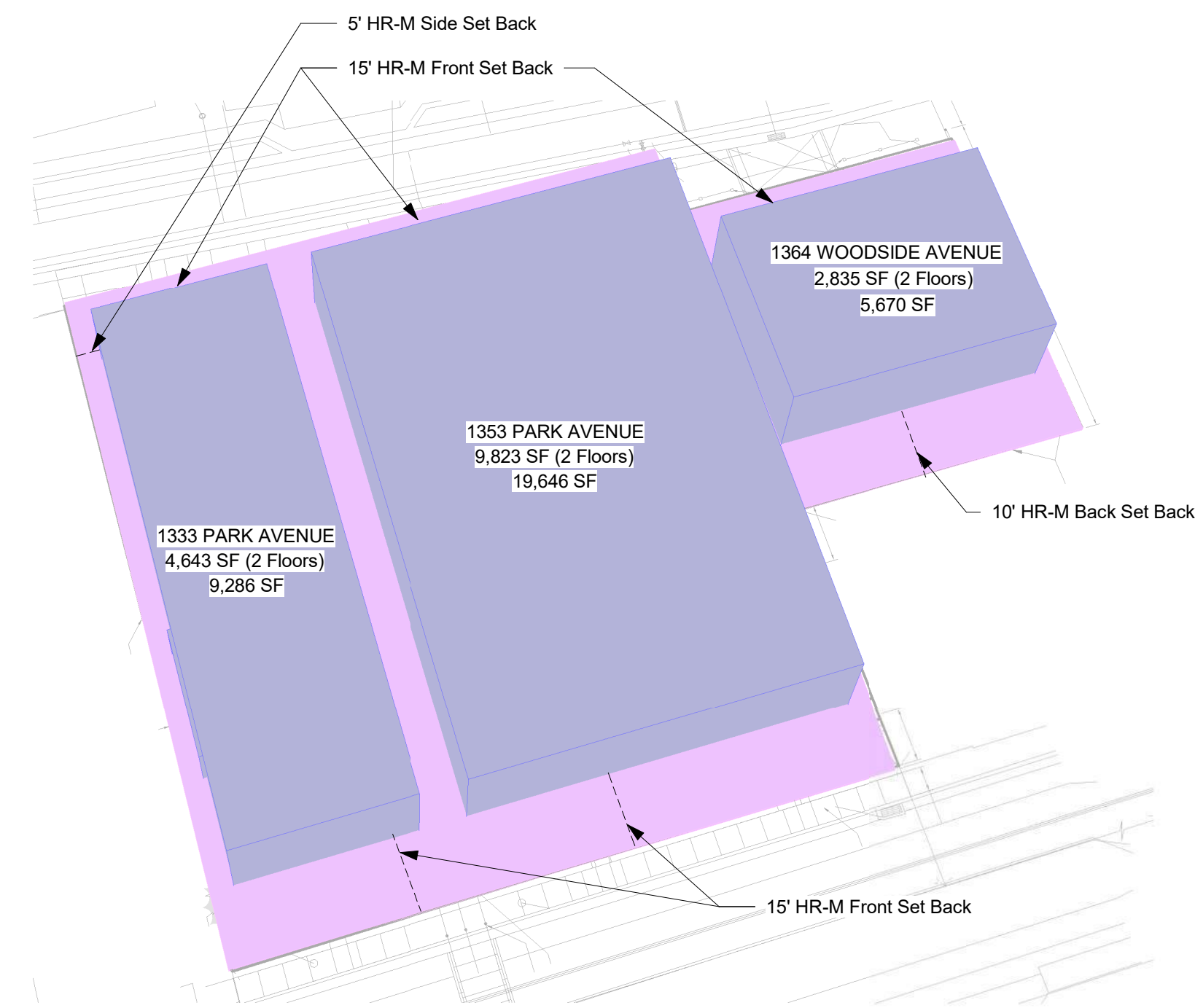
26,209.50 SQ FT = 100%



Buildable Area (Existing)

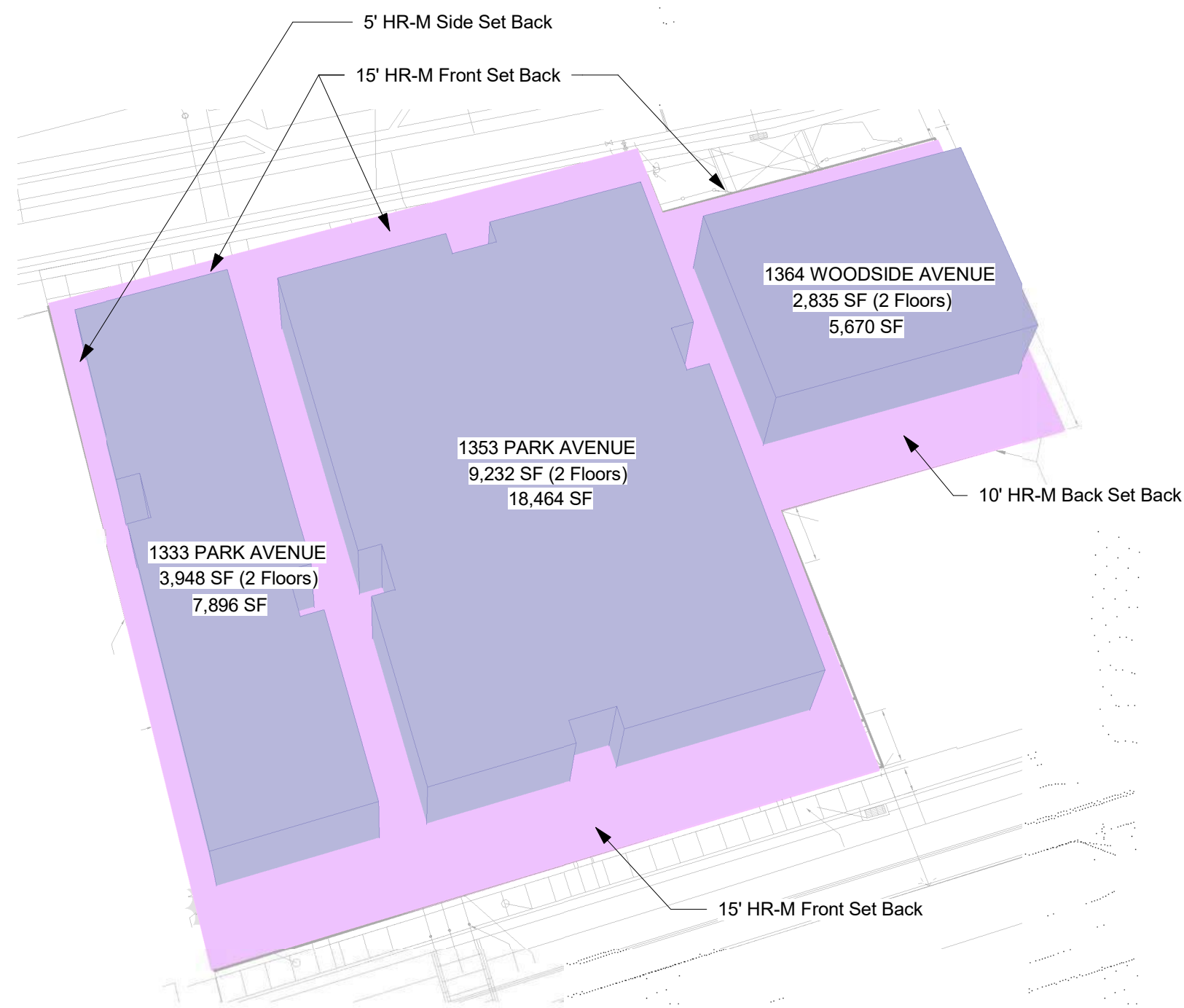
17,301 SQ FT = 66%

8,908.5 SQ FT = 34%



Buildable Volume (Existing)

34,602 SF



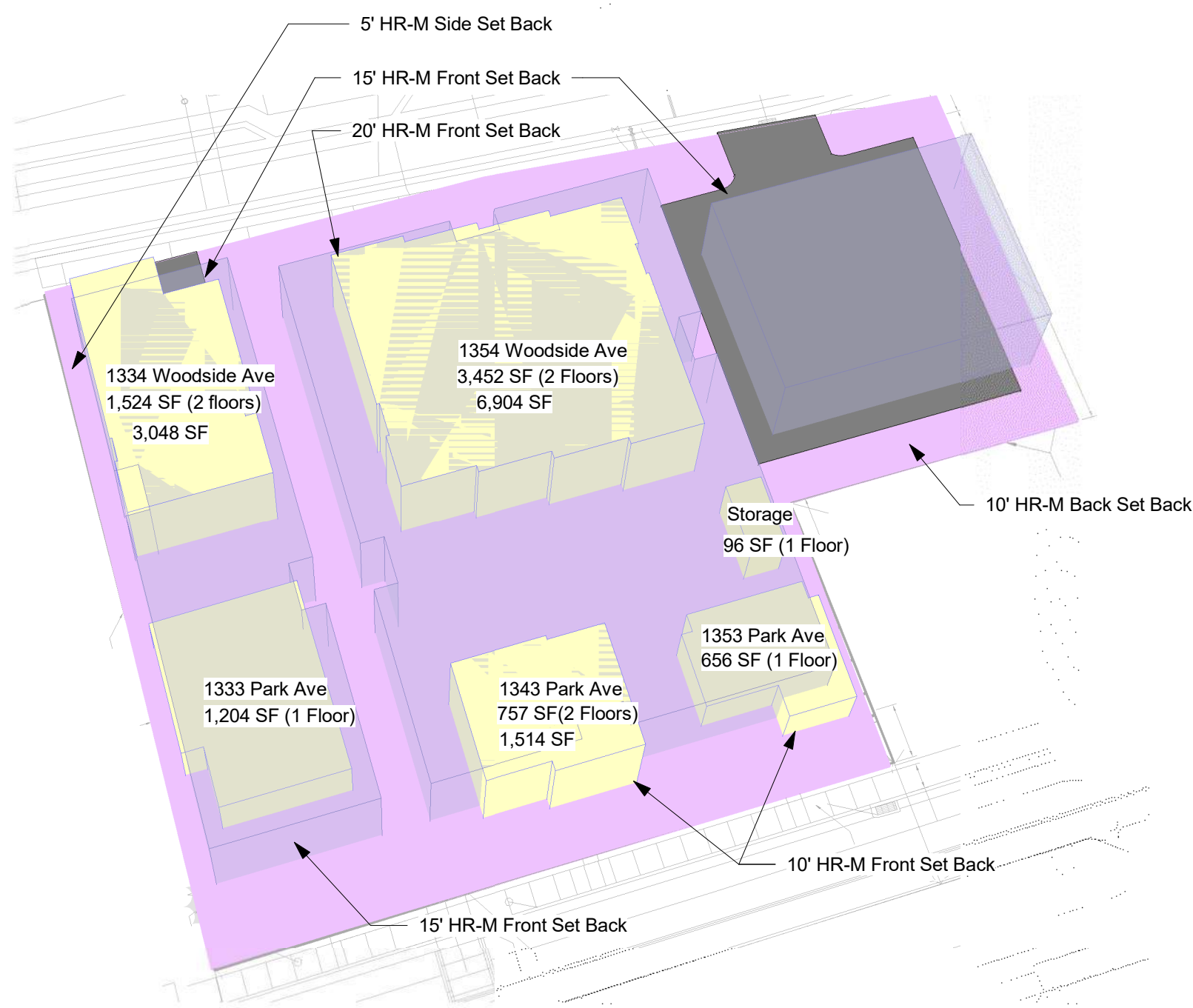
Buildable Volume (Allowable)

HR-M Zone Height 27'

26,209 SF

Maximum Building Developable Footprint 16,015 = 61 %

Open Space Area 10,194 = 39 %

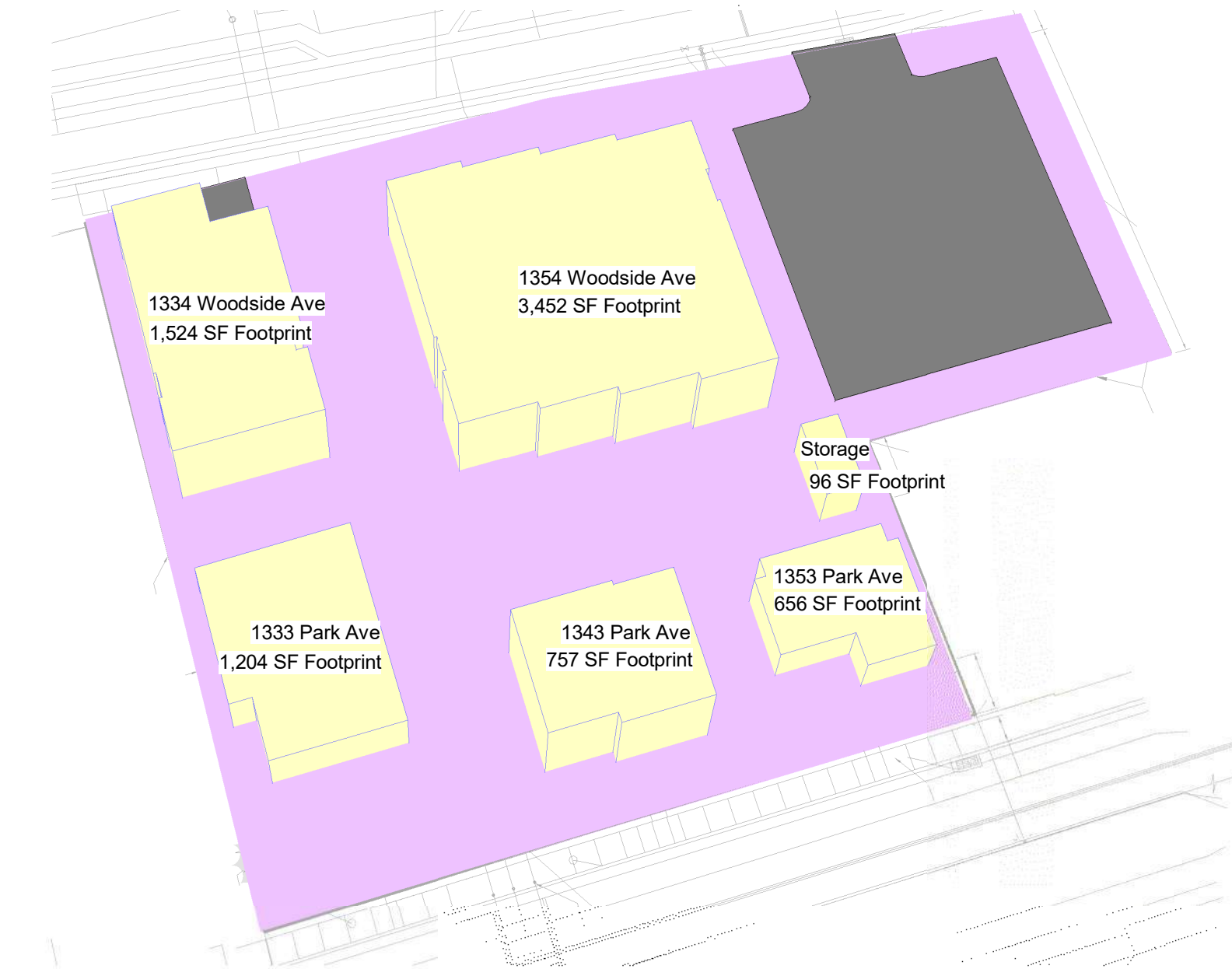


Proposed Buildings

Proposed Building Area 13,422 SF

Proposed Building Footprint 7,593 SF

Proposed Storage 96 SF



Proposed Open Space

4,397 SF Parking = 16.34 %

14,119 SF Open Space = 52.48 %

Legend

- Open space
- Buildable Area
- Parking
- Proposed Area

Site Analysis

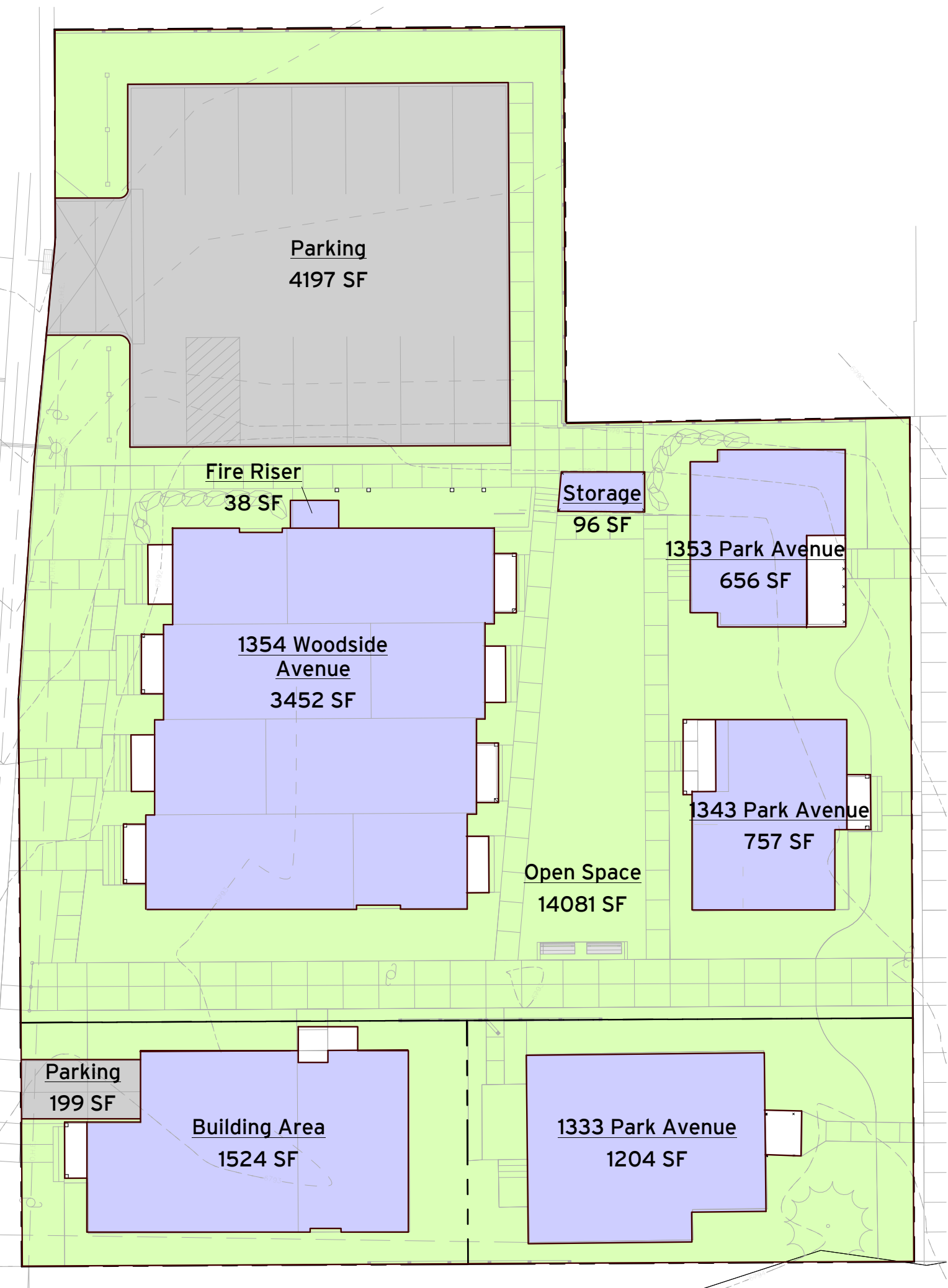
	Area	Acres	Percentage
Driveways/Parking	4,397	0.094	16.32%
Building Footprint	7,727	0.177	28.68%
Private Hardscape	697	0.014	2.59%
Open Space	14,119	0.307	52.41%
TOTAL PROPERTY	26940	0.592	100.00%

LEGEND

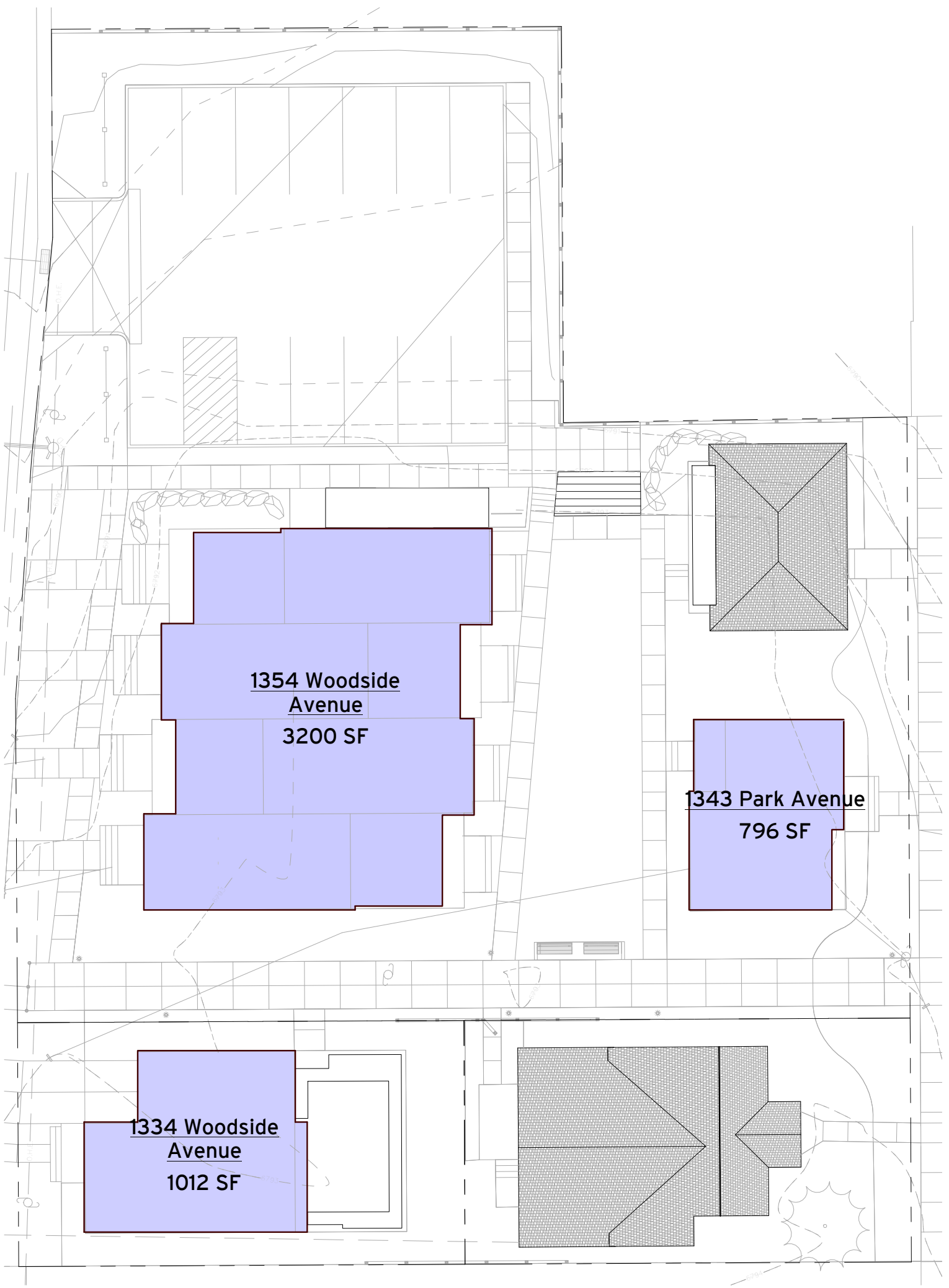
- Driveway/Parki
- Building
- Private
- Open Space

AREA CALCULATION - Gross / Net / UE's

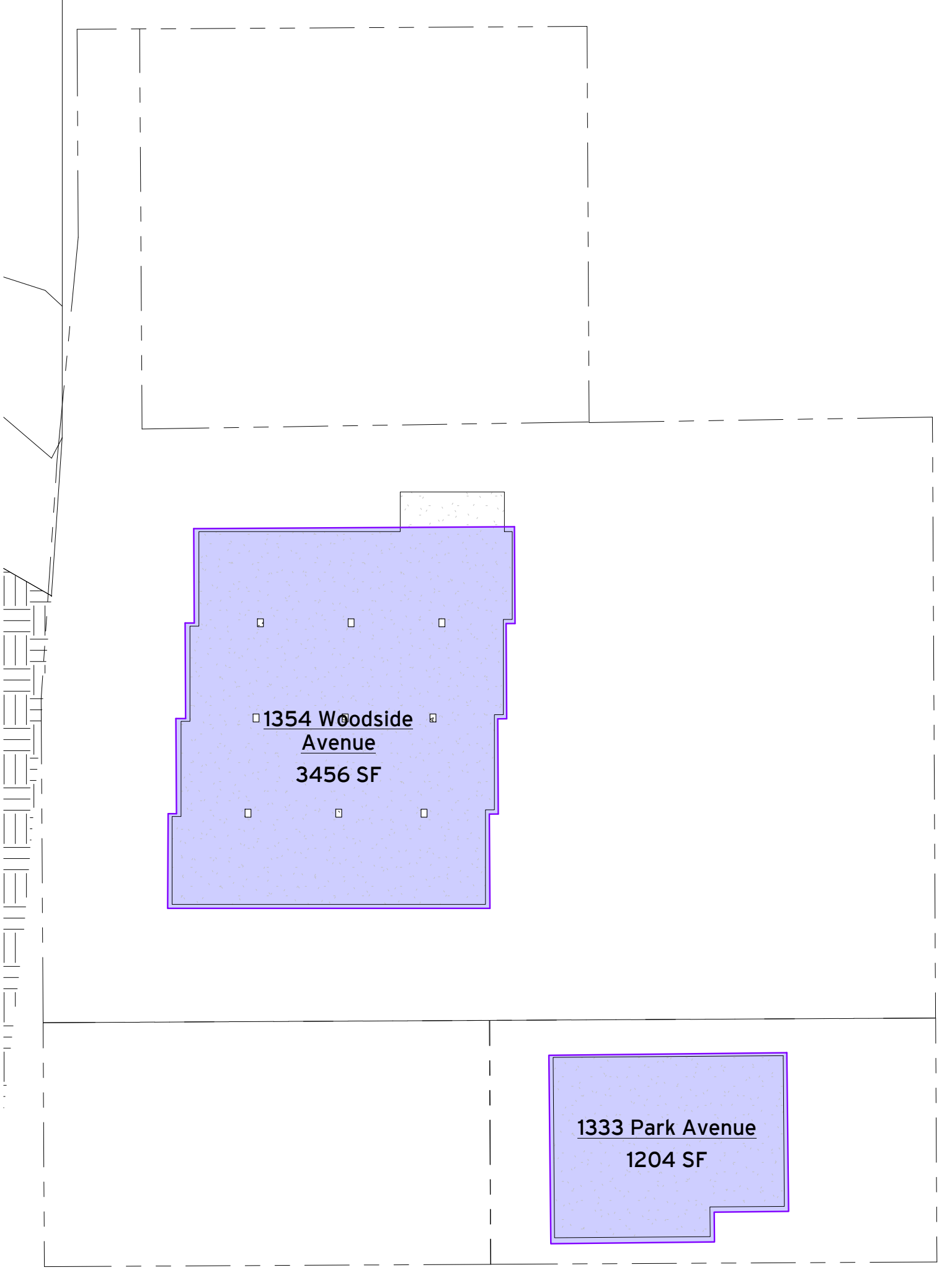
1333 Park Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Lower Level	0	1,204			900			0.00
Level 1	1,036	1,204			900			1.15
TOTAL	1036	2,408						1.15
Percentage								100%
1353 Park Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Level 1	576	656			900			0.64
TOTAL	576	656						0.64
Percentage								100%
1343 Park Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Level 1	671	757			900			0.75
Level 2	648	796			900			0.72
TOTAL	1319	1553						1.47
Percentage								100%
1334 Woodside Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Level 1	1,091	1,524	2,000			0.55		
Level 2	882	1,012	2,000			0.44		
TOTAL	1973	2,536				0.99		
Percentage						100%	0%	0%
1354 Woodside Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Lower Level	0	3,456			900			0.00
Level 1	3,078	3,452			900			3.42
Level 2	2,710	3,200			900			3.01
TOTAL	5788	10,108						6.43
Percentage								100%
TOTAL	10692	17261				0.99	0.00	9.69
Percentage						9%	0%	91%



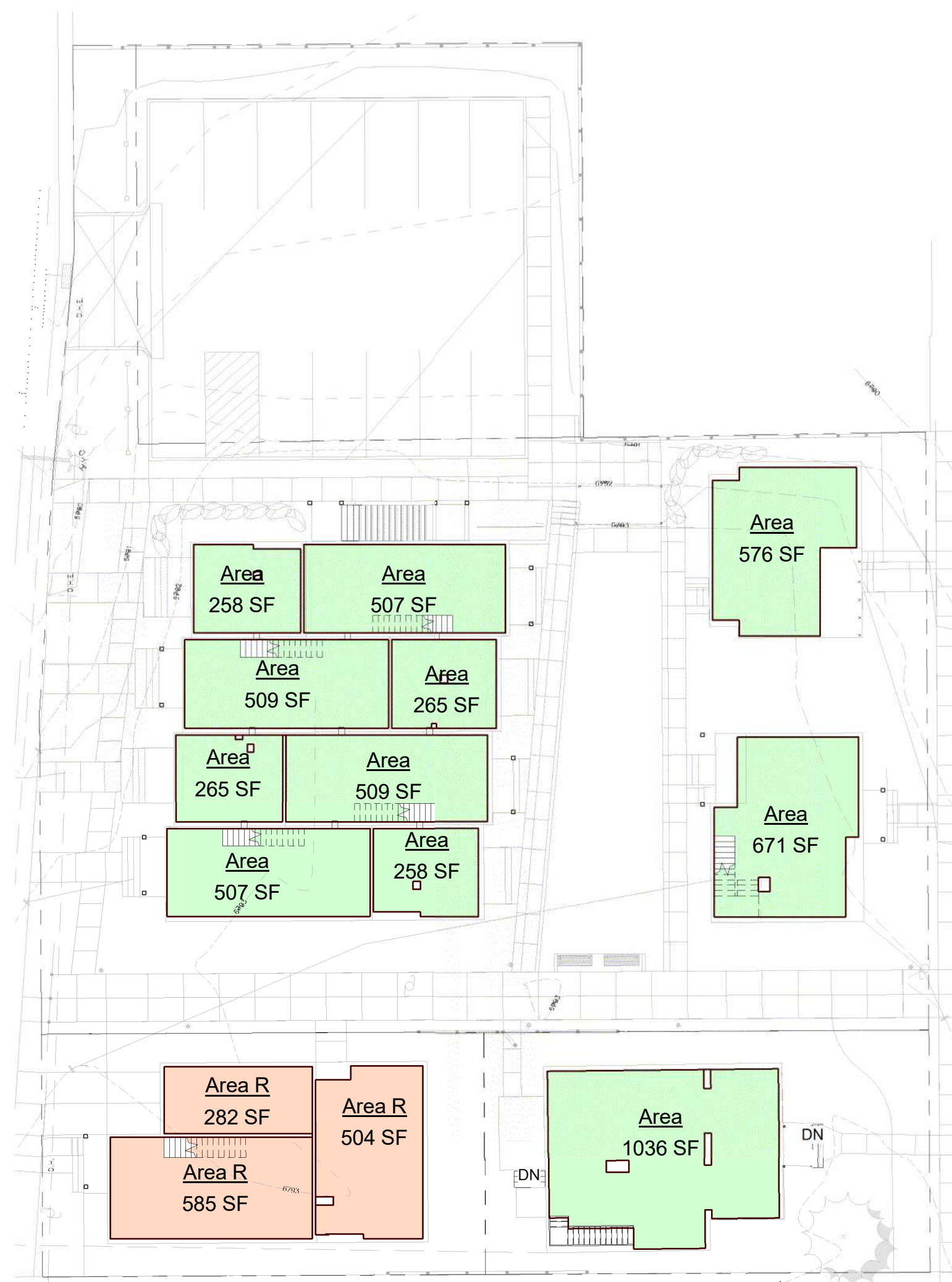
1 Gross Main Level
SCALE: 1" = 20'-0"



2 Gross Second Level
SCALE: 1" = 20'-0"



3 Gross Storage Level
SCALE: 1" = 20'-0"



1 Net Floor Level
SCALE: 1" = 20'-0"



2 Net Second Level
SCALE: 1" = 20'-0"

AREA CALCULATION - Net / Parking

Residential

Unit Name	Parcel	Level	Area SF	Area SF Total	Parking Ratio	Parking Requirements
1334 Woodside	Parcel 4	Level 1	585			
		Level 2	882			
				1,467	1.5 Stalls / Between 1,000-2,000SF	1.5
Accessory Building	Parcel 4	Level 1	504	504	1 Stall / Less than 1,000SF	1
TOTAL				1971		2.5

Affordable Housing

Unit Name	Parcel	Level	Area SF	Area SF Total	Parking Ratio	Parking Requirements
1333 Park Avenue	Parcel 1	Level 1	1,036	1,036	0 Stalls/ Historic	0
1353 Park Avenue	Parcel 2	Level 1	576	576	0 Stalls/ Historic	0
1343 Park Avenue	Parcel 3	Level 1	671			
		Level 2	648			
				1,319	1.5 Stalls / Between 1,000-2,000SF	1.5
1354 Woodside Avenue	Parcel 5	Level 1	507			
		Level 2	670			
				1,177	1.5 Stalls / Between 1,000-2,000SF	1.5
	Parcel 6	Level 1	509			
		Level 2	685			
				1,194	1.5 Stalls / Between 1,000-2,000SF	1.5
	Parcel 7	Level 1	509			
		Level 2	685			
				1,194	1.5 Stalls / Between 1,000-2,000SF	1.5
	Parcel 8	Level 1	507			
		Level 2	670			
				1,177	1.5 Stalls / Between 1,000-2,000SF	1.5
Accessory Building	Parcel 5	Level 1	258	258	1 Stall / Less than 1,000SF	1
	Parcel 6	Level 1	265	265	1 Stall / Less than 1,000SF	1
	Parcel 7	Level 1	265	265	1 Stall / Less than 1,000SF	1
	Parcel 8	Level 1	258	258	1 Stall / Less than 1,000SF	1
TOTAL				8719		11.5



Aerial View 1 From Park Avenue



Aerial View 2 From Woodside Avenue



Courtyard View 1



Courtyard View 2



Park Avenue View



Woodside Avenue View



Woodside Avenue View



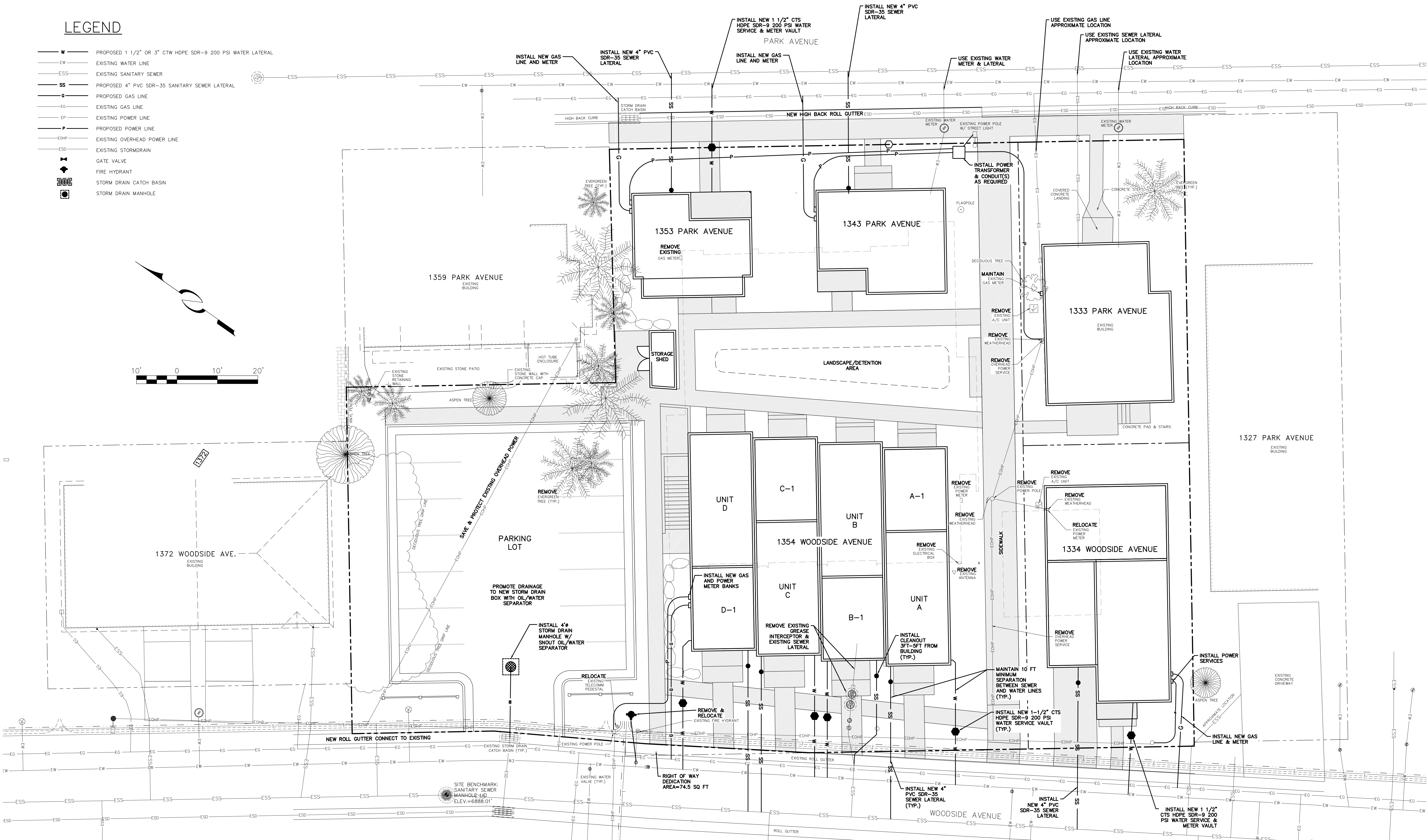
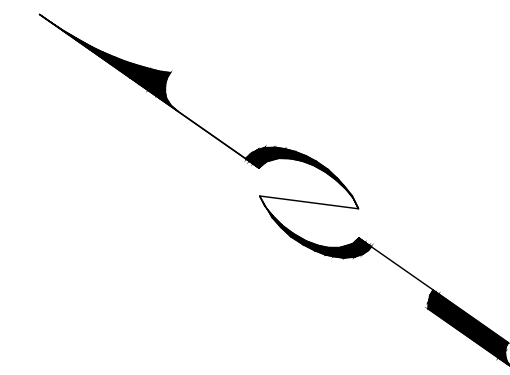
Woodside Avenue View



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

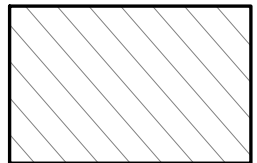
LEGEND

- W PROPOSED 1 1/2" OR 3" CTW HDPE SDR-9 200 PSI WATER LATERAL
- EW EXISTING WATER LINE
- ESS EXISTING SANITARY SEWER
- SS PROPOSED 4" PVC SDR-35 SANITARY SEWER LATERAL
- G PROPOSED GAS LINE
- EG EXISTING GAS LINE
- EP EXISTING POWER LINE
- P PROPOSED POWER LINE
- EOHP EXISTING OVERHEAD POWER LINE
- ESD EXISTING STORMDRAIN
- Gate Valve
- Fire Hydrant
- Storm Drain Catch Basin
- Storm Drain Manhole

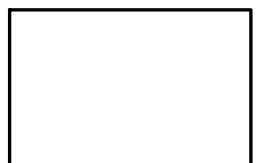


 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MICHAEL DEMKOWICZ JUAN CARRASCO TANDIN CHAPMAN	1333, 1353 PARK AVE. & 1364 WOODSIDE AVE. WOODSIDE PARK CONCEPT UTILITY PLAN	SHEET 1 OF 2
	FOR: PARK CITY MUNICIPAL CORPORATION JOB NO.: 7-10-16 FILE: X:\SnydersAddition\dwg\Projects\Woodside Park\071016-Woodside Park-civil.dwg	DATE: 4/25/17	

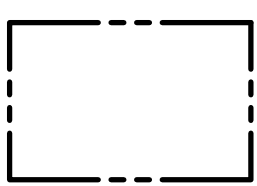
LEGEND



PERVIOUS SURFACE



IMPERVIOUS SURFACE



ANALYSIS AREA
BOUNDARY

4/24/2017



Precipitation Frequency Data Server

NOAA Atlas 14, Volume 1, Version 5

Location name: Park City, Utah, USA*

Latitude: 40.65° Longitude: -111.5°

Elevation: 6936.48 ft**

* source: EPR Maps

** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Samir Perica, Sarah Diaz, Sarah Hain, Liban Hain, Kazungu Mubarek, Delonah Martin, Sandra
Pawelek, Walter Rapp, Carl Topinka, David Ulrich, Fengyu Yao, Michael Yedda, Tim Zhou, Geoffrey
Borrich, Daniel Brewster, Li-Chuan Chen, Tye Pateylock, John Vardachian

NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & website

PF tabular

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.54 (1.36-1.79)	1.84 (1.72-2.28)	2.68 (2.34-3.10)	3.32 (2.89-3.89)	4.40 (3.71-5.10)	5.41 (4.42-6.40)	6.59 (5.20-7.80)	7.98 (6.05-9.73)	16.2 (7.34-12.8)	12.3 (6.41-18.8)
10-min	1.17 (1.03-1.36)	1.48 (1.35-1.72)	2.03 (1.79-2.30)	2.53 (2.19-2.89)	3.35 (2.82-3.88)	4.12 (3.36-4.87)	5.02 (3.96-6.07)	6.08 (4.60-7.45)	7.80 (5.99-9.74)	8.37 (4.40-12.0)
15-min	0.964 (0.848-1.12)	1.22 (1.08-1.42)	1.69 (1.47-1.94)	2.19 (1.81-2.44)	2.77 (2.33-3.25)	3.40 (2.78-4.02)	4.14 (3.27-4.86)	5.02 (3.80-6.12)	6.44 (4.62-8.05)	7.74 (5.28-9.82)
30-min	0.650 (0.572-0.759)	0.824 (0.724-0.950)	1.13 (0.963-1.31)	1.41 (1.20-1.64)	1.86 (1.57-2.19)	2.29 (1.87-2.71)	2.79 (2.20-3.34)	3.38 (2.64-4.12)	4.34 (3.11-4.42)	5.22 (3.06-8.08)
60-min	0.402 (0.353-0.460)	0.510 (0.449-0.592)	0.699 (0.612-0.811)	0.873 (0.759-1.01)	1.15 (0.970-1.35)	1.42 (1.16-1.68)	1.73 (1.36-2.07)	2.09 (1.58-2.55)	2.69 (1.92-3.35)	3.23 (2.21-4.13)
2-hr	0.258 (0.223-0.293)	0.320 (0.284-0.364)	0.420 (0.379-0.477)	0.512 (0.459-0.564)	0.664 (0.586-0.763)	0.805 (0.670-0.922)	0.973 (0.782-1.15)	1.17 (0.904-1.41)	1.50 (1.09-1.85)	1.79 (1.29-2.27)
3-hr	0.198 (0.179-0.222)	0.245 (0.222-0.274)	0.311 (0.279-0.348)	0.372 (0.332-0.417)	0.470 (0.409-0.528)	0.556 (0.474-0.634)	0.661 (0.547-0.787)	0.785 (0.627-0.948)	1.00 (0.757-1.25)	1.21 (0.869-1.53)
6-hr	0.132 (0.122-0.143)	0.163 (0.150-0.179)	0.198 (0.182-0.219)	0.233 (0.211-0.253)	0.289 (0.251-0.310)	0.329 (0.282-0.387)	0.364 (0.317-0.413)	0.419 (0.364-0.480)	0.518 (0.421-0.630)	0.610 (0.477-0.775)
12-hr	0.084 (0.077-0.090)	0.103 (0.094-0.113)	0.128 (0.115-0.137)	0.144 (0.131-0.151)	0.172 (0.155-0.190)	0.195 (0.173-0.217)	0.220 (0.191-0.246)	0.247 (0.210-0.280)	0.288 (0.239-0.337)	0.322 (0.250-0.390)
24-hr	0.054 (0.050-0.059)	0.067 (0.061-0.072)	0.080 (0.074-0.087)	0.091 (0.084-0.099)	0.106 (0.097-0.115)	0.118 (0.108-0.129)	0.131 (0.118-0.142)	0.143 (0.129-0.156)	0.160 (0.143-0.175)	0.173 (0.154-0.198)
2-day	0.032 (0.030-0.035)	0.040 (0.037-0.043)	0.048 (0.044-0.052)	0.054 (0.050-0.058)	0.064 (0.059-0.069)	0.070 (0.064-0.077)	0.078 (0.071-0.085)	0.085 (0.077-0.095)	0.095 (0.085-0.104)	0.102 (0.091-0.113)
3-day	0.024 (0.022-0.026)	0.030 (0.027-0.032)	0.036 (0.033-0.039)	0.041 (0.037-0.044)	0.048 (0.043-0.052)	0.053 (0.048-0.058)	0.059 (0.053-0.064)	0.064 (0.058-0.070)	0.072 (0.064-0.079)	0.078 (0.069-0.086)
4-day	0.020 (0.018-0.022)	0.025 (0.023-0.027)	0.030 (0.027-0.032)	0.034 (0.031-0.037)	0.040 (0.036-0.043)	0.044 (0.040-0.048)	0.049 (0.044-0.054)	0.054 (0.048-0.059)	0.060 (0.053-0.067)	0.066 (0.057-0.073)
7-day	0.014 (0.013-0.015)	0.017 (0.016-0.019)	0.020 (0.019-0.021)	0.023 (0.021-0.025)	0.027 (0.025-0.029)	0.030 (0.027-0.033)	0.033 (0.030-0.037)	0.036 (0.033-0.040)	0.041 (0.036-0.046)	0.044 (0.039-0.049)
10-day	0.011 (0.010-0.012)	0.014 (0.012-0.015)	0.016 (0.015-0.018)	0.018 (0.017-0.020)	0.021 (0.019-0.023)	0.023 (0.021-0.026)	0.025 (0.023-0.028)	0.028 (0.025-0.030)	0.030 (0.027-0.033)	0.032 (0.028-0.036)
20-day	0.007 (0.007-0.008)	0.009 (0.008-0.010)	0.011 (0.010-0.011)	0.012 (0.011-0.013)	0.013 (0.012-0.015)	0.015 (0.013-0.018)	0.016 (0.014-0.017)	0.017 (0.015-0.019)	0.018 (0.017-0.020)	0.019 (0.017-0.021)
30-day	0.006 (0.005-0.006)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.011-0.014)	0.013 (0.012-0.015)	0.014 (0.013-0.016)	0.015 (0.014-0.017)
45-day	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.010 (0.010-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.012 (0.011-0.014)
60-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.007)	0.008 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.010 (0.009-0.011)	0.011 (0.010-0.012)

* Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parentheses are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.

Back to Top

http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=40.6500&lon=-111.5000&data=us&units=english&series=pds

14

METHOD OF ANALYSIS: RATIONAL METHOD Q=CIA
STORM RETURN PERIOD: 100 YEARS
STORM DURATION: 15 MIN

Q=RUNOFF FLOWRATE [CUBIC FEET/SEC]
C=RUNOFF COEFFICIENT=(0.1*PERVIOUS AREA+0.9*IMPERVIOUS AREA)/TOTAL AREA
I=STORM INTENSITY [INCHES/HR]
A=AREA [ACRES]

PRE-DEVELOPMENT

ANALYSIS AREA (LOT BOUNDARY) = 0.618 ACRES
PRE-DEVELOPMENT PERVIOUS AREA = 0.182 ACRES
PRE-DEVELOPMENT IMPERVIOUS AREA = 0.436 ACRES

C = RUNOFF COEFFICIENT = 0.664
i = STORM INTENSITY = 4.14 IN/HR

Q = CIA = (0.664)(4.14 IN/HR)(0.618 ACRES) = 1.70 CFS

POST-DEVELOPMENT

ANALYSIS AREA (LOT BOUNDARY) = 0.618 ACRES
POST-DEVELOPMENT PERVIOUS AREA = 0.230 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA = 0.388 ACRES

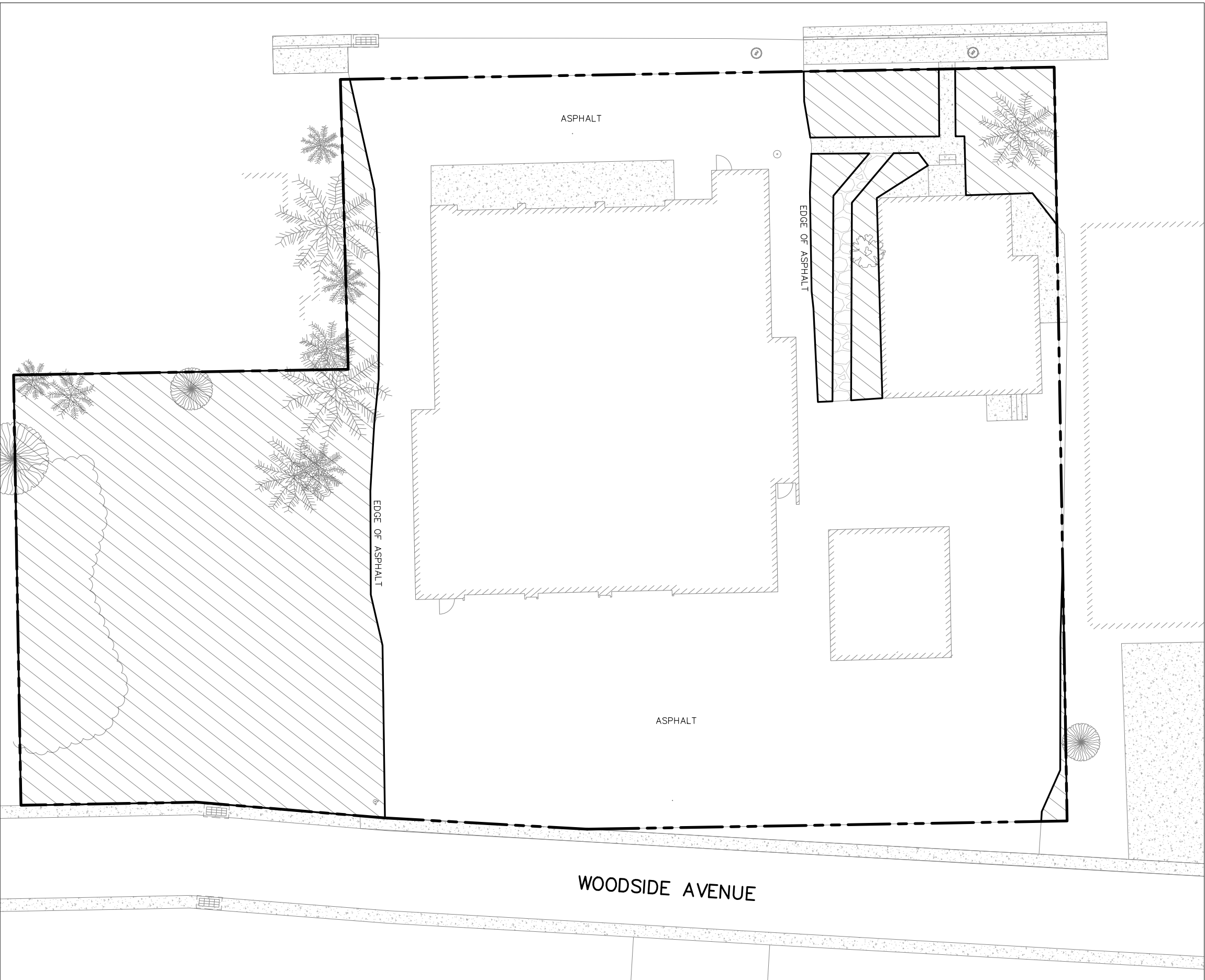
C = RUNOFF COEFFICIENT = 0.602
i = STORM INTENSITY = 4.14 IN/HR

Q = CIA = (0.602)(4.14 IN/HR)(0.618 ACRES) = 1.54 CFS

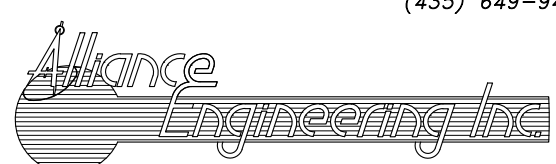
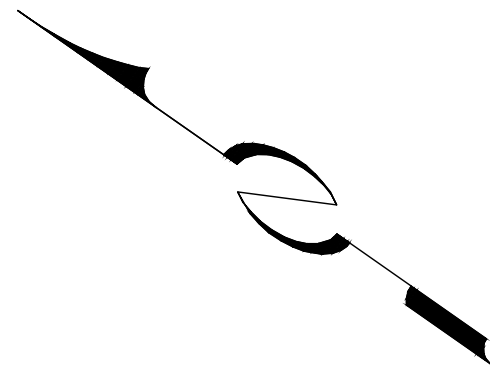
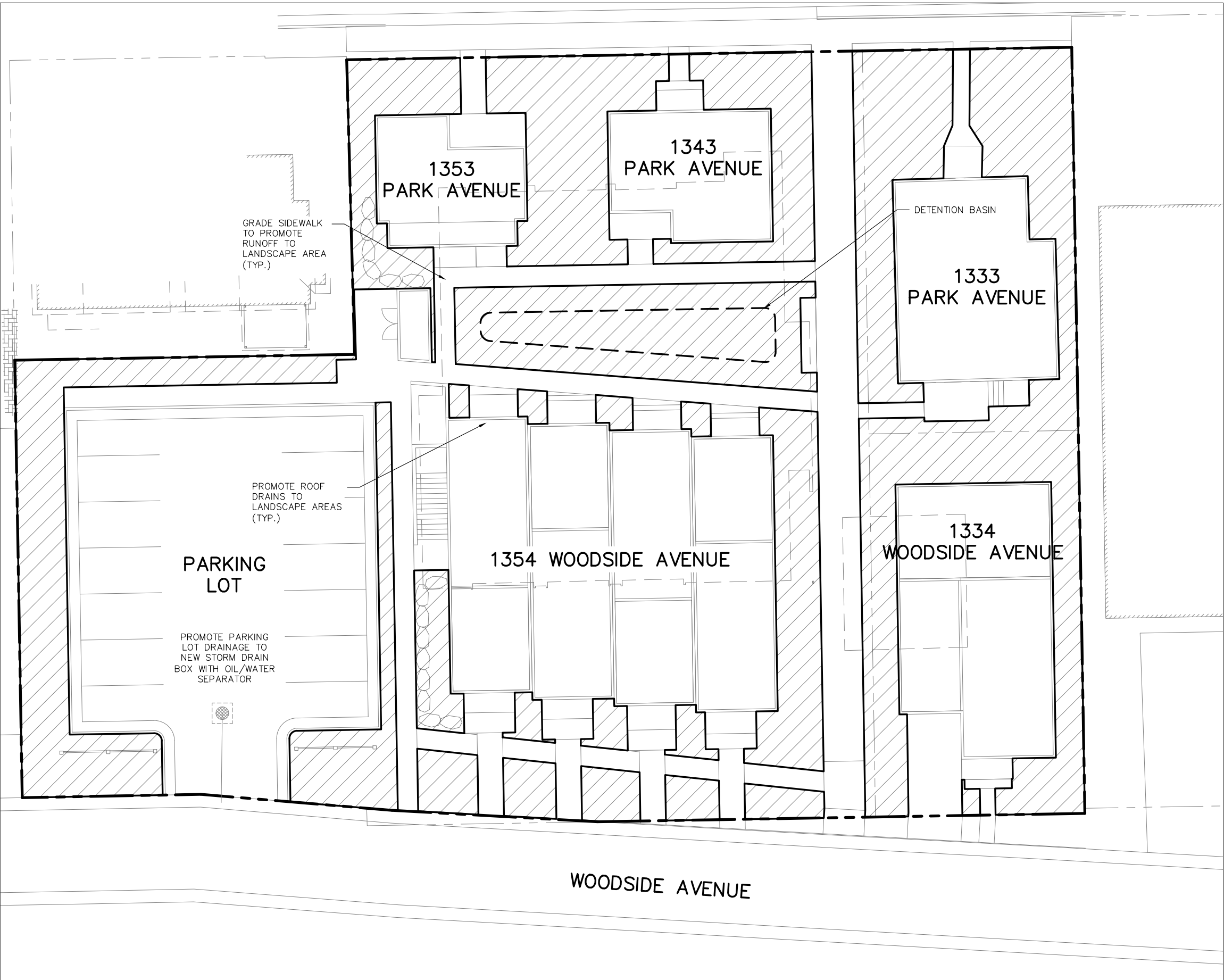
SUMMARY

ΔQ = 1.54 CFS - 1.70 CFS = -0.16 CFS
THE RUNOFF FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT DECREASES, THEREFORE NO ON-SITE DETAINMENT IS REQUIRED. HOWEVER, DEVELOPMENT WILL STILL PROMOTE ON-SITE DETENTION AT LANDSCAPE AREAS.

