



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
April 11, 2024**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

1. REGULAR AGENDA - 12:00PM

- 1.A. **327 McHenry Avenue - Modification to Historic District Design Review Approval -**
The Applicant Proposes a Modification of the Historic District Design Review Approval for 327 McHenry Avenue's Landscaping plan to Include a Swimming Pool, Associated Mechanical Equipment, Retaining Walls, and Plantings. PL-23-05981 (Continued from March 28, 2024)
(A) Action
- 1.B. **1294 Rothwell Road - Administrative Conditional Use Permit -** The Applicant Proposes to Construct a Retaining Wall Over Six Feet in the Rear and Side Setbacks in the Recreation Commercial Zoning District. PL-24-06041
(A) Public Hearing; (B) Continuation to April 18, 2024

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 327 McHenry Avenue
Application: PL-23-05981
Author: Caitlyn Tubbs, Sr. Preservation Planner
Date: April 11, 2024
Type of Item: Modification of Approval

Recommendation

(I) Review the proposed Modification of Approval, and (II) consider approving the landscaping and swimming pool modification of the Historic District Design Review approval at 327 McHenry Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Matthew Christensen
Location: 327 McHenry Avenue
Zoning District: Historic Residential Low-Density (HRL)
Adjacent Land Uses: Residential
Reason for Review: The Planning Director, or their Designee, reviews all requests for modifications to Historic District Design Reviews.¹

CUP Conditional Use Permit
HDDR Historic District Design Review
HRL Historic Residential Low Density
LMC Land Management Code
SSCUP Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

The Applicant is currently building a new Single-Family Dwelling in the Historic Residential Low Density (HRL) Zoning District and is nearing completion of the project. This application is a request to modify the approved landscaping plan to include a ten-foot by twenty-foot swimming pool and associated mechanical equipment in the rear yard. This is the third request to modify the 327 McHenry Historic District Design Review (HDDR) approval.

Background

On August 24, 2021, the Planning Director held a public hearing and approved the HDDR for a new Single-Family Dwelling (PL-21-04878) in the HRL Zone ([Staff Report](#)). On September 21, 2022, the Applicant submitted a Conditional Use Permit for a

¹ LMC [§15-1-8](#)

proposed Private Recreation Facility to construct a swimming pool in the backyard of the subject property.

On October 10, 2022, the Applicant submitted a Historic District Design Review Pre-Application for proposed modifications to the approved landscaping to install a swimming pool.

On January 9, 2023, the Applicant submitted a Modification of Approval application to revise the HDDR's approved landscaping plan to accommodate a swimming pool. On March 2, 2023, the Planning Director held a public hearing and approved the requested modifications with conditions of approval ([Staff Report](#)).

On June 29, 2023, the Applicant submitted a second Modification of Approval application to exchange the exterior siding materials and install an A/C condenser on the northern side of the home. On August 3, 2023, the Planning Director Designee held a public hearing and approved the requested Modification with conditions of approval (see Staff Report, Exhibit G).

On December 12, 2023, the Applicant submitted the current Modification of Approval application for a revision to the approved modified landscaping plan.

On February 28, 2024, the Planning Commission held a public hearing and approved the Applicant's Steep Slope Conditional Use Permit and Conditional Use Permit for a Private Recreation Facility with conditions of approval ([Staff Report](#)).

On March 21, 2024, the Planning Director held a public hearing, including acknowledging receiving written public comments, and continued the item to March 28, 2024 to allow the Applicant time to provide additional information about the project ([Staff Report](#)).

On March 28, 2024, the Planning Director noted the public hearing for this item had already been opened and closed and continued the item to April 11, 2024, per the Applicant's request ([Staff Report](#)).

Analysis

The Planning Director, or their Designee, is responsible for taking Final Action on Historic District Design Reviews for new construction and modifications thereto.² This is the third request to modify the 327 McHenry HDDR approval.

The subject property is located within the Historic Residential Low-Density (HRL) Zoning District. According to LMC [§ 15-2.1-1](#), the purpose of the HRL Zoning District is to:

- A. Reduce density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity;

² LMC [§ 15-1-8](#)

- B. Provide an Area of lower density Residential Use within the old portion of Park City;
- C. Preserve the character of Historic residential Development in Park City;
- D. Encourage the preservation of Historic Buildings and/or Structures;
- E. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods;
- F. Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment, and;
- G. Define Development parameters that are consistent with the General Plan policies for the Historic core.

Private Recreation Facilities³ (e.g. swimming pools) are permitted as a Conditional Use in the HRL Zoning District.⁴ This application is a request to modify the approved landscaping plan to include an in-ground swimming pool in the rear yard, measuring ten feet (10') in width, twenty feet (20') in length and five feet (5') in depth. The proposed mechanical equipment associated with the pool will be installed underground to the north. Pursuant to LMC [§ 15-2.1-3 – Lot and Site Requirements](#), mechanical equipment must be located at least 3 feet from a Side Lot Line and must be screened.

Section [§ 15-13-8](#) of the LMC outlines the design standards for new infill construction in Historic Districts. Because this modification request is specifically focused on landscaping and mechanical equipment, the analysis herein will focus on those items.

Following a public hearing held on March 2, 2023, the Planning Director conditionally approved a landscape plan that included a pool and hot tub with a combined size of approximately 37 feet by 20 feet (see Figure 1, right). Condition of Approval #1 of the Final Action Letter required the Applicant to obtain a Conditional Use Permit (CUP) for the swimming pool prior to obtaining a building permit for the pool installation.

During the March 2, 2023, public hearing, the Planning Director reiterated

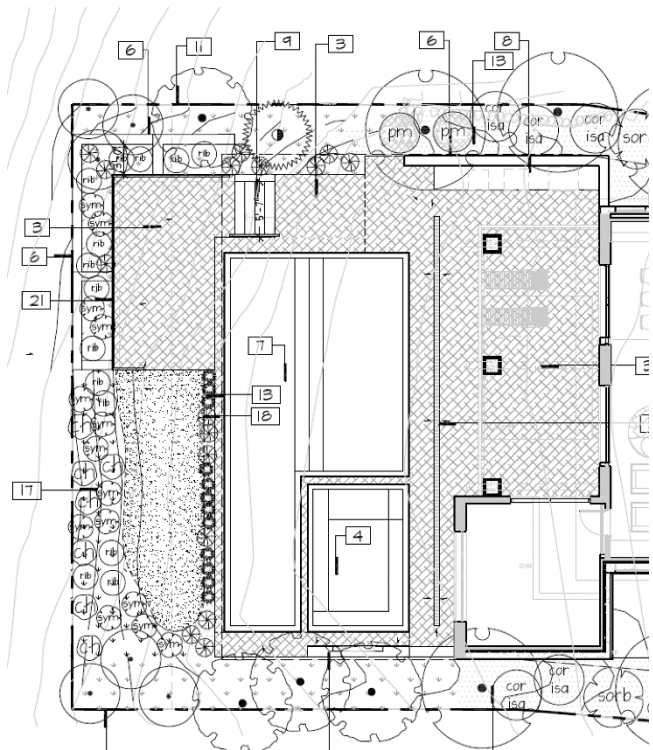


Figure 1: Landscaping Plan Approved March 2, 2023

³ LMC [§ 15-15-1](#) – Recreation Facility, Private: “[r]ecreation facilities operated on private Property and not open to the general public, including Recreation Facilities such as swimming pools, tennis courts, outdoor Pickleball Courts, and similar facilities for the Use by Owners and guests.”

⁴ LMC [§ 15-2.1-2](#)

landscapes in Historic Districts ideally return to a natural or original state, with minimal manipulation of the site (See Minutes, p. 8, Exhibit F). The approved modified landscape plan included three “levels”: the first contained the patio and proposed pool area, the second was a smaller patio that stepped down northwest toward the rear of the property, and the third was a lower level to the southwest of the pool that was to be a flat grassy area. These “levels” were to be retained by three concrete retaining planters filled with shrubs and grasses to obscure the concrete.

The current proposal is to modify this approved landscape plan by reducing the size of the swimming pool walls to accommodate additional plantings (See Figure 2, below). Additional trees and shrubs have been proposed in the perimeter of this area. The northwestern corner of the property would still have three four-foot-tall retaining walls that would be utilized as planters to obscure the concrete. The westernmost retaining wall would be located immediately adjacent to the rear property line and would not be obscured by plant materials.

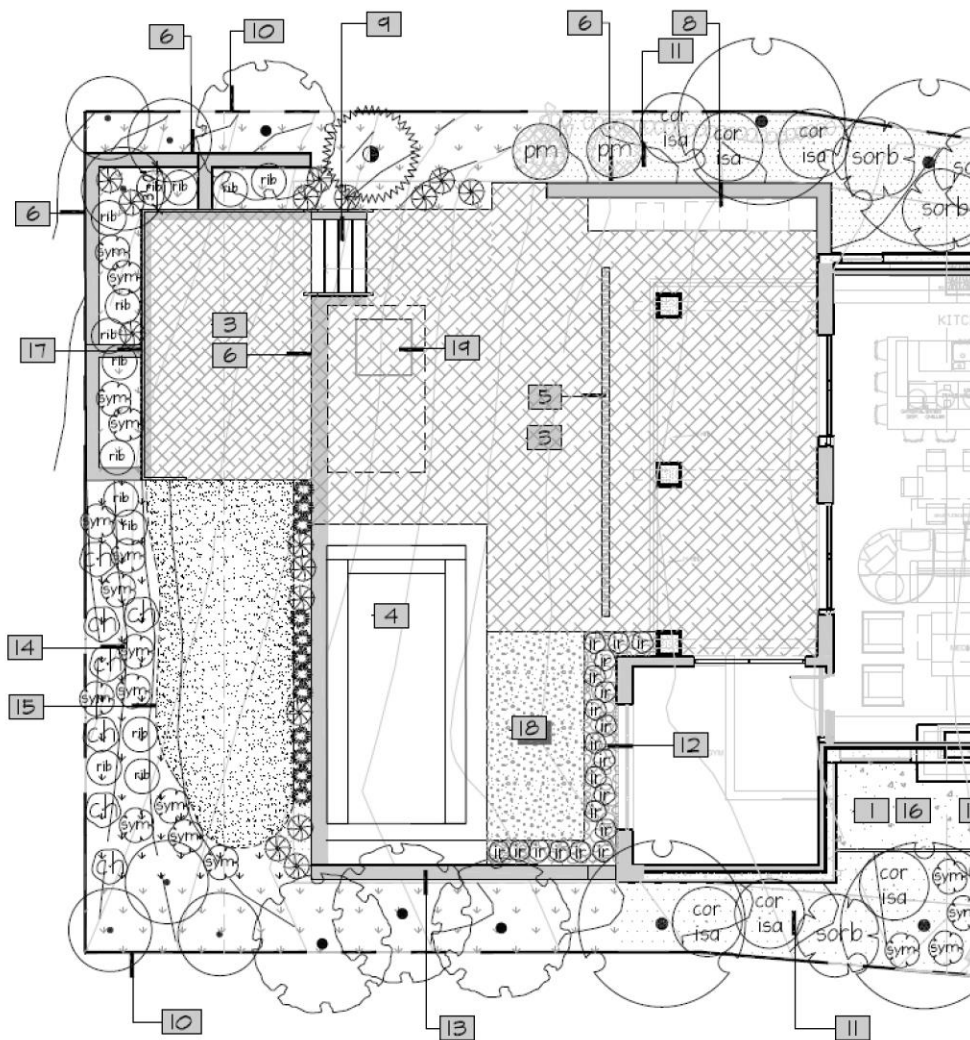


Figure 2: Proposed Landscaping Plan

LMC [§ 15-13-8\(B\)\(1\)](#) sets the following criteria for Site Design:

Topography and Grading:

- 1) The natural topography and original grading of a site shall be maintained when feasible.
- 2) Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.
- 3) A new site's natural slope shall be respected in a new building design in order to minimize cuts into the hillsides, minimize fill, and minimize retaining walls.

