



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
July 10, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, July 10, 2019.

MEETING CALLED TO ORDER AT 5:30 PM.

I. ROLL CALL

II. MINUTES APPROVAL

- II.A. Consideration to Approve the Planning Commission Meeting Minutes from June 26, 2019.
[June 26, 2019 Minutes - Pending Approval](#)

III. PUBLIC COMMUNICATIONS

IV. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

V. WORK SESSION

- V.A. Arts & Culture Update - More information to be provided at the meeting.

- V.B. Annexation Policy Plan
[Work Session Staff Report](#)

VI. REGULAR AGENDA

- VI.A. 1330 Empire Avenue, 1302 Norfolk Avenue, 1361 Woodside Avenue, and 1323 Woodside Avenue. Woodside Park Affordable Housing Project Phase I - Master Planned Development Modification – Ratification of Modified Development Agreement.
Possible Action

[Staff Report](#)
[Woodside Park Ph. I MPD Development Agreement Amended](#)
[Exhibits A-E](#)

VII. ADJOURN

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Planning Commission 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 City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

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

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JUNE 26, 2019

COMMISSIONERS IN ATTENDANCE:

Chair John Phillips, Sarah Hall, John Kenworthy, Mark Sletten,

EX OFFICIO: Planning Director, Bruce Erickson; Laura Kuhrmeyer, Planner; Liz Jackson, Planner; Mark Harrington, City Attorney

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ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m. and noted that all Commissioners were present except Commissioners Suesser, Thimm and Van Dine, who were excused.

ADOPTION OF MINUTES

June 12, 2019

MOTION: Commissioner Sletten moved to APPROVE the Minutes of June 12, 2019 as written. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson announced that the next Planning Commission meeting was scheduled for July 10, 2019. The second meeting on July 24th was cancelled due to the holiday.

Director Erickson reported that the plan is to schedule a work session on July 10th with the Community Development Director to talk about the Arts and Culture District, as well as the Housing Plan that is moving forward with the City Council.

Director Erickson stated that the following evening the City Council would discuss the Hideout Annexation Plan. Once the Council provides direction, the Planning Staff will provide an update to the Planning Commission. Chair Phillips pointed out that Hideout

was not in the Park City's annexation boundary. Director Erickson replied that it was currently not in the boundary but it involves certain lands owned by Park City. Director Erickson clarified that he was not able to provide further information this evening because it was not on the agenda.

Director Erickson reported that the Planning Department was now fully staffed.

Chair Phillips asked if the Planning Commission is required to review the annexation boundary once a year or just whenever they feel it is necessary. City Attorney Harrington replied that they review it whenever they want. The Planning Commission has additional review requirements when they review the General Plan, but it is not an annual requirement.

Commissioner Sletten disclosed that he owns property at Tuhaye, which is one of the developments controlled by the applicant for 501 Heber Avenue. He had relinquished his club membership and no longer has an interest in the Club. Commissioner Sletten found no reason to recuse himself from discussion 501 Heber Avenue on the agenda this evening.

Commissioner Hall stated that she would be out-of-town for the July 10th meeting.

Commissioner Kenworthy disclosed that last weekend he had dinner at Courchevel. It was a soft opening and the event was free to everyone in attendance. It would not affect his decision this evening.

CONTINUATIONS (public hearing and continue to date specified).

1. Twisted Branch Subdivision – a final subdivision plat for 3 lots of record; Lot 1 for a City water tank, Lot 2 for an on-mountain private restaurant, and Lot 3 for a City pump station, subject to the 2007 Flagstaff Annexation and Development agreement and Technical Reports (Application PL-17-03664)

Director Erickson requested that the Planning Commission continue this item to August 28, 2019 to give the Staff the opportunity to clear up final legal and survey matters on the property.

Chair Phillips opened the public hearing.

Sandra Morrison with the Park City Museum addressed the Museum's concerns regarding the application. As stated in the Staff report, the application is subject to the

2007 Flagstaff Annexation and Development Agreement; and Technical Reports. Ms. Morrison stated that as discussed at previous meetings, the requirements of the Technical reports for Historic Preservation and Open Space have not been met for almost 20 years since the adoption of this Agreement in 2007. She noted that in February 2019, the Staff proposed a Memorandum of Agreement, and she asked if that MOA had been signed.

Director Erickson replied that the applicant had signed the Memorandum of Agreement. The City had not signed the MOA because they were still working through some of the details.

Ms. Morrison thought the Memorandum of Agreement was a great solution and she thanked the Staff for proposing it. However, her biggest concern was that the proposed MOA that the applicant signed waters down the restrictions and conditions that were originally established in the Flagstaff Annexation and Development Agreement, and in the Technical Reports. Ms. Morrison had specific concerns with the Article that requires the developers to install a new roof. She was concerned that in 20 years they would once again be lamenting the sorry deteriorated condition of this historic building. She noted that the original Flagstaff Annexation Agreement required the developer to do a full restoration of the building. The cost estimates she obtained were approximately \$230,000. Ms. Morrison wanted to know why the City was not standing by its original requirement instead of watering it down.

Ms. Morrison stated that the other provision in the Memorandum of Understanding was that the Staff had identified the open space and transit funds as an appropriate source of funding for the long-term maintenance and much overdue stabilization if required. She remarked that the MOA provides \$40,000/year for ten years. Ms. Morrison questioned whether \$400,000 over ten years was enough to cover the costs of everything that needed to be done right now. Ten years from now the costs would be higher. Ms. Morrison stated that the cost for doing Little Bell was \$65,000. She did not believe \$40,000 the first year would not be enough and they would have to wait for the second year when they have \$80,000 to even start. Ms. Morrison stated that \$40,000/year delays any stabilization efforts another ten years, which results in 30 years of deferred maintained.

Ms. Morrison stated that last year volunteers spent an entire day cleaning the graffiti off the outside of the building, and they received an award from the Historic Preservation Board for their efforts. She was at the Alliance Mine Building today and the graffiti is back. Ms. Morrison remarked that in discussions with the police, they were told that if the City owned the building the police could monitor it with security cameras. They

would fall under that provision if the City had the easements, which is also a requirement in the Flagstaff Annexation Agreement. However, the City has never received those easements.

Ms. Morrison urged the Planning Commission to keep moving forward to get the preservation work done. She thought it was important to make the most of this opportunity. Ms. Morrison had estimated a cost of \$550,000 for the structures covered in the Flagstaff Annexation Agreement. A number of other structures are not covered by any agreement and there is no source of funding for those structures at all. If the City is willing to recognize that the open space and transit fund is an appropriate use of these funds, she suggested that the City provide a larger share of those funds to take care of all the historic mining structures. Those structures deserve the respect, care, and attention they all talk about. Ms. Morrison stated that the Museum and the Friends of Ski Mountain Mining History cannot do the required preservation work with the bake sale approach they have managed to this point. They can do the smaller things but they will never have enough money to do the Judge Office Building, the Alliance Mine, or the Daly West Headframe that has been lying on the ground.

Ms. Morrison urged the Planning Commission to take a good look at the Memorandum of Understanding to ensure that it will do exactly what they want it to do; and to get it done sooner rather than later.

Chair Phillips closed the public hearing.

MOTION: Commissioner Kenworthy moved to CONTINUE the Twisted Branch Subdivision to August 28, 2019. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

VI.A 201 Heber Avenue – Conditional Use Permit (CUP) - The Applicant is requesting to use a portion of the new restaurant area as a Private Residence Club, Off-Site. This is a Conditional Use within the Historic Recreation Commercial Zoning District.

Planner Laura Kuhrmeyer reviewed the request for a private residence club off-site in the lower level of the Coal and Lumber Building.

No public comment had been received.

The Staff recommended that the Planning Commission conduct a public hearing and consider approving the requested CUP for 201 Heber Avenue based on the findings of fact, conclusions of law and conditions of approval found in the Staff report.

Commissioner Sletten asked for clarification on the difference between the upstairs public area and the downstairs private area. Planner Kuhrmeyer explained that the upstairs will be a regular restaurant, which was not included in this conditional use permit. The requested conditional use permit was only for the lower level, which will be the private residence club. Planner Kuhrmeyer noted that restrooms and an elevator on the lower level would be open to the public; however, most of the lower level and the outdoor area downstairs will only be for the private residence club.

Chair Phillips thought this application was different from the Victory Ranch residence club on lower Main that came before them. This one is in a private plaza and it falls within the vertical zoning. In reading through the Staff report he recalled the Planning Commission discussions. In hindsight it met the requirements of the Code, but it was not favored by some of the Commissioners at the time. He believed this application also meets the Code. Chair Phillips suggested having a work session so the Planning Commission will know what buildings and areas can or cannot have a private club; and whether they like the buildings or locations where private clubs would be allowed.

Chair Phillips thought this requested private club was in a visible location on Main Street, and it is in a plaza that has been lacking vitality.

Director Erickson stated that the Staff could come back with additional analysis. However, in general, anything that is street level all the way down to 820 Main Street is restricted from private residence clubs; as well as other uses. A few buildings are exempt and the Marriott Plaza is exempt because they are more than 8-feet above the street. Director Erickson remarked that the Vibrancy Ordinance and the Storefront Enhancement ordinance are aligned in those two districts. He recalled that Planner Kuhrmeyer had processed a private residence club at the Resort a year ago and there were no issues with that operation over the winter.

Commissioner Sletten commented on the number of lower level food service operations that have not been successful. It is a large space and it is hard to make that space feel inviting. Planner Kuhrmeyer noted that there would also be a ski locker room in addition to the restaurant and bar.

Chair Phillips was concerned about setting a trend over the years. He thought it was important to make sure they like the parameters to make sure the area does not turn into a collection of private clubs. He was not opposed to this request, but he thought they needed to consider the future.

Commissioner Kenworthy thought the shuttle service was a benefit to help reduce the parking loads. Chair Phillips agreed. He also agreed with Commissioner Sletten that if it makes that space successful it would be positive for the plaza.

Commissioner Hall shared Chair Phillips concerns. She noted that a former Planning Commissioner was not in favor of having all of the public areas restricted to clubs. She thought they needed to be cognizant so private clubs do not start creeping.

Director Erickson stated that the Staff was concerned about outdoor plazas. He noted that the area permitted for the private club is restricted the area for the Tavern. The rest of the plaza has public easements on it and the upstairs outside deck that faces Main Street is public because it is attached to the public restaurant. The City has the public access easement down to the ADA elevator which drops down to the swimming pool. There are also utility easements.

Commissioner Hall asked if signs were being proposed. Planner Kuhrmeyer replied that the applicant would eventually apply for signs for the restaurant but that would be under a sign permit.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Sletten moved to APPROVE the Conditional Use Permit for 201 Heber Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as contained in the Staff report. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 201 Heber Avenue

1. The subject property is located at 201 Heber Avenue.
2. The Site is within the Historic Recreation Commercial (HRC) District.
3. The property is listed on the Park City Historic Sites Inventory as a "Significant Site."
4. Based on the Floor Plans submitted by the Applicant, the entire unit consists of 5,354 square feet, of which 992 square feet will be dedicated to the Private Residence Club, Off-Site Use.
5. The Applicant is proposing to use the lower level (basement) bar and lounge area as a Private Residence Club, Off-Site for Talisker Club Members only. The remaining main level will be open to the public.
6. The Applicant is proposing to use the lower Outdoor Dining Area for Private Club Members in addition to the lower level of the building.
7. An Administrative Conditional Use Permit for Outdoor Dining was issued on July 22, 2014. The City has not received any complaints for this Use.
8. The proposed use requires a Conditional Use Permit in the Historic Recreation Commercial (HRC) District.
9. This use will not affect any exterior areas and no exterior changes are proposed to the building at this time.
10. The unit was platted as Commercial Unit LB -1 of the Union Square Condominiums plat recorded in 2008.
11. The Maximum Occupancy will be determined when the finalized floor plan and layout is submitted and reviewed by the Building Department.
12. Land Management Code (LMC) § 15-2.5-3(B)(31) indicates that a Private Residence Club, Off Site, is a Conditional Use in the HRC District.
13. The footnote attached to the Conditional Use of a Private Residence Club, Off Site within the HRC District reads as: "Prohibited 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."
14. The requested Use will occupy the basement portion of the Building and thus it will comply with the Conditional Use Footnote, as it will not occupy the Storefront Property adjacent to Main Street or Heber Avenue.
15. The Land Management Code defines the Club, Private Residence Off-Site as: "Any Use organized for the exclusive benefit, support of, or linked to or associated with, or in any way offers exclusive hospitality services and/or

concierge support to any defined Owner's association, timeshare membership, residential club, or real estate project. Hospitality includes, but is not limited to, any of the following services: real estate, restaurant, bar, gaming, locker rooms, storage, salon, personal improvement, Office."

16. The actual use of the member club will not be public and is for the exclusive benefit of the Talisker Club Members.

17. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

18. The proposal complies with LMC 15-1-10(E)(1) as the Use does not change the size or location of the Site. The entire unit is 5,622 square feet. The applicant is requesting to use a portion of the lower level (992 square feet) as a Private Residence Club, Off-Site. The max occupancy will be determined by the Building Department when a finalized layout of the space has been submitted and reviewed.

19. The proposal complies with LMC 15-1-10(E)(2) as the Use of the Private Residence Club, Off-Site will not cause any unmitigated impacts to traffic. The applicant is proposing to allow Talisker Club Members to shuttle in or park in any Main Street parking options that are open to the public.

20. The proposal complies with LMC 15-1-10(E)(3) as no additional utility capacity is required for the requested Use.

21. The proposal complies with LMC 15-1-10(E)(4) as Emergency vehicles can easily access the unit and no additional access is required.

22. The proposal complies with LMC 15-1-10(E)(5) as this building is located within the Historic Recreation Commercial (HRC) District. This building is located within the Historic Recreation Commercial (HRC) District. According to Land Management Code (LMC) 15-2.5-6, Historic Structures that do not comply with...Off-Street parking...are valid Non-Complying Structures. While no additional parking is required for this Building; the Lot is current in its assessment to the Main Street Parking Special Improvement District as of January 1, 1984. The applicant is offering a shuttle to transport Club Members to the Private Residence Club, Off-Site but will also allow parking in any Main Street parking that is open to the public.

23. The proposal complies with LMC 15-1-10(E)(6) as the building can be accessed off on Heber Avenue (on the main level) or from the Zoom Plaza (on the lower level). No additional vehicular or pedestrian circulation is required.

24. The proposal complies with LMC 15-1-10(E)(7) as fencing, screening, and landscaping is not proposed at this time and are not needed to separate uses as the uses are fully enclosed within the existing building.

25. The proposal complies with LMC 15-1-10(E)(8) as the requested use will not

affect the existing building mass, bulk, orientation and the location on site, including orientation to adjacent building. Staff does not find there to be additional impacts as no exterior changes to the building are being proposed.

26. The proposal complies with LMC 15-1-10(E)(9) as no useable open space will be affected with the requested use from what is currently found on site.

27. The proposal complies with LMC 15-1-10(E) (10) as no additional signs or exterior lighting is associated with this proposal at this time. Any new exterior lighting is subject to the LMC development standards related to lighting and will be reviewed for compliance with the Design Guidelines for Historic Districts and Historic Sites and the LMC at the time of application. All signs are subject to the Park City Sign Code and require a separate Sign Permit to be approved by the Planning Department.

28. The proposal complies with LMC 15-1-10(E) (11) as the requested use will not affect the existing physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing, as no changes are being proposed to the exterior of the building.

29. The proposal complies with LMC 15-1-10(E) (12) as noise, vibration, odors, steam or mechanical factors are anticipated that are normally associated with a commercial use. The hours of the Use for the Private Residence Club, Off-Site are from 12:00 PM – 10:00 PM during the Summer and from 8:00 AM – 10:00 PM during the winter. The max occupancy of the building will be determined when a finalized layout has been submitted and reviewed by the Building Department. The impacts for the Private Resident Club, Off-Site will be less than a bar or restaurant located in this area.

30. The proposal complies with LMC 15-1-10(E) (13) as the applicant has proposed that delivery trucks make deliveries in the mornings and utilize the parallel parking in front of the entrance. Trash and recycling will be located within the Sky on Main Condominium trash enclosure.

31. The proposal complies with LMC 15-1-10(E) (14) as the expected ownership and management of the property is not projected to add impacts that would need additional mitigation. The entire unit is owned by Storied Deer Valley LLC.

32. The proposal complies with LMC 15-1-10(E) (15) as the building is not located within the Sensitive Lands Overlay.

33. The proposal complies with LMC 15-1-10(E) (16) as the proposed Use has been reviewed for consistency with the General Plan. The General Plan encourages Historic preservation, including the adaptive reuse of Historic Structures such as the Kimball Garage. It seeks to maintain the integrity of Historic resources and the Main Street National Register Historic District through the preservation of Historic Buildings and compatible infill development and additions. Below are

some examples of ways that this proposal is consistent with Park City's General Plan.

- a. Goal 11: "Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience."
 - i. Community Planning Strategy 11.3: "Facilitate the establishment of more year-round visitor attractions within the resort neighborhoods and commercial districts."
- b. Goal 15: "Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations."
 - i. Objective 15E: "Encourage adaptive reuse of historic resources."
 - ii. Community Planning Strategy 15.11: "Develop stronger incentives to encourage adaptive reuse of historic resources."
- c. Goal 16: "Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors."
 - i. Objective 16A: "Support 'adaptive re-use' of buildings along Main Street through incentives to property owners and businesses"

Conclusions of Law – 201 Heber Avenue

1. The application complies with all requirements of the Land Management Code.
2. The use will be compatible with surrounding structures in use, scale, mass, and circulation.
3. The use is consistent with the Park City General Plan, as amended. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval – 201 Heber Avenue

1. The requested use shall be conducted within the specified space at 201 Heber Avenue, Unit LB-1, as well as the Outdoor Dining area on the lower level, as approved by the Planning Commission.
2. Any Outdoor Dining shall comply with all Conditions of Approval from the Administrative Conditional Use Permit issued on July 22, 2014.
3. The applicant is responsible for management of the Private Residence Club, Off-Site and enforcement of the Covenants, Conditions and Restrictions of the Union Square Condominiums.
4. If the Private Residence Club, Off-Site Use is abandoned for a year or more, this Conditional Use Permit shall be void.
5. The property is located within the Park City Landscaping and Maintenance of

Soil Cover Ordinance (Soils Ordinance) and therefore it is 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.

6. All development shall provide elevation certificates certifying compliance with the minimum FEMA Flood Zone Requirements.

V1.B 269 Daly Avenue – Conditional Use Permit – The applicant is requesting to locate a basement addition directly beneath an existing Historic “Significant” Structure that encroaches into the Side Setback Area.

Planner Kuhrmeyer reviewed the request for adding a basement beneath the historic house that encroaches into the side setback. The house has been taken down based on an approval from the Planning Department. The applicant intends to reconstruct the house in the same location per Planning Department approval and conditions of approval. The request is only put a basement underneath the house when it is reconstructed.

The applicant, Ross Henry, stated that the house that was taken down belonged to his parents and they still own the land. He noted that they already had approval to put a basement underneath the house, but because they were not able to relocate the house, the house encroaches on the setback on one side by one-foot.

Mr. Henry clarified that he was trying to avoid pouring two foundation walls. One foundation wall has already been approved above grade. He was proposing to continue that wall below grade to carry the existing structure. Mr. Henry stated that what he was proposing would not be seen by the public because it would all be below grade.

Chair Phillips stated that he was working on a project with a similar situation. In his case they were not able to use that space and instead had to build an interior wall. He asked if that would apply to this situation. Planner Kuhrmeyer replied that in this case the historic house was taken down and the applicant is required to put it back in the same location. That was the reason for asking to do the basement underneath. If they could have shifted the house it would not be an issue. She noted that if the CUP is not approved, this applicant would have to do the same thing Chair Phillips had described for his project.

Planner Kuhrmeyer reviewed the elevation drawings. Director Erickson indicated the wall in question. He stated that in lieu of relocating the historic house, which was not

supported by the Historic Preservation Board, this approach seemed like a reasonable solution. Director Erickson noted that the encroachment was only 1 to 1-1/2 feet.

Planner Kuhrmeyer had not received public comment. She had one or two calls from people asking questions, but no one expressed concerns.

Commissioner Kenworthy asked for the HPB comments on relocation. Director Erickson stated that relocating a historic house is a difficult project because it changes the streetscape. Relocating a historic house requires a rigorous process. In lieu of going through that process, the HPB thought this request was a good idea for keeping the house in its original location. Director Erickson noted that the reconstruction is required to go through the Historic District Design Review process and meet those standards.

Chair Phillips recalled that in a previous meeting the Planning Commission approved a plat amendment on this lot to adjust the setback. Mr. Henry clarified that it was a deed restriction rather than a setback. He explained that the previous owner was given approval to move his house forward; however, when he was denied the opportunity to move the house, the arbitrary line that was set on the deed needed to be shifted. The change did not affect the size or footprint of the house. It only affected the retaining work and the actual construction of the house.

Chair Phillips asked if the Planning Commission would see this again as a Steep Slope CUP. Planner Kuhrmeyer replied that it is a steep slope, but she believed the majority of the house was not within the steep slope area. Director Erickson reminded the Commissioners that they had recommended a change to the LMC to make Steep Slope CUPs an administrative act. If the application comes in under the current Code, it would not come back to the Planning Commission. It would be under the authority of the Planning Director.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Hall moved to APPROVE the Conditional Use Permit for the basement addition for the historic structure at 269 Daly Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Staff report. Commissioner Sletten seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 269 Daly Avenue

1. The subject property is located at 269 Daly Avenue, is located in the Historic Residential (HR-1) Zoning District, and is listed as Historic “Significant” Site on the Historic Sites Inventory (HSI).
2. The applicant is proposing a basement addition that is located within the Side Setback area of a Historic Structure. The proposed reconstruction of the Historic Structure is approximately 710 square feet. The total proposed basement area is approximately 1,258 square feet. The basement area in question is located below the north side of the Historic Structure and consists of 30 square feet.
3. The proposal is all interior work having little to no impact on the exterior of the structure and no increase in Building Footprint would be achieved.
4. Per LMC 15-2.2-4(A), the Planning Commission may grant an exception to the Building Setback for additions to Historic Buildings consistent with the Historic District Design Guidelines.
5. Per LMC 15-1-10(E), the proposal is subject to review according to the Conditional Use Permit Criteria.
6. A complete application for a Conditional Use Permit for an Addition to a Historic Structure located within the Building Setback was received on March 20, 2019.
7. The Historic Structure at 269 Daly Avenue is a Single-Family Dwelling. A Single-Family Dwelling is an Allowed Use in the HR-1 Zoning District.
8. A Plat Amendment for 269 Daly Avenue was approved by City Council on April 18, 2019 (Ordinance 2019-18).
9. The proposal complies with LMC 15-2.2-4(A)(1) as the Planning Commission has reviewed and approved a Conditional Use Permit for the proposed Use.
10. There are no unmitigated impacts to LMC 15-2.2-4(A)(2) as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. The basement area that is located within the Side Setback is beneath the north end of the existing structure. No increase in Building Footprint was achieved through the addition of the basement area in question. As a result, there is no visual impact to the perceived mass from the Street because this is subterranean with little to no impact to the exterior of the Historic Structure.
11. The proposal complies with LMC 15-2.2-4(A)(3) as the addition has been reviewed for compliance with the Design Guidelines and LMC through the HDDR Process.
12. The proposal complies with LMC 15-2.2-4(A)(4) as conditioned as the addition will be reviewed for compliance with the Building and Fire Codes through the Building Permit once submitted.

13. The proposal complies with LMC 15-2.2-4(A)(5) as the addition has been reviewed for compliance with the Design Guidelines for Historic Districts and Historic Sites through the HDDR process. The proposal is all interior work having little to no impact on the exterior of the Historic Structure.

14. There are no unmitigated impacts to LMC 15-1-10(E)(1) size and location of the site, as the Lot is 7,283 square feet (0.17 acres). The site is located on Daly Avenue (west property boundary) and abuts Recreation Open Space to the east. This is a Historic Single-Family Dwelling with no change in Use proposed.

15. There are no unmitigated impacts to LMC 15-1-10(E)(2) traffic considerations including capacity of the existing Streets in the Area, as there is no change in Use that would generate additional vehicular trips beyond the current and Historic Single-family use.

16. There are no unmitigated impacts to 15-1-10(E)(3) utility capacity, as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. The increase in habitable space will have no impact on the current utility equipment and capacity needs.

17. There are no unmitigated impacts to LMC 15-1-10(E)(4) emergency vehicle access as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. There is no impact to the existing emergency vehicle access.

18. There are no unmitigated impacts to LMC 15-1-10(E)(5) location and amount of off street parking, as per LMC 15-2.2-4, Existing Historic Structures that do not comply with Off-Street parking are valid Non-Complying Structures. There is no existing or proposed driveway at this time. The proposed basement addition does not create a Lockout Unit or an Accessory Apartment; therefore, no additional parking is required.

19. LMC 15-1-10(E)(6) internal vehicular and pedestrian circulation system, is not applicable as there is no impact to the existing internal and pedestrian circulation system.

20. There are no unmitigated impacts to LMC 15-1-10(E)(7) fencing, Screening and landscaping to separate the Use from adjoining Uses, as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. There is no impact to the exterior landscaping, and the proposal has been conditioned so that any disturbed landscaping shall be brought back to existing conditions. In addition, there are no commercial Uses that require separation from Residential Uses.

21. There are no unmitigated impacts to LMC 15-1-10(E)(8) building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots, as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. The basement addition area that is located within the setback is beneath the north end of the existing structure. The total area of the crawlspace area is 30 square feet. No increase in Building Footprint will be achieved through the addition of the subject basement area. As a result, there is no visual

impact to the perceived mass from the Street because this is subterranean with little to no impact to the exterior of the Historic Structure.

22. There are no unmitigated impacts to LMC 15-1-10(E)(9) usable Open Space, as the proposal is all interior work having little to no impact on the exterior of the Historic Structure or the outdoor yard area.

23. LMC 15-1-10(E)(10) signs and lighting, is not applicable as there are no signs or lighting on site.

24. There are no unmitigated impacts to LMC 15-1-10(E)(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing, as there is no impact to the Compatibility with surrounding structures or perceived mass from the Street because this is a subterranean area of the existing Structure with little to no impact to the exterior of the Historic Structure.

25. LMC 15-1-10(E)(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site, is not applicable as there are no changes that will result in additional noise, vibration, odors, steam, or other mechanical factors.

26. LMC 15-1-10(E)(13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas, is not applicable as there are no changes that will impact the control of delivery and service vehicles, loading and unloading zones, or Screening of trash pickup Areas.

27. LMC 15-1-10(E)(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities, is not applicable as this is a Single-Family Dwelling.

28. LMC 15-1-10(E)(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site, is not applicable as there are no changes that will impact the exterior conditions of the structure or the topography of the Site.

29. There are no unmitigated impacts to LMC 15-1-10(E)(16) reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding, as this proposal has been reviewed for consistency with the Goals and Objectives of the Park City General Plan. The General Plan establishes several goals and objectives specific to Historic Preservation, including, but not limited to Goal 15, Objective 15A and Objective 15B.

30. On April 10, 2019 the property was posted and notice was mailed to property owners

within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on April 6, 2019 according to requirements of the Land Management Code.

31. At the April 24, 2019 Planning Commission meeting, the item was continued to a

date uncertain.

32. On June 12, 2019, the property was posted a second time and a second mailing notice was set out to property owners within 300 feet. Legal notice was also published again on the Utah Public Notice Website and Park Record on June 8, 2019.

33. All Findings in the Analysis section of this report are incorporated herein.

Conclusions of Law – 269 Daly Avenue

1. The application complies with all requirements of the LMC and satisfies all Conditional Use Permit review criteria as established by the LMC 15-1-10 and 15-2.2-4(A) Existing Historic Structures Exceptions.
2. The Use, as conditioned, is Compatible with surrounding Structures in Use, scale, mass and circulation; and
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval – 269 Daly Avenue

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.
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards, to include driveway and Parking Area layout, is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
4. This approval will expire on June 26, 2020, if a complete building permit submittal has not been received, unless a written request for an extension is received and approved by the Planning Director prior to the date of expiration
5. Modified 13-D fire sprinkler system is required for any new construction/addition.
6. All above grade utility facilities shall be located on the property and properly screened.
7. Portions of this property are located within Flood Zone A, all development shall provide elevation certificates certifying compliance with the minimum FEMA Flood Zone requirements outlined in 44 CFR 60.3.
8. All Conditions of Approval from the January 16, 2018 Historic Preservation Board Action Letter shall continue to apply.
9. All Conditions of Approval for reconstruction from the February 22, 2018 Historic

District Design Review Action Letter shall continue to apply.

VI.3 1503 Park Avenue – Preliminary Subdivision – The Hulbert Subdivision proposing to create four (4) parcels out of two (2) metes and bounds parcels. The applicant is also proposing to dedicate a portion of one (1) parcel for the 15th Street Right-of-Way (Application PL-19-04180)

Chair Phillips disclosed that one of the people who babysit his children live in this house. It would not impact his ability to discuss this item.

Planner Jackson reviewed the subdivision application for a four lot subdivision at 1503 Park Avenue and dedication of 15th Street to the City. She noted that the subdivision of four lots is considered a major subdivision, which would typically require a preliminary plat review and final plat review. However, the Planning Commission may combine these requirements per LMC 15-7.1-3. Planner Jackson stated that this subdivision is minor regarding impacts to the street in terms of utilities, no road creation, etc. The Staff recommended combining both reviews.

The Staff found good cause for this subdivision as the lots meet the minimum standards of the Recreation Commercial Zoning District where this property is located. The zone calls for clustering of development, which this subdivision would allow.

Planner Jackson provided clarification and updates regarding the Staff report as follows:

Condition #6 – read “A 10’ snow storage easement and non-exclusive utility easement shall be granted on the Park Avenue right of way for Lot 1 and along the newly dedicated 15th street public right-of-way for Lots 2 through 4”. She noted that the Engineering Department also wanted a 10’ snow storage easement on Lot 1, the 1503 Park Avenue lot. The Condition was changed to read, “Lots one through four”.

Paragraph 2 of the Analysis Section – Planner Jackson noted that the lot numbers were changed around. The language originally read “Lots 1, 2, 3, 4 versus 4, 3, 2, 1. She changed the last sentence in Paragraph 2 of the Analysis Section to read, “The existing Landmark historic structure is proposed to remain within the newly created Lot 1” replacing “newly created Lot 4.”

Paragraph 3 - Analysis Section – In the same Analysis Section, the first sentence of paragraph 3 states that the applicant has not indicated what type of development was

intended for Lots 2 through 4. Planner Jackson clarified that the applicant intends for Lots 2 through 4 to be single-family dwelling lots, which is allowed by Code.

Summary Recommendation – Planner Jackson clarified that the Summary Recommendation of the Staff on the first page of the Staff report was the correct recommendation in terms of combining the two preliminary and final reviews for the subdivision. The second summary recommendation in the last section was incorrect. The Commissioners should use the first page summary recommendation.

Planner Jackson reported on an email from a citizen expressing concern that the proposed subdivision created too many small lots which would result in parking issues for the area. Planner Jackson remarked that the Staff position is that the lots abide by the minimum requirements for the zone as far as lot size, square footage and the width. The historic structure is exempt from parking requirements; however, the three other lots need to abide by the single-family dwelling parking requirements.

Chair Phillips asked if the historic structure would need to provide off-street parking if the structure is ever changed or an addition is added; or whether it would still be exempt. Director Erickson stated that the non-historic portion of the structure would be required to provide parking. Director Erickson clarified that each of the three remaining lots needed to provide two off-street parking spaces for each lot.

Planner Jackson noted that the historic home is just outside the boundary of the Historic District; but it still needs to abide by the Historic District Design Guidelines for the Historic Districts, per the Recreation Commercial zone.

The Staff recommended that the Planning Commission conduct a public hearing, for the 1503 Park Avenue subdivision plat, waive the preliminary plat requirement pursuant to LMC 15-7.1-3, and forward a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the draft ordinance.

Chair Phillips stated that the City has been lax about requiring preliminary plats, and that results in issues with respect to utilities, road grades, and other issues on a normal greenfield subdivision. In this particular case there are no utility issues. Director Erickson explained that the Code requires the preliminary plat and a waiver, but the City has not been vigorous in enforcing that; therefore, going forward they would be more rigorous in requiring preliminary plats. He clarified that there are cases where it is not required and the Planning Commission would be able to waive that requirement and allow the combination of the preliminary plat and the final plat.

Chair Phillips opened the public hearing.

Chuck Lyngle, a resident at 1505 Park Avenue, thought allowing a height of 27' for the single-family homes was high compared to other structures in the area.

Chair Phillips replied that 27' is standard throughout the Historic District and it is in line with what everyone in all of Old Town is allowed.

Mr. Lyngle believed most of the structures in the area were less than 27'. Mr. Lyngle questioned the dedication of 15th Street. It will never be a highway and there is only 100 yards of road. He asked if the dedication was needed.