PRE-DEVELOPMENT



POST-DEVELOPMENT



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
JUAN CARRASCO
TANDIN CHAPMAN

DATE: 4/25/17

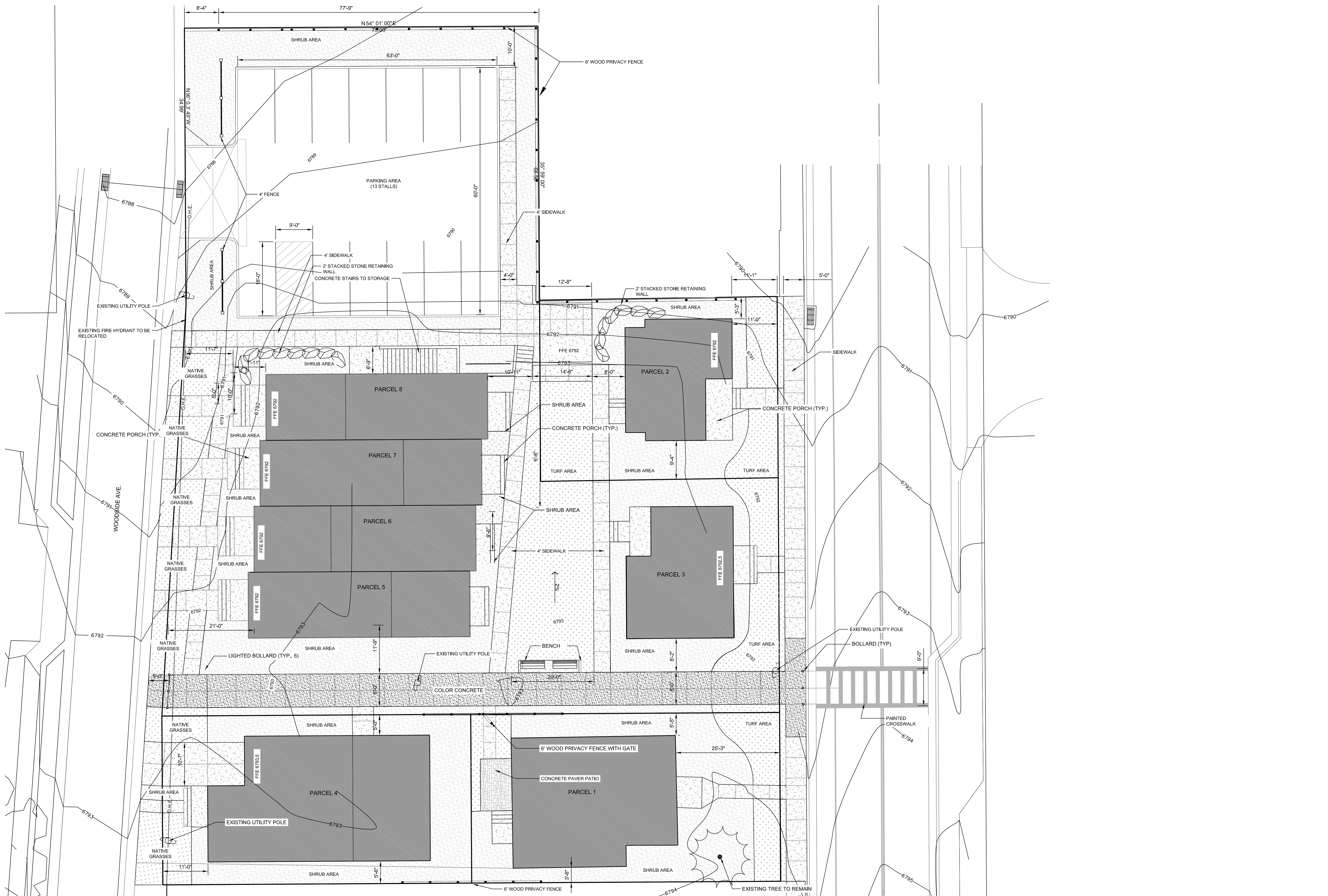
1333, 1353 PARK AVE. & 1364 WOODSIDE AVE.
WOODSIDE PARK
STORMWATER MANAGEMENT PLAN

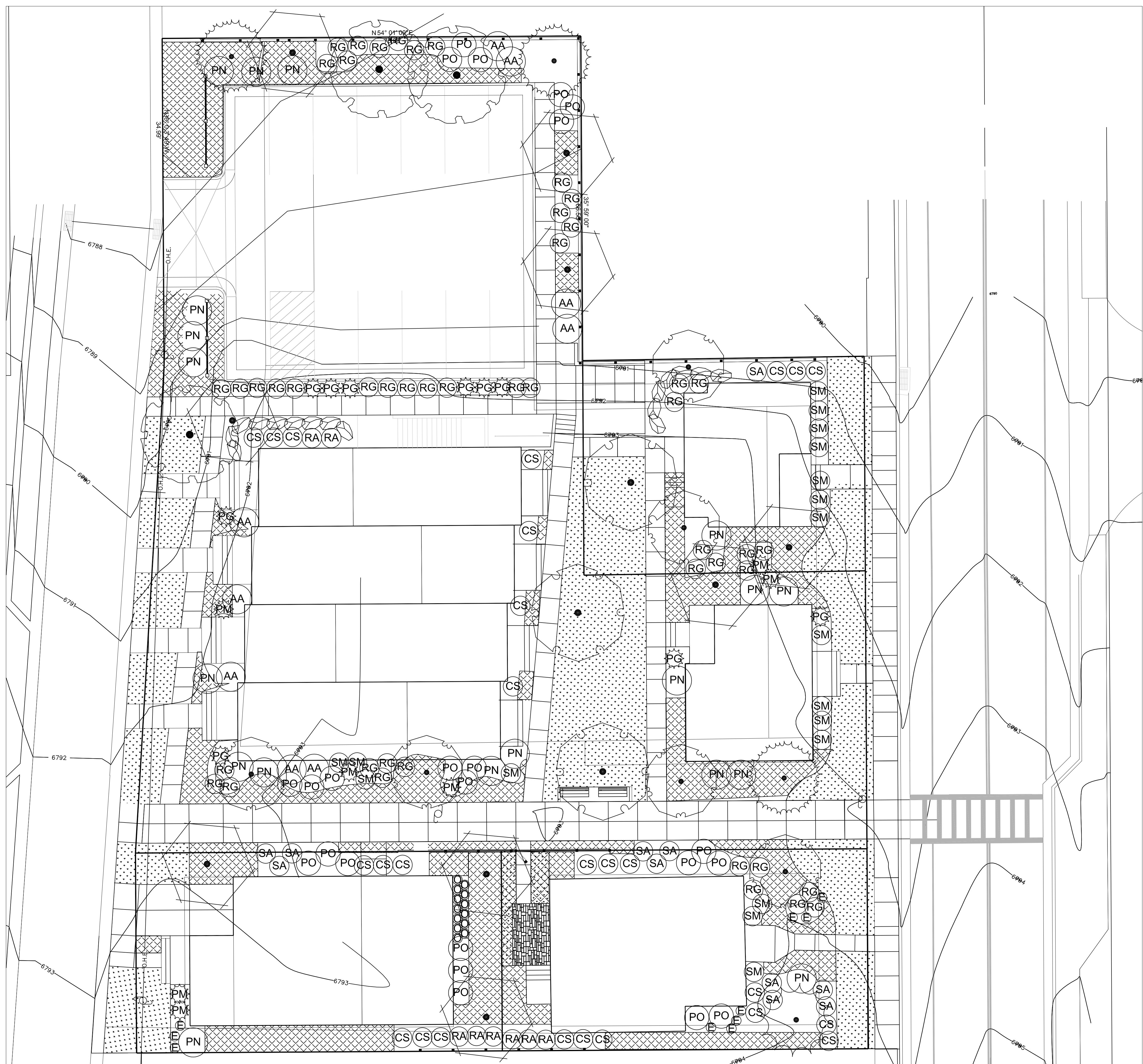
FOR: PARK CITY MUNICIPAL CORPORATION

JOB NO.: 7-10-16

FILE: X:\SnydersAddition\dwg\Projects\Woodside Park\071016-Woodside Park-civil.dwg

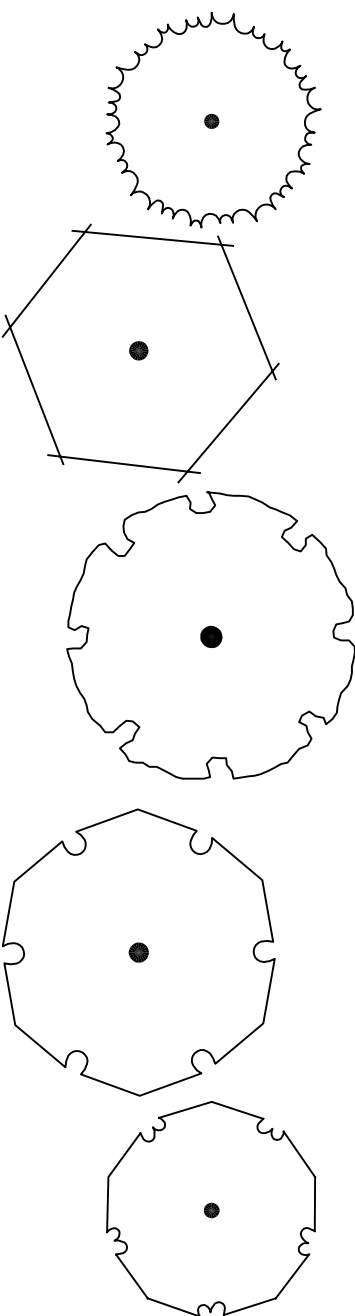
SHEET
2
OF
2





PLANT SCHEDULE

TREES



BOTANICAL NAME / COMMON NAME

ABIES LASIOCARPA / ALPINE FIR

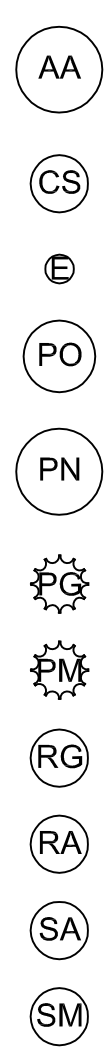
ACER GINNALA 'FLAME' / FLAME AMUR MAPLE

CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN

FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' / MARSHALL'S SEEDLESS ASH

SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC

SHRUBS



BOTANICAL NAME / COMMON NAME

AMELANCHIER ALNIFOLIA 'STANDING OVATION' TM / SERVICEBERRY

CORNUS SERICEA 'FIREDANCE' / RED TWIG DOGWOOD

ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH

PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / YELLOW NINEBARK

PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK

PICEA GLAUCA 'PROSTRATA WELLS BLUE HORIZON' / CREEPING COLORADO BLUE SPRUCE

PINUS MUGO 'WHITEBUD' / MUGO PINE

RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC

RIBES ALPINUM / ALPINE CURRANT

SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY

SYRINGA X HYACINTHIFLORA 'MOUNT BAKER' / MOUNT BAKER LILAC

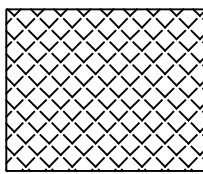
GRASSES



BOTANICAL NAME / COMMON NAME

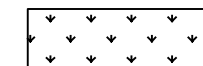
ORYZOPSIS HYMENOIDES / INDIAN RICE GRASS

PERENNIAL PLANT AREA



PERENNIAL MIX

ACHILLEA MILLEFOLIUM 'MOONSHINE' / YARROW
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS' / SUMMER PASTELS YARROW
ASTER ALPINUS / APLINE ASTER
ASTER TONGOLENSIS 'WARTBURG STAR' / SUMMER ASTER
BOUTELLOUA GRACILIS / BLUE GRAMA
CHRYSANTHEMUM X SUPERBUM 'ALASKA' / SHASTA DAISY
ECHINACEA X 'BIG SKY SOLAR FLARE' / BIG SKY CONEFLOWER
GAILLARDIA X GRANDIFLORA 'MESA BRIGHT BICOLOR' / BLANKETFLOWER
HEMEROCALLIS X 'MOONLIT MASQUERADE' / MOONLIT MASQUERADE DAYLILY
HYDRANGEA PANICULATA 'QUICK FIRE' / HYDRANGEA
LEUCANTHEMUM X SUPERBUM 'REAL GLORY' / REAL GLORY SHASTA DAISY
PENSTEMON EATONII / FIRECRACKER PENSTEMON
PHLOX SUBULATA 'RED WINGS' / MOSS PHLOX
SAPONARIA OCYMOIDES 'SPLENDENS' / ROCK SOAPWORT



TURF AREA

Exhibit B - Applicant Written Statement

MPD Description

1353 Park Avenue
Park City UT 84060 (Existing Lot)

January 19, 2017

The project site is located in the Historic District Medium zone (HD-M). It is surrounded by HD-M zone on all property boundaries.

The proposed project consist of a Master Plan Development of the lots in the Snyder's Addition to Park City, block 24, addresses: 1333 Park Avenue, 1353 Park Avenue (Fire Station Lot) and 1364 Woodside Avenue lot (Sernyak Subdivision Lot 2). The project will accommodate a new development of seven affordable housing units with four accessory apartments and one residential unit with accessory apartment, as well as the 1333 Park Avenue historic house and the relocation of the old 1323 Woodside Avenue historic house.

The non-historic fire station at 1353 Park Avenue, will be demolish (Per Demolition Permit) as well as the non-historic garage of the 1333 Park Avenue resident. These lots will accommodate the new residential units, the historic houses and the 1364 Woodside Avenue (Sernyak Subdivision Lot 2) will be use as parking area for them.

The Master Plan Development, as proposed, uses less than 50% of the maximum density (Affordable Housing density increase of 10%) of the site. The development has 51.76% open space, more than the 30% required by the LMC 15-6-5-D.

Exhibit C - 1333 Park Avenue
Historic Preservation Package Plans

1333 Park Avenue

Historic Preservation Package

1333 Park Avenue
Park City, UT 84060

November 1st, 2016



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
Park City Municipal Corporation 445 Marsac Avenue, P.O. Box 1480 Park City, UT 84060	EWG Architecture 334 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0062 Contact: Steve Bruemmer
BUILDER	STRUCTURAL ENGINEER
INTERIOR DESIGN	LANDSCAPE ARCHITECTURE

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City UT 84111 (866) 870-3419	CenturyLink Phone Company 4160 Atkinson Dr Park City UT 84098 (435) 649-6186
Park City School District 2700 Kearns Blvd Park City UT 84060 (435) 645-5600	Park City Fire Department 730 Bitner Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 445 Marsac Avenue Park City UT 84060 (435)658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City UT 84098 (435)649-4020
Questar Gas P.O. Box 45360 Salt Lake City UT 84145 (800)541-2824	Division of Water Quality 195 North 1950 West Salt Lake City UT 84116 (801)536-4123
Snyderville Post Office 6440 Hwy 224 Park City UT 84098 (800)275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City UT 84098 (435)649-7993

Drawing Index HPP

HPP	
HPP-000	Cover
HPP-001	Historic Preservation Photos
HPP-003	Historic Preservation Photos

1333 Park Avenue

1333 Park Avenue
Park City, UT 84060

Cover

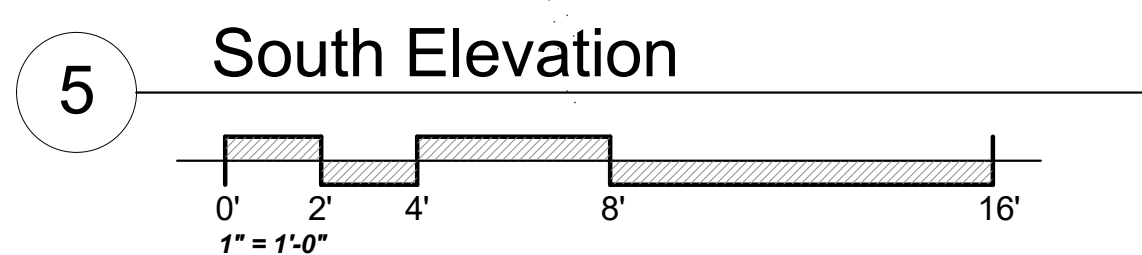
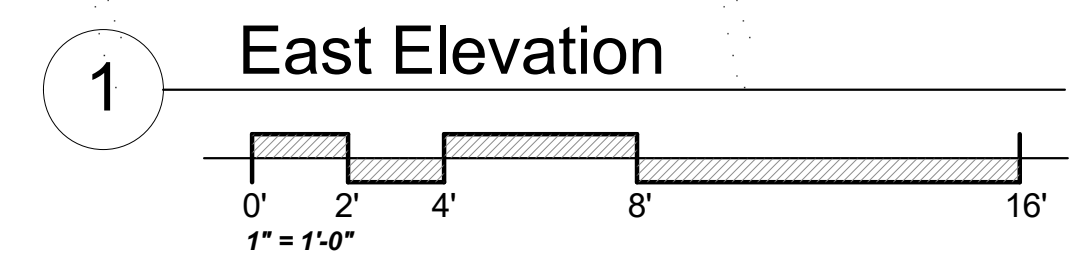
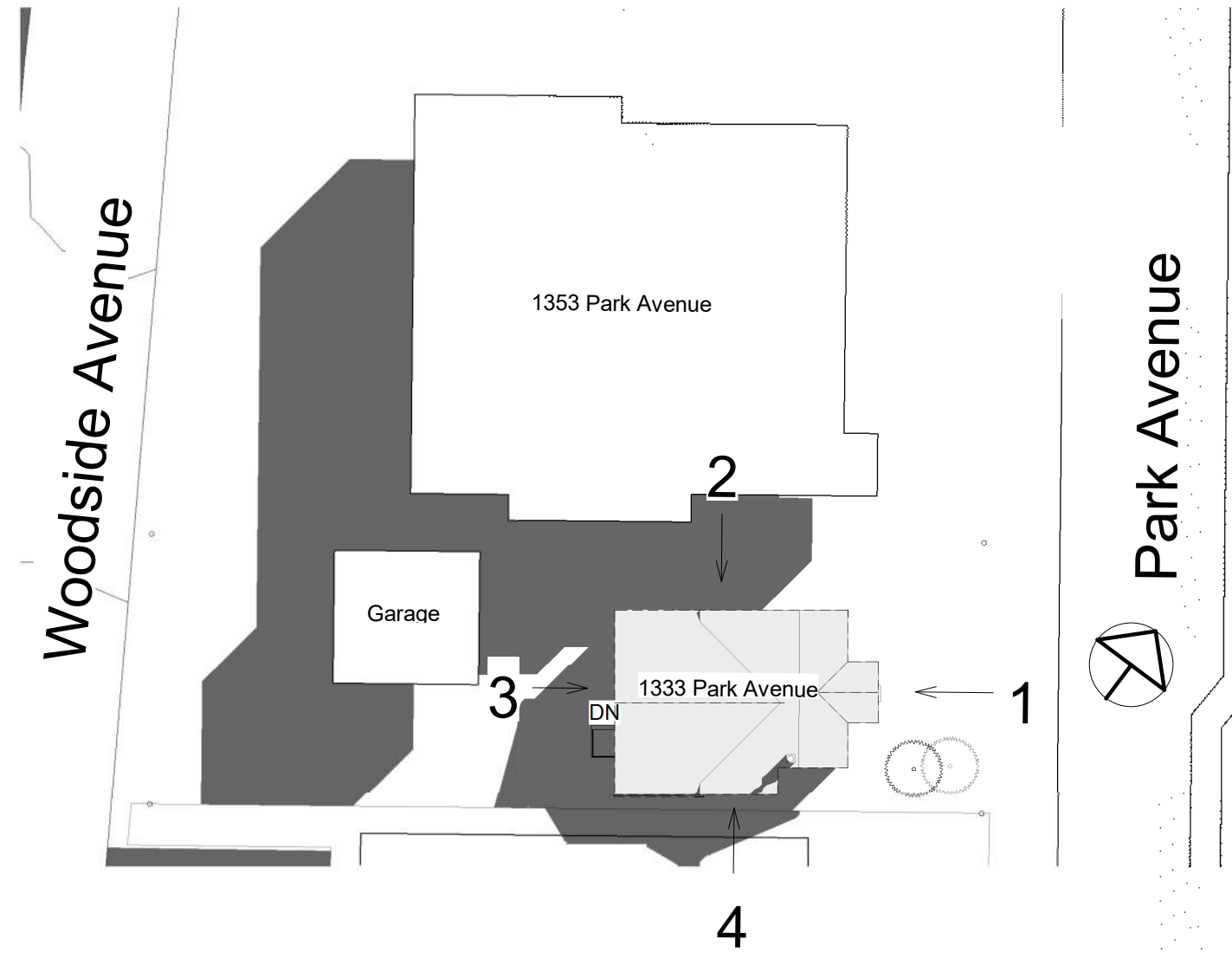
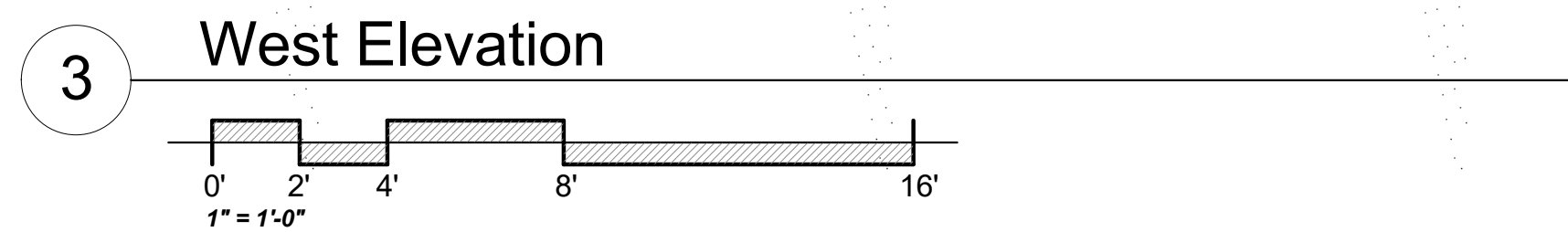
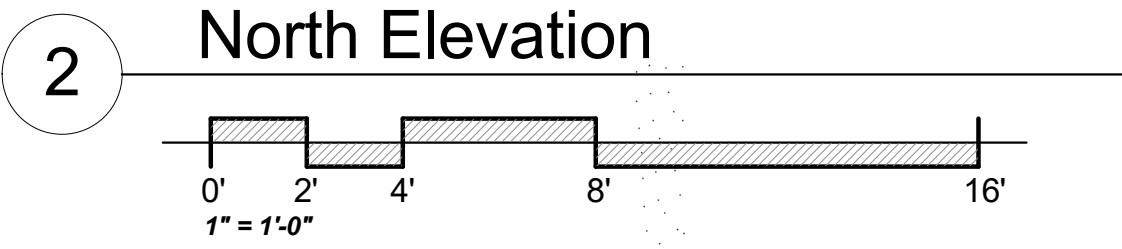
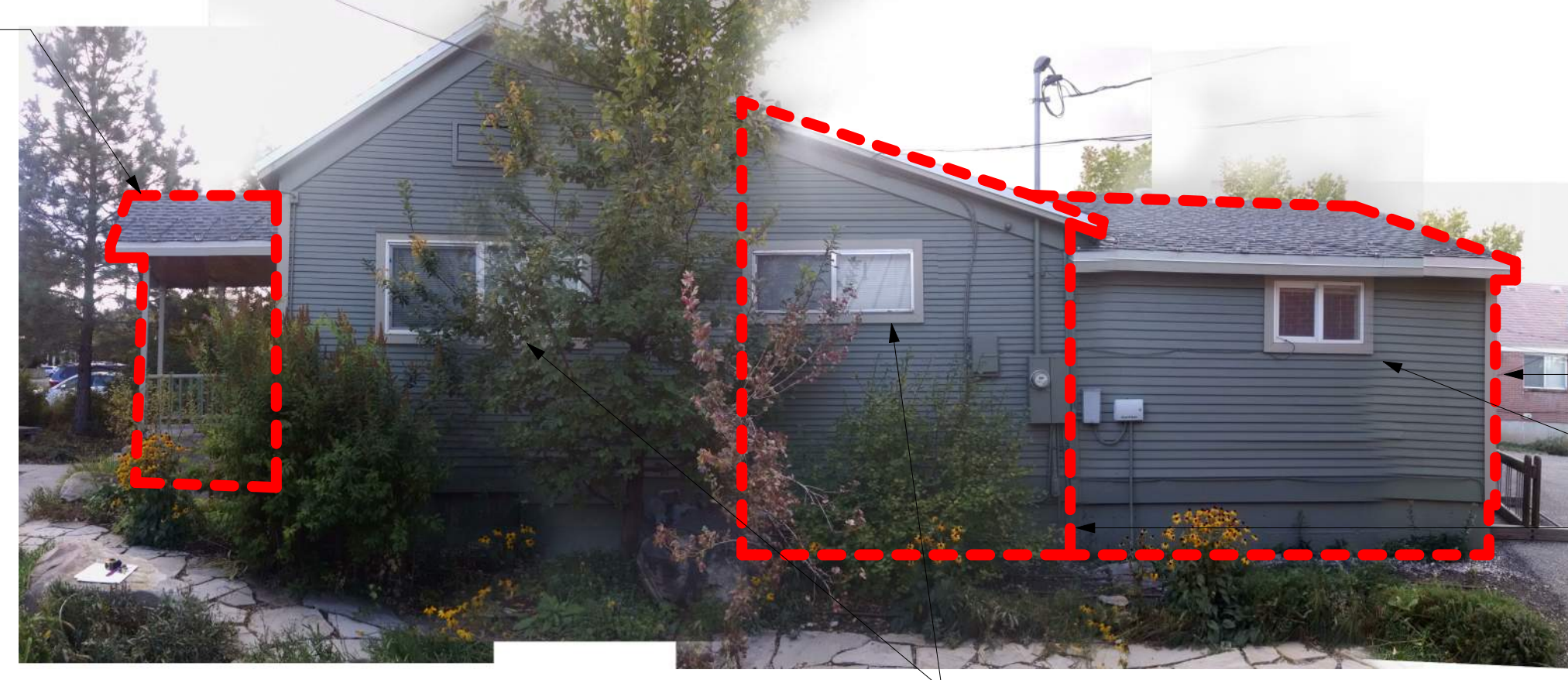
HPP-000

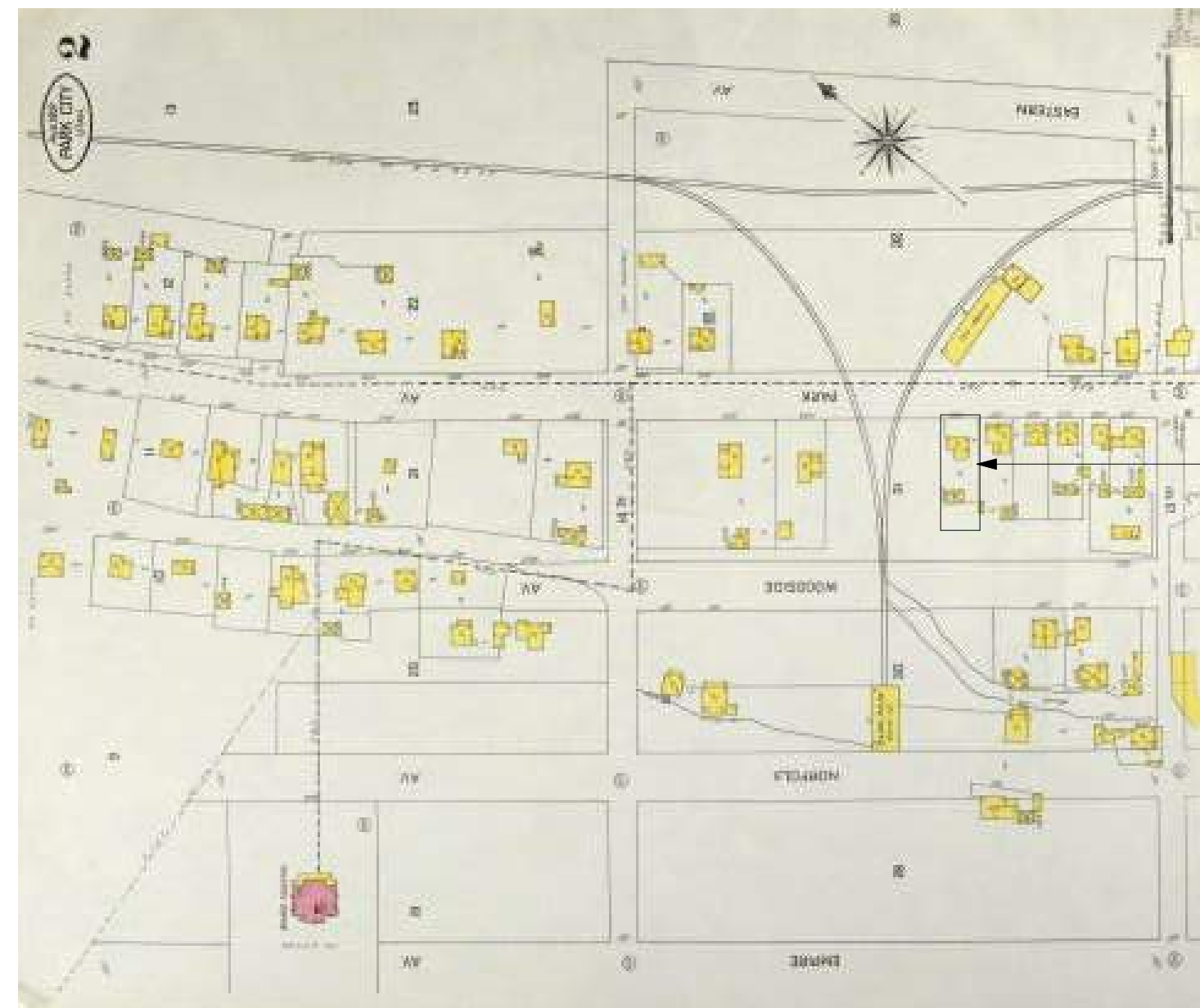
elliott
workgroup
architecture

364 Main Street PO Box 3419 Park City, Utah 84060
435.649.0062 801.415.1838 www.elliottworkgroup.com

November 1st, 2016

Entry Porch Addition w/
Gable Roof to Remain
the same





Sanborn Fire Insurance Map From 1907



1995 Picture

Exhibit D - 1333 Park Avenue
Physical Conditions Report



PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: HANNAH M. TILER APPLICATION #: PL-16-03378
DATE RECEIVED: 11/15/2016

PROJECT INFORMATION

NAME: _____
ADDRESS: 1333 Park Avenue
Park City, UT 84060

TAX ID: none OR
SUBDIVISION: Snyders Addition to Park City OR
SURVEY: _____ LOT #: _____ BLOCK #: 24
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Craig Elliott
MAILING: P.O. Box 3419
ADDRESS: Park City, UT 84060

PHONE #: (435) 649 - 0092 FAX #: () -
EMAIL: celliot@elliottworkgroup.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Johanna Monson
PHONE #: (435) 649 - 0092
EMAIL: jmonson@elliottworkgroup.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014

NOV 15 2016

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: _____

Name of Applicant: _____

Craig Elliott

Mailing _____

P.O.Box 3419

Address: _____

Park City, UT 84060

Phone #: _____

(435) 649 - 0092

Fax #: () -

Email: _____

celliot@elliottworkgroup.com

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: _____

Park City Municipal Corporation

Mailing Address: _____

P.O. Box 1480

Park City, UT 84060

Street Address/ Legal _____

1333 Park Avenue

Description of Subject Property: _____

Park City, UT 84060

Signature: _____

Date: _____

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

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SAMPLE PHYSICAL CONDITIONS REPORT

This sample is based on the residence located at 664 Woodside Ave.

Sample Detailed Description of Existing Conditions:

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Front Porch (East Facade)

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1930s

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs, the L-shaped front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is poured concrete. The roof of the porch is a shed roof and the roof material is standing seam metal. The porch is located on the east facade, wraps along the south facade, and continues to the west facade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Several of the wood porch posts and horizontal members have been replaced. The new wood porch posts and horizontal members are unpainted. The remaining historic wood railings and balustrades, porch posts, porch ceiling, roof structure, and horizontal members are missing paint. The fascia board at the connection between the east facade gable and porch roof is rotted and damaged. Wires are hanging/detached near the east facade gable and porch roof connection on the east facade. The flashing between the main roof and the porch roof is showing signs of rust.

Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 9, 12, 13

Illustration Numbers: 7a

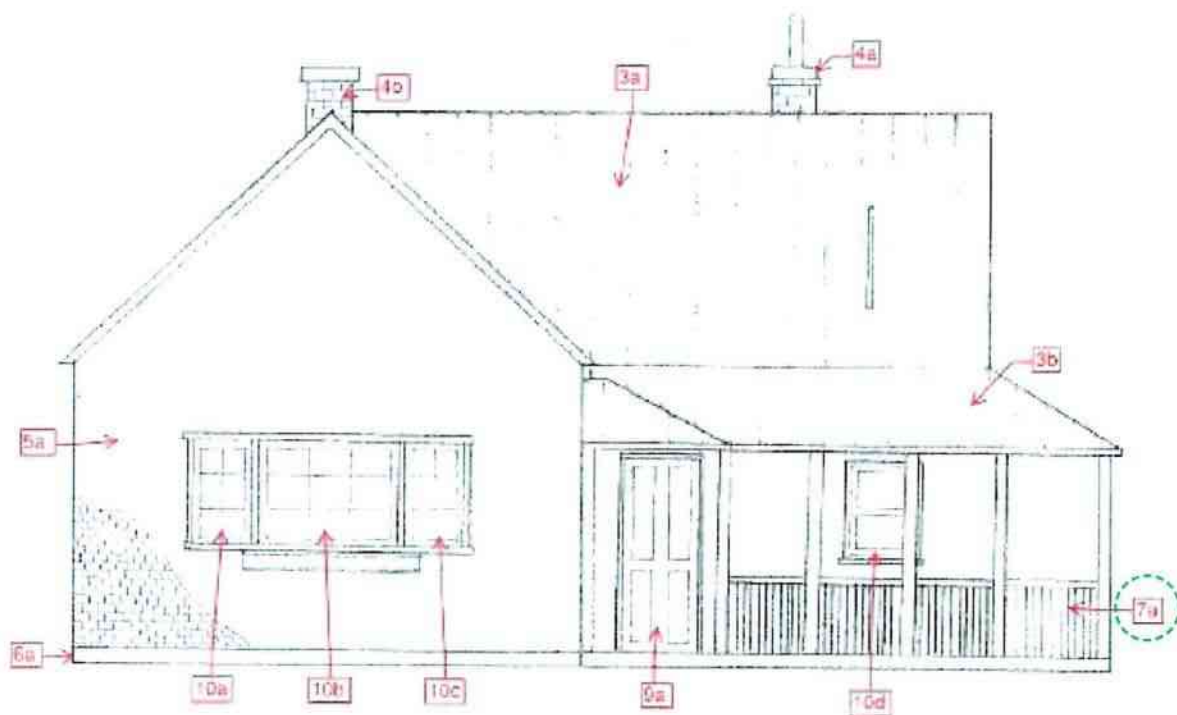
Multiple photos provide detailed documentation of existing features and any deficiencies.

Number corresponding to the illustration on the following page.

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SAMPLE ILLUSTRATION

East Facade:



NOV 15 2016

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

SAMPLE PHOTO DOCUMENTATION SHEET

Photo #1: East Elevation

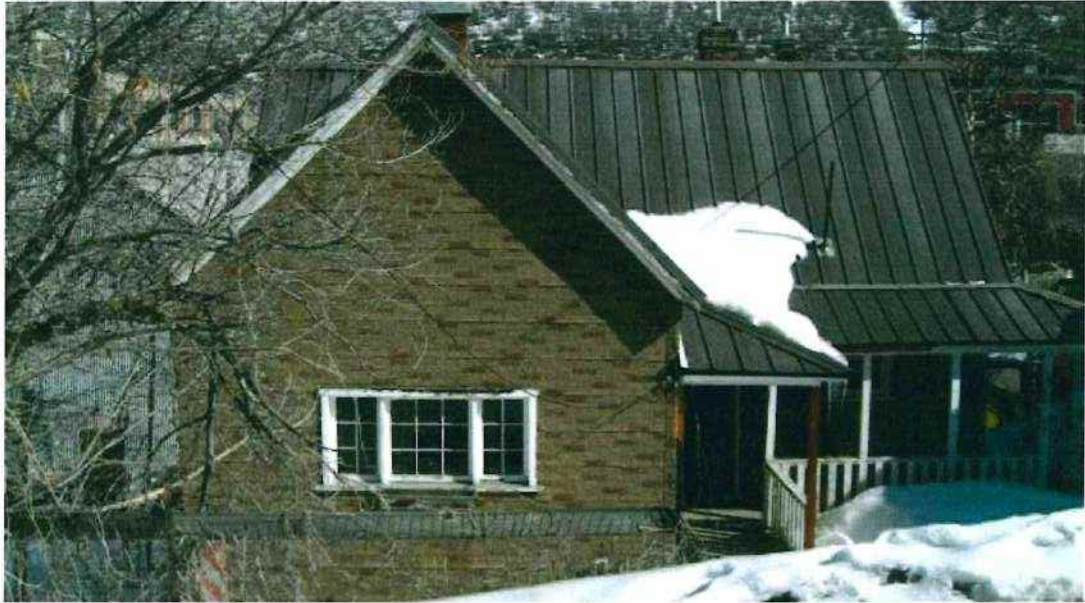


Photo #2: East Elevation Porch Ceiling and Support Structure Detail



NOV 15 2016

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Landscape and Site

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The site has a slope of 6" from East to West with no retaining walls or fences. An asphalt driveway is found on the West side of the parcel.
Landscape areas with bushes and flowers are located in the North, South and East side of the House, with an evergreen tree in the main entrance area.
Concrete stairs are located in the front porch of the house (East side of house) and back door (West side of the house).

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 7 Illustration Numbers: _____

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2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Wood Frame**

This involves: ☒ An original part of the building ☐ A later addition Estimated date of construction: **1905**

Describe existing feature:

The Original one story frame Hall-Parlor type house and first addition (Shed addition) is made of light frame construction; wood frame walls, floor joists and roof rafters. By 1995, the house was raised on a concrete foundation. Additional steel beams and wood columns were added under the floor joists to keep the integrity of the wood frame system, in an unfinished basement area where the mechanical system is located.

The second addition of the house, on the West side, is made of light wood framing system; wood walls, roof rafters and wood floor joist over slab on grade concrete. A small difference of height on the floor can be notice inside the house. No data is found of the construction of this addition but it was probably during a period of non historical significance.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The structure of the Original house is compromise by the raised concrete foundation. The new steel beams under the floor are supported by wood columns with no structural attachments to it and place over the concrete slabs in the basement.

Photo Numbers: **1,2,3,4,10,11** Illustration Numbers: **5a,5b,6a,6b,6c,6d**

NOV 15 2016

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Roof System

Element/Feature: _____

This involves:

☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The house has a light wood frame system with wood rafters through out the building. The historic double pitched gable roof was modified by adding a gable roof over the entrance area and the roof line was altered to accommodate the first historic shed addition of the house. On the West side of the house a non-historic structure was added by connecting the historic roof with a new double pitch roof. The historic gable roof is at 9:12 pitch with a 4 1/2:12 pitch over the first historic shed addition. The original shingles have been replace with asphalt shingles and heat tape. One gutter and downspout is found on the south side of the house. The eaves are square cut rafter tails with metal fascia and wood soffit. A Brick chimney flue is located in the south-east corner of the original house.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 1,2,3,4

Illustration Numbers: 1a,2a,2b

NOV 15 2016

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Chimney**

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

A brick chimney is found at the South-east corner of the original house. The chimney runs from the basement where it is use as ventilation for the mechanical equipment, through the main level and the roof.
 No evidence of the original chimney on the main level is found.
 The exterior brick of the chimney has been repair and a metal flue added inside it with metal cap at the end of it.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The chimney serves as a ventilation flue, not as a chimney as original intended.

Photo Numbers: **8, 12**

Illustration Numbers: _____

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5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Original exterior walls**

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: **1905**

Describe existing feature:

The original hall-parlor house with first addition (shed addition) has a clad in narrow horizontal wood lap siding with 4" vertical wood trim. Also a 9" top and bottom board is found on the siding.

The original facade presents two historic double hung windows with wood framing. All side windows are sliders with wood trim.

A height louver window is located on the north side of the house, possible to vent the new attic area created by the interior vermiculite ceiling in the front room.

Five openings are located on the concrete foundation to give ventilation and light to the basement.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The North and South facade presents slider windows that do not represent the original architectural proportion of the era.

Photo Numbers: **1,2,4**

Illustration Numbers: **1a, 2a, 4a**

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Element/Feature: **Addition walls**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The second addition of the hall-parlor house has horizontal wood lap siding with 4" vertical wood trim and 9" top and bottom boards. The horizontal wood lap siding on the second addition walls are slightly bigger than the ones on the original side of the house, indicating a different time of construction.

The windows on the North and South facade are horizontal sliders and the window on the West facade is a new double hung. All doors and windows have wood trim around them.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The North and South facade presents slider windows that do not represent the original architectural proportion of the era.

Photo Numbers: **2,3,4**

Illustration Numbers: **2b, 3a, 4b**

NOV 15 2016

Element/Feature: _____

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____



6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Foundation**

This involves: ☐ An original part of the building ☒ A later addition Estimated date of construction: **1995**

Describe existing feature:

By 1995 the house was raised on a concrete foundation that accommodates an unfinished basement where all mechanical systems are located. The concrete foundation is located under all exterior walls as well as under the transition of the second addition. Concrete slabs are use in the basement to support new structural columns. No perimeter foundation drainage is found. Five small openings that work as windows with clear cover give light and ventilation to the Basement.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The structure of the Original house is compromise by the raised concrete foundation. The new steel beams under the floor are supported by wood columns with no structural attachments to it and place over the concrete slabs in the basement.

Photo Numbers: **9,10,11,12**

Illustration Numbers: **5a**

NOV 15 2016

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Front Porch (East Elevation)

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Based on evidence from the 1907 Sanborn Maps, the front porch was a later addition of the original house. The front porch is a small projecting entry porch with gable roof supported by square wood columns. The 4"x4" columns support the wood railing and vertical wood guard. The gable roof has a flat tongue and groove wooden ceiling at 8' above the concrete entrance.

Concrete steps and entrance that slope away from the house are connected to the existing house floor with a 1"x1" piece of wood.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The concrete steps and entry are from a later addition and were never well connected to the existing wood floor of the house. There is a gap of about 1" in between. The slope of the concrete entrance is greater than permitted.

Photo Numbers: 1,5,6

Illustration Numbers: 1b,6a

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8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Mechanical System**

This involves: ☐ An original part of the building ☒ A later addition Estimated date of construction: **1995**

Describe existing feature:

The mechanical system of the house has been updated with modern machines. The water heater and Furnace are located in the basement. All vent systems run through the basement ceiling and then vertical through the walls or brick chimney.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The brick chimney that was used in the original house as a heating element is now use as vertical vent.
There are no signs of the old chimney on the main space. The brick flue is cover by wood paneling.

Photo Numbers: **10,11,12**

Illustration Numbers: **5b,6e**

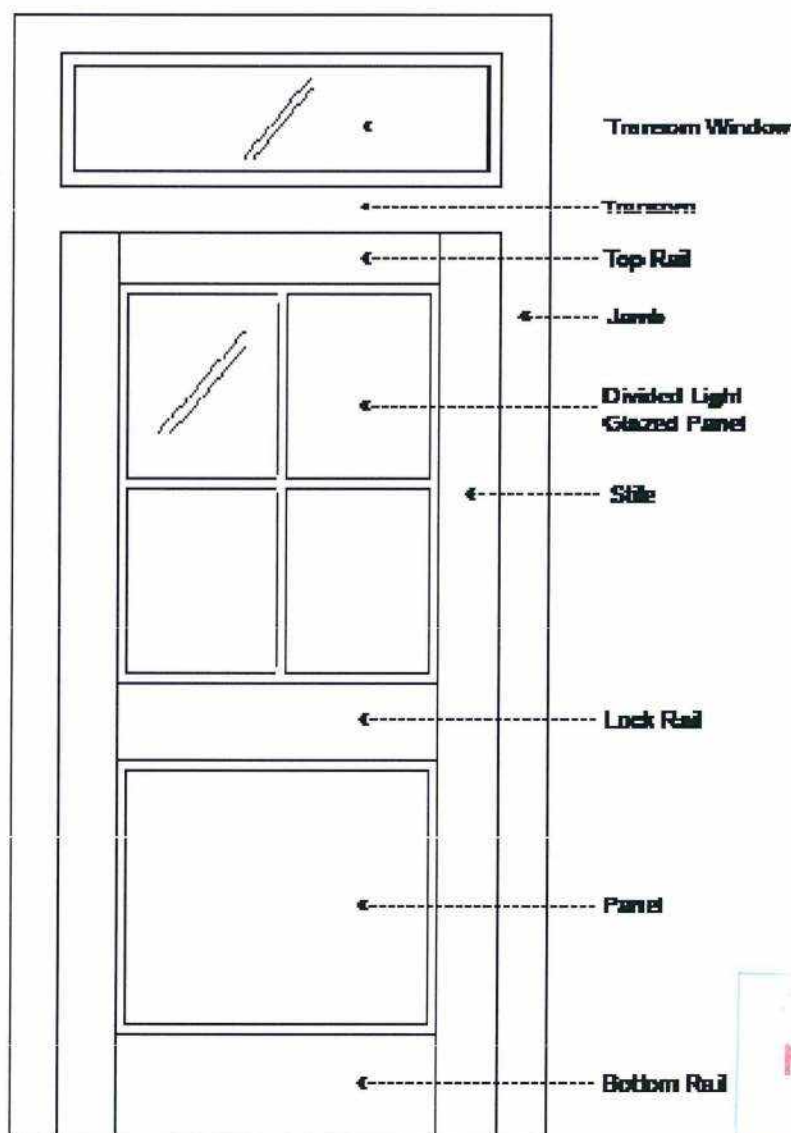
NOV 15 2016

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 2

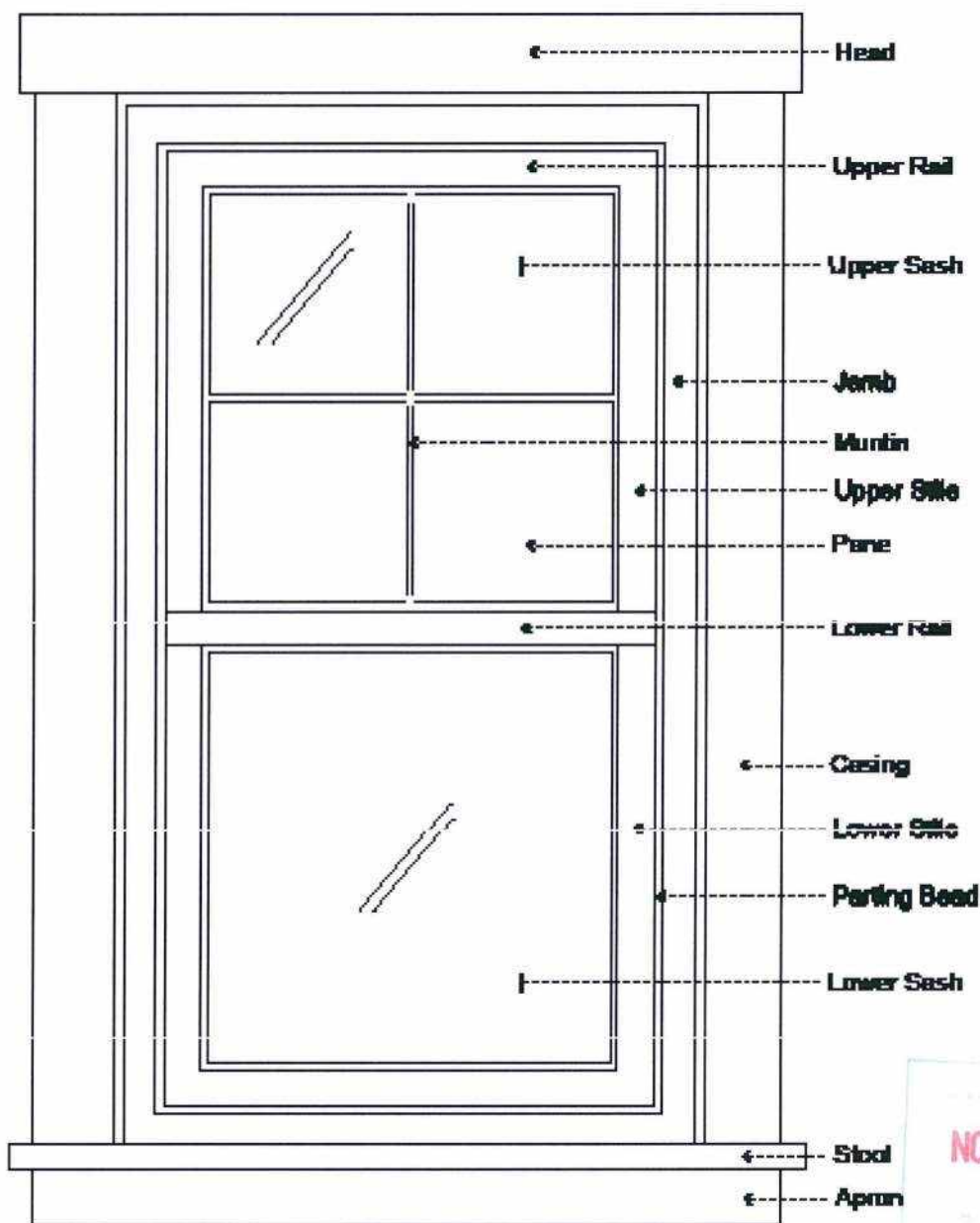
[illegible]

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



NOV 15 2016

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 815-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: 9
 Number of historic windows on the structure: 2
 Number of existing replacement/non-historic windows: 7
 Number of windows completely missing: 0

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 9

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
A	Good	Wooden double hung window	22	X
B	Good	Wooden double hung window	22	X
C	Good	Vinyl slider window	23	
D	Good	Vinyl slider window	24	
E	Good	Vinyl slider window	25	
F	Good	Vinyl double hung window	27	
G	Fair	Vinyl slider window	25	
H	Fair	Vinyl slider window	26	
I	Fair	Vinyl slider window	23	
	Fair			
	Fair			
	Fair			
	Fair			NOV 15 2016

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: **Original Hall-Parlor House**

This involves: ☒ An original part of the building ☐ A later addition Estimated date of construction: **1905**

Describe existing feature:

The original hall-parlor house interior has been modify through the years. It has one large room at the front of the house with new vertical wood paneling in three walls, carpet and vermiculite flat ceiling. The windows on the East side are historic wood double hung windows and the two windows on the North and South of the room are vinyl slider windows, probably from a time of non historical significance. The brick chimney flue is furred in with wood paneling.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **28** Illustration Numbers: **6e**

NOV 15 2016

Element/Feature: **First Addition**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The first addition (shed addition) of the house was build in a time of historical significance but the interior has been modify through the years.
 We found two smaller rooms with flat ceilings. The rooms are finish with painted gypsum board in the wall and ceiling, wood baseboard and carpet.
 In between them is located the only bathroom of the house. Consisting of a sink and toilet, no shower is located in the house.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **29,30**

Illustration Numbers: **6f,6h**



Element/Feature: **Second Addition**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: **1995**

Describe existing feature:

The second addition of the house, consist of two rooms on the West side of the house. Both rooms have vaulted ceiling with painted gypsum board in the walls and ceilings, carpet, and wood baseboards. One of the rooms has a door to the exterior and the stairs to the basement.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **31,32**

Illustration Numbers: **6c**

NOV 15 2016

Element/Feature: _____

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____



Supplemental Sheets

Supplemental Page ___ of ___

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: **Utility system**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

All utility systems have been updated from the original house.
 The electrical panel is located in the basement.
 The gas and electric meter are located on the North exterior wall of the house.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The brick chimney that was used in the original house as a heating element is now use as vertical vent.

Photo Numbers: 17,18 Illustration Numbers: 2c,2d,6b

NOV 15 2016

Exhibit E - 1333 Park Avenue
Historic Preservation Plan

PARK CITY MUNICIPAL CORPORATION
 PLANNING DEPARTMENT
 445 MARSAC AVE - PO BOX 1480
 PARK CITY, UT 84060
 (435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review Application*

For Official Use Only

PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03378
 DATE RECEIVED: _____
 PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
 APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME: _____

ADDRESS: 1333 Park Avenue
Park City, UT 84060

TAX ID: none OR

SUBDIVISION: Snyder's Addition to Park City OR

SURVEY: _____ LOT #: _____ BLOCK #: 24

APPLICANT INFORMATION

NAME: Craig Elliott

PHONE #: (435) 649 - 0092 FAX #: () -

EMAIL: celliott@elliottworkgroup.com



INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
2. **Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
3. **Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
4. **Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 5. **References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify



recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.



Site Design

Use this section to describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: **Site**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Demolish existing non- historic garage to bring back the original layout of the site. Add new landscape area on the West side of the house.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Wood Frame**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Lift the existing wood frame house to rehabilitate the structural foundation. Replace floor structure, add new beams, columns and repair concrete foundation to give adequate structural support to the house.

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PARK CITY
PLANNING DEPT.

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: **Roof System**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Rehabilitated the roof flashing, eave and drainage system as well as the exterior brick chimney. Replace and add new downspouts and gutters where needed.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Brick Chimney**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Rehabilitated the exterior brick chimney of the house to preserved the original architecture of the front facade. Remove the modify interior brick flue left from previous remodels, including the metal flue in the basement and main level.

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 NOV 15 2016

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: **East Wall**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Rehabilitated the concrete porch with new concrete stairs and entrance floor. Level entrance with interior floor level.
 Replace existing double hung windows with new wood windows of the same dimensions and characteristics. New windows will be added where the basement opening are located to avoid any water leaking into the basement.
 The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

Element/Feature: **North Wall**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The proposed work will include the replacement of the existing non-historic slider windows with new wood casement windows. New windows will meet egress requirements and will have the vertical proportions of the historic era. New windows will be added where the basement openings are located to avoid any water leaking into the basement.
 The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.



Element/Feature: **West Wall**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The proposed work will include the replacement of the existing vinyl double hung window with new double hung wood window of the same dimensions. The back entrance porch will be replace with a new concrete slab with stairs looking north into the new back yard and the non-historic metal railing will be replace by wood railing.
 The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

Element/Feature: **South Wall**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The proposed work will include the replacement of the existing non-historic slider windows with new wood casement windows of similar proportions. New windows will meet egress requirements and will have the vertical proportions of the historic era. New windows will be added where the basement openings are located to avoid any water leaking into the basement.
 The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.



Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: **Concrete Foundation**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Lift the existing wood frame house to rehabilitate the structural foundation. Replace floor structure, add new beams, columns and repair concrete foundation to give adequate structural support to the house.

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: **Entry Porch**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The proposed work for the entry porch includes the rehabilitation of the concrete. New concrete stairs and entrance floor level with the main house.