Complies with Condition of Approval 6 – *The Applicant has proposed some grading of the property to facilitate an outdoor living area, pool, and patio. The Applicant has proposed to regrade the southwestern portion of the site to join up with the grade on the neighboring City property to the west. This would result in a vertical change from Existing Grade to Final Grade ranging between two and four feet in the southwestern ten-foot-deep corner of the property. Where the transitional patio meets the lower softscape area the proposed Final Grade is four to six feet above Existing Grade (elevation line 7216 is sited between existing elevation lines labeled 7210 and 7212) and must be adjusted so Final Grade does not exceed a four-foot vertical difference from Existing Grade (see Figure 3, next page).*

The northwest corner of the Lot is tiered to step up to the pool patio and includes a transitional patio between the pool area and the regraded softscape area. The Applicant proposes to visually soften and minimize the proposed retaining walls with planted shrubs, however, the placement of the lowest (westernmost) retaining wall is at the Property Line and no plantings are proposed on the adjoining property to screen this wall. The proposed retaining walls do not exceed four feet (4') in height within the required Setbacks and proposed Final Grade differs from Existing Grade by two to four feet. Park City Municipal owns the adjoining property to the west and will not permit the installation of these walls, or any structural elements thereof, on or within City property.

established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.

- 3) A detailed landscape plan, particularly for areas viewable from the primary public right of way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.
- 4) Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character to the Historic District.
- 5) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the soil water retention and permeability of a site.
- 6) The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right of way.

Complies – [Chapter 11-21](#) of the Municipal Code governs the 2006 Utah Wildland-Urban Interface Code which outlines vegetation planting requirements surrounding structures. This Code is intended to minimize fire hazards in landscaping. Section 603.5.2.1 provides standards for vegetation within the Immediate Ignition Zone (0 to 5 feet from the Structure) and requires the removal of dead or dying vegetation and outlines a list of approved plant species (Municipal Code [§14-1-5](#)) that may be planted within this Zone. The plant species proposed by the Applicant are listed as approved specimens.

The Applicant also submitted an Arborist's Report (Exhibit C) on the vegetation that existed on the Site prior to the construction of the home. The Arborist found the four mature trees on the property (three mature Spruce and one mature Aspen) were either already dead or were stressed to the point of death and were not salvageable. The Applicant has removed these trees from the Site and proposed the addition of multiple deciduous and coniferous trees to replace the vegetation lost (see table below).

	Significant Vegetation	March 2, 2023 Approval	Current Proposal
Trees			
Mature Spruce, dead, dying	3	-	-
Mature Aspen, dead	1	-	-

Bigtooth Maple	-	6	6
Green Ash	-	1	1
Quaking Aspen	-	11	10
Gambel Oak	-	6	6
Dwarf Scotch Pine	-	2	2
Net gain/loss	-	+22	-1
Shrubs			
Rubber Rabbitbrush	-	7	7
Dogwood	-	5	6
Dwarf Mugo Pine	-	2	2
Alpine Currant	-	14	14
Ash Leaf Spirea	-	13	10
White Snowberry	-	29	31
Net gain/loss	-	+70	±0
Perennials			
Moonshine Yarrow	-	12	12
Alpine Columbine	-	7	7
Rosy Returns Daylily	-	25	25
Yellow Blade Iris	-	6	20
Black-Eyed Susan	-	6	6
Golden Columbine	-	-	7
Coral Bells	-	-	11
Net gain/loss	-	+56	+32
Grasses			
Overdam Reed Grass	-	19	19
Atlas Fescue	-	41	39
Net gain/loss	-	+60	-1
Sod/Groundcovers			
Dura Turf-Grass	-	194 sq. ft.	243 sq. ft.
Native Grass and Flower Mix	-	636 sq. ft.	636 sq. ft.
Net gain/loss	-	+830 sq. ft.	+49 sq. ft.

As part of the detailed landscape plan for the site the Applicant has included the installation of an irrigation system that will be adjusted to ensure minimal overspray of water onto structures or non-plant materials as well as drip irrigation for the shrubs and trees. The proposed shrubs and trees will be planted in a traditional design with plantings concentrated along the side property lines to provide privacy to the subject property and its neighbors.

Retaining Walls:

- 1) When feasible, a site shall be contoured in a way that reduces the need for retaining walls. When retaining walls are necessary, the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material.

- 2) New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other traditional materials are recommended over concrete block, asphalt, or other modern concrete treatments.

Complies with Condition of Approval 6 –*The proposed “flat” area will maintain the natural grade and will be planted with a water-wise sod and native seed mix. Condition of Approval #2 of the March 2, 2023 Final Action Letter prohibited the use of artificial turf on this property. The Applicant has proposed to regrade the southwestern portion of the site to join up with the grade on the neighboring City property to the west. This would result in a vertical change from Existing Grade to Final Grade ranging between two and four feet in the southwestern ten-foot-deep corner of the property. Where the transitional patio meets the lower softscape area the proposed Final Grade is four to six feet above Existing Grade (elevation line 7216 is sited between existing elevation lines labeled 7210 and 7212) and must be adjusted so Final Grade does not exceed a four-foot vertical difference from Existing Grade (see Figure 3).*

The Applicant has proposed a retaining wall to hold the swimming pool and patio area as well as a stepped retaining wall at the northern corner of the property to facilitate a lower patio on the property. The retaining walls will include planting areas with a three-foot depth to provide an opportunity to screen the concrete retaining structure from view with grasses and shrubs. The westernmost retaining wall is set immediately adjacent to the western property line and would be minimally screened by existing vegetation on the neighboring property. However, the placement of the lowest (westernmost) retaining wall is at the Property Line and no plantings are proposed on the adjoining property to screen this wall. The proposed retaining walls do not exceed four feet (4') in height within the required Setbacks. Park City Municipal owns the adjoining property to the west and will not permit the installation of these walls, or any structural elements thereof, on or within City property.

The Applicant has also proposed a 6-foot freestanding board-form concrete wall by the swimming pool for the purpose of housing an outdoor entertainment center with a television and sound system. The Applicant has agreed to not install the entertainment center at this time and will return in the future for permitting for the television and sound system (see Exhibit F – Minutes, p. 10).

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on March 4, 2024. Staff mailed a courtesy notice to

property owners within 300 feet on March 7, 2024.

Public Input

Public input regarding this Modification request has been included as Exhibit I. Public input received as part of prior applications are included in their respective records.

Alternatives

- The Planning Director may approve the modification of approval.
- The Planning Director may deny the modification of approval and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Landscaping Plan

Exhibit C – Applicant's Arborist's Report

Exhibit D – August 24, 2021 Final Action Letter – Original Approval

Exhibit E – March 2, 2023 Final Action Letter – First Modification

Exhibit F – March 2, 2023 Minutes

Exhibit G – August 3, 2023 Final Action Letter – Second Modification

Exhibit H – August 3, 2023 Modification Staff Report

Exhibit I – Public Input



Planning Department

April 11, 2024

Jerry Fiat
327 McHenry Ave
Park City, UT 84060

CC: Matthew Christensen

NOTICE OF PLANNING DIRECTOR DESIGNEE ACTION

Description

Address:	327 McHenry Avenue
Zoning District:	Historic Residential Low Density (HRL)
Application:	Modification of HDDR Approval
Project Number:	PL-23-05981
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	April 11, 2024
Project Summary:	The Applicant has proposed a modification of Historic District Design Review (HDDR) approval to amend the landscaping plan to include a swimming pool.

Action Taken

On April 11, 2024, the Planning Director conducted a public hearing and approved the Modification of Approval according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision – First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten-foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an



Planning Department

encroachment easement recorded August 2, 2010, and a five-foot (5') water line easement recorded June 24, 2009, were also recorded.

4. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete on July 27, 2021.
5. The HDDR Application was approved by the Planning Director on August 24, 2021.
6. The Applicant is constructing a new Single-Family Dwelling at the subject property.
7. On January 9, 2023, the Planning Department received an Application to modify the HDDR approval to accommodate a swimming pool in the rear yard. On March 2, 2023, the Planning Director held a public hearing and approved the modified landscaping plan with conditions.
8. On June 29, 2023, the Planning Department received an Application to modify the HDDR approval to accommodate an A/C condenser in the Side Yard and modification of the exterior siding. On August 3, 2023, the Planning Director Designee held a public hearing and approved the modified landscaping plan with conditions.
9. On December 12, 2023, the Planning Department received an Application to modify the HDDR approval to amend the landscaping plan and reduce the size of the proposed swimming pool in the rear yard.
10. On February 28, 2024, the Planning Commission approved a Steep Slope Conditional Use Permit and Conditional Use Permit for a Private Recreation Facility at the Site.
11. On March 21, 2024, the Planning Director held a public hearing, acknowledging receiving written public comments, and continued the item to March 28, 2024, to allow the Applicant time to provide additional information.
12. On March 28, 2024, the Planning Director continued the item to April 11, 2024.
13. Staff reviewed the Applicant's proposed modifications for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
14. Staff reviewed the application per LMC §15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
15. Staff published notice on the City's website and at City Hall on March 7, 2024.
16. Staff posted a notice on the property on March 4, 2024.
17. Staff mailed courtesy notice to property owners within 100 feet on March 7, 2024.



Planning Department

Conclusions of Law

1. The proposed modifications comply with the Land Management Code requirements pursuant to Chapter 15-2.1, Historic Residential Low-Density (HRL) District.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in LMC §15-13-8.

Conditions of Approval

1. Final plans and construction details shall reflect substantial compliance with the plans approved March 21, 2024, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in writing in advance by the Planning and/or Building Department(s) may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director, or their designee, prior to construction.
4. The proposed mechanical equipment shall meet all setback requirements set forth in LMC §15-2.1-3 and shall be screened from view.
5. All Conditions of Approval set forth in Ordinance 20-50, the HDDR Final Action Letter dated August 24, 2021, the HDDR Modification Final Action Letter dated March 2, 2023, the Second HDDR Modification Final Action Letter dated August 3, 2023, and the Steep Slope Conditional Use Permit/Conditional Use Permit Final Action Letter dated February 28, 2024 are incorporated herein and shall apply.
6. Final Grade shall be within four vertical feet of Existing Grade.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