Director Erickson replied that it is needed because there are also utility installations behind the curb. He noted that there is a section of pavement, curb and gutter, and the right-of-way needed for snow storage, as well as all other utilities that run up and down the road.

Mr. Lyngle stated that his parking lot is always used by people from surrounding condos. Parking on the road that will be eliminated is also used by people living in the other buildings. He was concerned that it would put more strain on his parking lot.

Chair Phillips noted that there would still be public parking in front of the new houses except in front of their driveways. He wanted Mr. Lyngle to know that the Commissioners understood the difficulty of living in that area with the parking pressures. The Planning Commission has that discussion frequently and they understand the problems. Those are valid concerns, but it is not a reason for denying someone the right to build on their property.

Mr. Lyngle was concerned about his property value if the house is 27' high. Chair Phillips remarked that even without the subdivision they could still build to 27'.

Commissioner Kenworthy reiterated that 27' is standard across Old Town. He recently had a house built in front of him that was built to 27'. He understood Mr. Lyngle's frustration, but it is an allowed height in the Code.

Commissioner Sletten stated that under Utah Law, the Planning Commission is constrained by the requirements of the LMC. Anything that varies from the Code is subjective and no Planning Commission anywhere in Utah can deviate from the Code.

Commissioner Kenworthy remarked that the Planning Commission cannot be arbitrary and must follow the Code.

Chair Phillips closed the public hearing.

Dennis Hulbert, the applicant, stated that Lot 1 has the historic structure. He assumed he would not need to meet all the historic guidelines and go through the historic design review process on Lots 2 through 4. Planner Jackson stated that since they were new lots and not a historic site, it would require a regular building permit for the RC zone. However, since the RC zone requires abiding by the Historic District Design Guidelines, they would still need to be incorporated for Lots 2, 3, and 4.

Chair Phillips clarified that new construction without a historic site must still go through the HDDR review to make sure the new buildings fit in with the rest of the neighborhood. Mr. Hulbert thought it would be easy for the homes to fit in with the rest of the neighborhood because there is nothing historic.

Director Erickson read from Code Section 15-2.16-7 – Single family and duplexes within two blocks of the HR-1 District, “The Planning Department shall review the proposed plan for compliance with the Design Guidelines for Historic Sites”. He believed this site was within two blocks of the Historic District. Planner Jackson understood that a full HDDR would not be required because the structures are not historic. Director Erickson concurred. The Planning Department would only review for compliance with the Guidelines for new construction. It would not be a full HDDR.

Mr. Hulbert asked about the snow storage requirements. Director Erickson replied that the City was only asking for the right to plow snow along the street. Mr. Hulbert pointed out that the City already plow the road. Director Erickson clarified that this would formally give permission, which is standard on every plat in town. He noted that currently the right-of-way does not hold all the snow. One reason for expanding the right-of-way is to make sure there is adequate public space to properly store the snow.

MOTION: Commissioner Sletten moved to waive the preliminary plat requirement for 1503 Park Avenue and forward a POSITIVE recommendation to the City Council for the Final Subdivision Plat on July 18, 2019, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the draft ordinance. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1503 Park Avenue

1. The site is located at 1503 Park Avenue.
2. The site is within the Recreation Commercial (RC) Zoning District.
3. The subject site consists of two metes and bounds parcels.
4. On March 25, 2019, the applicant applied for a Subdivision; the application was deemed complete on March 27, 2019.
5. The proposed Subdivision creates four (4) lots from two metes and bounds parcels, dedicating a portion of one parcel as the 15th Street Right-of-Way.
6. Lot 1 (addressed as 1503 Park Avenue in the Subdivision Plat) includes a Historic Landmark Site.
7. Per LMC 15-7.1-3, at its discretion, the Planning Commission may waive the steps in the Preliminary Plat approval process by allowing the Applicant and/or Developer to combine the requirements of the Preliminary Plat and Final Subdivision Plat into a single submittal.
8. The minimum lot size within the Historic Residential-1 District is 1,875 square feet.
9. The proposed lot sizes are 4,755 square feet (Lot 1), 2,373 square feet (Lots 3, 4, 5).
10. The minimum Setbacks for Lot 1 include:
 - a. Front/Rear – 10 feet. The existing Historic Structure complies with this requirement as it is approximately 33 feet from the front property line and 10 feet from the rear property line. There is an existing deck that is jutting 8.5 feet into the rear setback, but it abides by the setback requirements for the RC Zoning District as it is less than 30" above grade.
 - b. Side – 5 feet (18 feet total combined). The existing Historic Structure complies with this requirement as it is approximately 6.5 feet from the north side property line and 34 feet from the south side property line.
11. The minimum Setbacks for Lot 2 include:
 - a. Front/Rear – 10 feet
 - b. Side – 3 feet
12. The minimum Setbacks for Lot 3 include:
 - a. Front/Rear – 12 feet (25 feet total combined)
 - b. Side – 3 feet
13. The minimum Setbacks for Lot 4 include:
 - a. Front/rear – 10 feet
 - b. Side – 3 feet
14. The minimum lot width within the Recreation Commercial District is twenty-five feet (25').
15. The proposed lot widths are 66.01 feet (Lot 1), 32.15 feet (Lot 2), 31 feet (Lot 3), 33 feet (Lot 4).

16. The maximum Building Footprints are 1820.03 (Lot 1), 1038.38 (Lots 2, 3, and 4). The Historic Structure on Lot 1 would be included in this calculation.
17. The maximum height for the RC Zoning District is 27 feet. The Historic Structure on Lot 1 is a single story and complies with this requirement.
18. The proposed Subdivision meets lot and site requirements of the Recreation Commercial District.
19. A Subdivision is necessary in order for the applicant to move forward with an HDDR for the purpose of developing the sites at 1503 Park Avenue. The Subdivision is also necessary for the purpose of developing the Lot 2, Lot 3, and Lot 4 sites.
20. All development shall comply with the applicable LMC Requirements.
21. A Single Family Dwelling is an Allowed Use in the RC Zoning District.
22. There are curb cuts on Lots 1, 2, and 3 on this site that encroach onto the proposed 15th Street Public Right-of-Way. See Condition of Approval no. 3 and 4.
23. There is a mesh fence that encroaches onto Lots 2, 3, and 4. The mesh fence is not Historic. See Condition of Approval no. 3.
24. There are a stone patio, slat wood fence, and stone slab path that encroach between Lots 1 and 2. The applicant will need to remove the portions of the stone patio, slat wood fence, and stone slab path that cross the property lines of Lots 1 and 2. See Condition of Approval no 3.
25. The Site is not located within the Sensitive Lands Overlay District.
26. The Site is not located within the Soils Ordinance Boundary.
27. On June 10, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal Notice was also published in the Park Record and Utah Public Notice Website on June 8, 2019 according to the requirements of the Land Management Code.
28. All findings within the Analysis section and the recitals above are incorporated herein
as Findings of Fact.

Conclusions of Law – 1503 Park Avenue

1. There is good cause for this Subdivision.
2. The Subdivision is consistent with the Park City Land Management Code and applicable State law regarding lot subdivisions.
3. Neither the public nor any person will be materially injured by the proposed Subdivision.
4. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 1503 Park Avenue

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Subdivision Plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the Subdivision.
2. The applicant shall record the Subdivision 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 Subdivision 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. Prior to Subdivision Plat recordation, the applicant shall remove the existing encroachments from the City Right-of-Way and any encroachments (or portions thereof) that cross property lines between Lots 1-4. The applicant is responsible of securing appropriate City approvals and permits before any work on the encroachments can begin.
4. The applicant shall either include the curb cuts in the 15th Street Right-of-Way dedication or remove the encroachments prior to Subdivision Plat recordation.
5. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the Plat.
6. Ten foot (10') public snow storage easement and non-exclusive utility easement shall be granted along the Park Avenue Right-of-Way for Lot 1 (1503 Park Avenue) and along the newly dedicated 15th street public Right-of-Way for Lots 2-4.
7. Any construction within the FPZ shall be regulated by LMC 15-2.20 Frontage Protection Overlay Zone.

VI.D 526 Park Avenue – Plat Amendment – The Applicant is proposing to remove an interior lot line, combining Lot 41 and 42 of the Park City Survey to create one lot of record. (Application PL-19-04180)

Planner Jackson reviewed the request for a plat amendment for 526 Park Avenue. The plat amendment would remove a lot line between two substandard Old Town lots.

The Planning Department had received no public comment on this application.

The Staff recommended that the Planning Commission conduct a public hearing and consider forwarding a positive recommendation to the City Council based on the

findings of fact, conclusions of law, and conditions of approval found in the draft ordinance.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Sletten moved to forward a POSITIVE recommendation to the City Council for the 526 Park Avenue plat amendment, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as contained in the draft ordinance. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 526 Park Avenue

1. The property is located at 526 Park Avenue.
2. The property consists of Lot 41 and Lot 42 of Block 9 of the Park City Survey.
3. The property is in the Historic Residential (HR-2A) District.
4. There is an existing Significant Historic Structure at this address.
5. The existing home was constructed c. 1897.
6. The applicant proposes to combine the subject Lots into one Lot of record.
7. There are several encroachments on this property along both sides and to the rear of the Lot as follows:
 - a. To the west (front) side of the Lot, there are three stone retaining walls and associated landscaping encroaching into the Park Avenue property owned by the City.
 - b. There is also an existing covered entry patio and uncovered stone patio, multiple stone retaining walls, and concrete steps, and multiple wood retaining walls with associated landscaping encroaching into the neighboring property to the north.
8. The existing home is a Single Family Dwelling which is an allowed use in the HR-2A District.
9. The minimum Lot Area for a Single Family Dwelling is 1,875 square feet. The proposed Lot has an area of 3,534 square feet. This Lot size is not large enough to permit a Duplex.
10. The minimum Lot width in the HR-2A zone is 25 feet. The proposed Lot meets the requirements of this zone at 50 feet in width.

11. The proposed Lot will also be between 68.42 feet and 71.41 feet deep.
12. The minimum Front Setback is 10 feet. The existing Historic Structure crosses over the front Lot line by 5.5 feet.
13. The minimum Rear Setback is 10 feet. The existing Historic Structure has a 44 foot Rear Setback.
14. The minimum Side Setback is 5 feet on each side. The existing Historic Structure has a 3.5 foot Side Setback on the north side and a 25 foot Side Setback on the south side.
15. Because this is a Historic Structure, the existing setbacks are considered to be valid and complying.
16. The maximum building footprint for a Lot this size is 1,448.75 square feet. The existing footprint meets this standard at approximately 615 square feet.

Conclusions of Law – 526 Park Avenue

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 – 526 Park Avenue

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 and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. New construction shall meet Site and Lot requirements of the HR-2A District per the Land Management Code in effect at the time of application submittal.
5. A Historic District Design Review application is required for any new construction proposed at the existing Site.
6. A 10-foot-wide public snow storage easement will be required along Park Avenue.

7. The applicant can either remove the existing encroachments (excluding the Historic Structure) from the properties of 528 Park Avenue (Parcel PC-142) and the City Right-of-Way, or enter into an encroachment agreement(s) with the respective property owners prior to final recordation of this plat. Any encroachments over the south or east property line (if any) that were not disclosed by the applicant must be removed prior to the recordation of this plat. The applicant shall file all appropriate City application/permits to complete this Condition.

8. Regarding the Historic Significant Structure: An encroachment agreement, for the Right-of-Way, between Park City Municipal Corporation and the property owner of 526 Park Avenue for the Significant Structure will be required prior to plat recordation. The applicant shall file all appropriate City applications/permits to complete this Condition.

The Planning Commission Meeting adjourned at 6:30 p.m.

Approved by Planning Commission: _____

Planning Commission Staff Report



Subject: Annexation Policy Plan
Author: Bruce Erickson, Planning Director
Rebecca Ward, Planner
Date: July 10, 2019
Type of Item: Work Session – Annexation Policy Plan Update

Background

On June 27, 2019, City Council directed staff to begin the process to amend the Annexation Expansion Area, which is the unincorporated area the City identifies in its Annexation Policy Plan that the City anticipates considering for annexation in the future. The Park City Annexation Policy Plan is codified in the Land Management Code (LMC) [Chapter 15-8](#). The current Annexation Expansion Area, adopted in 2003 and amended in 2017, is contained in [LMC 15-8-7](#).

Park City owns properties located outside of the City boundary and outside of the current Annexation Expansion Area. Park City owns the PRI-Round Valley and Round Valley water tank parcels to the north of the City boundary, Clark Ranch within the Quinn's Junction of unincorporated Summit County along Highway 40 to the east of the City boundary, and Bonanza Flat in unincorporated Wasatch County to the south of the City boundary. These three areas are contemplated in the 2014 Park City General Plan as areas to be discussed with regional entities as potential areas to be included in the Park City Annexation Expansion Area.

Recently, the Town of Hideout proposed an Annexation Policy Plan that includes the Quinn's Junction area of unincorporated Summit County, encompassing the City-owned Clark Ranch property and the Richardson Flat parcels that are under development restrictions with Park City as the beneficiary. Additionally, the Military Installation Development Authority (MIDA) Military Recreation Facility Project Area along the Jordanelle Reservoir in Wasatch County is proposed to expand and may abut Bonanza Flat.

A copy of the staff report prepared for Council on the Annexation Policy Plan is attached at the end of this report. Council directed staff to investigate Option 1 in the report to amend the Annexation Expansion Area to include the City-owned Round Valley properties, the Quinn's Junction area, and City-owned Bonanza Flat.

Process

State law requires the Planning Commission to prepare a proposed Annexation Policy Plan that includes an Annexation Expansion Area, a statement of the specific criteria that will guide the City's annexation decisions, including the character of the community, the need for City services and plans to extend and finance these services, an estimate of the tax consequences to residents within City boundaries

and the Annexation Expansion Area, and the interests of all affected entities. [Utah Code 10-2-401.5\(3\)](#). Affected entities include counties, local districts, special service districts, school districts, and municipalities whose boundaries are within one-half mile of an area proposed for annexation. [Utah Code 10-2-401\(1\)](#).

The Planning Commission must issue a 14-day notice and hold a public meeting to allow affected entities to examine the proposed Annexation Policy Plan and to provide input on it. The Planning Commission must then accept and consider any additional written comments from affected entities until 10 days after the public meeting. [Utah Code 10-2-401.5\(2\)](#).

The Planning Commission may modify the Annexation Policy Plan based on input provided at the public meeting. The Planning Commission must then issue a 14-day notice and hold a public hearing on the Annexation Policy Plan and may make any modifications the Commission considers appropriate based on public input provided at the hearing. Lastly, the Planning Commission submits its recommended Annexation Policy Plan to the City Council. [Utah Code 10-2-401.5\(2\)](#).

City Council must issue a 14-day notice and hold a public hearing on the Annexation Policy Plan. City Council may make any modifications to the recommended Annexation Policy Plan the Council considers appropriate and Council may then adopt the recommended Annexation Policy Plan with or without modifications. [Utah Code 10-2-401.5\(2\)](#).

Staff anticipates bringing the amended Annexation Policy Plan before the Planning Commission for a public meeting on August 28, 2019, and for a public hearing on September 11, 2019.

[The June 27, 2019 City Council Staff Report is below]



Subject: Annexation Policy
Author: Bruce Erickson & Rebecca Ward
Department: Community Development
Date: June 27, 2019
Type of Item: Discussion – Legislative

Recommendation

Staff recommends the City Council discuss the City's Annexation Policy Plan, including the option to direct staff to begin the process of amending the City's Annexation Policy Plan to include areas identified in one of three options discussed in the report below.

Amending the Annexation Policy Plan (APP) requires many steps outlined by state law. The Planning Commission must (1) prepare the amended APP; (2) send notice to affected entities—counties, local districts, school districts, and municipalities within ½ mile of the area proposed for annexation—14 days before holding a public meeting; (3) accept and consider written comments from affected entities until 10 days after the public meeting; (4) send notice to affected entities 14 days before holding a public hearing; (5) make any modifications the Planning Commission considers appropriate based on public input; and (6) submit its recommended APP to City Council for its consideration and adoption, with or without any modifications.¹

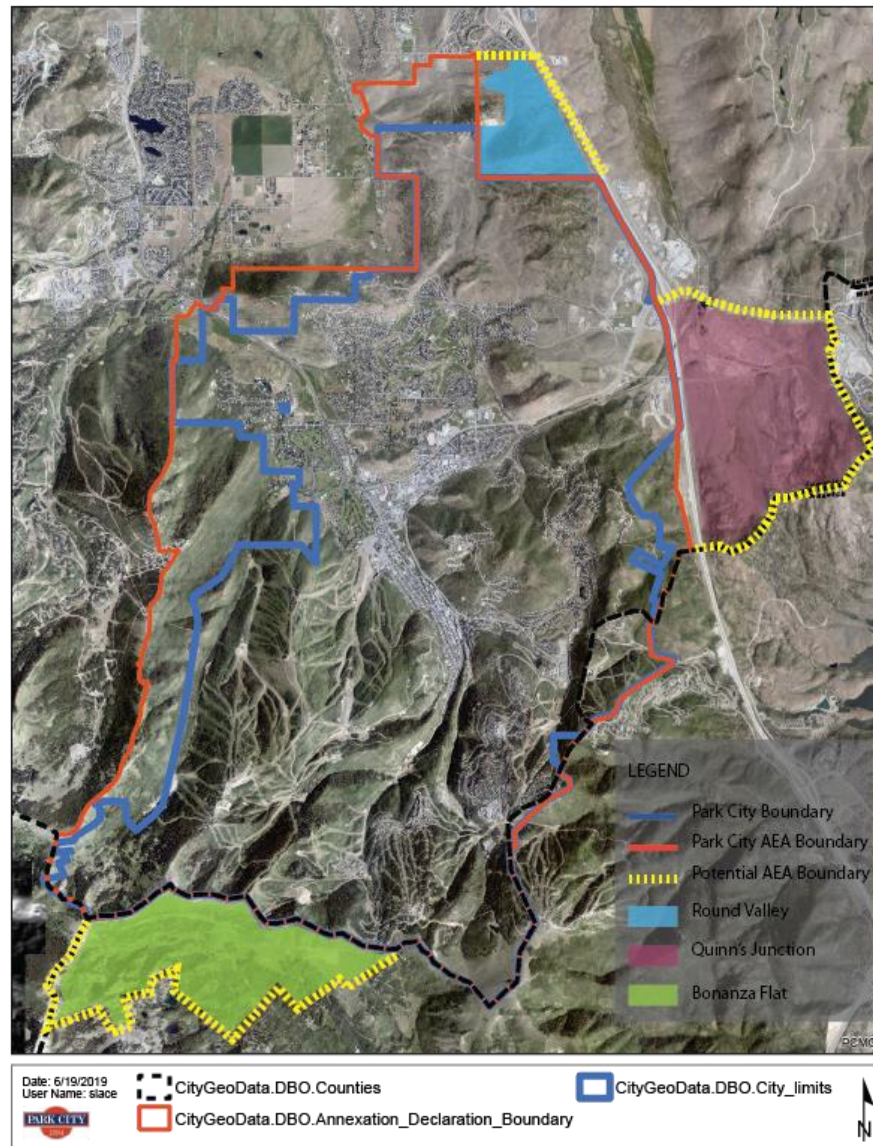
State law also requires the City to consider certain factors when amending the APP, including a statement of specific criteria that will guide the City in its annexation decisions, the character of the community, the need for municipal services and plans to extend and finance services, tax consequences to residents in the APP, interests of affected entities, and other requirements like avoiding gaps and overlaps with the Annexation Expansion Area (AEA) of other municipalities, population growth projections, infrastructure, alignment with the General Plan, and justification for including agricultural, forest, recreational, and wildlife management lands.²

Potential APP Amendments Could Be (1) Expansive, (2) Moderate, or (3) Limited, shown in maps on the following pages.

¹ [Utah Code 10-2-401.5\(2\).](#)

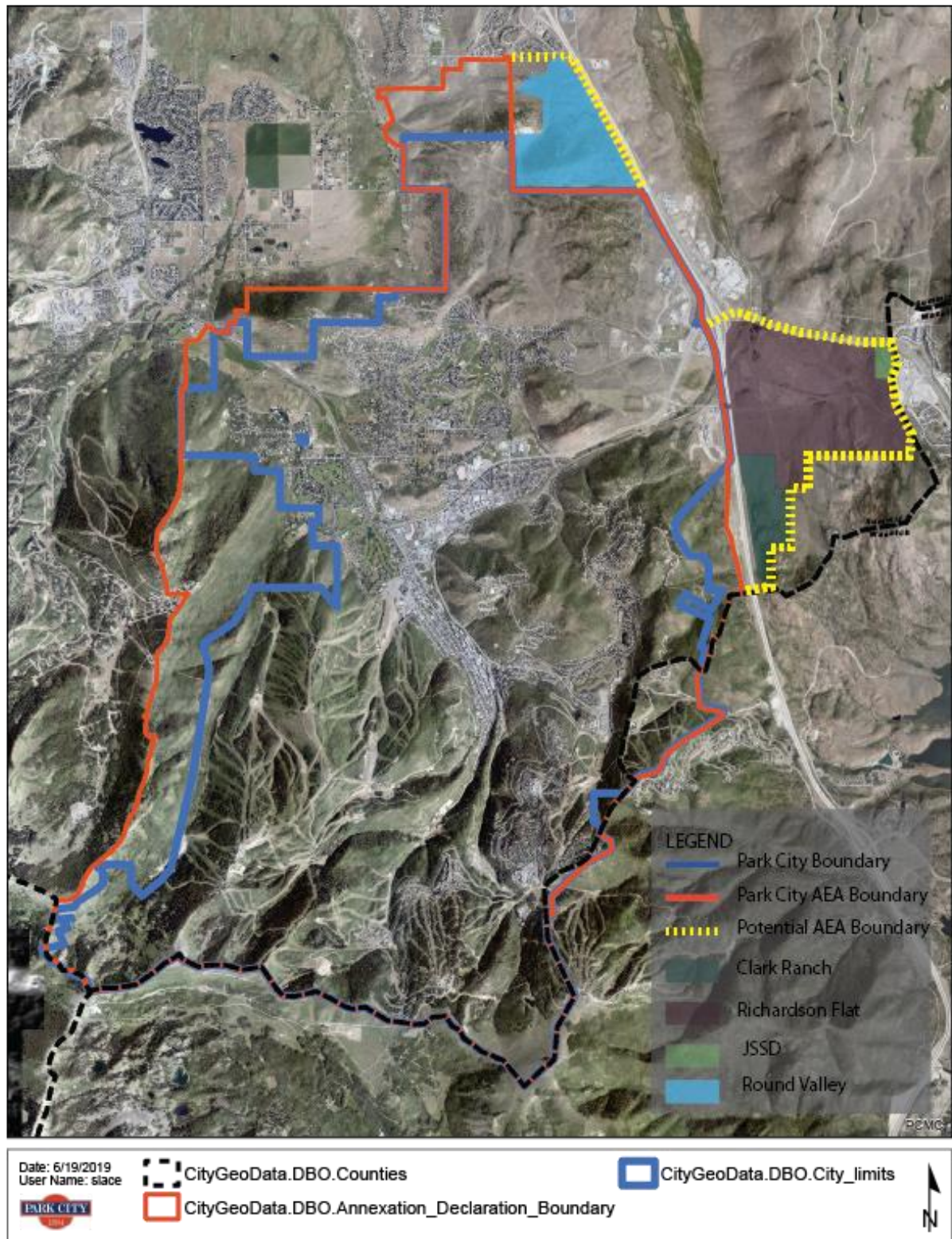
² [Utah Code 10-2-401.5\(3\) and \(4\).](#)

(1) An expansive APP amendment could encompass all City-owned properties and development-restricted properties including Round Valley,³ Quinn's Junction (Richardson Flat, Clark Ranch, JSSD parcels, and private properties to the Wasatch County border), and Bonanza Flat.

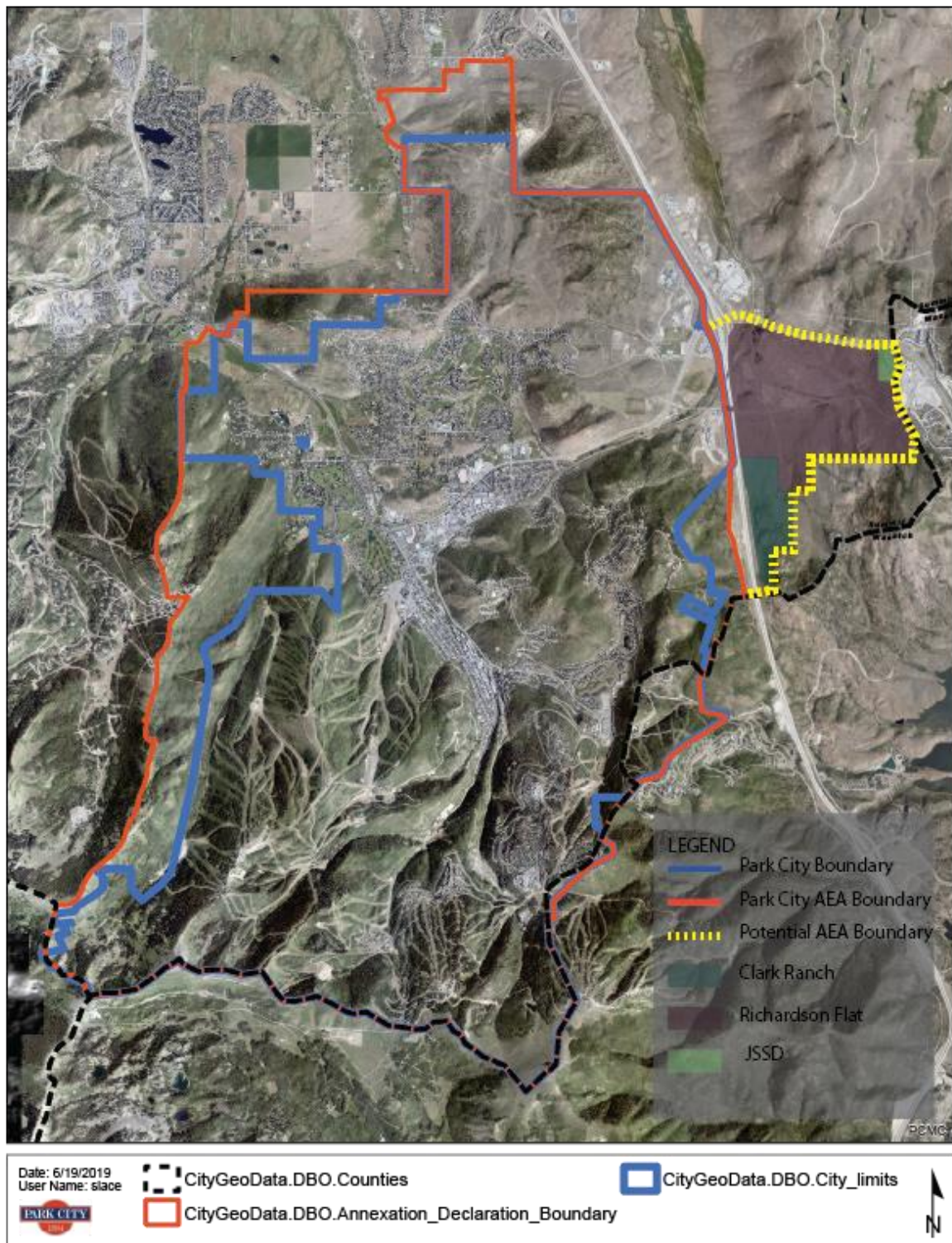


³ Round Valley is located in the Hillside Stewardship Zone in Summit County. [Snyderville Basin Development Code 10-2-5](#) Summit County has zoned Hillside Stewardship to allow 1 unit per 30 acres on developable lands and 1 unit per 40 acres on critical lands (unless the property owner had platted or vested development rights prior to the implementation of the zoning restrictions). The recommended uses include low-density residential uses, agriculture, and grazing.

(2) A moderate amendment to Park City's APP could be limited to City-owned Round Valley and Clark Ranch, UPCM's Development-Restricted Richardson Flat, and JSSD property within Quinn's Junction.



(3) Park City could limit the amended APP to include only City-owned and development-restricted properties within Quinn's Junction (Richardson Flat, Clark Ranch, and the JSSD parcel).



Annexation Policy Plans (APP) and annexations are controlled at the City policy level by the General Plan and are implemented in the Land Management Code. Volume 1 of the General Plan outlines discussion level areas to increase the Annexation Expansion Area (Volume 1 page 35, Study Map).⁴ This section of the General Plan states the need to discuss expansion possibilities with our regional partners, i.e. Wasatch County for the Bonanza Flat area and Summit County for the Quinn's Junction area, which contains Richardson Flat, Clark Ranch, JSSD parcels, and private properties east of Highway 40 and south of SR 248 in unincorporated Summit County. The General Plan AEA Study Map is designed for discussion and does not amend or revise the AEA or Land Management Code.

In Volume 2 of the General Plan (Volume 2 page 266) further information is provided for Quinn's Junction planning in cooperation with Summit County. The 2002 Quinn's Junction Joint Planning Commission Map is displayed as well as the 2014 Updated Quinn's Junction Area Map. The 2014 map is aligned with the Summit County General Plan for the area.

The formal designation of the AEA boundary is a function of the Land Management Code. The 2014 General Plan may have sufficient land use guidance for the Richardson Flat area, but information for Bonanza Flat is likely insufficient. Note that state law requires consent of another county when proposing annexation outside of the home county of the municipality.

Considering the above information and information presented below in this report, Planning has prepared the following policy level recommendations:

No Action: The Hideout APP could proceed with no action by the City or Summit County. Although the City has encouraged Hideout to address procedural issues, Hideout could choose to adopt their plan immediately. Addressing the procedural concerns may take six weeks to a year.

Pros: The City and Summit County could proceed to jointly study the area with a period of time for input and analysis.

Cons: The Hideout APP could be construed by property owners within Hideout's proposed AEA as advantageous because properties could fall under Hideout development regulations. (Note that Summit County must approve any annexation into Hideout for property located in unincorporated Summit County.)

Expansive APP Amendment: An AEA could include all of the Quinn's Junction area to the Wasatch County Line, which would include Richardson Flat, Clark Ranch, JSSD property, and private property, the northeast quadrant of Round Valley, and Bonanza Flat. Land north of SR 248 would be excluded.

⁴ An Annexation Expansion Area is the unincorporated area a city identifies as potential annexation areas and the AEA map is a required component in City's APP.

Pros: Allows for public information of the City intent to consider annexations under the appropriate terms and encompasses City-owned lands. This approach allows for coordinated utility system planning by the City.

Cons: This would require Wasatch County approval in certain areas and school district and other district issues will be complex and time-consuming.

Moderate APP Amendment: This would include an AEA expanded to all Summit County Richardson Flat, Clark Ranch, and Round Valley areas. Bonanza Flat is not included. Lands north of SR 248 are not included. *This is the current recommendation of the Planning Department.*

Pros: The moderate APP is generally consistent with state and local policies and generally aligns with the Park City General Plan, allows for public information of the City intent to consider annexations under the appropriate terms, encompasses City-owned lands, and allows for coordinated utility system planning by the City.

Cons: This may create an island of land in Summit County between the City AEA and the Wasatch County line.⁵ Land in the AEA is mainly owned or controlled as open space by the City or under Development Restrictions. Annexation may not be needed to protect open space and future land use, if any.

Limited APP Amendment: A limited AEA boundary includes the Richardson Flat and Clark Ranch areas south of SR 248. This proposal could be scaled back further to just include City controlled or owned lands in Quinn's Junction.

Pros: Similar to Moderate APP Amendment

Cons: Does not allow for the annexation of the Round Valley City-owned parcel.

Boundary may be hard to manage for open space, potential land uses and utility extension may not be in the interest of the City.

Alternate Action: Park City could look to expand Park City's AEA into Wasatch County to include some or all of the MIDA area and certain adjacent development areas that may connect to Deer Valley or Bonanza Flat, near Brighton Estates. Planning believes this action will likely be highly controversial and may be impacted by state law regarding AEA/annexation to affect development rights and requiring

⁵ The [LMC 15-8-2\(E\)](#) states that islands of county jurisdiction should not be left or created as a result of an annexation and peninsulas and irregular boundaries should be avoided. Under state law, an annexation may not create an unincorporated island, but there are exceptions. [Utah Code 10-2-402\(1\)\(b\)](#). An island or unincorporated peninsula may be annexed upon agreement between the county and municipality. [Utah Code 10-2-402\(1\)\(b\)\(iii\)\(B\)](#).

Wasatch County approval. The City has not completed any annexation studies of the area in Wasatch County.

Pros and Cons not further considered.

Background

Because Park City owns significant pieces of property outside of our current Annexation Expansion Area, in April of this year staff presented City Council with a series of policy questions about potential future modifications to the City's APP. Council directed staff to return to a future work session to continue the discussion, as time allowed. Staff has been working towards coming back to Council to address each of the potential APP modifications, as shown on the maps earlier in this report, however staff is coming back to Council at this juncture specifically because of recently received information regarding possible changes to Hideout's APP. Hideout's proposed APP conflicts with Park City's General Plan, APP, AEA, and City-owned properties.