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NOV 15 2016

PARK CITY
PLANNING DEPT.

Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: **Front Door**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The front door will be replace by a new solid wood door of the same dimensions and characteristics.

Element/Feature: **Back Door**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The back non-historic door will be replace by a new full glass door with wood frame of the same dimensions.



Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: **Front Windows**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace existing double hung windows with new wood windows of the same dimensions and characteristics.

Element/Feature: **Side Windows**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace existing non-historic slider windows for new wood casement windows of similar proportions. New windows will meet egress requirements and will have the vertical proportions of the historic era.



Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **Mechanical and Utility Systems**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The mechanical ducts and vents will be replace to meet the new needs of the interior space of the house.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:



4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? ~~Yes~~ or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? ~~Yes~~ or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant:  Date: 11/01/2016

Name of Applicant: Craig Elliott



Exhibit F - 1353 Park Avenue
Historic Preservation Package Plans

1353 Park Avenue

Historic Preservation Package

1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah
November 1st, 2016

Historic Preservation Package
November 1st, 2016



PROJECT CONTACT INFORMATION

Owner	Architect
Park City Municipal Corporation 445 Marsac Avenue, P.O.Box 1480 Park City, UT 84060	EWG Architecture 449 Main Street, PO BOX 3419 Park City, Utah 84060 801.415.1839 CONTACT: Craig Elliott

DRAWING INDEX

Historic Preservation Drawings	
HPP-001	Cover Sheet
HPP-002	Historic Preservation Photo Documentation
HPP-003	Existing Survey
HPP-004	Demolition/ Preservation Site Plans
HPP-005	Demolition/ Preservation Floor Plan
HPP-006	Demolition/ Preservation Elevations



Green House Foundation
1353 Park Avenue

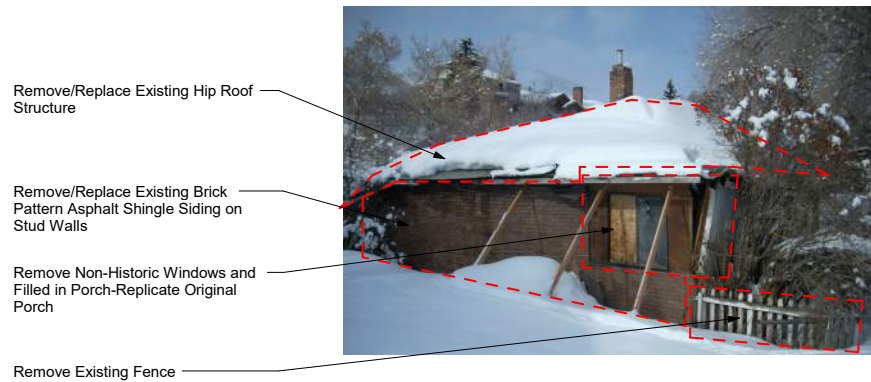
1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah

Cover Sheet

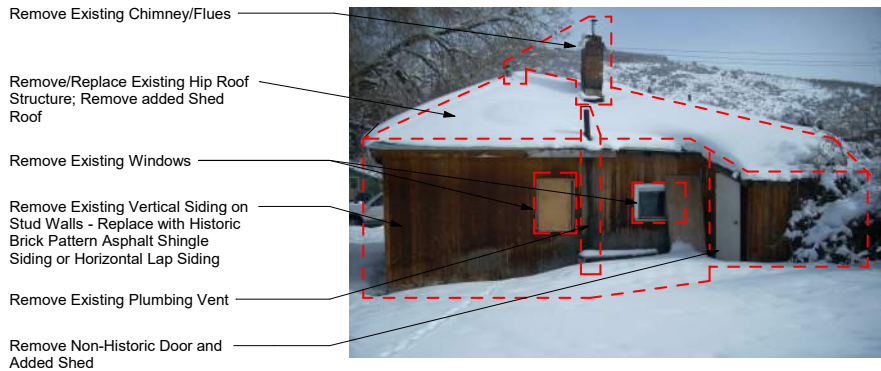
HPP-001

GENERAL NOTES

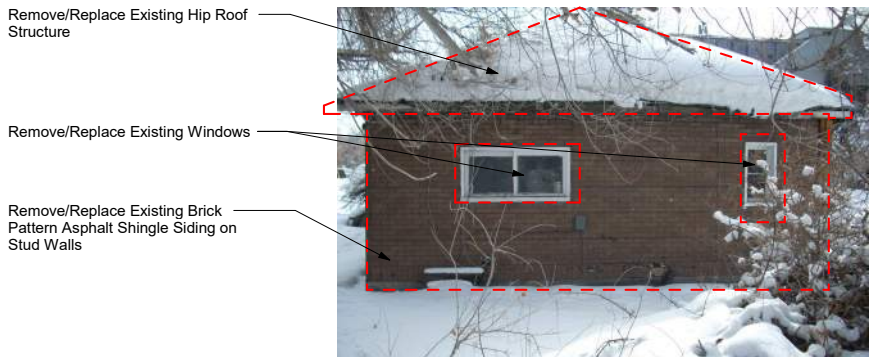
- 1. Non-Historic Additions Are to be Removed by Contractor & Disposed of Properly According to the Municipality
- 2. Items to be Removed Shown Dashed.
- 3. House to be Reconstructed as per Building's Historical Character within Project Location to be Determined at Later Date as Approved by Planning Process.



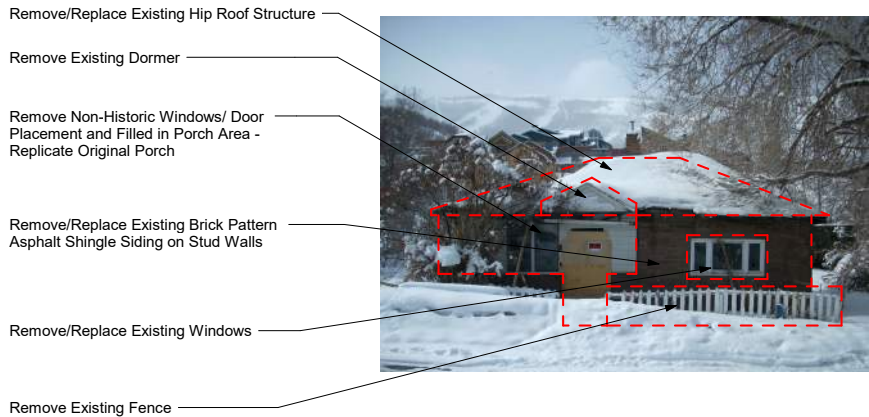
5 Existing Looking North
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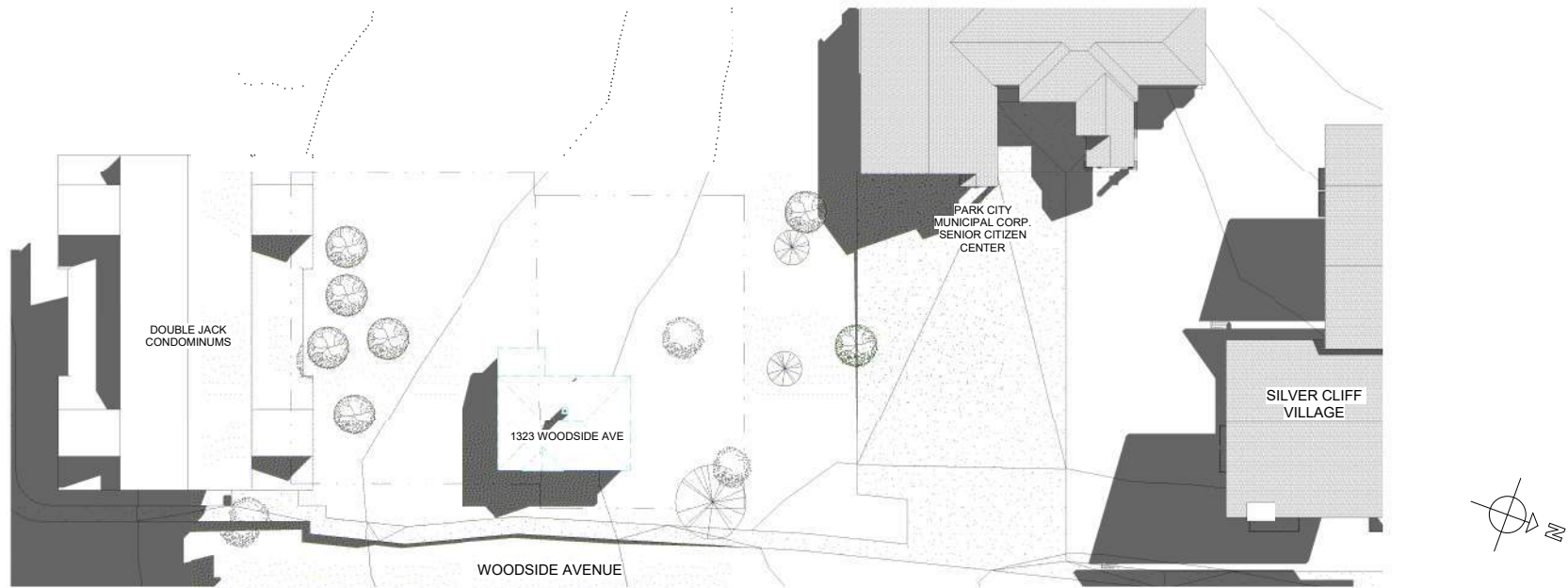
4 Existing Looking East
SCALE:N.T.S.



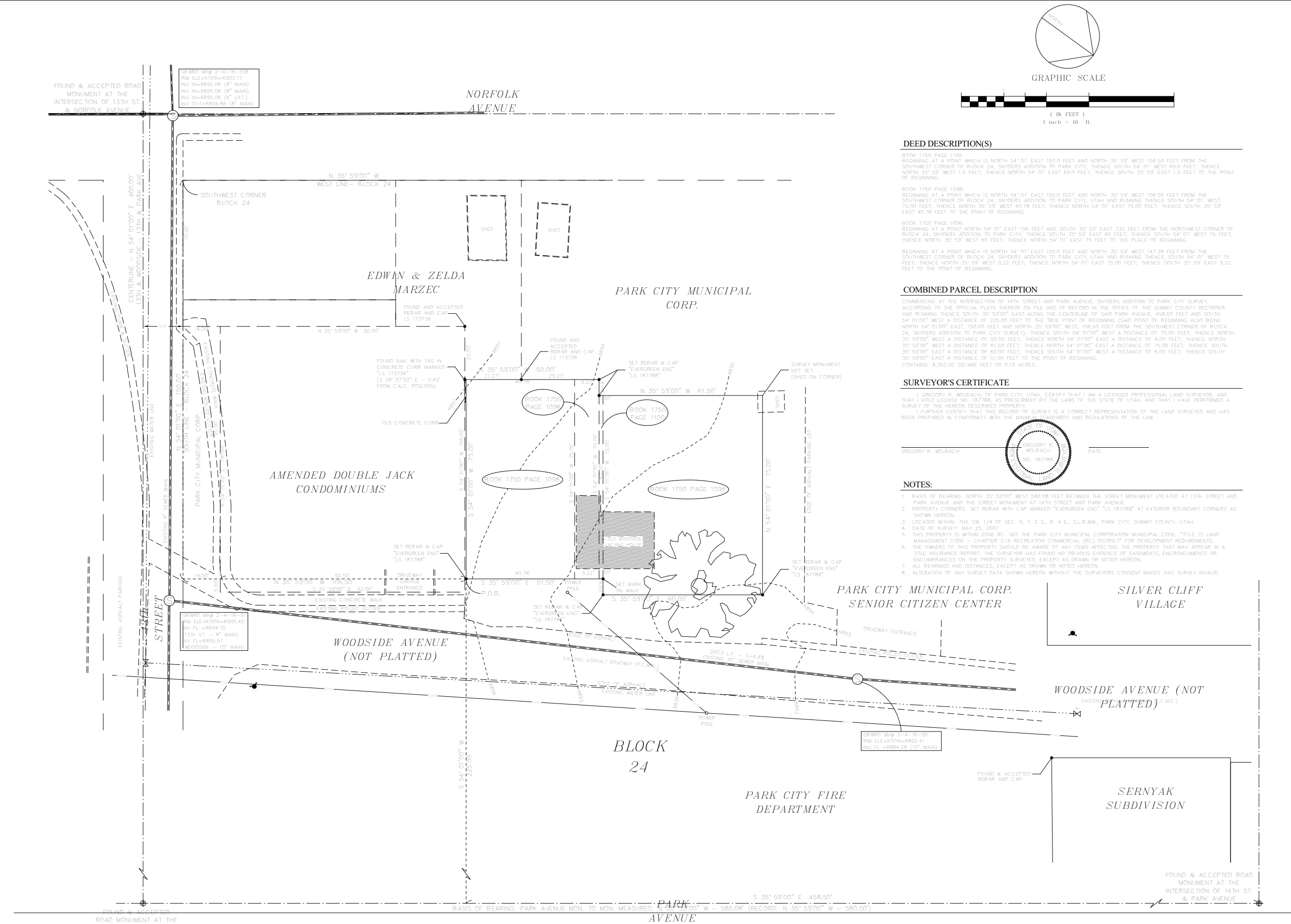
3 Existing Looking South
SCALE:N.T.S.



2 Existing Looking West
SCALE:N.T.S.



1 Site plan/ photo documentation
SCALE: 1" = 20'-0"



DEED DESCRIPTION(S)

BOOK 1750 PAGE 1100:
BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 156.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 54° 01' WEST 69.0 FEET; THENCE NORTH 35° 59' WEST 1.5 FEET; THENCE NORTH 54° 01' EAST 69.0 FEET; THENCE SOUTH 35° 59' EAST 1.5 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1098:
BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH AND RUNNING THENCE SOUTH 54° 01' WEST 75.00 FEET; THENCE NORTH 35° 59' WEST 40.78 FEET; THENCE NORTH 54° 01' EAST 75.00 FEET; THENCE SOUTH 35° 59' EAST 40.78 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1096:
BEGINNING AT A POINT NORTH 54° 01' EAST 156 FEET AND SOUTH 35° 59' EAST 332 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 35° 59' EAST 60 FEET; THENCE SOUTH 54° 01' WEST 75 FEET; THENCE NORTH 35° 59' WEST 60 FEET; THENCE NORTH 54° 01' EAST 75 FEET TO THE PLACE OF BEGINNING.

BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 147.28 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH AND RUNNING THENCE SOUTH 54° 01' WEST 75 FEET; THENCE NORTH 35° 59' WEST 9.22 FEET; THENCE NORTH 54° 01' EAST 75.00 FEET; THENCE SOUTH 35° 59' EAST 9.22 FEET TO THE POINT OF BEGINNING.

COMBINED PARCEL DESCRIPTION

COMMENCING AT THE INTERSECTION OF 14TH STREET AND PARK AVENUE, SNYDERS ADDITION TO PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE SOUTH 35° 59'00" EAST ALONG THE CENTERLINE OF SAID PARK AVENUE, 458.50 FEET AND SOUTH 54° 01'00" WEST A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING (SAID POINT OF BEGINNING ALSO BEING NORTH 54° 01'00" EAST, 150.00 FEET AND NORTH 35° 59'00" WEST, 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY SURVEY); THENCE SOUTH 54° 01'00" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 35° 59'00" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 54° 01'00" EAST A DISTANCE OF 6.00 FEET; THENCE NORTH 35° 59'00" WEST A DISTANCE OF 61.50 FEET; THENCE NORTH 54° 01'00" EAST A DISTANCE OF 75.00 FEET; THENCE SOUTH 35° 59'00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 54° 01'00" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 35° 59'00" EAST A DISTANCE OF 51.50 FEET TO THE POINT OF BEGINNING. CONTAINS: 8,353.50 SQUARE FEET OR 0.19 ACRES.

SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 18778R, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

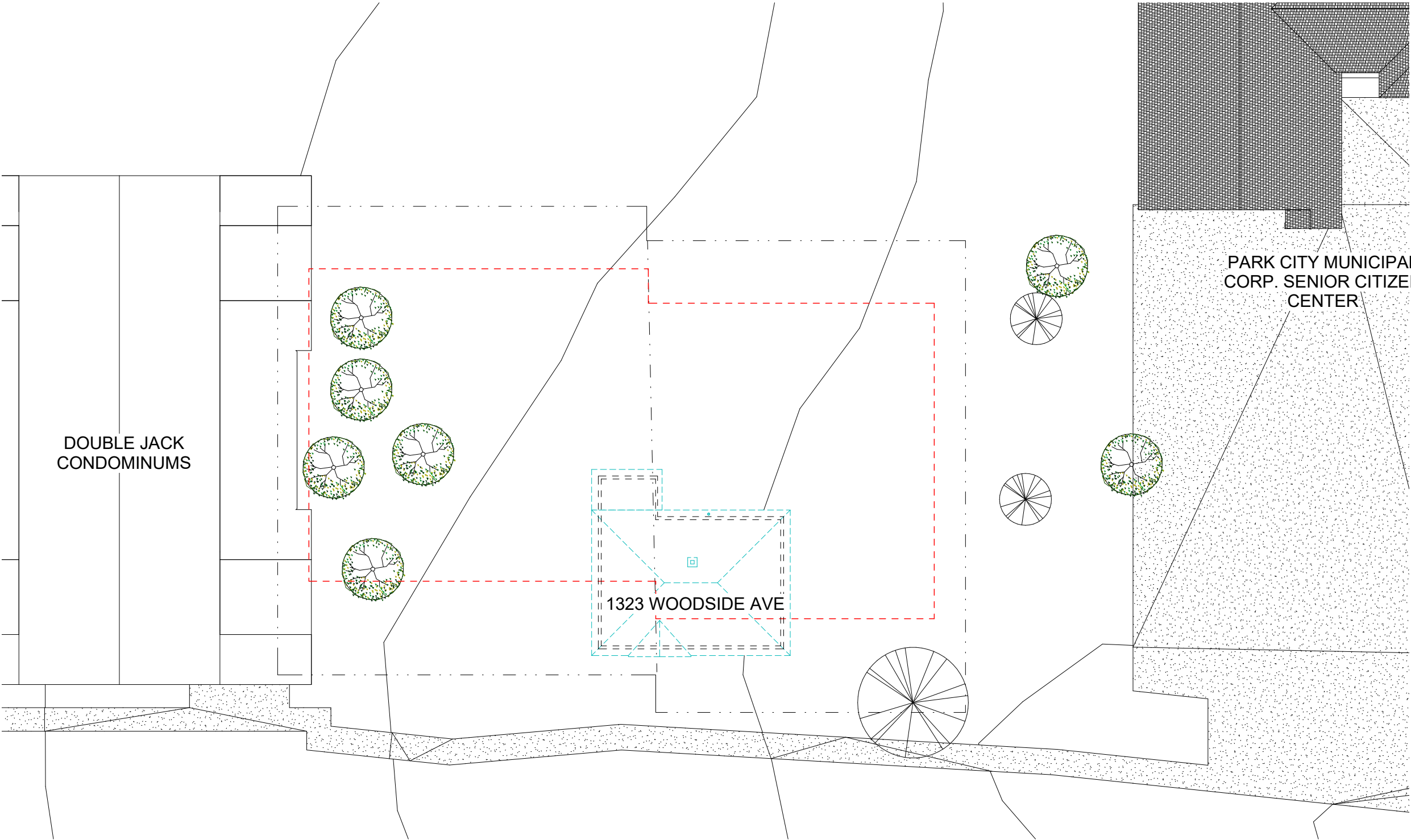


NOTES:

1. BASIS OF BEARING: NORTH 35° 59'00" WEST 580.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
2. PROPERTY CORNERS: SET REBAR WITH CAP MARKED "EVERGREEN ENG" "LS 18778R" AT EXTERIOR BOUNDARY CORNERS AS SHOWN HEREON.
3. LOCATED WITHIN: THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
4. DATE OF SURVEY: MAY 25, 2007.
5. THIS PROPERTY IS WITHIN ZONE RC. SEE THE PARK CITY MUNICIPAL CORPORATION MUNICIPAL CODE: "TITLE 15 LAND MANAGEMENT CODE - CHAPTER 2.16 RECREATION COMMERCIAL (RC) DISTRICT" FOR DEVELOPMENT REQUIREMENTS.
6. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCRUMPTIONS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
7. ALL BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

GENERAL NOTES

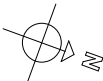
- 1. Non-Historic Additions Are to be Removed by Contractor & Disposed of Properly According to the Municipality
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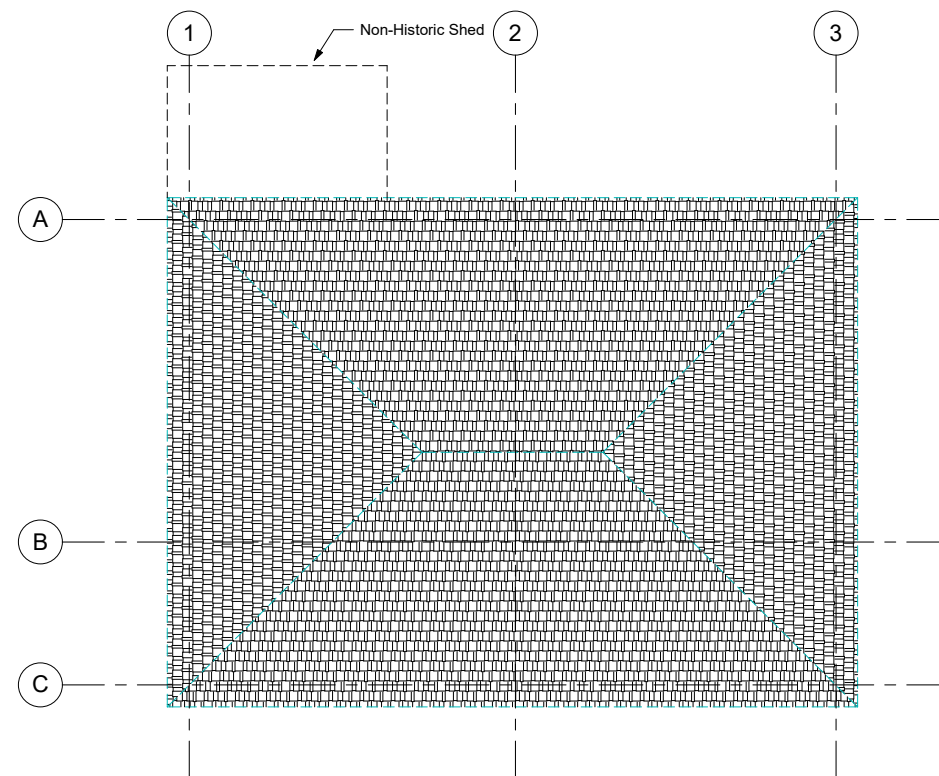


PROPOSED DEMO/PRESERVATION SITE PLAN

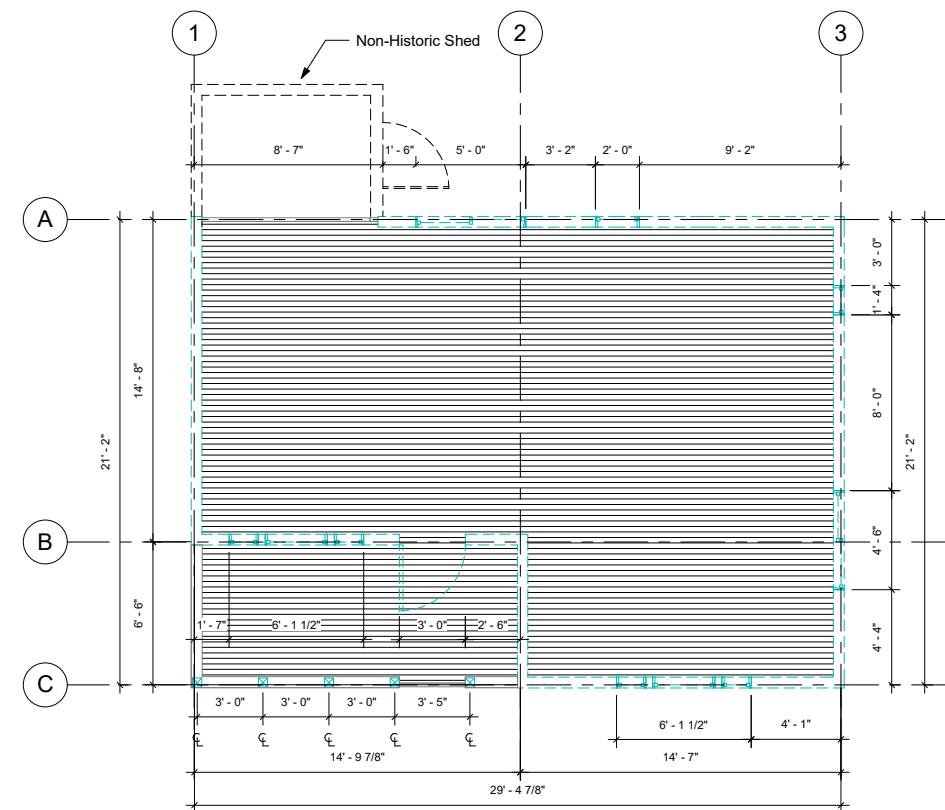
1

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





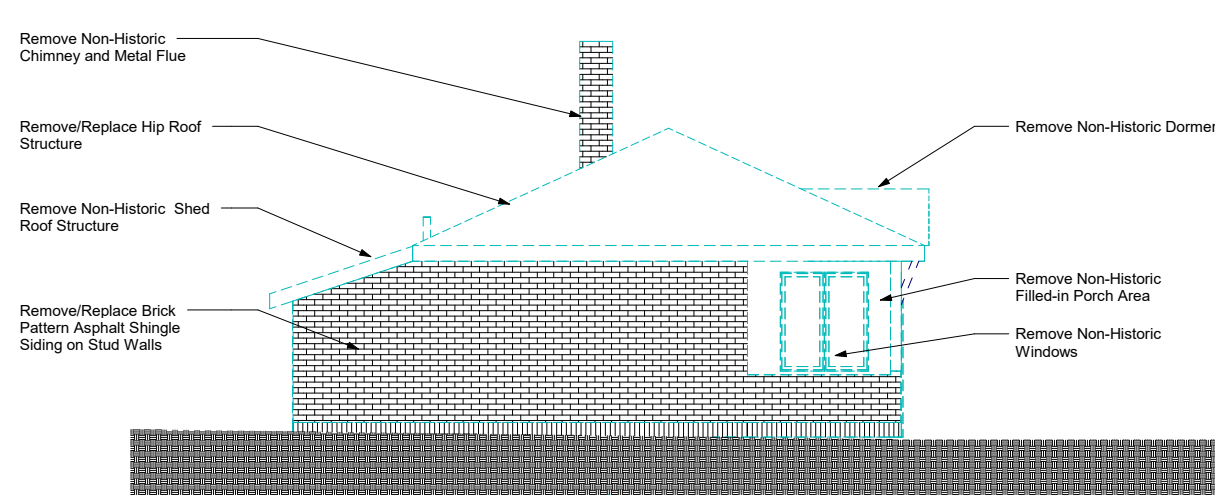
2 Roof Plan
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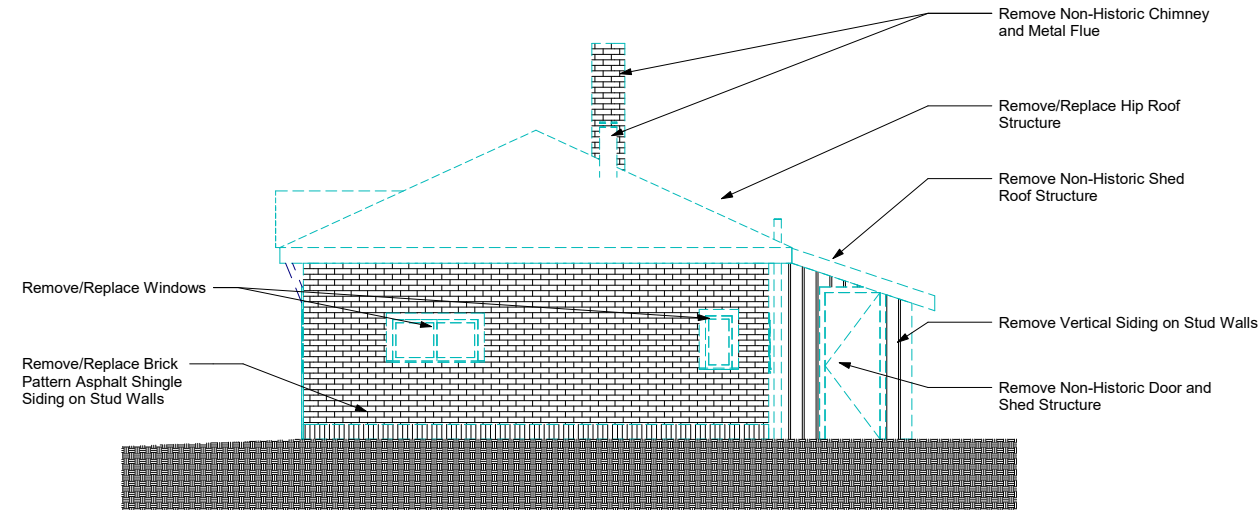
1 Level 1 Floor Plan
SCALE: 1/4" = 1'-0"

GENERAL NOTES

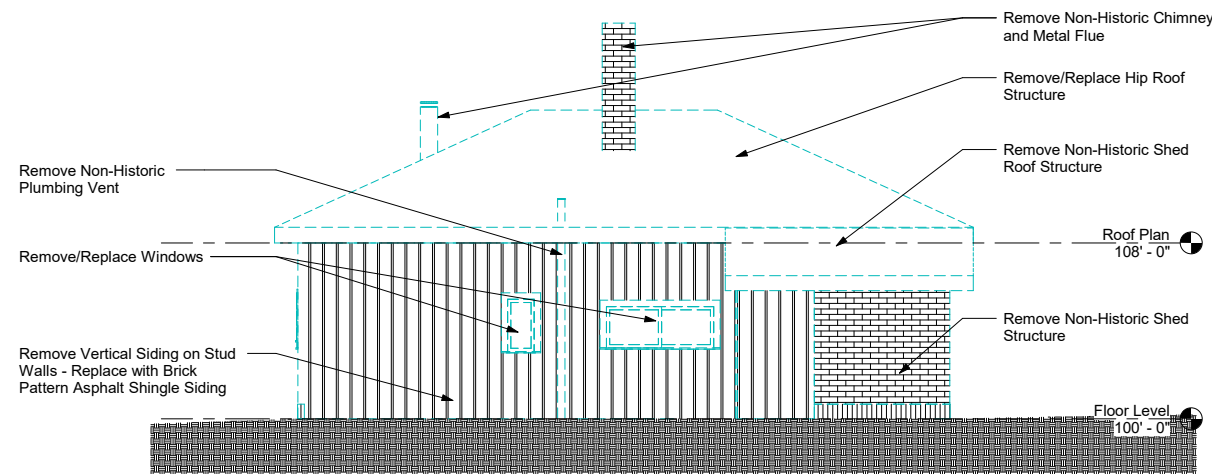
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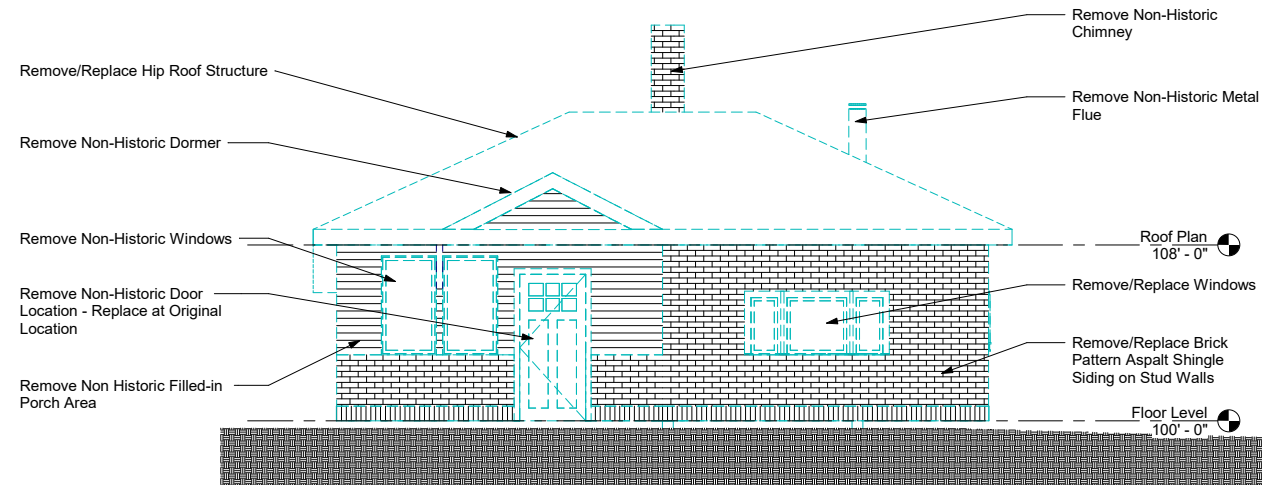
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

Exhibit G - 1353 Park Avenue
Historic Preservation Plan

PARK CITY MUNICIPAL CORPORATION
 PLANNING DEPARTMENT
 445 MARSAC AVE - PO BOX 1480
 PARK CITY, UT 84060
 (435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review Application*

For Official Use Only

PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03376
 DATE RECEIVED: 11/15/2016
 PLANNING DIRECTOR CHIEF BUILDING OFFICIAL
 APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: 1323 Woodside Avenue (Old site location per Demolition Permit)
 ADDRESS: 1353 Park Avenue (New site location)
Park City, UT 84060

TAX ID: SA-273-x OR
 SUBDIVISION: Snyder's Addition to Park City OR
 SURVEY: _____ LOT #: _____ BLOCK #: 24

APPLICANT INFORMATION

NAME: Craig Elliott
 PHONE #: (435) 649 - 0092 FAX #: () -
 EMAIL: cellriott@elliottworkgroup.com



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3. **Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
4. **Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 5. **References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

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recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.



Site Design

Use this section to describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: **Site**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The new 1353 Park Avenue site will be restore to accommodate the reconstruction of 1323 Woodside Avenue historic house. The existing non- historic Fire Station building presented on the site will be demolish, per demolition permit.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Structural System**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The poor condition of the structural system made the building deemed unsafe. The structural system will be reconstructed to bring the historic house to a safe condition. Reference Preservation Package Plans (attached).

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Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: Roof

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The roof system was collapsing by the time it was disassemble. The proposed work will reconstruct the original roof lines bringing the historic house to a safe condition. Reference Preservation Package Plans (attached).

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The non-historic chimney and metal flue will be remove and replace by a new ventilation system. Reference Preservation Package Plans (attached).

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Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: Primary Facade

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

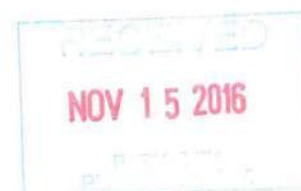
The poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and it's original architectural value. The existing non-historic dormer will be removed and the filled in porch will be restore to it's original layout by removing the non-historic windows. The windows on the Primary facade will be replaced by new ones and the siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).

Element/Feature: Secondary Facade

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and it's original architectural value. The filled in porch will be restore to it's original layout by removing the non-historic windows on the South -East corner. The non-historic shed on the South-West corner of the house will be removed. The windows on the South facade will be replaced by new ones and the siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).



Element/Feature: **Secondary Facade**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The poor condition of the exterior walls made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and its original architectural value. The windows on the North facade will be replaced by new ones and the siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).

Element/Feature: **Rear Facade**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and it's original architectural value. The non-historic shed will be removed. Part of the rear wall and two windows will be remove to accommodate the new addition of the house. The siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).



Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: Concrete Foundation

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

A new concrete foundation will be added to the historic house to assure a safe structural system.

Porches

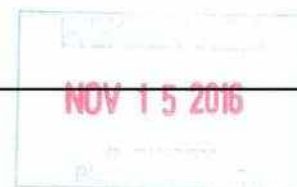
Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: Porch

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing inclose porch will be restore to its original use by removing the non- historic walls and windows.



Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: Entrance Door

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

A new wood door will be install where the original door was ones located.

Element/Feature: Shed Door

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The non-historic shed door will be remove to accommodate the new addition of the house.



Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: **Original windows**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

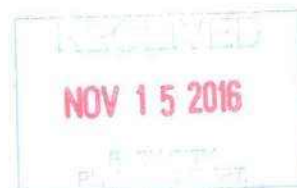
The original windows will be replace for new wood windows. The window on the North Facade will be replace by two casement wood windows to meet egress requirements. Reference Preservation Package Plans (attached).

Element/Feature: **Non-historic windows**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The non-historic windows on the porch will be remove to restore the original facade of the house. The rear facade widows will be removed to accommodate the new addition of the house. Reference Preservation Package Plans (attached).



Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Mechanical System

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

A new mechanical system will be install in the house. New utility systems and service equipment will be install in the new site location.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Shed

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The non-historic shed will be remove to accommodate the new addition of the house. Reference Preservation Package Plans (attached).

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4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? ~~Yes~~ or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? ~~Yes~~ or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: _____

Date: 11/01/2016

Craig Elliott

Name of Applicant: _____



Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature: Trim

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing trim will be replace by new trim that follows the original house architecture.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:



Site History

1323 Woodside Avenue
Park City, UT 84060

Historic Preservation Plan

Building Description

The building is a one story structure with a modified pyramid roof. The exterior is a mismatch of brick asphalt shingle siding, lap siding and vertical groove plywood siding. The roofing is a deteriorated asphalt shingle. After further investigation, the brick asphalt shingle siding and the existing windows (With the exception of the windows in the filled in porch area) appear to be the original components to the house. The roof has partially collapsed and the south-east corner of the building has split open. The existing condition is very poor and is rapidly deteriorating.

Original Date of Construction

1925

History

<u>Year</u>	<u>Owner</u>
1924	Ontario Silver Mining Co.
1936	Laura Trotman
1941	Robert Wall
1946	Clyde/Araminta Henrikson
1977	Clyde/Araminta Henrikson & Jack Merrill Henrikson
1980	Woodside LTD Trust
1983	David R and Carol C Downs
2006	Katherine/Paul Marsh
2008	Woodside One L.L.C.
2008	Elliott Workgroup Development, L.L.C.

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Exhibit H - 1353 Park Avenue
Physical Conditions Report



PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03376
DATE RECEIVED: 11/15/17

PROJECT INFORMATION

NAME: 1323 Woodside Avenue (Old site per Demolition Permit)
ADDRESS: 1353 Park Avenue (New proposed site location)
Park City, UT 84060
TAX ID: SA-273-x (1353 Park Avenue) OR
SUBDIVISION: Snyder's addition to Park City OR
SURVEY: _____ LOT #: _____ BLOCK #: 24
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

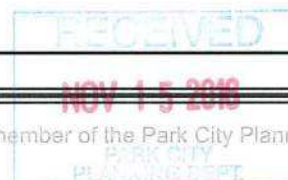
APPLICANT INFORMATION

NAME: Craig Elliott
MAILING: P.O. Box 3419
ADDRESS: Park City UT 84060
PHONE #: (435) 649 - 0092 FAX #: () -
EMAIL: celliot@elliottworkgroup.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Johanna Monson
PHONE #: (435) 649 - 0092
EMAIL: jmonson@elliottworkgroup.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



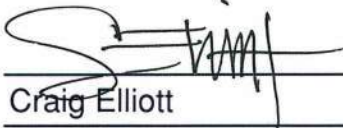
ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: 

Name of Applicant: Craig Elliott

Mailing P.O. Box 3419

Address: Park City UT 84060

Phone #: (435) 649 - 0092 Fax #: () -

Email: celllott@elliottworkgroup.com

Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Park City Municipal Corporation

Mailing Address: P.O.Box 1480

Park City UT 84060

Street Address/ Legal 1323 Woodside Avenue, Park City UT 8460

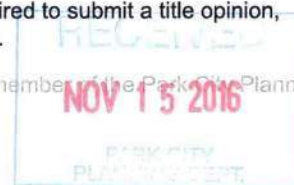
Description of Subject Property: Residential not in use

Signature: _____ Date: _____

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Landscaping

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

No natural landscape present on new site. A non-historic building located on the center of the property is present. Asphalt driveway and parking exist covering the site. For old site landscaping reference Preservation Package submitted on February 19, 2009. No retaining walls, exterior steps or fences found on new site.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 1,2

Illustration Numbers: _____



2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Structural System**

This involves: ☒ An original part of the building 1925
☐ A later addition Estimated date of construction: _____

Describe existing feature:

The building was boarded up and deemed unsafe. Any interior investigation of the building was not allowed. No records of the existing structural system exist. It is assumed to be a wood framed building.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 5, 6, 7 & 8 Illustration Numbers: _____



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Roof

This involves: ☒ An original part of the building 1925
☐ A later addition Estimated date of construction: _____

Describe existing feature:

Hip roof structure with asphalt shingles. Roof have either collapsed or are in the process of collapsing. By comparing historic photos to the existing structure, it appears that, several roof lines have been altered. The historic roof at the East side of the house was modified by adding a pitched roof over the porch area. On the west side of the house a non-historic shed structure was added by extending the roof at the same angle as the historic pitch. The historic hip roof is at a 5.5:12 pitch. At the west side of the roof a brick chimney and a metal vent were added.
 Reference Preservation Package.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The roof have either collapsed or be in the process of collapsing by the time it was disassemble and save in storage for new reconstruction.

Photo Numbers: 3,4 Illustration Numbers: 1a



4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Brick Chimney

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

At the West side of the roof a brick chimney and a metal vent are found.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The chimney and vent were collapsing by the time the house was disassemble.

Photo Numbers: 3,4,8 Illustration Numbers: _____



5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Primary Facade

This involves: ☒ An original part of the building 1925
☐ A later addition Estimated date of construction: _____

Describe existing feature:

The primary facade adjacent to Woodside Avenue has a brick pattern asphalt shingle siding on stud wall. The historic porch area has been framed in and converted to interior space. Non-historic windows and door have been added and this area is currently boarded up.
 The facade presents a historic three partition window with wood framing. The windows are believed to be casements windows.
 The primary facade measures 29'-5" length by 8'-0" height.
 Reference submitted Preservation.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The primary facade is in poor condition. Exterior studs where place to hold the existing facade and avoiding it to collapsed.

Photo Numbers: 5 Illustration Numbers: 1a



Element/Feature: Secondary Facade 1

This involves: ☒ An original part of the building 1925
☐ A later addition Estimated date of construction: _____

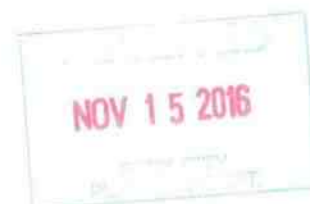
Describe existing feature:

The South facade consists of brick asphalt shingle siding on the stud wall. On the South - East corner the non-historic windows and filled in porch area have been added to convert this area into interior space. No other penetration has been made into this facade. On the South-West corner of the facade a non-historic shed structure was added with asphalt shingle siding on the stud wall. Historic facade measures 21'-2" by 8'-0". Non-historic shed measures 6'-6" in length. Reference Preservation Package.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The secondary facade is in poor condition. Exterior studs where place to hold the existing facade and avoiding it to collapsed.

Photo Numbers: 6 Illustration Numbers: 3a



Element/Feature: Secondary Facade 2

This involves: ☒ An original part of the building 1925
☐ A later addition Estimated date of construction: _____

Describe existing feature:

The North facade consists of brick asphalt shingle siding on the stud wall. Two historic windows exist on this facade, a casement and a slider window with wood framing. No other modified elements are present. The North facade measures 21'-2" by 8'-0" Reference Preservation Package.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Possible decay of the facade structure because of the unsave condition of the building.

Photo Numbers: 7 Illustration Numbers: 4a



6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Foundation**

This involves: ☒ An original part of the building 1925
☐ A later addition Estimated date of construction: _____

Describe existing feature:

No known foundation exists for this building. The Historic site Form states that there is no existing foundation.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 17 Illustration Numbers: _____



7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Porch	
Element/Feature: _____	
This involves: ☒ An original part of the building	Estimated date of construction: 1925
☐ A later addition	

Describe existing feature:

The historic porch is located on the South - East corner of the building. The porch has been framed in and converted to interior space. Door and windows have been added. 96 square feet of adjacent space was capture to increase the footprint of the building. The historic pony wall exist of brick asphalt shingles on stud wall. The dimension of the original porch was 14'-10" by 6'-6". Reference Preservation Package.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The modify historic porch is in poor condition. Studs were added to the exterior of the porch to support the structure of the building.

Photo Numbers: 5,6 & 9 Illustration Numbers: 1b, 3b



8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Mechanical system**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The building was boarded up and deemed unsafe. Any interior investigation of the building was not allowed. No records of the existing mechanical system exist.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

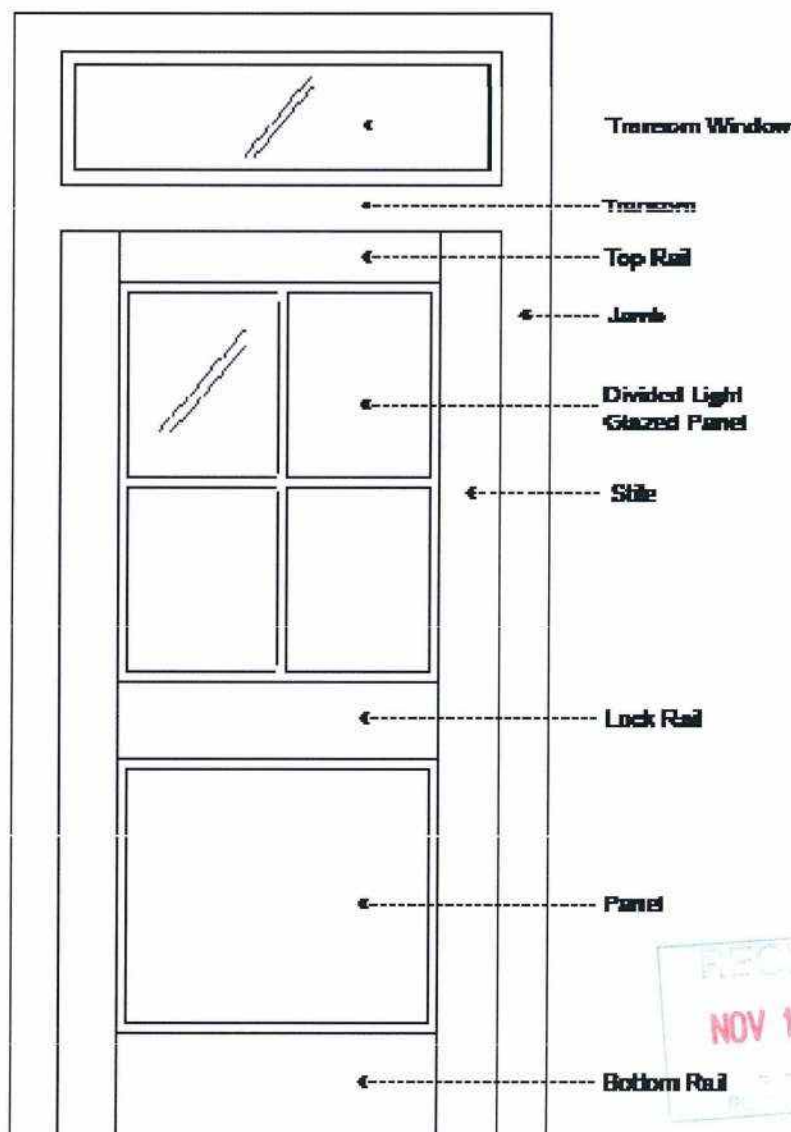


9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 1

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 2

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	Entrance door is boarded up	9	
2	Poor	Non historic shed door	10	
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

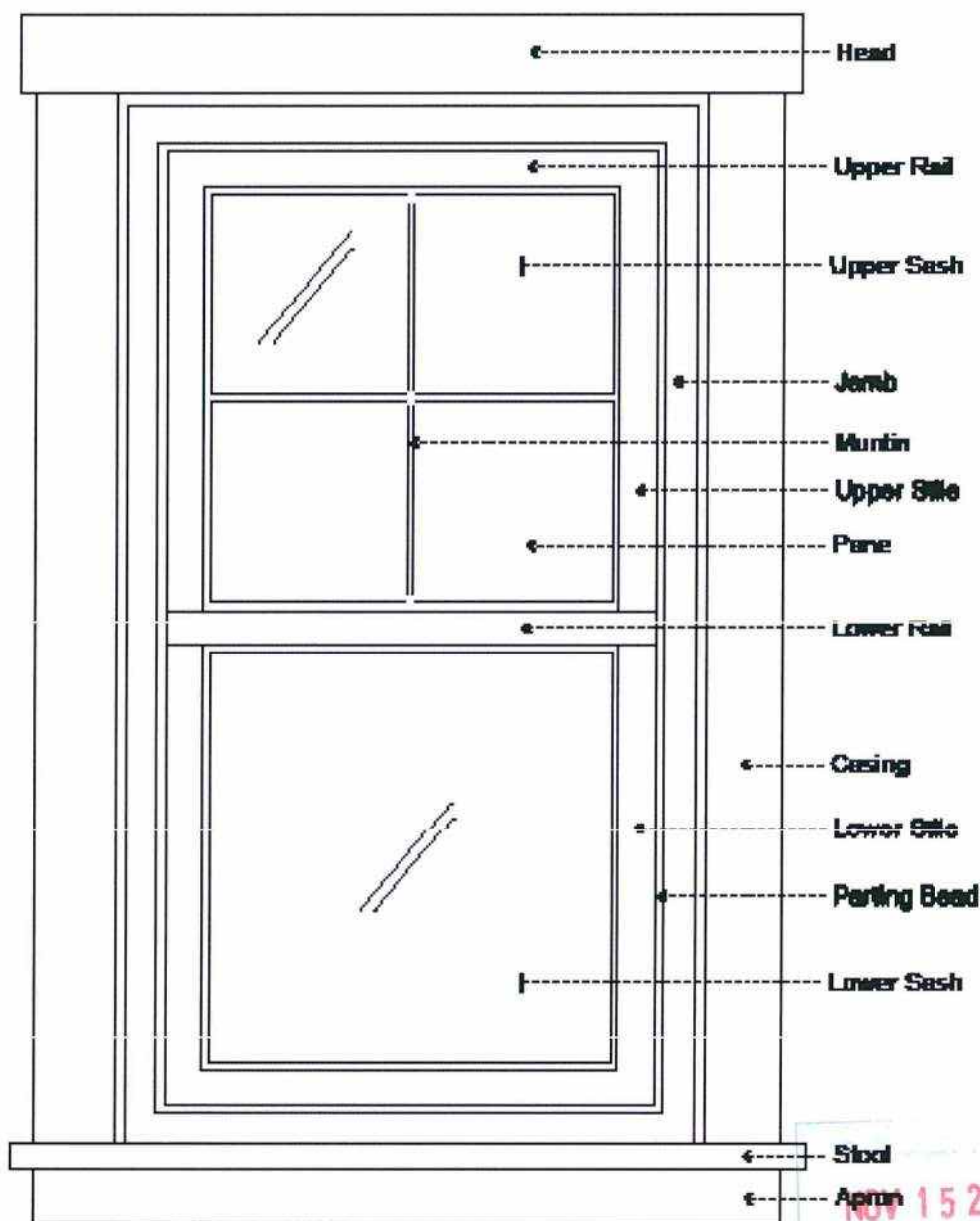
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

NOV 15 2016

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: 11

Number of historic windows on the structure: 7

Number of existing replacement/non-historic windows: 4

Number of windows completely missing: 3

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 11

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	fixed window	11	x
2	Poor	inoperable window	11	x
3	Poor	inoperable window	11	x
4	Poor	inoperable slider window	12	x
5	Poor	inoperable casement window	13	x
6	Poor	non-historic	14	
7	Poor	non-historic	14	
8	Poor	missing	6	
9	Poor	missing	6	
10	Poor	missing	8	
11	Poor	non visible slider	8	
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

NOV 15 2016

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: Interior

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1925

Describe existing feature:

The building was boarded up and deemed unsfe. Any interior of the building was not allowed .

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: _____ Illustration Numbers: _____



Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: **Rear Facade**

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: **1925**

Describe existing feature:

The West facade consists of non-historic vertical wood siding on the stud wall. On the South-West corner a non-historic door and shed structure were added with a combination of vertical wood siding and brick asphalt shingles siding on the stud wall. One slider window and a casement window exists on the vertical siding. A non-historic plumbing vertical vent exist on the center of the facade. The West facade measures 29'-5" by 8'-0".
 Reference Preservation Package.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The rear facade is in poor condition with not maintain vertical siding. The structure of the facade is compromised by the unsafe interior of the house.

Photo Numbers: **8** Illustration Numbers: **2a**



Supplemental Page ____ of ____

Element/Feature: Trim

This involves: ☒ An original part of the building ☐ A later addition
Estimated date of construction: 1925

Describe existing feature:

No visible trim found around windows and doors. The windows have a 2" square edge wood frame.
The eaves and soffits of the roof had a 1"x4" square wood fascia with no details.
No corner boards or pilasters are found in this building.
Reference Preservation Package.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The trim of the house was collapsing by the time the house was disassemble.

Photo Numbers: 15 & 16 Illustration Numbers: _____



Element/Feature: Shed

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The shed on the South-West corner was added to the building. No chronological information is available. The shed consist of a combination of brick asphalt shingle and vertical wood siding with a single pitch roof attached to the original building. The shed measures 9'-8" length by 6'-6" with. The porch framed in is consider by the Historic Site Form a major addition.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The building was deemed unsafe.

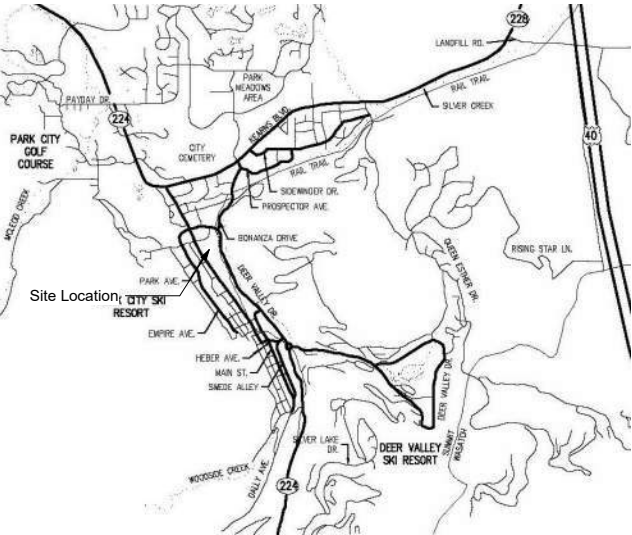
Photo Numbers: 10 Illustration Numbers: _____



Exhibit F - Historic District Design Review
Existing and Proposed Plans

1353 Park Avenue

1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah
Historic Distric Design Review
November 1st, 2016



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Park City Municipal Corporation 445 Marsac Avenue, P.O. Box 1480 Park City, UT 84060	EWG Architecture 449 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0092 Contact: Steve Bruemmer	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600	Park City Fire Department 730 Bitter Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1460 East Salt Lake City, UT 84112 (801) 538-6146
Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993

DRAWING INDEX

Historic District Design Review	
HDDR-005	EXISTING PLANS
HDDR-006	EXISTING ELEVATIONS
Historic District Design Review	
HDDR-001	COVER SHEET
HDDR-002	SURVEY
HDDR-003	EXISTING SITE PLAN
HDDR-004	PHOTOS - EXISTING CONDITIONS
HDDR-007	SURVEY- NEW LOCATION
HDDR-008	PROPOSED SITE PLAN
HDDR-009	PHOTOS - NEW LOCATION
HDDR-010	PROPOSED FLOOR PLANS
HDDR-011	PROPOSED SECTION & STREETSCAPE
HDDR-012	PROPOSED ELEVATIONS
HDDR-013	WINDOWS & DOORS TYPES/ DETAILS

BUILDING DESCRIPTION

The resident located at 1323 Woodside in Park City, was built in 1925 on the Woodside Avenue site (Per Demolition Permit). The proposed location in 1353 Park Avenue, has a relatively flat site with no natural landscape. The historic House is a "foursquare" form one story structure with hipped roof. Many element of the house where altered like the roof and porch (See Preservation Package). The porch area has it's original form as well as the roof. A new addition on the back follows the historic era and improves the interior space. In response to statutory regulation, all new work or repair, replacement, rehabilitation or restoration shall be compliant. Design Guidelines intended to secure, compatibility with and provide for visual aesthetic complement to the character and function of the community shall be paramount to any proposed improvement. All new design on this house has been design to comply with the Design Guidelines regulation.

