



**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
MARCH 25, 1999**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, March 25, 1999.

**A G E N D A**

**Work Session - City Council Chambers - Lower Level**

5:00 p.m.      Field trip - China Bridge Parking Structure  
5:30 p.m.      Council questions and comments  
5:45 p.m.      Meeting questions/comments

**Regular Meeting - City Council Chambers - Lower Level**

6:00 p.m.

**I      ROLL CALL**

**II      PUBLIC INPUT**

**III      COMMUNICATIONS FROM COUNCIL AND STAFF**

**IV      WORK SESSION NOTES AND MINUTES OF MEETING OF MARCH 4, 1999**

**V      PUBLIC HEARINGS**

1.      Ordinance approving the subdivision to combine Lot 1, Block 56 of the Snyders Addition to the Park City Survey and one metes and bounds parcel into one platted lot located at 1102 Park Avenue, Park City, Utah
2.      Ordinance approving the Larremore plat amendment, an amendment to Lots 2, 3, 4, 5 and 6 of Block 12 of Snyders Addition known as 733 and 730 Norfolk Avenue and Lot 7 of Block 26 of the Park City Survey, known as 721 Woodside Avenue, Park City, Utah

**VI      CONSENT AGENDA**

1. Ordinance approving the subdivision to combine Lot 1, Block 56 of the Snyder's Addition to the Park-City Survey and one metes and bounds parcel into one platted lot located at 1102 Park Avenue, Park City, Utah
2. Ordinance approving the Larremore plat amendment, an amendment to Lots 2, 3, 4, 5 and 6 of Block 12 of Snyders Addition known as 733 and 730 Norfolk Avenue and Lot 7 of Block 26 of the Park City Survey, known as 721 Woodside Avenue, Park City, Utah
3. Authorization for staff to proceed with a civil complaint for an abatement of a dangerous building located at 564 Woodside Avenue

## **VII OLD BUSINESS**

Authorization to staff to negotiate a contract with Nelson Electric for lighting improvements to the China Bridge Parking Structure

## **VIII ADJOURNMENT**

Posted 03/22/99  
See [parkcity2002.org](http://parkcity2002.org)



**PARK CITY WORK SESSION NOTES  
SUMMIT COUNTY, UTAH  
MARCH 25, 1999**

**Present:** Mayor Brad Olch; Council members Hugh Daniels; Roger Harlan; Chuck Klingenstein; and Paul Sincock

Toby Ross, City Manager; Jodi Hoffman, City Attorney; Myles Rademan, Public Affairs Director;

**Absent:** Shauna Kerr

**1. Council questions and comments.** Hugh Daniels reported that he and Paul Sincock attended the Health Board meeting this week. The Environmental Health Alliance, relating to the Olympics, received an \$80,000 grant to hire a coordinator and will be developing a health mass gathering ordinance. The Health Department is working with the 26 water providers in the Snyderville Basin SID to study connections and infrastructure. SBSID is willing to participate financially in our GIS system and are conducting water quality studies. He continued that the interagency group met last week as well. There was discussion about getting the Snyderville Basin and Park City Planning Commissions together, as well as planning staffs.

Paul Sincock stated that he was contacted by the motorcycle club about the temporary bridge across SR224, consisting of cargo containers. The club will be submitting an application to the Restaurant Tax committee for some funding to offset the costs, but a requirement for capital improvements is that it be owned by a governmental agency. The City would have to agree to accept ownership of the bridge to qualify the application. It could be stored at the Monroc site which the City rents from UP&L and the containers can be used to store materials during the year. Hugh Daniels noted that he sits on the committee, not as a City representative but a lodging representative, and it is inappropriate for him to make comment or discuss this proposal. Chuck Klingenstein emphasized that the event was approved on an experimental basis and liability issues need to be considered as well. Jodi Hoffman explained that the bridge could be leased to the motorcycle club for the week and it would be the responsible party. Roger Harlan relayed that this type of bridge at Steamboat worked very well. Frank Bell added that a pedestrian bridge over Deer Valley Drive to access Snow Park Lodge during the Olympics is proposed and using this bridge may have potential.

Roger Harlan reported on the Friends of the Library annual luncheon where Pam Houston was the guest speaker. He complimented this organization for its many contributions to the Library. The School Board has decided to close schools during the Olympic Games which may provide some opportunities for creative child care activities. Chuck Klingenstein stated that the Rocky Mountain Land Use Conference was very productive. He added that he felt that the speeding problem has improved and acknowledged the efforts of the Police Department. Roger Harlan

commented that the city of Salt Lake receives \$10 on each speeding ticket and Ms. Hoffman explained that jurisdictions impacted by I-15 reconstruction can charge an additional \$10 fee, and the fine is doubled as well. Chuck Klingenstein explained that he served on the Governor's Critical Lands Committee for three years and has applied for membership on the Quality Growth Commission through the ULCT.

Myles Rademan reported on upcoming meetings. The City Attorney's evaluation was scheduled on April 15.

**2. Review of regular meeting.**

**Larremore replat.** Hugh Daniels asked why the barn isn't located on its own lot. Meg Ryan explained that the barn and Larremore residence are located on one lot because two separate lots would be non-conforming as there aren't adequate setbacks to create two separate lots. Although the proposal is still non-conforming, it is "less non-conforming" than two subdivided lots.

**Lighting improvements to China Bridge Parking Structure.** Jerry Gibbs explained that \$58,475 is the original proposal. Staff is proposing not doing the safety lighting which would reduce the amount to \$50,475. There would be emergency exit, outside, and stairwell lighting. He explained that the added cost of maintenance of the fluorescent lights and the low capital cost is equivalent to the higher initial capital cost of the high pressure sodium lights, with a much lower maintenance cost. Fluorescent lights have higher operating and replacement costs. Chuck Klingenstein questioned whether the safety lighting should be eliminated. Mr. Gibbs noted that the Building Department thought it was a good idea initially, but found that it is not required as a part of the upgrade. Private projects would not be required to install the safety lighting either. Roger Harlan suggested using both fluorescent and high pressure sodium on the shear walls. Paul Sincok stated that he ran a energy management business for seven years and installed lights on hundreds of buildings in southern California. It isn't wise to mix lighting because there are different power draws. High pressure sodium is the most efficient lighting in terms of lumen output per kilowatt hour of energy; mixing the draw on the wiring won't work. There is roughly a \$10,000 capital cost differential with the high sodium lighting, but in four years this will be recaptured in energy savings. Additionally, Mr. Sincok emphasized that the City should be in the business of promoting energy efficiency.

Prepared by Janet M. Scott



**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
MARCH 25, 1999**

**I ROLL CALL**

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, March 25, 1999. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Chuck Klingenstein, and Paul Sincock. Shauna Kerr was excused. Staff present were Toby Ross, City Manager; and Meg Ryan, Planner

**II PUBLIC INPUT**

The Mayor invited the public to comment on any matter not scheduled on the agenda; hearing no input, the public input session was closed.

**III COMMUNICATIONS FROM COUNCIL AND STAFF**

None.