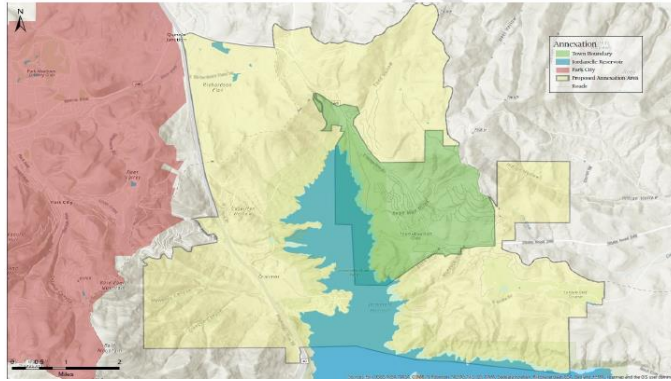
On June 3, 2019 Summit County Manager Tom Fisher notified the City that the Hideout Town Council scheduled a public hearing to receive input on its Annexation Policy Plan for Thursday, June 13, 2019. Hideout did not send Park City the required "affected entity" notice for their scheduled APP discussion. City Manager Diane Foster and City Special Counsel Margaret Plane attended Hideout's hearing to voice Park City concerns regarding City-owned properties included in Hideout's proposed APP. Also, they informed Hideout that Park City and Summit County have been working collaboratively for over twenty years to plan the future of Quinn's Junction, which is encompassed in Hideout's APP. Hideout did not take final action on their APP on June 13 and continued the APP discussion for June 27, 2019.

The area Hideout proposes to include in its APP can be generally described as all properties south of US 248 and east of Highway 40 beyond the Jordanelle State Park boat ramp. The APP also includes land south of the Deer Valley gondola / base area to south of the Jordanelle State Park boat ramp west of Highway 40. Hideout's APP includes most of the Mayflower properties designated for development in conjunction with the Military Installation Development Authority (MIDA) recreation resort. Hideout does not provide an estimated size of the area proposed to be included in the AEA. Below is Hideout's proposed Annexation Expansion Area (AEA). The green shows the existing Hideout boundary; the yellow shows the proposed AEA; the blue shows the Jordanelle Reservoir; the pink shows Park City boundaries:

ANNEXATION POLICY MAP

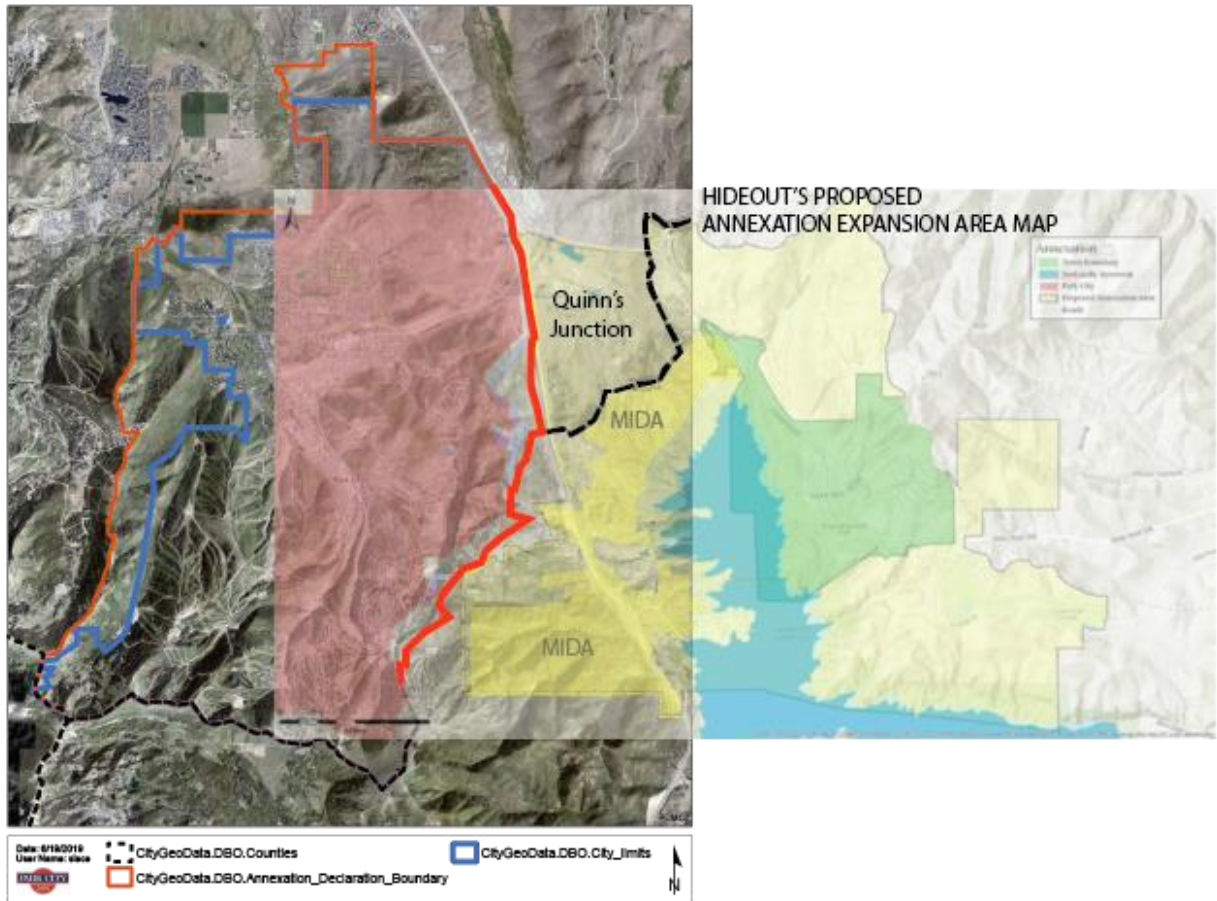
The area covered by this annexation policy is shown on the map in Figure 9.1.

FIGURE 9.1 – ANNEXATION MAP



Hideout's APP includes the following properties located in unincorporated Summit County: Richardson Flat owned by United Park City Mines (UPCM) under development restrictions with Park City as beneficiary, as well as Park City's Clark Ranch property. These properties are identified as Quinn's Junction in the Snyderville Basin General Plan. Summit County zoned the properties Mountain Remote and Rural Residential (the properties and zoning will be discussed in Section II below). The map below illustrates the overlap between Hideout's AEA and Quinn's Junction in unincorporated Summit County.

[DISCLAIMER – ALL MAPS ARE FOR DISCUSSION PURPOSES ONLY]



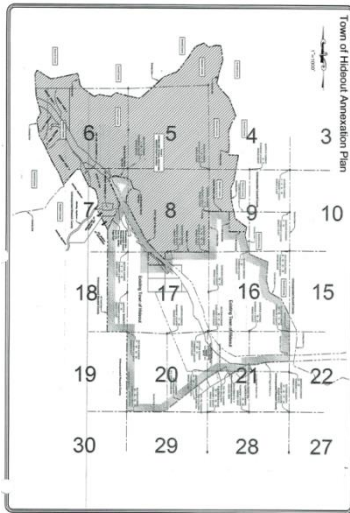
What follows is a summary regarding (I) Hideout's Annexation Policy Plan; (II) The Impacts to Park City; and (III) Potential City Action.

(I) Hideout's Annexation Policy Plan

Real estate agent [Richard Sprung](#) petitioned for Hideout to become a town after the Utah legislature passed [HB 466](#) in 2007, which allowed property owners (even a single property owner) to petition to incorporate into a town with a population of at least 100. Hideout was established in 2008.⁶ According to the [Hideout General Plan](#), the population of Hideout was 543 in 2008 (1.3.1). As of 2017, the population grew to 945 (1.3.1). The population is projected to reach 3,300 by 2040 (9.2). Jan McCosh serves as town administrator. [Ryan Taylor](#) of T-O Engineers is the town engineer. Attorney [Daniel Dansie](#) has been assisting the Town at times as outside counsel.

⁶ The legislature passed [HB 164](#) the following year to require—among other things—the support of at least half of the residents for incorporation.

Hideout started the process to hire a [planner](#) in October of 2018, but it is unclear if the position has been filled.



The Hideout Town Council adopted an APP on December 3, 2009 ([Ordinance No. 09-14](#)). The 2009 AEA carries the existing east boundary of Hideout northward to the Summit County border, and then extends the proposed annexation boundary westward to SR 248 and southward to the Jordanelle Reservoir, shown on the left. In [2018](#), Hideout annexed the Deer Springs subdivision.

In [October of 2018](#), the Hideout Planning Commission began discussing a new annexation plan. Shortly before the annexation discussions began, BYU professor Dr. Michael Clay and his students met with the Town Council in [August of 2018](#) and proposed that Hideout hire them to create a general plan for the town. In [October of 2018](#), the Town

Council requested that the Planning Commission work with BYU and prioritize the annexation plan in the development of the general plan.

On [November 15, 2018](#), the Planning Commission included discussion of the annexation plan on their agenda, but continued the discussions to a later date when the General Plan was completed. In [December of 2018](#), the Planning Commission recommended that the Town Council adopt the General Plan completed by the BYU students. In the December meeting, BYU professor Dr. Clay suggested that Hideout meet with Park City to discuss certain properties included in the annexation section of the Plan.

In [February of 2019](#), the Town Council adopted the General Plan, but requested that additional areas be added to the annexation map. The General Plan states that “[a]nnexation is a practical necessity if Hideout is to achieve the goals established . . . through an aggressive annexation plan.” (9.2). To generate revenue to support Hideout’s anticipated growth, the General Plan recommends that the Mayor and Town Council prioritize parcels with potential for commercial development (2.2.7).⁷

The agenda for the Planning Commission meeting on [April 18, 2019](#) states that the Commission held a public hearing on the Hideout Annexation Declaration to refer to the Town Council for adoption, but minutes for this meeting are unavailable.

On May 30, 2019, Hideout published [notice](#) on its website that the Town Council would hold a public hearing to discuss the APP on Thursday, June 13, 2019. The topic is continued until June 27, 2019.

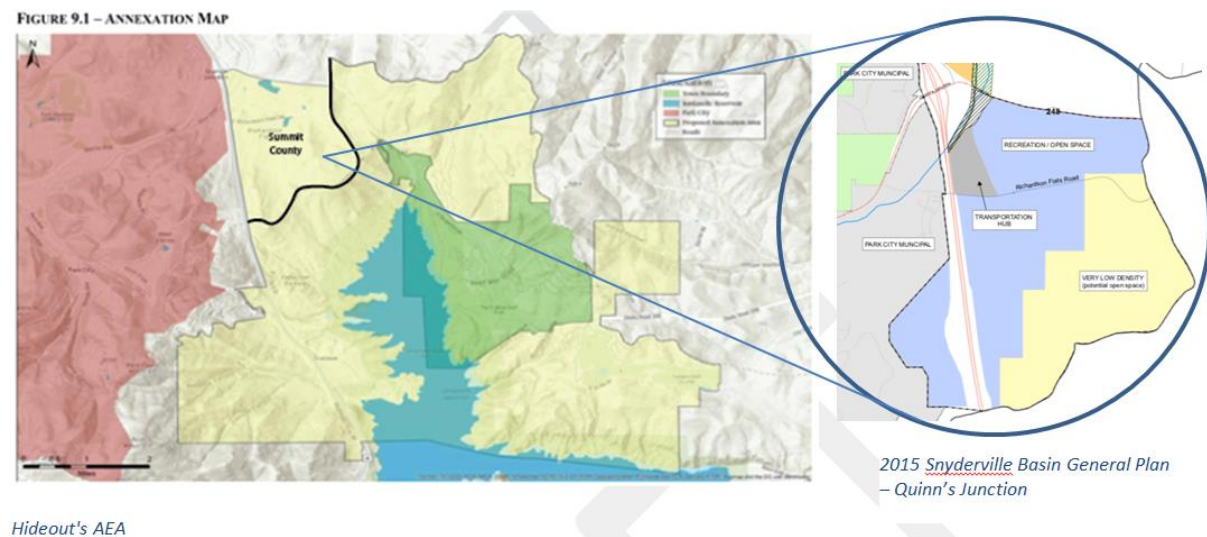
⁷ When creating the General Plan, BYU conducted surveys with Hideout residents and with residents in areas that may potentially be annexed into Hideout.

Potential Issues with the Procedure and Substance of Hideout's Annexation Policy Plan

Under state law, adopting an annexation policy plan requires two planning commission meetings and one legislative body meeting, each with 14-day notices to affected entities. Park City is an affected entity because its boundary is ½ mile from the proposed annexation area. Park City did not receive the affected entity notice (1) before Hideout's Planning Commission considered the APP on November 15, 2018, (2) before the Planning Commission held a public hearing for the APP on April 18, 2019, or (3) before the June 13, 2019 Town Council meeting. Hideout's plan also lacks detail addressing construction of infrastructure, financing, tax consequences, and the interests of affected entities.

(II) The Impacts to Park City⁸

The Hideout Annexation Policy Plan extends beyond Wasatch County and includes areas in unincorporated Summit County.⁹ Hideout's proposed Plan incorporates Summit County north to SR 248 and west to Highway 40, an area identified as Quinn's Junction in the Snyderville Basin General Plan. Hideout's General Plan states that annexation of Quinn's Junction "should be coordinated with Park City" (9.2.2).¹⁰ The [Snyderville Basin General Plan](#) designates the Quinn's Junction area as Recreation/Open Space and Very Low Density (potential open space) shown below.



⁸ It is important to remember that this is just the planning process; an actual annexation requires additional steps.

While including areas for future annexation in a policy plan is a necessary first step, future annexation of property in Summit County would require the Summit County Council's consent and the consent of the property owners.

⁹ Other Summit County properties included in Hideout's annexation map are owned by G-Bar, UDOT, JSSD, the Snyderville Basin Cemetery District, and Stichting Mayflower.

¹⁰ The General Plan also suggests considering the MIDA hotel, commercial development near Parks Edge, Deer Mountain, Stillwater, Tuhaye, and the Mayflower area in annexation discussions (9.2.2).

The Snyderville Basin Development Code designates the areas in Quinn's Junction as Rural Residential with 1 unit per 20 acres and 1 unit per 40 acres, depending on the property suitability for development. The remainder of Quinn's Junction is zoned 1 unit per 120 acres. Using approximate information from the Summit County GIS system, the following estimates are derived. Note: additional work is needed to confirm the information presented in the table below and all numbers at this time are a rough estimate:

Summit County Zone Designation	Approximate Area	Assessor Parcel Ownership Information	Current Approximate Zone Density
Rural Residential	632 acres	UPCM / PCMC	15.8 units (1/40)
Mountain Remote	361 acres	Stichting Mayflower Jordanelle Special Service District G-Bar properties	3 units (1/120)
Mountain Remote	120 acres (very approximate)	Clark Ranch East PCMC	1 unit (1/120)
TOTAL	1113 acres		19.8 units

Note: some small inholding in Summit County, including the Parkridge subdivision, are not included at this time.

Hideout's proposed annexation map also includes areas within Wasatch County that are currently located within the Jordanelle Specially Planned Area Overlay Zone. While any property annexed into Hideout would be subject to zoning as established by Hideout, currently, under Wasatch County Code, properties in the Jordanelle Basin Overlay Zone (JBOZ) permit the following uses:

- Single-family residences
- Home occupations
- Parks & Trails
- Roof-mounted solar panels

All other uses are conditional uses. JBOZ provides for the following densities:

- Critical/Sensitive Lands Open Space
 - 1 ERU/40 acres
- Countryside Residential Density
 - 1 ERU/5 net developable acres
- Low Density Residential
 - 1.5 ERU/net developable acres
- Medium Density Residential
 - 3.25 ERU/net developable acres
- High Density Residential
 - 3.25 ERU/net developable acres
- Mixed Use Commercial

- 8 ERU/net developable acres

Using the hypothetical densities of the Jordanelle Regional Specially Planned Area (Wasatch County jurisdiction) or Hideout current densities, after annexation to Hideout, zone densities could be approximately 1 unit per acre as shown in the recently approved Sky Ridge development (Wasatch County).

Hideout's Proposed AEA Conflicts with Park City's General Plan, Annexation Policy Plan, and City-Owned Properties.

Park City's [General Plan](#) contemplates Quinn's Junction in the City's AEA Study



Map shown to the left (p. 35). Specifically, the General Plan lists the following considerations for Quinn's Junction:

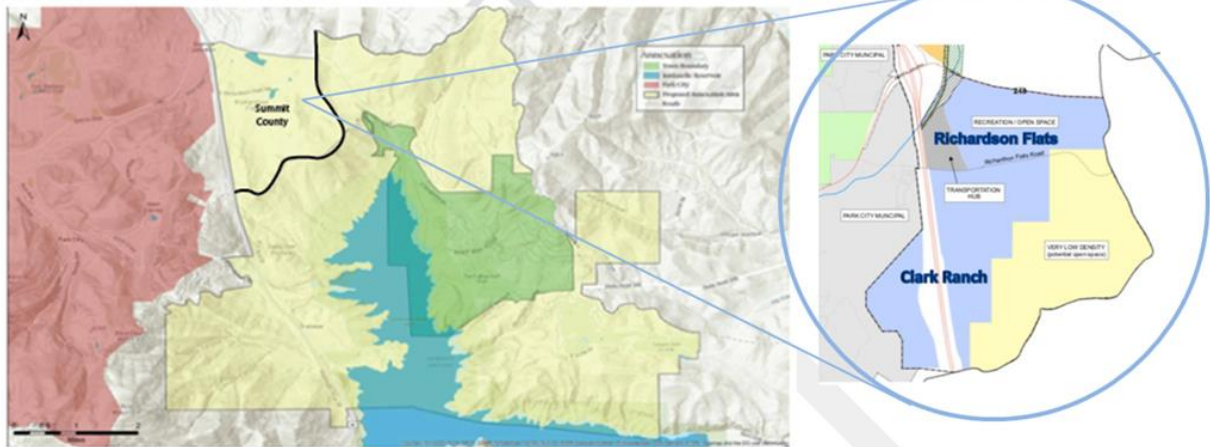
- To plan the area in collaboration with Summit County
- To preserve open space
- To consider wildlife corridors
- To preserve a gateway to the City
- To direct future development to Silver Creek/Summit where Summit County zones land Community Commercial

The Park City 2014 General Plan (vol. 2 page 266) and the 2004 Quinn's Junction Joint Planning Commission Map (Summit County and Park City) show the UPCM deed restricted lands to be open space and other lands to be developed at base

density. The General Plan updates the planning at Quinn's Junction but the land use restriction remains approximately the same.

Also, Park City's General Plan explicitly addresses Jordanelle Basin development within the Jordanelle Regional Special Planning Area and suggests that the Quinn's Junction property be preserved as a south gateway to the City in order to protect the corridor from sprawl and to concentrate development into nodes (p. 36).

FIGURE 9.1 – ANNEXATION MAP



Left: Hideout proposed AEA; Right: Snyderville Basin General Plan

The city-owned Clark Ranch properties and UPCM's Richardson Flat properties that are subject to development restrictions to benefit Park City are located in Quinn's Junction within unincorporated Summit County and are included in Hideout's proposed AEA.

Clark Ranch

- **Clark Ranch** SS-91-X (45.85 acres); SS-121-X (124.98 acres); PP-26-X (125.76 acres); PP-26-A-1-AX (44 acres)

City Council approved the purchase of the Clark Ranch properties, which are located in the Quinn's Junction area of unincorporated Summit County, in [October of 2014](#). In April of 2019 City Council provided direction for staff to return to the council for continued discussions on potential annexation.

Richardson Flat

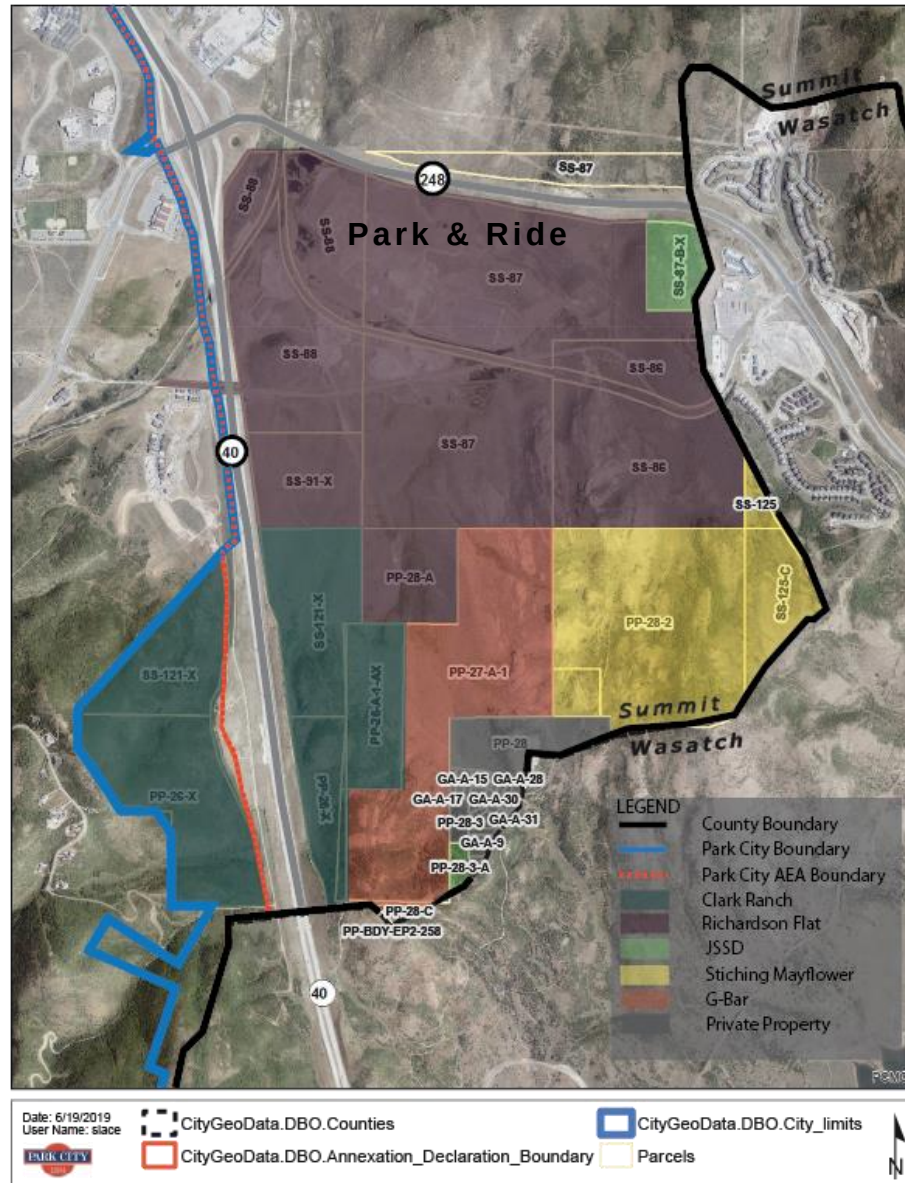
- **Richardson Flat** (UPCM development restricted properties) SS-88 (166.27 acres); SS-87 (Park & Ride lot) (380 acres); PP-28-A (40 acres)

In 1988, the Richardson Flat properties were proposed for listing on the EPA's Superfund National Priorities List. The properties are currently under a 2007 [Notice of Consent Decree](#) wherein UPCM agreed to take and finance response actions on the property.

As part of UPCM's 1999 Flagstaff Development Agreement, UPCM committed to annex Richardson Flats into Park City, or, regardless of annexation, to restrict Richardson Flat to a golf course, equestrian center, public recreation, or special events area. If the EPA or DEQ prohibited recreation, UPCM agreed to perpetually restrict further development of the properties. In the Agreement, Richardson Flat is defined as "all of UPCM's property at the southeast corner of U.S. 40 and S.R. 248." In the amended [2007 Flagstaff Development Agreement](#), the developer agreed to

lease or convey 30 acres of the Richardson Flats site to the City and to construct the Park and Ride. In the amended Agreement, UPCM agreed to use the remaining acres surrounding the Park & Ride for ball fields or recreational spaces.

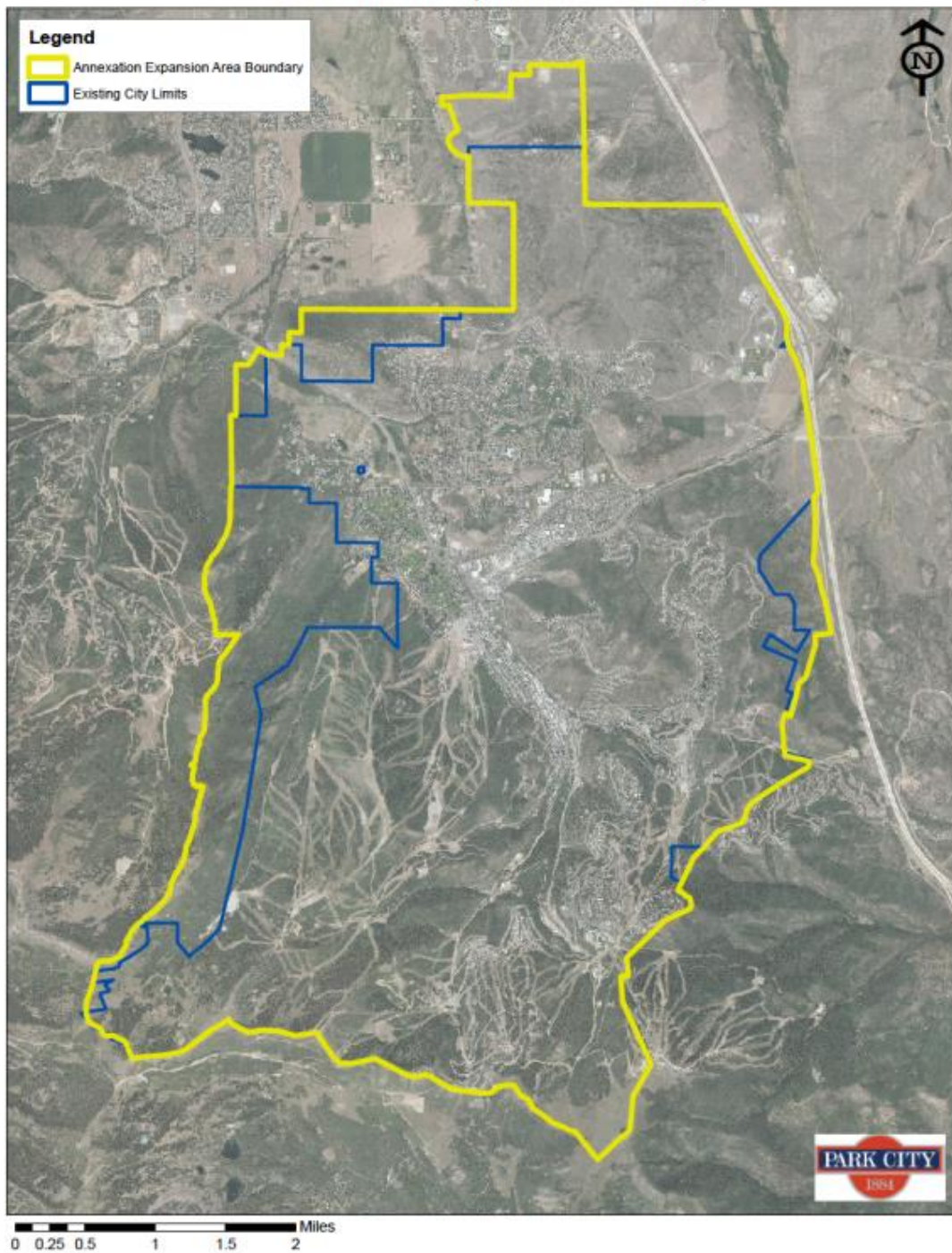
A map showing existing conditions in Quinn's Junction is shown below:



(III) Potential City Action.

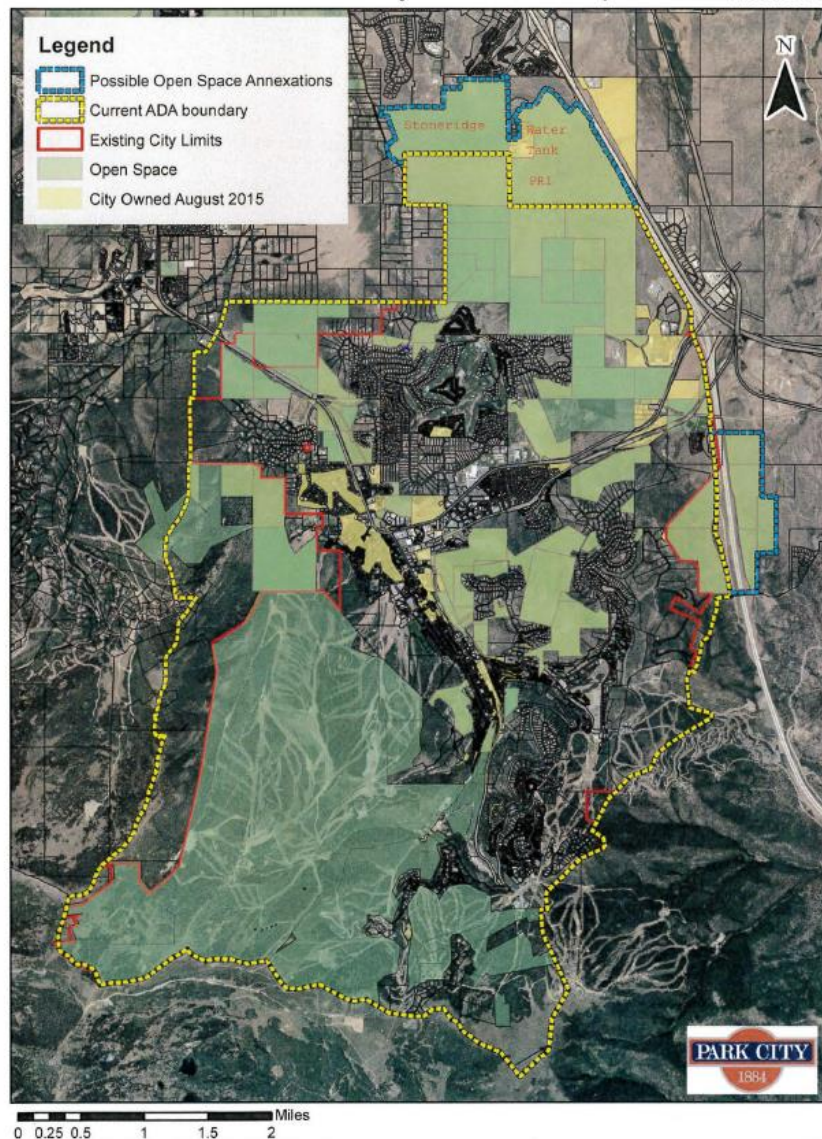
Park City adopted [Ordinance No. 03-01](#) to establish its first APP and AEA in January of 2003. In 2017, Park City adopted [Ordinance 2017-29](#) to amend the AEA to include the Stoneridge Property in the AEA. The City's current AEA includes the following areas ([LMC 15-8-7](#)):

Annexation Expansion Area Map



In 2017, the Planning Commission and City Council discussed potential AEA boundary expansion as shown below, but ultimately decided to limit AEA expansion to the Stoneridge property:

Annexation Boundary Discussion April 2017 EXHIBIT B1



In summary, Hideout's APP proposes to include Park City-owned properties and Development Restricted properties within the Quinn's Junction area of unincorporated Summit County. The Planning Department recommendation at this time is to begin the process of a moderate APP amendment to include the City-owned and Development-Restricted properties: Richardson Flat, Clark Ranch, and Round Valley.

Amending the City's APP and AEA will require many steps. State law requires the City to investigate certain criteria, including municipal services, tax consequences, impacts on affected entities, population growth projections, infrastructure, the General Plan, and justification for including agricultural, forest, recreational, and wildlife management lands. Also, changes to the APP will require Planning

Commission review, a Planning Commission public meeting and public hearing on the proposed APP and AEA with notice to affected entities, and City Council review.

Attachments

[April 4, 2019](#) Annexation Policy Plan staff report



City Council Staff Report

Subject: Annexation Policy
Author: Anne Laurent
Department: Community Development
Date: April 4, 2019
Type of Item: Legislative

The Mayor and City Manager requested staff evaluate for Council consideration expanding Park City's Annexation Expansion Area (AEA) for protecting open space, increasing capacity for affordable housing development, and/or avoid overlaps with the expansion areas with other municipalities. Annexation is regulated by Utah Code at Title 10, Chapter 2 of the State of Utah Code ([link](#)). The current annexation policy is established by Park City's 2014 General Plan ([link](#), p. 34-37) and the Park City Land Management Code (LMC) Chapter 15, Annexation section ([link](#)).