1353 Park Avenue

1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah

COVER SHEET

HDDR-001



**Evergreen
Engineering, Inc.**

Civil Engineering • Land Surveying • Land Planning
1000 West 200 South, Suite 200
P.O. Box 2881 • Park City, UT • 84060
Phone: 435-649-4687 • Fax: 435-649-9219
E-mail: office@evergreen-eng.com

REVISIONS	COMMENTS
DATE	BY

SURVEYED BY:	GRW/ADM
DRAWN BY:	GRW
CHECKED BY:	GRW

EXISTING CONDITIONS SURVEY

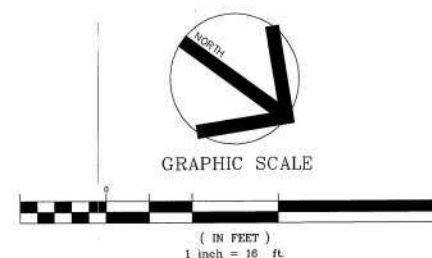
1321-1323 WOODSIDE AVENUE

MR. PAUL MARSH

074

B24R06.DWG

SHEET 1 OF 1



DEED DESCRIPTION(S)

BOOK 1750 PAGE 1100:
BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 150.0 FEET AND NORTH 35°59' WEST 156.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH; THENCE SOUTH 54°01' WEST 69.0 FEET; THENCE NORTH 35°59' WEST 1.5 FEET; THENCE NORTH 54°01' EAST 69.0 FEET; THENCE SOUTH 35°59' EAST 1.5 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1098:
BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 150.0 FEET AND NORTH 35°59' WEST 108.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH; THENCE SOUTH 54°01' WEST 75.00 FEET; THENCE NORTH 35°59' WEST 40.78 FEET; THENCE NORTH 54°01' EAST 75.00 FEET; THENCE SOUTH 35°59' EAST 40.78 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1096:
BEGINNING AT A POINT NORTH 54°01' EAST 156 FEET AND SOUTH 35°59' EAST 332 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH; THENCE SOUTH 35°59' EAST 60 FEET; THENCE SOUTH 54°01' WEST 75 FEET; THENCE NORTH 35°59' WEST 60 FEET; THENCE NORTH 54°01' EAST 75 FEET TO THE PLACE OF BEGINNING.

BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 150.0 FEET AND NORTH 35°59' WEST 147.28 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH; THENCE SOUTH 54°01' WEST 75 FEET; THENCE NORTH 35°59' WEST 9.22 FEET; THENCE NORTH 54°01' EAST 75.00 FEET; THENCE SOUTH 35°59' EAST 9.22 FEET TO THE POINT OF BEGINNING.

COMBINED PARCEL DESCRIPTION

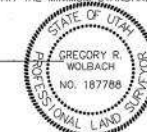
COMMENCING AT THE INTERSECTION OF 14TH STREET AND PARK AVENUE, SNYDERS ADDITION TO PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE SOUTH 35°59'00" EAST ALONG THE CENTERLINE OF SAID PARK AVENUE, 458.50 FEET AND SOUTH 54°01'00" WEST A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING (SAID POINT OF BEGINNING ALSO BEING NORTH 54°01'00" EAST, 150.00 FEET AND NORTH 35°59'00" WEST, 108.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY SURVEY); THENCE SOUTH 54°01'00" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 35°59'00" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 54°01'00" EAST A DISTANCE OF 6.00 FEET; THENCE NORTH 35°59'00" WEST A DISTANCE OF 61.90 FEET; THENCE NORTH 54°01'00" EAST A DISTANCE OF 75.00 FEET; THENCE SOUTH 35°59'00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 54°01'00" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 35°59'00" EAST A DISTANCE OF 51.50 FEET TO THE POINT OF BEGINNING. CONTAINS: 8,353.50 SQUARE FEET OR 0.19 ACRES.

SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

GREGORY R. WOLBACH



DATE: _____

NOTES:

1. BASIS OF BEARING: NORTH 35°59'00" WEST 580.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
2. PROPERTY CORNERS: SET REBAR WITH CAP MARKED "EVERGREEN ENG" "LS 187788" AT EXTERIOR BOUNDARY CORNERS AS SHOWN HEREON.
3. LOCATED WITHIN: THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
4. DATE OF SURVEY: MAY 25, 2007
5. THIS PROPERTY IS WITHIN ZONE RC. SEE THE PARK CITY MUNICIPAL CORPORATION MUNICIPAL CODE: "TITLE 15 LAND MANAGEMENT CODE - CHAPTER 2.16 RECREATION COMMERCIAL (RC) DISTRICT" FOR DEVELOPMENT REQUIREMENTS.
6. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
7. ALL BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

FOUND & ACCEPTED ROAD MONUMENT AT THE INTERSECTION OF 13TH ST. & NORFOLK AVENUE

SBWRD MH# 2-4-16-358
RM ELEVATION=6903.17
INV IN=6895.06 (8" MAIN)
INV IN=6895.06 (8" MAIN)
INV IN=6895.06 (6" LAT.)
INV OUT=6894.86 (8" MAIN)

NORFOLK AVENUE

EDWIN & ZELDA MARZEC

PARK CITY MUNICIPAL CORP.

AMENDED DOUBLE JACK CONDOMINIUMS

WOODSIDE AVENUE
(NOT PLATTED)

BLOCK 24

PARK CITY FIRE DEPARTMENT

PARK CITY MUNICIPAL CORP.
SENIOR CITIZEN CENTER

SILVER CLIFF VILLAGE

WOODSIDE AVENUE (NOT PLATTED)

SERNYAK SUBDIVISION

FOUND & ACCEPTED ROAD MONUMENT AT THE INTERSECTION OF 13TH ST. & PARK AVENUE

BASIS OF BEARING: PARK AVENUE MON. TO MON. MEASURED: N 35°59'00" W - 580.08' (RECORD: N 35°59'00" W - 580.00')

PARK AVENUE

FOUND & ACCEPTED ROAD MONUMENT AT THE INTERSECTION OF 14TH ST. & PARK AVENUE

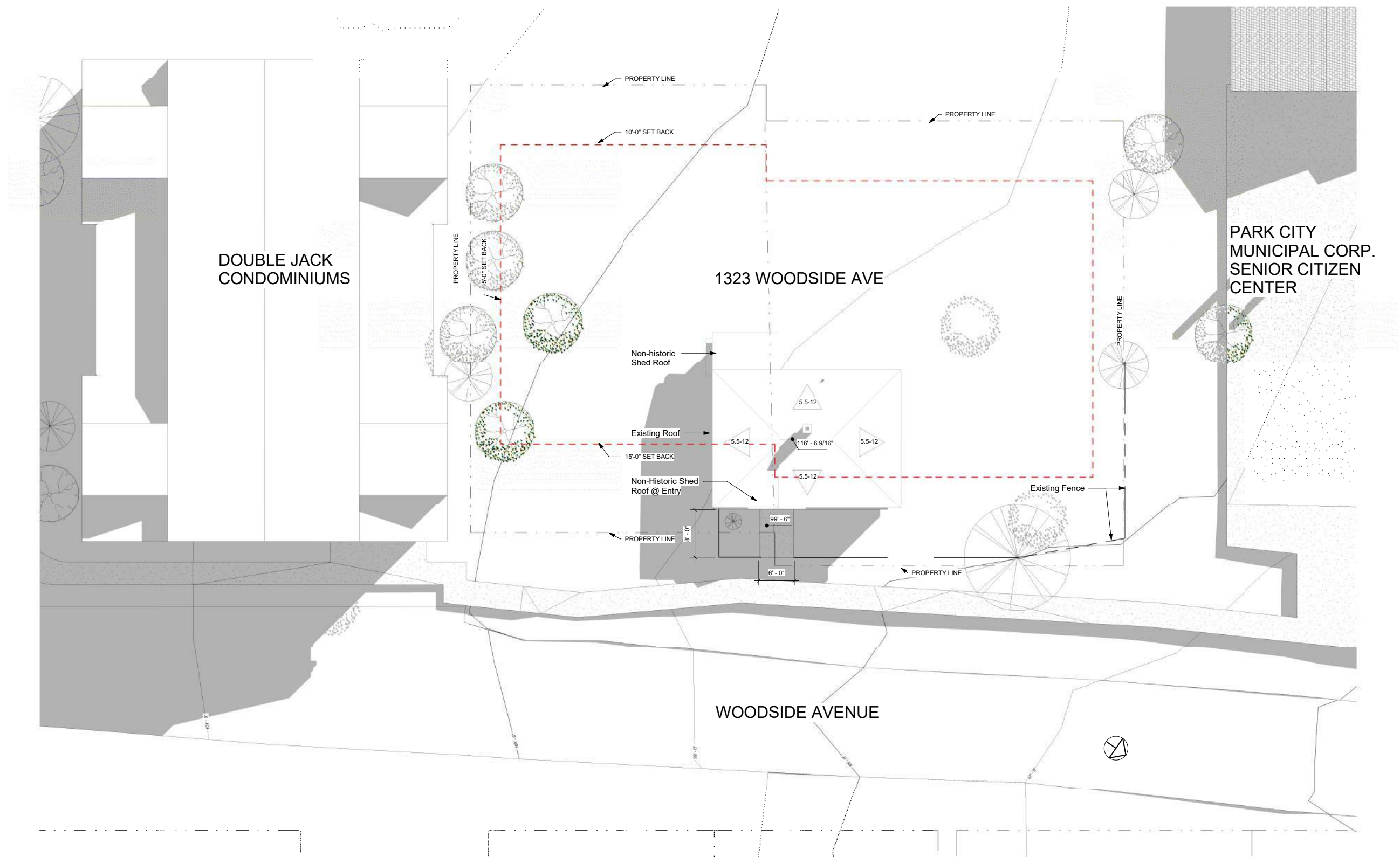
PLOTTED: JUNE 5, 2007

1353 Park Avenue

November 1st,

20

Packet Pg. 186



1 1323 Woodside Ave. Site Plan
SCALE: 1/8" = 1'-0"



7 Neighborhood Looking West
SCALE: 1" = 1'-0"



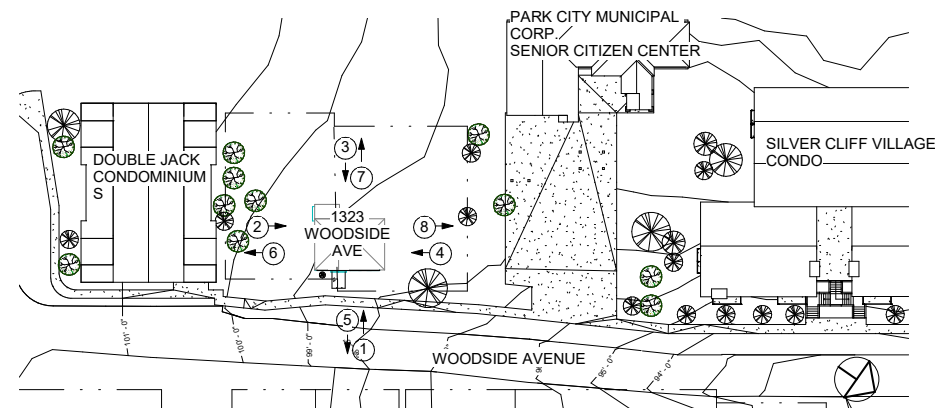
3 Existing Looking East
SCALE: N.T.S.



8 Neighborhood Looking North
SCALE: 1" = 1'-0"



2 Existing Looking North
SCALE: N.T.S.



4 Existing Looking South
SCALE: N.T.S.



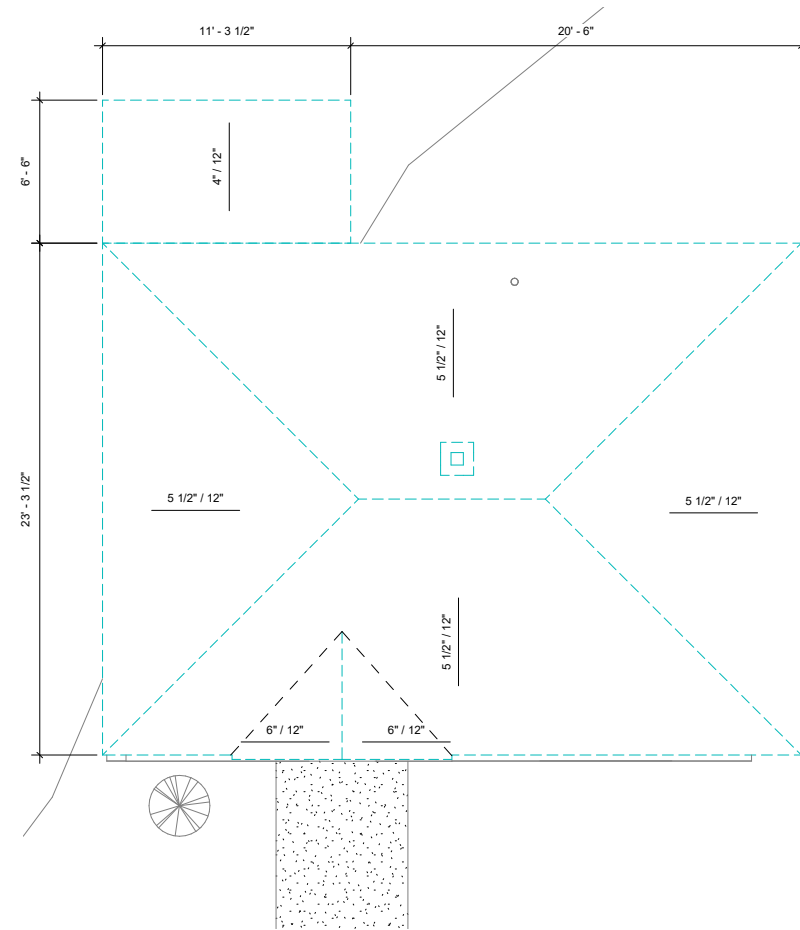
6 Neighborhood Looking South
SCALE: 1" = 1'-0"



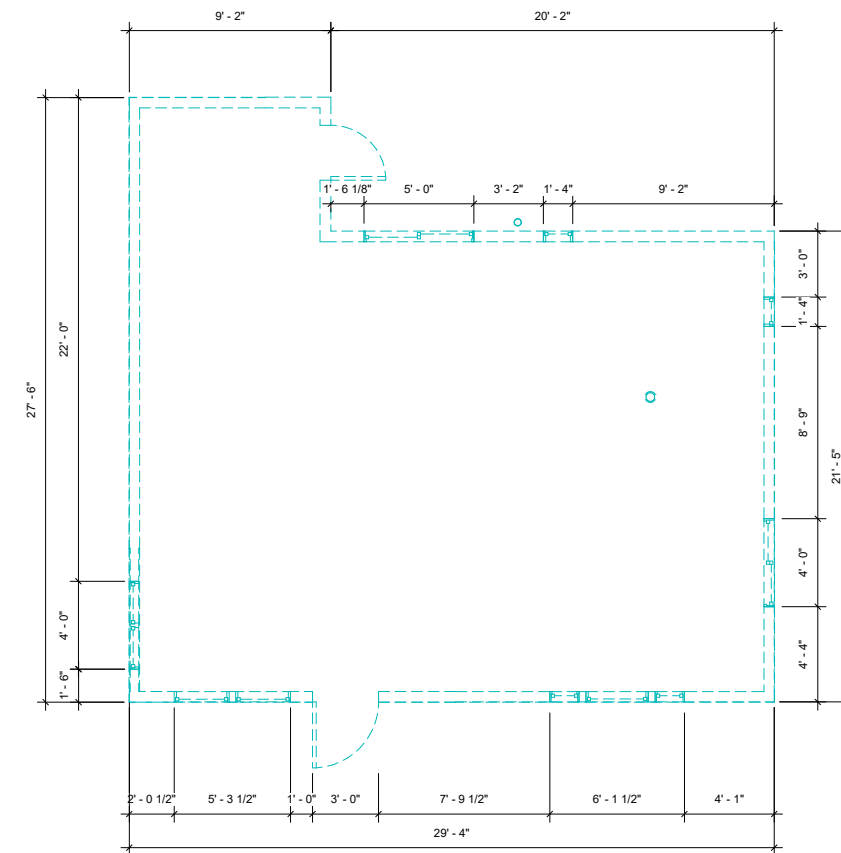
1 Existing Looking West
SCALE: N.T.S.



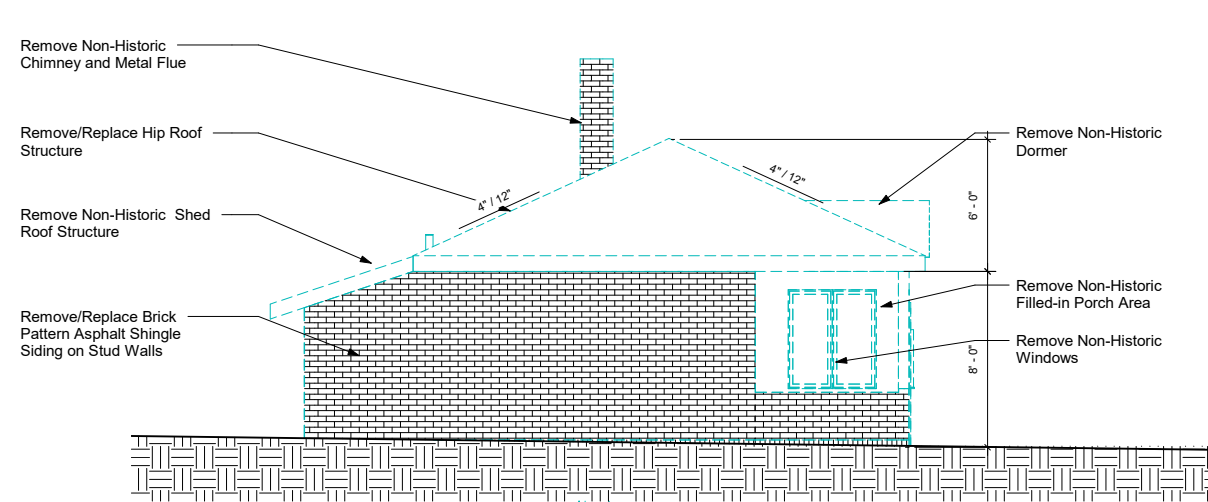
5 Neighborhood Looking East
SCALE: 1" = 1'-0"



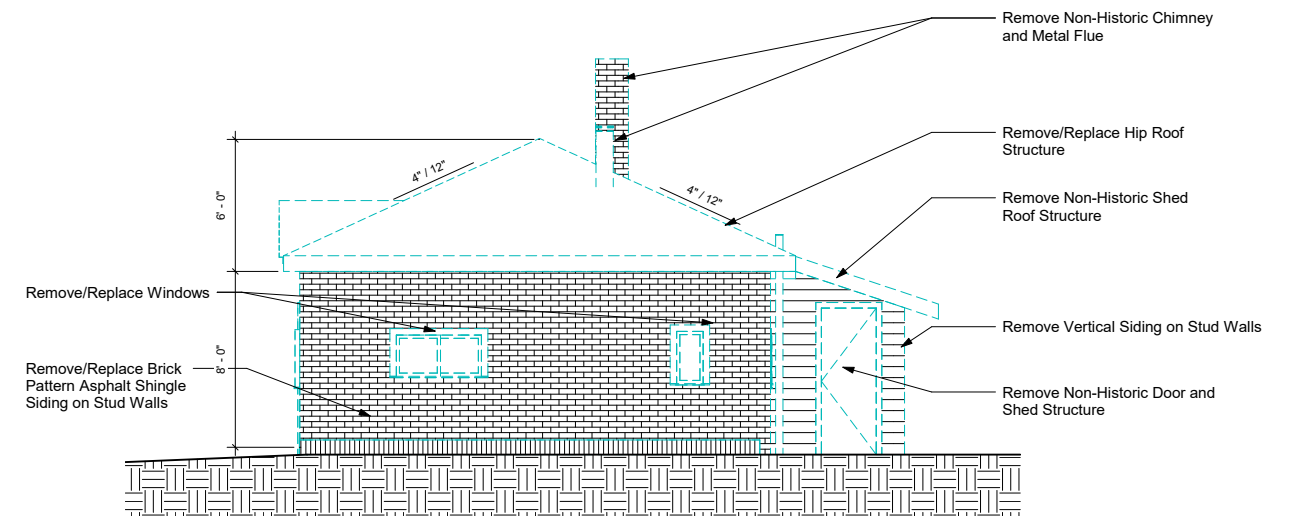
2 Existing Roof Plan
SCALE: 1/4" = 1'-0"



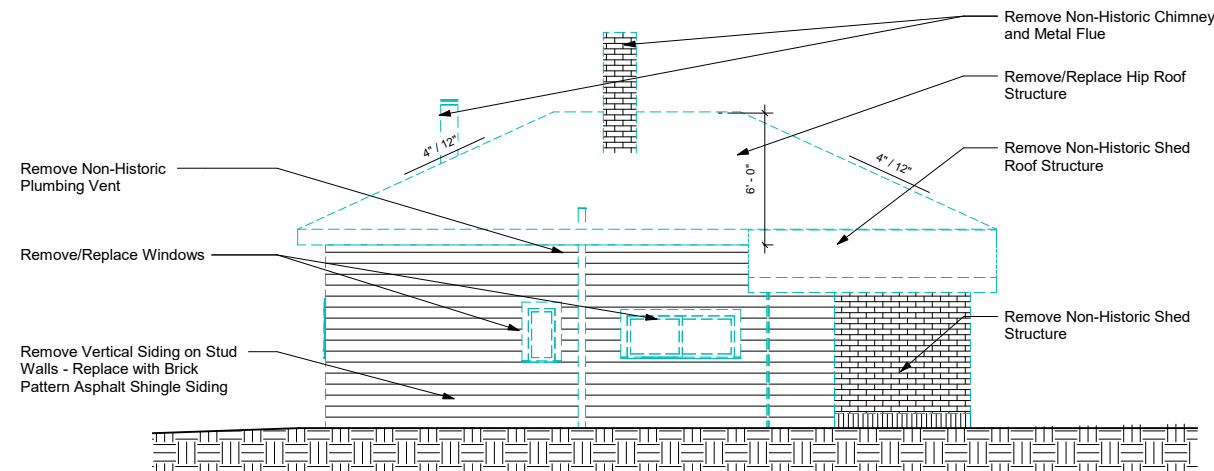
1 Existing Floor Plan
SCALE: 1/4" = 1'-0"



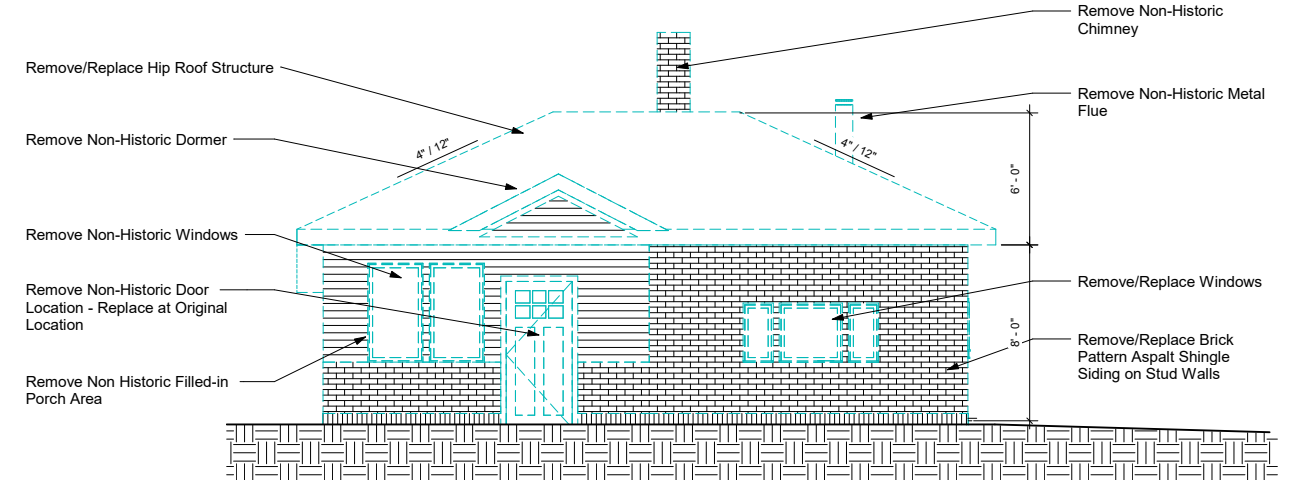
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



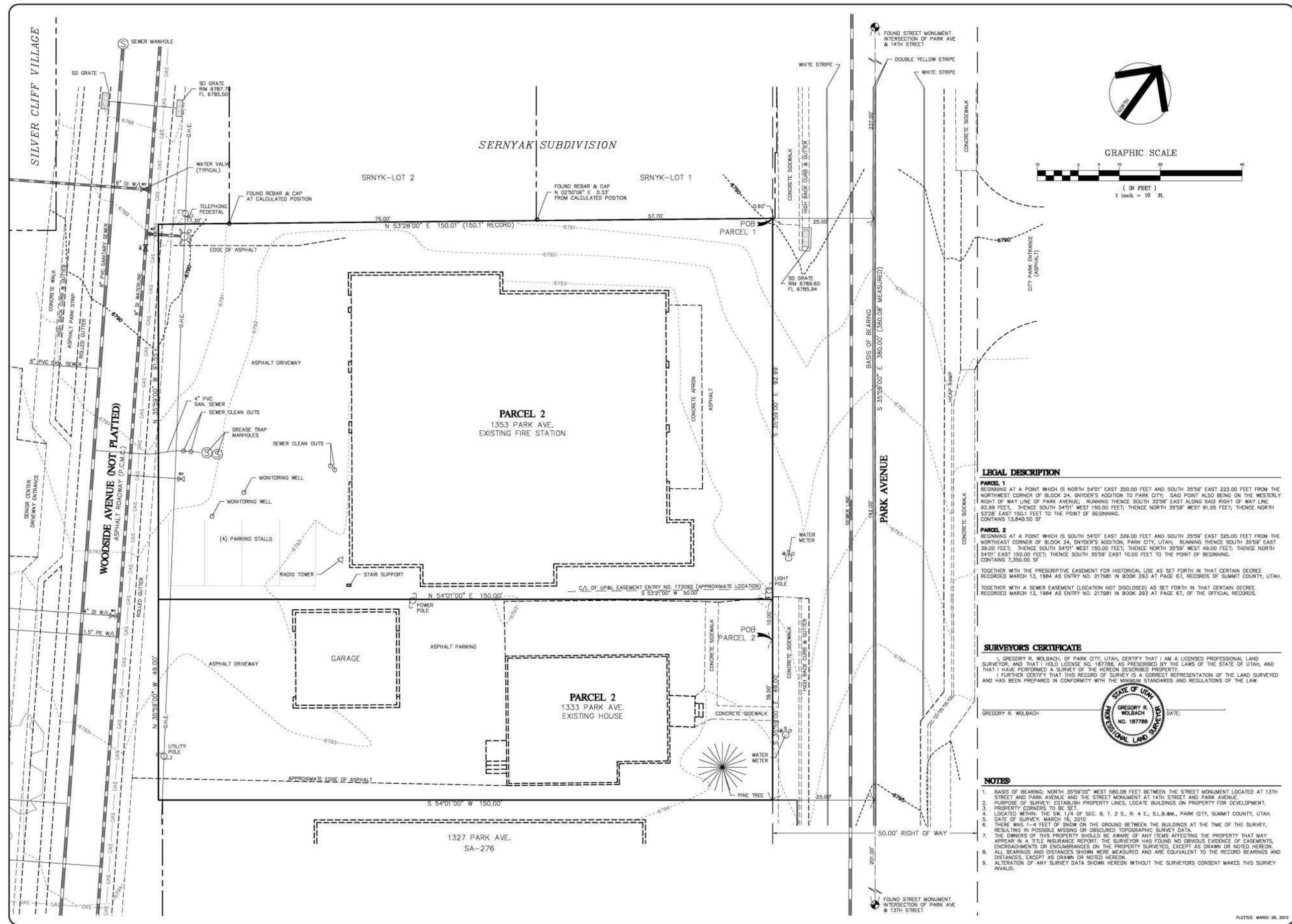
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



LEGAL DESCRIPTION

PARCEL 1
BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 350.00 FEET AND SOUTH 35°59' EAST 222.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, SNYDER'S ADDITION, PARK CITY, UTAH; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF PARK AVENUE; RUNNING THENCE SOUTH 35°59' EAST 39.00 FEET; THENCE SOUTH 54°01' WEST 150.00 FEET; THENCE NORTH 35°59' WEST 91.55 FEET; THENCE NORTH 53°28' EAST 150.1 FEET TO THE POINT OF BEGINNING.
CONTAINS 13,640.50 SF

PARCEL 2
BEGINNING AT A POINT WHICH IS SOUTH 54°01' EAST 329.00 FEET AND SOUTH 35°59' EAST 325.00 FEET FROM THE NORTHEAST CORNER OF BLOCK 24, SNYDER'S ADDITION, PARK CITY, UTAH; RUNNING THENCE SOUTH 35°59' EAST 39.00 FEET; THENCE SOUTH 54°01' WEST 150.00 FEET; THENCE NORTH 35°59' WEST 49.00 FEET; THENCE NORTH 54°01' EAST 150.00 FEET; THENCE SOUTH 35°59' EAST 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 7,350.00 SF

TOGETHER WITH THE PRESCRIPTIVE EASEMENT FOR HISTORICAL USE AS SET FORTH IN THAT CERTAIN DECREE RECORDED MARCH 13, 1984 AS ENTRY NO. 217981 IN BOOK 293 AT PAGE 67, RECORDS OF SUMMIT COUNTY, UTAH.

TOGETHER WITH A SEWER EASEMENT (LOCATION NOT DISCLOSED) AS SET FORTH IN THAT CERTAIN DECREE RECORDED MARCH 13, 1984 AS ENTRY NO. 217981 IN BOOK 293 AT PAGE 67, OF THE OFFICIAL RECORDS.

SURVEYORS CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.

FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

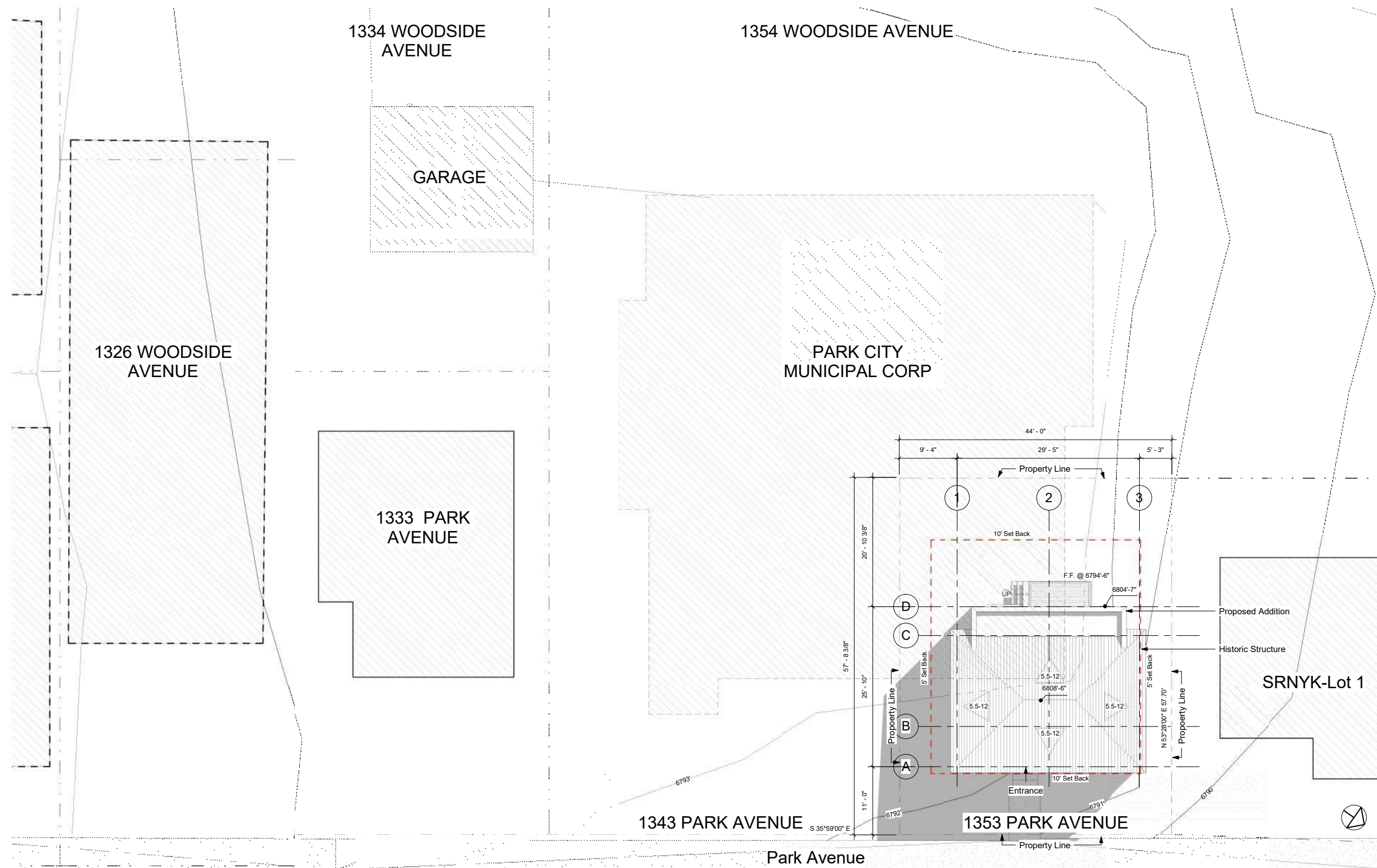
GREGORY R. WOLBACH
DATE: _____
STATE OF UTAH
GREGORY R. WOLBACH
NO. 187788
PROFESSIONAL LAND SURVEYOR

NOTES

1. BASIS OF BEARING: NORTH 35°59'00" WEST 580.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
2. PURPOSE OF SURVEY: ESTABLISH PROPERTY LINES, LOCATE BUILDINGS ON PROPERTY FOR DEVELOPMENT.
3. PROPERTY CORNERS TO BE SET.
4. LOCATED WITHIN: THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.M., PARK CITY, SUMMIT COUNTY, UTAH.
5. DATE OF SURVEY: MARCH 16, 2010
6. THERE WAS 1-4 FEET OF SNOW ON THE GROUND BETWEEN THE BUILDINGS AT THE TIME OF THE SURVEY, RESULTING IN POSSIBLE MISSING OR OBSCURED TOPOGRAPHIC SURVEY DATA.
7. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
9. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

BOUNDARY & TOPOGRAPHIC SURVEY
1333/1353 PARK AVE.

SHEET 1 OF 1



1 1353 Park Avenue Site Plan
SCALE: 1/8" = 1'-0"



1 1353 Park Ave. Looking North
SCALE: 1" = 1'-0"



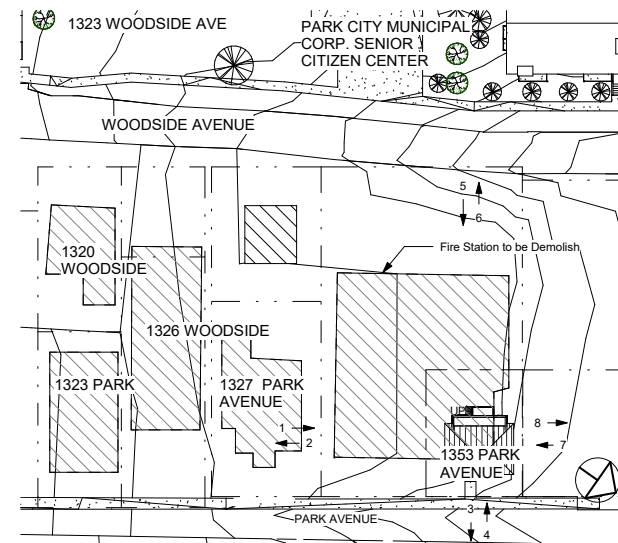
5 1353 Park Ave. Looking East
SCALE: 1" = 1'-0"



6 1353 Neighborhood Looking West
SCALE: 1" = 1'-0"



2 1353 Neighborhood Looking South
SCALE: 1" = 1'-0"



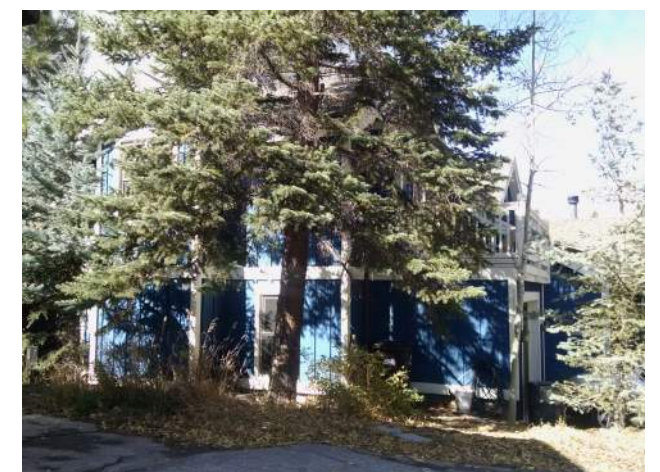
7 1353 Park Ave. Looking South
SCALE: 1" = 1'-0"



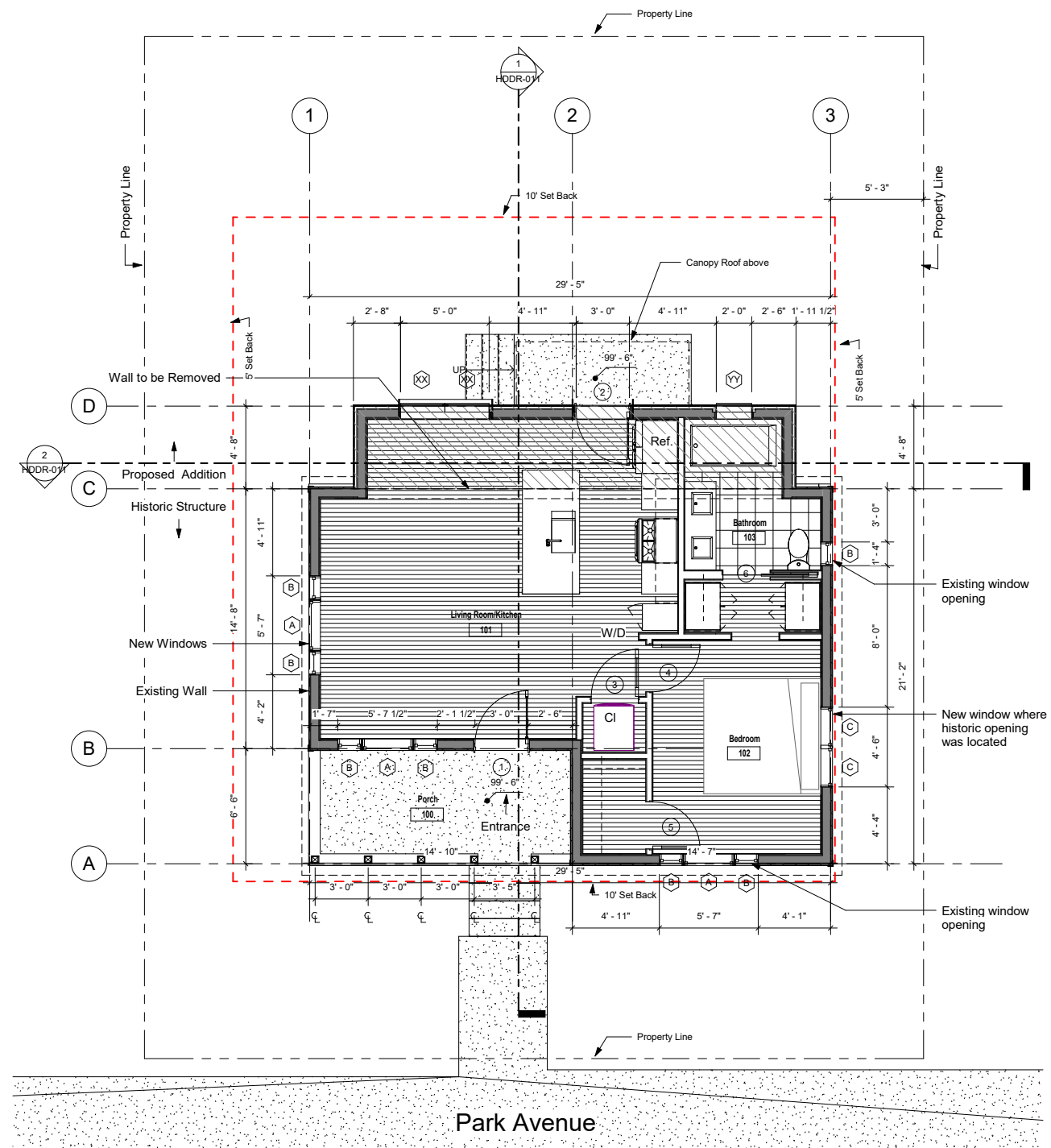
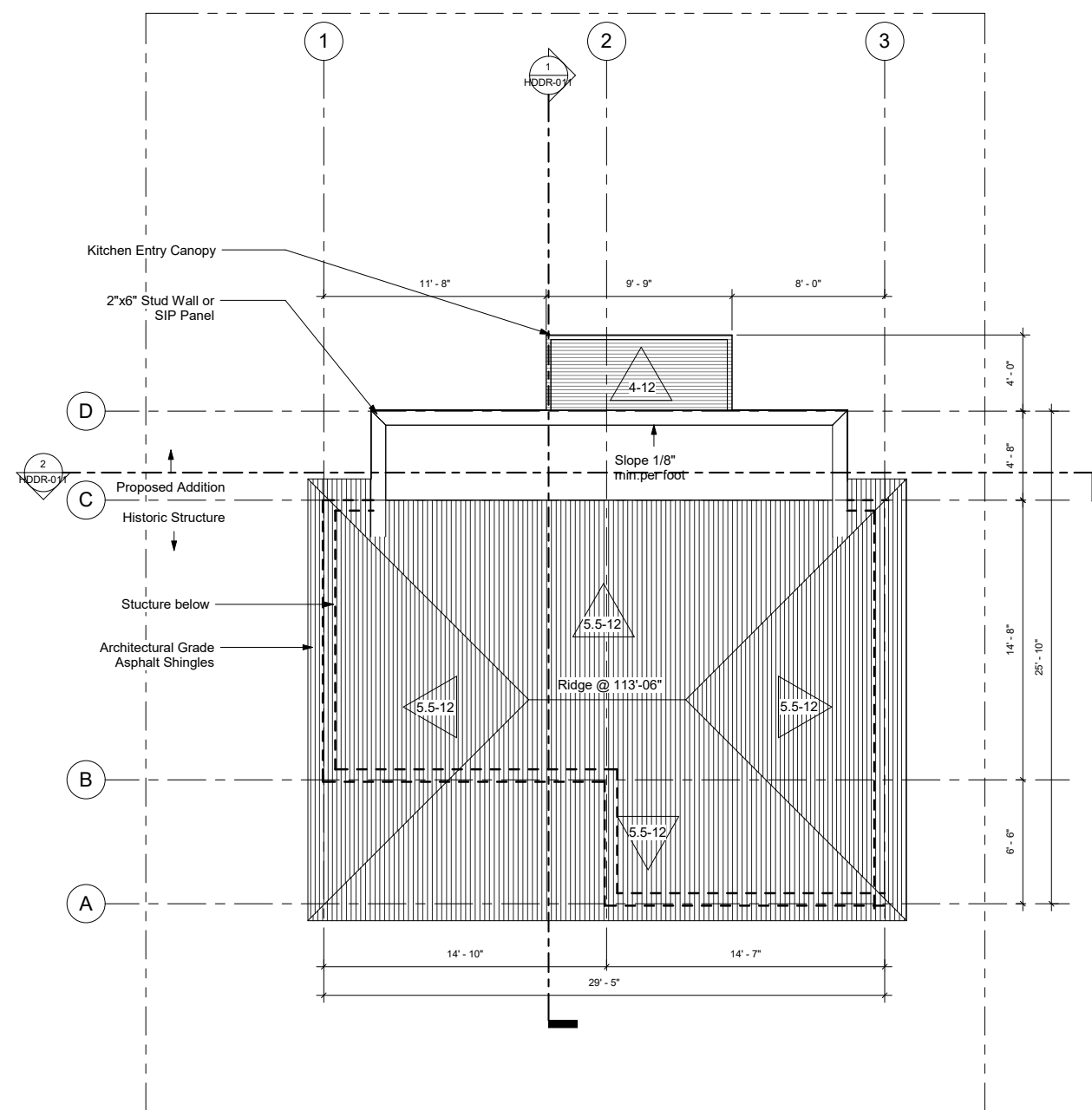
3 1353 Park Avenue Neighborhood Looking East
SCALE: 1" = 1'-0"



4 1353 Park Ave. Looking West
SCALE: 1" = 1'-0"



8 1353 Park Ave. Neighborhood Looking North
SCALE: 1" = 1'-0"

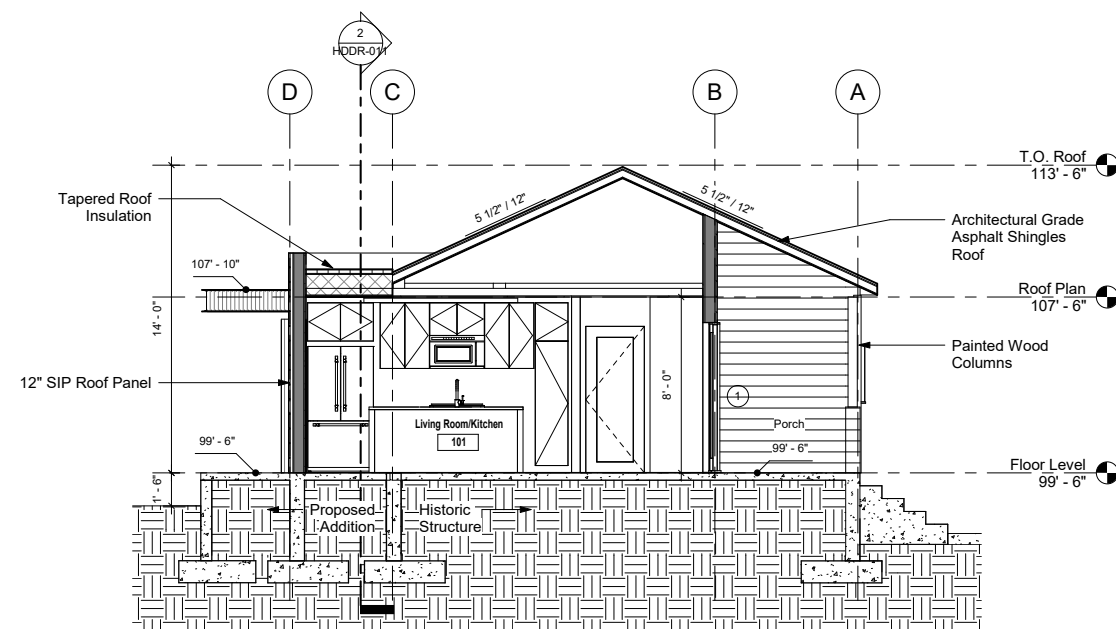




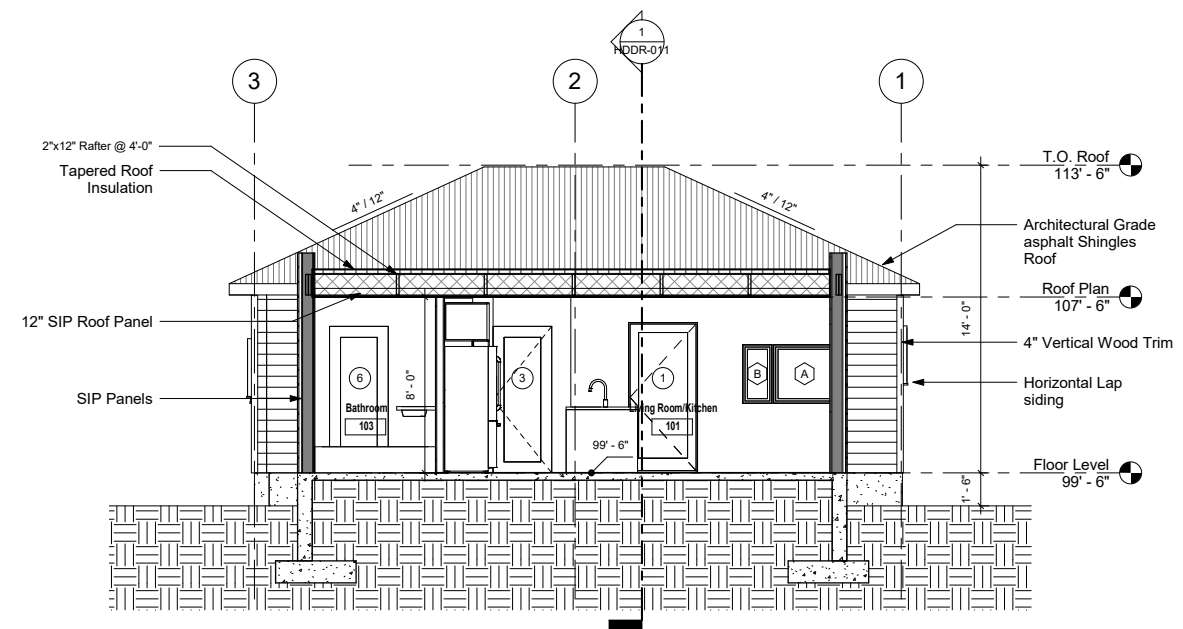
4 Streetscape 1353 Park Avenue
SCALE: 1" = 10'-0"



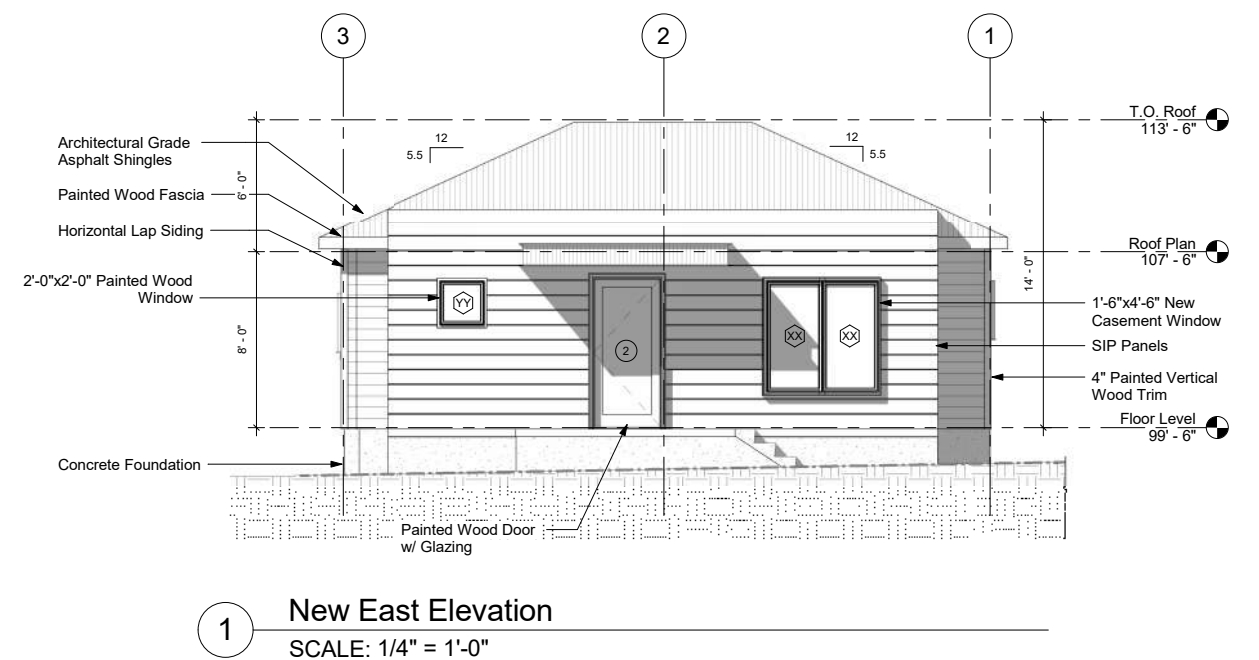
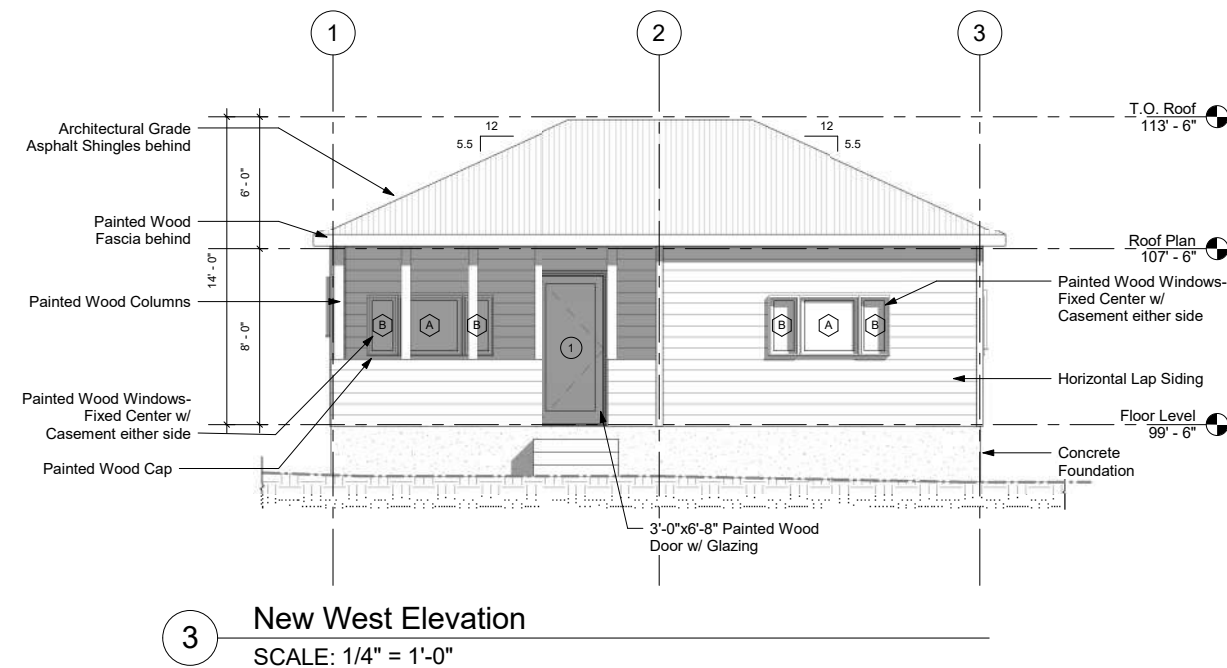
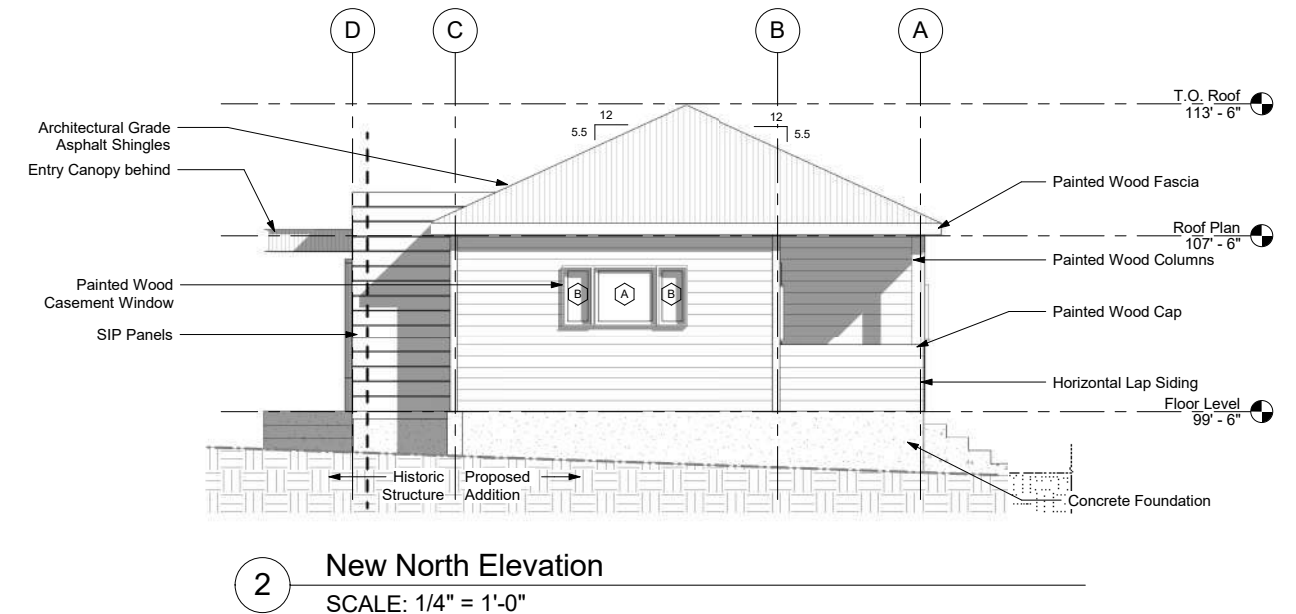
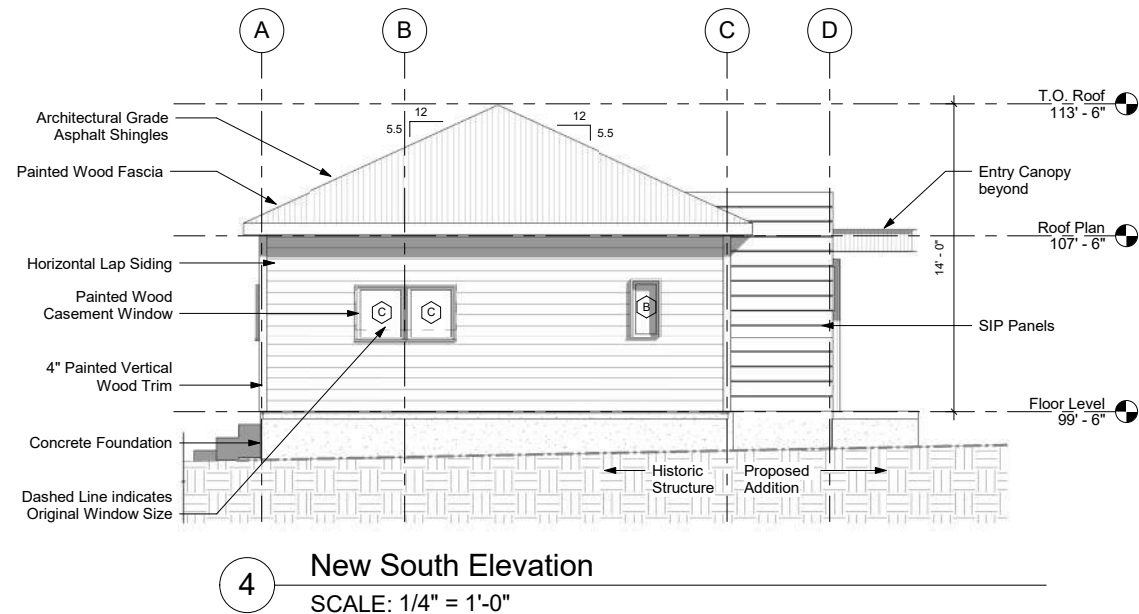
3 Streetscape 1323 Woodside Ave.
SCALE: 1" = 10'-0"