**IV WORK SESSION NOTES AND MINUTES OF MEETING OF MARCH 4, 1999**

Hearing no corrections or omissions, the Mayor requested a motion for approval. Hugh Daniels, "I move approval". Paul Sincock seconded. Motion carried.

|                    |        |
|--------------------|--------|
| Hugh Daniels       | Aye    |
| Roger Harlan       | Aye    |
| Shauna Kerr        | Absent |
| Chuck Klingenstein | Aye    |
| Paul Sincock       | Aye    |

**V PUBLIC HEARINGS**

1. Ordinance approving the subdivision to combine Lot 1, Block 56 of the Snyders Addition to the Park City Survey and one metes and bounds parcel into one platted lot located at 1102 Park Avenue, Park City, Utah - Planner Meg Ryan stated that the Planning Commission forwarded a positive recommendation to the City Council. With no comments from the Council or the public, the public hearing was closed.

2. Ordinance approving the Larremore plat amendment, an amendment to Lots 2, 3, 4, 5 and 6 of Block 12 of Snyders Addition known as 733 and 730 Norfolk Avenue and Lot 7 of Block 26 of the Park City Survey, known as 721 Woodside Avenue, Park City, Utah - Ms. Ryan indicated that the Planning Commission forwarded a positive recommendation to Council on this application. Roger Harlan added that this also was reviewed by the Historic District Commission. Ms. Ryan clarified that there is an HDC application for an addition to the Larremore residence that would be precluded if the plat amendment did not occur. In response to a question from Hugh Daniels regarding remnant parcels, she explained that portions of lots have transferred to Powdr Corporation. With no further comments or questions, the public hearing was closed.

## VI CONSENT AGENDA

Roger Harlan, "I move approval". Paul Sincock seconded. Motion carried.

|                    |        |
|--------------------|--------|
| Hugh Daniels       | Aye    |
| Roger Harlan       | Aye    |
| Shauna Kerr        | Absent |
| Chuck Klingenstein | Aye    |
| Paul Sincock       | Aye    |

1. Ordinance approving the subdivision to combine Lot 1, Block 56 of the Snyder's Addition to the Park City Survey and one metes and bounds parcel into one platted lot located at 1102 Park Avenue, Park City, Utah - See staff report and public hearing.

2. Ordinance approving the Larremore plat amendment, an amendment to Lots 2, 3, 4, 5 and 6 of Block 12 of Snyders Addition known as 733 and 730 Norfolk Avenue and Lot 7 of Block 26 of the Park City Survey, known as 721 Woodside Avenue, Park City, Utah - See staff report and public hearing.

3. Authorization for staff to proceed with a civil complaint for an abatement of a dangerous building located at 564 Woodside Avenue - See staff report and work session notes of meeting of March 18, 1999.

## VII OLD BUSINESS

Authorization to staff to negotiate a contract with Nelson Electric for lighting improvements to the China Bridge Parking Structure - See staff report and work session notes from the meeting of March 18, 1999. Paul Sincock, "I move approval of staff authorization to negotiate a contract with Nelson Electric for lighting improvements to the China Bridge Parking Structure not to exceed \$50,475". Chuck Klingenstein seconded and added that it is important to upgrade this structure. Roger Harlan explained that he supports maintenance efforts, but questioned if this

expenditure will make the parking structure substantially safer. He appreciates the fact that the cost has been reduced by \$8,000 and pointed out that this is not an inconsequential amount of money. He hoped the lighting will make an improvement and supported the motion.

|                    |        |
|--------------------|--------|
| Hugh Daniels       | Aye    |
| Roger Harlan       | Aye    |
| Shauna Kerr        | Absent |
| Chuck Klingenstein | Aye    |
| Paul Sincok        | Aye    |

### VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned, and the Mayor requested a motion for a closed session. See below.

\* \* \* \* \*

### MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 6:15 p.m. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Chuck Klingenstein, and Paul Sincok. Shauna Kerr was absent. Paul Sincok, "I move to close the meeting to discuss personnel". Chuck Klingenstein seconded. Motion carried.

|                    |        |
|--------------------|--------|
| Hugh Daniels       | Aye    |
| Roger Harlan       | Aye    |
| Shauna Kerr        | Absent |
| Chuck Klingenstein | Aye    |
| Paul Sincok        | Aye    |

The meeting adjourned at approximately 7 p.m.

STATE OF UTAH                    )  
                                          ss.  
COUNTY OF SUMMIT            )

### CERTIFICATE OF CLOSED SESSION CITY COUNCIL OF PARK CITY, UTAH

As presiding officer of the City Council of Park City, Utah, I hereby certify that the closed session meeting held by the City Council on March 25, 1999, was held pursuant to Section

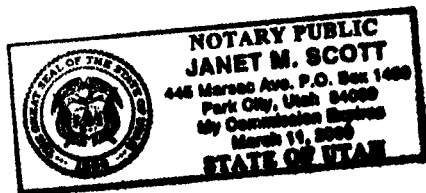
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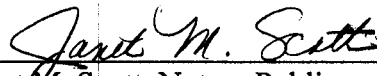
52-4-5(1)(a)(I) to discuss the character, professional competence, or physical or mental health of an individual.

DATED this 14 day of April, 1999.

  
Mayor Bradley A. Olch

Subscribed and sworn before me this 14 day of April, 1999.



  
Janet M. Scott, Notary Public

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The meeting for which these minutes were prepared was noticed by posting 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott

  
Janet M. Scott, Clerk  


# PARK CITY

1881

## CITY COUNCIL STAFF REPORT

**DATE:** March 25, 1998  
**DEPARTMENT:** Planning Department  
**AUTHOR:** Alison Kuhlow  
**TITLE:** 1102 Park Avenue Subdivision - The Pinnell Replat  
**TYPE OF ITEM:** Legislative

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**SUMMARY RECOMMENDATIONS:** Conduct a public hearing, consider public input and approve the Subdivision which combines one platted lot and one metes and bounds parcel into one (1) lot to accommodate an existing historic structure and addition.

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### DESCRIPTION:

#### A. Topic.

##### PROJECT STATISTICS

Applicant: Gary Pinnell  
Location: 1102 Park Avenue  
Zoning: Historic Commercial Business District (HCB) and Estate District (E)  
Adjacent Land Uses: Commercial and Residential Structures  
Date of Application: September 29, 1998

#### B. Background.

On November 18, 1998, the Planning Commission forwarded a positive recommendation to the City Council to approve the Plat Amendment to create one (1) lot to accommodate an existing historic structure and addition.

The owner, Gary Pinnell, submitted an application to combine Lot 1, Block 56 of the Snyder's Addition to the Park City Survey and one metes and bounds parcel into one platted lot to accommodate the existing historic structure and proposed addition. The applicant's house sits on both Lot 1 and encroaches, approximately four (4) feet, into the 11th Street right-of-way. The applicant, as part of the subdivision application and Historic District design review process has

agreed to execute a Historic Facade Easement for the north, west and south facades of the structure.

An Historic District Design Review Application has been submitted to the Planning Department for an addition to the existing historic structure located at 1102 Park Avenue. Staff is currently reviewing the application, and has not yet scheduled the application for an Historic District Commission Meeting.

The applicant plans to use the structure as his primary residence and also as his primary location for his architectural business. Both uses are allowed uses within the Historic Business Commercial District.

The City Council is currently considering rezoning this area of Lower Park Avenue to Historic Residential Medium Density (HRM). Light Commercial uses, such as an office, are proposed to be a Conditional Use, in the HRM District.