In September 2008, the League of Cities and Towns published *A Guide to Understanding the Annexation Law in Utah* (Attachment A) states an annexation policy include a map of the potential expansion area; criteria that will guide the municipality's decision (community character, need for municipal services, plans for service expansion, method of financing service expansion, tax consequences, interests of all "affected entities"); justification of exclusions within one-half mile of the current municipal boundary; and addresses any comments that may have been made by all "affected entities". Furthermore, the guide outlines the expansion of the annexation boundary, if practicable and feasible, are drawn guided by the following principles:

- *Along the boundaries of existing local and special districts for sewer, water, and other services, along the boundaries of the school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along boundaries of other taxing entities;*
- *To eliminate islands and peninsulas of territory that are not receiving municipal-type services;*
- *To facilitate the consolidation of overlapping functions of local government;*
- *To promote the efficient delivery of services; and*
- *To encourage the equitable distribution of community resources and obligations.*

An annexation consideration, therefore, requires conformance with Park City's adopted General Plan, or adopted annexation plan, to guide the City Council in making decisions including an established checklist of items to consider. Attachment B to this report is the Park City's most current annexation checklist and process flowchart and is consistent with the Utah Code. A simplified overview is the 2014 General Plan supports the consideration of including within the AEA land: North of Park City in Round Valley; east of US40 inclusive of Richardson Flat, Clark Ranch and surrounding area down to the Wasatch County border; and west to incorporate full properties to be within Park City boundaries. However, the support is made contingent upon it being *consistent with the City and County's regional planning goals as well as mandates of the State Code*.

Background

- Any annexation consideration has to comply with Utah Code, Title 10, Chapter 2 ([link](#)).
- Park City's LMC annexation section more specifically outlines the process for annexation consideration once a policy and boundary declaration is in place ([link](#)).
- Park City's 2014 General Plan sets the general policy direction for expanding the AEA ([link](#), p. 34-37) and requires consideration of adjacent County's regional planning goals including Summit County ([link to Snyderville Basin General Plan](#)) and Wasatch County ([link to Wasatch County General Plan](#)). The General Plan states: In addition, the proposed expansion of the AEA east of US40 will allow the City to jointly plan this area in conjunction with the County recognizing that the General Plan recommends this area to primarily be preserved as open space with the consideration of wildlife corridors.
- Park City staff participated in Summit County's 2015 Snyderville Basin General Plan process and land use outcomes.

Most recent AEA or annexation considerations are:

- In 2017 the AEA was expanded to include the portion of Clark Ranch that is west of US40 and a portion of Round Valley, but not east of US40 or the Bonanza Flat area until conservation easements are in place.
- In 2012 the Quinn's Junction Annexation was executed after a joint planning effort with Summit County resulting in the Quinn's Junction Joint Planning Commission Development Principles.

Recommendation

Staff recommends City Council discuss the following annexation policy questions:

1. Does City Council want to move forward on consideration any or all of these potential expansions to the AEA? If so, which ones?
2. Does City Council want to prioritize expanding the AEA to enable consideration of the three annexation areas the City currently owns (Round Valley, Clark Ranch, and Bonanza Flat)?
3. Does the Council wish to prioritize a quick, proactive AEA amendment or start with public engagement, joint county planning and Planning Commission/staff recommendations prior to initiating formal changes, such as considering areas east of HW 40?
4. Does City Council want to provide policy direction on requests inside the current annexation boundary that are not consistent with existing General Plan/policy priorities?
5. Does the City Council want to revise the General Plan for consideration of revising Park City's current annexation boundary that further defines (expands or limits) a joint planning effort?
6. When in the process, would City Council want staff to initiate joint study sessions with adjacent counties and school districts on annexation boundary decisions?

Attachments

- A September 2008 Utah League of Cities and Towns, *A Guide to Understanding the Annexation Law in Utah*
- B Park City Annexation Checklist and Flowchart, Updated July 2015



Planning Commission Staff Report

PLANNING DEPARTMENT

Application #: PL-19-04219
Subject: Woodside Park Affordable Housing Project Phase I MPD
Author: Hannah M. Tyler, AICP, Senior Planner
Date: July 10, 2019
Type of Item: Ratification of First Amended Development Agreement

Summary Recommendations

Staff recommends that the Planning Commission review the Woodside Park Affordable Housing Project Phase I Master Planned Development (MPD) First Amended Development Agreement and consider ratifying the amended agreement to memorialize the MPD approval granted by the Planning Commission on June 12, 2019. The MPD is for four (4) Single-Family Dwellings, an eight-unit (8-unit) Multi-Unit Dwelling, and a Thirteen-car (13-car) Parking Lot. A public hearing is not required for this action.

Description

Applicant:	Park City Municipal Corporation
Location	1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue
Zoning:	Historic Residential-Medium Density (HR-M) Zoning District
Adjacent Land Uses:	Single-Family, Multi-Family, Municipal Uses
Reason for Review:	Master Planned Development applications require a Development Agreement with ratification by the Planning Commission within six months of approval of the MPD.

Disclosure: Park City Municipal Corporation owns the subject property.

Background

On June 12, 2019, Planning Commission unanimously approved an amendment to the previously approved MPD for the Woodside Park Affordable Housing Project - Phase I. The applicant was requesting to remove Condition of Approval #7 from the previously approved Master Planned Development (MPD) which states:

7. An e-bike location should be located somewhere on this site.

The reason for the request to remove this Condition of Approval is that there will be a Summit Bike Share station installed at City Park and there is limited space within the existing Public Access Easement for Woodside Park Phase I. The Transportation Planning Department has provided comments and they find that the proximity of the new Summit Bike Share station in City Park is sufficient to satisfy the need within this area for a public electric bike (e-bike) station.

Development Agreement Requirements

Section 15-6-4 (G) of the LMC requires that the Development Agreement contain the following elements:

- 1) A legal description of the land;
- 2) All relevant zoning parameters including all findings, conclusions, and conditions of approval;
- 3) An express reservation of the future legislative power and zoning authority of the City;
- 4) A copy of the approved MPD plans and any other plans which are a part of the Planning Commission approval;
- 5) A description of all Developer exactions or agreed upon public dedications;
- 6) The Developers agreement to pay all specified impact fees;
- 7) The form of ownership anticipated for the project and a specific project phasing plan; and
- 8) A list and map of all known Physical Mine Hazards on the property.

Staff finds that the Development Agreement attached as Attachment 1, including the attached exhibits, includes all of the required items listed above and meets the required timeframes for submittal following the June 12, 2019 approval of the Woodside Park Affordable Housing Project Phase I MPD amendment. The project is being constructed in a single phase and therefore there is no phasing plan. There are no known Physical Mine Hazards on the lot. As a defined term in the Land Management Code, Physical Mine Hazards means “any shaft, adit, tunnel, portal, building, improvement or other opening or structure related to mining activity”.

Development Agreement Ratification

Attached is the proposed Woodside Park Affordable Housing Project Phase I MPD First Amended Development Agreement (Attachment 1). Land Management Code Section 15-6-4 (G) states that once the Planning Commission has approved a Master Planned Development, the approval shall be put in the form of a Development Agreement. The Development Agreement must be ratified by the Planning Commission and signed by the Mayor on behalf of the City Council, prior to recordation at the Summit County Recorder’s office. This item is not noticed as a public hearing.

The Land Management Code requires the Development Agreement to be submitted to the City within six (6) months of the approval of the MPD. The Woodside Park Affordable Housing Project Phase I MPD was approved by the Planning Commission on August 23, 2016 and the MPD amendment was approved by Planning Commission on June 12, 2019. Staff prepared the First Amended Development Agreement and submitted it to the City Legal Department for review on June 20, 2019, within the required six (6) month timeframe.

Department Review

The Engineering, Legal and Planning Departments have reviewed the agreement for conformance with the June 12, 2019 Woodside Park Affordable Housing Phase I MPD approval.

Recommendation

Staff recommends that the Planning Commission review the Woodside Park Affordable Housing Project Phase I Master Planned Development (MPD) First Amended Development Agreement and consider ratifying the amended agreement to memorialize the MPD approval granted by the Planning Commission on June 12, 2019. The MPD is for four (4) Single-Family Dwellings, an eight-unit (8-unit) Multi-Unit Dwelling, and a Thirteen-car (13-car) Parking Lot. A public hearing is not required for this action.

Exhibit

Attachment 1- Amended Development Agreement with attached exhibits as follows:

Exhibit A – Plat

Exhibit B – MPD plans approved by Planning Commission on August 23, 2017

Exhibit C – MPD Action letter Planning Commission Approval from August 23, 2017

Exhibit D – MPD Action Letter Planning Commission Approval from June 12, 2019

Exhibit E – Ratified Development Agreement

Attachment 2 – June 12, 2019 Planning Commission Staff Report

Attachment 3 – June 12, 2019 Planning Commission Meeting Minutes

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

**FIRST AMENDED DEVELOPMENT AGREEMENT
FOR THE WOODSIDE PARK AFFORDABLE HOUSING PROJECT
PHASE I MASTER PLANNED DEVELOPMENT (MPD), LOCATED AT
1333 PARK AVENUE, 1353 PARK AVENUE, AND 1364 WOODSIDE
AVENUE, PARK CITY, SUMMIT COUNTY, UTAH**

This Development Agreement is entered into as of this ____ day of _____, 2019, by and between Park City Municipal Corporation (“Developer”) as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the Woodside Park Affordable Housing Project Phase I Master Planned Development Amendment, and Park City Municipal Corporation, a municipality and political subdivision of the State of Utah (“Park City”), by and through its City Council.

R E C I T A L S

- A. Developer is the owner of the Woodside Park Phase I Subdivision located in Park City, Summit County, Utah, as reflected in Exhibit A, which is attached hereto and incorporated herein by this reference (the “Property”), on which it has obtained approval for the development known as the Woodside Park Affordable Housing Project Phase I Master Planned Development Amendment, as more fully described in the incorporated Exhibits B and C, attached, and as set forth below (the “Project”).
- B. Park City requires development agreements under the requirements of the Park City Land Management Code (“LMC”) for all Master Planned Developments.
- C. Developer is willing to design and develop the Project in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the Park City General Plan, and address other issues as more fully set forth below.
- D. Park City, acting pursuant to its authority under Utah Code Ann., Section 10-9-101, *et seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

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

1. **Project Conditions:**

1.1. The Design Drawings dated and reviewed by the Planning Commission on August 23, 2017, (attached as Exhibit B) and Findings of Fact, Conclusions of Law and Conditions of Approval (attached as Exhibit C) are incorporated herein as the Project; subject to

changes detailed herein. The Project is located in the Historic Residential Medium-Density (HR-M) zoning district.

1.2. Developer and its successors agree to pay the then current impact fees imposed and as uniformly established by the Park City Municipal Code at the time of permit application, whether or not state statutes regarding such fees are amended in the future.

1.3. Developer and any successors agree that the following are required to be entered into and approved by Park City prior to issuance of a Building Permit: (a) a construction mitigation plan, (b) a utility and grading plan, (c) a storm water plan, (d) a water efficient landscape and irrigation plan showing snow storage areas in compliance with the conditions of the August 23, 2017 and June 12, 2019 MPD approval.

1.4. Developer is responsible for compliance with all local, state, and federal regulations regarding contaminated soils as well as streams and wetlands. Developer is responsible for receiving any Army Corp of Engineer Permits required related to disturbance of streams and wetlands.

2. **Vested Rights and Reserved Legislative Powers**

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

2.2 **Reserved Legislative Powers.** Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the existing land use and zoning regulations which are applicable to the Project under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Agreement applicable to the Project shall be of general application to all development activity in the City; and, unless the City declares an emergency, Developer shall be entitled to the required notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

3. **Successors and Assigns.**

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

3.2 **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be

evidenced by letter from the City to Developer or its successors or assigns. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Agreement.

4. **General Terms and Conditions.**

4.1 **Term of Agreement.** Construction, as defined by Land Management Code 15-6-4(H), is required to commence within two (2) years of the date of execution of this Agreement. After Construction commences, the Woodside Park Affordable Housing Project Phase I Master Planned Development and this Agreement shall continue in force and effect until all obligations hereto have been satisfied. The Master Plan approval for the Project shall remain valid so long as construction is proceeding in accordance with the approved phasing plan set forth herein.

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

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

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

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

4.6 **Attorney's Fees.** If this Development Agreement or any of the Exhibits hereto are breached, the party at fault agrees to pay the attorney's fees and all costs of enforcement of the non-breaching party.

4.7 **Minor Administrative Modification.** Minor administrative modification may occur to this approval without revision of this Agreement.

5. **Phasing.**

5.1 **Project Phasing.** The Project will be developed in one (1) phase.

5.2 **Construction of Access.** Developer may commence grading access to the Project from Park Avenue and Woodside Avenue, as approved by the City Engineer according to generally accepted engineering practices and standards, and pursuant to permit requirements of

the LMC, the International Building Code/ Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to City standards and accepted by the City.

5.3 Form of ownership anticipated for the project. The Project will consist of twelve residential units. Units are anticipated to be included in the condominium plat for individual ownership.

6. **Water.** Developer acknowledges that water development fees will be collected by Park City in the same manner and in the same amount as with other development within municipal boundaries and that impact fees so collected will not be refunded to Developer or to individual building permit applicants developing within the Project.

7. **Affordable Housing.** 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. This project complies with Resolution 03-2017 and definitions of Affordable.

8. **Physical Mine Hazards.** There are no known Physical Mine Hazards on the property as determined through the exercise of reasonable due diligence by the Owner.

9. **Notices.** All notices, requests, demands, and other communications hereunder shall be in writing and shall be given (i) by Federal Express, UPS, or other established express delivery service which maintains delivery records, (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the parties at the following addresses, or at such other address as the parties may designate by written notice in the above manner:

To Developers:

Park City Municipal Corporation
445 Marsac Avenue
PO Box 1480
Park City, UT 84060
Attn: City Attorney

To Park City:

Park City Municipal Corporation
445 Marsac Avenue
PO Box 1480
Park City, UT 84060
Attn: City Attorney

Such communication may also be given by facsimile and/or email transmission, provided any such communication is concurrently given by one of the above methods. Notices shall be deemed effective upon receipt, or upon attempted delivery thereof if delivery is refused by the intended recipient or if delivery is impossible because the intended recipient has failed to provide a reasonable means for accomplishing delivery.

10. **List of Exhibits.**

Exhibit A – Plat

Exhibit B – MPD plans including site plan, architectural plans, landscape plan, trail and open space plans, grading plan, and utility plan approved by Planning Commission on August 23, 2017

Exhibit C – MPD Action letter Planning Commission Approval from June 12, 2019

Exhibit D – Legal Description of subject property located at the Woodside Park Phase I Subdivision

Exhibit E – Historic Structures Report

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

PARK CITY MUNICIPAL CORPORATION

By: _____
Andy Beerman, Mayor

ATTEST:

By: _____
City Recorder

APPROVED AS TO FORM:

Mark D. Harrington, City Attorney

DEVELOPER AND OWNER OF PARCEL 1:

Park City Municipal Corporation
445 Marsac Avenue
PO Box 1480
Park City, UT 84060

By: _____
Diane Foster, City Manager

STATE OF UTAH)
 : ss
COUNTY OF SUMMIT)

On this ____ day of _____, 2019, personally appeared before me _____ (notary), whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that Diane Foster is City Manager of Park City Municipal Corporation.

Notary Public

OWNER OF PARCEL 2:

Redevelopment Agency of Park City
445 Marsac Avenue
PO Box 1480
Park City, UT 84060

By: _____
Diane Foster, Executive Director

STATE OF UTAH)
 : ss
COUNTY OF SUMMIT)

On this ____ day of _____, 2019, personally appeared before me _____(notary), whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that Diane Foster is Executive Director of Redevelopment Agency of Park City .

Notary Public

Exhibit A:
Plat approved by Planning Commission
on August 23, 2017



SURVEYOR'S CERTIFICATE

I, Charles Quinn, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 24889, as prescribed under the laws of the State of Utah, further certify that by authority of the owner, I have made a survey of the tract of land into lots and parcels as shown on this plat, 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 300.00 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 West line of the original lot of Roger South 54°01' West 150.00 feet; thence East along said line 91.55 feet; thence North 37°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 Northwest corner of Block 24, SNYDER'S ADDITION TO PARK CITY, said point also being on the West line of the original lot of Roger South 54°01' West 150.00 feet; thence East along said line 91.55 feet; thence North 37°28' East 150.1 feet to the point of beginning.

PARCEL 3.
Beginning at a point which is South 54°01' West 329 feet and South 35°59' East 325.0 feet from the Northwest corner of Block 24, SNYDER'S ADDITION TO PARK CITY, said point also being on the West line of the original lot of Roger South 54°01' West 150.00 feet; thence East along said line 91.55 feet; thence North 37°28' East 150.1 feet to the point of beginning.

PARCEL 4.
Beginning at a point which is South 54°01' West 329 feet and South 35°59' East 325.0 feet from the Northwest corner of Block 24, SNYDER'S ADDITION TO PARK CITY, said point also being on the West line of the original lot of Roger South 54°01' West 150.00 feet; thence East along said line 91.55 feet; thence North 37°28' East 150.1 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that _____, the undersigned owner of the herein described land, do hereby certify that he/she is the authorized representative of a _____, and that he/she has caused this Plat Amendment to be prepared, and does hereby consent to the recording of this Plat.

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

ACKNOWLEDGMENT

Authorized Representative

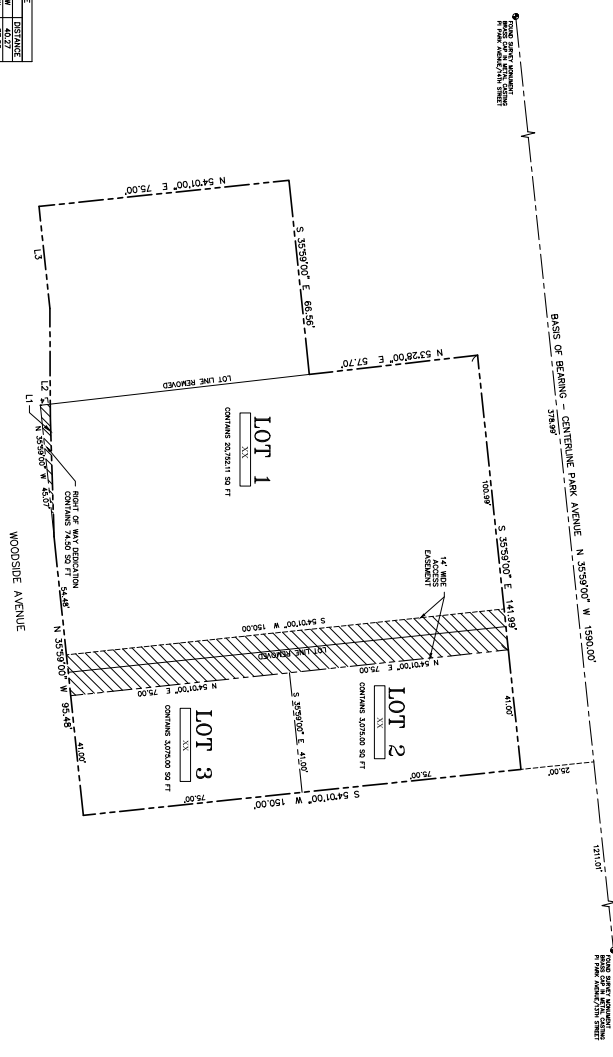
State of _____
County of _____

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

A Notary Public commissioned in _____
Printed Name _____
Residing in _____
My commission expires _____

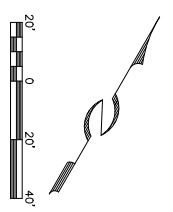
NOTE
This subdivision is subject to the Conditions of Approval in Ordinance 2017-_____.

LINE	BEARING	DISTANCE
1	N 54°01'00" E	75.00'
2	S 35°59'00" W	68.56'
3	N 54°01'00" E	47.10'
4	N 53°28'00" E	34.89'
5	N 53°28'00" E	34.83'



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



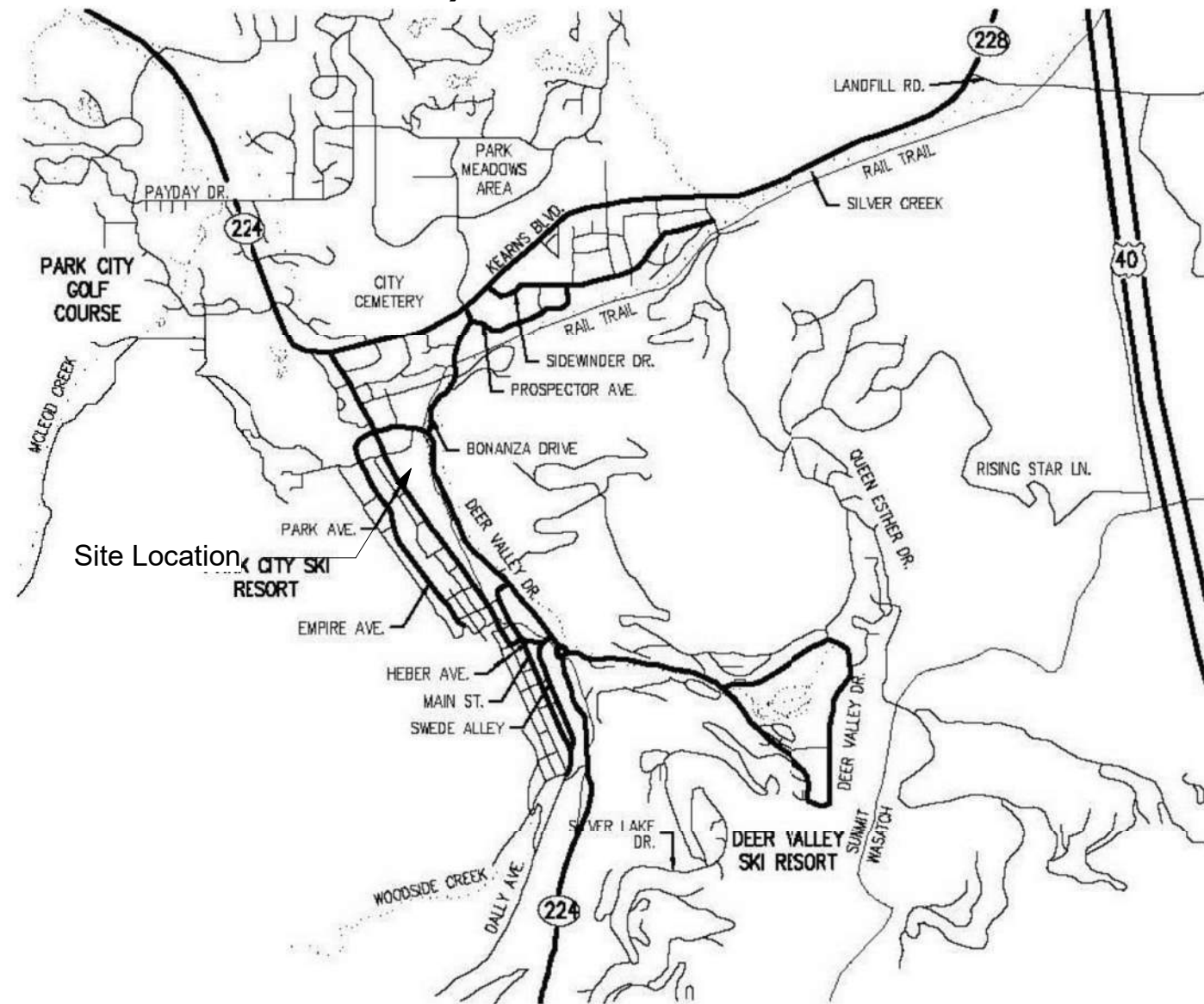
(CAG) 666-6667	
CONVINCING ENGINEER LAND PLANNING SURVEYING 222 2nd Street P.O. Box 264 Park City, Utah 84060-0264	
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2017 BY _____ S.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2017 BY _____ CHAIR
ENGINEER'S CERTIFICATE AND THIS PLAT TO BE IN ACCORDANCE WITH THE 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 AND ACCEPTANCE BY THE 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 _____ RECORDER	

Exhibit B:
MPD Plans approved by Planning
Commission on August 23, 2017

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

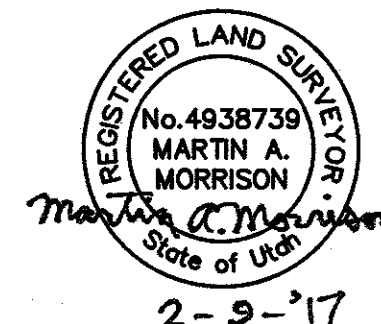
1353 Park Ave
Park City, Utah

COVER SHEET

MPD-001

SURVEYOR'S CERTIFICATE

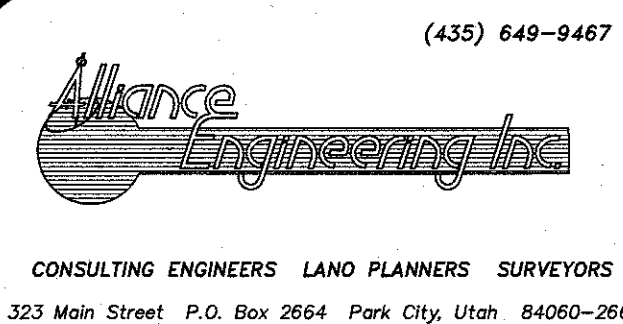
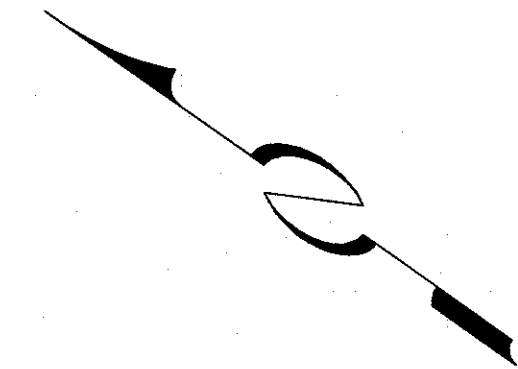
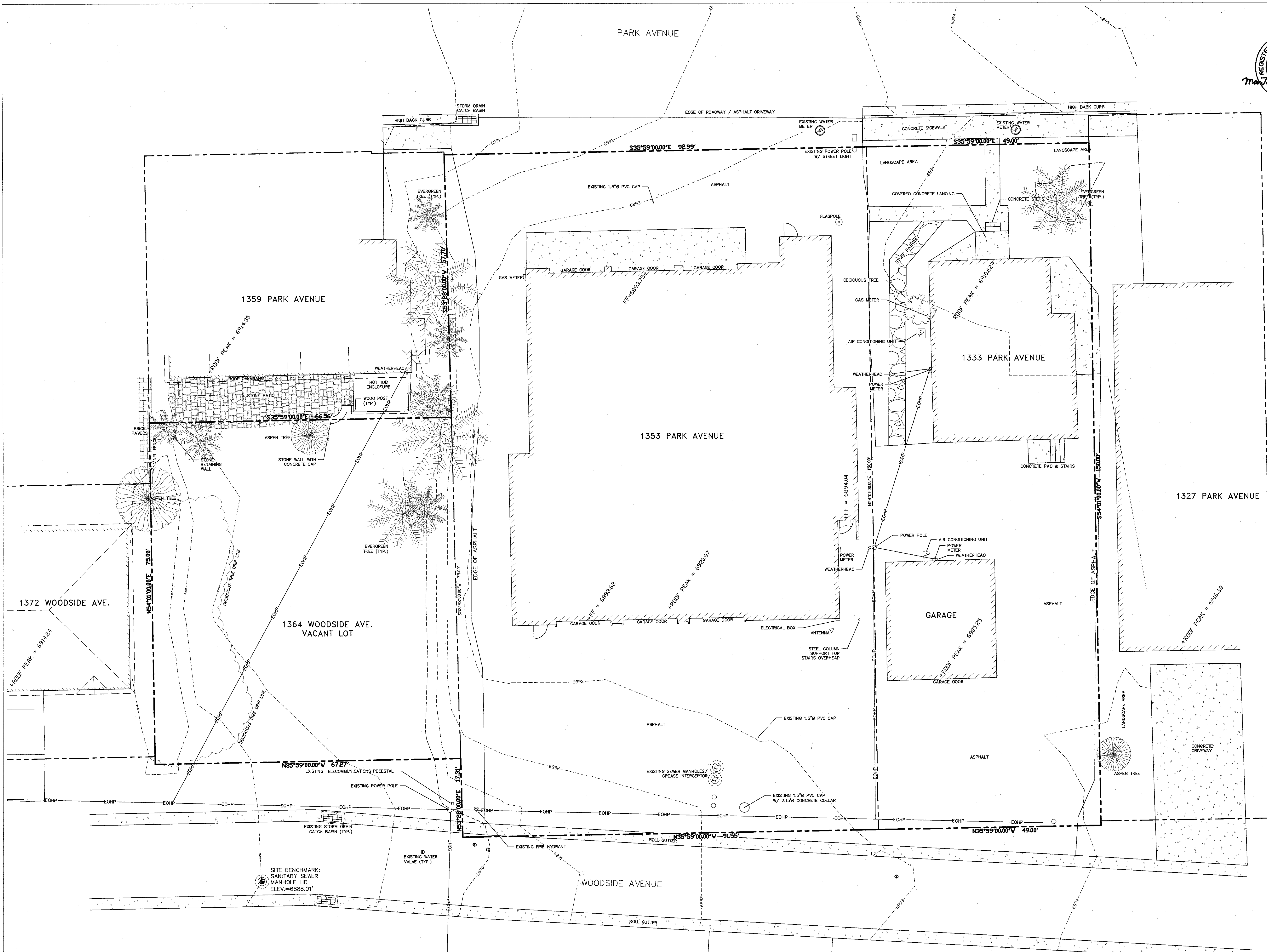
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify 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.



2-9-17

NOTES

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.



STAFF:
MICHAEL DEMKOWICZ
DEVIN EARL
CHIP TOMSUDEN
MARTIN MORRISON
CHARLES GALATI

EXISTING CONDITIONS & TOPOGRAPHIC MAP

1333, 1353 PARK AVE. & 1364 WOODSIDE AVE.