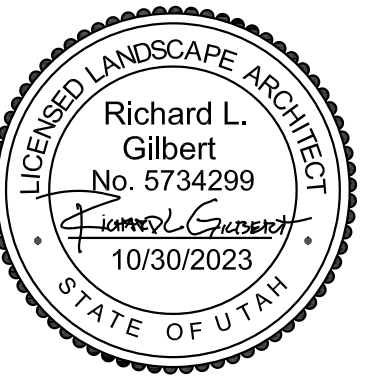
Sincerely,

Rebecca Ward, Planning Director



Planning Department

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
Project File



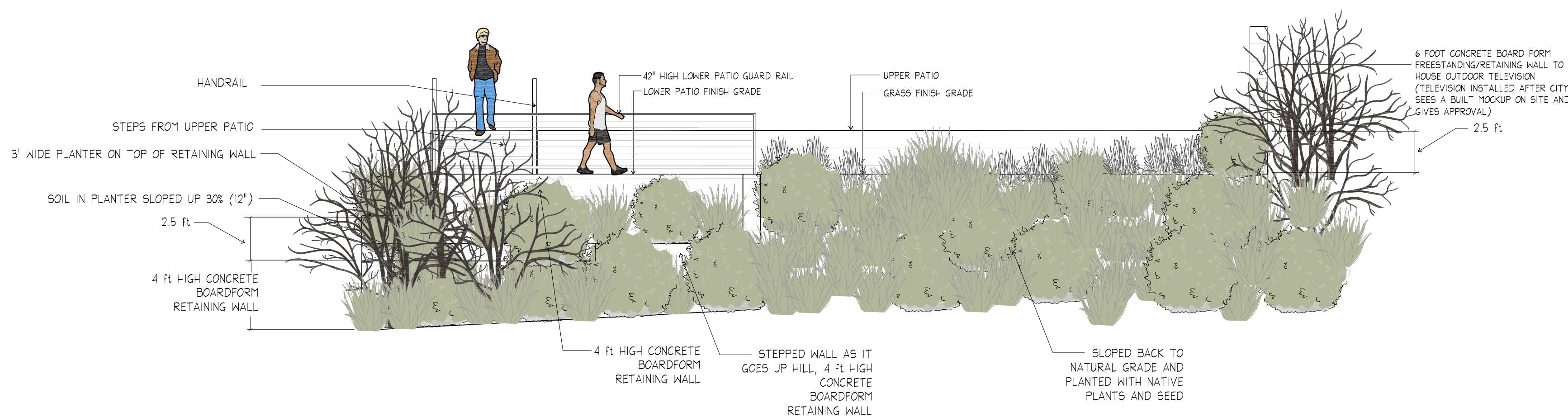
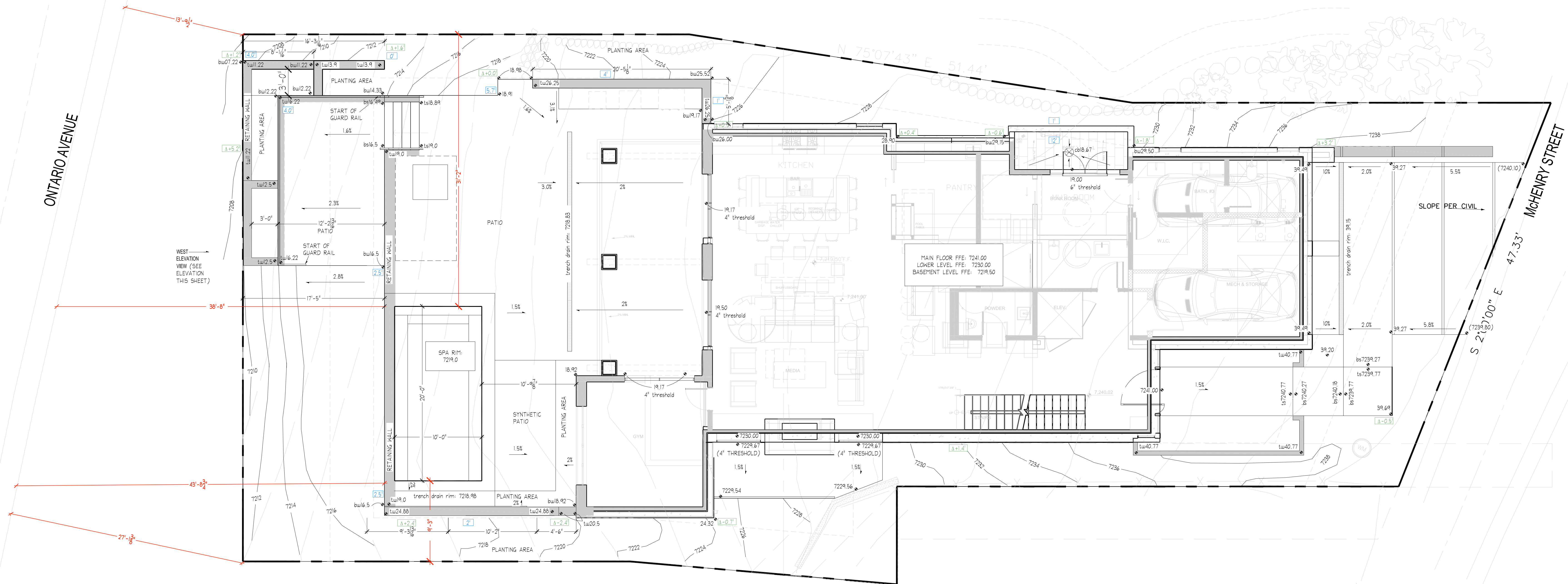
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date November 29, 2023

data
asd project no: 21077

sheet

LG101



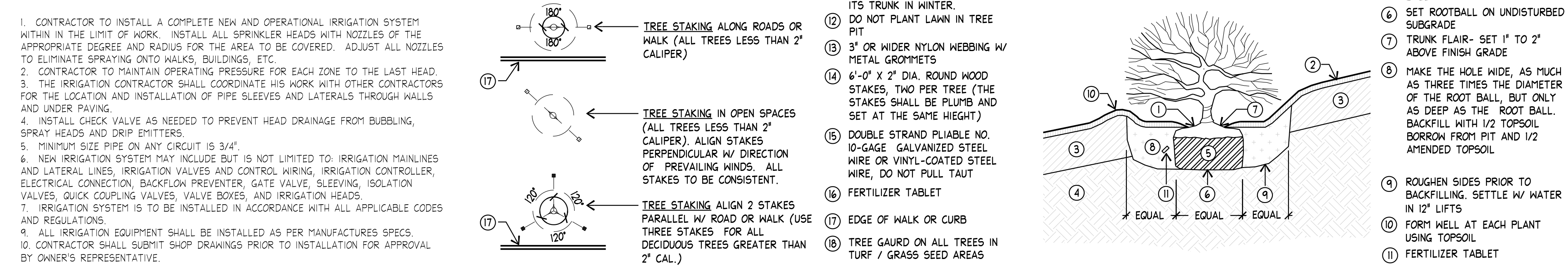
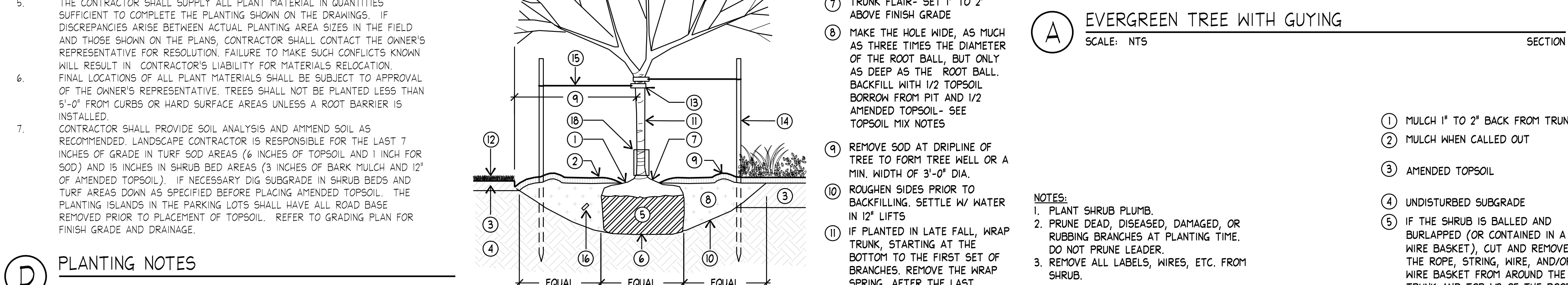
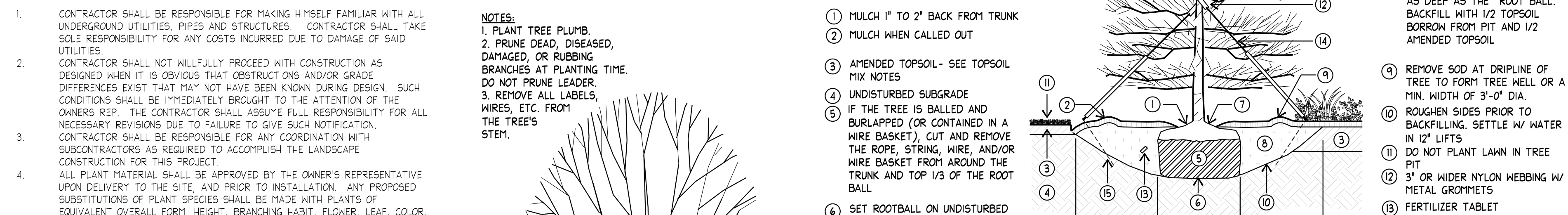
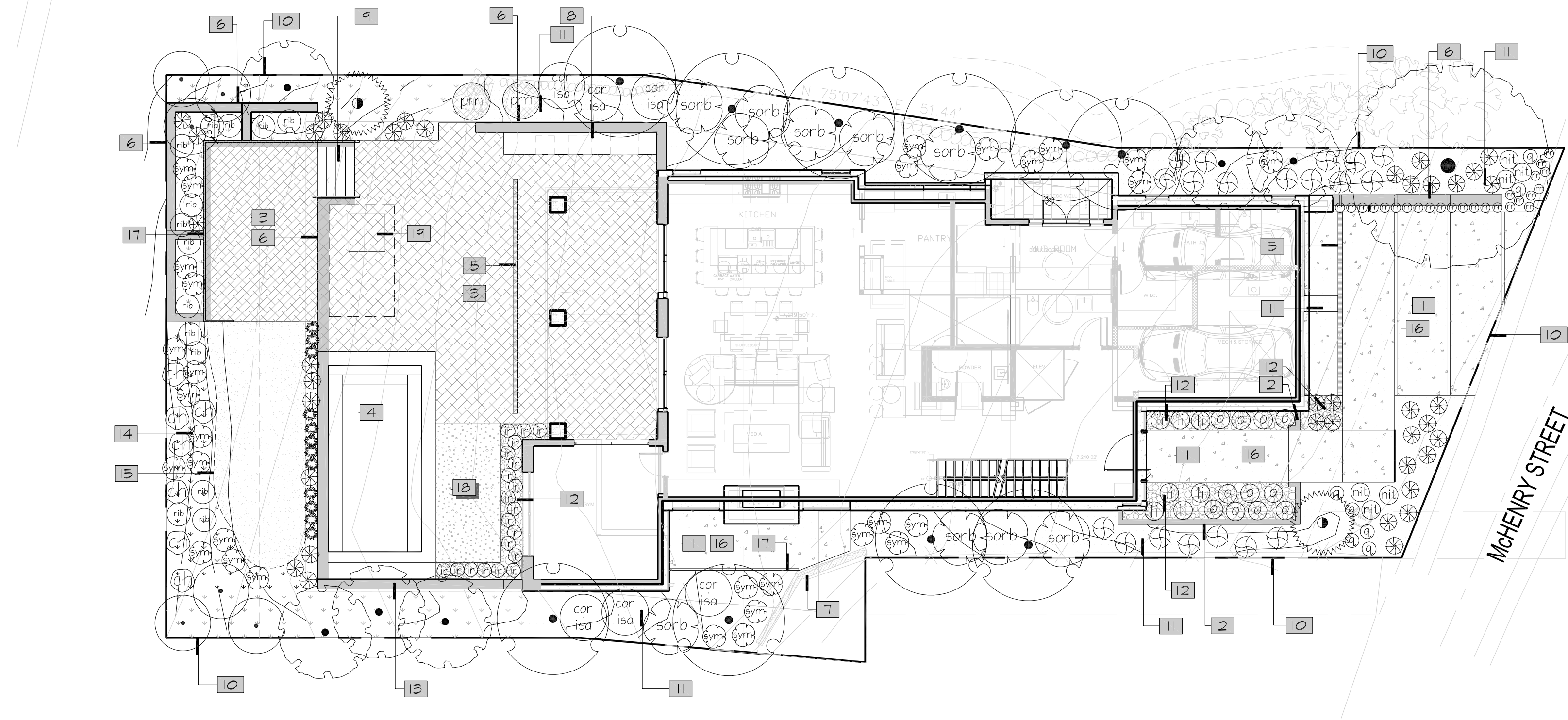
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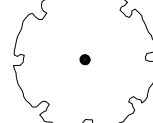
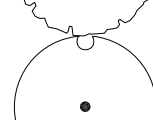
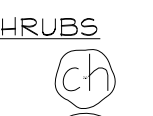
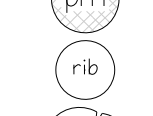
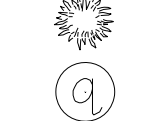
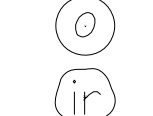
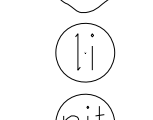
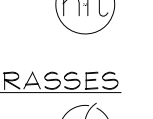
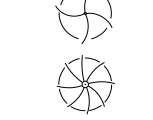
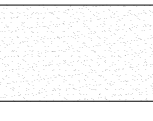
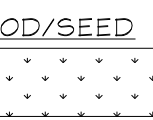
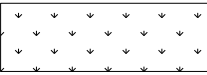
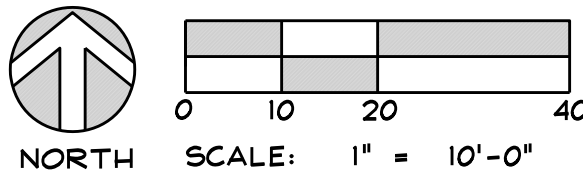
SCALE: 1" = 5'-0"