**C. Analysis**

This request is to formally combine an existing platted lot and a metes and bound parcel to create one lot for a historic structure and addition. The new created lot would be approximately 2346 square feet. The platted lot is located within the Historic Commercial Business District (HCB), while the metes and bound parcel is zoned Estate (E). The Land Management Code allows the combination of two (2) with different zoning designations into one lot. The created lot would have different height and setback requirements in the front portion than in the back of the lot. Please refer to Exhibit B, Subdivision Plat. The Estate District minimum lot size and setbacks will preclude any development on the metes and bounds parcel.

The applicant is proposing to construct an addition to the historic structure. Because the existing structure is an historic house the Floor Area Ratio of the HCB District does not apply. All other requirements of the Land Management Code shall apply. Any addition to the structure requires approval by the Historic District Commission and shall meet the applicable criteria of the Historic District Design Guidelines, including compatibility with the existing structures in the surrounding area.

|                 |                  |   |
|-----------------|------------------|---|
|                 | <b>Lot 1</b>     |   |
| <b>Lot Size</b> | 2346 square feet |   |
| <b>Zone</b>     | HCB              | E |
| <b>Setbacks</b> |                  |   |

|               |              |          |         |
|---------------|--------------|----------|---------|
| •             | <b>Front</b> | 0 feet   | 30 feet |
| •             | <b>Rear</b>  | 0 feet   | 30 feet |
| •             | <b>Side</b>  | 0 feet   | 30 feet |
| <b>Height</b> |              | 45 feet* | 28 feet |
| <b>F.A.R.</b> |              | N/A      | N/A     |

Land Management Code Volumetric for HCB District:

*\* A maximum building envelope shall be defined by a plane that rises vertically at the front lot line to a height of 30 feet measured above the natural grade and then proceeds at a 45 degree angle toward the rear of the property until it intersects with a point of 45 feet above that natural grade. No part of a building shall be erected to a height greater than 45 feet, measured from natural grade at the building site. Similarly, the rear portion of the bulk plane shall be defined by a plane that rises vertically at the rear lot line to a height of 30 feet measured above the average natural grade and then proceeds at a 45 degree angle toward the front of the property until it intersects with a point 45 feet above natural grade of the building site. This provision shall not be construed to encourage solid roofing to follow the 45 degree set back plane.*

The applicant's current proposal includes an addition to the existing historic structure. The addition is approximately 21 feet high, which keeps the additions in scale with the existing structure. The General Plan requires new development to be more compatible with the historic scale of the surrounding area. To ensure that the further development of the property complies with the General Plan, Staff has added as a Condition of Approval that all additions or new structures that occur on the newly created lot be restricted to a height of 22 feet or less and also be approved by the Historic District Commission approval.

The current Historic District Commission proposal also provides setbacks from the property line, even though the HCB District has zero setbacks. Staff has proposed setbacks which provide a variation in the building's facade and maintains the residential character seen in the area. Staff has added as a Condition of Approval, a minimum side yard setback of eight inches (8"), along the north property line, with at least one three (3) foot stepback, into the center of the property, in the wall plane. The side yard setback, on the south side of the property shall be a minimum of eight inches (8"), with at least one two (2) foot stepback into the center of the property.

The encroachment of the home into the 11th Street right-of-way needs to be reconciled by either a vacation of a portion of the 11th Street right-of-way or an encroachment agreement between the

applicant and the City. Staff finds that an encroachment agreement is an adequate solution to the encroachment due to the fact that the 11th Street right-of-way is not scheduled to be improved beyond its current configuration. Staff has included within the Conditions of Approval that the owner will execute an Encroachment Permit on a form approved by the City Engineer prior to the recordation of the subdivision.

Lot combinations which result in larger than the 25' x 75' standard lot have been allowed in the past, in areas where the ownership pattern is one of several lots and surrounding houses are larger than typical old town houses. In the surrounding area around 1102 Park Avenue, the lot ownership pattern is typically one and a half contiguous lots or more. Lots, in the area, range in size from approximately 1,875 square feet to 4,687 square feet.

**E. Department Review**

The Community Development Department has reviewed this request. The City Attorney and City Engineer will review the plat prior to recordation. The request was discussed at a Staff Review Meeting on October 27, 1998, where representatives from local utilities and City Staff were in attendance.

**F. Summary and Recommendation**

Staff recommends that the City Council conduct a public hearing, consider public input and approve the subdivision for 1102 Park Avenue based on the following Findings of Fact, Conclusions of Law and Conditions of approval;

**Findings of Fact:**

1. The property is in the Historic Commercial Business District and the Estate District.
2. The proposed Subdivision will combine one (1) platted lot and a metes and bounds parcel into one (1) lot to accommodate an existing historic structure.
3. Dedication of a ten (10) foot non-exclusive snow storage easement along Park Avenue is necessary to provide adequate snow removal services.
4. The existing historic structure encroaches into the 11th Street right-of-way.
5. The General Plan specifies that historic structures on Lower Park Avenue be renovated.
6. The existing one story historic house is characteristic of the historic residential scale along Park Avenue.
7. The General Plan specified that new development on Lower Park Avenue be more compatible with the historic scale of the surrounding area.
8. The applicant has agreed to execute the facade easement.

Conclusions of Law:

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.
4. The proposal complies with the Park City General Plan.

Conditions of Approval:

1. Prior to plat recordation the City Attorney and City Engineer shall review and approve the plat amendment for compliance with the Land Management Code and conditions of approval.
2. A ten (10) foot non-exclusive snow storage easement along Park Avenue shall be dedicated to the City on the plat.
3. The owner will execute an Encroachment Permit on a form approved by the City Engineer prior to the recordation of the Subdivision.
4. A facade easement for the north, west and south elevations shall be recorded prior to the recordation of the Subdivision.
5. Any additions or new structures constructed on the newly created lot shall have a maximum height limit of 22 feet or less, subject to the Historic District Commission approval. If the Historic District Commission finds that a steeper pitched roof would better comply with Historic District Design Guidelines, or if the Building Department requires an increase in height due to snowshed issues, the height of the building shall be increase by no more than two feet (2').
6. Any additions or new structures shall maintain a minimum side yard setback of eight inches (8"), along the north property line, with at least one three (3) foot stepback, into the center of the property, in the wall plane. Fifty percent of the south wall of the structure shall be a minimum of eight inches (8") from the south property line, with at least one two (2) foot stepback into the center of the property.
7. The Estate portion of the lot shall remain open until such time as a rezoning shall occur. Any rezoning shall comply with the Land Management Code requirements and all additional construction shall be review by the Historic District Commission.

8. Any additions or new structures require a design review by the Historic District Commission.
9. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
10. All Standard Project Conditions shall apply (Please see Exhibit D - Standard Project Conditions).