FOR: PARK CITY MUNICIPAL CORPORATION

JOB NO.: 7-10-16

FILE: X:\SnydersAddition\dwg\srvtopo2016\071016 - Woodside Park.dwg

DATE: 2/7/17

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 _____

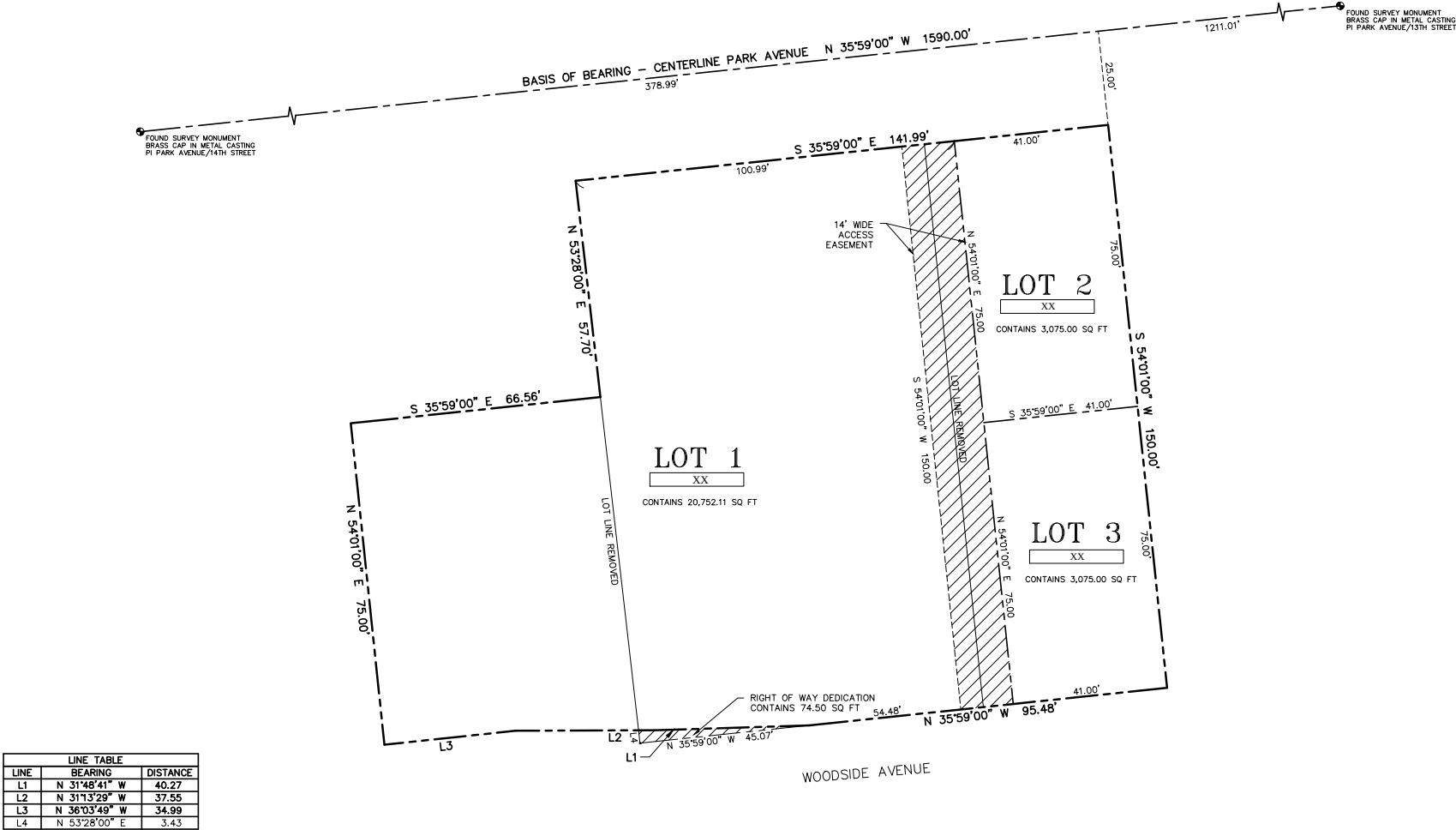
Printed Name

Residing in: _____

My commission expires: _____

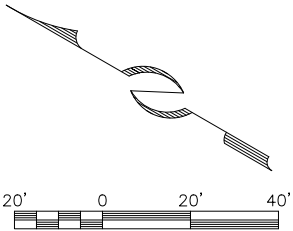
NOTE

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

(435) 649–9467

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

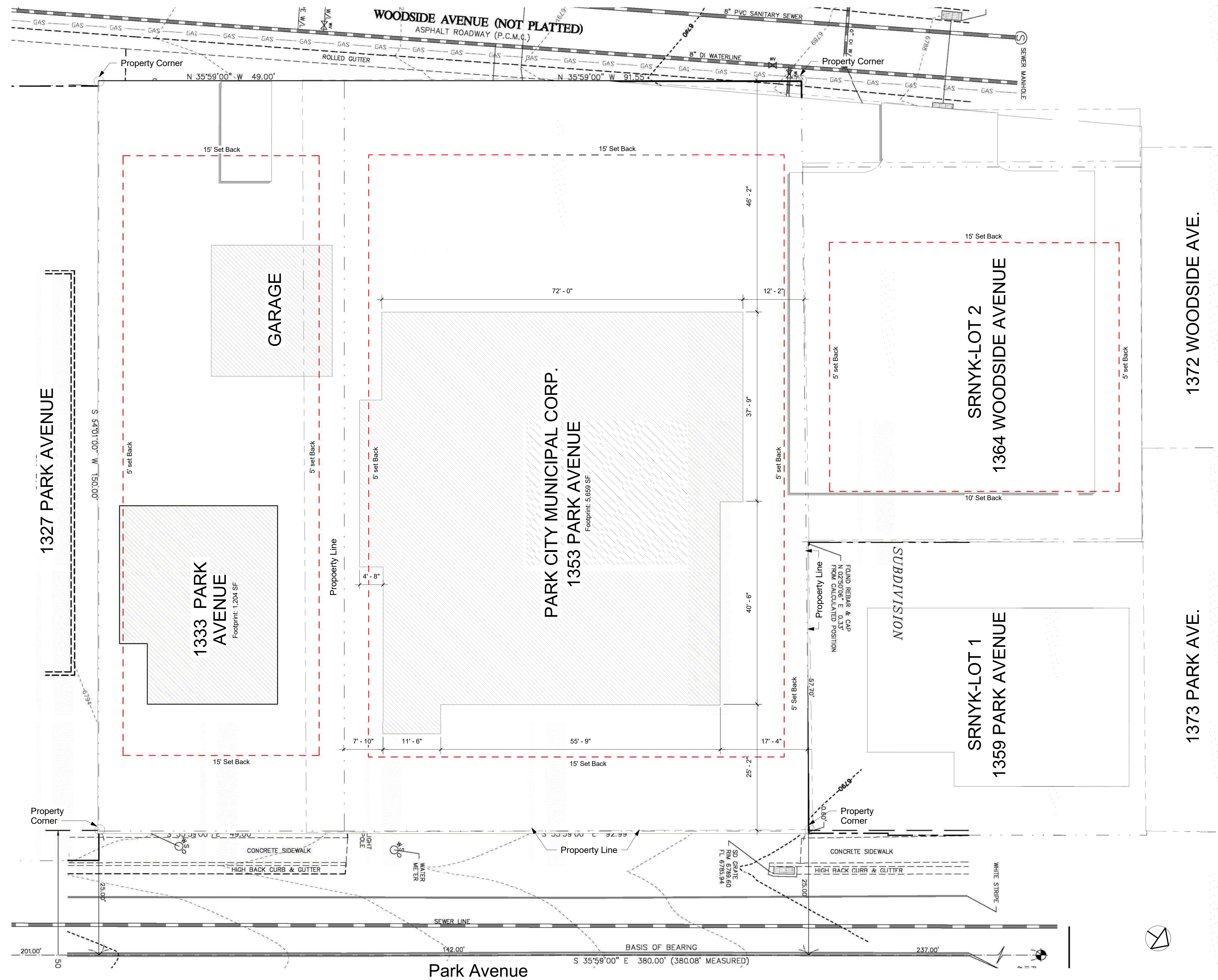
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

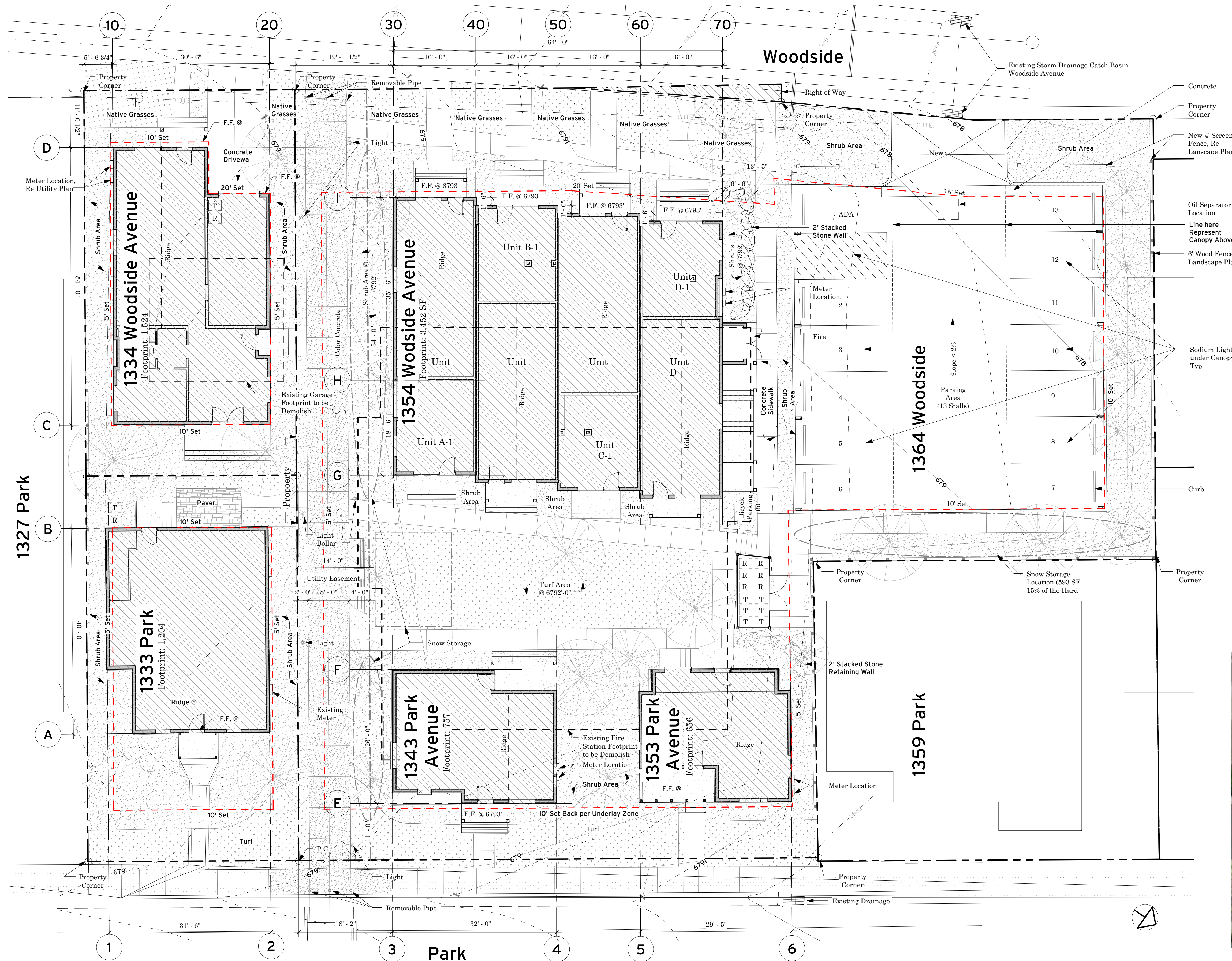
DATE _____ TIME _____ ENTRY NO. _____

_____ FEE _____ RECORDER

4/28/17 JOB NO.: 7–10–16 FILE: X:\SnydersAddition\dwg\sr\plat2016\071016.dwg



1 Existing 1353 Park Avenue Site Plan
SCALE: 1" = 10'-0"



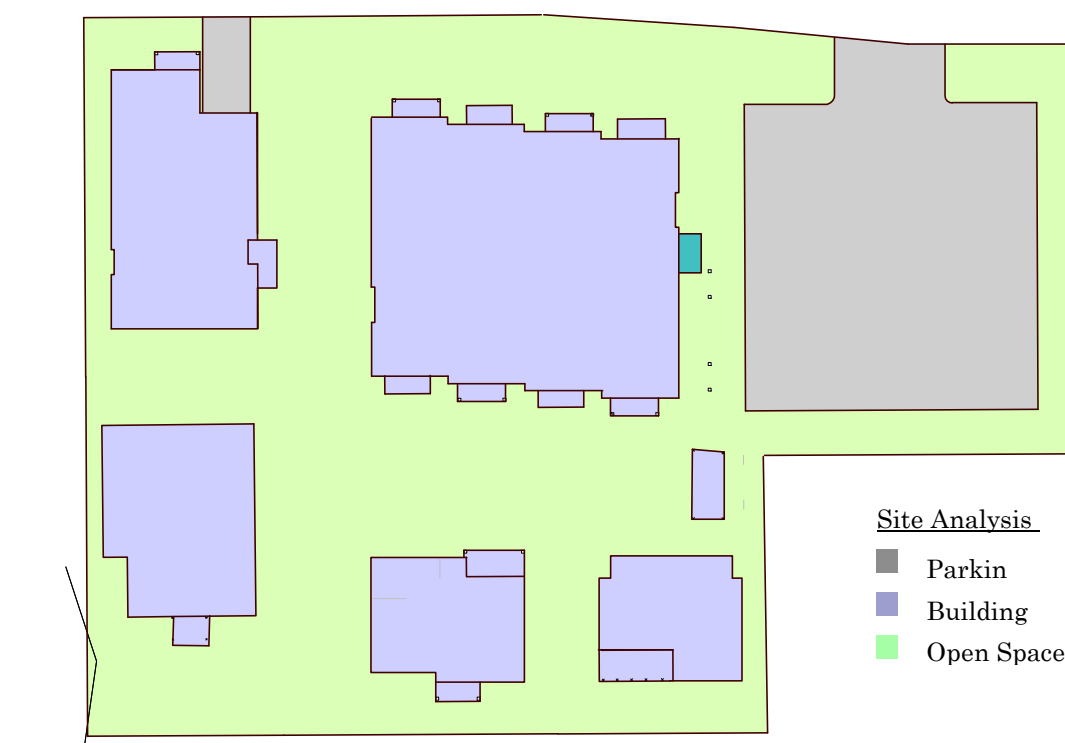
Parking Analysis

	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

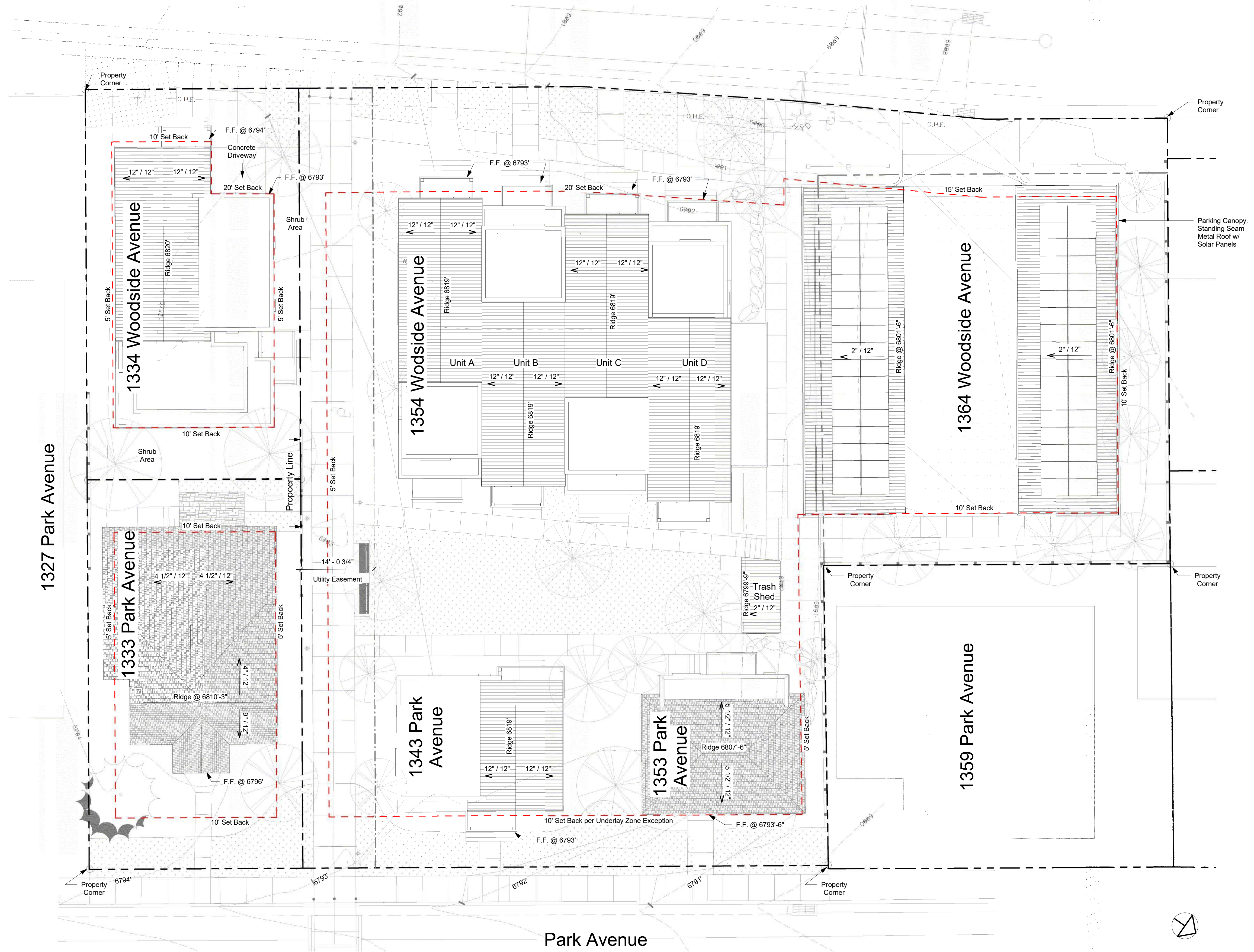
	Area	Acres	Percentage
Driveways/Parking	4,397	0.1	16.32%
Building Area	8,424	0.193	31.27%
Open Space	14,119	0.323	52.41%
TOTAL PROPERTY	26,940	0.616	100.00%

* Re: LMC 15-6-5-D

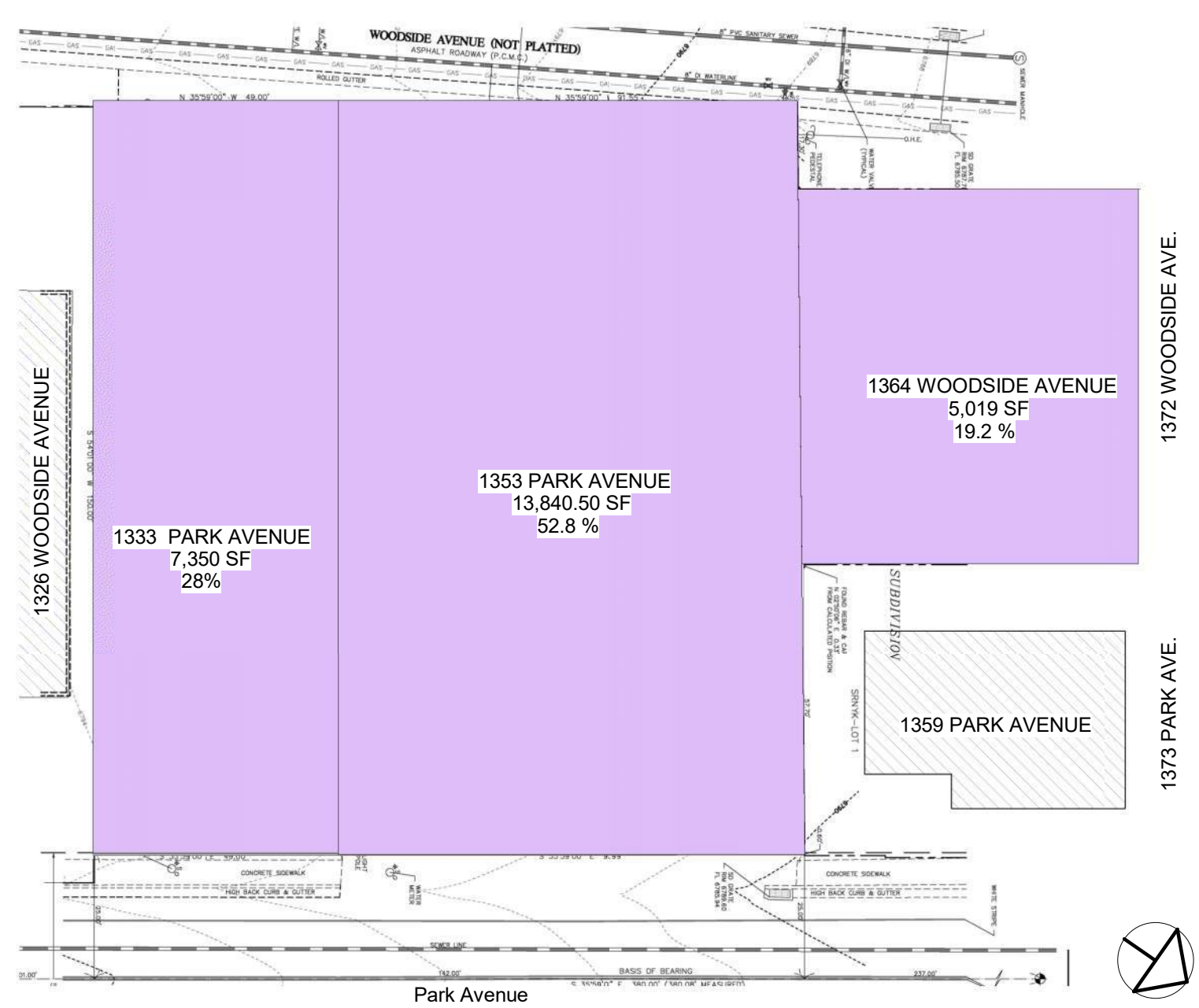


1 Proposed Site Plan
SCALE: 1" = 10'-0"

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

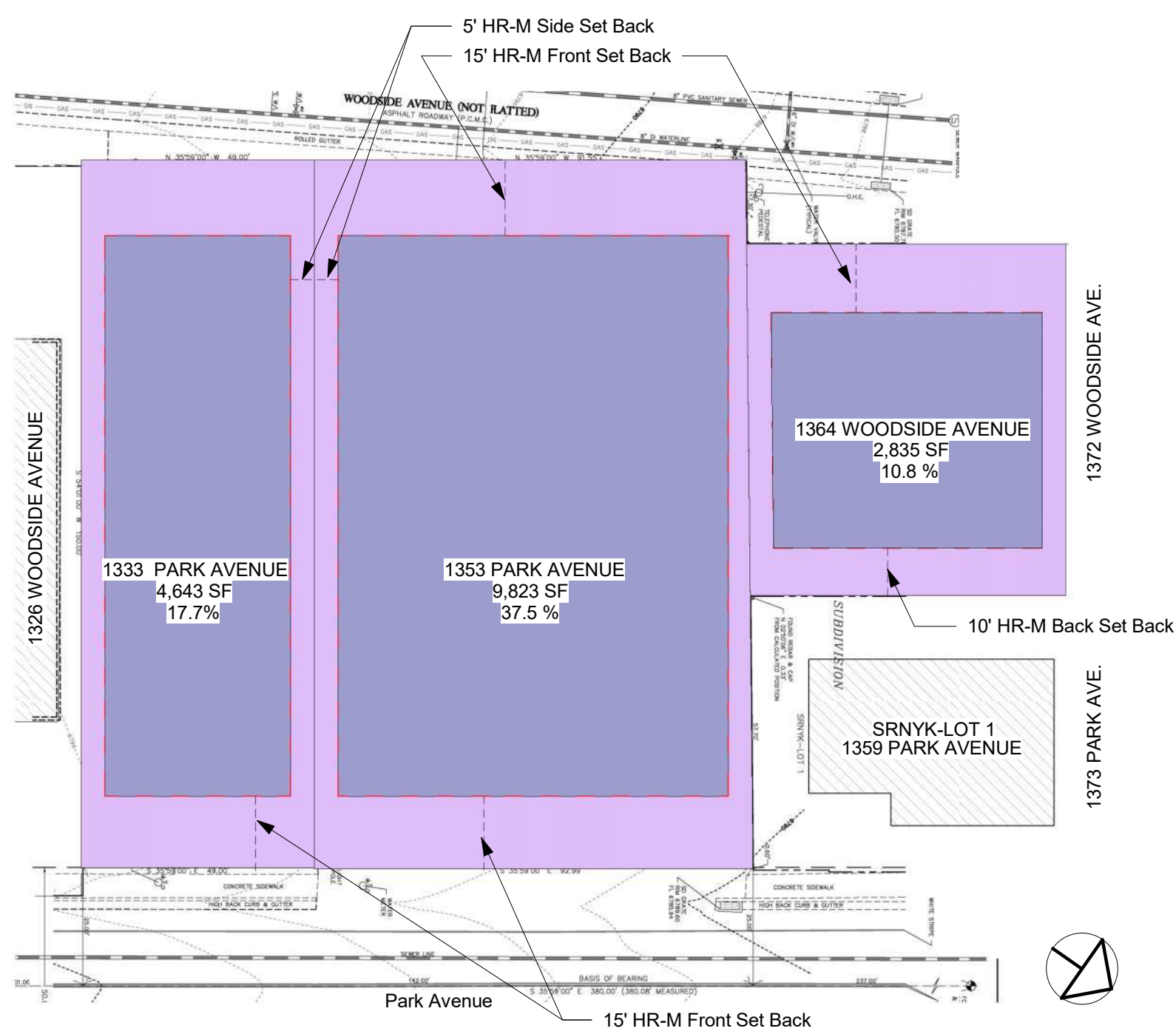


1 Proposed General Roof Plan
SCALE: 1" = 10'-0"



Property Area (Existing)

26,209.50 SQ FT = 100%



Buildable Area (Existing)

17,301 SQ FT = 66%

8,908.5 SQ FT = 34%

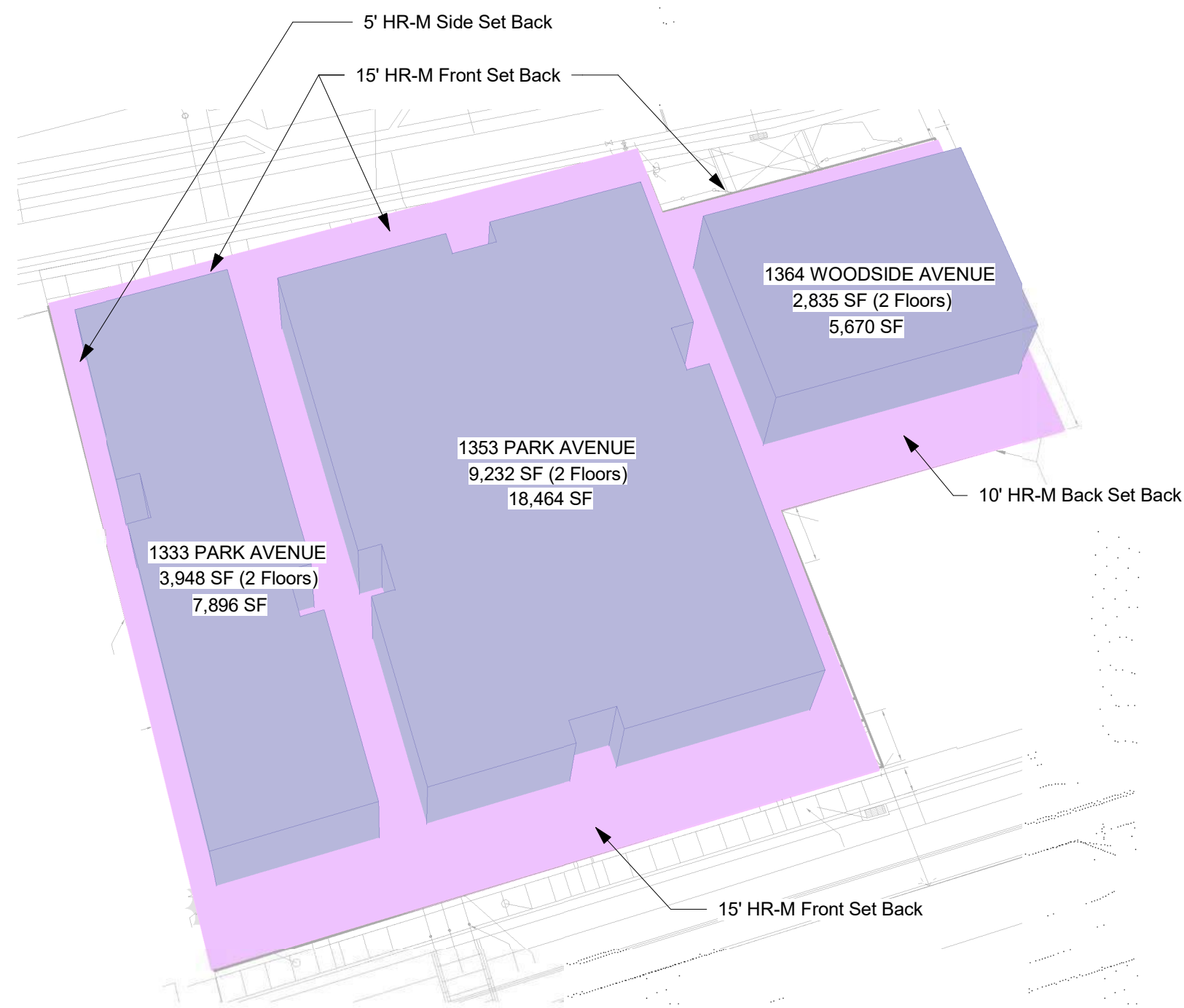


Buildable Volume (Existing)

34,602 SF

HR-M Zone Height 27'

Maximum Building Developable Area



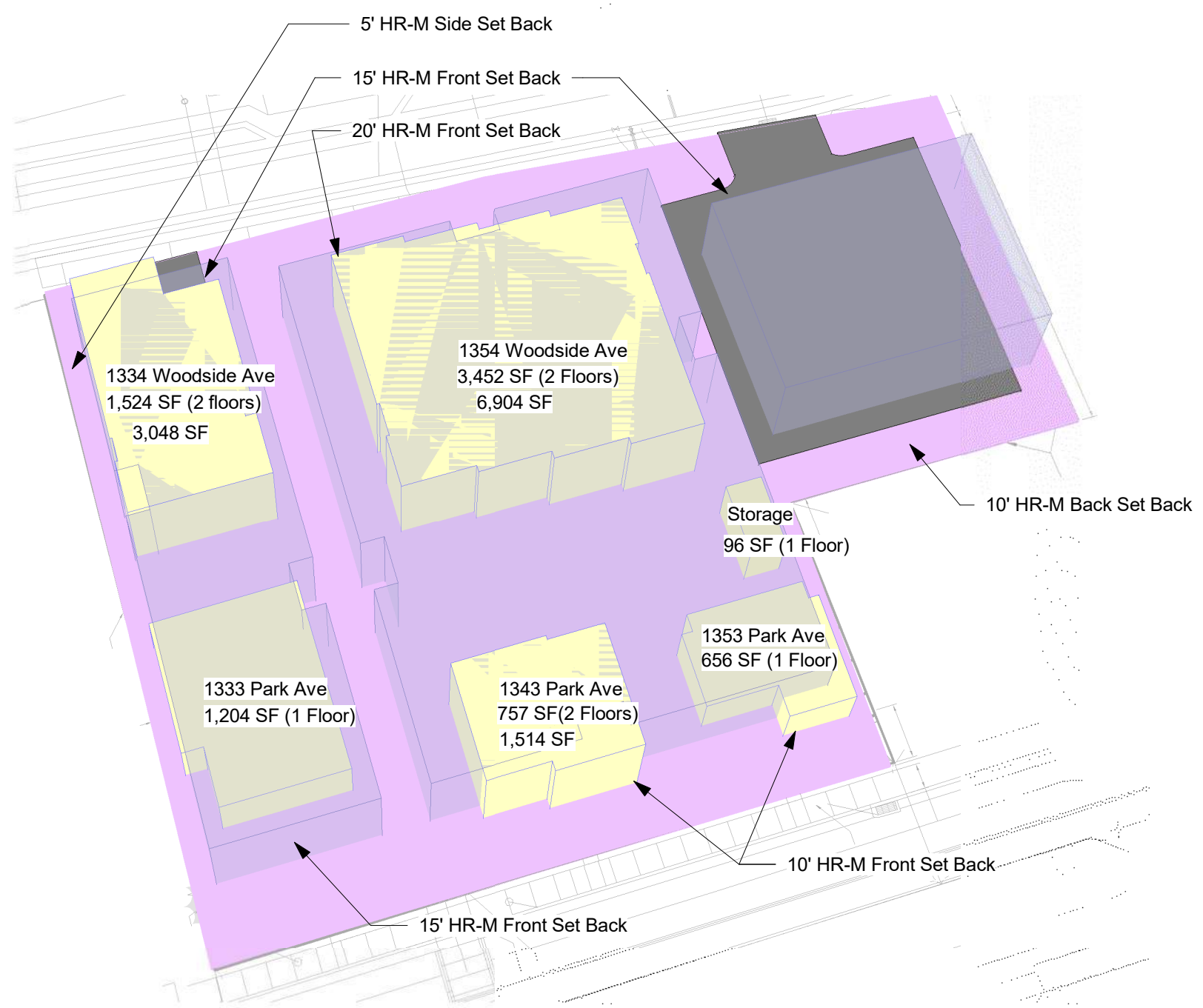
Buildable Volume (Allowable)

HR-M Zone Height 27'