4320	PROPOSED CONTOUR LINE	4320	TOP OF WALL/ BOTTOM OF WALL
4325	EXISTING SPOT ELEVATION	66/164325	BOTTOM/TOP OF STAIRS
4325	PROPOSED SPOT ELEVATION	66/4325.00	CATCH BASIN RIM ELEVATION
66/4325	HIGH POINT / LOW POINT	4325	DIFFERENCE BETWEEN EXISTING GRADE AND PROPOSED GRADE
15X	DIRECTION OF FLOW & SLOPE INDICATOR	5.5	PROPOSED WALL HEIGHT

1. FINISHED GRADES, CONTOURS, AND ELEVATIONS INDICATED ON THE GRADING AND DRAINAGE PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE DETAILS AND SPECIFICATIONS TO ASCERTAIN SPECIFIC WORK LIMITS AND REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
3. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
4. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. ALL RIDGES AND VALLEYS SHALL HAVE A SMOOTH TRANSITION.
5. GRADE EVENLY BETWEEN SPOT GRADES SHOWN ON DRAWINGS. ALL PAVED AREAS MUST GRADE TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
6. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
7. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGNOSTIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
8. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.
9. ANY AREA DISTURBED OUTSIDE THE LIMIT OF DISTURBANCE/PROPERTY LINE SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO OWNER.
10. CONTRACTOR SHALL SUPPLY AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL NECESSARY DEVICES FOR EROSION, SEDIMENT AND DUST CONTROL, SUCH AS HAY BALES, GRAVEL, BOARDS, ETC., INCLUDING THOSE DEVICES NECESSARY FOR STOCKPILES AND PROTECTION OF ADJACENT PUBLIC WAYS AND SHALL REMOVE THE DEVICES AFTER PROJECT CLOSOUT.
11. REFER TO STRUCTURAL DETAILS AND RECOMMENDATIONS FOR ROCK WALL CONSTRUCTION.
12. CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
13. INSTALL DRAINAGE PIPE ON BACKSIDE OF RETAINING WALLS AND SLOPE TO DAYLIGHT DRAINS AS REQUIRED.

NORTH SCALE: 1" = 5'-0"



PLANT SCHEDULE						A
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	QTY.	
DECIDUOUS						
	Acer grandidentatum MULTI-TRUNK	Bigtooth Maple	B & B	2"	6	
	Fraxinus pennsylvanica	Green Ash	B & B	2"	1	
	Populus tremuloides	Quaking Aspen	B & B	3"	10	
	Quercus gambellii MULTI-TRUNK	Gambel Oak	B & B	2"	6	
EVERGREEN						
	Pinus sylvestris 'Glauca Nana'	Dwarf Scotch Pine Patio Tree	B & B	4"	2	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE		QTY.	
SHRUBS						
	Chrysothamnus nauseosus	Rubber Rabbitbrush	1 gal		7	
	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 gal		6	
	Pinus mugo pumilo	Dwarf Mugo Pine	5 gal		2	
	Ribes alpinum	Alpine Currant	5 gal		14	
	Sorbaria sorbifolia	Ash Leaf Spirea	5 gal		10	
	Symphoricarpos albus	Common White Snowberry	5 gal		31	
PERENNIALS						
	Achillea hybrid 'Moonshine'	Moonshine Yarrow	1 gal		12	
	Aquilegia alpina	Alpine Columbine	1 gal		7	
	Hemerocallis hybrid 'Rosy Returns'	Rosy Returns Daylily	1 gal		25	
	Hosta x 'Beyond Glory'	Beyond Glory Hosta	1 gal		11	
	Iris pallida 'Aureo Variegata'	Variegated Yellow Blade Iris	1 gal		20	
	Ligularia x 'Bottle Rocket'	Bottle Rocket Ligularia	1 gal		7	
	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal		6	
GRASSES						
	Calamagrostis acutifolia 'Overdam'	Overdam Reed Grass	1 gal		19	
	Festuca mairei	Atlas Fescue	1 gal		39	
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	QTY.	
GROUND COVERS						
	Dura Turf-Grass WATER-WISE SOD	Dura Turf-Grass	sod		243 sf	
SOD/SEED						
	Native Grass and Flower Seed Mix	Native Grass and Flower Seed Mix	seed		636 sf	
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.						
REFERENCE SCHEDULE NOTES					B	
SYMBOL	DESCRIPTION				QTY.	
	CONCRETE WITH ACID ETCH FINISH, TYP.				663 sf	
	CONCRETE BOARD FORM PLANTER TO MATCH HOUSE BOARD FORM CONCRETE					
	PEDESTRIAN STONE PAVER OVER HEADED CONCRETE SUB SLAB PATIO, TYP. SEE SHEET L501 DETAIL C				1,217 sf	
	10'X20' SPA WITH A SAFTEY COVER THAT MEETS LOCAL AND NATIONAL SAFTEY CODES					
	CAST IRON TRENCH DRAIN, SEE GRADING PLAN LG101					
	BOARD FORM CONCRETE RETAINING WALL, SEE ARCHITECTURAL AND STRUCURAL PLANS					
	PROTECT IN PLACE EXISTING WOOD					
	OUTDOOR KITCHEN GRILL AND COUNTER					
	STONE BLOCK STEPS OVER CONCRETE BASE, TYP.					
	PROPERTY LINE					
	3" DEEP SOIL PEP MULCH, TYP. SEE SHEET L501 DETAIL B				1,279 sf	
	1 1/2" TO 3" DIA. BLACK MEXICAN BEACH PEBBLE MULCH				172 sf	
	6' HIGH BOARD FORM CONCRETE PRIVACY WALL					
	PLANT NATIVE SEED AND NATIVE SHRUBS PER PLANT SCHEDULE AND GRADE PER GRADING PLAN TO NATURAL GRADE					
	6" X 3/8" THICK STEEL LANDSCAPE EDGE, TYP.					
	HEATED DRIVEWAY (SNOW MELT, IF SNOW STORAGE IS NECESSARY ADJACENT LANDSCAPT TO BE USED), 2 GUEST PARKING STALLS					
	GUARD RAIL TO MATCH HOUSE BALCONY GUARD RAIL ALONG PATIO					
	SYNTHETIC TURF				104 sf	
	7' W X 12' L X 6' H SPA MECHANICAL VAULT UNDER PATIO WITH 4'X4' ACCESS DOOR					
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.						
SCALE & NORTH ARROW					C	
						

Arc S sitio
Design, Inc
Landscape Architecture &
Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office 801 . 487 . 4923
fax 801 . 466 . 3046
www.arcsitiodesign.com

LICENSED LANDSCAPE ARCHITECT
Richard L. Gilbert
No. 5734299
10/30/2023
STATE OF UTAH

consultant:

project

Christensen
Residence
327 MCHENRY AVE
PARK CITY, UT 84060

date
November 29, 2023

revisions

data
asd project no: 21077

title
LANDSCAPE
PLAN

sheet

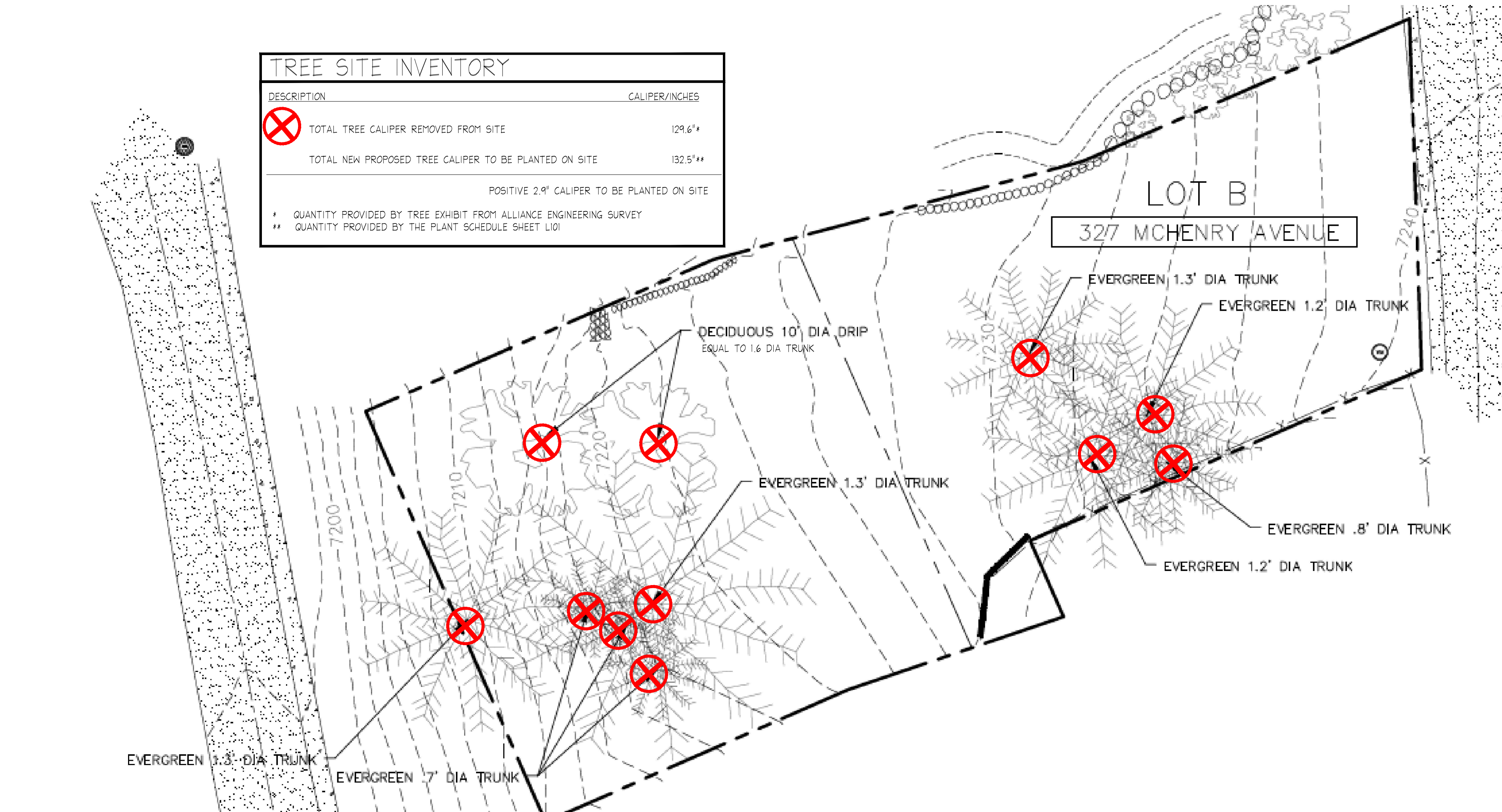
L101



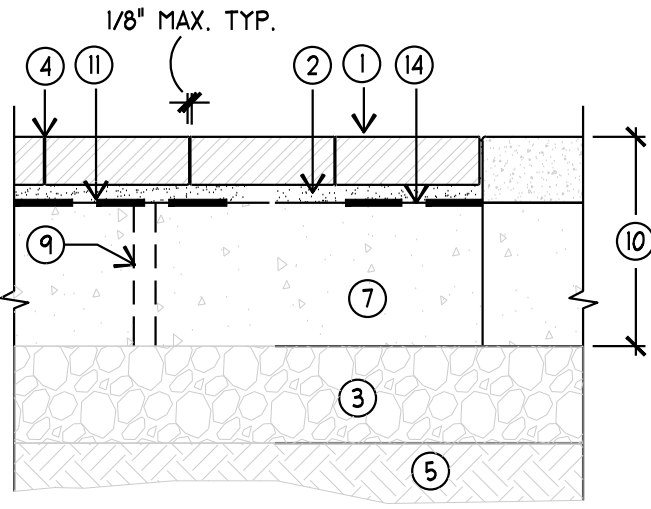
TOTAL ACREAGE = .172 OR 7,500.8 SF

D ADJOINING PROPERTIES, NEIGHBORING LOTS AND USES WITHIN 100' OF SUBJECT PROPERTY

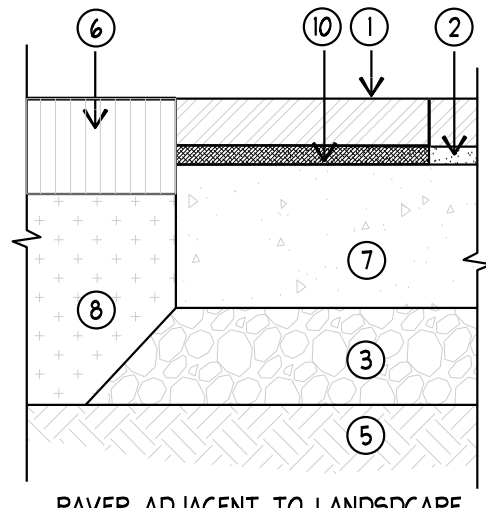
C PAVES OVER CONCRETE SUB SLAB



D EXISTING TREE CALIPER VS. PROPOSED NEW PLANTED CALIPER



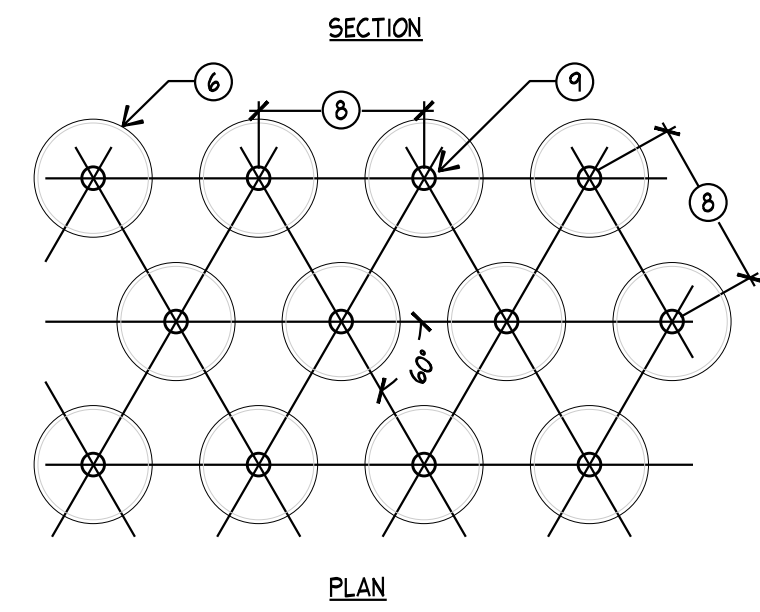
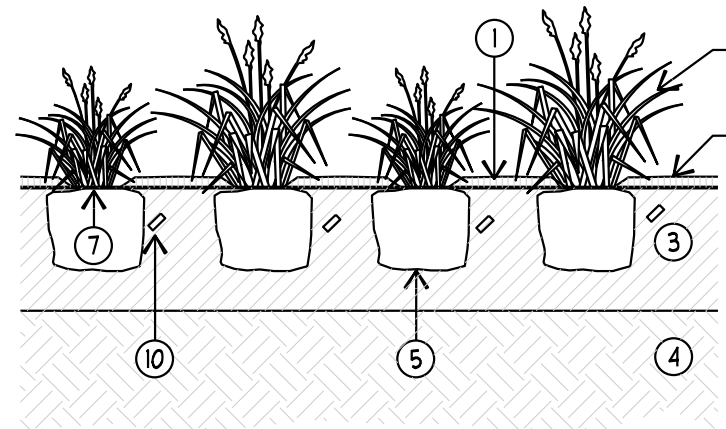
PAVER ADJACENT TO CONCRETE AREAS



PAVER ADJACENT TO LANDSCAPE AREAS

- 1 PAVES
- 2 BEDDING SAND
- 3 COMPACTED ROADBASE
- 4 POLYMERIC SAND SWEPT JOINT TYP.
- 5 COMPACTED SUBGRADE
- 6 MULCH, WHERE APPLICABLE
- 7 4\"/>
- 8 TOPSOIL
- 9 PROVIDE 1\"/>
- 10 VERSABOND GROUT, COVER ENTIRE PAVES BASE, NO DABBING.
- 11 VAPOR BARRIER

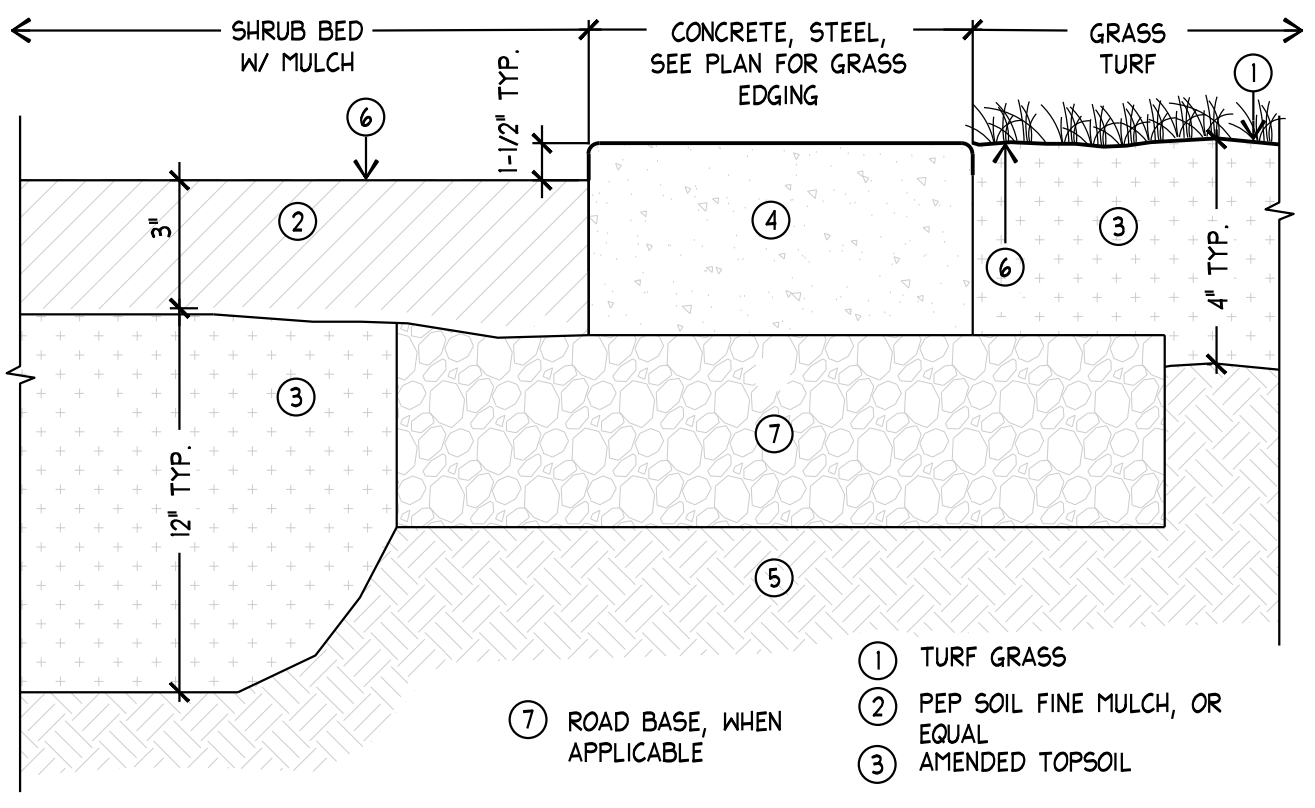
NOTES:
1. AREAS HEATED, CONSULT WITH GENERAL CONTRACTOR AND MECHANICAL ENGINEER.



A PERENNIAL / GROUNDCOVER

SCALE: NTS

SECTION/PLAN



B MULCH WITH TOPSOIL

SCALE: NTS

SECTION

consultant:

project

Christensen
Residence
327 MCHENRY AVE
PARK CITY, UT 84060

date

November 29, 2023

revisions

data

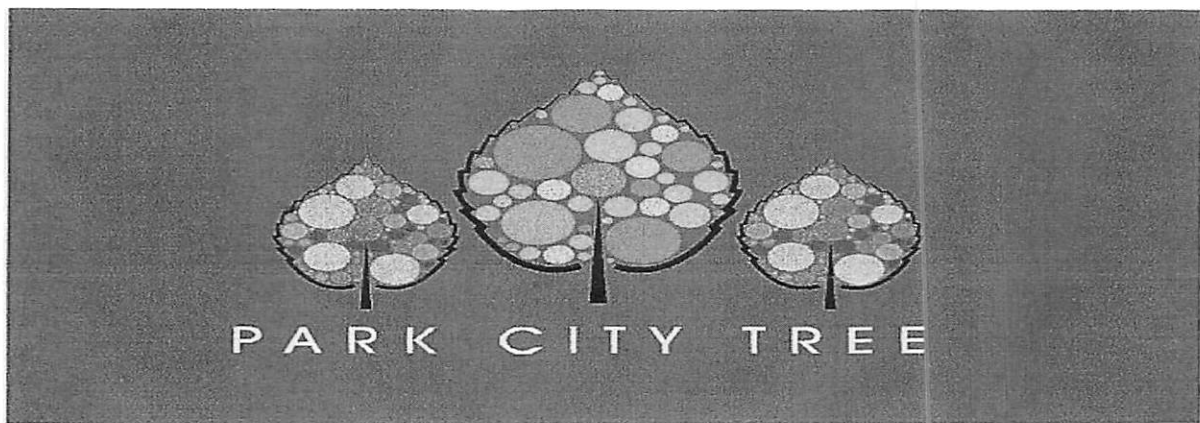
asd project no: 21077

title

LANDSCAPE
DETAILS

sheet

L501



The Tree Health Care Professionals

*DEEP ROOT FEEDINGS * SPRAYING * VERTICAL MULCHING * TRUNK INJECTIONS * ORGANIC APPLICATIONS*

TREE ASSESSMENT

ISA Certified Arborist

May 6th 2021

Jerry Fiat
327 McHenry
Park City, UT 84060

After inspection of the property at 327 McHenry Park City Utah I found two dead mature Spruce trees, one mature Spruce tree stressed, dying, and recommend removal. One dead mature Aspen tree.