**EXHIBITS:**

Exhibit A - Location Map

Exhibit B - Proposed Subdivision

Exhibit C - Site Plan

Exhibit D - Photo of Historic Structure

Exhibit E - Standard Project Conditions

# 1102 Park Avenue

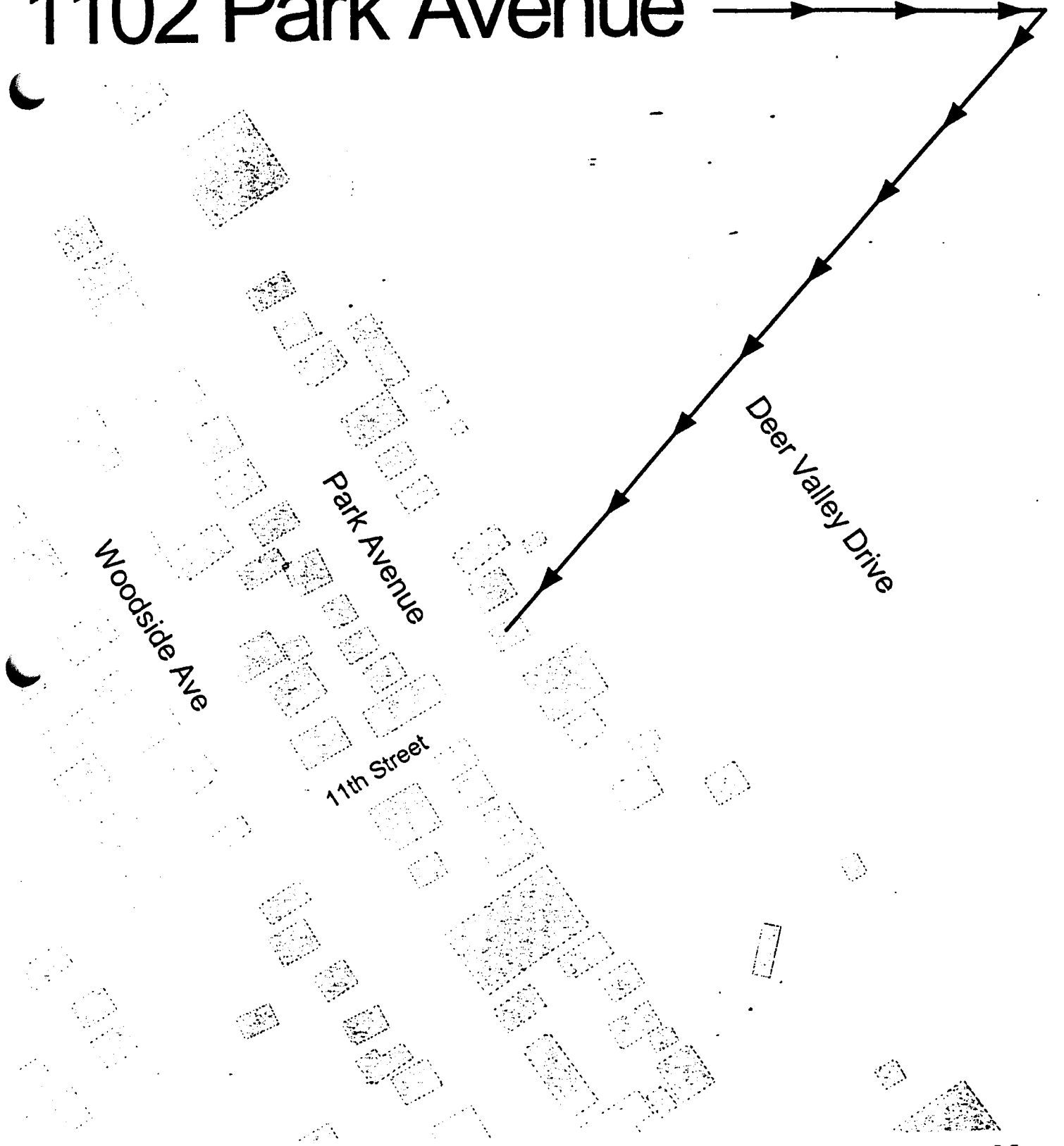


Exhibit A - Location Map





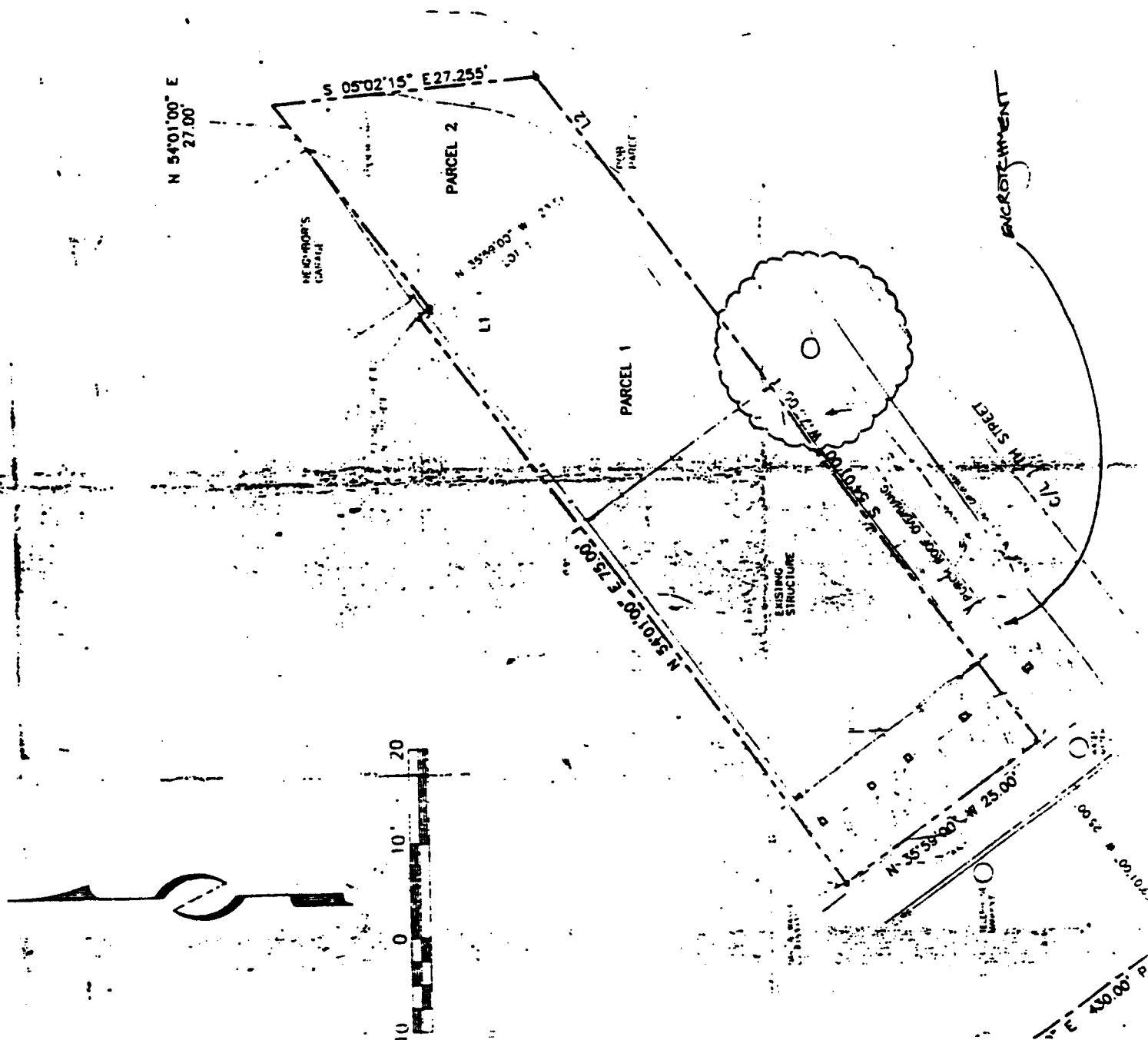


Exhibit C - Site Plan



**Exhibit D** - Photo of Historic Structure

ARK CITY MUNICIPAL CORPORATIC  
STANDARD PROJECT CONDITIONS

1. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes; the Park City Design Standards, Construction Specifications, and Standard Drawings; and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
2. All modifications to plans as specified by conditions, and all final design details, such as material and color samples, shall be submitted to and approved by the Community Development Department prior to issuance of any building permits.
3. The applicant is responsible for compliance with all conditions of project approval.
4. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
5. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof.
6. Construction staging areas shall also be clearly defined and approved by the Community Development Department, and shall be placed so as to minimize site disturbance. The landscape plans shall include plans for revegetation of all areas disturbed during construction.
7. Final grading, drainage, utility, erosion control and revegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
8. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.
9. All construction shall be completed according to the approved plans on which building permits are issued. The approved plans include all site improvements shown on the site plan. "Site improvements" shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grades, walls, landscaping, lighting, planting, paving, paths, and trails, and similar improvements, as shown on the set of plans on which final approval and building permits are based.
10. Any desired modifications to approved plans, after the issuance of a building permit, must be specifically requested and approved in writing prior to execution.
11. Plans shall conform to all design standards for persons with disabilities as required by any applicable federal, state and local laws.
12. Access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
13. The required utility easements along street frontages shall include language to allow for these areas to be used for snow storage. Typically, a 10-foot snow storage easement is required above Deer Valley Drive (approximate elevation of 7,200 feet). A five feet easement is necessary below this elevation.
14. Lockout units are not permitted unless specifically approved.
15. The infrastructure review and approval is transferrable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or termination of the permit as specifically conditioned.
17. The name of a master planned development, plat, record of survey, subdivision, condominium project, or other approved project may not be changed without review and approval by the Community Development Department, said approval is not to be unreasonably withheld. The Community Development Department's review shall be limited to prevent confusion of the project with others in terms of emergency and delivery services and project identification.

**Ordinance No. 98-**

**AN ORDINANCE APPROVING THE SUBDIVISION TO COMBINE LOT 1, BLOCK 56 OF THE SNYDER'S ADDITION TO THE PARK CITY SURVEY AND ONE METES AND BOUNDS PARCEL INTO ONE PLATTED LOT LOCATED AT 1102 PARK AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of Lot 1, Block 56 of the Snyder's Addition and one metes and bounds parcel has petitioned the City Council for approval of a subdivision; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on November 18, 1998, to receive input on the proposed condominium plat;

WHEREAS, the Planning Commission, on November 18, 1998, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 25, 1999, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the subdivision.

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

**SECTION 1. FINDINGS.** The following findings are hereby adopted.

1. The property is in the Historic Commercial Business District and the Estate District.
2. The proposed Subdivision will combine one (1) platted lot and a metes and bounds parcel into one (1) lot to accommodate an existing historic structure.
3. Dedication of a ten (10) foot non-exclusive snow storage easement along Park Avenue is necessary to provide adequate snow removal services.