26,209 SF

Maximum Building Developable Footprint 16,015 = 61 %

Open Space Area 10,194 = 39 %

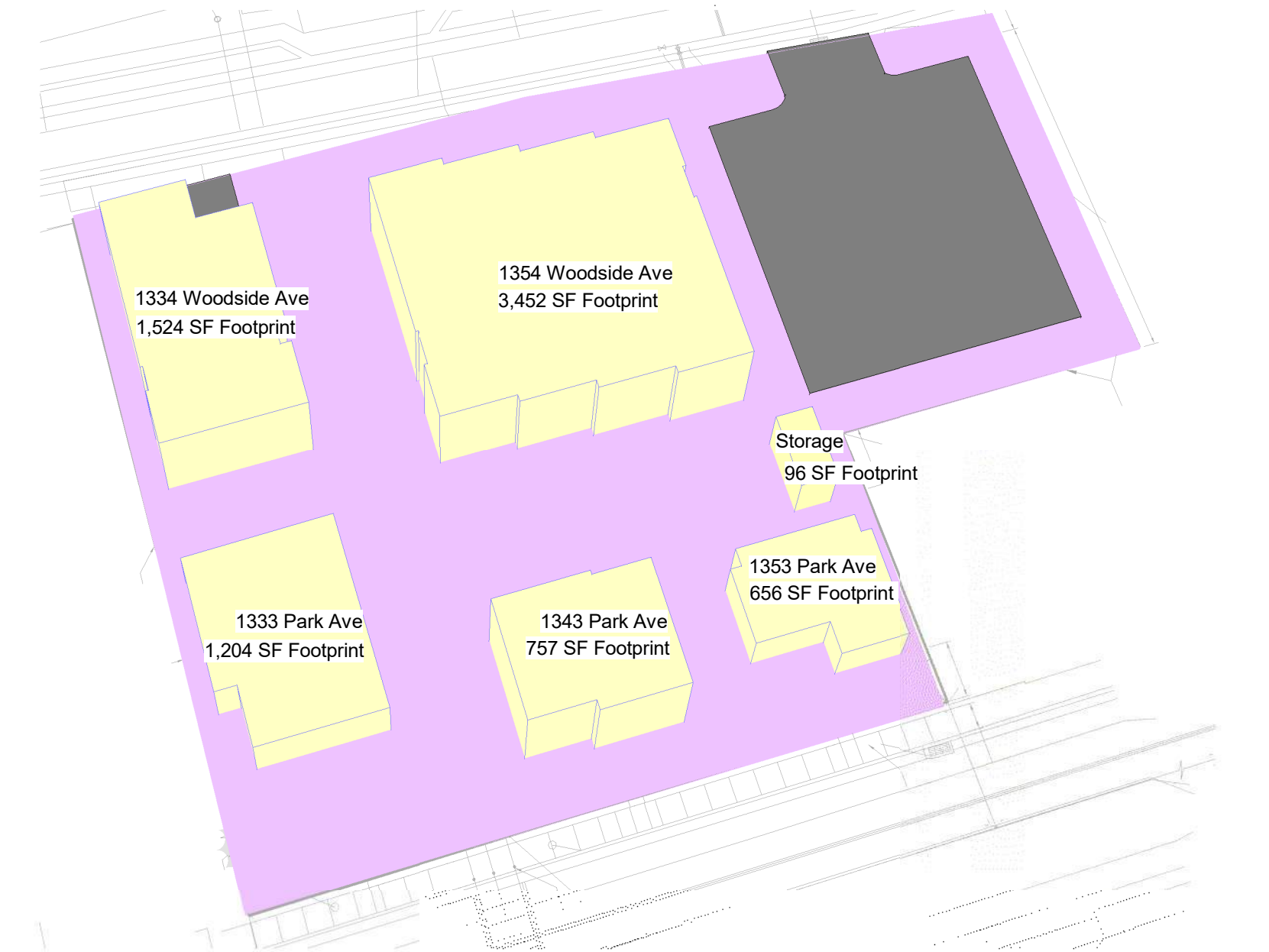


Proposed Buildings

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

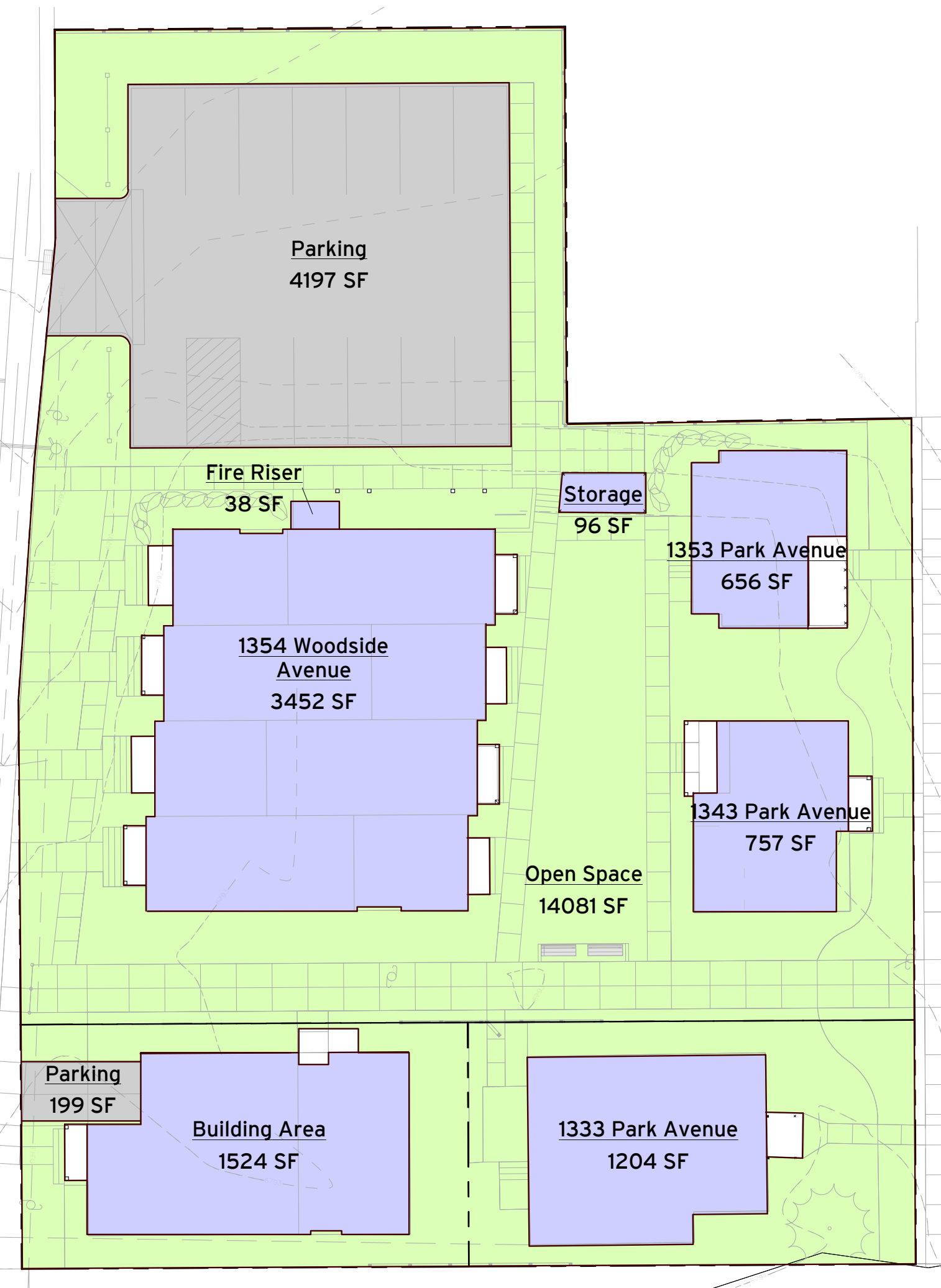
	Area	Acres	Percentage
Driveways/Parking	4,397	0.094	16.32%
Building Footprint	7,727	0.177	28.68%
Private Hardscape	697	0.014	2.59%
Open Space	14,119	0.307	52.41%
TOTAL PROPERTY	26940	0.592	100.00%

LEGEND

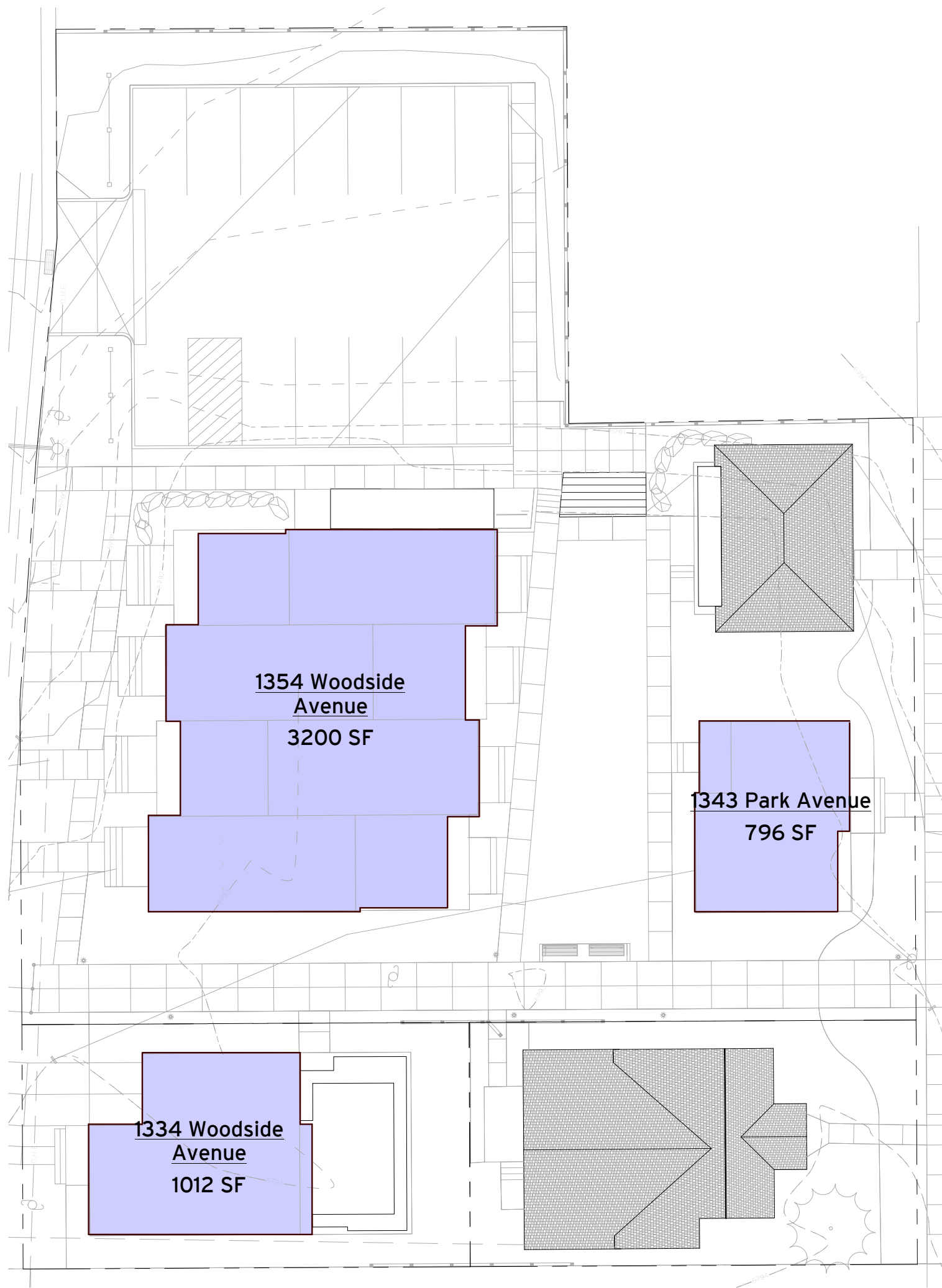
- Driveway/Parki
- Building
- Private
- Open Space

AREA CALCULATION - Gross / Net / UE's

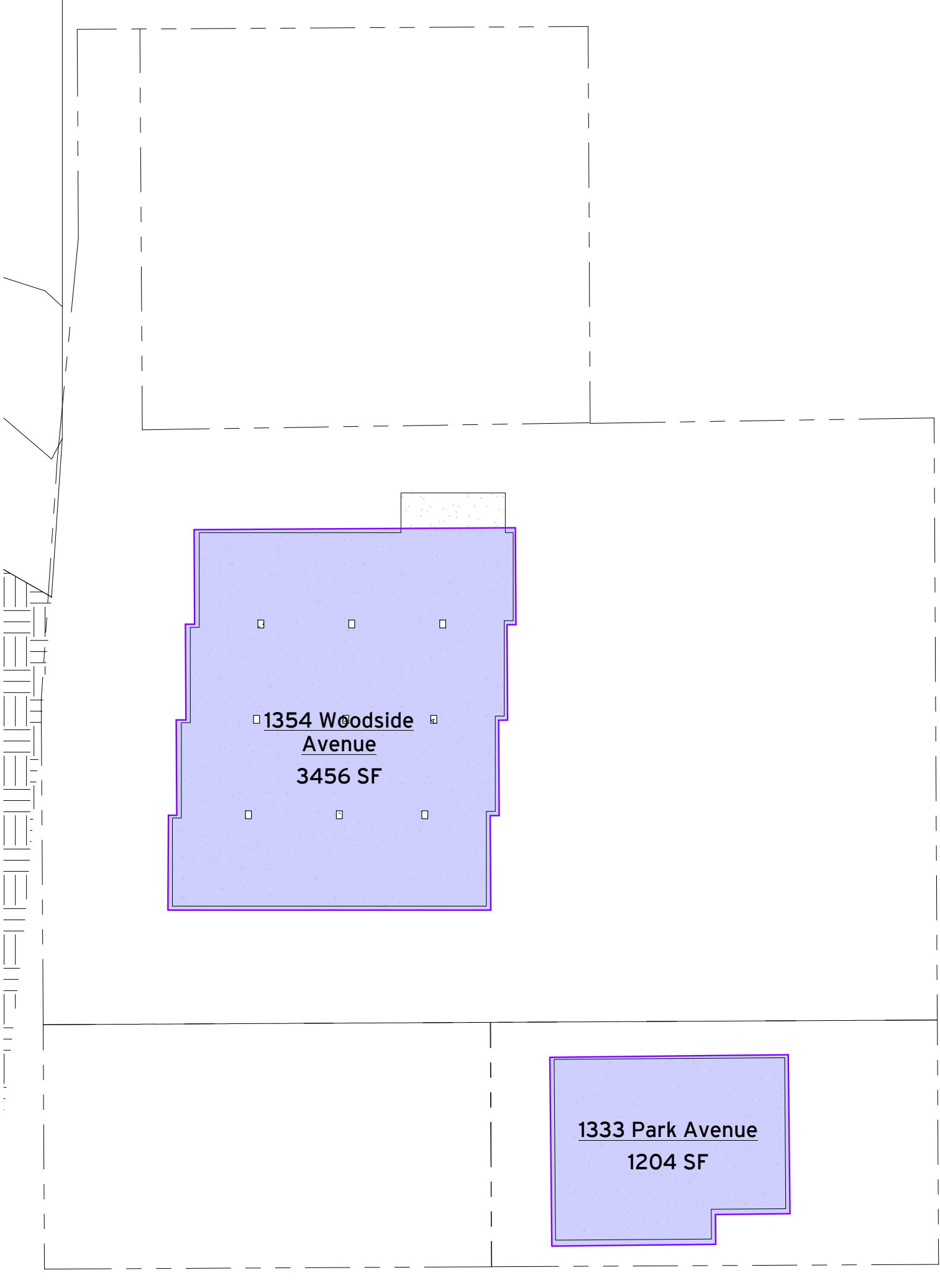
1333 Park Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Lower Level	0	1,204			900			0.00
Level 1	1,036	1,204			900			1.15
TOTAL	1036	2,408						1.15
Percentage								100%
1353 Park Avenue								
Level	Useable Area	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%



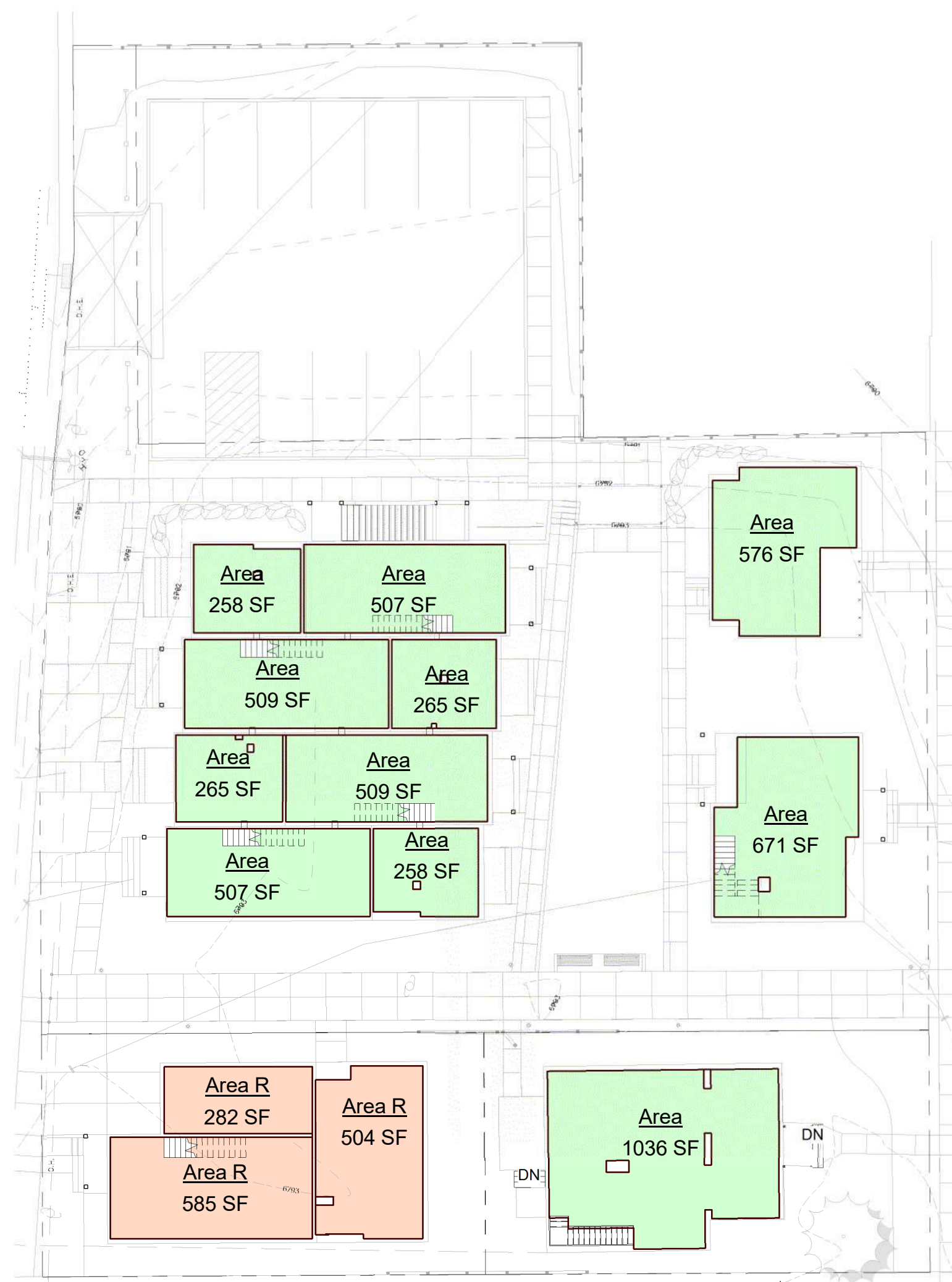
1 Gross Main Level
SCALE: 1" = 20'-0"



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



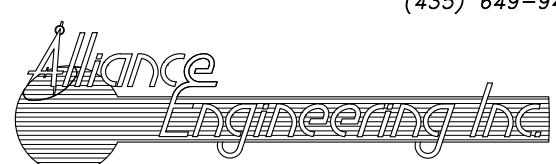
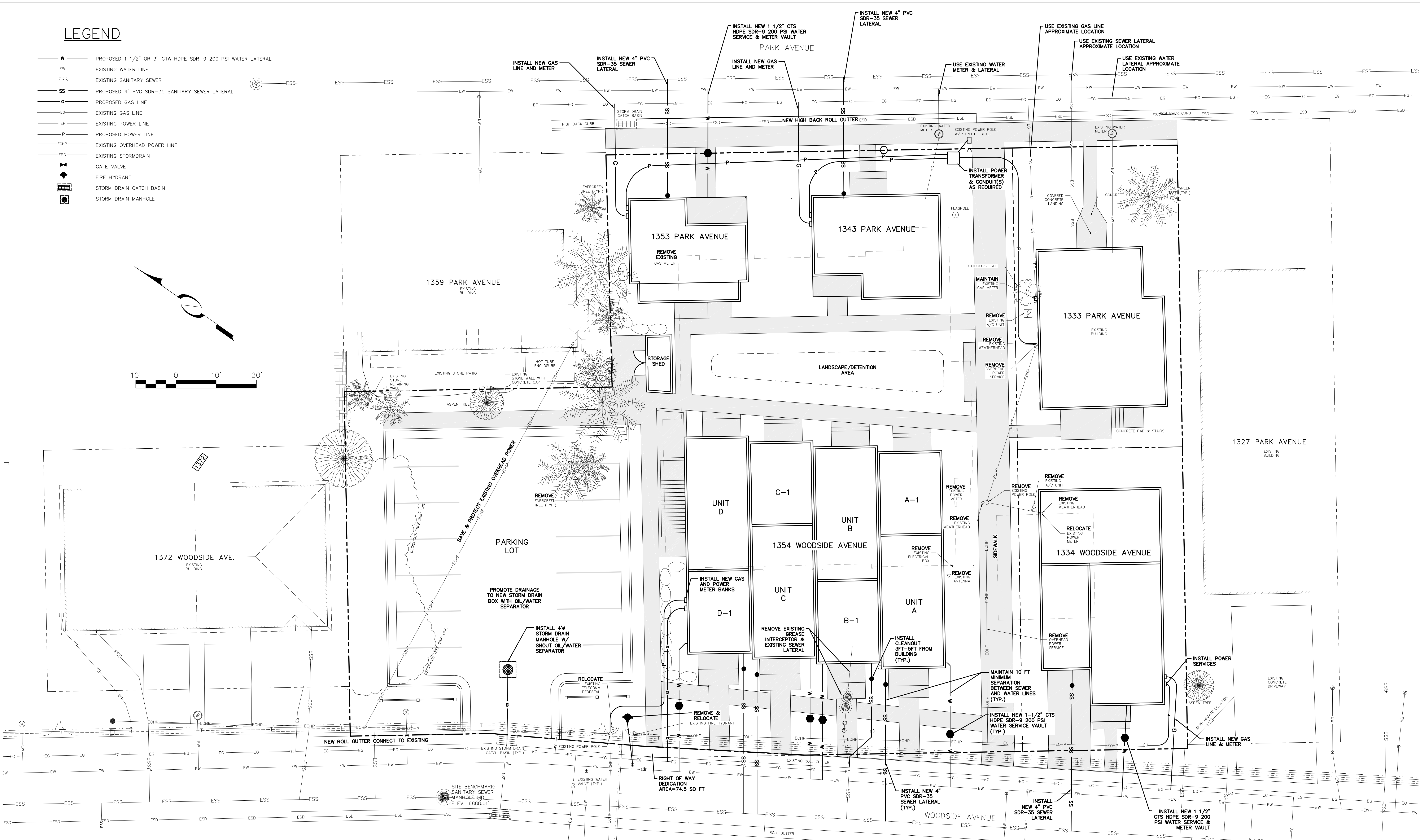
Woodside Avenue View



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



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

(435) 649-9467

STAFF:
MICHAEL DEMKOWICZ
JUAN CARRASCO
TANDIN CHAPMAN

DATE: 4/25/17

1333, 1353 PARK AVE. & 1364 WOODSIDE AVE.
WOODSIDE PARK
CONCEPT UTILITY PLAN

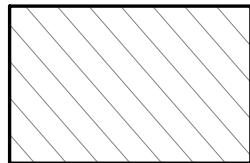
FOR: PARK CITY MUNICIPAL CORPORATION

JOB NO.: 7-10-16

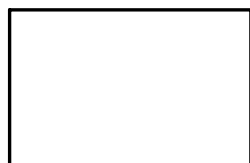
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SHEET
1
OF
2

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: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Samir Perica, Sarah Diaz, Sarah Hain, Liban Hain, Kazungu Mubarek, Delonah Martin, Sandra Paredes, Walter Rios, Carl Topinka, David Ulrich, Fengyu Yao, Michael Yelton, Tim Zhou, Geoffrey Bortnik, Daniel Brewen, Li-Chuan Chen, Tye Patezick, John Vardach

NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & website

PF tabular											
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹											
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 (1.30-1.72)	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 (3.96-6.01)	6.08 (4.60-7.45)	7.80 (5.89-9.74)	8.37 (6.40-10.0)	
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 (2.33-3.26)	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 (0.303-0.480)	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 (0.866-1.53)	
6-hr	0.132 (0.122-0.145)	0.163 (0.150-0.179)	0.198 (0.182-0.219)	0.233 (0.211-0.255)	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 (0.131-0.155)	0.172 (0.155-0.189)	0.195 (0.173-0.217)	0.220 (0.191-0.248)	0.247 (0.210-0.285)	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 (0.058-0.069)	0.070 (0.064-0.077)	0.078 (0.071-0.085)	0.085 (0.077-0.093)	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 (0.019-0.022)	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 (0.013-0.015)	0.015 (0.014-0.017)	
45-day	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.007-0.007)	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 (0.010-0.011)	0.012 (0.011-0.012)	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 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	

¹ 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=intercity&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

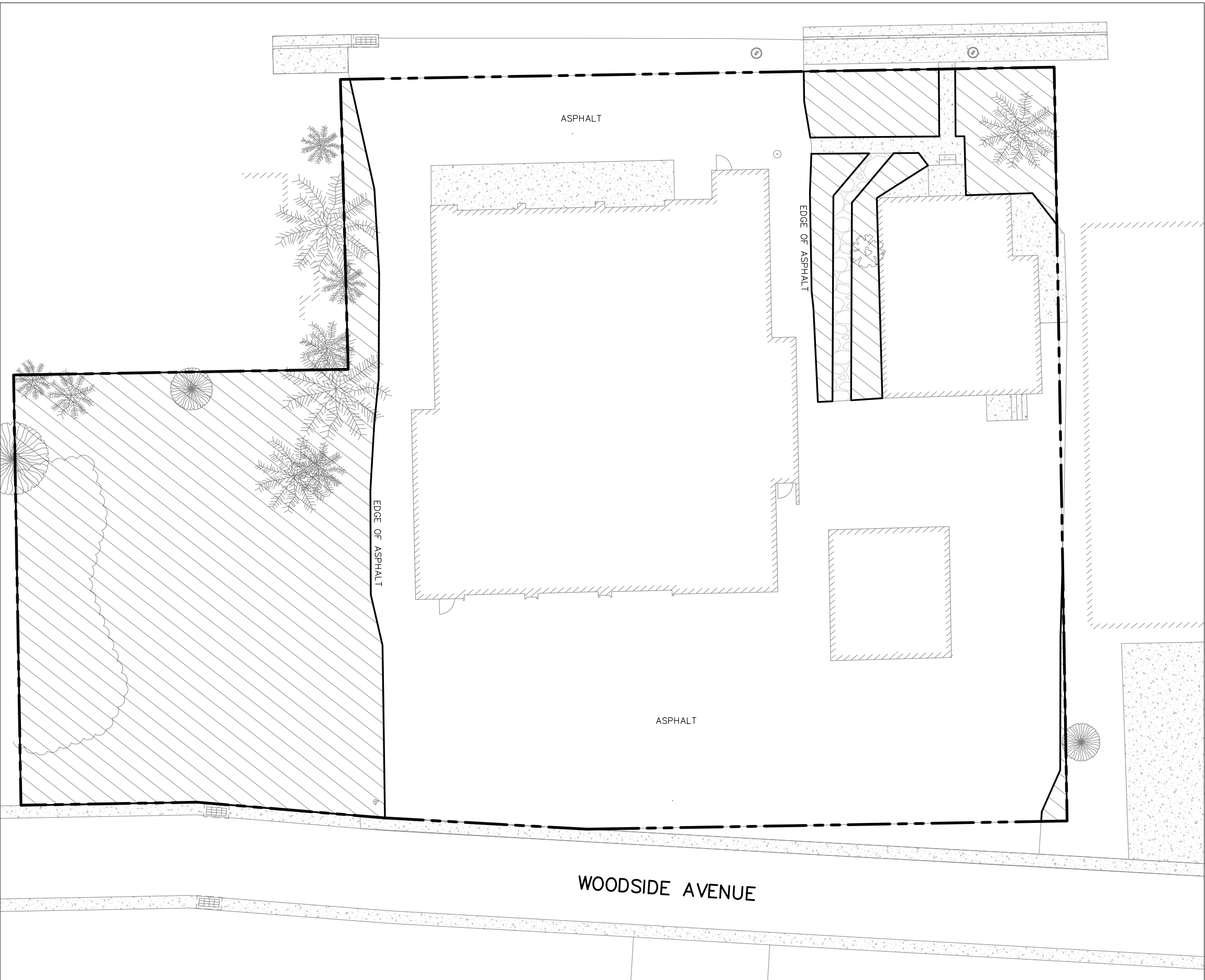
ΔQ = 1.54 CFS - 1.70 CFS = -0.16 CFS

THE RUNOFF FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT DECREASES, THEREFORE NO ON-SITE DETAINMENT IS REQUIRED.

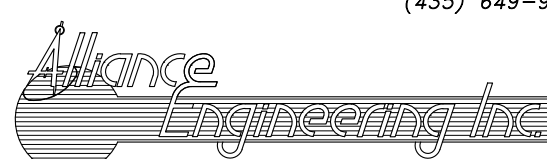
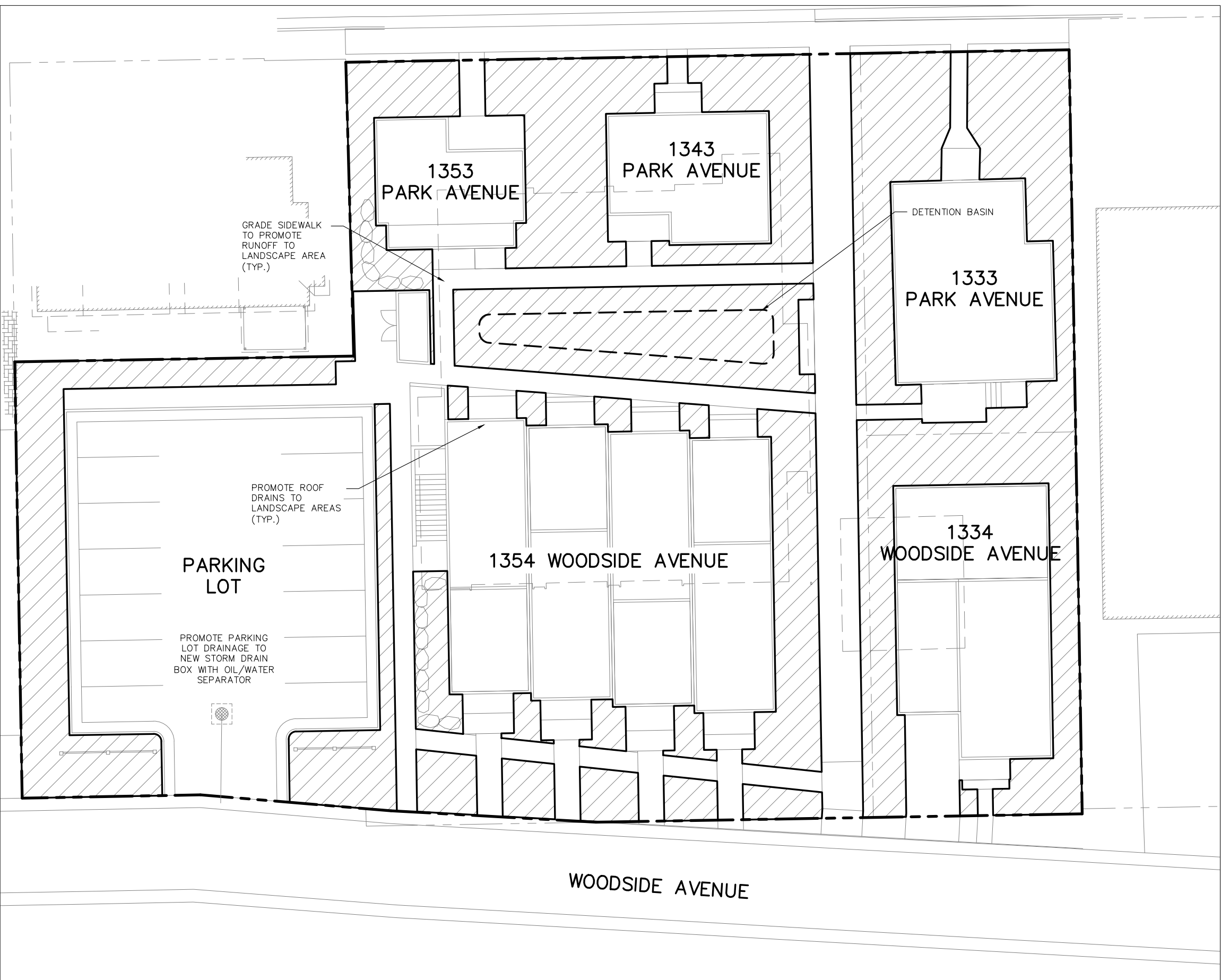
HOWEVER, DEVELOPMENT WILL STILL PROMOTE ON-SITE