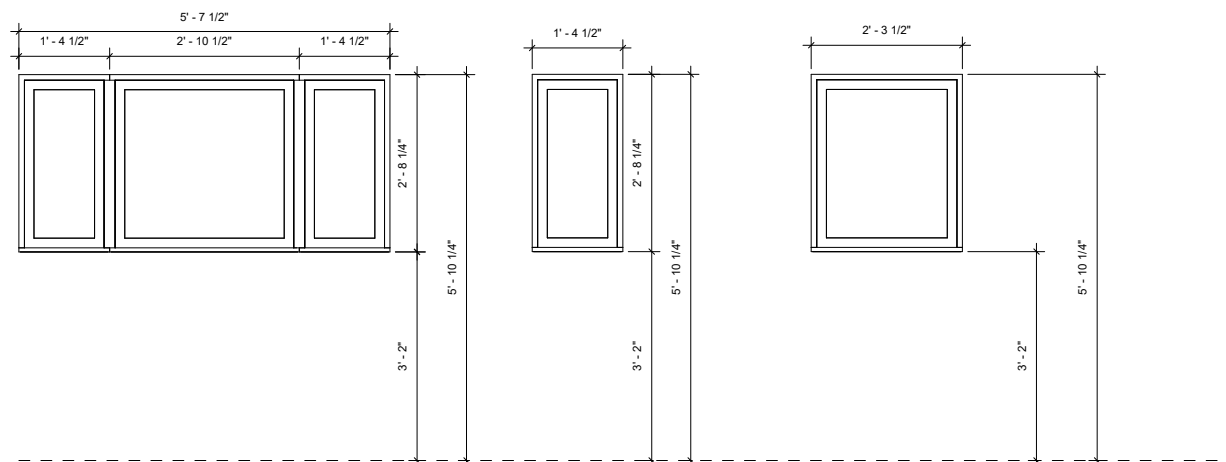


1 Section 1
SCALE: 1/4" = 1'-0"



2 Section 2
SCALE: 1/4" = 1'-0"

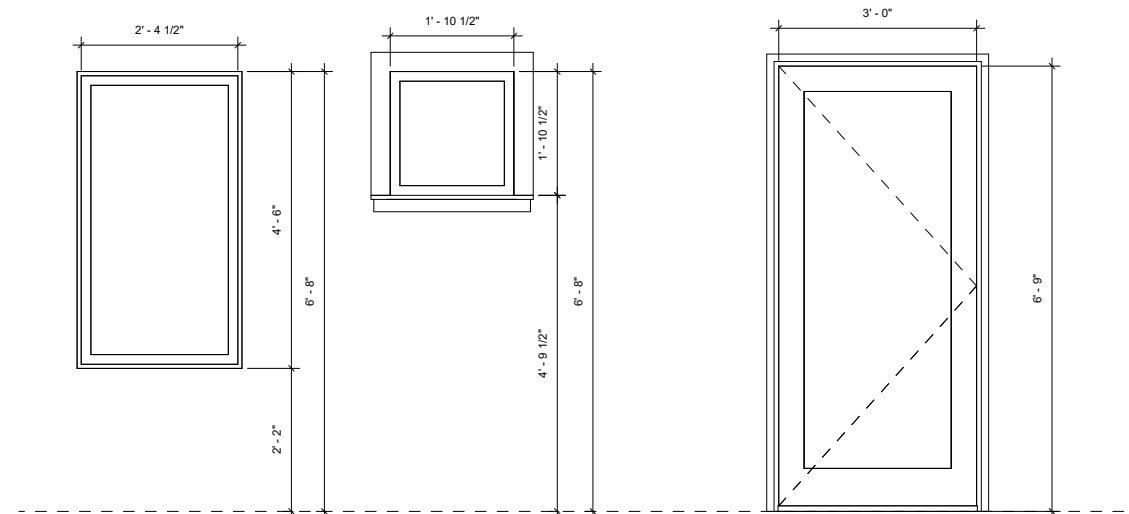




EXISTING WINDOW
TYPE A
FIXED CENTER W/ TYPE B CASEMENT EITHER SIDE

EXISTING WINDOW
TYPE B
CASEMENT

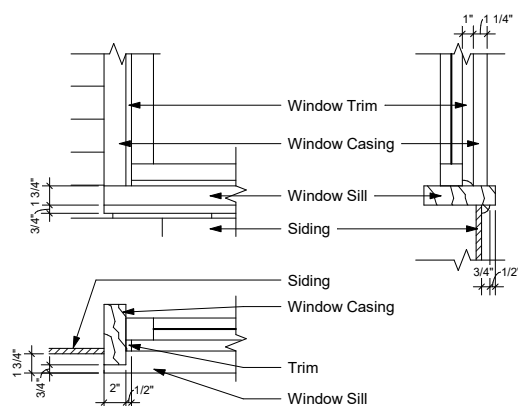
NEW WINDOW
TYPE C (WHERE ORIGINAL
WINDOW WAS LOCATED)
CASEMENT



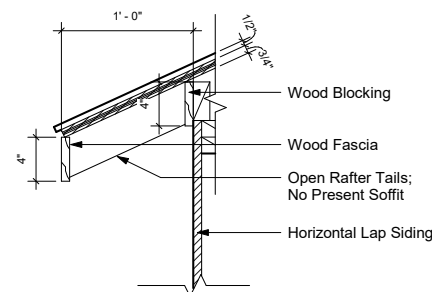
NEW WINDOW
TYPE XX
CASEMENT

NEW WINDOW
TYPE YY
CASEMENT

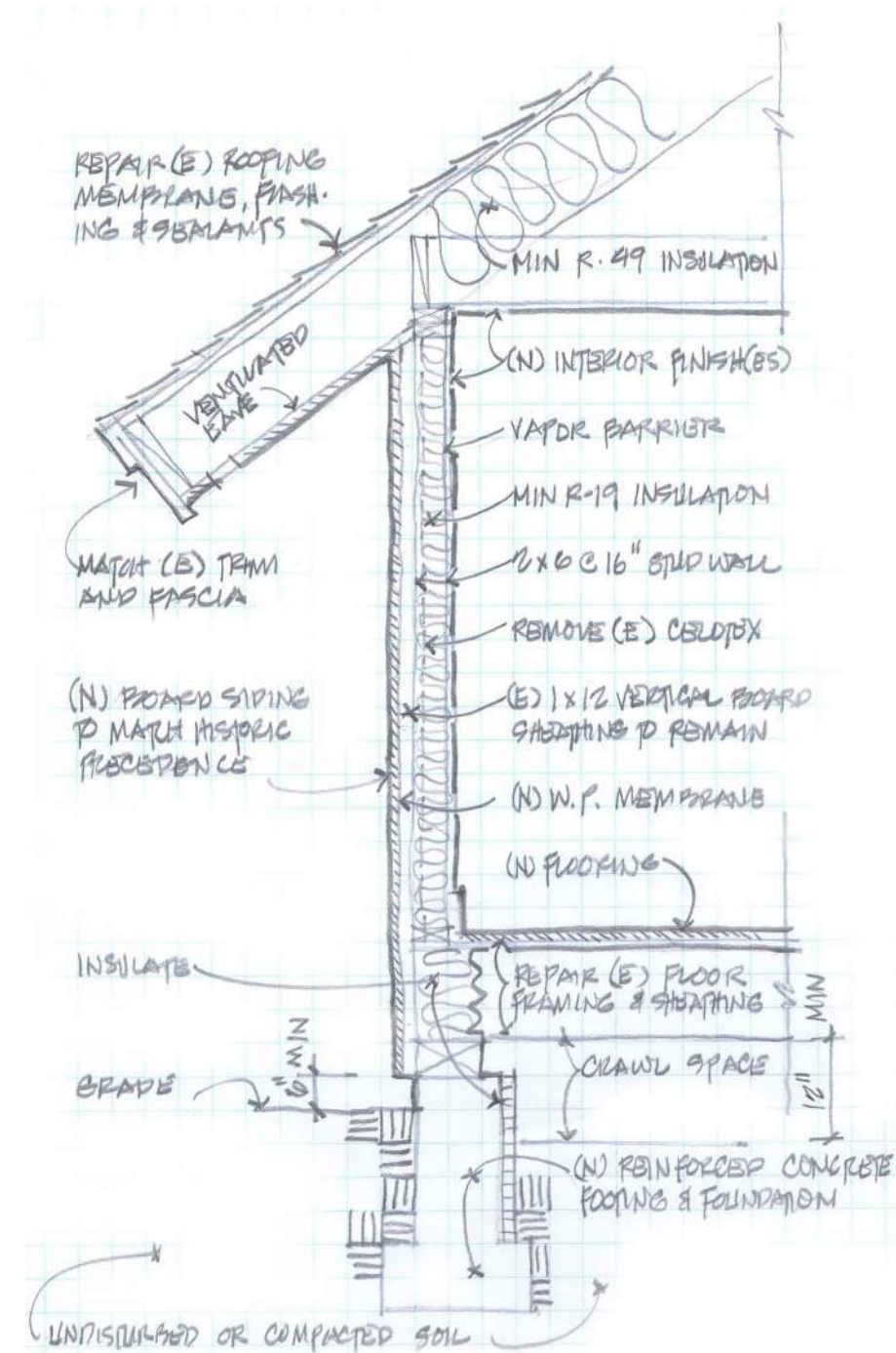
EXTERIOR DOOR 1 & 2



2 Window Detail
SCALE: 1 1/2" = 1'-0"



1 Fascia / Eave Detail
SCALE: 1 1/2" = 1'-0"



3 Section Detail
SCALE: 1 1/2" = 1'-0"

Planning Commission Staff Report



Subject: Treasure
Project #: PL-08-00370
Author: Francisco Astorga, AICP, Senior Planner
Date: 12 July 2017
Type of Item: Administrative – Conditional Use Permit
Constructability Assessment Report & Refinement 17.1 and 17.2

Summary Recommendations

Staff recommends that the Planning Commission review the applicant's submitted updated Construction Assessment Report and allow the applicant to present refinement 17.1 and 17.2. As noticed, a public hearing should be held. Staff recommends that the Planning Commission continue the item to the August 9, 2017 Planning Commission meeting.

Description

Property Owner: Sweeney Land Company and Park City II, LLC represented by Patrick Sweeney
Location: Creole Gulch and Mid-station Sites
Sweeney Properties Master Plan
Zoning: Estate (E) District – Master Planned Development
Adjacent Land Use: Ski resort area and residential
Topic of Discussion: Constructability Assessment Report & Refinement 17.1 and 17.2
Reason for Review: Conditional Use Permits are required for development per the Sweeney Properties Master Plan. Conditional Use Permits are reviewed by the Park City Planning Commission

Background

Despite the applicant's stated goal of completing their Transportation/Traffic Study addendum in February 2017, the applicant was not able to conclude their update until early May 2017. The applicant introduced this update on May 10, 2017 and again on June 14, 2017. The applicant is currently updating their Transportation/Traffic Study final version and was unable to submit it to the City and present it to the Planning Commission for this meeting. Staff will have to receive the Applicant's final version of the Transportation/Traffic Study on July 20, 2017 in order to have ample time to prepare a staff report and recommendation for the scheduled August 9, 2017 Planning Commission meeting.

Applicant requests to present the Constructability Assessment Report to the Planning Commission, also Refinement 17.1 which includes video renderings, as well as providing an introduction of Refinement 17.2.

Refinement Summaries

[Refinement 17.1](#) (Exhibit D) submitted to the City on June 27, 2017, includes the following components as summarized by the applicant:

1. *Elimination of the mine exhibit.*
2. *Shifted a nominal number of commercial and residential UEs from the Creole-Gulch to the Mid-Station Site.*
3. *Reduced the footprint and added a penthouse unit to Building 1B.*
4. *Eliminated one (1) story from Building 3B.*
5. *Added a step at the top story, southeast corner, of a Building 4A.*
6. *Added a step at the top story, east end, and eliminated two (2) stories from the west wing of Building 5A.*
7. *Converted Building 5B from 3-story townhouses to flats.*
8. *Added a step at the top story, west end, of Building 5C.*
9. *Total gross area was reduced from 1,016,887 square feet (2009) to 1,005,387 square feet (V17.1), which is an 11,500 square foot reduction.*
10. *Reconfigured the Cliffscape behind Building 1 and 5 based upon further geotechnical analysis.*

[Refinement 17.1](#) (Exhibit D) includes plans, plans compared to 2009 plans, photo viewpoints location plan, rendering stills and view points.

[Refinement 17.2-partial](#) (Exhibit E) submitted to the City on June 30, 2017, includes the following components as summarized by the applicant:

1. *Acceptance of the existing grade of the Lowell/Empire turnaround.*
2. *Elimination of the Footprints and below grade accessory space of Building 5B and 5D.*
3. *Transfer of the above grade mass from Building 5B and 5D to Building 5A-5C and Building 4B, stepping of Building 5A-5C east to west.*
4. *Compression of the footprint of Building 4B and shifting the footprint downhill, widening of Creole ski trail.*
5. *More efficient parking and underground circulation. Centralized check-in and lobby, shifting of the main entrance off Lowell Avenue away from residences.*
6. *More efficient design of Building 1B and 1C consisting of conversion of Building 1C to flats, elimination of some accessory space, and bringing in the Cliffscapes behind Building 1B and 1C (design work still progressing).*
7. *All resulting in less excavation, cliffscapes, site disturbance, and accessory spaces, i.e., less impact and gross, more efficient design.*

[Refinement 17.2-partial](#) (Exhibit E) includes comparison of Refinement 17.2 vs. Refinement 17, and working massing, elevations, and plans. Near the end of July the applicant expects to submit finished drawings of Refinement 17.2, comparison video, and still renderings. Applicant also expects to have an updated Written and Pictorial Explanation which will be intended to serve to tie everything together in an easier to read package. Staff will have to receive the Applicant's final version of this refinement on July

20, 2017 in order to have ample time to prepare a staff report and recommendation for the scheduled August 9, 2017 Planning Commission meeting.

Constructability Assessment Report

The updated [Constructability Assessment Report](#) and its [exhibits](#), and various [references](#), were submitted to the Planning Department on June 27, 2017. As indicated on the report, it is an overview study of the constructability of the project. The applicant outlined planned construction methods and mitigation measures. Planning Staff's initial concern, shared by other relevant departments, is that the "plans" primarily commit to perform or meet a certain standard in the future without any specific detail identifying and mitigating the specific impacts of the proposal.

Excavation

Applicant explains that in an effort to reduce the excavation impact and to improve efficiency, they have developed two (2) refinements referred to as version 17.1 and version 17.2 respectively to the 2009 packet. The applicant would like to present these two (2) refinements to the Planning Commission via presentation.

The Applicant requests to manage and place the excavated materials principally on site and on the adjacent Park City Mountain (Resort) property. Three (3) primary material placement zones have been identified on exhibit [E2.0 Material Placement Zones](#). The Applicant requests to strip the existing topsoil and layback the soils in a berm that is then used in the re-vegetation and restoration operation. The estimated excavation quantities listed below, provided by the applicant, are "neat line" template quantities and do not account for material "swell" or expansion. For placement operations and zone capacity a swell factor of 25% was used by the applicant to estimate the expected quantity of material to be transported and placed in the material placement zones.

The applicant indicates that the subject site can be divided into four (4) main excavation sites as shown on exhibits [E1.0 Refinement 17.1 Excavation Volumes](#) and [E1.1 Refinement 17.2 Excavation Volumes](#). Listed below are the estimated "neat line" quantities of total material to be excavated:

2009 packet	960,000 cubic yards
17.1 Refinement	905,000 cubic yards
17.2 Refinement	868,500 cubic yards

The three (3) primary material placement zones are identified on exhibit [E2.0 Material Placement Zones](#). The primary placement zone is the Creole Gulch which is supplemented with the Kings Crown and Payday placement zones. Listed below are the placement zones and the estimated capacities as identified by the Applicant:

	<u>Area (Acres)</u>	<u>Capacity (CY)</u>
Creole Zone	16.0	1,040,500
Kings Crown Zone	6.0	117,500
Payday Zone	5.5	86,000

The excavation section of the [Constructability Assessment Plan](#) (June 27, 2017) has a significant change from ref.3, [Treasure Excavation Management Plan](#) (December 2008), to the Creole (placement) Zone which was listed as a 5.0 acre site with capacity of 125,000 cubic yards. The Excavation Management Plan (December 2008) also had a Secondary Zones Combined areas with a capacity of 625,000 cubic yards. Staff is in the process of reviewing the current proposal which includes this significant change to the Creole placement excavation Zone.

While the Applicant explains that AGECEC has provided a technical review that outlines AGECEC's confirmation of the viability of the submitted placement and excavation design, Staff finds that there remaining components that need to be addressed and resolved, e.g., AGECEC's letter dated May 15, 2017 ([ref.4.1 AGECEC Geo Opinion Letter 15May2017](#)) indicates that AGECEC has been requested to proceed with their recommended scope of work to conduct the geotechnical investigation. AGECEC's investigation will include providing their professional opinions and recommendations on the following items for design and construction:

1. Temporary construction slopes
2. Long-term slopes and "cliff" like landscaping
3. Foundation support
4. Lateral support for the deep cuts, it needed
5. Excavated material placement.

The City Engineer provided a preliminary review of the geotechnical studies and provides the following comments/concerns:

- All three (3) soils studies and opinion reports note that the hillside is creeping.
- All three (3) soils studies and opinion reports recommend that all surface waters crossing the site and generated from the site must be routed around and/or immediately off the site.
- None of the studies evaluated the potential soil waste sites located higher up on the mountain.
- The studies assume two to three stories at best with stick construction.
- The allowable bearing pressures are assumed.
- The first report has a short inadequate section on slope stability.
- None of the studies provide insight on soil/rock management (other than the concern with protecting down slope houses from rolling boulders).
- The field investigations did not necessarily located the exact location of the bedrock.

Soil Management & Water Source Protection

The applicant requests to follow their referenced report which recommends a protocol of maintaining the soil on-site and capping it to comply with current regulations. The applicant estimates the total quantity of the mine waste areas to be less than 3,500

cubic yards. The Applicant request to encapsulate the concentrated material, if necessary, and bury it on-site in environmentally acceptable areas.

The applicant retained a regional culinary water consulting firm to study the hydrogeology and the drinking water impacts of the project. They provided a technical review that summarizes the evaluation of the excavation and material placement sites and concludes that construction of the project does not pose a risk to the Park City drinking water sources.

Storm Water Management

Applicant explains that it is expected that construction phase storm water management will entail the design of a construction storm water management plan and the procurement of a Storm Water Pollution Prevention Plan (SWPPP) permit for the entire project. The items to be employed will include a storm water detention facility with supportive erosion control fencing and channeling. Applicant also further explains that the ongoing practices and design facilities of the post construction design will be in accordance and comply with the Park City Storm Water Master Plan and the State of Utah MS-4 (Municipal Separate Storm Sewer System) Program. **Staff requests to understand specifics of the mentioned storm water detention facilities, such as location, capacity, diversion of run-off water, etc.**

Service Utilities- Storm Sewer & Culinary Water

The planned internal storm water collection system and planned outfall are shown on the Concept Utilities Plans exhibits [E4.0 Refinement 17.1 Concept Utility Plan](#) and [E4.1 Refinement 17.2 Concept Utility Plan](#). Applicant explains that the water service and fire flow requirements of the project were discussed with the Park City Public Works Department and it was determined that a twelve inch (12") dedicated water main line would be required. The Applicant acknowledges the financial responsibility of the required improvements to offsite infrastructure made necessary by the development of the project. **This mentioned main water line is not being built on the current Lowell Avenue road reconstruction. The future water tank will need to be located somewhere within Park City Mountain.**

Service Utilities-Sanitary Sewer/Telecommunications/Power/Natural Gas

Various utility letters explains that the servicing entities can provide services to the project provided that the established procedure is followed with each entity that may include subsequent receipt of payments of all required fees including impact fees, signed contracts, review of development plans, specific requirements, etc. See ref.8-11. Service routes and locations of dry utilities, transformers, etc., have not been identified and determined.

Construction Phase Activities

The applicant provided an updated a letter from Big-D Construction, see [ref.13 Big-D Opinion Letter 30May2017](#), regarding construction feasibility and mitigation. The letter indicates that they conclude that the project is buildable within an estimated timeline of 3-5 years in the general configuration of construction. The applicant recognizes that

their outlined measures will be part of an approved Construction Mitigation Plan (CMP) which will be collaboratively developed. Currently CMPs are reviewed and approved by the Building Department as each CMP is specifically tailored to each project depending upon the extent of construction.

Applicant also provided a construction phasing and construction staging section on their Constructability Assessment Report. **The construction phasing section fails to deliver a specific timeframe for the various construction phases, e.g., how long they will take for excavation, footing & foundation, vertical construction, etc. The Constructability Assessment Report provides a summary of construction mitigation regarding construction traffic, environmental impacts, construction schedule, and construction staging. Staff requests specificity of the construction impacts and mitigation. The submitted Big-D construction letter and summary of construction mitigation in the Constructability Assessment Report provide current construction standards and do not outline specific mitigation measures aligned with direct and indirect construction impacts within Old Town. It does not adequately describe the proposed mitigations based on the size and scale of the proposal. Planning Staff does not recommend relying solely on current CMP standards at time of building permit due to the size and scale of the project.**

All of the approaches above steer towards formation of conditions of approval addressing future performance- Does the Planning Commission agree with this approach? If not, the Commission should request specific follow-up information to enable a finding of compliance with the applicable Conditional Use Permit criteria, approved Sweeney Properties Master Plan, and applicable standards.

Notice

The property was posted and notice was mailed to property owners within 300 feet on May 11, 2016 for the initial meeting held on June 8, 2106. Legal notice was published in the Park Record according to requirements of the Land Management Code prior to every meeting.

Public Input

Public input has been received by the time of this report. See the following hyperlink: [Link A - Public Comments](#) with public input received as of April 2016. All public comments are forwarded to the Planning Commission via the staff report link above and kept on file at the Planning Office. Planning Staff will not typically respond directly to the public comments, but may choose to address substantive review issues in subsequent staff reports. There are four (4) methods for public input to the Planning Commission:

- Attending the Planning Commission meetings and giving comments in the public hearing portion of the meeting
- Preparing comments in an e-mail to treasure.comments@parkcity.org
- Visiting the Planning office and filling out a Treasure CUP project Comment Card

- Preparing a letter and mailing/delivering it to the Planning Office

Summary Recommendations

Staff recommends that the Planning Commission review the applicant's submitted updated Construction Assessment Report and allow the applicant to present refinement 17.1 and 17.2. As noticed, a public hearing should be held. Staff recommends that the Planning Commission continue the item to the August 9, 2017 Planning Commission meeting.

Exhibits

Exhibit A – [Constructability Assessment Report](#) (Printed)

Exhibit B – [Constructability Assessment Report Exhibits](#) (Printed)

[E1.0 Refinement 17.1 Excavation Volumes](#)

[E1.1 Refinement 17.2 Excavation Volumes](#)

[E2.0 Material Placement Zones](#)

[E3.0 Vicinity Map & Ski Run Grading](#)

[E4.0 Refinement 17.1 Concept Utility Plan](#)

[E4.1 Refinement 17.2 Concept Utility Plan](#)

Exhibit C – [Constructability Assessment References](#)

[ref.1.1 Soils Studies And Opinion Reports Rollins](#)

[ref.1.2 Soils Studies And Opinion Reports Lund](#)

[ref.1.3 Soils Studies And Opinion Reports SHB Agra](#)

[ref.2.1 AGECSA 12Oct2005](#)

[ref.2.2 AGECSA Fig1-5](#)

[ref.2.3 AGECSA AppA](#)

[ref.2.4 AGECSA AppB](#)

[ref.2.5 AGECSA AppC](#)

[ref.3 Excavation Management Plan 15Dec2008](#)

[ref.4.1 AGECSA Geo. Opinion Letter 15May2017](#)

[ref.4.2 AGECSA Geo. Opinion Letter 7Oct2003](#)

[ref.4.3 AGECSA Geo. Opinion Letter 28Sep2016](#)

[ref.4.4 AGECSA Geo. Opinion Letter 10Jan2017](#)

[ref.5 Robinson Const. Opinion Letter 24May2017](#)

[ref.6 Alta Mine Waste Quant 27Jan2006](#)

[ref.7 Hansen Water Sources 25May2017](#)

[ref.8 SBWRD SPLetter 14Jun2017](#)

[ref.9 Comcast SPLetter 30May2017](#)

[ref.10 Rocky Mountain Power SPLetter 7Jun2017](#)

[ref.11 Questar SPLetter 31May2017](#)

[ref.12.1 050126 presentations Big-D](#)

[ref.12.2 060111 presentations Big-D](#)

[ref.12.3 060208 presentations-Big-D](#)

[ref.13 Big-D Opinion Letter 30May2017](#)

[ref.14.1 060308 presentations blasting concrete](#)

[ref.14.2 060308 reports](#)

Exhibit D – [Refinement 17.1](#)

Exhibit E – [Refinement 17.2-partial](#)

Hyperlinks

[Link A - Public Comments](#)

[Link B - Approved Sweeney Properties Master Plan \(Narrative\)](#)

[Link C - Approved MPD Plans](#)

[Link D - Proposed Plans – Visualization Drawings1](#)

Sheet BP-01 The Big Picture
Sheet V-1 Illustrative Plan
Sheet V-2 Illustrative Pool Plaza Plan
Sheet V-3 Upper Area 5 Pathways
Sheet V-4 Plaza and Street Entry Plan
Sheet V-5 Building 4b Cliffscape Area
Sheet V-6 Exterior Circulation Plan
Sheet V-7 Parking and Emergency Vehicular Access
Sheet V-8 Internal Emergency Access Plan
Sheet V-9 Internal Service Circulation
Sheet V-10 Site Amenities Plan
Sheet V-11 Usable Open Space with Development Parcels
Sheet V-12 Separation-Fencing, Screening & Landscaping
Sheet V-13 Noise Mitigation Diagrams
Sheet V-14 Signage & Lighting
Sheet V-15 Contextual Site Sections - Sheet 1
Sheet V-16 Contextual Site Sections - Sheet 2

[Link E - Proposed Plans – Visualization Drawings2](#)

Sheet V-17 Cliffscares
Sheet V-18 Retaining Systems
Sheet V-19 Selected Views of 3D Model - 1
Sheet V-20 Selected Views of 3D Model – 2
Sheet V-21 Viewpoints Index
Sheet V-22 Camera Viewpoints 1 & 2
Sheet V-23 Camera Viewpoints 3 & 4
Sheet V-24 Camera Viewpoints 5 & 6
Sheet V-25 Camera Viewpoints 7 & 8
Sheet V-26 Camera Viewpoints 9 & 10
Sheet V-27 Camera Viewpoint 11
Sheet V-28 Illustrative Plan – Setback

[Link F - Proposed Plans – Architectural/Engineering Drawings 1a](#)

Sheet VM-1 Vicinity & Proposed Ski Run Map
Sheet EC.1 Existing Conditions
Sheet SP.1 Site & Circulation Plan Sheet
Sheet GP.1 Grading Plan
Sheet HL.1 Height Limits Plan
Sheet HL.2 Roof Heights Relative to Existing Grade
Sheet FD.1 Fire Department Access Plan

[Link G - Proposed Plans – Architectural/Engineering Drawings 1b](#)

Sheet P.1	Level 1 Use Plan
Sheet P.2	Level 2 Use Plan
Sheet P.3	Level 3 Use Plan
Sheet P.4	Level 4 Use Plan
Sheet P.5	Level 5 Use Plan
Sheet P.6	Level 6 Use Plan
Sheet P.7	Level 7 Use Plan
Sheet P.8	Level 8 Use Plan
Sheet P.9	Level 9 Use Plan
Sheet P.10	Level 10 Use Plan
Sheet P.11	Level 11 Use Plan
Sheet P.12	Level 12 Use Plan
Sheet P.13	Level 13 Use Plan
Sheet P.14	Level 14 Use Plan
Sheet P.15	Level 15 Use Plan
Sheet P.16	Area, Unit Equivalent & Parking Calculations

[Link H – Proposed Plans – Architectural/Engineering Drawings 2](#)

Sheet E.1AC2.1	Buildings 1A, 1C& 2 Exterior Elevations
Sheet E.1B.1	Building 1B Exterior Elevations
Sheet E.3A.1	Building & Parking Garage Exterior Elevations
Sheet E.3BC.1	Building 3BC Exterior Elevations
Sheet E.3BC.2	Building 3BC Exterior Elevations
Sheet E.3BC.3	Building 3BC Exterior Elevations
Sheet E.4A.1	Building 4A Exterior Elevations
Sheet E.4A.2	Building 4A Exterior Elevations
Sheet E.4B.1	Building 4B Exterior Elevations
Sheet E.4B.2	Building 4B Exterior Elevations
Sheet E.4B.3	Building 4B Exterior Elevations
Sheet E.4B.4	Building 4B Exterior Elevations
Sheet E.5A.1	Building 5A Exterior Elevations
Sheet E.5B.1	Building 5B Exterior Elevations
Sheet E.5C.1	Building 5C Exterior Elevations
Sheet E.5C.2	Building 5C Exterior Elevations
Sheet E.5D.1	Building 5D Exterior Elevations
Sheet S.1	Cross Section
Sheet S.2	Cross Section
Sheet S.3	Cross Section
Sheet S.4	Cross Section
Sheet S.5	Cross Section
Sheet S.6	Cross Section
Sheet S.7	Cross Section
Sheet S.8	Cross Section
Sheet S.9	Cross Section
Sheet UP.1	Concept Utility Plan

[Link I – Applicant’s Written & Pictorial Explanation](#)

[Link J – Fire Protection Plan \(Appendix A-2\)](#)

[Link K – Utility Capacity Letters \(Appendix A-4\)](#)
[Link L – Soils Capacity Letters \(Appendix A-5\)](#)
[Link M – Mine Waste Mitigation Plan \(Appendix A-6\)](#)
[Link N – Employee Housing Contribution \(Appendix A-7\)](#)
[Link O – Proposed Finish Materials \(Appendix A-9\)](#)
[Link P – Economic Impact Analysis \(Appendix A-10\)](#)
[Link Q – Signage & Lighting \(appendix A-13\)](#)
[Link R – LEED \(Appendix A-14\)](#)
[Link S – Worklist \(Appendix A-15\)](#)
[Link T – Excavation Management Plan \(Appendix A-16\)](#)
[Link U – Project Mitigators \(Appendix A-18\)](#)
[Link V – Outside The Box \(Appendix A-20\)](#)

Additional Hyperlinks

[2009.04.22 Jody Burnett MPD Vesting Letter](#)
[Staff Reports and Minutes 2017](#)
[Staff Reports and Minutes 2016](#)
[Staff Reports and Minutes 2009-2010](#)
[Staff Reports and Minutes 2006](#)
[Staff Reports and Minutes 2005](#)
[Staff Reports and Minutes 2004](#)
[2004 LMC 50th Edition](#)
[1997 General Plan](#)
[1986.10.16 City Council Minutes](#)
[1985.12.18 Planning Commission Minutes](#)
[1986 Comprehensive Plan](#)
[1985 Minutes](#)
[1985 LMC 3rd Edition](#)
[1983 Park City Historic District Design Guidelines](#)
[Parking, Traffic Reports and Documents](#)
MPD Amendments:
[October 14, 1987 - Woodside \(ski\) Trail](#)
[December 30, 1992 - Town Lift Base](#)
[November 7, 1996 – Town Bridge](#)

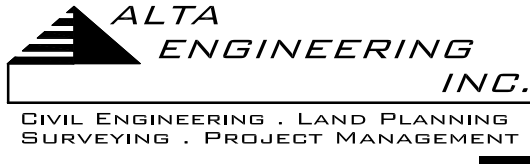
TREASURE

CONSTRUCTABILITY ASSESSMENT REPORT

June 26, 2017

**MPE INC.
PO BOX 2429
PARK CITY, UTAH 84060
psbro23@mac.com**





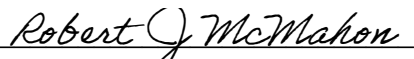
June 26, 2017

Pat Sweeney
MPE, Inc.
P.O. Box 2429
Park City, Utah 84060

**RE: Treasure Project
Constructability Assessment**

This Report is an overview study of the constructability of the Treasure Project. The following planned construction methods and mitigation measures are outlined and support related activities defined.

- Excavation
 - Estimated Material Quantities
 - Excavated Material Management and Procedures
- Soils Management & Water Source Protection
 - Soils Protocol
 - Park City Municipal Corporation (PCMC) Water Sources
- Storm Water Management
 - Construction Phase
 - Post Construction
- Service Utilities
 - Existing Facilities
 - Anticipated PCMC Utility Improvements
 - Updated Services Provider Letters
- Construction Phase Activities
 - Employee Transportation
 - Materials Delivery
 - Overview of Construction Methodology
 - General Outline of Project Schedule


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SUMMARY

This report brings together items that are anticipated to be encountered in the construction phase of the Treasure Project. The scope of the following construction items are defined together with mitigation measures. It is expected that the following construction items and mitigation measures will be augmented and further defined in the final design and review processes related to building permit application(s).

The construction related items methodology and design have been defined and evaluated by professional consultants and references to supporting reports and documentation are provided.

PRE-DEVELOPMENT SITE

The existing geology and soil of the Treasure Site is characterized by a series of soil reports prepared for the Treasure Site and are assembled in the Historical Soils Reports (ref. 1) including a geologic reconnaissance study conducted on the subject property dated April 22, 1994, prepared by SHB Agra. The environmental assessment of the subject property is outlined in a comprehensive Phase 1 Environmental Site Assessment dated October 12, 2005, prepared by AGECE P.C. Project No. 1051008 (ref. 2).

The study area is comprised of approximately 63.9 acres vegetated with indigenous aspen, fir, oak, mountain maple and various scrubs and grasses. The site is primarily undeveloped other than the existing ski runs and lift traversing the property, bike & footpaths, and power & PCMC water utilities. There is evidence of prior mining activities and the existing old Silver King mine tram towers traverse the property. Elevation of the site ranges between 7,080 feet above mean sea level at the Northeast corner to 7,760 feet at the Southwest corner.

The site is geologically characterized as consisting of Permian Park City Formation consisting of pale grey weathered fossiliferous and cherty limestone containing a medial phosphatic shale member and Pennsylvanian Weber Quartzite consisting of pale gray tan weathered quartzite and limy sandstone with some inter bedded gray to white limestone and dolomite.

The majority of the excavation materials from the site are expected to be weathered quartzite and white limestone and dolomite. These materials are generally easy to process into compactable and workable fill material through the use of conventional earthmoving equipment.

EXCAVATION

In an effort to reduce the excavation impact of the Treasure Project and to improve efficiency, the project team has developed two refinements referred to as version 17.1 and version 17.2 respectively to the 2009 Treasure Conditional Use Plan packet. The first refinement, version 17.1, is partially the result of further analysis of the geologic structure of the excavation site that allows steeper cut slopes. These modifications to the “cliffscape” cut slopes reduce the disturbed area of the excavation and reduce the anticipated excavation quantities.

Other refinements contained in version 17.1 are shifting commercial and residential back to the Midstation Site at the request of the present PCMC staff and massing adjustments to address what has been previously stated by the Park City Planning Commission.

Exhibit A – Constructability Assessment Report

The second refinement, version 17.2, contains individual refinements to the overall plan and site that reduce and shift the footprint, reduce accessory space, resulting in further reduction of site disturbance and excavation limits and quantities. This plan refinement was developed in response to the comments from the Planning Staff and Planning Commission during the more recent Conditional Use Permit Application meetings taking place in 2016-2017.

Other refinements of version 17.2 include more efficient parking and underground driveways and redistributing building massing in order to achieve the density allowed by the Sweeney Master Plan.

The 2009 plan, refinement 17.1, and refinement 17.2 "neat line" quantities of total material to be excavated are listed below.

Estimated Material Quantities

The overall concept of the excavation operations is to manage and place the excavated materials principally on site and to a lesser extent on the adjacent Park City Mountain (Resort) property. The excess excavation material not used for the restoration of the building sites will be transported to material placement sites higher on the Sweeney Master Plan property and the adjacent Park City Mountain (Resort) property. Three primary material placement zones have been identified on exhibit E-2.0. The concept is to strip the existing topsoil and layback the soils in a berm that is then used in the revegetation and restoration operation. The three placement zones have capacity to accept the estimated excess excavated material that will be generated by the construction of the Treasure buildings including parking garages and landscape features. The purpose of managing the excavated material on site is to reduce construction related trips to and from the Project and thus significantly reduce the impact of the Project on surrounding neighborhoods and streets.

Volumetric analysis of the excavation required for the construction of the Treasure Project was performed and presented to the PCMC Planning Commission in 2008-2009 and is summarized in the Excavation Management Plan, December 15, 2008, prepared by Alta Engineering, (ref. 3). A topographic analysis of the above referenced excavation template with the existing topography was performed in 2016-2017 to verify and confirm the previous volumetric analysis. The estimated excavation quantities listed below are "neat line" template quantities and do not account for material "swell" or expansion. For placement operations and zone capacity a swell factor of 25% was used to estimate the expected quantity of material to be transported and placed in the material placement zones.

The site can be divided into four main excavation sites as shown on exhibits E-1.0 and E-1.1. Listed below are the estimated "neat line" quantities of total material to be excavated.

2009

Entry Level Site	Buildings 3A,3B3C, 4A	240,000 cy
Mid Level Site	Building 4B	270,000 cy
Upper Level Site	Buildings 5A,5B,5C,5D	275,000 cy
Mid Station Site	Buildings 1A,1B,1C	<u>175,000 cy</u>
	Estimated Total	960,000 cy

17.1 Refinement

Entry Level Site	Buildings 3A,3B3C, 4A	240,000 cy
Mid Level Site	Building 4B	270,000 cy
Upper Level Site	Buildings 5A,5B,5C,5D	252,000 cy
Mid Station Site	Buildings 1A,1B,1C	<u>143,000 cy</u>
	Estimated Total	905,000 cy

17.2 Refinement

Entry Level Site	Buildings 3A,3B3C, 4A	232,000 cy
Mid Level Site	Building 4B	265,000 cy
Upper Level Site	Buildings 5A,5B,5C,5D	236,000 cy
Mid Station Site	Buildings 1A,1B,1C	<u>135,500 cy</u>
	Estimated Total	868,500 cy

The four sites can be separate excavation operations or can operate concurrently. The initial phase will most likely be to establish the entry level site adjacent to Lowell and Empire Avenues. This site could then serve as the initial staging area and contain the erosion control and storm water structures necessary for the subsequent phases. This staging area will proactively implement landscaping, sound abatement, and other screening measures to mitigate the excavation impacts on the immediate surrounding neighborhoods. Each subsequent excavation operation can then follow different phasing schemes.

It is likely that lift and ski run improvements and the associated excavation will proceed concurrently. However it is conceivable that lift improvements may occur in advance of, or after other excavation operations. The critical item dictating the schedule of the lift improvements is that the lifts be operational with sufficient skiable terrain each ski season.

Three primary material placement zones are identified on exhibit E-2.0. The primary placement zone is the Creole Gulch which is supplemented with the Kings Crown and Payday placement zones. The grading of the excavated material is designed to improve the existing ski run system into the Old Town service area including improving the beginner/ intermediate experience. Listed below are the placement zones and the estimated capacities.

	<u>Area (Acres)</u>	<u>Capacity (CY)</u>
Creole Zone	16.0	1,040,500
Kings Crown Zone	6.0	117,500
Payday Zone	5.5	86,000

Excavated Material Management and Placement

Applied Geotechnical Engineering Consultants (AGEC), a regional geotechnical consulting firm headquartered in Salt Lake City, Utah, with extensive knowledge of the Treasure Site, has been involved in studying and defining parameters for the current refined Treasure CUP. AGEC has provided a technical review that outlines it's confirmation of the viability of the submitted placement and excavation design. (ref. 4)

Robinson Construction Group LLC (Robinson), a large regional excavation and heavy civil construction company headquartered in Provo, Utah, was retained to study the current Treasure CUP application packet items pertaining to excavation and materials placement. Robinson has provided an opinion letter verifying the construction method feasibility and general construction time frame. (ref. 5)

A construction protocol for the excavation operations and materials placement with final geotechnical design will be followed with quality control measures incorporated into the construction process as further defined in the code defined building permit process. The protocol outlining the proposed final design grading and revegetation methods are anticipated to also be further defined in the code required building permit process.

SOIL MANAGEMENT & WATER SOURCE PROTECTION

Soil Management

The Treasure Project is not part of, nor does the Treasure Project intend to become part of the Park City Soil Overlay Zone. The above referenced comprehensive Phase 1 Environmental Site Assessment found “no evidence of recognized environmental conditions” except for four defined historic mine waste areas that contained significant concentrations of arsenic and lead. The above referenced report recommends a protocol of maintaining the soil onsite and capping it to comply with current regulations. The total quantity of the mine waste areas is estimated to be less than 3,500 CY. (ref. 6)

Accordingly, the concentrated material will be encapsulated if necessary, and buried on site in environmentally acceptable areas. The material placement will follow protocol standards of the EPA and State of Utah Department of Environmental Quality (DEQ).

Water Quality

Hansen Allen & Luce Consultants (Hansen), a regional Hydro-Geologic and Hydrology consulting firm headquartered in Salt Lake City, Utah, with prior knowledge of the PCMC Spiro water source, has been retained to study the hydrogeology and storm water hydrology of the Treasure Project. Hansen has provided a technical review that summarizes the evaluation of the hydrogeology of the excavation and material placement sites and concludes that construction of the Treasure Project does not pose a risk to the Park City water sources. (ref. 7)

STORM WATER MANAGEMENT

Storm water management is divided into the construction phase management and post construction operational management.

Construction Phase

It is expected that construction phase storm water management will entail the design of a construction storm water management plan and the procurement of a Storm Water Pollution Prevention Plan (SWPPP) permit for the entire project. The items to be employed will include a storm water detention facility with supportive erosion control fencing and channeling. The development of the construction storm water management plan together with the pollution control best management practices will be a coordinated effort between the Treasure general contractor and the Park City Building Department. It is anticipated that a comprehensive plan will be designed to include the entire construction operations of the Project and that the comprehensive plan will be put in place as part of the initial building permit to be issued for the below grade segment of the project.

Post Construction

The Post Construction Management will rely on a designed internal storm drain collection system that will be maintained by the master condominium management association. Onsite retention will be provided in accordance with the MS-4 requirements through the use of onsite surface features and augmented with subsurface holding structures where required. Onsite detention facilities will be designed to meet the

individual requirements of each of the components of the Project in the final design and building permit phase.

The internal collection system will utilize the existing municipal infrastructure in 8th Street for the outfall connection. The ongoing practices and design facilities of the post construction design will be in accordance and comply with the Park City Storm Water Master Plan and the State of Utah MS-4 Program.

SERVICE UTILITIES

Storm Sewer & Culinary Water

Provider: Park City Municipal

The planned internal storm water collection system and planned outfall are shown on the Concept Utilities Plans exhibits E-4.0 and E-4.1. The Project detention system will be designed to keep the post development storm water outflow rates equal to the predevelopment outflow rates. These facilities will be engineered and designed as part of the final design process.

The water service and fire flow requirements of the Treasure Project were discussed with the Park City Public Works Department and it was determined that a 12" dedicated water main is required. Accordingly a 12" water main as per PCMC Public Works requirements will be installed in the Lowell right of way in a PCMC dedicated corridor concurrent with the Treasure Project Construction.

The Treasure Project acknowledges the financial responsibility of the required improvements to offsite infrastructure made necessary by the development of the Project.

Sanitary Sewer

Provider: Snyderville Basin Water Reclamation District (SBWRD)

The Concept Utilities Plan was submitted to SBWRD June 05, 2017, and a service provider letter was received on June 14, 2017. (ref. 8)

Telecommunications

Provider: fiber optics provider of choice

The Concept Utilities Plan was submitted to Comcast May 30, 2017, and a service provider letter was received May 30, 2017. (ref. 9)

Power

Provider: Rocky Mountain Power

The Concept Utilities Plan was submitted to Rocky Mountain Power May 30, 2017, and a service provider letter was received June 7, 2017. (ref. 10)

Natural Gas

Provider: Questar Inc.

The Concept Utilities Plan was submitted to Questar May 30, 2017, and a service provider letter was received May 31, 2017. (ref. 11)

Concept Alternative Energy Sources

Geothermal and solar systems will be considered during final design according to any applicable ordinances subject to maintaining exterior heat melting systems integral to the Fire Protection Plan and Project snow management.

CONSTRUCTION PHASE ACTIVITIES

Construction Impacts of Traffic, Environmental Quality, Noise

Big-D Construction Corporation (Big-D), a large regional, multi-disciplined construction company headquartered in Salt Lake City, Utah, was retained to study the Treasure CUP application and provide an outline of construction method feasibility, a general construction time frame, and to address proposed traffic management of construction personnel and construction material deliveries. Big-D made three presentations to the Planning Commission on January 26, 2005, January 11, 2006, and February 8, 2006 (ref. 12). The presentations provided an overview of the traffic reduction methods to be used such as offsite parking for construction personnel with planned shuttles to the job site and coordinated material delivery routes and managed hours of delivery. The presentations discussed environmental controls and the SWPPP compliance procedure. The mitigation measures to address construction phase noise, dust control, and public communications were discussed with an acknowledgement of sensitivity to the surrounding neighborhoods and the desire to buffer the construction impacts as much as possible.

Big-D has provided an updated opinion letter that reviews the current refined Treasure CUP with regard to the prior proposed management practices. The memorandum reaffirms and updates certain measures and approaches discussed in the previous presentations referenced above. (ref. 13)

Excavation of the site may require blasting as part of the construction process. When necessary due to hard rock conditions, blasting is a more efficient construction methodology with less environmental impact and disruption than the alternatives of hammer drilling or tedious ripping with large dozers/tractors or excavators. A presentation and a comprehensive report discussing the construction protocol, safety, and effects of blasting was presented to the Planning Commission on March 08, 2006, (ref. 14). The conclusion of the report is that blasting can be designed and managed to effectively aid in the excavation process with minimal impacts to the surrounding areas and neighborhoods. The included report's evaluations and conclusions, based on current industry standards remain a valid assessment of the blasting operations anticipated.

Construction Phasing

The initial excavation of the site will most likely be concentrated in the entry level site shown on Exhibit E-1.0. This zone will serve as the initial staging area that will contain the storm water management to be utilized throughout the construction phase.

The Treasure Project anticipates that a building permit will be issued for the below grade work either as an overall permit or a series of phase dependent permits. A subgrade permit would include the grading, excavation, material placement and the construction of the parking structure(s) that would then be pad ready for construction of the associated above grade structures. Permits can then be submitted sequentially or concurrently for construction of the subsequent above grade structures as appropriate.

During the initial phase of excavation and parking structure construction, the Town Lift(s) will operate each ski season and ski access into the Old Town Core area will remain a priority and will be maintained to the reasonable extent practicable with all presently functioning ski routes restored and new routes added as soon as possible as construction progresses.

Construction Staging

The overall concept of construction staging will be to expeditiously establish an initial staging area on site, then construct and move as much activity as possible into the parking structures as soon as possible. As construction progresses staging can move further into the property away from the adjacent neighborhoods. Early establishment of the initial staging area will serve for construction of the first section of the underground parking structure, most likely the parking structure under the Midtation site. This approach will bring almost all construction related activities immediately onsite. Berming, fencing, screening, and aggressive re-vegetation will be employed as noise and visual abatement measures. As staging moves further into the site, intervening landscaping to create a visual barrier will be completed.

Due to the requirement for ambulances to be able to be driven throughout the parking structures and fire trucks through portions of the parking structures, and the enhanced dimensions of the parking spaces and driveways, the parking structures and associated surface routes to the interior of the Project will serve particularly well for construction staging on site screened from the neighbors.

The overall construction schedule will be developed through a collaborative effort with the PCMC building department and will adhere to current Park City ordinances at the time of building permit application. Detailed mitigation measures will be defined and coordinated through the Building Department and will be incorporated in the construction mitigation plan submitted as part of the code required building permit process.

Summary of Construction Mitigation

Listed below are some key mitigation measures. The mitigation measures mentioned or referenced in this report will be part of a mitigation plan satisfactory to PCMC, fully developed, implemented, and monitored during all phases of construction.

Construction Traffic

- The enhanced road section on Lowell Avenue will be used for heavy loads.
- Significant offsite parking for employees and shuttles to the Project will be provided.
- Material deliveries will be coordinated and adhere to a traffic control plan and will be limited to favorable weather conditions on delivery routes.
- Excavated waste material will be placed onsite and the adjacent Park City Mountain to the greatest extent possible resulting in reduced construction haul traffic on access routes.
- Traffic Control meetings will be held regularly addressing employee parking, safety, and noise.
- A project website will be maintained to communicate schedules to neighbors as well as receive input from neighbors; the construction superintendent will be available to communicate directly with neighbors.

Environmental Impacts

- Fencing, screening, and berms will be installed and proactive re-vegetation will occur.
- Material deliveries will be coordinated and adhere to an agreed upon traffic control plan.
- Deliveries will be limited to favorable weather conditions on delivery routes.
- Noise levels will be limited in accordance with the Noise Ordinance at the time of building permit issuance.
- Construction work hours (and associated noise) will comply with Park City ordinances and, nonetheless, hours will be reduced and/or skeleton crews used during busy holidays periods and special events.

Exhibit A – Constructability Assessment Report

- Environmental protection (temporary erosion and sedimentation control facilities) will be installed in accordance with Best Management Practices.
- Fugitive dust control measures will be employed according to DEQ standards.
- If necessary, a wash station will be installed on site to decrease tracking of mud and dirt onto City streets; dirt and debris carried from the construction site on tires of vehicles to the street will be removed at the end of each working day.

Construction Schedule

- Construction will progress for each phase adhering to the principal of “time is of the essence” with no period of inactivity (except for special events, holidays, and necessary re-scheduling due to unforeseen circumstances such as inclement weather, and periods of inactivity between phases).
- A construction schedule will be submitted and approved by the City and updated periodically for each phase of the Project.
- Hours of Construction will comply with Ordinances in place at the time of building permit issuance.

Construction Staging

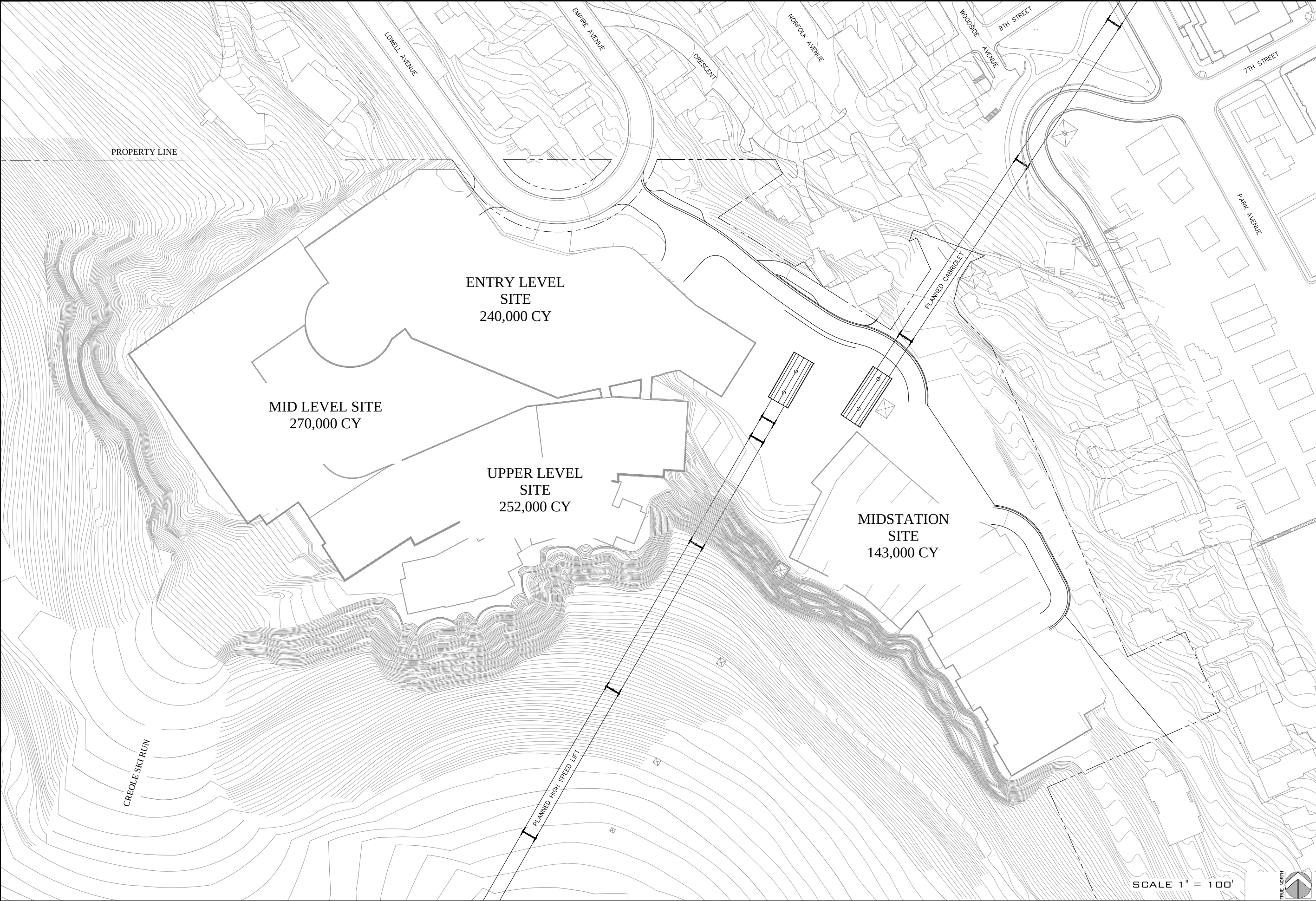
- Initial Construction Staging will be expeditiously established on site and internalized to the extent practical and as soon as possible inside the Project parking structures.
- Pro-active re-vegetation will be scheduled to occur as soon as practical and installed and maintained in accordance with the approved construction mitigation plan.
- Material placement and laydown will be carefully managed onsite.
- Staging will move further towards the interior of site as construction progresses.