4. The existing historic structure encroaches into the 11th Street right-of-way.
5. The General Plan specifies that historic structures on Lower Park Avenue be renovated.
6. The existing one story historic house is characteristic of the historic residential scale along Park Avenue.

7. The General Plan specified that new development on Lower Park Avenue be more compatible with the historic scale of the surrounding area.
8. The applicant has agreed to execute the facade easement.

**SECTION 2. CONCLUSIONS OF LAW.** The City Council hereby concludes that there is good cause for the above-mentioned plat amendment, that neither the public nor any person will be materially injured by the proposed amendment and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

**SECTION 3. PLAT APPROVAL.** The plat amendment to combine Lot 1, Block 56 of the Snyder's Addition to the Park City Survey and one metes and bounds parcel also know as the Pinnell Replat, is approved as shown on Exhibit B, with the following conditions:

1. Prior to plat recordation the City Attorney and City Engineer shall review and approve the plat amendment for compliance with the Land Management Code and conditions of approval.
2. A ten (10) foot non-exclusive snow storage easement along Park Avenue shall be dedicated to the City on the plat.
3. The owner will execute an Encroachment Permit on a form approved by the City Engineer prior to the recordation of the Subdivision.
4. A facade easement for the north, west and south elevations shall be recorded prior to the recordation of the Subdivision.
5. Any additions or new structures constructed on the newly created lot shall have a maximum height limit of 22 feet or less, subject to the Historic District Commission approval. If the Historic District Commission finds that a steeper pitched roof would better comply with Historic District Design Guidelines, or if the Building Department requires an increase in height due to snowshed issues, the height of the building shall be increase by no more than two feet (2').
6. Any additions or new structures shall maintain a minimum side yard setback of eight inches (8"), along the north property line, with at least one three (3) foot stepback, into the center of the property, in the wall plane. Fifty percent of the south wall of the structure shall be a minimum of eight inches (8") from the south property line, with at least one two (2) foot stepback into the center of the property.
7. The Estate portion of the lot shall remain open until such time as a rezoning shall occur. Any rezoning shall comply with the Land Management Code requirements and all additional construction shall be review by the Historic District Commission.

8. Any additions or new structures require a design review by the Historic District Commission.
9. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
10. All Standard Project Conditions shall apply (Please see Exhibit D - Standard Project Conditions).

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall take effect upon publication.

**PASSED AND ADOPTED** this 25th day of March, 1999.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Mayor Bradley A. Olch

Attest:

\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

\_\_\_\_\_  
Mark D. Harrington, Deputy City Attorney

**CITY COUNCIL  
STAFF REPORT**

**DATE:** March 25, 1999  
**DEPARTMENT:** Community Development  
**AUTHOR:** Megan B. Ryan  
**TITLE:** 733 Woodside Avenue  
**TYPE OF ITEM:** Plat Amendment Request

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**SUMMARY RECOMMENDATIONS:** Conduct a public hearing, consider public input, and consider the Planning Commission's positive recommendation to the City Council to combine 8 platted lots into two with conditions.

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**DESCRIPTION**

**A. Project Statistics**

Owners: Ted Larremore

Location: 8 platted lots in the Snyders Addition, Block 12 and the Park City Survey Block 24

Zoning: HR-1 and ROS

Adjacent Land Uses: ROS/8th Street/Woodside/ Norfolk

**B. Background**

The Planning Commission voted to forward a positive recommendation to the Council on this item at their meeting of March 10, 1999.

The applicant owns eight lots in the HR-1 and ROS zone. The lots are not typical 25 x 75 lots and are of odd proportions. Three structures sit on the lots. The two buildings fronting Woodside Avenue are historic and are single family residences. The third building is a historic barn that was converted into a triplex and fronts Norfolk Avenue. The triplex is considered to be a legal non-conforming building by the City.