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

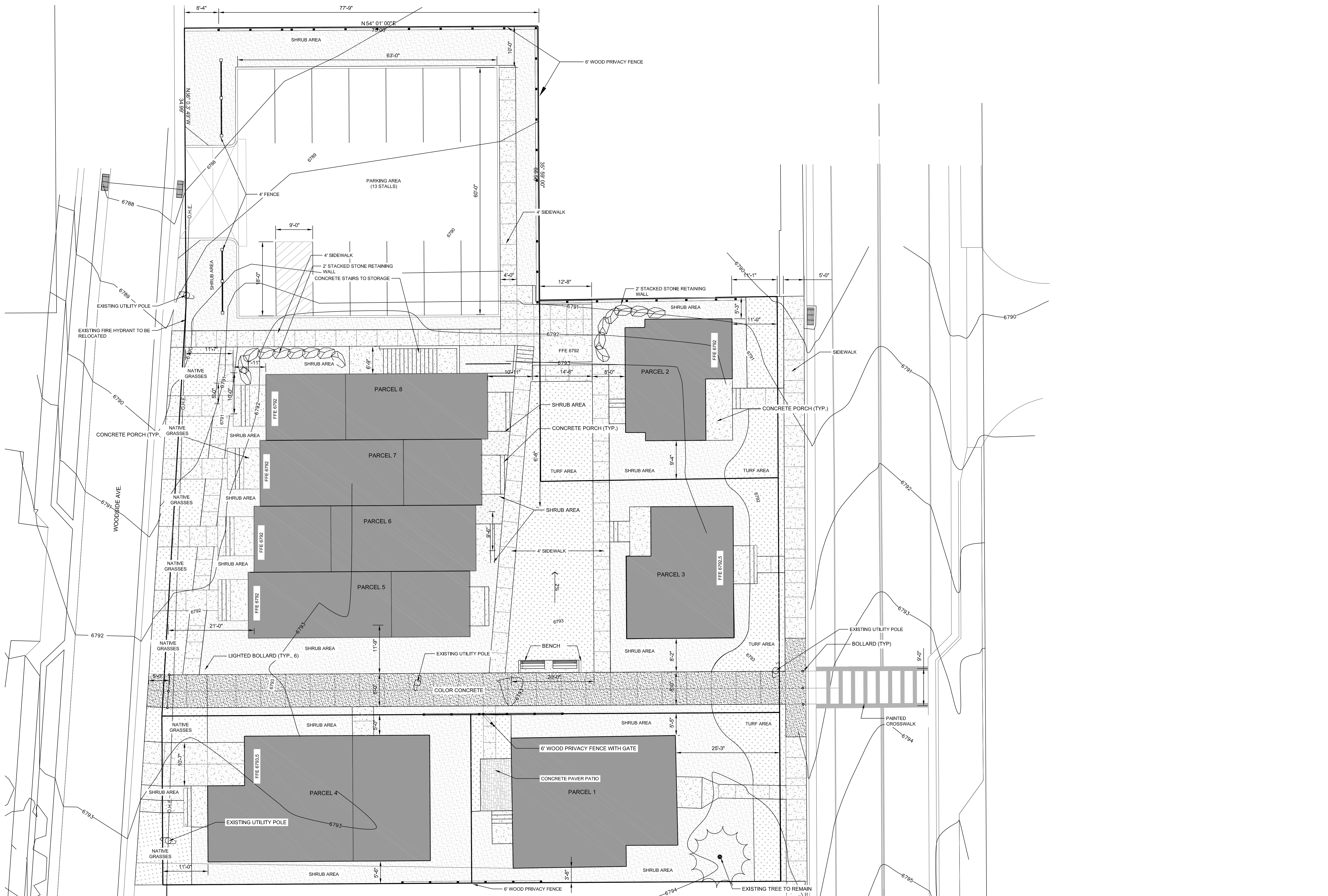
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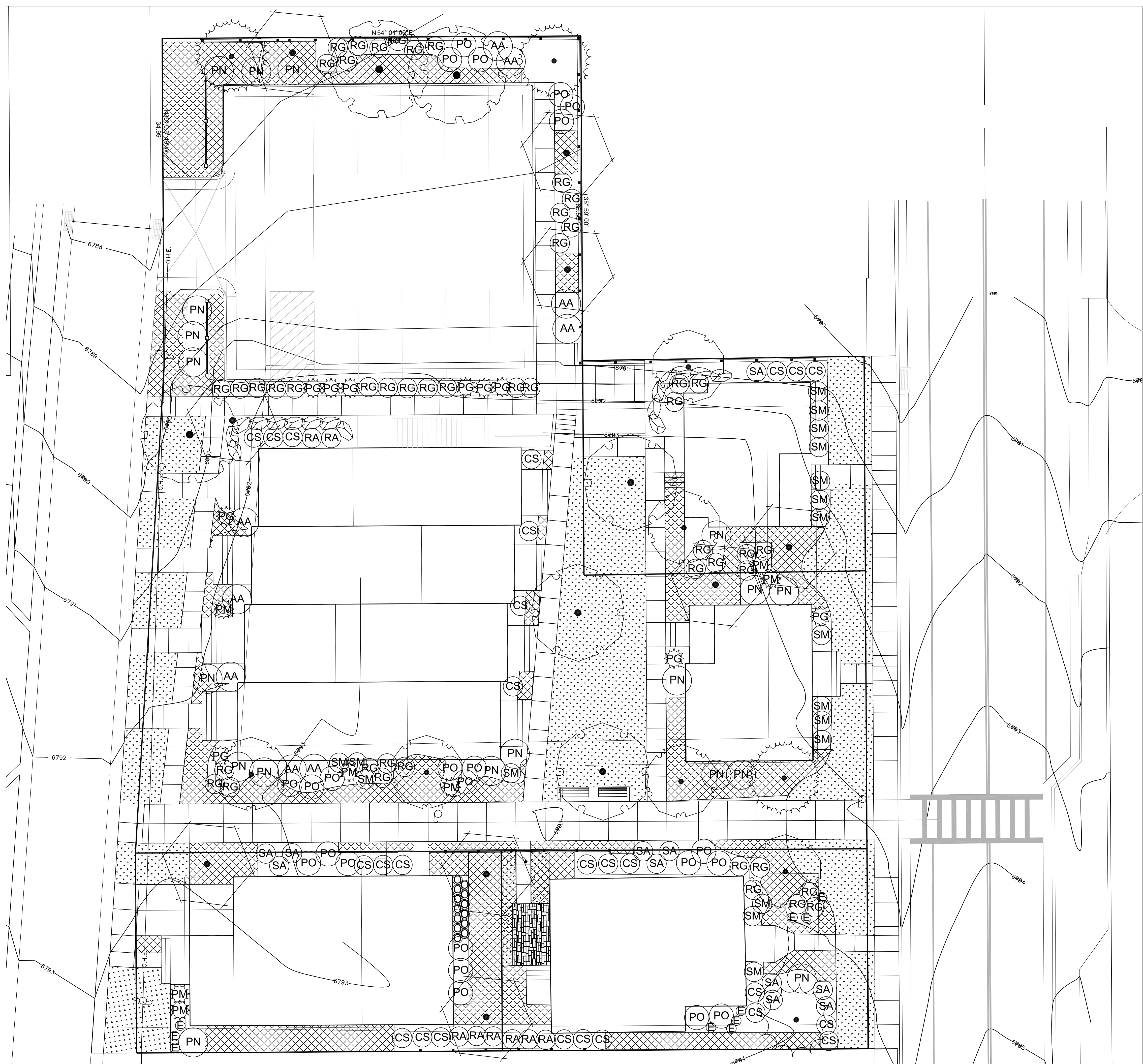
SHEET

2

OF

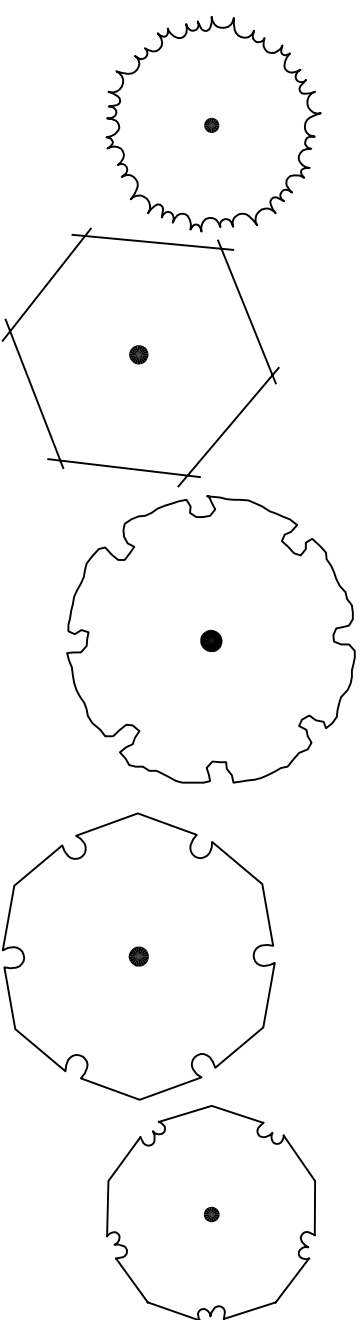
2





PLANT SCHEDULE

TREES



BOTANICAL NAME / COMMON NAME

ABIES LASIOCARPA / ALPINE FIR

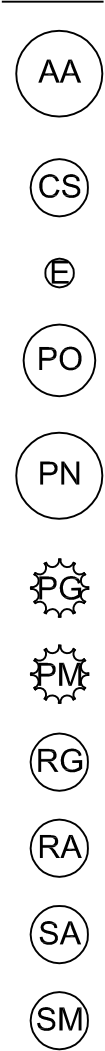
ACER GINNALA 'FLAME' / FLAME AMUR MAPLE

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

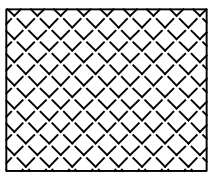
GRASSES



BOTANICAL NAME / COMMON NAME

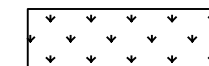
ORYZOPSIS HYMENOIDES / INDIAN RICE GRASS

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
BOUTELOUA 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 C:
MPD Action Letter from Planning
Commission Approval on June 12, 2019



June 12, 2019

Park City Municipal Corporation
ATTN: Jason Glidden
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84103

NOTICE OF PLANNING COMMISSION ACTION

Description

Project Description: Woodside Park Phase II Amended Master Planned Development
Project Number: PL-19-04219
Project Address: 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue.
Date of Final Action: June 12, 2019

Action Taken

On June 12, 2019 the Planning Commission conducted a public hearing and approved the Woodside Park Phase II Master Planned Development (MPD) with a 6-0 vote according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. 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)
2. The site is known as the Woodside Park Affordable Housing Project Phase I.
3. On August 23, 2017, the Planning Commission approved the Woodside Park Phase I Master Planned Development ([Staff Report](#), page 332 and [Minutes](#), page 27).
4. The project is currently under construction. Phase I of the Woodside Park Affordable Housing Project is located between Woodside Avenue and Park Avenue and the scope includes:
 - 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.
5. The proposed MPD Modification application to remove Condition of Approval #7 was deemed complete on May 10, 2019.
 6. Land Management Code (LMC) § 15-6-5(A) Density is not applicable as there is no increase in Density proposed.
 7. Land Management Code (LMC) § 15-6-5(B) Building Footprint is not applicable as the site is not located in the HR-1 or HR-2 District. The proposed MPD is located in the HR-M Zoning District.
 8. Land Management Code (LMC) § 15-6-5(C) Setbacks is not applicable as there is no impact to the previously approved Minimum Setback requirements.
 9. The proposal complies with Land Management Code (LMC) § 15-6-5(D) Open Space as the proposed removal of Condition of Approval #7 will have no impact on the approved Open Space Reduction. The MPD was approved with 52.41% Open Space which equates to 14,119 square feet. The removal of a e-bike station has no impact on the Open Space calculation.
 10. The proposal complies with Land Management Code (LMC) § 15-6-5(E) Off-Street Parking as the total required Parking Spaces of the entire project is 14 Parking Spaces. The total number of Parking Spaces provided by the project is 15 Parking Spaces. The proposed MPD is providing one (1) additional Parking Space in excess of what is required by the Land Management Code. 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. The five (5) Bicycle Parking Spaces will not be impacted as these will be accommodated by a bike rack – this is separate from a potential e-bike station on site.
 11. Land Management Code (LMC) § 15-6-5(F) Building Height is not applicable as no impact to Building Height of approved Structures.
 12. The proposal complies with applicable sections of Land Management Code (LMC) § 15-6-5(G) Site Planning, specifically criterion § 15-6-5(G)(4) and § 15-6-5(G)(5) as detailed below. The remaining criterion set forth under § 15-6-5(G) are not applicable:
 - 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. The removal of Condition of Approval #7 will allow the Access Easement to be passable by the desired transportation modes (other bikes, pedestrians, etc.).
 - The architect has provided 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. The removal of Condition of Approval #7 will not impact the snow storage areas adjacent to the Access Easement.
 13. The proposal complies with Land Management Code (LMC) § 15-6-5(H) Landscape and Street Scape as a landscape plan has been submitted, see sheet MPD-L200.

The removal of Condition of Approval #7 will not impact the landscape plan as the e-bike station was not included in the approved landscape plan.

14. Land Management Code (LMC) § 15-6-5(I) Sensitive Lands Compliance is not applicable as the site is not located within the Sensitive Lands Overlay District.
15. Land Management Code (LMC) § 15-6-5(J) Employee/Affordable Housing is not applicable as none of the buildings will be impacted by the removal of Condition of Approval #7; therefore, the Affordable Housing calculation will not be impacted. Eleven (11) of the twelve (12) units are deed-restricted Affordable Housing units.
16. Land Management Code (LMC) § 15-6-5(K) Child Care is not applicable as the removal of Condition of Approval #7 will have no impact on the Child Care requirement as the previous approval determined that because the proposed project was below the allowed Density, the project would not trigger a Child Care requirement due to the proximity to an existing child care facility, Park City Library and its adjacent park, City Park, as well as the Park City Mountain base area. None of these circumstances are impacted by the proposal.
17. Land Management Code (LMC) § 15-6-5(L) Mine Hazards is not applicable as there are no known Physical Mine Hazards on the property.
18. Land Management Code (LMC) § 15-6-5(M) Historic Mine Waste Mitigation is not applicable as 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.
19. The proposal complies with Land Management Code (LMC) § 15-6-5(N) General Plan Review as the proposed MPD fulfills the following Goals 3, 5, 7, 8, 15 of the General Plan and the applicable Objectives and/or Implantation Strategies of each as further described in the Analysis section of this report.
20. Land Management Code (LMC) § 15-6-5(O) Historic Sites is not applicable as removal of Condition of Approval #7 will have no impact on the Historic Structures located within the project boundary.
21. On May 29, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 27, 2017 according to requirements of the Land Management Code.
22. The analysis section of the staff report is hereby incorporated herein.

Conclusions of Law:

1. The MPD, as amended and conditioned, complies with all the requirements of the Land Management Code;
2. The MPD, as amended and conditioned, meets the minimum requirements of Section 15-6-5 herein;
3. The MPD, as amended and conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
4. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
5. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;

6. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
7. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
8. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
9. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
10. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
11. The MPD has been noticed and public hearing held in accordance with this Code.
12. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
13. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
14. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
15. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditions of Approval:

1. All Conditions of Approval of the Master Planned Development approved on August 23, 2017 shall still apply, except Condition of Approval #7.
2. The project shall fully comply with any provisions indicated in the LMC or approved MPD regarding lighting, trash/recycling enclosures, mechanical equipment, etc.
3. A conditional use permit is required for the Multi-Unit Dwelling and Parking Area of five (5) or more spaces prior to issuance of a building permit.
4. An amended development agreement as described in LMC Section 15-6-4(G) shall be ratified by the Planning Commission within 6 months of this approval and prior to issuance of a building permit for the project.
5. All vehicle access to the site shall be off of Woodside Avenue.
6. Required Parking Space allocation by a parking pass system shall be established in the CC&Rs.
7. The east-west Public Easement as shown on the Woodside Park Subdivision – Phase I shall be maintained by Park City Municipal Corporation.
8. Informational and directional signs shall be installed at the entrance of the east-west Public Easement as shown on the Woodside Park Subdivision – Phase I on Woodside Avenue and Park Avenue prior to the issuance of the final Certificate of Occupancy for the active Building Permits within the project boundary.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at (435)615-5059 or contact Project Planner, Hannah Tyler, by email at hannah.tyler@parkcity.org.

Sincerely,

John Phillips
Planning Commission Chair

A handwritten signature in black ink, appearing to read 'John Phillips', with a long horizontal flourish extending to the right.

CC: Hannah M. Tyler, AICP - Senior Planner

Exhibit D:

Legal Description of subject property located at
the Woodside Park Subdivision-Phase I

Legal Description of subject property located at the Woodside Park Subdivision-Phase I

The land referred to in the Commitment is described as follows: Summit County, Utah

Parcel 1:

All of Lot 1, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah.

Less and excepting the following described parcel:

Beginning at a point that is South 35°59'00" East 170.99 feet and South 54°01'00" West 82.70 feet from a brass cap monument at the intersection of 14th Street and Park Avenue, said point being the northernmost corner of Lot 1, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the boundary of said Lot 1 South 35°59'00" East 66.56 feet; thence South 53°28'00" West 75.00 feet; thence North 35°59'00" West 67.28 feet to a point on the northerly boundary of said Lot 1; thence coincident with Lot 1 North 54°01'00" East 75.00 feet to the point of beginning.

ALSO

All of Lots 2 & 3, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah.

Parcel 2:

Beginning at a point that is South 35°59'00" East 170.99 feet and South 54°01'00" West 82.70 feet from a brass cap monument at the intersection of 14th Street and Park Avenue, said point being the northernmost corner of Lot 1, Woodside Park Subdivision-Phase I, recorded January 4, 2018, as Entry No. 1084351 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the boundary of said Lot 1 South 35°59'00" East 66.56 feet; thence South 53°28'00" West 75.00 feet; thence North 35°59'00" West 67.28 feet to a point on the northerly boundary of said Lot 1; thence coincident with Lot 1 North 54°01'00" East 75.00 feet to the point of beginning.

Summit County Tax Serial Numbers: WSPS-1, WSPS-2 and WSPS-3

Exhibit E:
Historic Structures Report

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

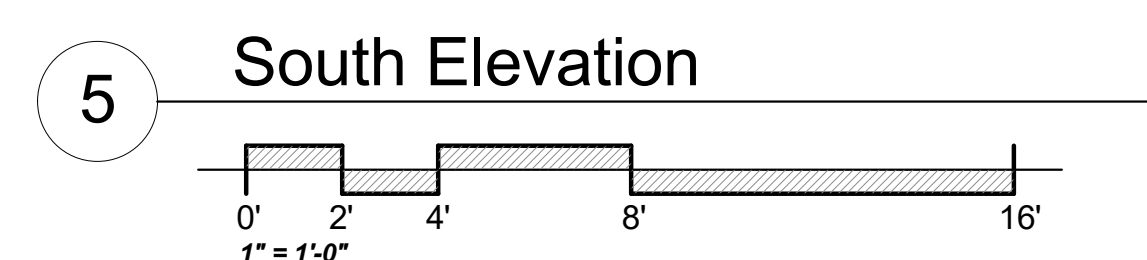
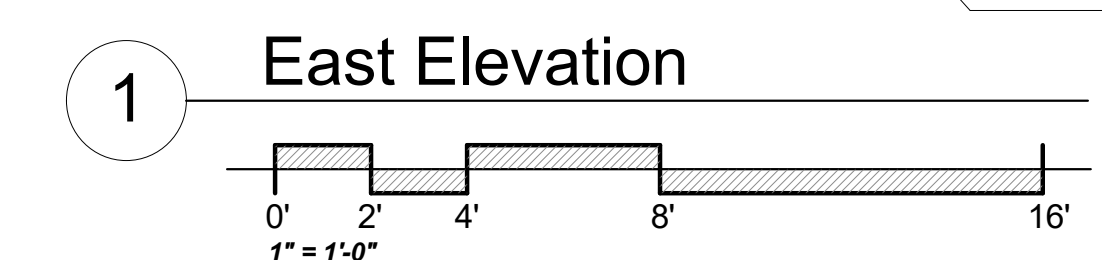
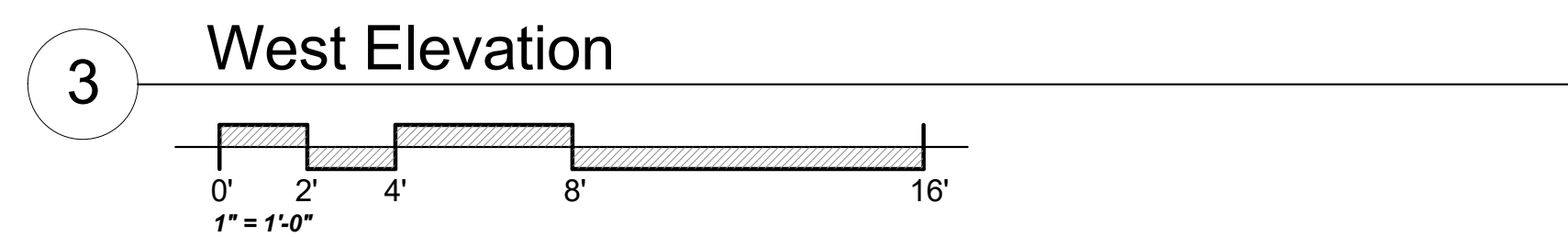
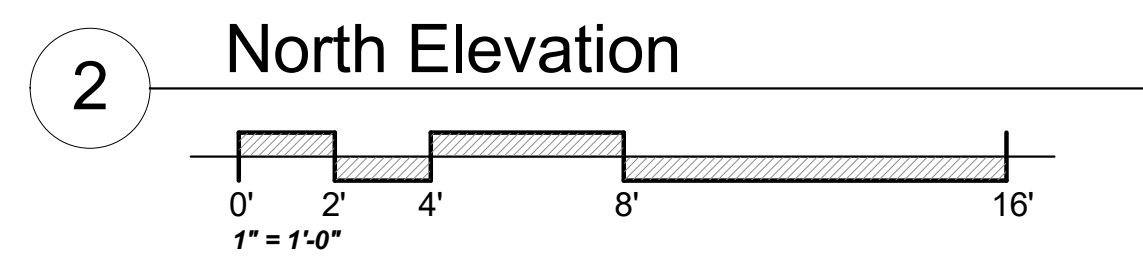
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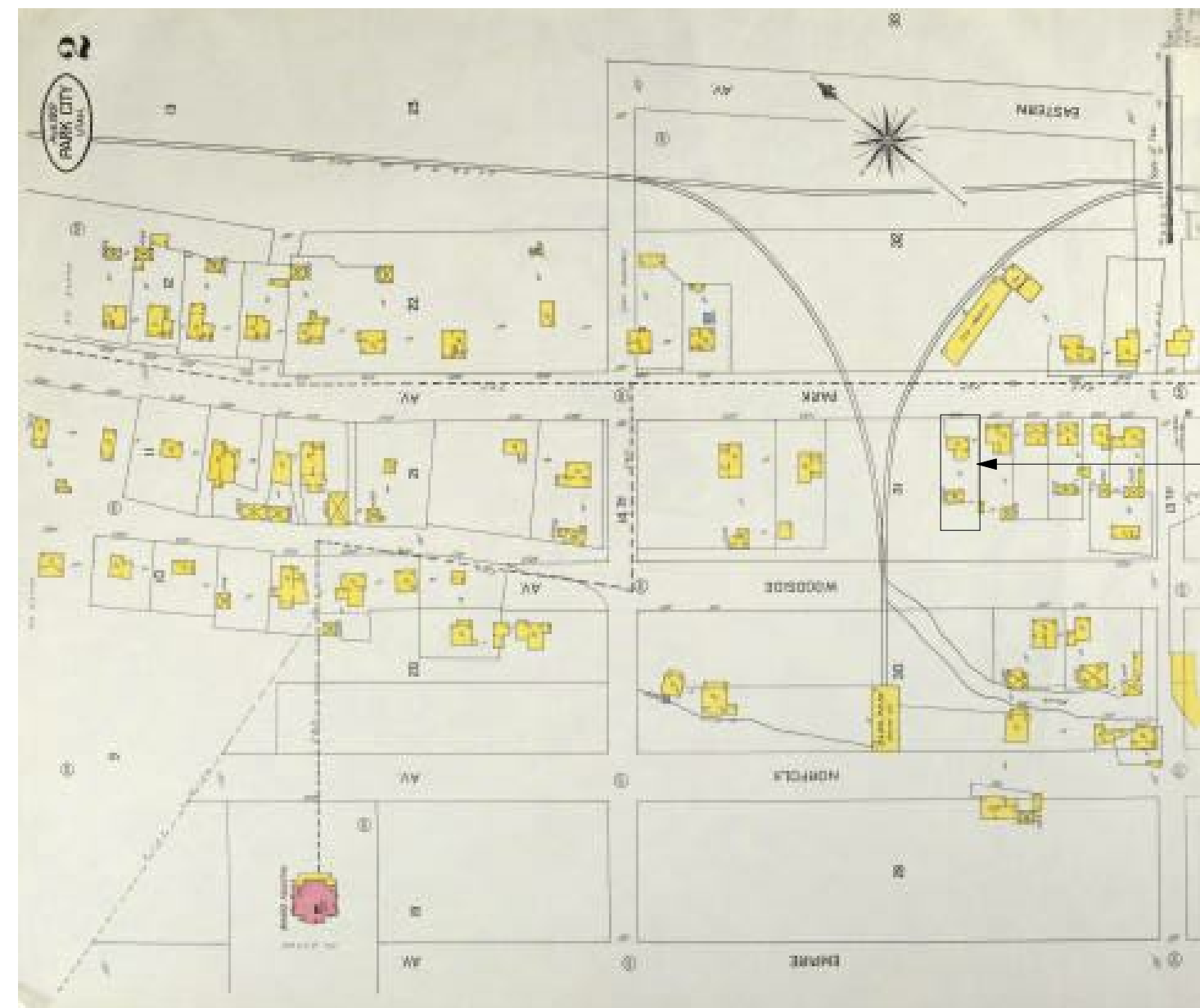
HPP-000

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

1353 Park Avenue

Historic Preservation Package

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



Historic Preservation Package
November 1st, 2016

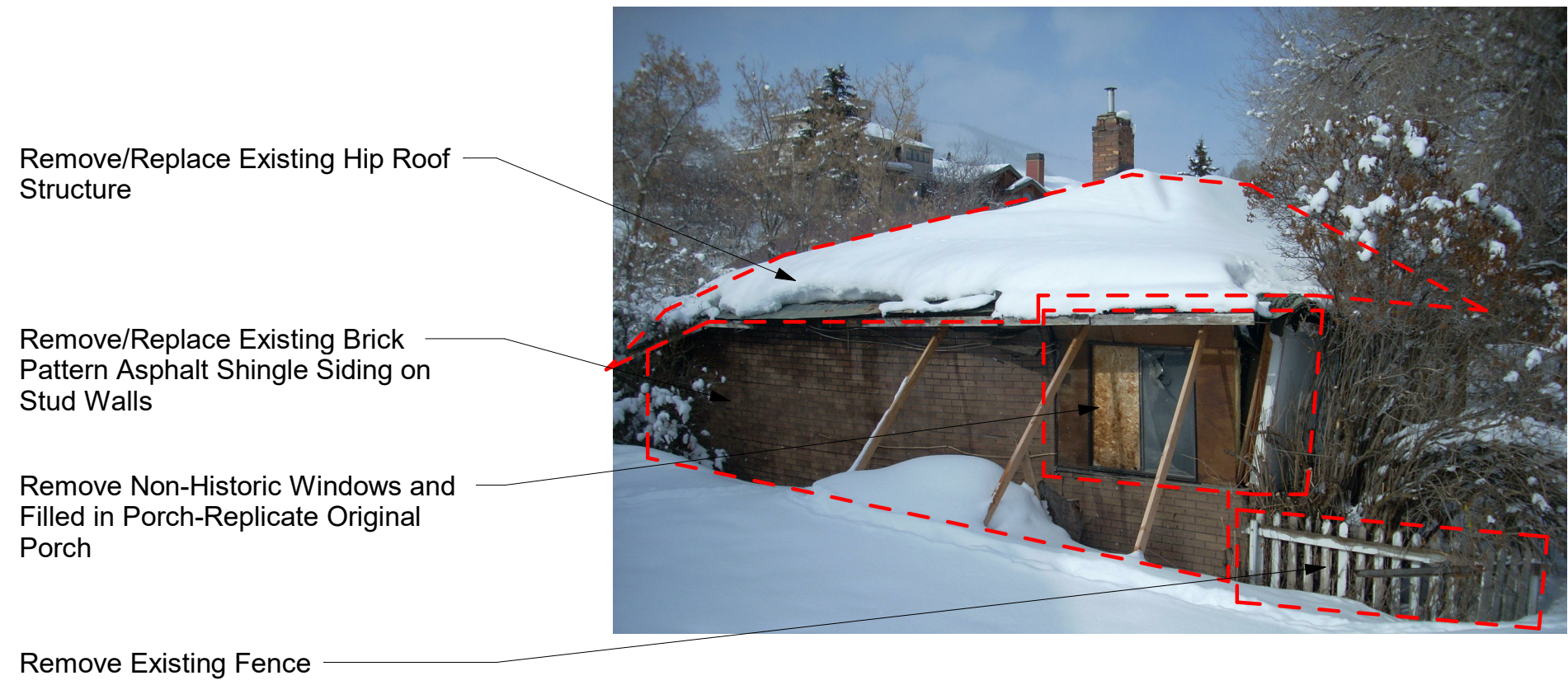


Green House Foundation
1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah

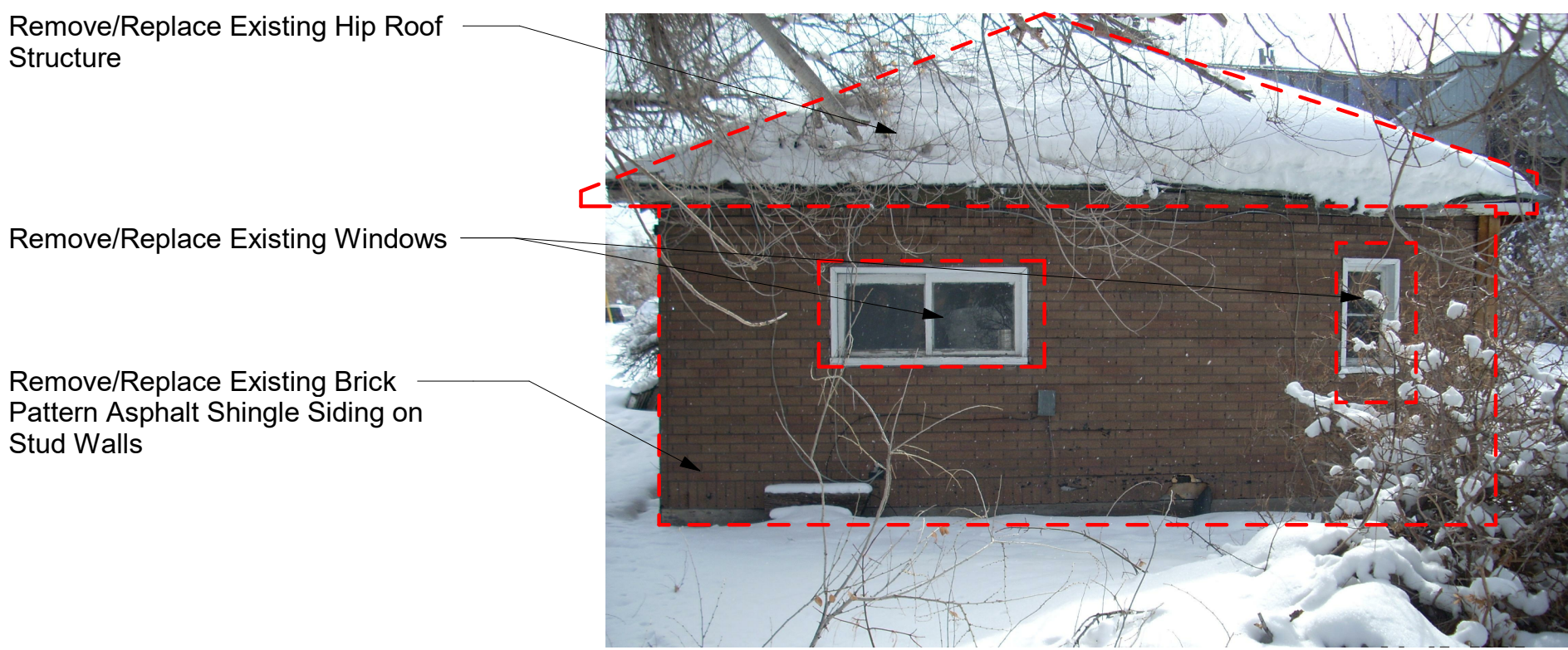
Cover Sheet
HPP-001

GENERAL NOTES

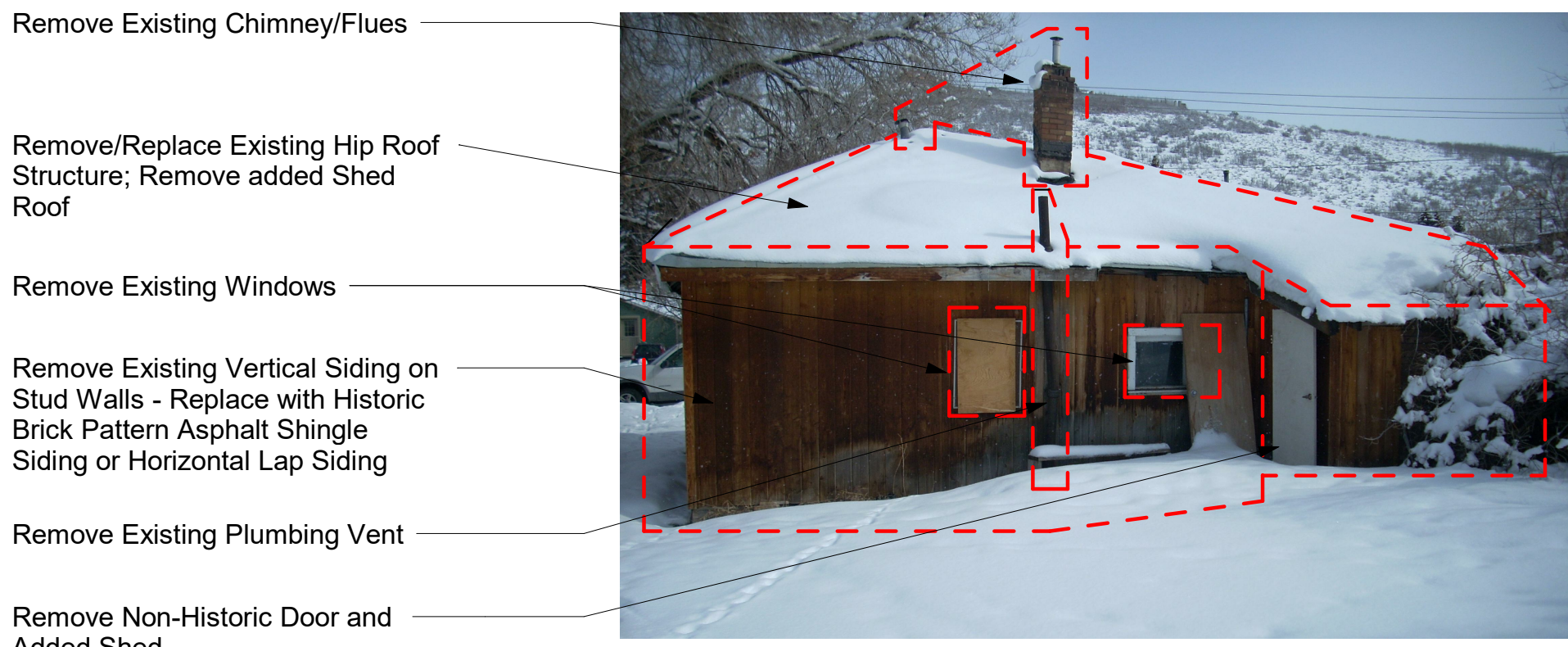
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- 2. Items to be Removed Shown Dashed.
- 3. House to be Reconstructed as per Building's Historical Character within Project Location to be Determined at Later Date as Approved by Planning Process.