EXHIBITS

- E 1.0 Refinement 17.1 Excavation Volumes
- E 1.1 Refinement 17.2 Excavation Volumes
- E 2.0 Material Placement Zones
- E 3.0 Vicinity Map & Ski Run Grading
- E 4.0 Refinement 17.1 Concept Utility Plan
- E 4.1 Refinement 17.2 Concept Utility Plan

APPENDIX

- Ref. 1 Historic Soils Studies: Rollins June 1977; Lund May 1979;
SHB Agra; Project No. E 93-22-67 April 22, 1994
- Ref. 2 ESA AGECE P.C.; Project No. 1051008 October 12, 2005
- Ref. 3 EMP Alta Engineering Inc.; December 15, 2008
- Ref. 4 Applied Geotechnical Engineering Consultants: Project No. 1160503 May 17, 2017;
Project No. 1030820 October 7, 2003; Project No. 1160503 September 8, 2016;
Project No. 1160503 January 10, 2016
- Ref. 5 Robinson Construction Technical Letter; May 24, 2017
- Ref. 6 Quantities; Alliance Engineering Technical Letter; January 27, 2006
- Ref. 7 Hansen Allen & Luce Consultants; Project No. 344.150.100 May 25, 2017
- Ref. 8 Snyderville Basin Water Reclamation Service Provider Letter
- Ref. 9 Telecommunications Service Provider Letter
- Ref. 10 Rocky Mountain Power Service Provider Letter
- Ref. 11 Questar Gas Service Provider Letter
- Ref. 12 Big D Construction Presentations to Planning Commission:
January 26, 2005
January 11, 2006
February 8, 2006
- Ref. 13 Bid-D Construction Technical Letter; May 30, 2017
- Ref. 14 Blasting Analysis Report; March 05, 2006



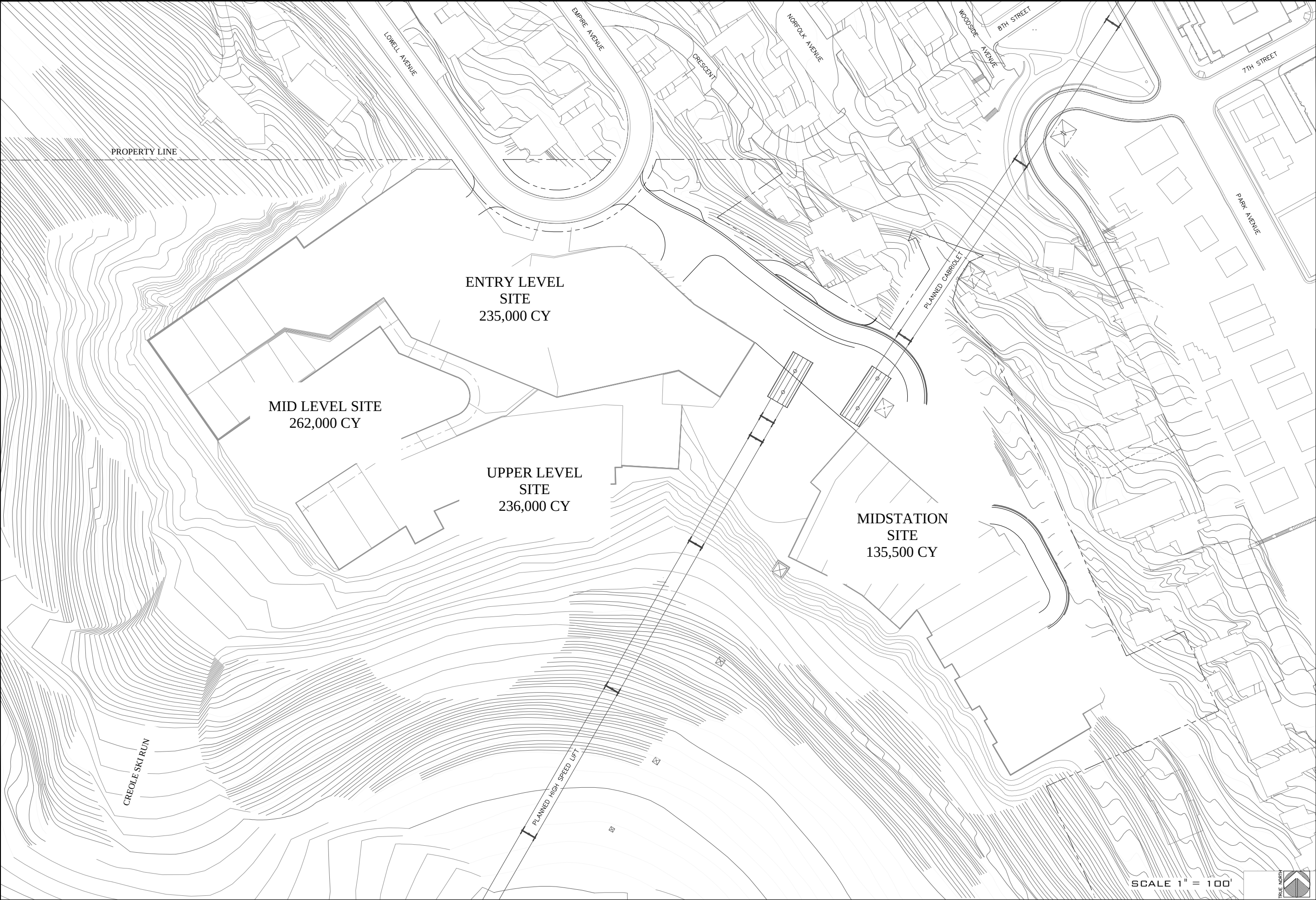
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FOR: MPE INC.

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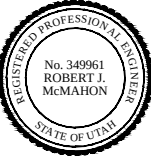


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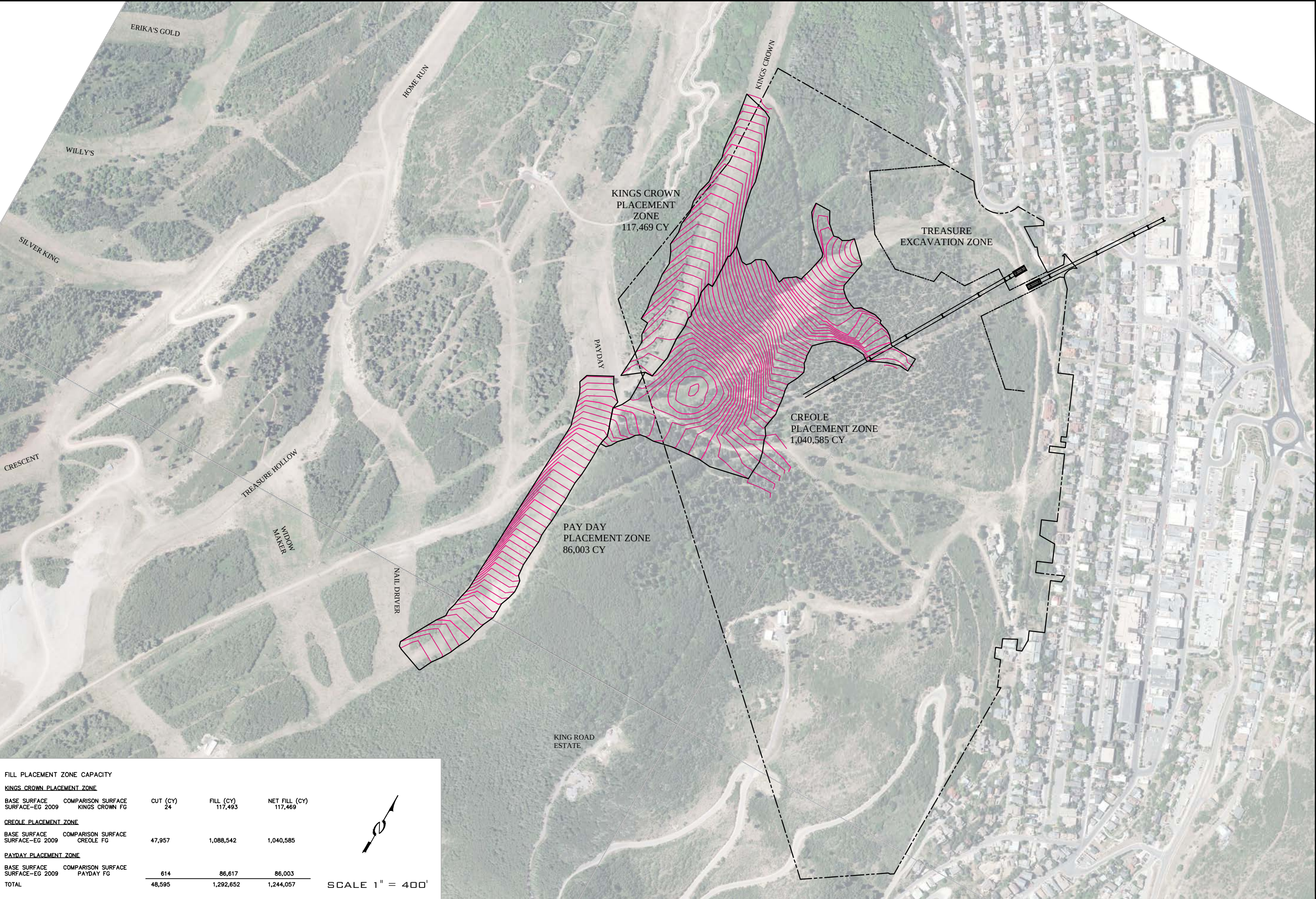


ALTA
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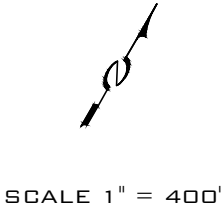
FOR: MPE INC.

TREASURE
REFINEMENT 17.2
EXCAVATION VOLUMES

SHEET NO:
E 1.1



FILL PLACEMENT ZONE CAPACITY				
KINGS CROWN PLACEMENT ZONE				
BASE SURFACE	COMPARISON SURFACE	OUT (CY)	FILL (CY)	NET FILL (CY)
SURFACE-EG 2009	KINGS CROWN FG	24	117,493	117,469
CREOLE PLACEMENT ZONE				
BASE SURFACE	COMPARISON SURFACE	47,957	1,088,542	1,040,585
SURFACE-EG 2009	CREOLE FG			
PAYDAY PLACEMENT ZONE				
BASE SURFACE	COMPARISON SURFACE	614	86,617	86,003
SURFACE-EG 2009	PAYDAY FG			
TOTAL		48,595	1,292,652	1,244,057



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FOR: MPE INC.

TREASURE
REFINEMENT 17.1
MATERIAL PLACEMENT ZONES

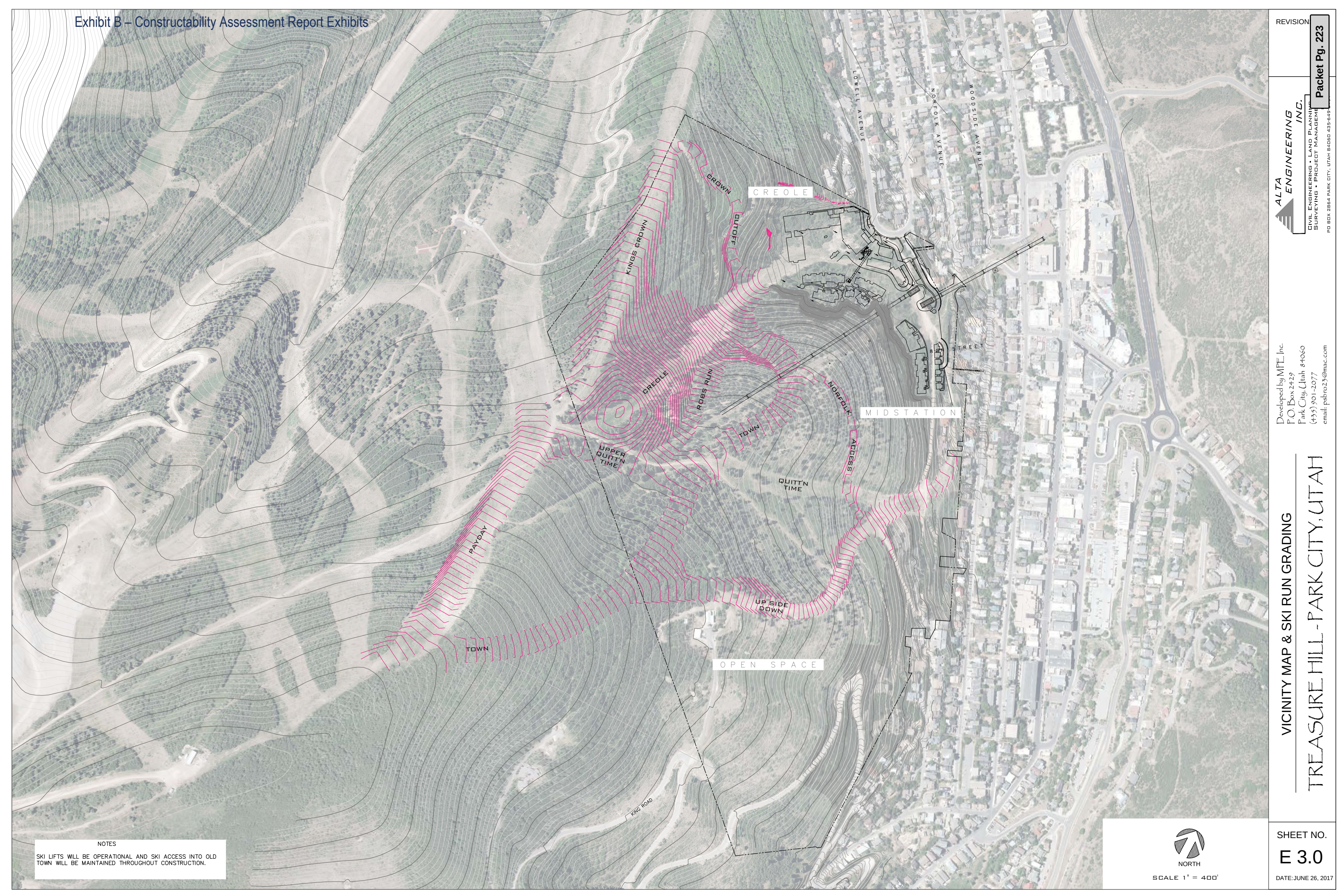
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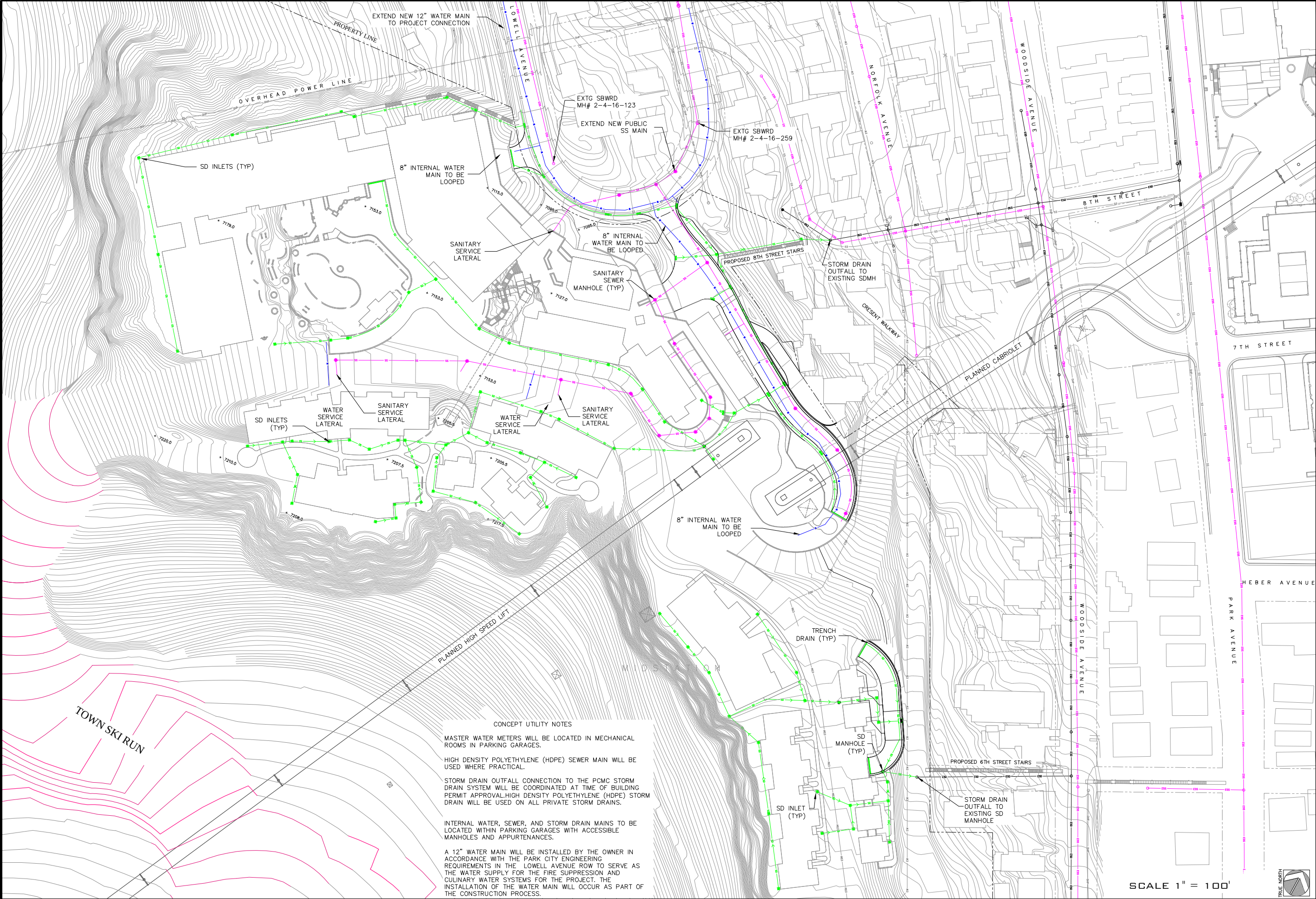
E2.0

Developed by MPE, Inc.
P.O. Box 2429
Park City, Utah 84060
(435) 901-2077
email: psbro23@mac.com

VICINITY MAP & SKI RUN GRADING
TREASURE HILL - PARK CITY, UTAH

NOTES
SKI LIFTS WILL BE OPERATIONAL AND SKI ACCESS INTO OLD TOWN WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.





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JUNE 26, 2017

PROJECT NO.:
04-02-17

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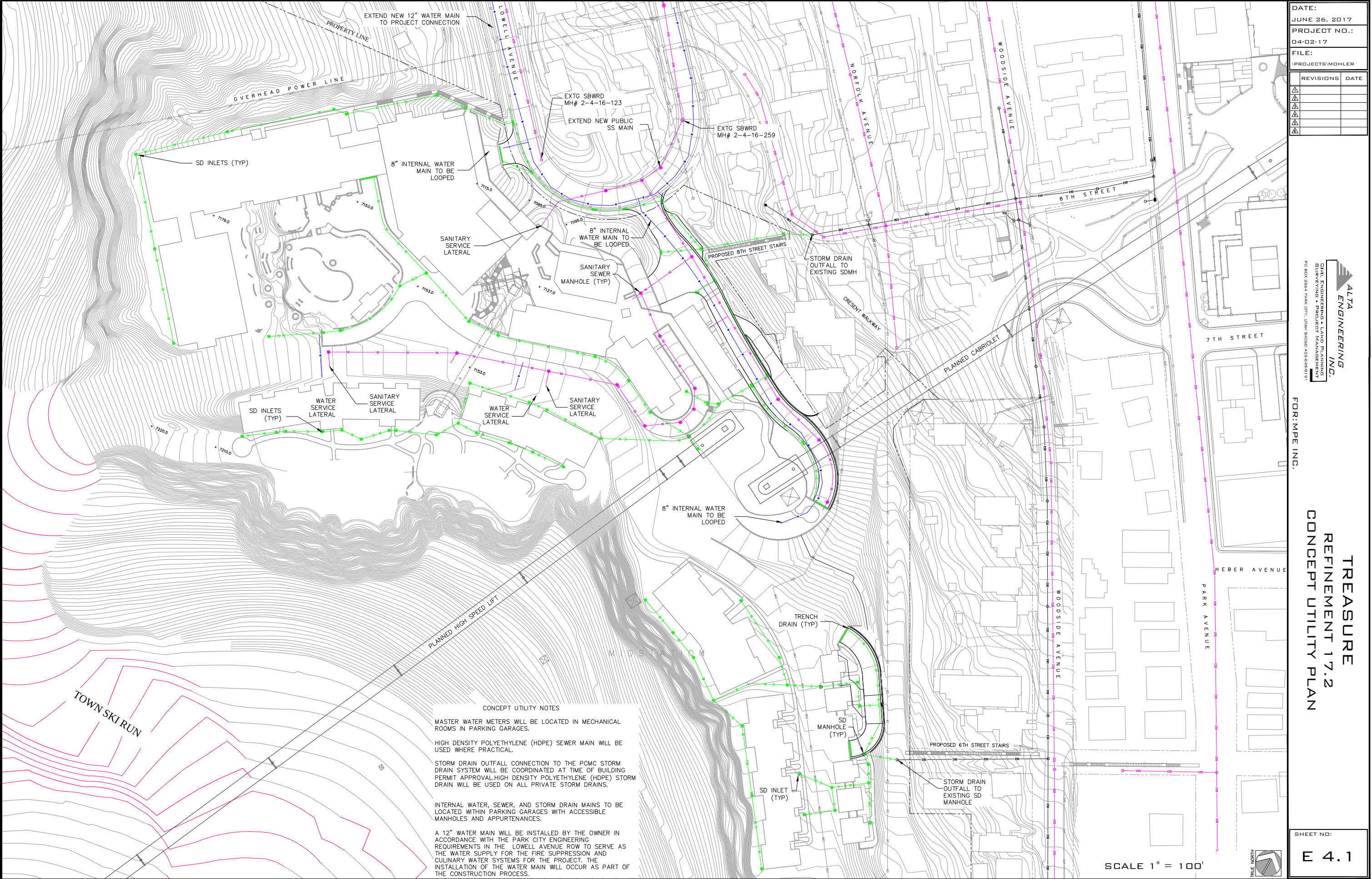
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FOR: MPE INC.

TREASURE
REFINEMENT 17.1
CONCEPT UTILITY PLAN

SHEET NO:
E 4.0





Planning Commission Staff Report

Application: PL-15-03005
Subject: First Amendment to the Park City Film Studios Subdivision
Author: Kirsten Whetstone, MS, AICP- Senior Planner
Date: July 12, 2017
Type of Item: Legislative

Summary Recommendation

Staff recommends Planning Commission conduct a public hearing and forward a positive recommendation to City Council to approve the First Amendment to the Park City Film Studios Subdivision plat to create three lots of record pursuant to the findings of fact, conclusions of law, and conditions of approval as stated in the draft Ordinance.

Description

Applicant: Quinn's Junction Partners L.C.
Location: 4001 Kearns Blvd
Zoning District: Community Transition (CT) with Regional Commercial Overlay (RCO) per Annexation Agreement
Surrounding Land Uses: IHC Park City Medical Campus, Summit County Health Department and People's Health clinic, USSA Training Facility, Quinn's Recreation and Park City Ice Rink complex, US 40, Park City Heights residential MPD, open space and trails.
Reason for Review: Plat amendments require a public hearing and recommendation by the Planning Commission with final action by City Council.

Summary of Proposal

This application for the First Amended Park City Film Studios Subdivision plat (Exhibit A) is a request to create three platted lots of record from an existing 29.55 acre lot and to include a 0.8 acre parcel acquired from the Utah Department of Transportation (UDOT) for storm water detention into Lot A. The purpose of the subdivision is to provide platted lots for the three phases of the Quinn's Junction Partnership Master Planned Development (MPD). Uses on the lots are restricted by conditions of the MPD and associated Development Agreement. See Exhibits B, C, and D for the existing Park City Studio plat and ordinances for the approved subdivision and annexation.

Purpose of CT Zoning District

The purpose of the Community Transition (CT) District is to:

- (A) Encourage low-Density public, quasi-public, and/or institutional Uses relating to community open space, recreation, sports training and Development, tourism, and community health;
- (B) Encourage low Density Development designed in a manner so as to cluster Uses in the least visually sensitive Areas and maximizes open space;
- (C) Enhance and expand public open space and recreation Uses Compatible with the adjacent public deed-restricted open space;
- (D) Prohibit highway service commercial, regional-commercial, and limit residential land Uses;
- (E) Require Building and Site design solutions that minimize the visual impacts of parking and parking lot lighting from the entry corridor and adjacent neighborhoods and land Uses;
- (F) Preserve and enhance environmentally Sensitive Lands such as wetlands, Steep Slopes, ridgelines, wooded Areas, and Stream Corridors;
- (G) Preserve Park City's scenic entry corridor by providing significant open space and landscape buffers between Development and the highway corridor;
- (H) Encourage transit-oriented Development and Uses;
- (I) Promote significant linkages to the broader community open space and trail network;
- (J) Encourage the Development of high quality public places such as parks, trails, and recreation facilities;
- (K) Encourage Development which preserves the natural setting to the greatest extent possible; and
- (L) Minimize curb cuts, driveways, and Access points to the highway.
- (M) Encourage sustainability, conservation, and renewable energy.

Background

May 12, 2012 – The property was annexed into Park City with the Quinn's Junction Partnership (QJP) Annexation and was zoned Community Transition (CT) with Regional Commercial Overlay (RCO). The intent of the RCO is to allow for commercial uses on properties not otherwise zoned for regional commercial uses. The property is subject to Annexation Ordinance 12-12 and a Master Planned Development (MPD) Development Agreement (May 24, 2012). The Development Agreement includes concept plans for a film studio campus, including film studios and support uses, a 100 key hotel with an events center/film screening theater component, as well as support retail uses for the campus, as further defined in the Agreement, and consistent with a January 17, 2012 pre-annexation Agreement. The permitted uses, density, and development requirements were part of the negotiated Annexation Agreement.

December 5, 2013 – City Council approved an amendment to the Phasing Plan allowing Phase One to be broken into three sub-phases (1-A, 1-B, 1-C). Council included a condition of approval requiring approval and recordation of a subdivision plat for the property prior to issuance of a building permit for the Film Studio project.

December 11, 2013 – Administrative Conditional Use Permit (CUP) application for Phase 1-A of the Park City Film Studios project was submitted.

April 17, 2014 – City Council approved a final subdivision plat to create a 29.55 acre platted lot of record for the Park City Film Studios project pursuant to the Quinn's Junction Partnership Annexation and the Park City Film Studio project Master Planned Development (MPD). Conditions of approval of the Annexation and MPD Development Agreements, including conditions of approval of the amended phasing plan and the Film Studio Conditional Use permit, continued to apply.

April 30, 2014 – Planning Director approved the Administrative Conditional Use Permit for Phase 1-A.

May 23, 2014 – Park City Film Studio Subdivision plat recorded at Summit County.

March 28, 2014 – Park City Film Studio submitted for a building permit for Buildings 7, 7a, and 7b (Phase 1A).

May 23, 2014 – Park City Film Studio building permit issued for Phase 1A.

September 9, 2015 – final planning, building, and engineering site inspections were conducted.

October 13, 2015 – constructed Phase 1-A (Buildings 7, 7A, and 7B) received a certificate of occupancy and a landscape bond for completion of a portion of the landscaping for this phase was posted. All of the required landscaping was installed and inspected per the landscape plan approved with the Conditional Use Permit for Phase

1-A. The area south of the studio building, used for the access road, construction trailers, stockpiling of materials as well as excess top soil and dirt, had not been sufficiently graded and seeded at the time of requested certificate of occupancy. Due to weather and contract for studio uses the applicant posted a landscape bond for completion of this landscaping. As of today, this landscaping has not been completed, an inspection has not been requested and the bond has not been released.

November 19, 2015 – applicant submitted an application for the First Amended Park City Film Studios Subdivision plat.

December 15, 2015 – Initial Development Review and comment letter sent to applicant requested revised plat and resolution of utility issues. SBWRD commented that they would be unable to provide sewer service to all of the lots due to the configuration.

February 16, 2016 – application was taken to Development Review for second time with revised Plat addressing comments from Engineering Department and SBWRD.

April 19, 2016 – staff visited the site and observed that many trees along the perimeter fence and in the parking islands at the rear of the building were not thriving. Staff verbally communicated to the applicant that they should check on the landscape warranty and have the dying trees replaced while still on warranty.

June 14, 2016 – Third time to Development Review with revised plat and information from the Park City Fire District related to fire flow and water storage requirements.

October 3, 2016 – staff met with the applicants to discuss the plat application and reminded the applicant that the dying and now dead trees needed to be replaced.

January 30, 2017 – following a meeting regarding the plat amendment application staff again reminded the applicant to inspect the trees and arrange to have someone replace the dead trees in the Spring (of 2017) when the weather would be conducive to planting.

February 14, 2017 – Fourth time to Development Review with revised plat and additional information regarding adequacy of water for fire flow and water storage related to the proposed type of construction.

April 5, 2017 – amended application for a three lot subdivision was deemed complete upon submittal of final letters from the Park City Fire District, Summit Water Company, and Weber Basin Conservancy District addressing water concerns raised at the development review meetings.

May 10th, 2017 – staff visited the site to post the notice sign and again observed that the trees previously identified as dead or dying and not been replaced and communicated this to the applicant.

Analysis

The proposed subdivision plat creates three lots of record from Lot One (29.55 acres) of the Park City Film Studios Subdivision and a 0.8 acre parcel acquired by the owner from UDOT and utilized for storm water detention. Total property is 30.35 acres in area.

Access for all lots is at an existing signalized intersection of SR 248 with Round Valley Way. This is an approved UDOT access point according to the 248 Corridor Preservation Plan and a traffic signal for west bound traffic was installed during construction of the first phase of the Film Studio building.

All streets and drives within the subdivision plat are private and all maintenance and snow removal is the responsibility of the property owner. Shared public utility, drainage easements and sewer easements are provided on the proposed plat, subject to final review by the City Engineer and Snyderville Basin Water Reclamation District (SBWRD).

The property is subject to the Quinn's Junction Property Annexation and Master Planned Development Agreements (Exhibit H) that identified uses, site layout for buildings and parking, specific building heights and setbacks, architectural character, green building requirements, landscaping, and pedestrian connectivity. This proposed plat amendment does not propose changes to these requirements.

On October 13, 2015, the constructed Phase 1-A (Buildings 7, 7A, and 7B) received a certificate of occupancy and a landscape bond for completion of a portion of the landscaping for this phase was posted. All of the required landscaping was installed and inspected per the landscape plan approved with the Conditional Use Permit for Phase 1-A. The area south of the studio building, used for the access road, construction trailers, stockpiling of materials as well as excess top soil and dirt, had not been sufficiently graded and seeded at the time of requested certificate of occupancy. Due to weather and contract for studio uses the applicant posted a landscape bond for completion of this landscaping. As of today, this landscaping has not been completed, an inspection has not been requested and the bond has not been released.

On April 19, 2016, staff visited the site and observed that many trees along the perimeter fence and in the parking islands at the rear of the building were not thriving. Staff verbally communicated to the applicant that they should check on the landscape warranty and have the dying trees replaced while still on warranty. October 3, 2016, staff met with the applicants to discuss the plat application and reminded the applicant that the dying and now dead trees needed to be replaced. On January 30, 2017, following a meeting regarding the plat amendment application staff again reminded the applicant to inspect the trees and arrange to have someone replace the dead trees in the Spring (of 2017) when the weather would be conducive to planting. On May 10, 2017 staff visited the site to post the notice sign and again observed that the trees previously identified as dead or dying and not been replaced and communicated this to the applicant.

Based on the timeline above Staff recommends a condition of approval of this plat that

prior to plat recordation a revised landscape plan shall be submitted to the Planning Department for approval. The landscape plan is for landscaping in Phase 1-A that did not survive initial planting, e.g. primarily the perimeter landscaping and trees within the parking islands located north and east of the building. The landscape plan shall include appropriate drought tolerant trees and shrubs and shall indicate the methods of irrigation. A landscape bond for this landscaping shall be posted prior to plat recordation. The amount of the bond shall be approved by the City Attorney. See Condition #16.

Land Management Code and Master Planned Development review

Zoning for the subdivision is Community Transition (CT) with Regional Commercial Overlay (RCO) zone, subject to the Quinn's Junction Partnership Annexation and MPD Agreement (Exhibit H) as further described below:

CT Zone	Permitted through MPD	Proposed
Building Height	MPD allowed max 32', except 50' for main Sound Stage Building 7 or up to max of 60' if contract for long term film production necessitated full studio height. Also 70% of non-studio buildings may have height of 36 – 40 feet.	Heights per Annexation and MPD Development Agreement. No changes to permitted heights are requested. No buildings are proposed with this plat.
Unit Equivalents	Up to 1 unit per acre for residential with MPD/bonus criteria of the zone. Up to 3 units per acre for non-residential uses with MPD/bonus criteria or as negotiated during Annexation/MPD process.	Per Annexation/MPD maximum total of 374,000 sf as specified in the Annexation and Development Agreement. No change to density is requested with this plat.
Lot Size	No minimum lot size	A- 14.71 acres B- 7.42 acres C- 8.22 acres Total- 30.35 acres (29.55 + 0.8).
Front setback (minimum)	CT zone requires minimum 25' setback. MPD requires minimum 150' setback from centerline of <u>SR 248</u> and US 40 for any building over 28' in height and 100' setback for all other buildings and structures.	No changes proposed to allowable setbacks with this plat.

Rear setback (minimum)	CT zone requires minimum 25' setback. MPD requires minimum 150' setback from centerline of SR 248 and <u>US 40</u> for any building over 28' in height and 100' setback for all other buildings and structures.	No changes proposed to allowable setbacks with this plat.
Side setbacks (minimum)	CT zone requires minimum 25' setback from side property lines.	No changes proposed to allowable setbacks with this plat.
Parking	Per LMC for specific uses or as approved by Planning Commission during MPD review. Maximum of 730 surface spaces and 150 underground spaces permitted by the Annexation Ordinance with parking to be phased with phases of development.	Phase 1 parking proposed is 449 spaces with 316 spaces constructed with Phase 1-A and 133 spaces remaining to be built on Lot A for the rest of Phase 1. Parking for future phases on Lots B and C will be reviewed with each Administrative CUP and if shared parking is desired between lots, then a shared parking agreement will be submitted with the Admin CUP applications and recorded at Summit County upon approval (Exhibits E and F). No changes to parking are requested with this plat.
Uses	MPD allows specific uses as outlined in the Annexation and MPD Agreements, such as recreation, international film school, commercial support retail, entertainment center, hotel/lodging, motion picture media campus, sound stages/studios, and event center.	No changes in uses are proposed with this plat.

General Subdivision Requirements

(A) Subdivision Name- The proposed subdivision name does not duplicate or

closely approximate the name of another Subdivision in the area.

- (B) Monuments-** All survey monumentation is required to be completed prior to acceptance of public improvements.
- (C) Limits of Disturbance-** A landscape and limits of disturbance plan for construction will be submitted with the CUP applications as well as with building permit applications per the MPD Agreement for each phase of development.
- (D) Ridgeline Development-** Not applicable as there are no major or minor ridgelines within the property.
- (E) Open Space-** There are no open space parcels designated with this property per conditions of the QJP Annexation and MPD Agreement.
- (F) Roads and Utility Lines-** All roads internal to the development are to be designated as private drives. Easements are provided as needed for public utilities and storm drainage. A shared access easement with the City's parcel to the south is provided for possible future shared access point with SR 248, consistent with the existing subdivision plat. Staff recommends a condition of approval that dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the areas provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping elements.
- (G) Drainage Ways-** Final design of the storm water management system and required public utility easements are subject to approval by the City Engineer.
- (H) Soils Conditions-** Due to the potential for areas of expansive soils within this subdivision, a soils conditions report shall be submitted prior to issuance of any building permits for structures, utilities, and roads, and shall be reviewed by the City Engineer and Building Official prior to issuance of an excavation permit for any construction. The property is not located within the Park City Soils Ordinance boundary however; any areas of disturbance due to off-site utility improvements that fall within the Park City Soils Ordinance boundary are required to adhere to all requirements of the Ordinance.
- (I) Trails and Sidewalks-** Trails and sidewalks are to be provided consistent with the MPD Development Agreement for each phase of development. Public access easements shall be shown on the plat consistent with the MPD Agreement. The applicant provided the City with the required \$75,000 for trails to be constructed to the site by the City.
- (J) Limits of Disturbance/Building Pad locations-** The MPD and Annexation Agreement identify approximate location of building pads with final location to be determined during Conditional Use Permit and building permit review.
- (K) Top Soil Preservation and Final Grading-** Top soil preservation and final grading shall be reviewed with Conditional Use Permits for each phase of development consistent with the Annexation and MPD Agreement. No portion of this property is within the Park City Soils Ordinance boundary;
- (L) Architectural Standards-** Compliance with architectural guidelines is reviewed by the Planning Director at the time of Administrative CUP per the Annexation and MPD Agreement.
- (M) Water Bodies and Water Courses-** There are no bodies of water incorporated into the lots so as to not burden the City with responsibility of a water body.

There are remnants of an irrigation ditch on the southern portion of the property. No water has been diverted through the ditch since 1995, according to the City Water Department. If the applicant intends to use the ditch for irrigation of landscaping for Phases Two and Three, there would first need to be resolution of water right and water source issues relative to this ditch. The property owner is responsible for maintenance of drainage areas, including any irrigation ditches and canals that are required to provide water for downstream users. Retention areas that are part of the storm water management plan may have standing water at times. Maintenance of these areas is the responsibility of the property owner.

- (N) Fire Sprinkling-** There is a plat note requiring all construction to comply with the International Building Code requirements for fire protection or as required by the City's Chief Building Official.

General Lot Design Requirements

Staff has reviewed the proposed plat for compliance with the General Lot Design Requirements per LMC 15-7.3-3 as follows:

- (A) Lot Arrangement-** there are no foreseeable difficulties, for reasons of topography or access, in securing building permits to build on these lots subject to compliance with the applicable building codes, the LMC, and in providing reasonable access and utilities.
- (B) Building Sites-** building sites shall comply with the Annexation and MPD Agreements and all LMC Setback requirements for the proposed lots, consistent with the Annexation and Development stipulations (Exhibit H).
- (C) Square footage-** maximum building size and floor area for all buildings and uses are identified in the Annexation and MPD Development Agreements (Exhibit H).
- (D) Lot Dimensions-** proposed lot dimensions comply with the minimum lot dimensions of the CT and RCO zones per the MPD. No non-conforming conditions are created by the proposed plat amendment.
- (E) Double Frontage Lots and access to Lots-** Lots fronting on two streets is generally to be avoided. The lots front State Highway 248 to the west, and US 40 to the east. Only the west side frontage provides access.
- (F) Lot Drainage-** Drainage plans are required with each Conditional Use Permit and building permit. Drainage easements on the plat are subject to final approval by the City Engineer.
- (G) Landscaping-** Prior to issuance of building permits for each phase of development a landscape plan is required to be submitted and reviewed by the Staff for compliance with the LMC and conditions of the MPD and Administrative Conditional Use Permits.
- (H) Limits of Disturbance/Vegetation protection-** Prior to issuance of a building permit for each lot a limits of disturbance and vegetation protection plan is required to be submitted and reviewed by the Staff for compliance with conditions of the MPD and/or CUP plans and conditions.
- (I) Re-vegetation, seed, and sod-** All disturbed areas will be re-vegetated, seeded, and/or sodded prior to issuance of a certificate of occupancy and a financial

guarantee for the completion of this re-vegetation is required to be paid or posted prior to issuance of the permit.

(J) Debris and Waste- Debris and waste are required to be removed per the LMC prior to issuance of a certificate of occupancy. This is a condition of building permitting. Consolidation and recycling of construction waste and debris shall be identified on the Construction Mitigation Plan prior to issuance of a building permit.

(K) Fencing- Fencing of hazardous conditions may be required by the Chief Building Official. Fences will be constructed according to standards of the LMC and conditions of approval of the MPD and CUP for the various phases of development.

Road Requirements and Design

Staff has reviewed the proposed plat for compliance with the Road Requirements and Design per LMC 15-7.3-4. There are no public streets proposed. The MPD access point is at an existing signalized intersection with Round Valley Way as contemplated by the February 1, 2007 Cooperative Corridor Preservation Agreement between UDOT and Park City. **Staff recommends a condition of approval that a note shall be added to the plat regarding a future shared access easement with the City's parcel to the south to provide shared access to SR 248 if this access is approved by UDOT consistent with existing plat.** The City Engineer shall approve access easement language prior to plat recordation.

Utility Requirements

Sanitary sewer facilities are required to be installed in a manner prescribed by the SBWRD. The applicants have met with the SBWRD officials to review the plat and utility plans for compliance with these requirements (Exhibit G). Final approval of the sewer facilities and a signature on the plat from SBWRD is required prior to final plat recordation. Water is provided by Summit Water for this property, per the Annexation Agreement. The applicant coordinated with Park City Fire District, Summit Water, and Weber Basin regarding water service, adequacy of water storage and sufficient fire flows for existing and future construction (Exhibit I).

Green Building

The Annexation/MPD requires LEED construction at the certified level without commissioning per the Annexation Agreement for the Studio Building. Also, at a minimum, the future Hotel shall include a "Green" operational policy within industry standards and a door key activated light shut-off (or similar system) in all rooms.

Analysis Summary

Staff finds this subdivision, as conditioned complies with the Land Management Code regarding final subdivision plats, including zoning requirements (with exceptions as permitted during the Annexation /MPD approvals), general subdivision requirements, and lot and street design standards and requirements. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses,

such as trails and trail heads; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process and this plat amendment application as required by the Land Management Code.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. Development of each lot is subject to requirements of the Community Transition zone and the Annexation and MPD Agreement. Lots are also subject to approved Conditional Use Permits.

Good Cause

There is good cause for this subdivision plat in that it creates legal lots of record for future phases of the Park City Film Studios MPD, incorporates a remnant parcel that the applicant owns into Lot A, provides necessary utility and access easements, and is consistent with the approved QJP Annexation and MPD.

Department Review

The application has been reviewed by the Planning, Building, Engineering and Legal departments as well as the utility providers. Issues raised during the review process have been addressed with revisions to the submittal, plat notes, and by conditions of approval.

Notice

On May 10, 2017, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record and on the Utah Public Notice website on and May 10th for the May 24th meeting.

Public Input

No public input was received prior to publication of this report. The Planning Commission held a public hearing on May 24th and continued the item to June 14, 2017 to allow staff additional time for review of the staff's recommended conditions. There was no public input at the meeting on May 24th. On June 14, 2017 the Commission conducted a public hearing, there was no input, and voted to continue this item to June 28th. Prior to the June 28th meeting the applicant requested a continuation to July 12th as he was unable to attend the June 28th meeting. The Planning Commission opened a public hearing on the 28th, there was no public input provided, and the Commission voted to continue this item to July 12th.

Alternatives

- The Planning Commission may forward a positive recommendation to approve the plat amendment as conditioned and/or amended; or
- The Planning Commission may forward a negative recommendation to deny the plat amendment and direct staff to make findings of fact to support this decision; or
- The Planning Commission may continue the discussion and request additional

information on specific items.

Significant Impacts

There are no significant fiscal and environmental impacts from this amended subdivision.

Consequences of not taking the Suggested Recommendation

Lot 1 will remain in its current configuration with future development occurring on the single lot of record pursuant to the approved annexation and master planned development agreements. Portions of the property could not be sold separately. The acquired UDOT parcel will remain a separate parcel for storm drainage purposes.

Summary Recommendations

Staff recommends Planning Commission conduct a public hearing and forward a positive recommendation to City Council to approve the First Amendment to the Park City Film Studios Subdivision plat pursuant to the findings of fact, conclusions of law, and conditions of approval as stated in the draft Ordinance.

Exhibits ([link to June 28, 2017 PC Packet](#))

Ordinance

Exhibit A- Proposed plat

Exhibit B- Park City Film Studios Subdivision recorded plat

Exhibit C- Ordinance 14-16 (Subdivision approval)

Exhibit D- Ordinance 12-12 (Annexation approval)

Exhibit E- Parking layout

Exhibit F- Amended Phasing Plan

Exhibit G- SBWRD letter and Grant of Easement

Exhibit H- QJP Annexation and MPD Development Agreements

Exhibit I - Fire District, Summit Water, and Weber Basin letters regarding water service

DRAFT Ordinance No. 2017-XX

AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE PARK CITY FILM STUDIOS SUBDIVISION PLAT, LOCATED AT 4001 KEARNS BLVD, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 4001 Kearns Boulevard petitioned the City Council for approval of the First Amendment to the Park City Film Studios Subdivision Plat; and

WHEREAS, on April 22 and May 10, 2017, proper legal notice was published in the Park Record and on the Utah Public Notice website; and

WHEREAS, on May 10, 2017 the property was properly posted and notices were sent to property owners according to the requirements of the Land Management Code; and

WHEREAS, the Planning Commission held public hearings on May 24th, June 14th, June 28th, and July 12th, 2017, to receive input on the First Amendment to the Park City Film Studios Subdivision plat;

WHEREAS, the Planning Commission, on July 12, 2017, forwarded a recommendation to the City Council; and,

WHEREAS, on July 20, 2017, the City Council held a public hearing on the First Amendment to the Park City Film Studios Subdivision plat; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the First Amendment to the Park City Film Studios Subdivision plat.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The First Amendment to the Park City Film Studios Subdivision plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 4001 Kearns Boulevard in Park City, Utah.
2. The property is located north of Richardson Flat Road, east of SR 248 and west of US Highway 40.
3. The property contains 30.35 acres and includes a 29.55 acre Lot One of the Park City Film Studios Subdivision and a 0.80 acre remnant parcel to be combined with proposed Lot A.

4. The property was annexed into Park City with the Quinn's Junction Partnership (QJP) Annexation on May 12, 2012, and is subject to Ordinance 12-12. The property was zoned Community Transition (CT) with Regional Commercial Overlay (RCO).
5. On May 24, 2012 a Development Agreement was executed and recorded at Summit County.
6. The Development Agreement includes concept plans for a film studio campus, a 100 key hotel, and commercial and support uses, as further defined in the Development Agreement, consistent with the prior January 17, 2012 Annexation Agreement, a pre-annexation agreement between the City and the property owner.
7. The Annexation Agreement and Ordinance 12-12 include a condition of approval that an Administrative Conditional Use Permit is required for the Park City Film Studio project prior to issuance of any building permits.
8. On December 5, 2013, the City Council approved an amended phasing plan for Phase 1 allowing it to be broken into three sub-phases (1-A, 1-B, 1-C).
9. On December 11, 2013, the applicant submitted an Administrative Conditional Use Permit (CUP) application for Phase 1-A of the Park City Film Studios project.
10. On March 28, 2014, application for a building permit for Phase 1-A was submitted to the Building Department.
11. On April 17, 2014, City Council approved a final subdivision plat to create a 29.55 acre platted lot of record for the Park City Film Studios project pursuant to the Quinn's Junction Partnership Annexation and the Park City Film Studio project Master Planned Development (MPD). The plat was recorded at Summit County on May 23, 2014.
12. Conditions of approval of the Annexation and MPD Development Agreements, including conditions of approval of the amended phasing plan and the Film Studio Conditional Use permit, continued to apply to this property.
13. On April 30, 2014, the Planning Director approved the Administrative Conditional Use Permit for Phase 1-A.
14. On May 23, 2014 a building permit for Phase 1-A was approved by the Building Department.
15. On September 9, 2015 final planning, building, and engineering site inspections were conducted.
16. October 13, 2015, constructed Phase 1-A (Buildings 7, 7A, and 7B) received a certificate of occupancy and a landscape bond for completion of a portion of the landscaping for this phase was posted. All of the required landscaping was installed and inspected per the landscape plan approved with the Conditional Use Permit for Phase 1-A. The area south of the studio building, used for the access road, construction trailers, stockpiling of materials as well as excess top soil and dirt, had not been sufficiently graded and seeded at the time of requested certificate of occupancy. Due to weather and contract for studio uses the applicant posted a landscape bond for completion of this landscaping. As of today, this landscaping has not been completed, an inspection has not been requested and the bond has not been released.
17. On November 19, 2015, the applicant submitted an application for a four lot subdivision plat amendment that was taken to Development Review on December

- 15, 2015. SBWRD commented that they would be unable to provide sewer service to all of the lots due to the configuration.
18. On February 16, 2016, staff took a proposed three lot subdivision plat to Development Review and provided comments to the applicant regarding utility and drainage easements, parking requirements, and water service.
 19. On April 19, 2016, staff visited the site and observed that many trees along the perimeter fence and in the parking islands at the rear of the building were not thriving. Staff verbally communicated to the applicant that they should check on the landscape warranty and have the dying trees replaced while still on warranty.
 20. On June 14, 2016, a further revised plat was taken to Development Review.
 21. On October 3, 2016, staff met with the applicants to discuss the plat application and reminded the applicant that the dying and now dead trees needed to be replaced.
 22. On January 30, 2017, following a meeting regarding the plat amendment staff again reminded the applicant to inspect the trees and arrange to have someone replace the dead trees in the Spring (of 2017) when the weather would be conducive to planting.
 23. February 14, 2017, the application was taken back to Development Review with information regarding water service provided by the applicant. Staff requested further documentation regarding water storage and flow required for fire protection, as well as information regarding anticipated type of construction of the remaining phases.
 24. On April 5, 2017, the application for a three lot subdivision amendment was deemed complete upon submittal of letters from the Park City Fire District, Summit Water Company, and Weber Basin Conservancy District addressing water concerns raised at the initial development review meeting.
 25. On May 10th, 2017, staff visited the site to post the notice sign and again observed that the trees previously identified as dead or dying and not been replaced and communicated this to the applicant.
 26. No portion of this plat is within the Park City Soils Ordinance boundary.
 27. The proposed subdivision plat creates three lots of record for the Park City Film Studios project.
 28. Phase 1 parking proposed is 449 spaces with 316 spaces constructed with Phase 1-A and 133 spaces remaining to be built on Lot A for Phase 1.
 29. Parking for future phases shall be provided on each lot that corresponds to each future Phase. Parking will be reviewed with each Administrative CUP and if shared parking is desired between lots, then a shared parking agreement shall be submitted with CUP applications and recorded at Summit County upon approval.
 30. No non-conforming conditions are created by the subdivision plat.
 31. The property is accessed from Kearns Blvd, aka SR 248, a State Highway. The MPD access point is at an existing signalized intersection with Round Valley Way as contemplated by the February 1, 2007 Cooperative Corridor Preservation Agreement between UDOT and Park City.
 32. All roads will be designated as private drives and streets. Easements are provided as needed for public utilities, including storm drainage.
 33. A shared access easement with the City's parcel to the south is provided for possible future shared access point with SR 248.

34. There are no public streets within the subdivision. Each phase is designed to accommodate fire and emergency vehicle circulation through the phase.
35. The subdivision plat application complies with the Land Management Code regarding final subdivision plats.
36. General subdivision requirements related to 1) drainage and storm water; 2) water facilities; 3) sidewalks and trails; 4) utilities such as gas, electric, power, telephone, cable, etc.; 5) public uses, such as parks and playgrounds; and 6) preservation of natural amenities and features have been addressed through the Master Planned Development process as required by the Land Management Code.
37. The Annexation Ordinance applies to this plat. The Ordinance requires LEED construction at the certified level without commissioning per the Annexation Agreement and at a minimum, the Hotel shall include a "Green" operational policy within industry standards and a door key activated light shut-off (or similar system) in all of the rooms.
38. Sanitary sewer facilities are required to be installed in a manner prescribed by the Snyderville Basin Water Reclamation District (SBWRD).
39. Water facilities are required to be installed in a manner prescribed by the Park City Fire District, Summit Water, and Weber Basin Water Conservancy District.
40. There are wetlands adjacent to the site to the north and east, as identified on the National Wetlands Inventory. The Inventory does not identify wetlands on the property.
41. There are remnants of an irrigation ditch running through the southern portion of the property. If the applicant intends to use the ditch for irrigation of landscaping for Phase Two, there would first need to be resolution of water right and water source issues.
42. A Riparian Analysis prepared by Psomas and submitted with the CUP application, concludes that no riparian conditions exist within the property boundaries.
43. Water service is provided by Summit Water for this property per the Annexation Agreement.
44. There is good cause for this subdivision plat in that it creates legal lots of record for the film studios campus uses.
45. Trails and sidewalks are provided consistent with the MPD Development Agreement.
46. The applicant has provided the City with the required \$75,000 for trails to be constructed to the site by the City.
47. Development of each lot requires an Administrative Conditional Use permit subject to the QJP Annexation and MPD Agreement.
48. Attention to the location of visible dry utility boxes and installations is an important consideration when designing a site in order to ensure that adequate area is available for landscape elements to provide adequate screening from public view.
49. The findings in the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this amended subdivision plat.
2. The plat complies with LMC 15-7.3 as conditioned.
3. The plat is consistent with the Park City Land Management Code and applicable State law regarding subdivisions and amendments.

4. The plat is consistent with the May 12, 2012, Quinn's Junction Partnership Annexation and May 24, 2012 MPD Development Agreement, as amended with the December 5, 2013 Council approved phasing plan for Phase 1-A.
5. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat, as conditioned herein.
6. Approval of the proposed subdivision amendment, subject to the conditions stated herein, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. City Attorney and City Engineer review and approval of the final form and content of the subdivision plat for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recordation of the plat.
2. The applicant will record the subdivision plat at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat amendment will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Conditions of approval of the May 12, 2012, Quinn's Junction Partnership Annexation, as stated in the Annexation Agreement and Ordinance 12-12, continue to apply, and shall be noted on the plat.
4. Conditions of approval of the May 24, 2012, MPD Development Agreement, as amended by the City Council on December 5, 2013, continue to apply, and shall be noted on the plat.
5. Final utility, storm water, and grading plans shall be approved by the City Engineer prior to Building Permit issuance.
6. Final sewer easements and conditions must be approved by the SBWRD prior to recordation of the plat. A note shall be included on the plat prior to recordation stating that at the time of any resurfacing of paved areas, the property owner shall be responsible to adjust waste water manholes to grade according to SBWRD standards. Prior notification of the adjustments and inspection by SBWRD are required.
7. Any proposed impacts to the off-site wetland areas require prior approval from the Army Corps of Engineers and/or UDOT. All proposed impacts shall be identified with the conditional use and building permit applications.
8. A construction mitigation plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, LMC, and the MPD/CUP conditions of approval prior to issuance of a building permit. A construction recycling area and excavation materials storage area within the development shall be utilized and identified on the CMP.
9. A financial guarantee, in a form and amount acceptable to the City and in conformance MPD conditions of approvals, for the value of all public improvements, including landscaping, shall be provided to the City prior to building permit issuance for new construction within each phase. All public improvements shall be completed according to City standards and accepted by the City Council prior to release of this guarantee.