None of the houses meet the setbacks required under the zone. The Larremore residence sits on lot 4 and Lot 5 (Corner of 8<sup>th</sup> and Woodside) and is currently before the Historic District Commission, (HDC) with the request of an addition. The HDC at their meeting of March 1, 1999 made final recommendations as to the final configuration on the Larremore residence. The lot lines on the two proposed parcels have been reconfigured to

reflect design considerations.

**C. Analysis**

The applicant, represented by David Belz, is requesting a plat amendment that would combine six of the lots into two large lots. The Larremore residence and the triplex, a.k.a. "Ted's Barn", would sit on Lot 2. Lot 2 would be approximately 51' x 118'. Neither structure on Lot 2 would meet the setbacks due to their non-conforming setbacks.

The applicant could not add an addition to the historic structure if the lot is not combined. If the applicant wanted to sell the buildings individually a Record of Survey or condominium plat would be required.

Lot 1 would be created and the remaining residence would be on that large lot. Lot 1 would be approximately 45' x 133'. A retaining wall currently exists on Lot 6 and 7 facing Norfolk Avenue and is an area that is used for parking. A common area maintenance agreement has been drafted that addresses the future care of the wall. Two remnant lots, 1 and 5, are not owned by the applicant and are to be left as remnant lots. The area to the south was planned as a ski bridge and ski run under the Sweeney Master Plan. It is not known at this time what will occur on the adjacent parcel.

**Issues for Discussion:**

**1. Is there good cause to combine Lots 4, 5 and portions of 3 and 6, in order to create one parcel for two non-conforming structures and allow for an addition to the Historic Larremore residence?**

**Staff:** Certainly the creation of one lot would clear up the existing odd shaped lots and encroachment issues on Lot 1 and 2. The amendment will also create the opportunity to add to the historic Larremore residence.

Work on that structure will include the full rehabilitation of the existing historic dwelling that will involve the following projects: new foundation/basement, structural repairs, roof replacement, mechanical upgrade, window replacement, and new exterior stair w/railing system.

Additionally, the applicant proposes to demolish and replace the existing rear addition to the house with a new 2½ story addition, include additional living area beneath the historic dwelling, and modify internal spaces of the overall house for improved efficiency.

**2. How does the applicant propose to address the issue of the existing retaining wall and its encroachment onto the newly proposed Lot 1 and Lot 2?**

**Staff:** A joint maintenance agreement has been drafted to address this issue.

**3. Lot Two would create an unusually large lot in the HR-1 district, 45' x 133'. Should setbacks and land use parameters be placed on the lot in order to ensure that future construction and/or additions are in context with old town development standards?**

**Staff:** The proposed lot configuration allows for some flexibility in either moving or adding on to the historic structure. HDC review and approval would be necessary for any future changes to the structure.

**D. Department Review**

The Community Development Department and the City Attorney's office have reviewed this report.

**E. Notice**

Notice was mailed to property owners within 300' on February 9, 1999. A public hearing was held on March 10, 1999 and no input was received.

**ALTERNATIVES**

- A. Leave the platted lots in place.
- B. Approve the combination as conditioned.
- C. Continue for further discussion and input.

**SIGNIFICANT IMPACTS:**

The lot combination will allow for an addition to an historic structure.

**CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:**

If the lots are not combined the applicant will not be able to construct an addition to the Larremore House. The historic brown house on Lot 2 could construct an addition.

**RECOMMENDATION:**

Conduct a public hearing, consider public input, and consider approval of the proposed amendment to combine 8 platted lots into two based on the following:

**Findings:**

1. The property is located in the Historic Residential District HR-1.
2. The property consist of all or portions of eight platted lots. Three buildings exist on the lots.
3. The owner proposes to combine the eight lots into two parcels. Two structures would be on the newly created Lot 1 and one structure would be on the newly created Lot 2.
4. A retaining wall straddles Lot 1 and Lot 2.

**Conclusions of Law:**

1. There is good cause for the revision as the combination will resolve the existing configuration of odd shaped lots.
2. Neither the public nor any person will be materially injured by the proposed plat revision.

**Conditions:**

1. City Attorney and City Engineer review and approval of the amended plat for compliance with Land Management Code, Utah State Code and these final conditions of approval is a condition precedent to plat recordation.
2. A joint maintenance agreement that addresses the existing retaining wall shall be approved by the Chief Building Official and executed prior to plat recordation.
3. Remnant portions of Lot 1 (Block 12, Snyder's Addition) and 5 (Block 26, Park City Survey) are not rendered separately developable as a result of this plat amendment.

**EXHIBITS:**

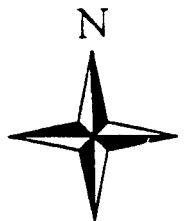
Exhibit A - Location Map  
Exhibit B - Existing Parcels  
Exhibit C - Proposed Plat  
Exhibit D - Ordinance

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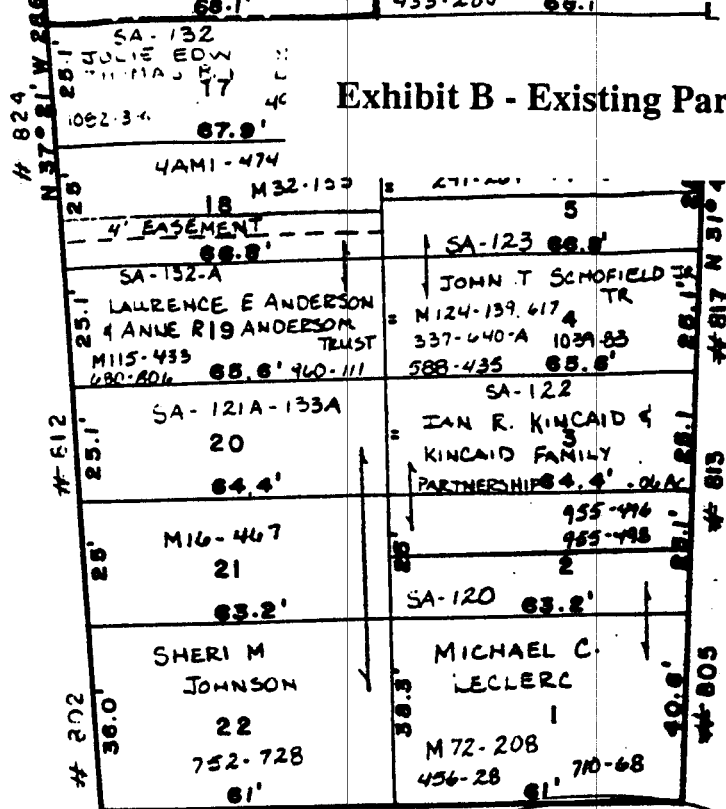
# 733 Woodside Ave.