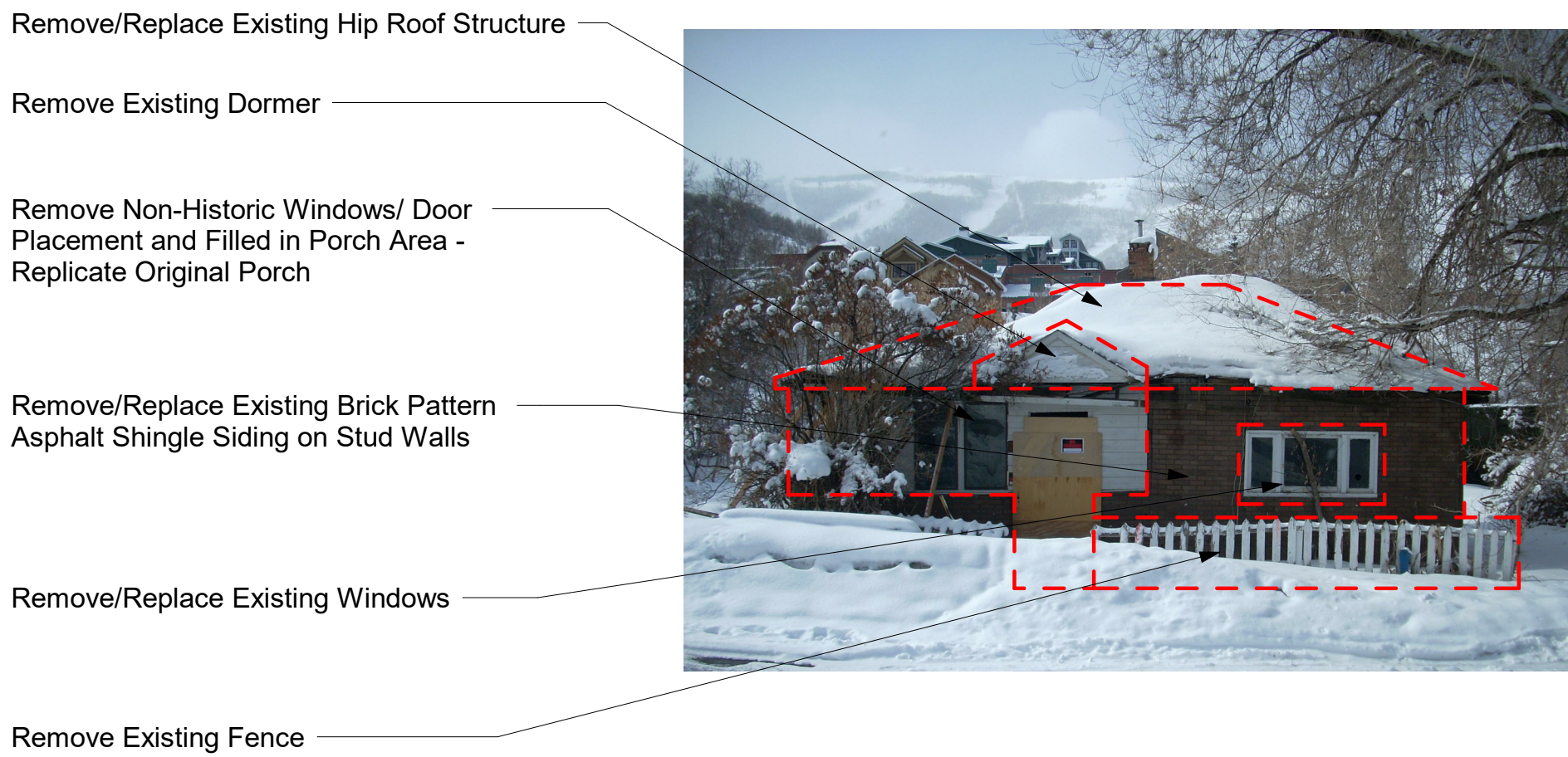
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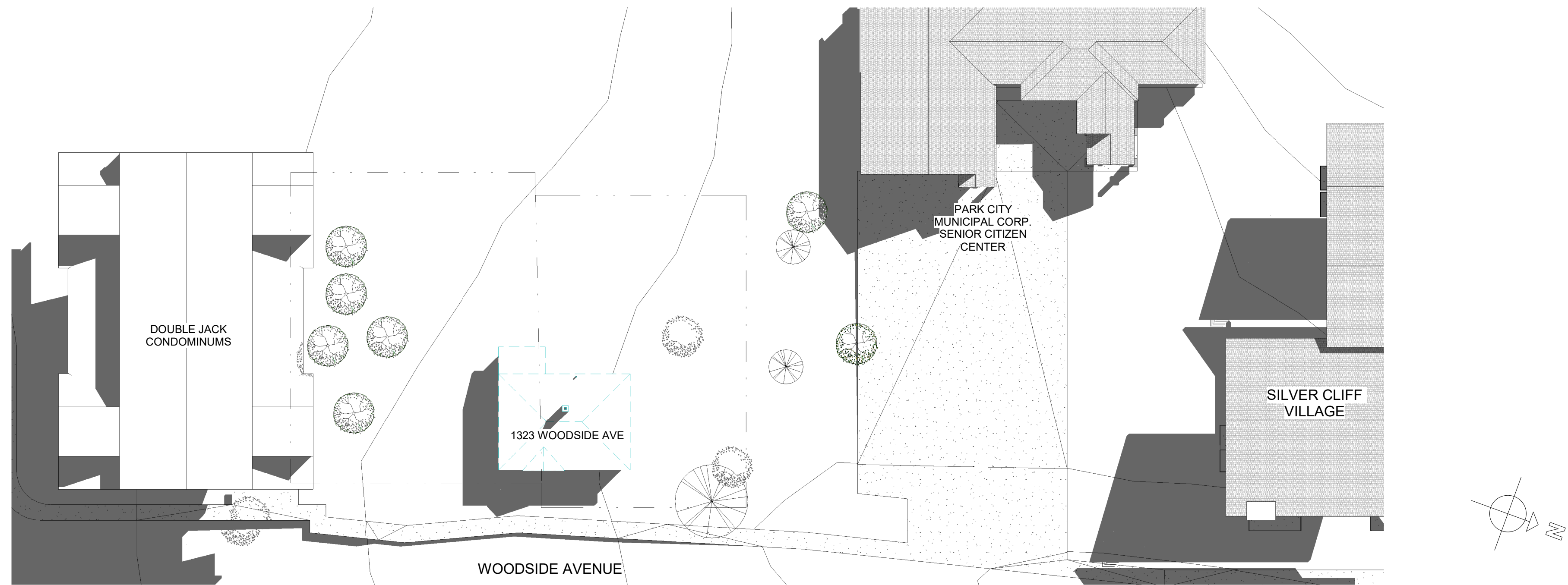
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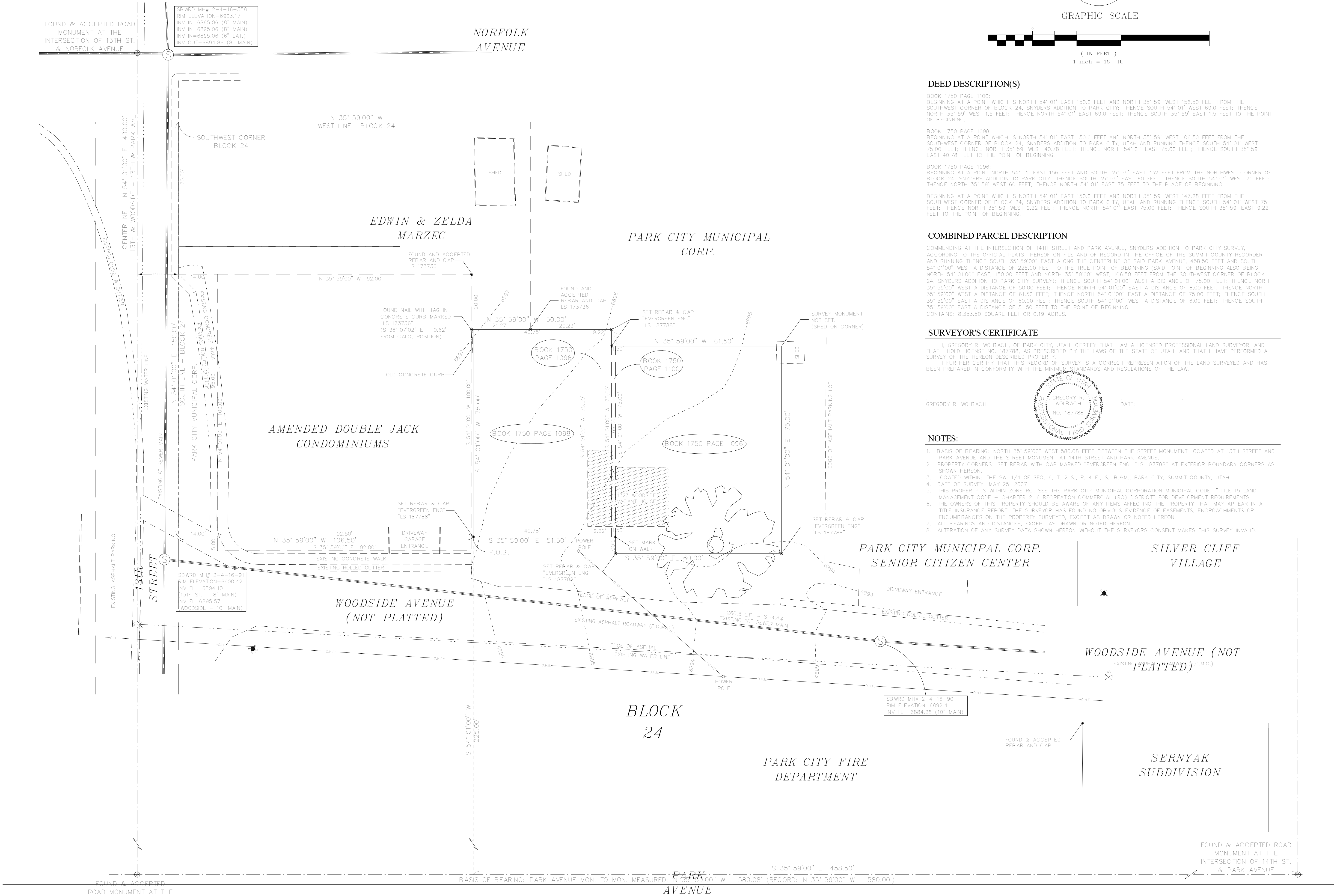
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2 Existing Looking West
SCALE:N.T.S.



1 Site plan/ photo documentation
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GENERAL NOTES

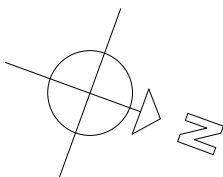
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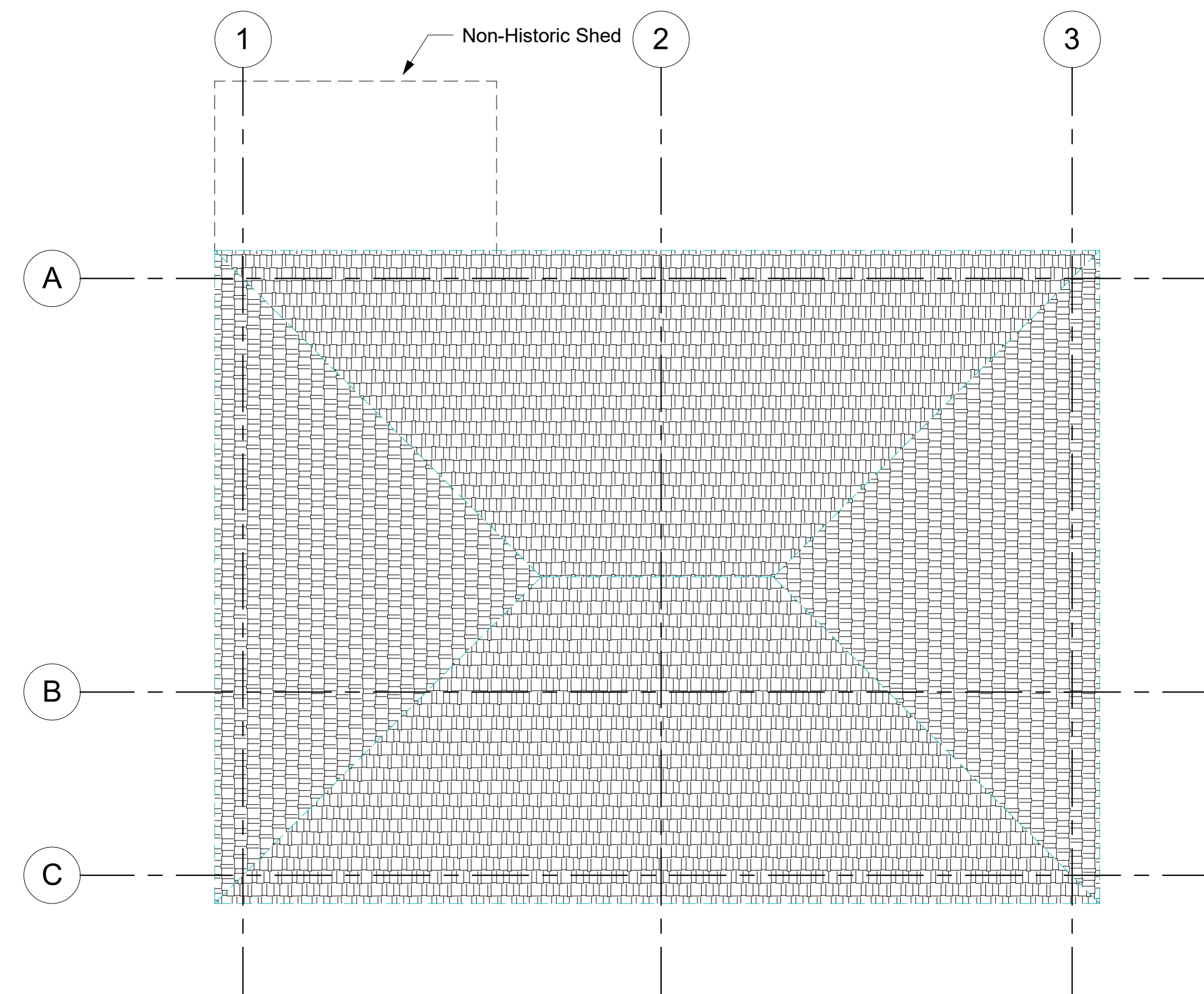


PROPOSED DEMO/PRESERVATION SITE PLAN

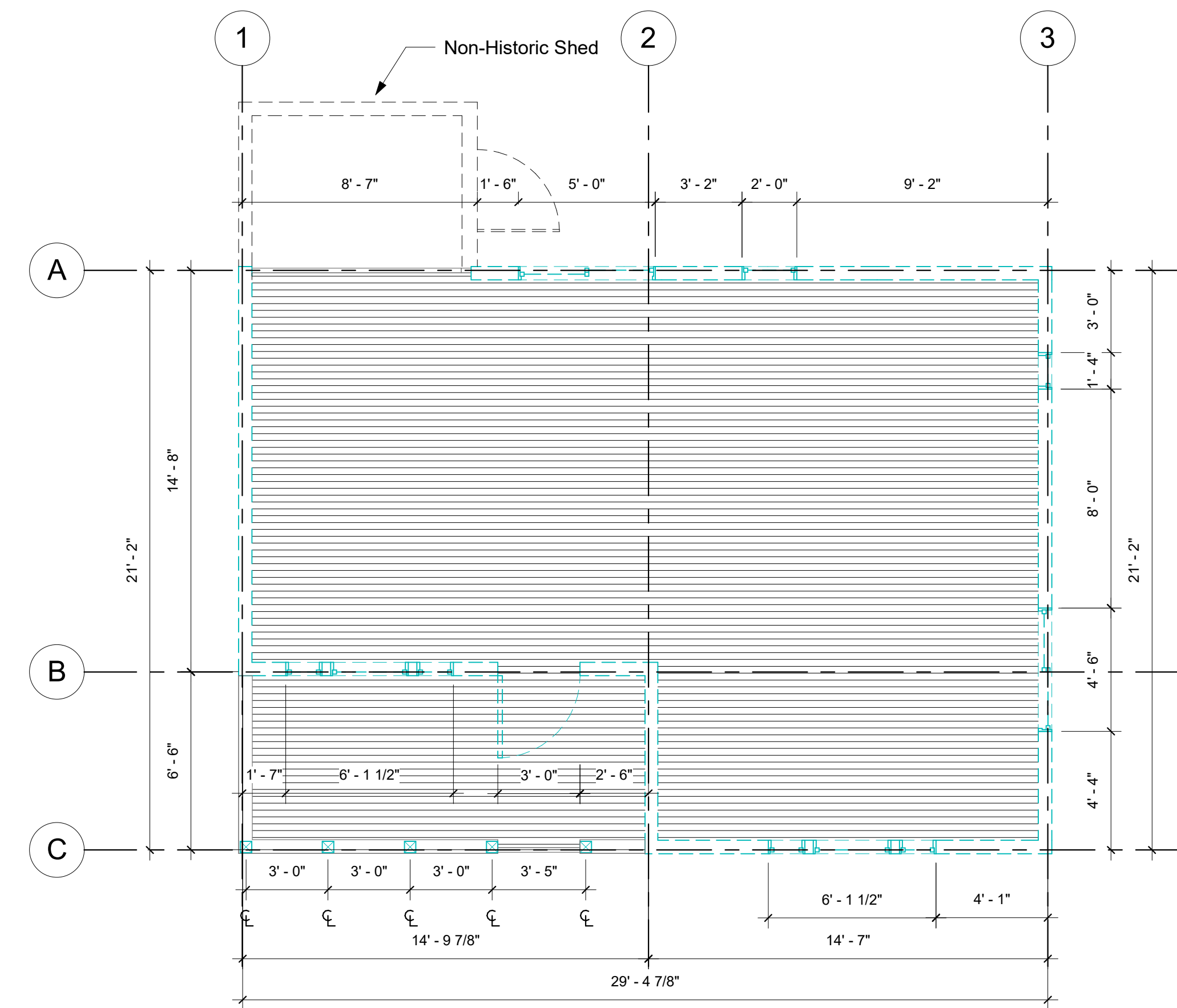
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SCALE: 1/8" = 1'-0"





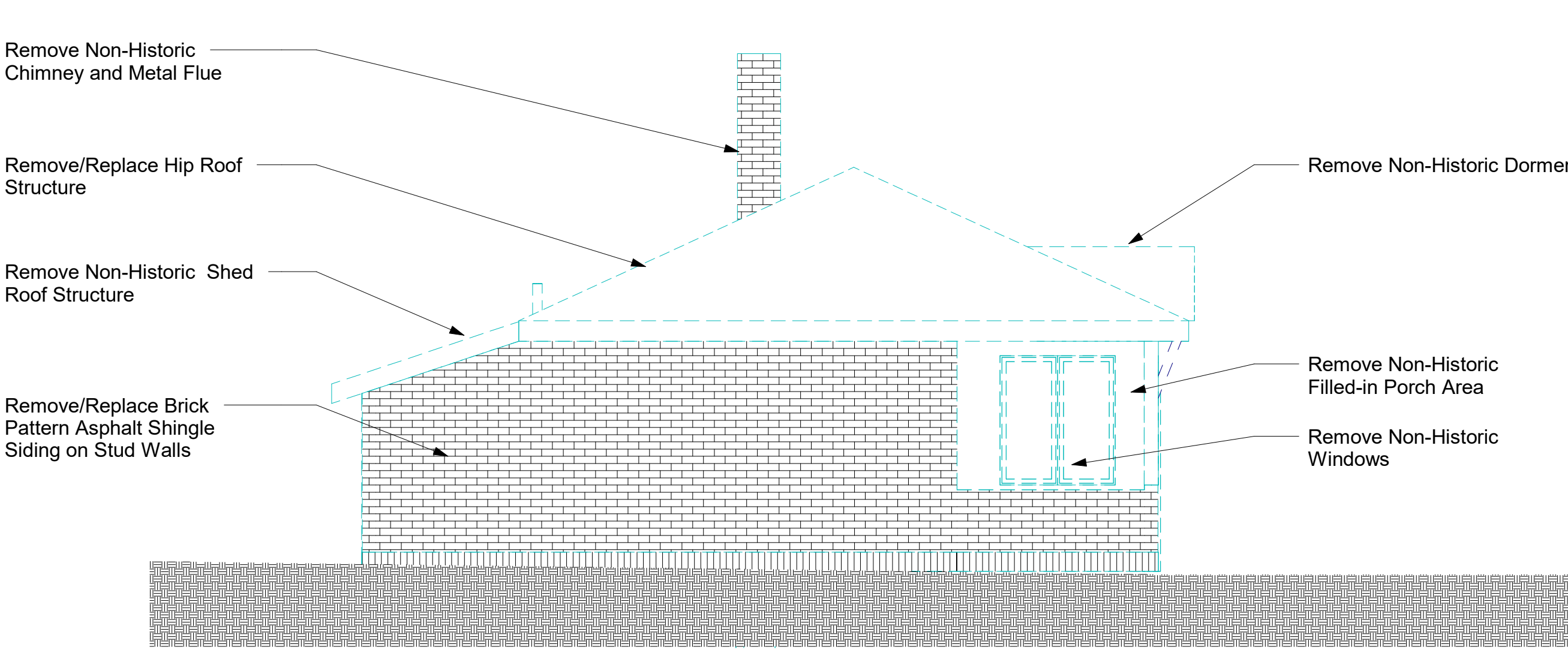
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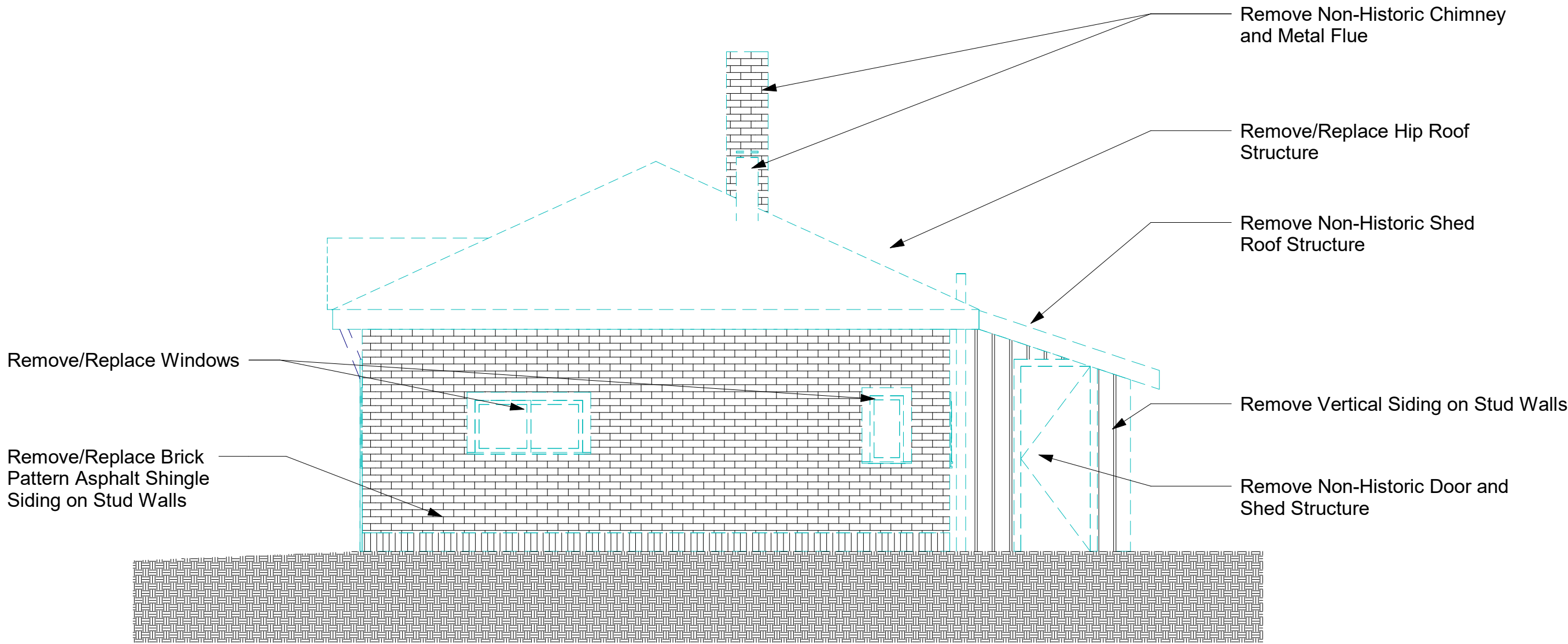
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GENERAL NOTES

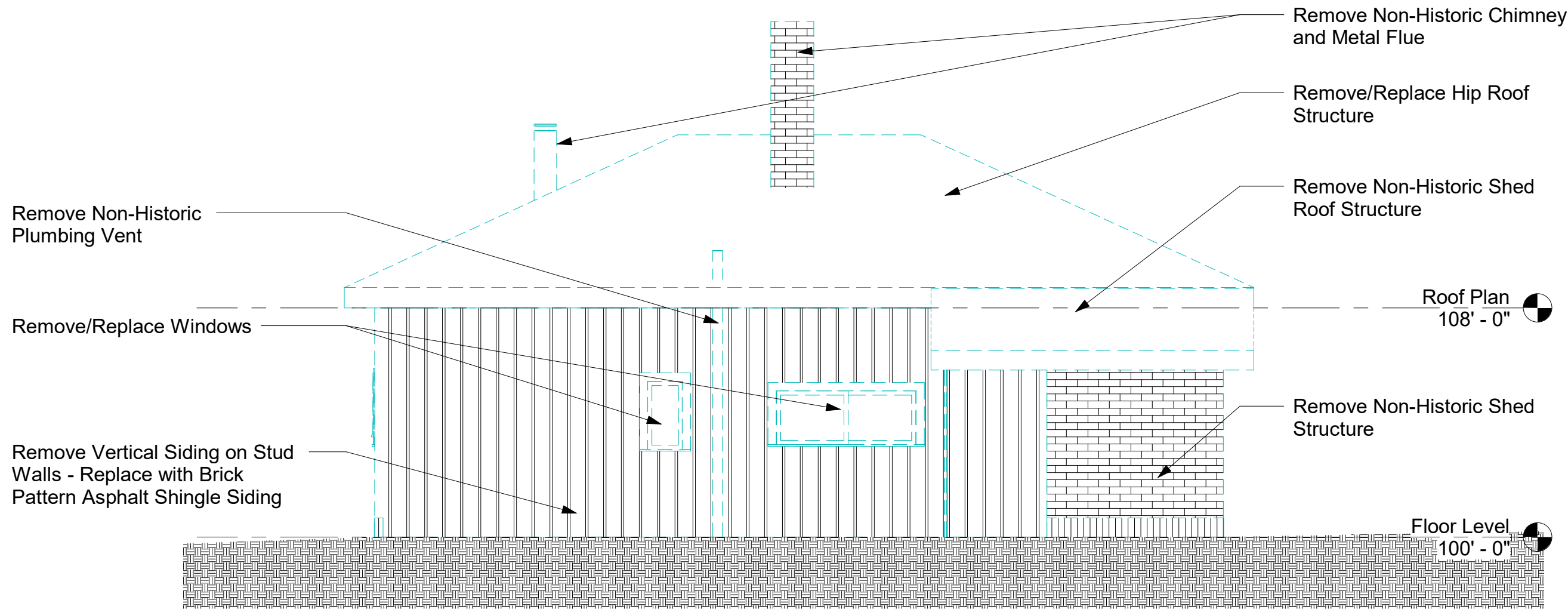
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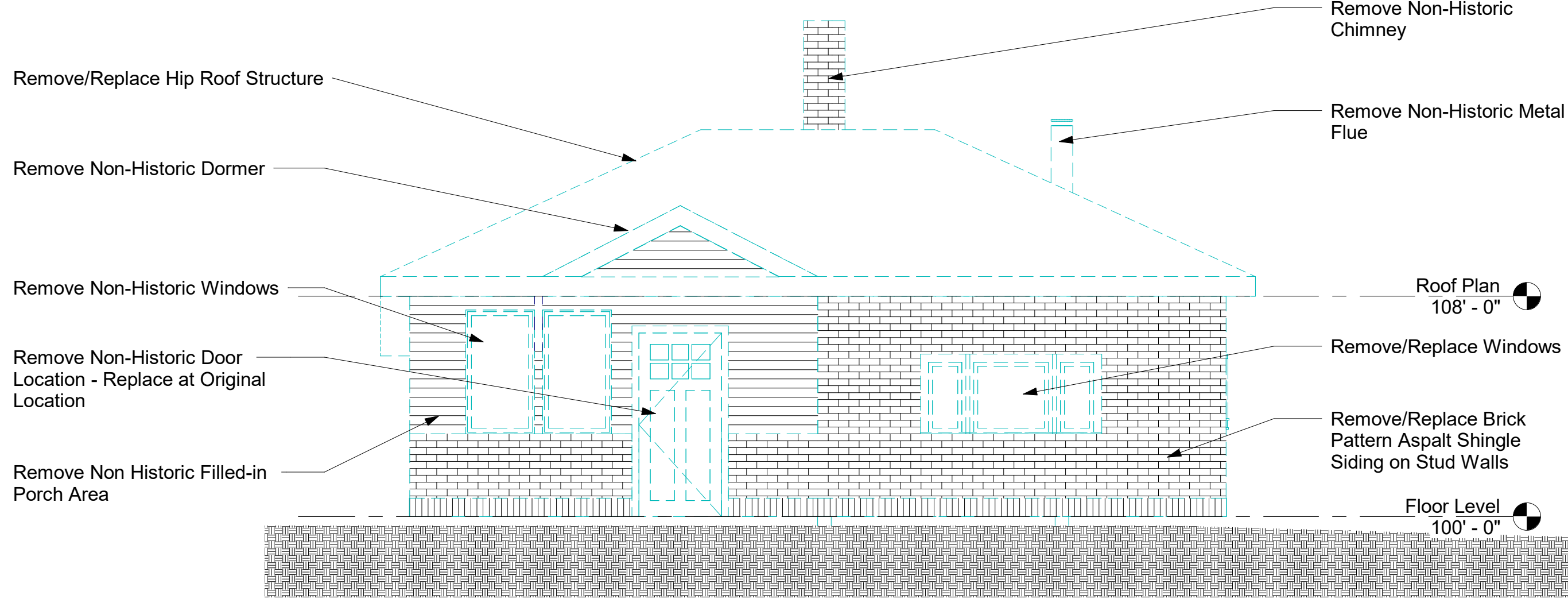
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2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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