10. Documentation reconfirming that there is water sufficient for adequate redundancy and fire flows per the Park City Fire District, is required prior to issuance of building permits for vertical construction for each phase of development.
11. Topsoil shall be stockpiled on site for use on the property and export of excess material from the site shall be minimized and shall be described in the CMP prior to building permit issuance.
12. A note shall be added to the plat regarding a future shared access easement with the City's parcel to the south to provide shared access to SR 248 if this access is approved by UDOT consistent with the existing plat.
13. Due to the potential for areas of expansive soils within this subdivision, a soils conditions report shall be submitted prior to issuance of any building permits for structures, utilities, and roads, and shall be reviewed by the City Engineer and Building Official prior to issuance of an excavation permit for any construction.
14. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the areas provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping elements.
15. The development will disturb over 1.0 acre and is part of a common plan development therefore an MS4 storm water permit is required for all land disturbance activities for each separate phase and/or each separate lot of construction, prior to building permit issuance.
16. Prior to plat recordation a revised landscape plan shall be submitted to the Planning Department for approval. The landscape plan is for landscaping in Phase 1-A that did not survive initial planting, e.g. primarily the entrance and perimeter landscaping and trees within the parking islands located north and east of the building. The landscape plan shall include appropriate drought tolerant trees and shrubs and shall indicate the methods of irrigation. The landscaping required in the revised plan shall be installed before September 15, 2017. Additionally, prior to plat recordation a financial guarantee, in a form approved by the City Attorney, in an amount for installation of plant materials and irrigation, as shown on the approved, revised landscape plan shall be posted. Once the landscaping has been installed and inspected, the bond will be released, minus 10% of the bond amount, which shall be held by the City until the end of a one year warranty period.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 20th day of July, 2017.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibit

Exhibit A- Proposed plat

Planning Commission Staff Report

Subject: Lilac Hill Subdivision- First Amended
at 632 Deer Valley Drive
Author: Anya Grahn, Historic Preservation Planner
Project Number: PL-17-03494
Date: July 12, 2017
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Lilac Hill Subdivision- First Amended located at 632 Deer Valley Loop and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Lilac Hill LLC, a Delaware limited liability company
Location: 632 Deer Valley Loop
Zoning: Residential-Medium Density (RM)
Adjacent Land Uses: Residential—Single family, duplex, and multi-family dwellings
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action.

Proposal

The Lilac Hill Subdivision was approved by the Park City Council on October 20, 2016, as [Ordinance 16-32](#). The property has since been sold to Lilac Hill LLC, and the new owner is requesting to subdivide the parcel in order to create two (2) legal lots of record. The historic house at 632 Deer Valley Loop will be located on Lot 1A of the proposed subdivision.

Background

On March 13, 2017, the City received a Subdivision application for the Lilac Hill Subdivision—First Amended located at 632 Deer Valley Loop; the application was deemed complete on March 15, 2017. The property is in the Residential Medium (RM) District.

The site is listed on Park City's Historic Sites Inventory (HSI) and is designated as a Significant Site. The house was constructed c.1900 during the Mature Mining Era (1894-1930) by George and Elizabeth Thompson. The early twentieth century Sanborn Fire Insurance Maps show that this site was part of a much denser neighborhood comprised of approximately fourteen (14) structures. Of these, only four (4) structures currently exist.

This property has had a long history. The house was initially constructed on mining claims, which came to be held by the Bureau of Land Management (BLM). At the time of its construction, it consisted of a two-room cottage; however, between 1912 and 1918, it was expanded to a four-room cottage. Then in c.1969, the house was remodeled to what exists today. The property was purchased by William and Juli Bertagnole in 1981 from Harold and Mary Dudley. On May 17, 1999, a fire severely damaged the rear addition of the structure. The Bertagnoles did not make repairs following the fire. The BLM granted the Bertagnoles a land patent for ownership of the parcel on May 2, 2013.

On August 21, 2013, the Park City Building Department issued a Notice and Order to Vacate and Demolish the structure due to fire damage and the dilapidated state of the structure.

The Planning Department moved forward with a Determination of Significance (DOS) to review the site's historic designation. On November 13, 2013, the Historic Preservation Board (HPB) found that the site should remain designated as "Significant" on the HSI in accordance with LMC 15-11-10(A)(2). The Bertagnoles appealed the HPB's decision to the Board of Adjustment (BOA) on April 15, 2014; however, the BOA remanded it back to the HPB as the applicant had submitted new evidence. The HPB once again found that the site met the criteria for "Significant" on May 21, 2014. The Bertagnoles withdrew their appeal on July 9, 2014.

The Bertagnoles finalized their sale of the property to 632 DVL, LLC in February 2016. On April 26, 2016, the City received a subdivision application for the Lilac Hill Subdivision. It was approved by the Park City Council on October 20, 2016, as [Ordinance 16-32](#).

The property was then sold to the current owners, Lilac Hill LLC in March 2017. The current owner is proposing to subdivide the property into two (2) lots that will be developed separately.

Purpose

The purpose of the Residential Medium Density RM District is to:

- A. allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- B. encourage new Development along an important corridor, that is Compatible with Historic Structures in the surrounding Area,
- C. encourage the rehabilitation of existing Historic Structures,
- D. encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- E. encourage affordable housing,
- F. encourage Development that minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas.

Analysis

The applicant located the proposed lot line to subdivide the property based on the assumption that the rear addition of the historic house could be removed. The rear addition was constructed in c.1969 and was severely damaged in a fire in 1999. Prior to removal of the addition, the Historic Preservation Board (HPB) will need to find that the addition is not historic and does not contribute to the historical significance of the house through their Material Deconstruction Review. The applicant submitted a Historic District Design Review (HDDR) application on March 26, 2017 and the Material Deconstruction of the house has been scheduled for August 2, 2017.

Staff added Condition of Approval #8 in order to address this issue: The plat amendment shall not be recorded unless the south (rear) addition has been removed based on the approval of the Historic Preservation Board through their Material Deconstruction Review.

The purpose of this application is to subdivide Lot 1 of the Lilac Hill Subdivision into two legal lots of record. Following the subdivision, the following conditions will exist:

	LMC Requirements for RM Zoning District:	Lot 1A:	Lot 1B:
Lot Size:	Single Family: 2,812 SF Duplex: 3,750 SF	7,616 SF	6,703 SF
Lot Width:	Minimum 37.50 ft. measured 15 ft. back from Front Lot Line.	128 ft.	116 ft.
Setbacks:			
Front Yard:	15 ft.	35 ft.	15 ft.
Rear Yard:	10 ft.	10 ft.	10 ft.
Side Yard:	5 ft.	17 ft. (west), 66 ft. (east)	5 ft.
Height:	28 ft. from existing grade	19.5 ft. (Historic House)	28 ft.

When the Lilac Hill Subdivision was recorded on January 31, 2017, it included several plat notes, including:

5. Any Development on this lot or future subdivided lots within this lot shall provide a transition in scale between the historic structures in the neighborhood, the Historic District, and Deer Valley Resort. Any new development on this lot or future subdivided lots within this lot shall comply with Park City's Design Guidelines for Historic Districts and Historic Sites to ensure that the new development is compatible with the historic structure on this lot and the historic structures in the surrounding area.
6. Any new development on this lot or future subdivided lots within this lot shall not block the view of the historic house from the 632 Deer Valley Loop and Deer Valley Drive rights-of-way.

7. So long as the zone remains RM, new construction on this lot or future subdivided lots within this lot shall provide a minimum of 40% of the site to be Open Space, Landscaped and/or Open Space, Natural as defined by the Park City Land Management Code. If it is rezoned, open space requirements may be re-established at that time.

8. Driveway access to any development to this one-lot subdivision shall be limited from Deer Valley Loop Road. Should the future subdivision of this lot result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of-way.

9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.

These conditions will remain in effect for the Lilac Hill Subdivision- First Amended and shall be noted on the plat. These conditions have not yet been met because the applicant has not started construction on the redevelopment of the site. The applicant has submitted two (2) separate Historic District Design Review (HDDR) applications for the construction of separate duplex dwellings on both proposed lots—staff has required that the new development comply with the plat notes of the first Lilac Hill Subdivision.

In particular, staff finds that the subdivision will actually create more open space square footage than if the site were to remain a single lot. The following definitions apply to the plat note:

- **Open Space, Landscaped.** Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hardscape plazas, and public pedestrian amenities, but excluding Buildings or Structures.
- **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.

As a single lot, the 14,319 square feet lot would require 5,727.6 square feet of open space due to the plat note. Based on the setback required for each of the two lots, there will be approximately 3,623 square feet of open space on Lot 1A (about 48% of the total lot) and 4,110 square feet of open space on Lot 1B (about 61.3% of the total lot) within the setback areas. The total amount of open space, based on the setbacks alone, will equate to 7,733 square feet. Driveways in the setbacks will not count as open space, and staff finds that additional open space will be provided within the building pad of the house.

Access restrictions are based on feedback from the City Engineer during the Lilac Hill Subdivision, and a plat note was added in order to restrict the location of any new driveway access off of Rossie Hill Drive as well as the slope of the driveway. There is a gap between the City's right-of-way and the applicant's property on the western side of

the lot that is owned by the BLM; for this reason, the City Engineer limited access off of Rossie Hill to the east side of the property. He also provided limitations on driveway slope to ensure visibility from the driveway and road. The City Engineer does not find that two additional units off of Rossie Hill Drive will significantly add to the existing limitations of Rossie Hill Drive.

The only existing encroachments on site are the gravel driveway and parking area that extends beyond the property lines along Deer Valley Loop.

Good Cause

Staff finds good cause for this Plat Amendment as the proposed subdivision complies with the Land Management Code, a public snow storage easement will be provided along Rossie Hill, and a utility easement will be dedicated for the waterline in Deer Valley Loop Road. Staff has also worked with the applicant to require any future development of these lots to comply with the Historic Site Design Guidelines and provide a minimum of 40% open space on this lot.

As proposed, the two duplexes (total of four units) are an allowed use in the RM zone on lots 3,750 square feet or larger. Should the subdivision not be approved, the applicant would need to redesign the project in order to limit access from Deer Valley Loop Road to meet Condition of Approval #8 of the Lilac Hill Subdivision for the single lot.

Condo plat(s) will be required prior to the individual sale of the proposed units.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On June 28, 2017, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on June 24, 2017, according to requirements of the Land Management Code.

Public Input

Public input from the neighborhood has been submitted in opposition of the proposed subdivision. It is included as Exhibit E.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the Lilac Hill Subdivision- First Amended at 632 Deer Valley Drive as conditioned or amended; or

- The Planning Commission may forward a negative recommendation to the City Council for the Lilac Hill Subdivision- First Amended at 632 Deer Valley Drive and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Lilac Hill Subdivision- First Amended at 632 Deer Valley Drive.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

Consequences of not taking the Planning Department's recommendation are that the Site would remain as is—a single lot of record. The applicant would not be able to pursue his plans to redevelop the site with four (4) units as currently proposed.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the Lilac Hill Subdivision- First Amended at 632 Deer Valley Drive and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – Aerial Photographs with 500' Radius

Exhibit D – Site Photographs

Exhibit E – Public Comment

Ordinance No. 17-XX

AN ORDINANCE APPROVING THE LILAC HILL SUBDIVISION- FIRST AMENDED AT 632 DEER VALLEY DRIVE

WHEREAS, the owner of the property (tax id LILACH-1) located at 632 Deer Valley Drive have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on June 28, 2017, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on June 24, 2017, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on July 12, 2017, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on July 12, 2017, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on August 3, 2017, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Lilac Hill Subdivision- First Amended at 632 Deer Valley Drive.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Lilac Hill Subdivision- First Amended, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 632 Deer Valley Loop.
2. The property consists of all of the Lilac Hill Subdivision. The applicant is proposing to subdivide the property into two (2) lots.
3. The property is located in the Residential-Medium Density (RM) District.
4. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Significant.

5. The proposed subdivision will create two (2) lots of record: Lot 1A will contain 7,616 SF and Lot 1B will contain 6,703 SF.
6. Single-family, duplex, and triplex dwellings are allowed uses in this zone.
7. Lot 1A, along with the three historic cottages 555, 560, and 577 Deer Valley contribute to Park City's history and provide a density of historic structures that largely retain their relationship with one another and the hillside.
8. The purpose statements of the RD zoning district include (B) encouraging new Development along an important corridor, that is Compatible with Historic Structures in the surrounding Area, and (C) encouraging the rehabilitation of existing Historic Structures.
9. The proposed lot width of Lot 1A is 109.46 feet along the north property line (facing Deer Valley Drive) and the proposed lot width of Lot 1B is 130.43 along the south property line (facing Rossie Hill Drive). The minimum lot width required is 37.50 feet, and both proposed lots meet the minimum lot width requirement.
10. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures. The applicant is not proposing to relocate the historic house.
11. The minimum front yard setbacks are 15 feet and rear yards are 10 feet.
12. The minimum side yard setbacks are 5 feet.
13. An addition to the historic house encroaches over the proposed lot line between Lots 1A and 1B.
14. Existing access to the Lot 1A is limited to a driveway from Deer Valley Loop.
15. The City Engineer finds that only the eastern half of the lot directly abuts the City's right-of-way along Rossie Hill Drive and there are poor sight lines along Rossie Hill Drive.
16. The utilities were disconnected from this property on May 26, 1999.
17. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance)
18. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
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 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 record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) 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 City Council.

3. Any development on this lot or future subdivided lots within this lot shall provide a transition in scale between the historic structures in this neighborhood, the Historic District, and Deer Valley Resort. Any new development on this lot or future subdivided lots within this lot shall comply with Park City's Design Guidelines to ensure that the new development is compatible with the Historic Structure on this lot and the Historic Structures in the surrounding area.
4. Any new development on this lot or future subdivided lots within this lot shall not block the view of the historic house from the 632 Deer Valley Loop and Deer Valley Drive rights-of-way.
5. New construction on this lot or future subdivided lots within this lot shall provide a minimum of 40% of the site to be Open Space, Landscaped and/or Open Space, Natural as defined by the Park City Land Management Code.
6. A ten foot (10') wide public snow storage easement is required along the Rossie Hill frontage of the property.
7. Driveway access to any development of these lots shall be limited from Deer Valley Loop Road and Rossie Hill Drive. The new lot facing Rossie Hill Drive shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of-way. The slope of the access off of Rossie Hill Drive shall be no more than 5% for the first 20 feet of driveway off of the right-of-way to maintain sight lines.
8. The plat amendment shall not be recorded unless the south (rear) addition has been removed based on the approval of the Historic Preservation Board through their Material Deconstruction Review. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance with State and Federal law.
9. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
10. All conditions of the Lilac Hill Subdivision, approved as Ordinance 16-32, continue to apply and shall be noted on this plat.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 3rd day of August 2017.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

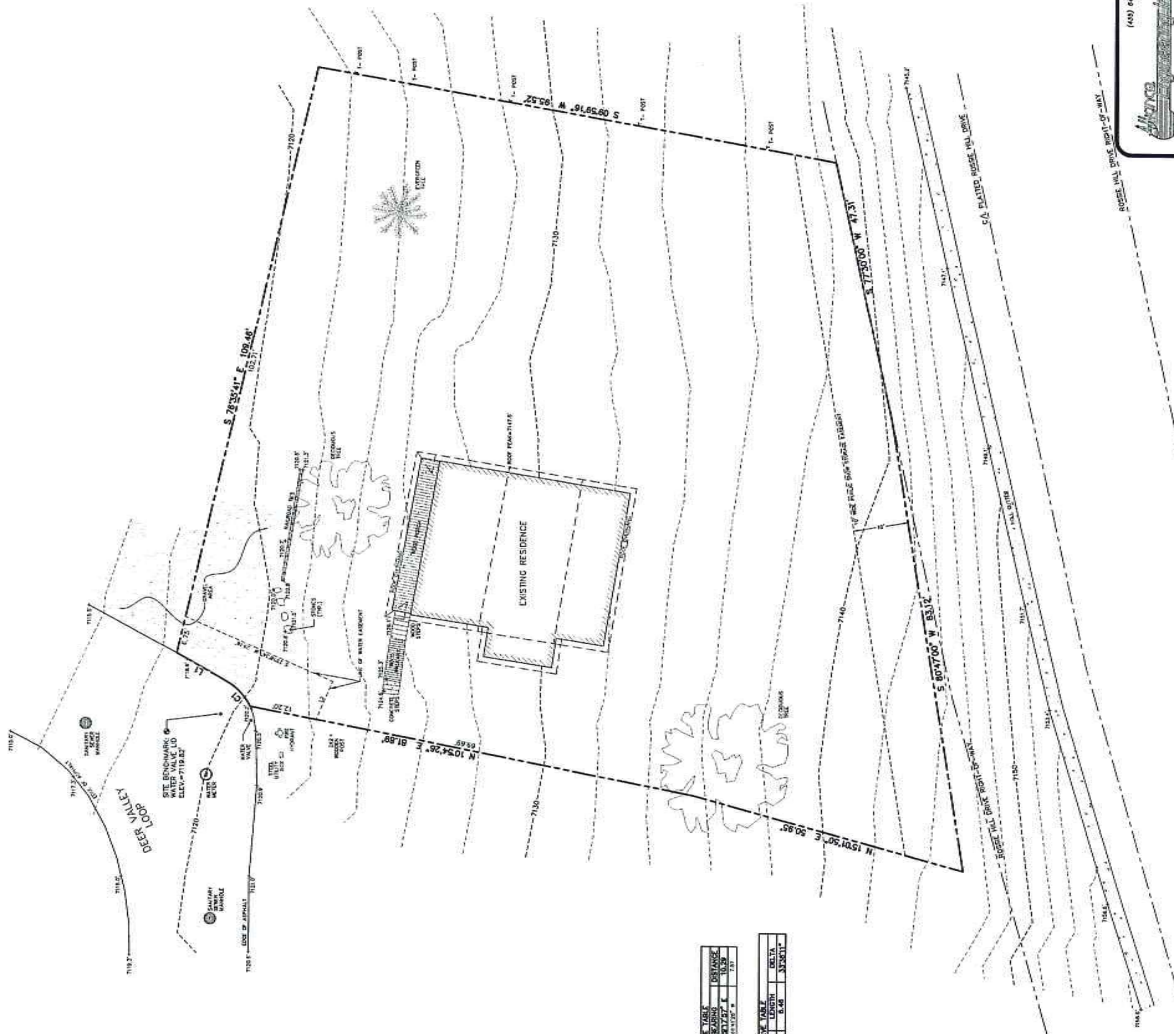
SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that, on a registered land survey and that I hold certificate no. 468239 as prescribed under the laws of the State of California, I have personally conducted the survey and that the same is a true and correct representation of the land surveyed at the time the field work was completed and that the same is in compliance with generally accepted industry standards for accuracy.



NOTES

1. Site Benchmark: Water view hill Elevation=7118.82
2. The plat is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on October 6, 2015.
4. Property corners were found or set.
5. Due to a plotted boundary revision, this survey supersedes the previous survey completed by Alliance Engineering dated 11-2-11.



LINE	DATE	BY	CHKD	APP'D
1	11/2/15	M.A.M.		
2	11/2/15	M.A.M.		



EXISTING CONDITIONS & TOPOGRAPHIC MAP
 LILAC HILL SUBDIVISION
 632 DEER VALLEY LOOP
 FOR: LILAC HILL LLC
 JOB NO.: 2-3-17
 FILE: A:\GIS\GISData\Topo\Map\Topo2017\020317.dwg

STAFF:
 MARSHALL KING
 JESSE GORDON
 RYAN BETZ

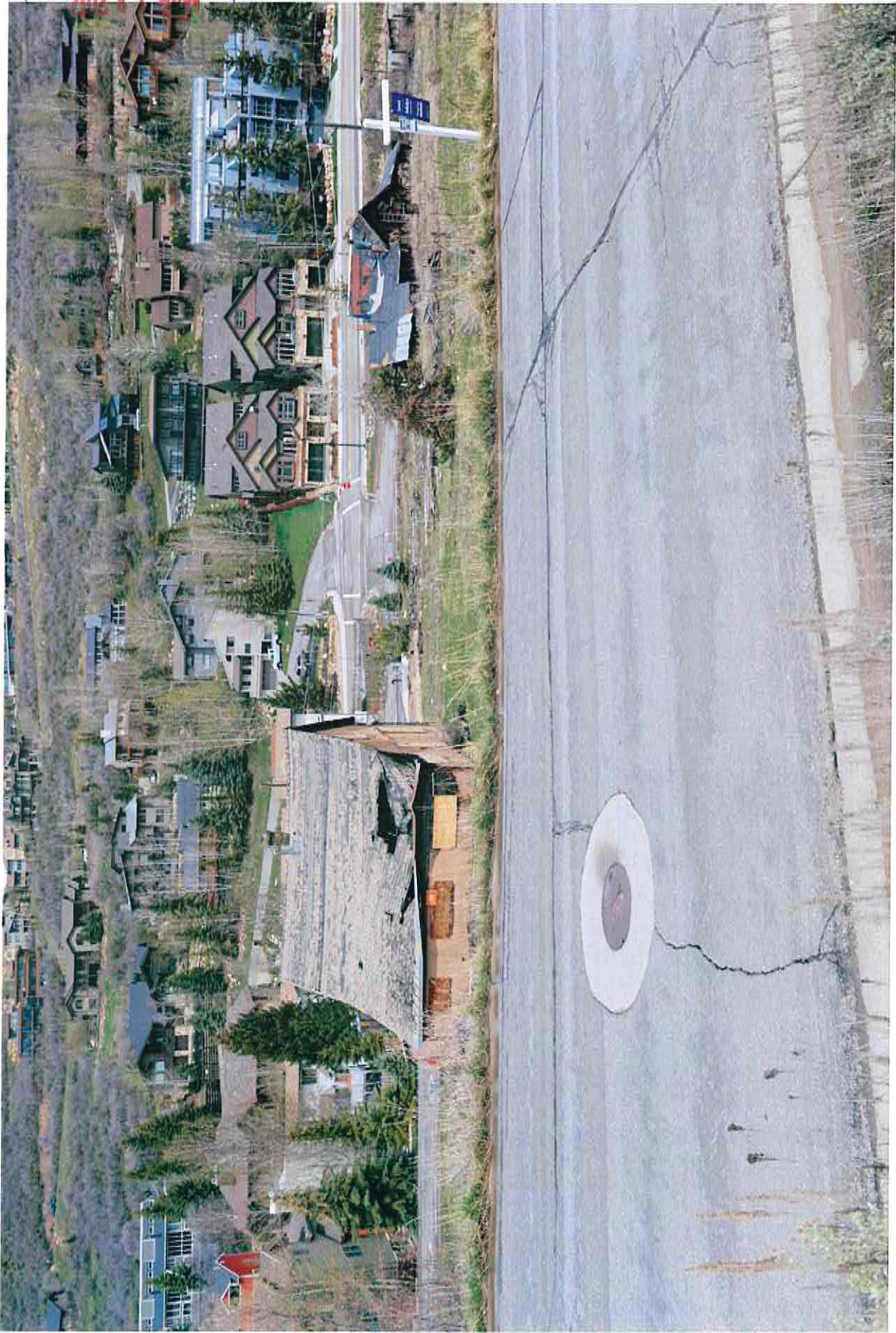


DATE: 3/13/17

SHEET
 1
 OF
 1



	(415) 555-1234 STAFF: MARSHALL KING RYAN BEITZ	SHEET 1 OF 1
	DATE: 3/8/17	FOR: LILAC HILL LLC JOB NO.: 2-3-17 FILE: H:\Construction\Draws\Land\Hill Hill Subdivision-ortho.dwg
	AERIAL PHOTOGRAPH LILAC HILL SUBDIVISION 632 DEER VALLEY LOOP	



Lilac Hill Subdivision – looking north

RECEIVED
MAR 13 2017
PARK CITY
PLANNING



Lilac Hill Subdivision – looking south



Lilac Hill Subdivision – looking east

PARK CITY
PLANNING DEPT.

RECEIVED
MAR 13 2017
PARK CITY
PLANNING DEPT.



Lilac Hill Subdivision – looking west

Exhibit E

Anya Grah

From: Allison Kitching <allison_kitching@me.com>
Sent: Monday, May 08, 2017 11:52 PM
To: Anya Grah; Council_Mail
Cc: Mary Wintzer; Jennifer Strauss Gurss; Jeff Camp; robert.gurss@gmail.com; Diane Bernhardt; Christina Shiebler
Subject: PL-17-03450 632 Deer Valley Loop - HDDR II

Hi Anya and Park City Council Members,

I appreciated the opportunity to view the plans for renovation of 632 Deer Valley Loop historic home and other future structures on this property. I own and live full time at 670 Deer Valley Loop Unit #19. The 632 Deer Valley Loop property is located just across the trail from my patio.

I request the access to the historic home and the new structures be limited to Deer Valley Loop. Before any development plans are approved for this lot, the access must be defined. Rossi Hill Drive is known to be a dangerous road. The city engineer has also noted the difficulties associated with a driveway coming down from the steep slope of Rossi Hill Drive. Access can be limited to Deer Valley Loop and therefore limiting the overall impact of this development. There will already be a natural driveway access point from Deer Valley Loop. Let's request this small concession from the developer to create goodwill for the overall project. If the developer does not support this idea, please note my request to have only one access point off Deer Valley Loop.

I'm also hopeful there will be some focus on minimizing the evening light pollution from this new development. Light pollution interferes with wildlife migratory and breeding patterns. This lot is located adjacent to land that has been set aside to provide animals a migratory path to the creek. Please request the developer use reflectors instead of using a row of lights on the driveway. Motion sensing lights will reduce energy consumption as well as only turn on when needed. Full cutoff light fixtures can also be used to shine light down vs. traveling across property lines.

Our town carefully approves renovations and additions to historic homes. Even with substantial additions to historic homes, the front facade usually remains intact. A 600 square foot home can turn into a 2,500 square foot home and still retain its historic character if done the right way. Additions to the homes seem to be generally built behind the original facade.

After viewing some drawings of the proposed renovation and development on this lot, I am concerned the original facade of the historic home will be amended with an addition on the west side. The additional structures to be built will contribute to the overall feel of this special area of our town. I am hopeful the structures will somewhat match the size and scale of the historic home. The drawings I viewed showed tall structures behind the historic home which would change the character of the property and dwarf the historic home.

I appreciate the opportunity to comment on the future plans for 632 Deer Valley Loop.

Sincerely,

Allison Kitching
670 Deer Valley Loop #19

Park City, UT 84060

Anya Grahn

From: Diane Bernhardt <diane.a.bernhardt@gmail.com>
Sent: Wednesday, March 08, 2017 5:43 PM
To: planning; Matt Cassel; Bruce Erickson; Anya Grahn
Subject: Subdivision of 632 Deer Valley Loop

Matt, Bruce and Anya,

As 632 Deer Valley Loop recently sold, my assumption is that the current owners are in front of the City executing planning for its development. As the City considers future requests to subdivide 632 Deer Valley Loop, I'd like to reiterate that there is continued and strong resistance from neighbors in the greater Rossie Hill area to any new driveway cut on Rossie Hill Drive for 632 DVL. If the property is subdivided creating a northern and southern lot, it forces a driveway on Rossie Hill Drive. In the October 20, 2016 City Council Packet, the city engineer requested that the driveway for DVL site be limited to Deer Valley Loop. Expressed concern was regarding slope and sight lines on Rossie Hill Drive and that BLM property is blocking a majority of the access to 632 via Rossie Hill Drive.

It is widely acknowledged that Rossie Hill Drive is substandard. The residents of the greater Rossie Hill area have already expressed concern that because of its substandard condition no development promoting additional traffic above the hairpin turn should be permitted. Rossie Hill Drive hosts a variety of perils:

- A blind, hairpin turn
- A non-standard, asymmetrical, steep 4-way intersection which posts an array of controls: 2 stop signs, 1 yield sign, and 1 through traffic
- A wide variety of traffic: pedestrian traffic, bike traffic, construction traffic, haphazard parking and children walking to/from the bus stop often in the hours of darkness
- Added peril in winter conditions due to its pitch, snow, ice, relatively low plowing priority, and additional temporary blind turns due to snow berms

Residents maintain and agree with Matt's recommendation that access to 632 Deer Valley Loop should remain on Deer Valley Loop.

Respectfully,

Diane Bernhardt
630 Coalition View Ct
530.575.0899

Please find below a link to and excerpts from the October 20, 2016 City Council Packet containing the agenda item ***Consideration to Approve Ordinance 2016-32*** beginning on page 108.

[City Council Meeting Packet 10/20/2016](#)

Finding of Fact

"17.Existing access to the site is limited to a driveway from Deer Valley Loop."

“18. The City Engineer finds that only the eastern half of the lot directly abuts the City’s right-of-way along Rossie Hill Drive and there are poor sight lines along Rossie Hill Drive.”

Analysis

“Due to the poor sight lines along Rossie Hill Drive, the City Engineer has also requested that the current driveway on the site be limited to Deer Valley Loop. Should any future development result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible along the eastern half of the Rossie Hill frontage and shall have a slope of no more than 5% for the first twenty feet (20’) to maintain sight lines. This is reflected in Conditions of Approval #8 and #9.”

Conditions of Approval

“8. Driveway access to any development to this one-lot subdivision shall be limited from Deer Valley Loop Road. Should the future subdivision of this lot result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of- way.”

“9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.”

Anya Grah

From: Anya Grah
Sent: Tuesday, May 09, 2017 7:57 AM
To: 'Allison Kitching'; Council_Mail
Cc: Mary Wintzer; Jennifer Strauss Gurss; Jeff Camp; robert.gurss@gmail.com; Diane Bernhardt; Christina Shiebler
Subject: RE: PL-17-03450 632 Deer Valley Loop - HDDR II

Thanks, Allison.

From: Allison Kitching [mailto:allison_kitching@me.com]
Sent: Monday, May 08, 2017 11:52 PM
To: Anya Grah; Council_Mail
Cc: Mary Wintzer; Jennifer Strauss Gurss; Jeff Camp; robert.gurss@gmail.com; Diane Bernhardt; Christina Shiebler
Subject: PL-17-03450 632 Deer Valley Loop - HDDR II

Hi Anya and Park City Council Members,

I appreciated the opportunity to view the plans for renovation of 632 Deer Valley Loop historic home and other future structures on this property. I own and live full time at 670 Deer Valley Loop Unit #19. The 632 Deer Valley Loop property is located just across the trail from my patio.

I request the access to the historic home and the new structures be limited to Deer Valley Loop. Before any development plans are approved for this lot, the access must be defined. Rossi Hill Drive is known to be a dangerous road. The city engineer has also noted the difficulties associated with a driveway coming down from the steep slope of Rossi Hill Drive. Access can be limited to Deer Valley Loop and therefore limiting the overall impact of this development. There will already be a natural driveway access point from Deer Valley Loop. Let's request this small concession from the developer to create goodwill for the overall project. If the developer does not support this idea, please note my request to have only one access point off Deer Valley Loop.

I'm also hopeful there will be some focus on minimizing the evening light pollution from this new development. Light pollution interferes with wildlife migratory and breeding patterns. This lot is located adjacent to land that has been set aside to provide animals a migratory path to the creek. Please request the developer use reflectors instead of using a row of lights on the driveway. Motion sensing lights will reduce energy consumption as well as only turn on when needed. Full cutoff light fixtures can also be used to shine light down vs. traveling across property lines.

Our town carefully approves renovations and additions to historic homes. Even with substantial additions to historic homes, the front facade usually remains intact. A 600 square foot home can turn into a 2,500 square foot home and still retain its historic character if done the right way. Additions to the homes seem to be generally built behind the original facade.

After viewing some drawings of the proposed renovation and development on this lot, I am concerned the original facade of the historic home will be amended with an addition on the west side. The additional structures to be built will contribute to the overall feel of this special area of our town. I am hopeful the structures will somewhat match the size and scale of the historic home. The drawings I viewed showed tall

structures behind the historic home which would change the character of the property and dwarf the historic home.

I appreciate the opportunity to comment on the future plans for 632 Deer Valley Loop.

Sincerely,

Allison Kitching
670 Deer Valley Loop #19
Park City, UT 84060

Anya Grahn

From: Christina Marie Shiebler <christina@shiebler.com>
Sent: Wednesday, April 26, 2017 9:20 AM
To: Anya Grahn
Cc: Bruce Erickson
Subject: 632 Deer Valley Loop

Hi Anya -

To the best of my knowledge the 632 Deer Valley Loop has not been formally subdivided. If the lot has been formally subdivided, there is concern that property owners within the notification boundary have not been notified.

My feedback assumes it has not been subdivided.

It is my hope that it is determined it should remain in tact as one lot. Chopping an already tiny parcel up in to two lots continues to dilute the neighborhood even more. The notion that we are looking at the front two home sites in advance of the back two seems to indicate that the developer assumes a foregone conclusion with Rossie Hill (top) access. Our neighborhood (Rossie, Deer Valley Loop, McHenry and Ontario - I assume minus Mullin, the original developer) is collectively opposed to Rossie Hill access. It is on record that the city engineer agrees that there should be no access. The 2016/17 winter proved to be hazardous at best for homeowners and renters having to navigate upper Rossie after the hair pin and before the rally car intersection. Our road is currently in a state of near disrepair. I encourage members of the city staff to drive Rossie this week to see the current road conditions. And they are only getting worse.

I would like to encourage the city to keep the lot in tact and to look at the top / back two home sites first or at all four together. It is imperative that access come off of Deer Valley Loop and not Rossie. It is imperative that the developer be held to the standard in which our community fought so hard to protect. There were many issues with the front two houses as shown on the drawing. The widows, deck, garage and transition from historic home to new do not fit. In my opinion they have a lot more work to do.

Thank you for all you do on behalf of our community.

Christina Shiebler

Anya Grahm

From: Christina Marie Shiebler <christina@shiebler.com>
Sent: Friday, March 10, 2017 11:27 AM
To: planning; Matt Cassel; Bruce Erickson; Anya Grahm
Subject: Subdivision of 632 Deer Valley Loop

Good morning and thank you for your time.

I have received notification that 632 Deer Valley Loop recently sold and that current owners are speaking with the City regarding their plans for a future development. It is assumed that the proposal will include driveway access from Rossie Hill. I would like to remind the City that the neighborhood (collective Rossie Hill including: Rossie; Coalition View Court; McHenry; Ontario and Deer Valley Loop) as well as other neighbors in the area are vehemently opposed to any driveway access / driveway cuts on Rossie. In the October 20, 2016 City Council Packet, the city engineer requested that the driveway for the 632 DVL site be limited to Deer Valley Loop. He articulated his concern regarding slope and sight lines on Rossie Hill Drive and that BLM property is blocking a majority of the access to 632 via Rossie Hill Drive.

Rossie Hill Drive is substandard at best. Each year we see greater deterioration in the condition of the road. It is alarming, at best. Local / full time residents have learned to navigate cracks, potholes, narrowing drive space and other obstacles on any given day. We are accustomed to navigating our routes to and from our homes and have respect for one another - whether in a car, on foot or on a bike. However, second homeowners and renters whom occupy neighborhood properties, either short or long term, are unfamiliar with the roads and they add an increased liability to the neighborhood. Rossie in particular is not only substandard based on current condition but also by design. And certainly by use as a parking lot, old town cut through or autobon.

Our wonderful proximity to town comes with its pitfalls. We have been discovered and over the years have become a very popular tourist destination - not only to rent, but also simply to park. We are an extension of Swede Alley and China Bridge and it is creating a tremendous impact on the roads and mostly on our safety. I first became a part of the neighborhood in 2004. At that time we had four seasons: winter, shoulder season, summer and shoulder season. Now it appears as though we have one season: tourist season. And while I see the value on the local economy, we must grow in a way that we do not cause irrevocable damage to our community.

This winter has been pretty epic. As residents of Rossie Hill it has also been taxing. We have spend a great deal of time pulling new-to-snow or poorly equipped drivers out ditches and driveways. We narrowly pass one another on seasonal one lane roads. We motion to drivers to SLOW DOWN when approaching the hair pin at excessive speeds, especially knowing any one of our neighbors may be walking their dog or dogs or our local children may be climbing the hill after a long day of school. We have watched our neighborhood turn from a sanctuary to a year round parking lot.

I would like to encourage each of you to drive, or ideally walk through the neighborhood at various times during any given day to experience our road. You will encounter:

- A blind, hairpin turn
- A non-standard, asymmetrical, steep 4-way intersection which posts an array of controls: 2 stop signs, 1 yield sign, and 1 through traffic
- A wide variety of traffic: pedestrian traffic, bike traffic, construction traffic, haphazard parking and children walking to/from the bus stop often in the hours of darkness, people walking animals and of course wildlife

- Added danger in winter conditions due to its pitch, snow, ice, relatively low plowing priority, and additional temporary blind turns due to snow berms

Thank you for taking the time to read my note. I would like to reiterate that **residents maintain and agree with Matt Cassel, City Engineer's, recommendation that access to 632 Deer Valley Loop should remain on Deer Valley Loop.**

Fondly,
Christina Shiebler
638 Coalition View Court
Park City, UT 84060

435/640/2862

Please find below a link to and excerpts from the October 20, 2016 City Council Packet containing the agenda item ***Consideration to Approve Ordinance 2016-32*** beginning on page 108.

[City Council Meeting Packet 10/20/2016](#)

Finding of Fact

"17.Existing access to the site is limited to a driveway from Deer Valley Loop."

"18.The City Engineer finds that only the eastern half of the lot directly abuts the City's right-of-way along Rossie Hill Drive and there are poor sight lines along Rossie Hill Drive."

Analysis

"Due to the poor sight lines along Rossie Hill Drive, the City Engineer has also requested that the current driveway on the site be limited to Deer Valley Loop. Should any future development result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible along the eastern half of the Rossie Hill frontage and shall have a slope of no more than 5% for the first twenty feet (20') to maintain sight lines. This is reflected in Conditions of Approval #8 and #9."

Conditions of Approval

"8. Driveway access to any development to this one-lot subdivision shall be limited from Deer Valley Loop Road. Should the future subdivision of this lot result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of- way."

"9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines."

From: [Leonardo Trautwein](#)
To: [planning](#); [Anya Grah](#)
Cc: [Kelly Stankiewicz](#)
Subject: Comments: PL-17-03512 632 Deer Valley Loop
Date: Sunday, April 30, 2017 2:10:02 PM

Hello Anya,

My name is Leo Trautwein and we own a property at 668 Coalition View Court. We recently purchased it from Sydney Reed so we can move to Park City. Park City will be our primary residence and our move is scheduled for the 1st week of August. My wife, Kelly Stankiewicz, is opening a dermatology practice in Kimball Junction and I will be working for Vista Outdoor, a sporting goods company headquartered in Farmington-UT.

One of the key reasons why we purchased the property from Sydney is its location. We felt that it was located in a residential area surrounded by single family homes, but not far from Main St. This would allow our son (two years old) to safely enjoy the neighborhood. Overall, we love how secluded and reserved it feels and that is why we intend to make it our long-term house.

Having said that, I am worried that the property to be located at 632 Deer Valley Loop (PL-17-03512 632) goes against this assumption. It would transform a reserved low-density neighborhood into a cramped high-density neighborhood. For instance, if I am not wrong, this lot size is 0.33 acres, which seems to be significantly smaller than the other lots in the area, and leaves 0.08 acres per home. This seems cramped quarters, even for Old Town standards. What I am trying to say is.... it feels weird to add four units in such a small lot, which will ultimately change the living dynamics of those already in the neighborhood. In addition, it sets a dangerous precedent for the remaining lots in the area. Therefore, we are not in favor of the proposed construction and changes.

Feel free to reach us if you have any question. I start my job in Farmington this week (May 1) and I will be commuting from Chicago to Utah until our family moves permanently (1st week of August) so I will be around for any questions/meetings.

Thanks, Leo

Leonardo Trautwein

| Mobile: +1 646 306 1597
| Skype: leonardo.trautwein
| e-mail: trautwein@gmail.com
| 852 N Rockwell, Chicago, IL, 60622, USA

Anya Grahn

From: Diane Bernhardt <diane.a.bernhardt@gmail.com>
Sent: Wednesday, March 08, 2017 5:43 PM
To: planning; Matt Cassel; Bruce Erickson; Anya Grahn
Subject: Subdivision of 632 Deer Valley Loop

Matt, Bruce and Anya,

As 632 Deer Valley Loop recently sold, my assumption is that the current owners are in front of the City executing planning for its development. As the City considers future requests to subdivide 632 Deer Valley Loop, I'd like to reiterate that there is continued and strong resistance from neighbors in the greater Rossie Hill area to any new driveway cut on Rossie Hill Drive for 632 DVL. If the property is subdivided creating a northern and southern lot, it forces a driveway on Rossie Hill Drive. In the October 20, 2016 City Council Packet, the city engineer requested that the driveway for DVL site be limited to Deer Valley Loop. Expressed concern was regarding slope and sight lines on Rossie Hill Drive and that BLM property is blocking a majority of the access to 632 via Rossie Hill Drive.

It is widely acknowledged that Rossie Hill Drive is substandard. The residents of the greater Rossie Hill area have already expressed concern that because of its substandard condition no development promoting additional traffic above the hairpin turn should be permitted. Rossie Hill Drive hosts a variety of perils:

- A blind, hairpin turn
- A non-standard, asymmetrical, steep 4-way intersection which posts an array of controls: 2 stop signs, 1 yield sign, and 1 through traffic
- A wide variety of traffic: pedestrian traffic, bike traffic, construction traffic, haphazard parking and children walking to/from the bus stop often in the hours of darkness
- Added peril in winter conditions due to its pitch, snow, ice, relatively low plowing priority, and additional temporary blind turns due to snow berms

Residents maintain and agree with Matt's recommendation that access to 632 Deer Valley Loop should remain on Deer Valley Loop.

Respectfully,

Diane Bernhardt
630 Coalition View Ct
530.575.0899

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[City Council Meeting Packet 10/20/2016](#)

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“Due to the poor sight lines along Rossie Hill Drive, the City Engineer has also requested that the current driveway on the site be limited to Deer Valley Loop. Should any future development result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible along the eastern half of the Rossie Hill frontage and shall have a slope of no more than 5% for the first twenty feet (20’) to maintain sight lines. This is reflected in Conditions of Approval #8 and #9.”

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“9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.”

Anya Grahn

From: Jeff Camp <jeff@jeffcamp.com>
Sent: Thursday, April 27, 2017 12:46 PM
To: Anya Grahn
Cc: Christina Shiebler (christina@shiebler.com); Diane Bernhardt; Jennifer Strauss; Jeff Camp
Subject: PL-17-03450 632 Deer Valley Loop

Thank you for your time yesterday. I wanted to send you a note to put all the most important issues we discussed in writing.

First and foremost is the 40% open space requirement, as you stated yesterday "the owners need to comply with a 40% open space requirement, and that does not include private driveways, sidewalks and patios." The other area of concern is the driveway access on the Rossie hill side of the lot. The neighborhood is vary concerned with another driveway cut on that road. Most people don't realize they are pulling out (likely backing out) on a road with a 35mph speed limit, a hairpin turn, and a steep Icey (6 months out of the year) hill just above the proposed driveway cut. Even the mayor and several council members made note that there should not be a driveway accessing Rossie hill rd. So, in closing please make sure they adhere to the 40% open space without hardscape being included, and don't let them put a driveway on an already hazardous road. Thanks again for your time.

Jeff and Jennifer Camp
590 coalition view ct.



Jeff Camp OWNER/BROKER
Jeff@HCPTeam.com
HCPRealEstate.com or JeffCamp.com

PO Box 1090 Park City, Utah 84060
Direct 435.776.7760
Follow us on Facebook 

Anya Grahn

From: Jordan Pynes <jordan@tsahousing.com>
Sent: Tuesday, April 25, 2017 6:09 PM
To: Council_Mail; Anya Grahn; Bruce Erickson
Subject: RE: PL-17-03450 632 Deer Valley Loop - HDDR II

Dear Members of the Park City Council:

I first want to thank you for the recent zone changes you made to the area. You have made a significant difference for the long-term planning of our community and we appreciate it.

My family owns and resides at 645 Coalition View Court, right next to the subject property. I won't be able to attend the public hearings on 4/26 or 5/8 but I share the same concerns as Bob Gurss and Jennifer Strauss and ask the Council to work through these important issues before approving the subject site. We know something will be built there but we hope you will consider the logistics and impact to the street and neighborhood.

Many thanks for all your effort.
--Jordan Pynes

From: Robert Gurss [<mailto:robert.gurss@gmail.com>]
Sent: Tuesday, April 25, 2017 1:57 PM
Subject: Re: PL-17-03450 632 Deer Valley Loop - HDDR II

Thank you for the opportunity to review the HDDR applications for 632 Deer Valley Loop. Unfortunately, we will not be able to attend the public hearings [on April 26](#) or [May 8](#). However, we do have the following concerns regarding the applications. We understand that some of our neighbors will also be submitting written comments and/or attending the hearing.

First and foremost, the applications need to be considered together. Otherwise, decisions regarding the initial buildings could limit options for the subsequent structures.

Second, the City previously raised concerns regarding the safety and feasibility of a driveway from the north side of the property to Rossie Hill Drive. The angle of the proposed driveway appears to pose exactly the safety concerns raised by the City. We are also concerned about the additional traffic and parking on Rossie Hill Drive, a substandard roadway with significant drainage problems that have caused major icing and recent road buckling, and a dangerous hairpin turn at its eastern edge.

Third, the proposed height of the home to be located directly behind the current historic home raises concerns as it would overwhelm the much smaller historic structure. It is also much larger and taller than the historic homes on the adjacent BLM land.

Fourth, the previously approved Plat Amendment for 632 Deer Valley Loop included an important condition that at least 40% of the property would be open space. This needs to be examined carefully, as the condition does not appear to us to have been satisfied.

Fifth, the HDDR application proposes an addition on the west side of the reconstructed historic home. The addition was obviously not part of the original design, and diminishes the historic value of the property. We also note that, absent the addition, the space could possibly be used for driveway access from Deer Valley Loop to the two planned uphill structures, thus eliminating the need for access to Rossie Hill Drive.

Sixth, the modern windows on the new building to the east of the historic home appear to be quite different than the windows that were presumably on the historic home.

Seventh, the new building to the east of the historic home features a two-car garage, something we understand is not usually allowed under the HDDR.

Eighth, the proposed outdoor stairway for the reconstructed historic home appears to be a significant departure from the original design.

Ninth, while this may not be part of the HDDR process, we are concerned about potential light pollution from the new development, and would appreciate further information on this from the applicant.

Thank you again for the opportunity to address these issues, which we hope will be part of your consideration of the HDDR application.

Bob Gurss and Jennifer Gurss

[654 Rossie Hill Drive](#)

[PO Box 3764](#)

[Park City, UT 84060](#)

robert.gurss@gmail.com

[202-236-1743](tel:202-236-1743)

Straussgurss@gmail.com

[301-467-5778](tel:301-467-5778)

Anya Grahn

From: Jordan Pynes <jordan@tsahousing.com>
Sent: Tuesday, April 25, 2017 6:09 PM
To: Council_Mail; Anya Grahn; Bruce Erickson
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Many thanks for all your effort.
--Jordan Pynes

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Third, the proposed height of the home to be located directly behind the current historic home raises concerns as it would overwhelm the much smaller historic structure. It is also much larger and taller than the historic homes on the adjacent BLM land.

Fourth, the previously approved Plat Amendment for 632 Deer Valley Loop included an important condition that at least 40% of the property would be open space. This needs to be examined carefully, as the condition does not appear to us to have been satisfied.

Fifth, the HDDR application proposes an addition on the west side of the reconstructed historic home. The addition was obviously not part of the original design, and diminishes the historic value of the property. We also note that, absent the addition, the space could possibly be used for driveway access from Deer Valley Loop to the two planned uphill structures, thus eliminating the need for access to Rossie Hill Drive.

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Seventh, the new building to the east of the historic home features a two-car garage, something we understand is not usually allowed under the HDDR.

Eighth, the proposed outdoor stairway for the reconstructed historic home appears to be a significant departure from the original design.

Ninth, while this may not be part of the HDDR process, we are concerned about potential light pollution from the new development, and would appreciate further information on this from the applicant.

Thank you again for the opportunity to address these issues, which we hope will be part of your consideration of the HDDR application.

Bob Gurss and Jennifer Gurss

[654 Rossie Hill Drive](#)

[PO Box 3764](#)

[Park City, UT 84060](#)

robert.gurss@gmail.com

[202-236-1743](tel:202-236-1743)

Straussgurss@gmail.com

[301-467-5778](tel:301-467-5778)

Anya Grahm

From: Linda Mason <lindamas@msn.com>
Sent: Friday, March 10, 2017 10:40 AM
To: planning; Matt Cassel; Bruce Erickson; Anya Grahm
Cc: Linda Mason
Subject: 632 Deer Valley Loop Property

My husband and I live at 650 Rossie Hill Drive directly above the old miners' cabins. We were not in town for City Council and Planning meetings regarding the 632 Deer Valley Loop Property. However, we were kept informed by neighbors since development of this parcel will directly impact us. I understand the property has been sold and may be coming to the City with plans for development.

My greatest concern is further subdivision into a northern and southern lot requiring a driveway on Rossie Hill Drive. My concerns include:

1. Increased traffic on Rossie Hill Drive will be a safety issue for pedestrians. We frequently walk to Old Town using one of two routes: up and over to Shorty's Steps or down the hill to Deer Valley Drive. We also walk down Rossie Hill Drive to catch the buses that stop near the intersection of Deer Valley Drive and Deer Valley Loop. We also have a dog and walk early in the morning, at night and other times of the day. I also see many others walking along Rossie Hill Drive, often families carrying skis, or mothers walking with strollers.
Since there are no sidewalks on Rossie Hill Drive, this can be a hazardous walk, especially when rounding the hairpin turn. This turn is particularly dangerous for pedestrians (and drivers) because it is steep, narrow, and has limited visibility. I encourage you to walk this turn from below. You will see that it is blind: neither drivers nor pedestrians can see each other until they are in the sharpest part of the turn.
Rossie Hill Drive has more traffic than one might expect from the number of residences above. At busy times of the day (e.g., when traffic is leaving Deer Valley Resort), it is often used as a short cut between Marsac Avenue and Deer Valley Drive.
Walking in winter is particularly hazardous. In January, February and March, Rossie Hill Drive is often snow covered, icy and narrow. As a pedestrian, I find myself climbing on snow banks or hurrying to find a driveway when cars are going up or down.
2. Backing onto Rossie Hill Drive. Our driveway is oriented in a way that we need to back our car out onto Rossie Hill Drive. There is a blind maneuver because of a high retaining wall on the uphill side of our driveway. Increased traffic, so close to our drive, increases the risk of an accident.

We attended Planning Committee and City Council meetings in February and March and appreciate everyone's dedication to preserving Park City's history and environmental conservation. I was particularly impressed by the diversity of questions raised and questions asked about unintended consequences. So now, I am asking you to consider the impact on Rossie Hill Drive if the 632 Deer Valley Loop Property is subdivided and the impact of a driveway on Rossie Hill Drive.

Thank you for your consideration.

Linda Mason

650 Rossie Hill Drive

lindamas@msn.com

Anya Grahn

From: matthew shier <mshier@shierkatz.com>
Sent: Tuesday, April 25, 2017 5:30 PM
To: Council_Mail; Anya Grahn; Bruce Erickson
Cc: Jeff Camp; Diane Bernhardt; Mary Wintzer; Katie Noble; Allison Kitching; Mark Kaire; Howard Klein; Jennifer Strauss; Dennis Wong; Jennifer Camp; Matey Erdos; Sydney Reed; Jordan Pynes; John and Linda Mason; Morgan Hole; Robert Gurss
Subject: RE: PL-17-03450 632 Deer Valley Loop - HDDR II

Members of the Park City - City Council –

I own and reside at 630 Coalition View Ct, just above the subject property.

I have expended a considerable amount of time following the recent history of this parcel including efforts to develop the same. I concur in all respects with the views of Bob Gurss and Jennifer Strauss, sent to you previously and set forth below. Thank you for the opportunity to provide input on this application.

Sincerely,

Matthew Shier

Matthew J. Shier
630 Coalition View Ct.
Park City, UT 84060
Direct: 415.691.7027
Fax: 415.520.5879
mshier@shierkatz.com

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Third, the proposed height of the home to be located directly behind the current historic home raises concerns as it would overwhelm the much smaller historic structure. It is also much larger and taller than the historic homes on the adjacent BLM land.

Fourth, the previously approved Plat Amendment for 632 Deer Valley Loop included an important condition that at least 40% of the property would be open space. This needs to be examined carefully, as the condition does not appear to us to have been satisfied.

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Anya Grahn

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Third, the proposed height of the home to be located directly behind the current historic home raises concerns as it would overwhelm the much smaller historic structure. It is also much larger and taller than the historic homes on the adjacent BLM land.

Fourth, the previously approved Plat Amendment for 632 Deer Valley Loop included an important condition that at least 40% of the property would be open space. This needs to be examined carefully, as the condition does not appear to us to have been satisfied.

Fifth, the HDDR application proposes an addition on the west side of the reconstructed historic home. The addition was obviously not part of the original design, and diminishes the historic value of the property. We also note that, absent the addition, the space could possibly be used for driveway access from Deer Valley Loop to the two planned uphill structures, thus eliminating the need for access to Rossie Hill Drive.

Sixth, the modern windows on the new building to the east of the historic home appear to be quite different than the windows that were presumably on the historic home.

Seventh, the new building to the east of the historic home features a two-car garage, something we understand is not usually allowed under the HDDR.

Eighth, the proposed outdoor stairway for the reconstructed historic home appears to be a significant departure from the original design.

Ninth, while this may not be part of the HDDR process, we are concerned about potential light pollution from the new development, and would appreciate further information on this from the applicant.

Thank you again for the opportunity to address these issues, which we hope will be part of your consideration of the HDDR application.

Bob Gurss and Jennifer Gurss
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Anya Grahm

From: matthew shier <mshier@shierkatz.com>
Sent: Thursday, March 09, 2017 11:41 AM
To: planning; Matt Cassel; Bruce Erickson; Anya Grahm
Cc: Diane Bernhardt; Sydney Reed; Mary Wintzer; Jeff Camp; Sloane Reed; John Mason; Morgan Hole; Matey Erdos; Howard Klein; Christina Shiebler; Jennifer Camp; Patti Kitching; Allison Kitching; Jennifer Strauss; Robert Gurss; Jason Parker; Leonardo Trautwein; Linda Mason; Lance Anderson; Rania Anderson; Rosilyn Petersen; David Trimble; Kelly Stankiewicz; Katie Noble; Amy Heitman; Beth; Bob Martin
Subject: RE: Subdivision of 632 Deer Valley Loop

Hello, all –

I live at 630 Coalition View Ct just above the 632 DVL parcel.

I am extremely appreciative of the hard work and strong effort of the City Council and Staff in helping to preserve the historical integrity of BLM Parcel 18 when, as and if it becomes a part of Park City.

In the meantime, I would like to concur with Diane's sentiments below concerning 632 DVL and hope that any subdivision approved addresses the concerns and conforms with the findings, analysis and conditions indicated below.