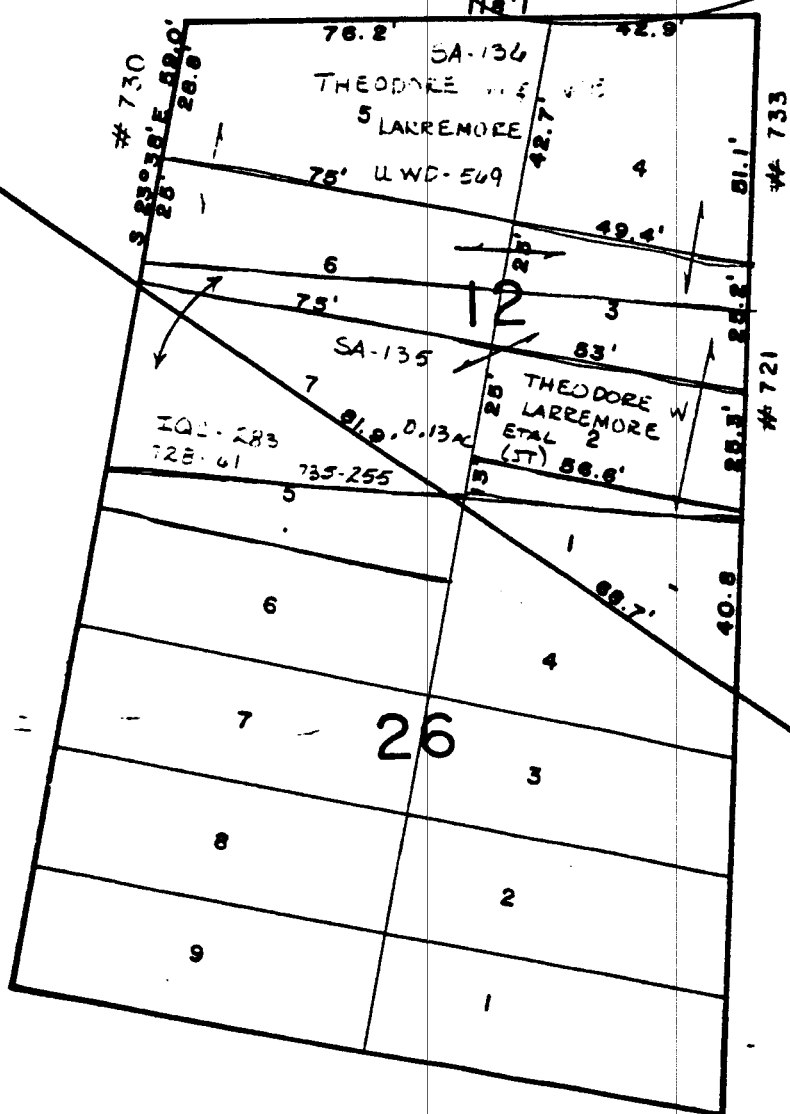
## Exhibit A Vicinity Map



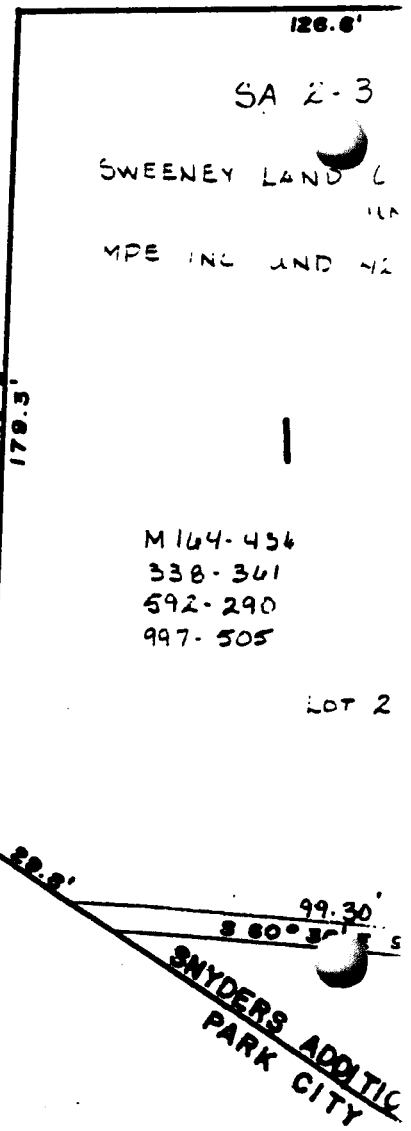
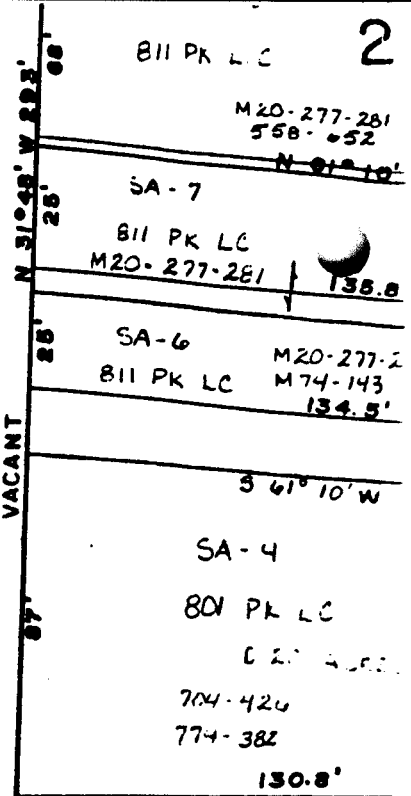
## Exhibit B - Existing Parcels



8<sup>TH</sup> ST.



OSBORNE ST



SEE PAGE 6 PARK CITY



**ORDINANCE NO. 99-**

**AN ORDINANCE APPROVING THE LARREMORE PLAT AMENDMENT, AN AMENDMENT TO LOT 2, 3, 4, 5, AND 6 OF BLOCK 12 OF SNYDERS ADDITION KNOWN AS 733 AND 730 NORFOLK AVENUE AND LOT 7 OF BLOCK 26 OF THE PARK CITY SURVEY, KNOWN AS 721 WOODSIDE AVENUE, PARK CITY, UTAH.**

WHEREAS, the owners of the property known as 733 and 721 Woodside Ave. and 730 Norfolk Ave. petitioned the City Council for approval of a amendment to the plat; and

WHEREAS, proper notice was sent and the City Council held a public hearing to receive input on the proposed amendment on March 25, 1999; and

WHEREAS, it is in the best interest of Park City to approve the amendment, and

WHEREAS, there is good cause for the amendment as it clarifies property lines, and

WHEREAS, neither the public nor any person will be materially injured by the proposed plat revision.

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

SECTION 1. The amendment to Snyders Addition, Lots 2, 3,4,5, and 6 , Block 12, and the Park City Survey Lot 7, Block 26 is approved as shown on the attached Exhibit with the following findings, conclusions and conditions:

Findings:

1. The property is located in the Historic Residential District HR-1.
2. The property consist of all or portions of eight platted lots. Three buildings exist on the lots.
3. The owner proposes to combine the eight lots into two parcels. Two structures would be on the newly created Lot 1 and one structure would be on the newly created Lot 2.
4. A retaining wall straddles Lot 1 and Lot 2.

Conclusions of Law:

1. There is good cause for the revision as the combination will resolve the existing configuration of odd shaped lots.
2. Neither the public nor any person will be materially injured by the proposed plat revision.

Conditions:

1. City Attorney and City Engineer review and approval of the amended plat for compliance with Land Management Code, Utah State Code and these final conditions of approval is a condition precedent to plat recordation.
2. A joint maintenance agreement that addresses the existing retaining wall shall be

approved by the Chief Building Official and executed prior to plat recordation.