I certify the accompanying diagram is accurate.

Sincerely,

Tim Morris
ISA Certified Arborist
UT- 4568A

LOTS B & C
331 MCHENRY AVENUE
SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOTS 8 & C, BLOCK 59 PARK CITY SURVEY
RECORD OF SURVEY
SUMMIT COUNTY UTAH



WELCOME YOURS CERTIFICATE

1. Michael Rosenzweig notes that I use a Professional Land Surveyor and that I hold License No. 345,726, as prepared by the laws of Utah. I further certify that under my direct supervision, the survey data were collected and the survey report prepared and that to the best of my knowledge, such data and report represent a true and accurate representation of said survey.

E.G.A. UNIVERSITY

AJ at 1089 n. 6; 80 Fed. Cl. 253 (1987) (affirming summary judgment according to the official cost manual in the absence of evidence in the office of the General Accountability Institute).

DECLARATIVE NOTES

- [illegible]

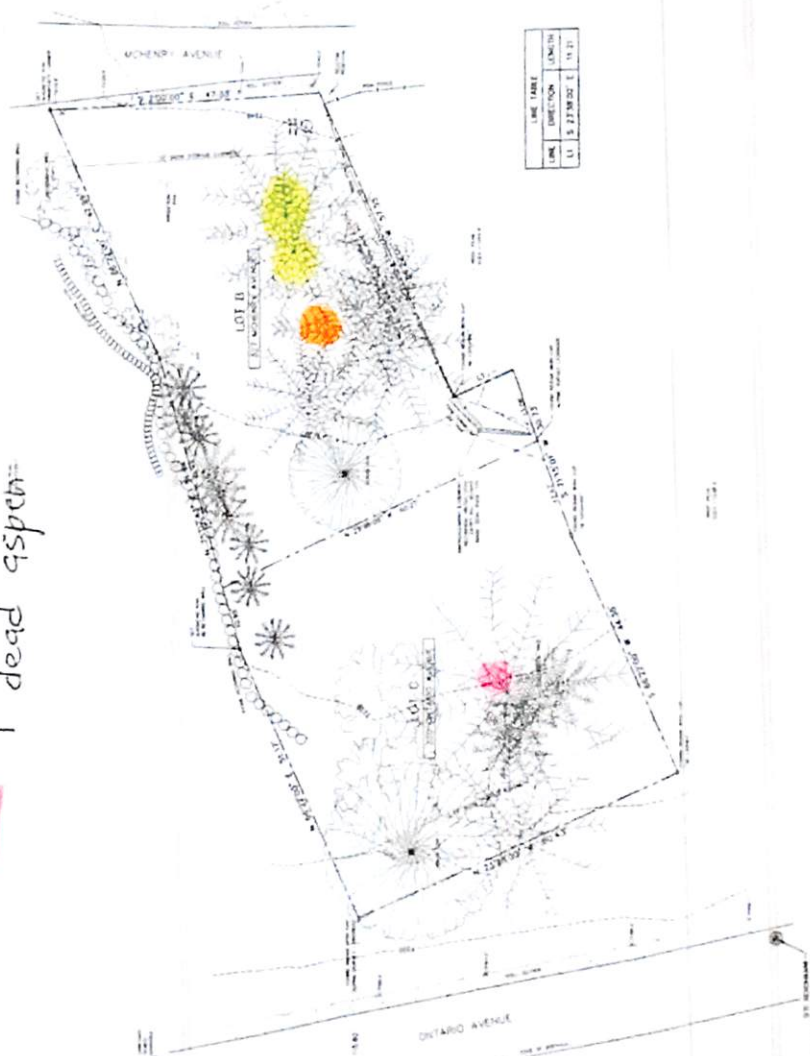


TABLE 1		
Line	Line C' (Q26)	Line D' (Q27)
1.1	5. 2. 3. 4. 5. 6.	1. 2.

2 dead spruce
1 sick spruce
1 dead aspen

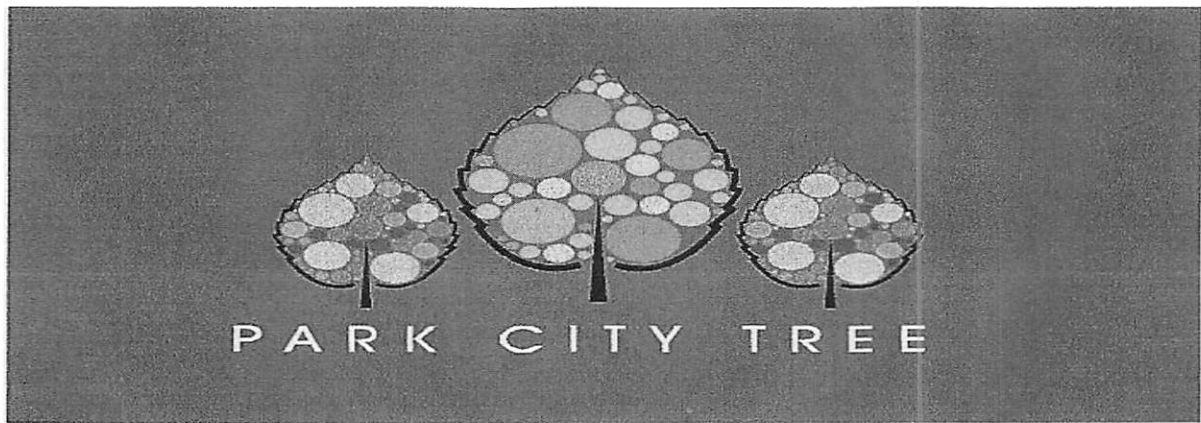
Allyson
Engineering
1000 10th Ave NW
1000 10th Ave NW

STAFF)
CHARLES GALT

EXISTING CONDITIONS & TOPOGRAPHIC MAP
331 MCLENDY AVENUE, ST. LOUIS, MO.

EXISTING CONDITIONS &
331 MCLENDY AVENUE

STAFF



The Tree Health Care Professionals

*DEEP ROOT FEEDINGS * SPRAYING * VERTICAL MULCHING * TRUNK INJECTIONS * ORGANIC APPLICATIONS*

TREE ASSESSMENT

ISA Certified Arborist

May 14th 2021

Jerry Fiat
331 McHenry
Park City, UT 84060

After inspection of the property at 331 McHenry Park City Utah I found two Crab Apple trees with fire blight, this will eventually overtake and kill the trees, the fire blight is at an advanced stage and no doubt was planted at this property with the existing problem. The junipers planted are stressed beyond any hope of the survival and need to be replaced.

Sincerely,

Tim Morris
ISA Certified Arborist
UT- 4568A



August 24, 2021

Matthew and Nina Christensen
327 McHenry Avenue,
Park City, Utah
84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-21-04878
<u>Subject</u>	Historic District Design Review (HDDR)
<u>Address</u>	327 McHenry Avenue
<u>Description</u>	New Single-Family Dwelling
<u>Action Taken</u>	Approved
<u>Date of Action</u>	August 24, 2021

Summary of Staff Action

Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, and LMC Chapter 15-2.1, *Historic Residential (HRL) District*. The plans for the project located at 327 McHenry Avenue are approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete July 27, 2021.
4. The Applicant proposes to construct a new Single-Family Dwelling.
5. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision- First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an encroachment easement recorded August 2, 2010 and a five foot (5') water line easement recorded June 24, 2009 were also recorded. At this time, the Plat has not yet been recorded.

6. Staff reviewed 327 McHenry's HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
7. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
8. Staff published notice on the City's website and at City Hall on August 10, 2021.
9. Staff mailed courtesy notice to property owners within 300 feet on July 27, 2021.
10. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.1, *Historic Residential Low-Density (HRL) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

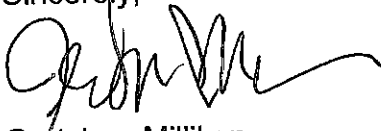
1. Final building plans and construction details shall reflect substantial compliance with the plans approved August 24, 2021 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit by August 24, 2022, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
5. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
6. The City Engineer shall review and approve all appropriate grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
7. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction drawings and documents. The overall aesthetics of the approved HDDR architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall

- be reviewed and approved prior to construction.
8. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
 9. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
 10. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
 11. New construction activity shall not physically damage nearby Historic Sites.
 12. New materials should reflect the character of the Historic District.
 13. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
 14. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
 15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along McHenry Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
 16. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
 17. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
 18. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
 19. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
 20. Construction waste should be diverted from the landfill and recycled when possible.
 21. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

22. Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-Site and adjacent natural Areas.
23. The new driveways shall not exceed twelve (12) feet in width.
24. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
25. The Conditions of Approval noted on the approved HDDR plans shall also apply.
26. Project Conditions shall apply (attached).

If you have questions regarding your application or the action taken please contact the project Planner, Aiden Lillie, at 435-615-5067 or aiden.lillie@parkcity.org.

Sincerely,



Gretchen Milliken
Planning Director

CC: Aiden Lillie, Planner I

Attachments

Attachment 1: Standard Conditions of Approval
Attachment 2: Approved Plans

Exhibit A: Standard Conditions of Approval

PARK CITY MUNICIPAL CORPORATION STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. 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 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation 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 Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction,

- including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
 10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
 11. Final landscape plans, when required, shall be reviewed and approved by the Planning 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. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
 12. 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 City Engineer, posted prior to occupancy.
 13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation 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.
 14. The planning and infrastructure review and approval are transferable 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.
 15. When applicable, 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.
 16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
 17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
 18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
 19. 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.



Planning Department

March 2, 2023

Matthew Christensen
327 McHenry Avenue
Park City, Utah
84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-22-05410
<u>Subject</u>	Modification of HDDR Approval
<u>Address</u>	327 McHenry Avenue
<u>Description</u>	Modified Landscaping Plan
<u>Action Taken</u>	Approved
<u>Date of Action</u>	March 2, 2023

Summary of Staff Action

Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, and LMC Chapter 15-2.1, *Historic Residential (HRL) District*. The plans for the project located at 327 McHenry Avenue are approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete July 27, 2021.
4. The Applicant is constructing a new Single-Family Dwelling.
5. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision- First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an encroachment

easement recorded August 2, 2010 and a five foot (5') water line easement recorded June 24, 2009 were also recorded. At this time, the Plat has not yet been recorded.

6. Staff reviewed 327 McHenry's HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
7. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
8. Staff published notice on the City's website and at City Hall on February 9, 2023.
9. Staff mailed courtesy notice to property owners within 300 feet on February 9, 2023.
10. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.1, *Historic Residential Low-Density (HRL) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

1. The Applicant shall obtain an approved Conditional Use Permit (CUP) prior to the issuance of a building permit for the installation of the proposed swimming pool.
2. The Applicant shall not install any outdoor television without review and approval by the Planning Department and all other applicable departments. Outdoor sound systems are required to comply with all standards in PCMC's Noise Ordinance (Chapter 6-3 of Municipal Code).
3. Applicant shall not install artificial turf.
4. Applicant shall provide a schedule of mature vegetation removed prior to construction and shall provide an exhibit of the proposed replacement trees to ensure the total caliper of mature trees replaced will be matched or exceeded by the new trees prior to the issuance of a building permit.
5. Final plans and construction details shall reflect substantial compliance with the plans approved March 2, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
6. If the Applicant does not obtain a complete building permit by March 2, 2024, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
7. The applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.
8. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
9. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building

- Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
10. The City Engineer shall review and approve all appropriate grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
 11. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
 12. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
 13. New construction activity shall not physically damage nearby Historic Sites.
 14. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
 15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along McHenry Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
 16. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
 17. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
 18. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
 19. Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-Site and adjacent natural Areas.
 20. The new driveways shall not exceed twelve (12) feet in width.

21. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
22. The Conditions of Approval noted on the approved HDDR plans shall also apply.
23. Project Conditions shall apply (attached).

If you have questions regarding your application or the action taken please contact the project Planner, Caitlyn Tubbs, at 435-615-5063 or caitlyn.tubbs@parkcity.org.

Sincerely,



Gretchen Milliken
Planning Director

CC: Caitlyn Tubbs, Sr. Historic Preservation Planner

Attachments

Attachment 1: Standard Conditions of Approval

Attachment 2: Approved Plans

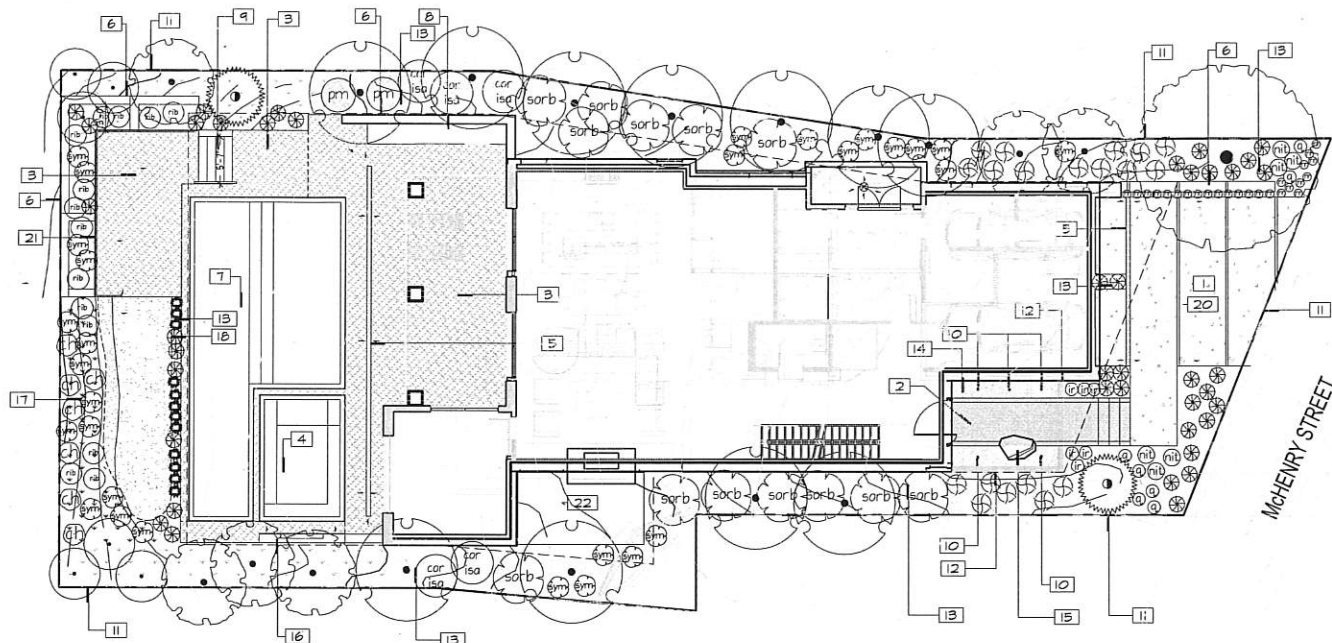
Exhibit A: Standard Conditions of Approval

PARK CITY MUNICIPAL CORPORATION STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. 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 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation 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 Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction,

- including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
 10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
 11. Final landscape plans, when required, shall be reviewed and approved by the Planning 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. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
 12. 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 City Engineer, posted prior to occupancy.
 13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation 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.
 14. The planning and infrastructure review and approval are transferable 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.
 15. When applicable, 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.
 16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
 17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
 18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
 19. 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.

ONTARIO AVE



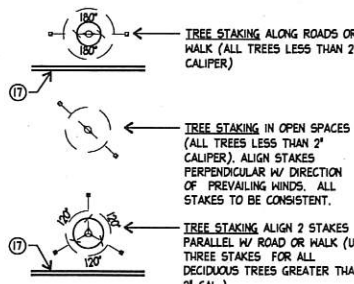
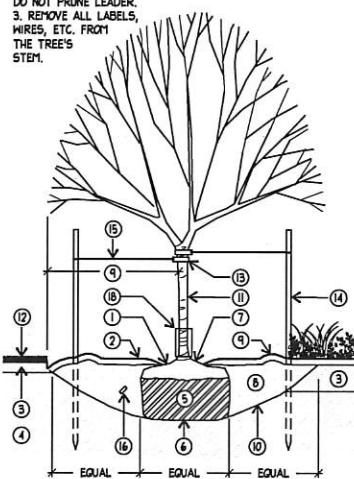
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
- CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF BARK MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.

D PLANTING NOTES

- CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, BUILDINGS, ETC.
- CONTRACTOR TO MAINTAIN OPERATING PRESSURE FOR EACH ZONE TO THE LAST HEAD.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING.
- INSTALL CHECK VALVE AS NEEDED TO PREVENT HEAD DRAINAGE FROM BUBBLING, SPRAY HEADS AND DRIP EMITTERS.
- MINIMUM SIZE PIPE ON ANY CIRCUIT IS 3/4".
- NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO: IRRIGATION MAINLINES AND LATERAL LINES, IRRIGATION VALVES AND CONTROL WIRING, IRRIGATION CONTROLLER, ELECTRICAL CONNECTION, BACKFLOW PREVENTER, GATE VALVE, SLEEVING, ISOLATION VALVES, QUICK COUPLING VALVES, VALVE BOXES, AND IRRIGATION HEADS.
- IRRIGATION SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- ONCE COMPLETE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO OWNER.

E IRRIGATION NOTES

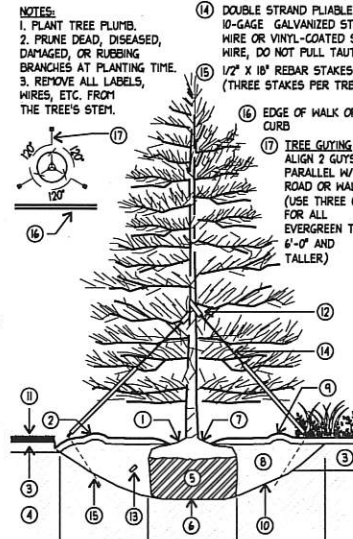
- NOTES:
1. PLANT TREE PLUMB.
 2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
 3. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.



C DECIDUOUS TREE WITH STAKING

SCALE: NTS

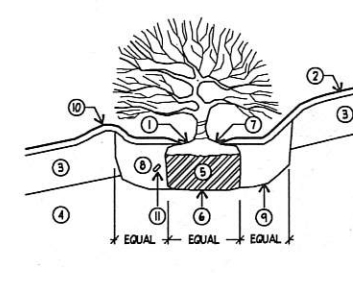
- MULCH 1" TO 2" BACK FROM TRUNK
- MULCH WHEN CALLED OUT
- AMENDED TOPSOIL- SEE TOPSOIL MIX NOTES
- UNDISTURBED SUBGRADE
- IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
- SET ROOTBALL ON UNDISTURBED SUBGRADE
- TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
- MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL- SEE TOPSOIL MIX NOTES
- REMOVE SOD AT DRIPLINE OF TREE TO FORM TREE WELL OR A MIN. WIDTH OF 3'-0" DIA.
- ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
- IF PLANTED IN LATE FALL, WRAP TRUNK, STARTING AT THE BOTTOM TO THE FIRST SET OF BRANCHES. REMOVE THE WRAP SPRING, AFTER THE LAST FROST. ONLY WRAP IF SUN HITS ITS TRUNK IN WINTER.
- DO NOT PLANT LAWN IN TREE PIT
- 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
- 6'-0" X 2" DIA. ROUND WOOD STAKES, TWO PER TREE (THE STAKES SHALL BE PLUMB AND SET AT THE SAME HEIGHT)
- DOUBLE STRAND PLIABLE NO. 10-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
- FERTILIZER TABLET
- EDGE OF WALK OR CURB
- TREE GUING ALIGN 2 STAKES PARALLEL W/ ROAD OR WALK (USE THREE STAKES FOR ALL DECIDUOUS TREES GREATER THAN 2" CAL.)



A EVERGREEN TREE WITH GUYING

SCALE: NTS

- NOTES:
1. PLANT SHRUB PLUMB.
 2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
 3. REMOVE ALL LABELS, WIRES, ETC. FROM SHRUB.



B SHRUB

SCALE: NTS

SCALE: 1"=40'-0"

SECTION

PLANT SCHEDULE

DECIDUOUS	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.
	Acer grandidentatum	Bigtooth Maple	B & B	2"		6
	Fraxinus pennsylvanica	Green Ash	B & B	3"		1
	Populus tremuloides	Quaking Aspen	B & B	3"		11
	Quercus gambellii	Gambel Oak	B & B	4'-6" H		6
EVERGREEN	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.
	Pinus sylvestris 'Glaucia Nana'	Dwarf Scotch Pine Patio Tree	B & B	4'-5" W		2
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE			
	Chrysothamnus nauseosus	Rubber Rabbitbrush	1 gal			7
	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 gal			5
	Pinus mugo pumila	Dwarf Mugo Pine	5 gal			2
	Ribes alpinum	Alpine Currant	5 gal			14
	Sorbaria sorbifolia	Ash Leaf Spirea	5 gal			13
	Symphoricarpos albus	Common White Snowberry	5 gal			29
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE			
	Calamagrostis acutifolia 'Overdam'	Overdam Reed Grass	1 gal			19
	Festuca mairei	Atlas Fescue	1 gal			41
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE			
	Achillea hybrid 'Moonshine'	Moonshine Yarrow	1 gal			12
	Aquilegia alpina	Alpine Columbine	1 gal			7
	Hemerocallis hybrid 'Rosy Returns'	Rosy Returns Daylily	1 gal			25
	Iris pallida 'Aureo Variegata'	Variegated Yellow Blade Iris	1 gal			6
	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal			6
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.			
	Dura Turf-Grass	Dura Turf-Grass	sod			194 sf
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT.			
	Native Grass and Flower Seed Mix	Native Grass and Flower Seed Mix	seed			636 sf

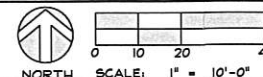
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