Matthew J. Shier
930 Montgomery Street 6th Floor
San Francisco, CA 94133
Direct: 415.691.7027
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mshier@shierkatz.com
www.shierkatz.com

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From: Diane Bernhardt <diane.a.bernhardt@gmail.com>
Date: March 8, 2017 at 5:43:19 PM MST
To: planning@parkcity.org, matt.cassel@parkcity.org, Bruce Erikson <bruce.erickson@parkcity.org>, Anya Grahm <anya.grahn@parkcity.org>
Subject: Subdivision of 632 Deer Valley Loop

Matt, Bruce and Anya,

As 632 Deer Valley Loop recently sold, my assumption is that the current owners are in front of the City executing planning for its development. As the City considers future requests to subdivide 632 Deer Valley Loop, I'd like to reiterate that there is continued and strong resistance from neighbors in the greater Rossie Hill area to any new driveway cut on Rossie Hill Drive for 632 DVL. If the property is subdivided creating a northern and southern lot, it forces a driveway on Rossie Hill Drive. In the October 20, 2016 City Council Packet, the city engineer requested that the driveway for DVL site be limited to Deer Valley Loop. Expressed concern was regarding slope and sight lines on Rossie Hill Drive and that BLM property is blocking a majority of the access to 632 via Rossie Hill Drive.

It is widely acknowledged that Rossie Hill Drive is substandard. The residents of the greater Rossie Hill area have already expressed concern that because of its substandard condition no development promoting additional traffic above the hairpin turn should be permitted. Rossie Hill Drive hosts a variety of perils:

- A blind, hairpin turn
- A non-standard, asymmetrical, steep 4-way intersection which posts an array of controls: 2 stop signs, 1 yield sign, and 1 through traffic
- A wide variety of traffic: pedestrian traffic, bike traffic, construction traffic, haphazard parking and children walking to/from the bus stop often in the hours of darkness
- Added peril in winter conditions due to its pitch, snow, ice, relatively low plowing priority, and additional temporary blind turns due to snow berms

Residents maintain and agree with Matt's recommendation that access to 632 Deer Valley Loop should remain on Deer Valley Loop.

Respectfully,

Diane Bernhardt
630 Coalition View Ct
530.575.0899

Please find below a link to and excerpts from the October 20, 2016 City Council Packet containing the agenda item ***Consideration to Approve Ordinance 2016-32*** beginning on page 108.

[City Council Meeting Packet 10/20/2016](#)

Finding of Fact

"17.Existing access to the site is limited to a driveway from Deer Valley Loop."

"18.The City Engineer finds that only the eastern half of the lot directly abuts the City's right-of-way along Rossie Hill Drive and there are poor sight lines along Rossie Hill Drive."

Analysis

“Due to the poor sight lines along Rossie Hill Drive, the City Engineer has also requested that the current driveway on the site be limited to Deer Valley Loop. Should any future development result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible along the eastern half of the Rossie Hill frontage and shall have a slope of no more than 5% for the first twenty feet (20’) to maintain sight lines. This is reflected in Conditions of Approval #8 and #9.”

Conditions of Approval

“8. Driveway access to any development to this one-lot subdivision shall be limited from Deer Valley Loop Road. Should the future subdivision of this lot result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of- way.”

“9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.”

Anya Grahn

From: Robert Gurss <robert.gurss@gmail.com>
Sent: Tuesday, April 25, 2017 2:53 PM
To: Anya Grahn
Cc: Jennifer Gurss
Subject: 632 Deer Valley Loop

Thank you for the opportunity to review the HDDR applications for 632 Deer Valley Loop. Unfortunately, we will not be able to attend the public hearings [on April 26](#) or [May 8](#). However, we do have the following concerns regarding the applications. We understand that some of our neighbors will also be submitting written comments and/or attending the hearing.

First and foremost, the applications need to be considered together. Otherwise, decisions regarding the initial buildings could limit options for the subsequent structures.

Second, the City previously raised concerns regarding the safety and feasibility of a driveway from the north side of the property to Rossie Hill Drive. The angle of the proposed driveway appears to pose exactly the safety concerns raised by the City. We are also concerned about the additional traffic and parking on Rossie Hill Drive, a substandard roadway with significant drainage problems that have caused major icing and recent road buckling, and a dangerous hairpin turn at its eastern edge.

Third, the proposed height of the home to be located directly behind the current historic home raises concerns as it would overwhelm the much smaller historic structure. It is also much larger and taller than the historic homes on the adjacent BLM land.

Fourth, the previously approved Plat Amendment for 632 Deer Valley Loop included an important condition that at least 40% of the property would be open space. This needs to be examined carefully, as the condition does not appear to us to have been satisfied.

Fifth, the HDDR application proposes an addition on the west side of the reconstructed historic home. The addition was obviously not part of the original design, and diminishes the historic value of the property. We also note that, absent the addition, the space could possibly be used for driveway access from Deer Valley Loop to the two planned uphill structures, thus eliminating the need for access to Rossie Hill Drive.

Sixth, the modern windows on the new building to the east of the historic home appear to be quite different than the windows that were presumably on the historic home.

Seventh, the new building to the east of the historic home features a two-car garage, something we understand is not usually allowed under the HDDR.

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Ninth, while this may not be part of the HDDR process, we are concerned about potential light pollution from the new development, and would appreciate further information on this from the applicant.

Thank you again for the opportunity to address these issues, which we hope will be part of your consideration of the HDDR application.

Bob Gurss and Jennifer Gurss

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Planning Commission Staff Report



Subject: 243 Daly Avenue
Project #: PL-17-03565
Author: Anya Grahn, Historic Preservation Planner
Date: July 12, 2017
Type of Item: Administrative – Steep Slope Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (CUP) at 243 Daly Avenue, conduct a public hearing, and approve the Steep Slope CUP for 243 Daly Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Description

Owner/ Applicant: Alexander and Elizabeth Cohen, represented by architect Chimso Onwuegbu
Location: 243 Daly Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Reason for Review: Construction of an addition to an existing historic single-family home in excess of 200 square feet of Building Footprint that will be located upon an existing slope of 30% or greater.

Proposal

This application is a request for a Steep Slope Conditional Use Permit (CUP) for construction of an addition to a historic single-family home, when the Building Footprint of the addition is in excess of 200 square feet if the Building Footprint of the addition is located upon an existing Slope of 30% or greater. The site has been designated as Landmark on the Historic Sites Inventory (HSI) and currently has a historic house on the west half of the lot. The applicant is proposing to build an addition on the east side of the historic house creating a total house size of 2,114 square feet, including the existing basement area. The existing footprint of the historic house and its non-historic additions is 974 square feet; the proposed footprint of the house following construction of the addition is 1,164.82 square feet. The construction is proposed on a slope greater than 30%, and in some areas, the slope is approximately 93%.

Background

On May 17, 2017, the City received an application for a Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 243 Daly Avenue; the application was deemed complete on June 5, 2017. The property is located in the Historic Residential (HR-1) District. The lot contains 5,552.93 square feet. It is an uphill lot.

This application is a request for a Conditional Use Permit (CUP) for construction of a new addition to an existing historic single-family house. Because the proposed footprint of this addition is in excess of 200 square feet and the proposed footprint is located upon an existing slope of greater than 30%, the applicant is required to file a Conditional Use Permit application for review by the Planning Commission, pursuant to Land Management Code (LMC) § 15-2.2-6.

The property is located at 243 Daly Avenue on a developed lot. The site is designated as Landmark on the City's Historic Sites Inventory (HSI). The Historic Preservation Board (HPB) reviewed and granted the proposed material deconstruction on May 3, 2017 [[Report \(page 51\)](#) + [Minutes \(page 17\)](#)]. The Historic District Design Review (HDDR) application for the proposed renovation of the historic house and construction of the new addition was approved on May 23, 2017, with Conditions of Approval that required the plat amendment to be recorded and Planning Commission approval of the Steep Slope CUP prior to issuance of a building permit to construct the addition.

The Park City Council approved the 243 Daly Avenue Subdivision at this location on June 9, 2017, to combine two metes and bounds parcels identified by the Summit County Recorder's office as PC-627-A and PC-630-MS. The final plat has not yet been recorded and it is undergoing our internal Mylar review.

Purpose

The purpose of the Historic Residential (HR-1) District is to:

- (A) preserve present land Uses and character of the Historic residential Areas of Park City,
- (B) encourage the preservation of Historic 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) encourage single family Development on combinations of 25' x 75' Historic Lots,
- (E) define Development parameters that are consistent with the General Plan policies for the Historic core, and
- (F) establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Analysis

Following renovation and construction of the addition, the house will contain a total of 2,114 square feet, including the existing basement area. The proposed footprint of the historic house and its new addition will be 1,164.82 square feet; the lot size currently allows a footprint of 2,032.26 square feet. The new development complies with all setbacks and building footprint, as outlined in the following table.

This is an uphill lot, and the average slope of the lot is about 54%. The topography is fairly flat on the front (west) portion of the lot, but then rises steeply as the slope climbs in the backyard, directly behind the historic house. The wall of the canyon rises steeply in the area where the new addition is proposed. The slope here rises about 65%, with the canyon wall rising about 126%. (Please note that a 100% slope would be a 45 degree angle.)

The new construction meets the allowed building height. Staff reviewed the plans and made the following LMC related findings:

Requirement	LMC Requirement	Proposed
Lot Size	Minimum of 1,875 square feet	5,552.93 square feet, <u>complies.</u>
Building Footprint	2,032.26 square feet maximum	1,164.82 square feet, <u>complies.</u>
Front Yard	15 feet minimum, total of 30 feet	31 feet (west),(total of 80 ft.) <u>complies</u>
Rear Yard	15 feet minimum, total of 30 feet	49 feet (east) (total of 80 ft.)
Side Yard	5 feet minimum, 18 feet total	5 feet (north), 2 feet (south)* (total of 7 feet)*, <u>complies.</u>
Height	27 feet above existing grade, maximum.	25.4 feet, <u>complies.</u>
Height (continued)	A Structure shall have a maximum 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.	27.8 feet, <u>complies.</u>
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	Maximum difference on the east (rear) yard is 4 feet. New exterior stairs will be constructed within 30" of Final Grade.
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft.	There is a 10 foot horizontal step in the downhill façade that is provided by the historic house before it extends into the addition, <u>complies.</u>

	setback but shall be limited to no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.	
Roof Pitch	Between 7:12 and 12:12.	The main roof of the addition has a 10:12 pitch, <u>complies.</u>
Parking	Per LMC 15-2.2-4, Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures. Additions to Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or an Accessory Apartment. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height.	The applicant intends to hardscape the existing gravel driveway. Two parking spaces will be provided on-site.

**Per LMC 15-2.2-4 Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures.*

The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law. Staff has included this as Condition of Approval #13. The property is also located in FEMA Flood Zone A.

LMC § 15-2.1-6(A)(2) requires a Steep Slope Conditional Use Permit (CUP) for construction of any new construction when the Building Footprint of the addition is in excess of 200 square feet, if the building of the footprint is located upon an existing slope of 30% or greater. As previously noted, the historic house and new addition will have a total footprint of 1,164.82 square feet and the construction is proposed on a slope of approximately 66%, towards the front and middle of the lot.

Criteria 1: Location of Development.

Development is located and designed to reduce visual and environmental impacts of the Structure. **No unmitigated impacts.**

The proposed single family dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The historic house will remain in its existing location. The applicant is proposing to construct an addition to the east (rear) side of the house, where it will be obscured from view from the primary right-of-way by the historic house.

The addition rises two stories in height. The hillside rises steeply at the back portion of the house, so that only one story above grade is visible on the east (rear) wall of the new addition.

Due to the placement of the historic house on the lot, the only logical location for the addition is behind the historic house. The location of the historic house prevents a side addition from being constructed as it could not comply with the required setbacks. Because the canyon wall rises steeply directly behind the historic house, the back half of the addition will be constructed on one of the steepest portions of the lot. Only 676 square feet of the new addition's footprint encroaches onto the steep slope. The canyon wall will be retained around the foundation of the new addition and will be undisturbed to the east (and above) the new addition.

Criteria 2: Visual Analysis.

The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the project and identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items. **No unmitigated impacts.**

The applicant submitted a photographic visual analysis, including street views, to show the proposed streetscape and cross canyon views. As demonstrated by the visual analysis, the proposed addition fits within the context of the slope, neighboring structures, and existing vegetation. The neighborhood consists of historic houses with one- to two-story additions, one- to two-story new houses, and a few three- to four-story new residential developments.

There are two large evergreen trees that may be removed on the north side of the property if they are damaged by construction, due to close proximity to the foundation walls. Staff has added Condition of Approval #11 in order to address this:

#11. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

The visual analysis, streetscape, and cross canyon view demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. By stepping the structure up the hill, the mass and scale have been broken up and largely minimized. The side yard will be re-vegetated following construction. The only new retaining wall proposed will be located on the east elevation at the rear of the building where the applicant is proposing to terrace the hillside. The terraces will not change grade by more than 4 feet and occur within the building pad area.

Criteria 3: Access.

Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways and Parking Areas, and side Access to garages are strongly encouraged. **No unmitigated impacts.**

As existing, there is a gravel parking pad at the front of the property that serves as parking for the site's two vehicles. As LMC 15-3-3(B) requires Parking Areas and driveways to be Hard-surfaced, the applicant proposes to concrete over this gravel parking area. A new patio area featuring pavers will replace an existing gravel patio pad as well. This area is non-complying and the proposed work to pave this area will benefit the applicant and allow parking to be maintained on-site. No changes to the existing grade are proposed.

Criteria 4: Terracing.

The project may include terraced retaining Structures if necessary to regain Natural Grade. **No unmitigated impacts.**

In the rear yard, the slope increases dramatically uphill directly behind the historic house. The applicant is proposing to terrace the grade in order to create a series of flat garden beds connected by landscaped steps. The stairs are no more than 30 inches above grade. Final Grade will be changed no more than four feet (4') from the Existing Grade on site in order to create the terraces. The proposed retaining walls measure no more than 6 feet in height.

Criteria 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 provide variation of the Front Yard. **No unmitigated impacts.**

The new structure's building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. The applicant proposes to place the new addition behind the historic house; only the back half of the new addition will cut into the steep slope of the canyon wall. The placement of the new addition and its design is low so that the new addition will only be one story above existing grade on the east (rear) elevation. The design is compatible with the neighborhood and is setback beyond the historic house. The historic house has a front yard setback of 31 feet; the addition will be setback 59 feet from the front property line. The majority of the bulk and mass of the new addition will be concealed behind the historic house or buried in the canyon wall. The areas above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.

Criteria 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. **No unmitigated impacts.**

Staff finds that the building mass of the new addition is consistent with the existing historic house. The addition is two stories in height above grade, but is only one-story in height above grade as it terminates in the back yard. The new addition is stepped back from the façade of the historic house, allowing the historic house to be the focal point of the project as well as preventing the sizeable addition from looming over the historic house.

Staff finds that the proposed design is consistent with the Design Guidelines for Historic Districts and Historic Sites. The new addition begins on the flat part of the lot, but then becomes part of the hillside towards the back (east). The structure reflects the historic character of Park City's Historic Sites such as simple building forms, unadorned materials, and restrained ornamentation. The style of architecture selected and all elevations of the building are designed in a manner consistent with a contemporary interpretation of the chosen style. The Historic District Design Review (HDDR) application was approved on May 23, 2017, with the Condition of Approval that no building permit for construction of the addition be issued until the Planning Commission approve the Steep Slope CUP for this site. The applicant has submitted a building permit application to start construction on the interior of the historic house; however, staff will not issue the building permit for construction of the addition until this plat has been recorded and this Steep Slope CUP is approved.

Exterior elements of the new development—roofs, entrances, eaves, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and the style of architecture selected. The scale and height of the new structure follows the predominant pattern of the neighborhood which is comprised of one- and two-story buildings as well as historic houses with two-story additions in the back. Directly across the street from this house, new development consists of three- to four-story residential development. Further, the style of this house is consistent with the Design Guidelines.

Criteria 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. **No unmitigated impacts.**

The new addition is largely tucked behind the historic house so that it does not create a wall effect along the Street front or appear to overwhelm the historic house. The addition is setback some 49 feet from the rear property and only appears as one story in height on the hillside. It is visually separated from the historic house by a transitional element.

Criteria 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. **No unmitigated impacts.**

The proposed design is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible with both the volume and massing of single family dwellings in the area. The design minimizes the visual mass and mitigates the differences in scale between the proposed house and surrounding structures.

Criteria 9: Building Height (Steep Slope).

The maximum Building Height in the HR-1 District is twenty-seven feet (27'). 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 existing residential Structures. **No unmitigated impacts.**

The proposed new construction meets the twenty-seven feet (27') maximum building height requirement measured from existing grade at the highest point. The height of the new addition is approximately 25.4 feet above existing grade, and the remainder of the addition becomes buried in the hillside as the grade steps uphill towards the rear of the lot. The roof has been designed to allow for a side-gable facing the street front, consistent with adjacent structures. As designed the house is compatible in mass and scale with houses in the surrounding neighborhood,

Process

Approval of this application constitutes Final Action that may be appealed to the City Council following appeal procedures found in LMC § 15-1-18. The applicant has submitted a Historic District Design Review (HDDR) application. The Historic District Design Review (HDDR) application for the proposed renovation of the historic house and construction of the new addition was approved on May 23, 2017, with Conditions of Approval that required the plat amendment to be recorded and Planning Commission approval of the Steep Slope CUP prior to issuance of a building permit to construct the addition

Department Review

This project has gone through an interdepartmental review. No additional comments were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet on June 28, 2017. Legal notice was also published in the Park Record in accordance with requirements of the LMC on June 24, 2017.

Public Input

No input has been received regarding the Steep Slope CUP.

Alternatives

- The Planning Commission may approve the Conditional Use Permit for 243 Daly Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is an existing platted, developed residential lot that contains an existing historic house and landscaping consisting of native grasses and shrubs, as well as several large evergreen trees.

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur and the applicant would have to revise the plans.

Recommendation

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit at 243 Daly Avenue and conduct a public hearing. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Findings of Fact:

1. The property is located at 243 Daly Avenue.
2. The Park City Council approved the 243 Daly Avenue Subdivision at this location on June 9, 2017. The final Mylar has not yet been recorded.
3. A Historic District Design Review (HDDR) application was approved on May 23, 2017. The HDDR approval included a Condition of Approval that required the Planning Commission to approve the Steep Slope Conditional Use Permit (CUP) prior to issuance of a building permit to construct the addition.
4. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone. There is an existing historic home on the property.
5. A single family dwelling is an allowed use in the HR-1 District.
6. Following recording of the plat amendment, the lot will contain 5,552.93 square feet. This is an uphill lot with an average slope of approximately 54%. The greatest slope on the property occurs in the center of the property, where the slope can reach up to 126%.
7. Access to the property is from Daly Avenue, a public street.
8. Two (2) parking spaces are proposed on site in a paved driveway adjacent to Daly Avenue.
9. The neighborhood is characterized by a mix of historic and non-historic residential structures, single family homes, and duplexes. The streetscape is dominated by

garages, parking pads, and pedestrian entryways. The homes are a mix of one- to two-story residential developments, with a few three- to four-story houses directly across the street from 243 Daly Avenue.

10. The proposal will create a single family dwelling of approximately 2,114 square feet, including the existing basement area.
11. An overall building footprint of 1,164.82 square feet is proposed, including the addition. The maximum allowed footprint for this lot is 2,032.26 square feet.
12. The proposed addition complies with the front and rear yard setbacks. The minimum front and rear yard setbacks are 15 feet, for a total of 30 feet; the applicant is proposing a 31 foot front yard and 49 foot rear yard setback, for a total of 80 feet.
13. The proposed addition complies with the side yard setbacks. The minimum side yard setbacks are 5 feet, for a total of 18 feet. The historic house has a 5 foot side yard setback on the north and 2 foot setback on the south, for a total of 7 feet.
14. Per LMC 15-2.2-4 Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures.
15. The proposed addition complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty seven feet (27') in height.
16. The proposed addition has an interior height of 27.8 feet, below the required interior height of 35 feet.
17. The proposed development is located on the lot in a manner that reduces the visual and environmental impacts of the structure. The majority of the mass and bulk of the building will be below grade, so that only a one- to two-story addition will appear above grade on the hillside. The addition will be further shielded by the historic house.
18. The applicant submitted a visual analysis, cross valley views, and a streetscape showing a contextual analysis of visual impacts of this house on the cross canyon views and the Daly Avenue streetscape. The proposed house is compatible with the surrounding structures as the majority of the mass and bulk of the house will be buried underground based on this analysis. The addition is limited to one- to two-stories in height above grade, consistent with neighboring development along Daly Avenue.
19. Access points and driveways have been designed to minimize grading of the natural topography and reduce the overall building scale. The applicant proposes to pave the existing gravel parking pad and patio area in the front of the lot. No change to the grade of the existing parking pad is proposed.
20. In the rear yard, the slope increases dramatically to form the wall of the canyon. The project has incorporated terracing to regain Natural Grade by creating a series of terraced garden beds connected by landscaped stairs. The stairs are no more than 30 inches above grade. Final grade will be changed no more than 4 feet from Existing Grade to create the terraces, and the proposed retaining walls will measure no more than 6 feet in height.
21. Buildings, access, and infrastructure are located to minimize cut and fill that would alter the perceived natural topography of the Site. The new development has been located in such a way as to minimize cut and fill. As proposed, the design steps with the existing grade and is compatible with the neighborhood. The majority of the bulk and mass of the new addition will be concealed below grade. The areas above

grade will appear to be one- to two-stories in height, which is compatible with the existing house and neighborhood.

22. The building mass is oriented with the lot's existing contours. The proposed development steps with the grade and is broken into a series of individual smaller components that are compatible with the historic house and the district. The building maintains a low profile as it steps with the existing contours and much of its bulk and mass is concealed below grade. The proposal is consistent with the Design Guidelines for Historic Districts and Historic Sites.
23. The applicant has incorporated setback variations to prevent a wall effect and reduce the building scale and setbacks on adjacent structures.
24. The proposed design is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The design minimizes the visual mass and mitigates the differences in scale between the proposed house and surrounding structures.
25. No lighting has been proposed at this time. Lighting will be reviewed at the time of the Building Permit application for compliance with the LMC lighting code standards and Design Guidelines.
26. On May 17, 2017, the Planning Department received an application for a Steep Slope Conditional Use Permit (CUP); the application was deemed complete on June 5, 2017.
27. The property was posted and notice was mailed to property owners within 300 feet on June 28, 2017. Legal notice was also published in the Park Record in accordance with requirements of the LMC on June 24, 2017.
28. The property is located outside of the Soils Ordinance.
29. The findings in the Analysis section of this report are incorporated herein.
30. The property is located in a FEMA Flood Zone A.

Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6(B).
2. The Use is consistent with the Park City General Plan, as amended.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
3. 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.
4. No building permit for construction of the new addition shall be issued until the 243 Daly Avenue Subdivision plat is recorded.
5. This approval will expire on July 12, 2018, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.

6. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on July 12, 2017, and the Final HDDR Design.
7. All retaining walls within any of the setback areas shall not exceed more than six feet (6') in height measured from final grade unless an exception is granted by the City Engineer per the LMC, Chapter 4.
8. Modified 13-D residential fire sprinklers are required for all new construction on this lot.
9. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
10. Construction waste should be diverted from the landfill and recycled when possible.
11. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
12. All excavation work to construct the foundation of the new addition shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
13. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

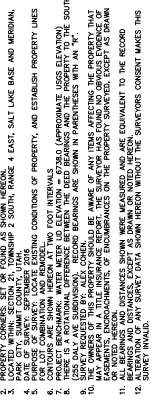
Exhibits

Exhibit A- Existing Conditions Survey

Exhibit B- Plans (existing conditions, site plan, elevations, floor plans)

Exhibit C- Visual Analysis/Streetscape

JO 1 L33HS



CIVIL:
EVERGREEN ENGINEERING
STRUCTURAL:
WRIGHT ENGINEERS
MECHANICAL:
DESIGN BUILD
ELECTRICAL:
DESIGN BUILD
LANDSCAPE:
WOW ARCHITECT
INTERIOR:
WOW ARCHITECT

COHEN RESIDENCE
REMODEL AND ADDITION

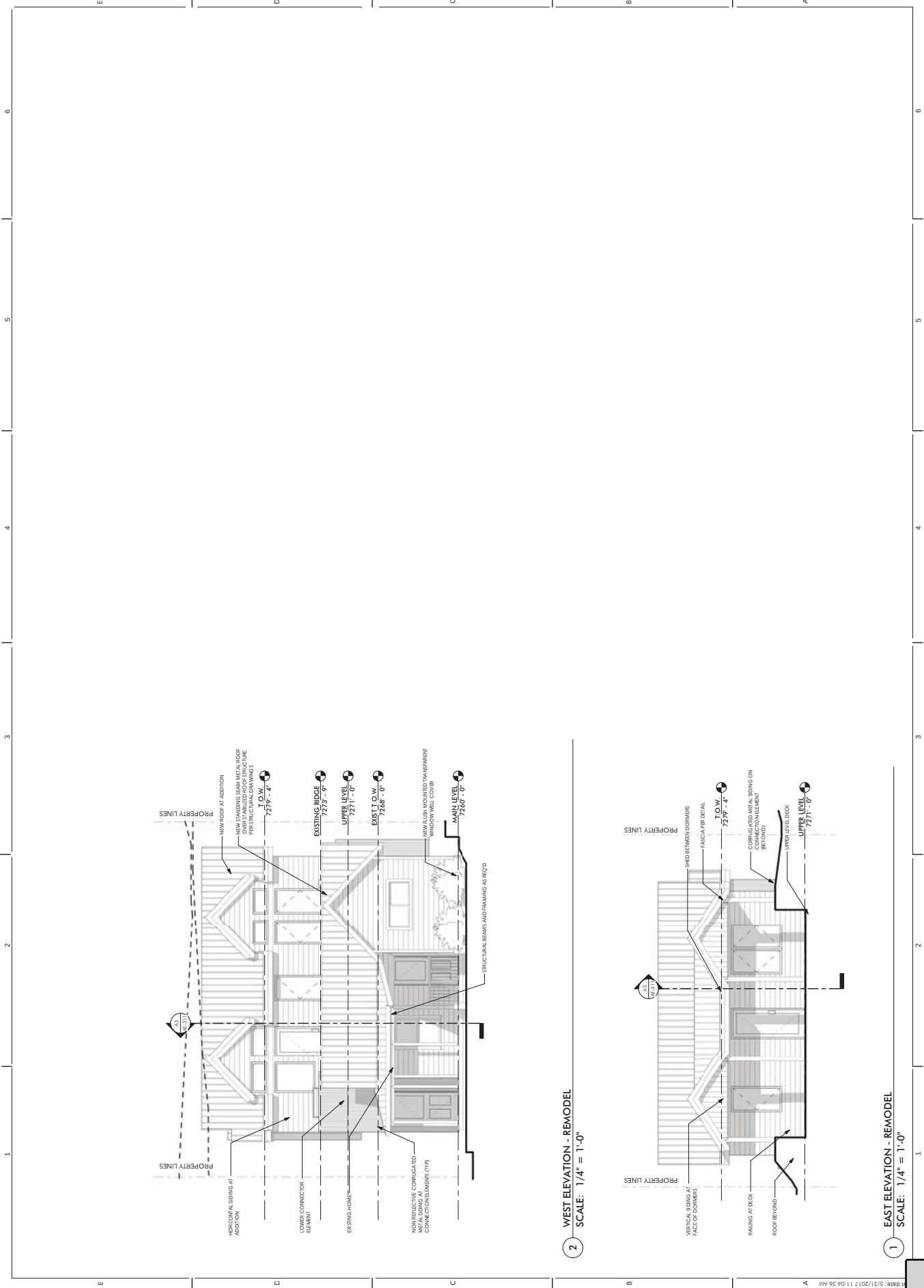
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Park City Utah, 84060

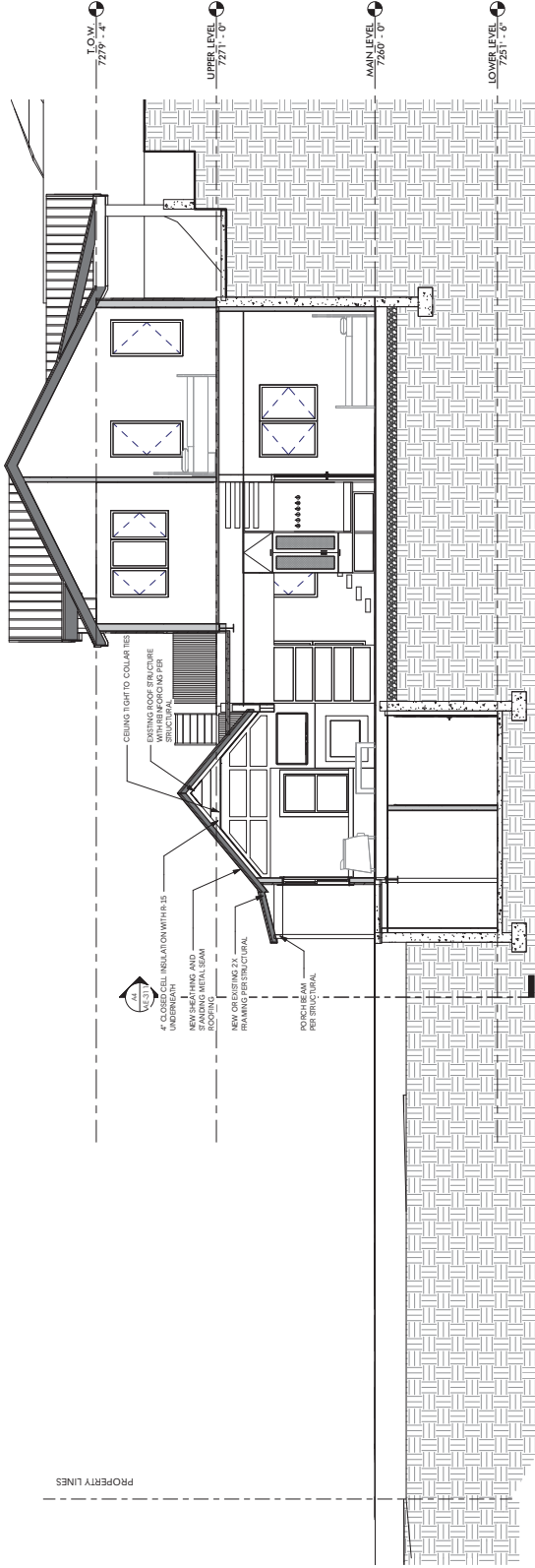
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BUILDING ELEVATIONS

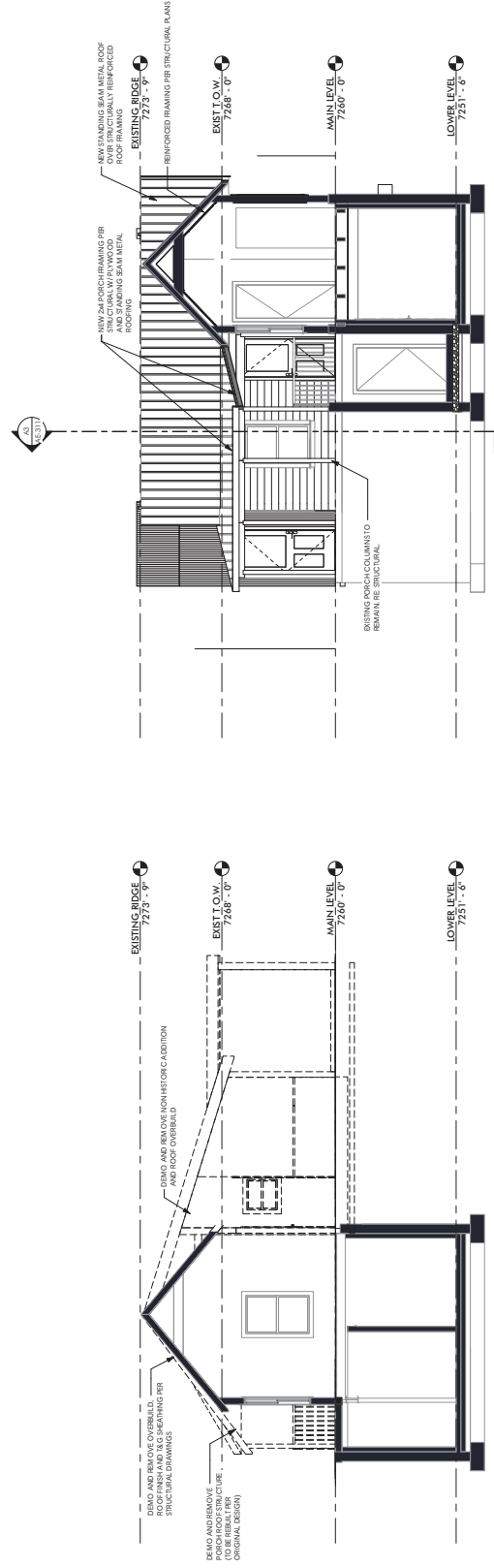
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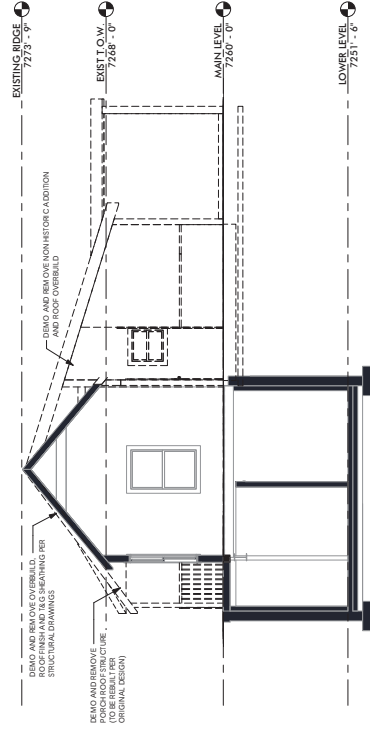




A3 E-W BUILDING SECTION - REMODEL
SCALE: 1/4" = 1'-0"



A4 N-S CROSS SECTION - HISTORIC STRUCTURE
SCALE: 1/4" = 1'-0"



A1 E-W CROSS SECTION - DEMO
SCALE: 1/4" = 1'-0"

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VIEW OF THE NEIGHBORHOOD

SITE IMAGES

AS-102

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REVISIONS

COHEN RESIDENCE
REMODEL AND ADDITION

243 Daly Drive
Park City Utah, 84060

CIVIL:
EVERGREEN ENGINEERING
STRUCTURAL:
WRIGHT ENGINEERS
MECHANICAL:
DESIGN BUILD
ELECTRICAL:
DESIGN BUILD
LANDSCAPE:
INTERIOR:
WOW Atelier

WOW

SITE PLANS

AS-101

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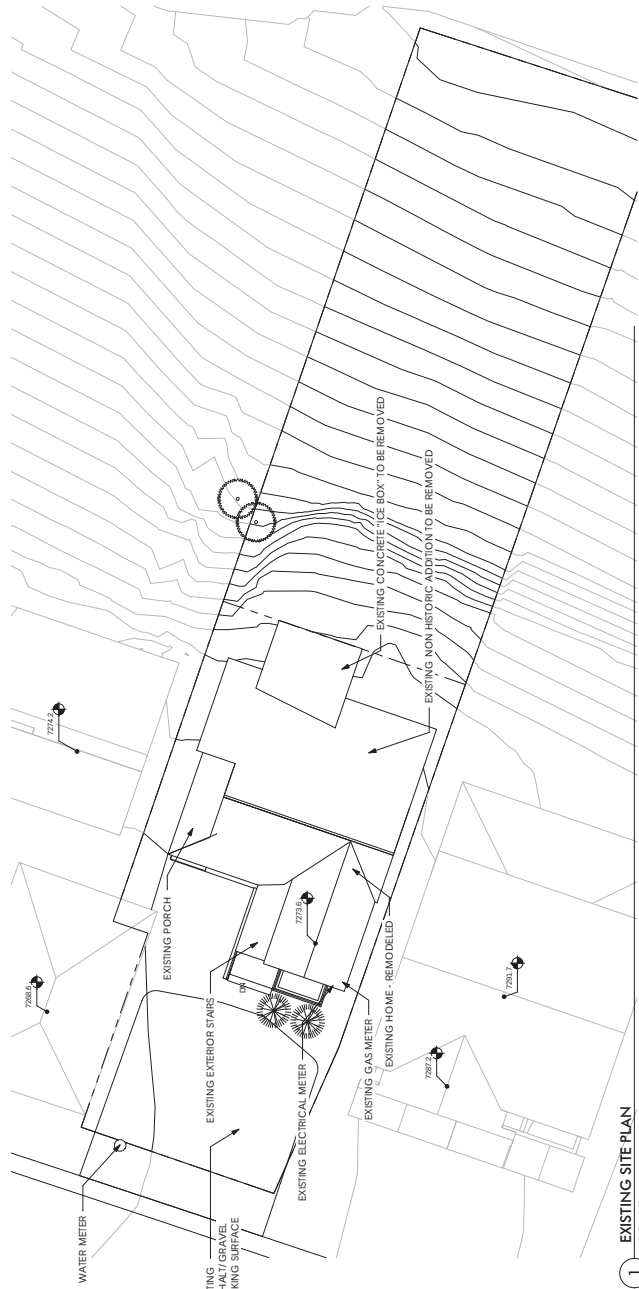
COHEN RESIDENCE
REMODEL AND ADDITION

243 Day Drive
Park City Utah, 84060

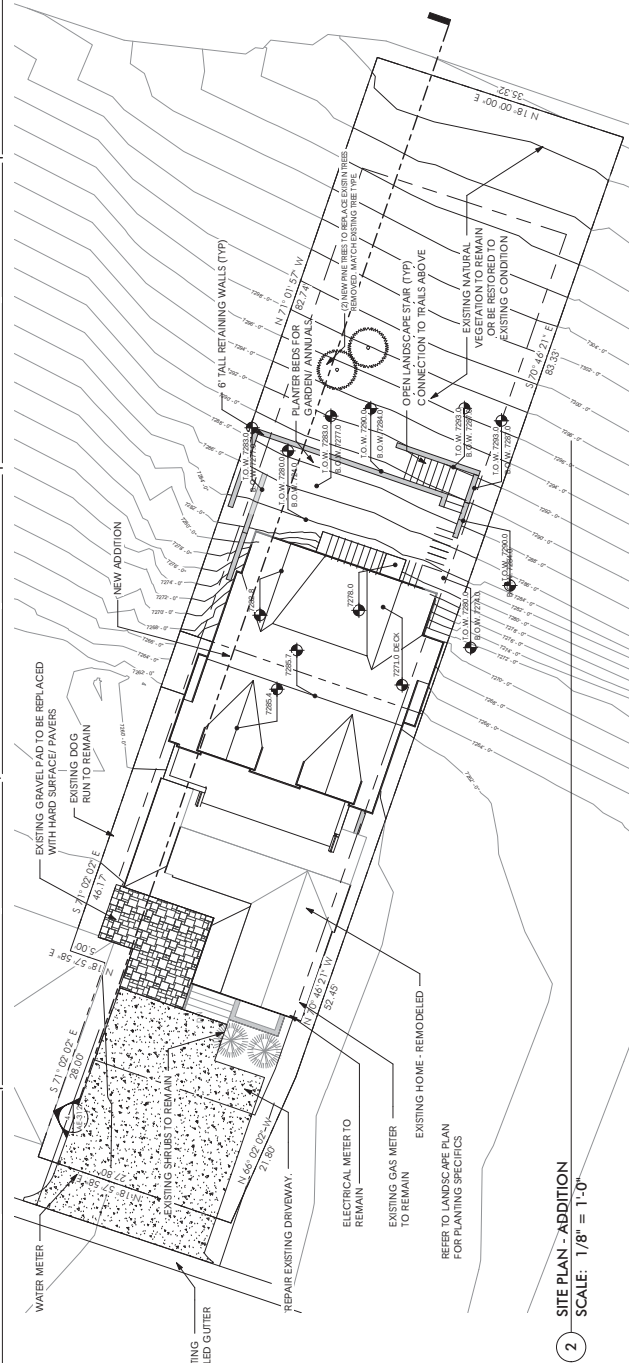
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INTERIOR:
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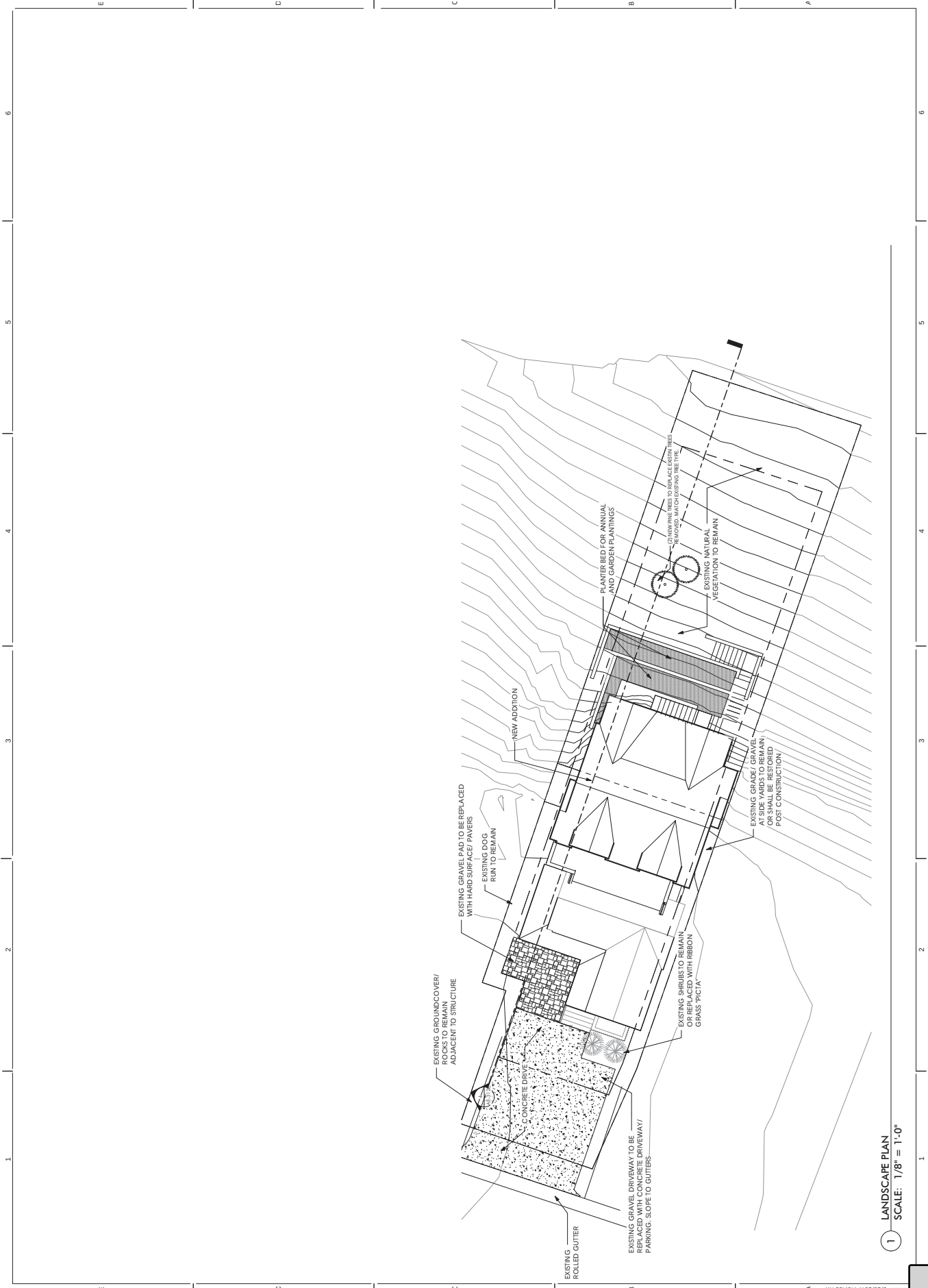
1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 SITE PLAN - ADDITION
SCALE: 1/8" = 1'-0"



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

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1 CONTEXTUAL SITE PLAN - AERIAL
SCALE: 1/16" = 1'-0"



1 2 3 4 5 6

1 2 3 4 5 6

SITE PLAN - AERIAL

AS-104

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COHEN RESIDENCE
REMODEL AND ADDITION

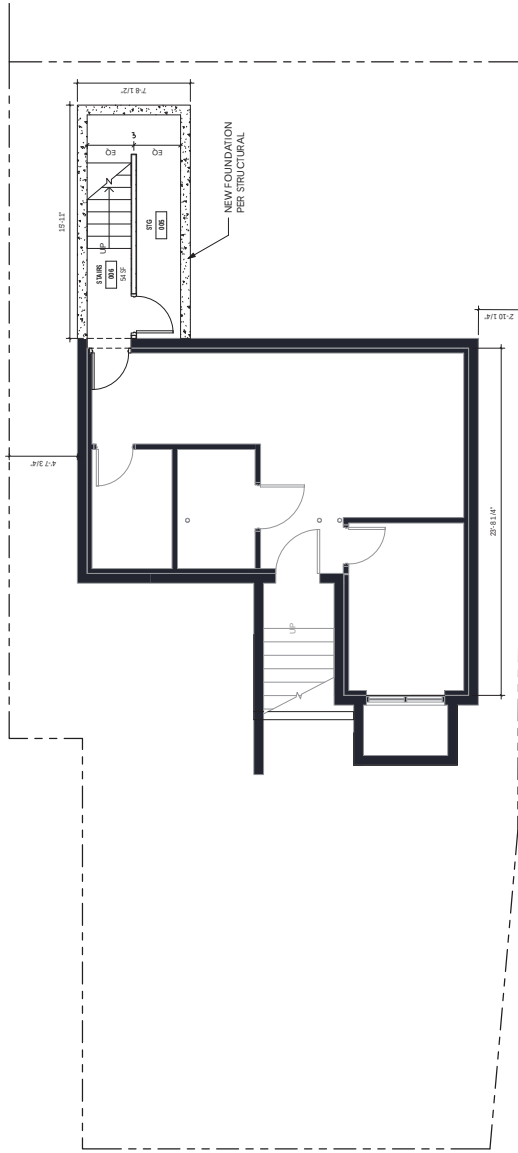
243 Daily Drive
Park City Utah, 84060

CIVIL:
EVERGREEN ENGINEERING
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WRIGHT ENGINEERS
MECHANICAL:
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ELECTRICAL:
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LANDSCAPE:
WOW AERIAL
INTERIOR:

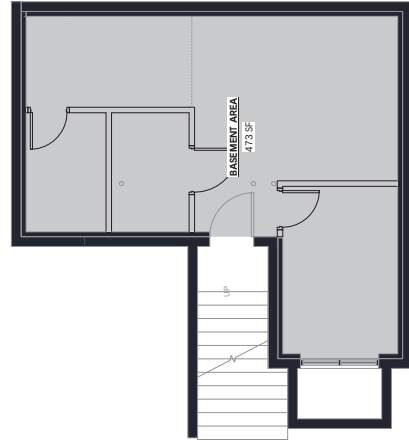
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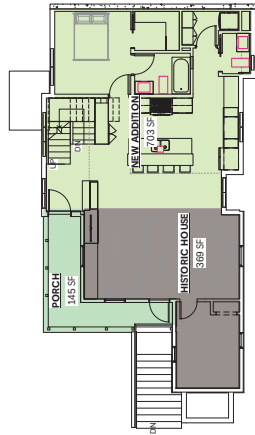
A1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



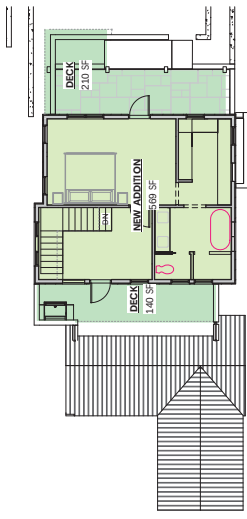
A5 LOWER LEVEL
SCALE: 1/4" = 1'-0"



D1 MAIN LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"



D3 UPPER LEVEL AREA PLAN
SCALE: 1/8" = 1'-0"



FLOOR AREA PLANS
BASEMENT FLOOR PLAN
AE-111

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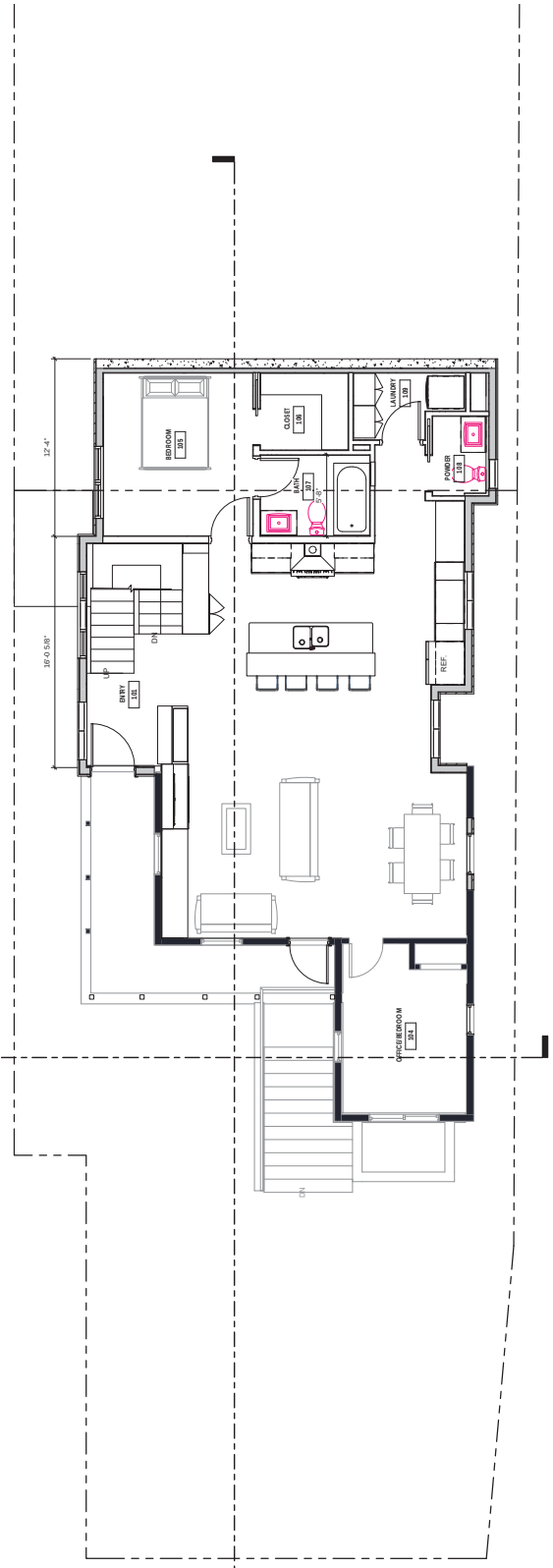
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EVERGREEN ENGINEERING
STRUCTURAL:
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MECHANICAL:
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DESIGN BUILD
LANDSCAPE:
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INTERIOR:

WOW

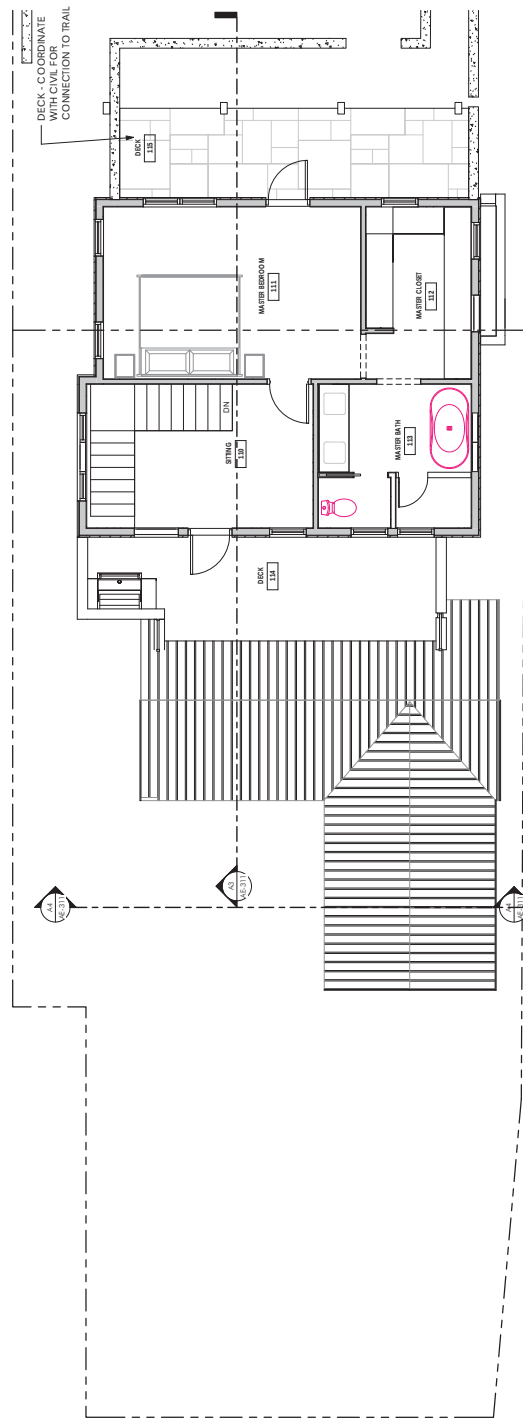
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A1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



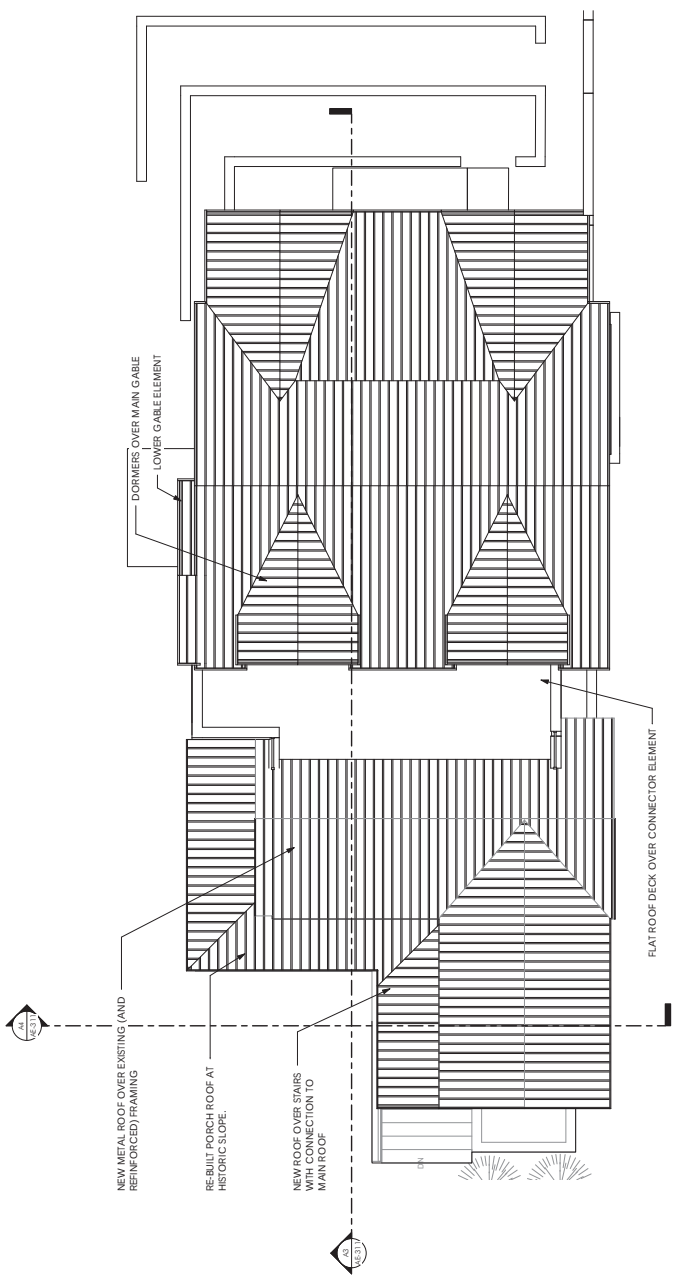
C1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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A1 ARCHITECTURAL ROOF PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN

AE-113

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STRUCTURAL:
WRIGHT ENGINEERS
MECHANICAL:
DESIGN BUILD
ELECTRICAL:
LANDSCAPE:
INTERIOR:
WOW Ateier

WOW



C1 NORTH ELEVATION - REMODEL
SCALE: 1/4" = 1'-0"

A1 SOUTH ELEVATION - REMODEL
SCALE: 1/4" = 1'-0"