3. Remnant portions of Lot 1 (Block 12, Snyder's Addition) and 5 (Block 26, Park City Survey) are not rendered separately developable as a result of this plat amendment.

SECTION 2. This ordinance shall take effect upon publication.

DATED this the 25<sup>th</sup> day of March , 1999.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Bradley A. Olch, Mayor

ATTEST:

\_\_\_\_\_  
Jan Scott, Deputy City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Harrington, Deputy City Attorney





**DATE:** March 25, 1999  
**DEPARTMENT:** Public Works  
**AUTHOR:** Jerry W. Gibbs, P.E.  
**TITLE:** China Bridge Lighting Retrofit  
**TYPE OF ITEM:** Contractual

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**SUMMARY RECOMMENDATIONS:** Award a contract to Nelson Brothers Electric to install new lighting on each floor of the China Bridge Parking Structure and direct staff to negotiate a change order reducing the scope of work.

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**DESCRIPTION:**

**A. Topic:** China Bridge Lighting Retrofit

**B. Background:** The China Bridge Parking Structure was completed in the Fall of 1986. Fluorescent lighting was used to illuminate the driving areas and some parking. Areas by the shear walls were not illuminated. In 1995 a series of incandescent lights were added to improve the lighting in these areas.

City Council met on March 4, 1999 to consider upgrading the interior lighting to high pressure sodium, install emergency lighting and replace the exterior stair lighting to meet current city standards. The bid price for these improvements was \$58,475 submitted by Nelson Brothers Electric.

Council members expressed concern with the overall cost as compared to the value. Council directed staff to review additional alternatives which included expanding the fluorescent lighting, reviewing code requirements and exploring mixed lighting schemes.

**C. Analysis:** Ron Ivie has reviewed the building codes and determined that the lighting standards in place at the time of construction are applicable. An upgrade to the emergency lighting is not required by the code, but is recommended.

Fluorescent lights can be expanded to improve the light coverage. It is estimated that approximately twenty fixtures per floor would be needed. The existing 200 amp service would have to be upgraded to 400 amps. This results in an anticipated **capital** savings of about \$20,000.

The retrofit project to replace all fluorescent lights with high pressure sodium (HPS) would not require a service upgrade. Key Engineering compared the energy cost differences between the HPS retrofit and the fluorescent alternative. The annual cost for fluorescent lighting is estimated to be \$1,500 higher than HPS. The age of the existing lighting is fifteen years. The Street Department replaces between five and seven ballasts and starters in the existing fluorescent fixtures every year. The cost of the repair is estimated at \$100 to \$150 per repair.

### COST COMPARISON OF ALTERNATIVES

|                                 | High<br>Pressure<br>Sodium | Running<br>Total | Fluorescent<br>Lighting | Running<br>Total |
|---------------------------------|----------------------------|------------------|-------------------------|------------------|
| Parking level lighting          | \$44,700                   | \$44,700         | \$22,500                | \$22,500         |
| Redesign                        |                            |                  | \$1,500                 | \$24,000         |
| Stairwell Lighting              | \$4,325                    | <b>\$49,025</b>  | \$4,325                 | \$28,325         |
| Outside lighting                | \$1,450                    | \$50,475         | \$1,450                 | \$29,775         |
| Safety lighting                 | \$8,000                    | \$58,475         | \$8,000                 | \$37,775         |
| Total                           | \$58,475                   | \$58,475         | \$40,500                | \$37,775         |
| Annual electric cost difference |                            |                  | \$1,500                 |                  |
| Annual M & R differential       |                            |                  | \$800                   |                  |
| Present Value 8 %, 15 years     |                            |                  | \$19,687                | \$55,962         |
| <b>Present Value Total</b>      | <b>\$58,475</b>            | <b>\$58,475</b>  | <b>\$57,462</b>         | <b>\$57,462</b>  |

A present value analysis shows that the costs of the two approaches are comparable over 15 years, the life of the project. A fluorescent lighting project will require a redesign. This is estimated to cost \$1000 to \$1500.

Staff would prioritize to components of the project as follows:

1. Improve the interior lighting to an average of five foot candles per square foot.
  - A. Replace existing fluorescent fixtures with HPS (higher capital cost and lower operating cost); **or**
  - B. Add fluorescent fixtures and change electrical service (lower capital cost and higher operating cost).
2. Install additional lighting within the stairwells.
3. Replace the outside wall packs with lights similar to the building lights on the public Works Building and install a pole mount light.
4. Improve the emergency lighting on each floor to direct users to exits.

**D. Department Review:** The Planning Department and Building Inspection have participated in the design and review of the project to insure compliance to building codes and City requirements. Finance and Legal have indicated that either a rebid or a negotiated change order are available alternatives.

**ALTERNATIVES:**

**A. Reject the current bids and rebid the project with fluorescent lights:** This option could provide an initial capital savings of \$20,500 over the original project, but with higher operating costs.

**B. Reject the current bids and rebid a modified project:** The base project bid could use fluorescent lighting instead of HPS. Alternatives could be identified to include emergency lighting in the stairwells, emergency lighting on each floor and shielding exterior lighting.

**C. Award a contract to Nelson Brothers Electric and negotiate a change order to install fluorescent lights :** This option would avoid another bid process.

**D. Award a contract to Nelson Brothers Electric and negotiate a change order to reduce the scope of work:** This alternative would reduce the scope based on a priority approach. The Council could specify a maximum cost.

**E. Award the contract to Nelson Electric to install high pressure sodium lighting (HPS):** This option would replace the existing fluorescent fixtures with HPS and include emergency lighting in the stairwells, emergency lighting on each floor and shielding exterior lighting. The contract amount is \$58,475.

**F. Reduce the scope of the HPS project:** The scope of the HPS project could be reduced by eliminating emergency lighting in the stairwells, emergency lighting on each floor or shielding exterior lighting. Staff recommends negotiating a change order for HPS with emergency lighting in the stairwells. City crews would add shielding to exterior lighting as time permitted. Emergency lighting on each floor would be deleted. The cost for this project would be approximately \$46,000.

**E. Leave the existing lighting system in place:** The City can defer this project to a future time. No improvements are required.

**SIGNIFICANT IMPACTS:** The lighting within the parking structure is dark and uninviting. The addition of fluorescent lighting and emergency lighting alternative will meet the minimum lighting standards required of all new parking structures. The outside lighting alternative will meet the new City lighting requirements. The project can be completed within the available budget.

High pressure sodium lights are the City standard and are considered "warmer" by users when

compared to fluorescent lighting. Fluorescent lighting has higher energy and maintenance costs.

This project is budgeted and funded in account number 34-49001-7319. This account is for improvements to the parking structure. The account originally had about \$148,000 in it. About \$48,000 has been used for structural testing and design. Preliminary results from the testing indicate that required structural improvements will require an expanded budget. Any of the lighting alternatives could be completed for less than the \$100,000 remaining in the account.

**CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:** Lighting levels within the structure will be less than optimal.

**RECOMMENDATION:** Award the contract to Nelson Brothers Electric and negotiate a change order to include improving the interior lighting to an average of five foot candles per square foot by adding high pressure sodium fixtures and improving the emergency lighting within the stairwells. City staff would replace or modify the outside wall packs and install a pole mount light on the outside stairway. The emergency lighting on each garage floor would be deleted from the project.