REFERENCE SCHEDULE NOTES

SYMBOL	DESCRIPTION	QTY.
1	VEHICULAR RATED STONE PAVER OVER CONCRETE SUB SLAB HEATED DRIVE WAY, TYP. SEE SHEET L101 DETAIL G	439 sf
2	GALVANIZED MESH STEEL BRIDGE WALK AND STEPS	118 sf
3	PEDESTRIAN STONE PAVER OVER HEATED CONCRETE SUB SLAB PATIO, TYP. SEE SHEET L501 DETAIL G	1,048 sf
4	HOT TUB WITH A SAFETY COVER THAT MEETS LOCAL AND NATIONAL SAFETY CODES, SEE SHEETS L6101, 100, DETAIL #551, DETAIL #554 AND DETAIL #650	
5	CAST IRON TRENCH DRAIN, SEE GRADING PLAN L6101	
6	BOARD FORM CONCRETE RETAINING WALL, SEE ARCHITECTURAL AND STRUCTURAL PLANS	
7	POOL WITH A SAFETY COVER THAT MEETS LOCAL AND NATIONAL SAFETY CODES, SEE SHEETS L6101, 100, DETAIL #551, DETAIL #554 AND DETAIL #649	
8	OUTDOOR KITCHEN GRILL AND COUNTER	
9	STONE BLOCK STEPS OVER CONCRETE BASE, TYP.	
10	BUBBLER, TYP.	
11	PROPERTY LINE	
12	BOARD FORM CONCRETE WATER FEATURE WALLS	
13	3" DEEP SOIL PEP MULCH, TYP. SEE SHEET L501 DETAIL B	1,468 sf
14	BLACK MEXICAN BEACH PEBBLES TO BE PLACED IN BOTTOM OF WATER FEATURE	116 sf
15	BOULDER TO BE PLACED IN WATER FEATURE, COME UP 18" ABOVE FINISH BRIDGE DECK	
16	6" HIGH BOARD FORM CONCRETE PRIVACY WALL	
17	PLANT NATIVE SEED AND NATIVE SHRUBS PER PLANT SCHEDULE AND GRADE PER GRADING PLAN TO NATURAL GRADE	
18	6" X 3/8" THICK STEEL LANDSCAPE EDGE, TYP.	
20	HEATED DRIVEWAY (SNOW MELT, IF SNOW STORAGE IS NECESSARY ADJACENT LANDSCAPE TO BE USED), 2 GUEST PARKING STALLS	
21	GUARD RAIL TO MATCH HOUSE BALCONY GUARD RAIL ALONG PATIO	
22	POOL EQUIPMENT	

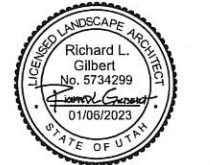
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SCALE & NORTH ARROW



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consultant:

project

Christensen
Residence
327 MC HENRY AVE
PARK CITY, UT 84060

date
January 6, 2023

revisions

data
asd project no: 21077

title
LANDSCAPE
PLAN
sheet

L101



consultant:

project

CHRISTENSEN
RESIDENCE
327 MCHENRY AVE
PARK CITY, UT 84060

date

January 18, 2023

revisions

data

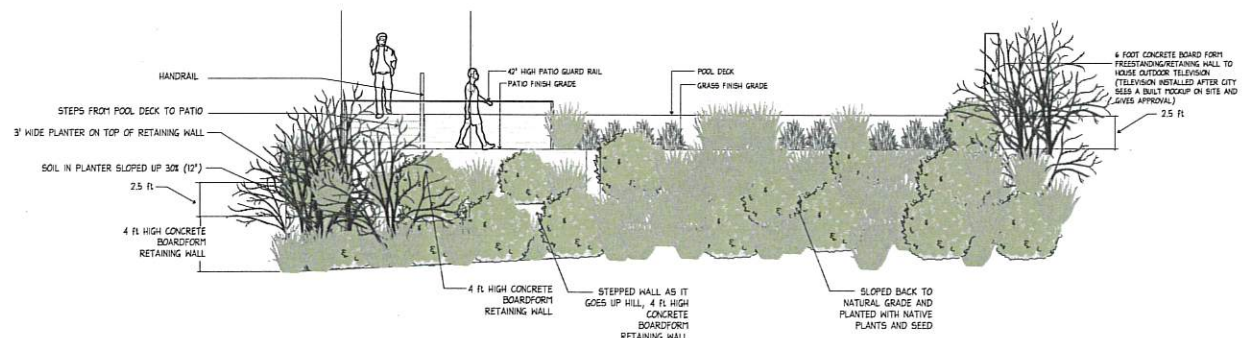
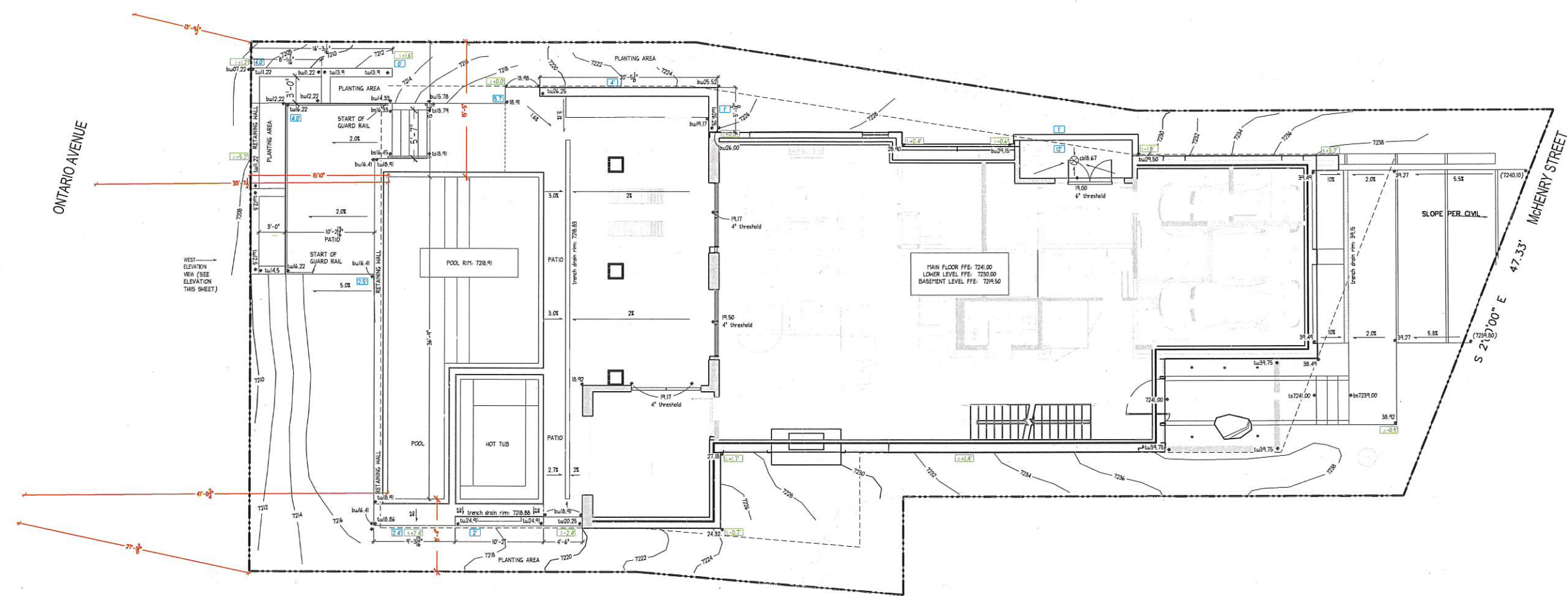
asd project no: 21077

title

GRADING
PLAN

sheet

LG101



WEST ELEVATION

SCALE: 1" = 5'-0"

LEGEND

— 4320 —	PROPOSED CONTOUR LINE	• bu/bu-4325	TOP OF WALL / BOTTOM OF WALL
• (4325)	EXISTING SPOT ELEVATION	• bu/bu-4325	BOTTOM/TOP OF STAIRS
• 4325	PROPOSED SPOT ELEVATION	• 4325.00	CATCH BASIN RIM ELEVATION
• hp/tp-4325	HIGH POINT / LOW POINT	1.3.3.3	DIFFERENCE BETWEEN EXISTING GRADE AND PROPOSED GRADE
1.34	DIRECTION OF FLOW & SLOPE INDICATOR	5.5	PROPOSED WALL HEIGHT

GRADING & LAYOUT NOTES

1. FINISHED GRADES, CONTOURS, AND ELEVATIONS INDICATED ON THE GRADING AND DRAINAGE PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE DETAILS AND SPECIFICATIONS TO ASCERTAIN SPECIFIC WORK LIMITS AND REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
3. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
4. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. ALL RIDGES AND VALLEYS SHALL HAVE A SMOOTH TRANSITION.
5. GRADE EVENLY BETWEEN SPOT GRADES SHOWN ON DRAWINGS. ALL PAVED AREAS MUST GRADE TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
6. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
7. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGNOSTIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE DONE BY THE CONTRACTOR.
8. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.
9. ANY AREA DISTURBED OUTSIDE THE LIMIT OF DISTURBANCE/PROPERTY LINE SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO OWNER.
10. CONTRACTOR SHALL SUPPLY AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL NECESSARY DEVICES FOR EROSION, SEDIMENT AND DUST CONTROL, SUCH AS HAY BALES, GRAVEL, BOARDS, ETC., INCLUDING THOSE DEVICES NECESSARY FOR STOCKPILES AND PROTECTION OF ADJACENT PUBLIC WAYS AND SHALL REMOVE THE DEVICES AFTER PROJECT CLOSURE.
11. REFER TO STRUCTURAL DETAILS AND RECOMMENDATIONS FOR ROCK WALL CONSTRUCTION.
12. CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
13. INSTALL DRAINAGE PIPE ON BACKSIDE OF RETAINING WALLS AND SLOPE TO DAYLIGHT DRAINS AS REQUIRED.

SCALE & NORTH ARROW

NORTH

SCALE: 1" = 5'-0"

0 2.5 5 10

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
445 MARSAC AVENUE, PLANNING DEPARTMENT CONFERENCE ROOM
<https://us02web.zoom.us/j/88167820277>
MARCH 2, 2023

STAFF:

Gretchen Milliken, Planning Director; Olivia, Cvetko, Planner I; Lillian Zollinger, Planner I; Caitlyn Tubbs; Senior Historic Preservation Planner; JJ Trussell, Community Development Permit Coordinator

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The Planning Director called the meeting to order at 12:00 PM.

ROLL CALL

The Planning Director noted that Jerry Fiat, Debbie Axtell, Mary Wintzer, Matthew Christensen, Andy Kelsch, and Emily Jasperson are in attendance.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

1700 PARK AVENUE 103B - ADMINISTRATIVE PERMIT - PL-23-05546 - The Applicant Proposes to Install an Exhaust Fan and Makeup Air Unit in the Frontage Protection Zone.

Planner Cvetko explained the proposal was in the General Commercial Zone and the site was to be used as a Restaurant. The proposed exhaust system was to aid in the Use as a Restaurant and requires an Administrative Permit. The location of the exhaust system would require the removal of one tree as approved by the Development Review Committee (DRC). The Applicant proposed to plant two other trees on the site to mitigate the removal.

The Planning Director, Gretchen Milliken, asked the Applicant, Andy XYZ, where and what kind of trees would be planted.

Andy Kelsch responded that the removed tree was a ponderosa pine, and that it would be replaced by two other ponderosa pines in two separate spots on the side and rear of the site.

Planning Director Milliken added an amendment to the Conditions of Approval- requiring the applicant to share the final proposed species and size with the Planning Department.

She noted that she had attended the meeting where the Fire Marshall had agreed that the exhaust system was too close to the tree and a potential fire risk. She noted that the exhaust would be fully screened from the street. Planning Director Milliken asked how far the system would jut out.

Andy Kelsch responded that it would be about 36 inches.

At 12:09 PM, the Planning Director opened a public hearing.

Mary Wintzer asked if the exhaust system faced Park Ave.

Andy Kelsch responded that it does not, and it faces Chase Bank.

Wintzer asked if this proposal was where the Verizon store was.

Andy Kelsch responded that it was.

Planning Director Milliken noted that it was a corner location.

Andy Kelsch noted that it was, and that the exhaust manufacture direction was 10 feet of clearance, and the removal of the tree allowed that space.

Planning Director Milliken noted that the exhaust would be behind a jut out of the building.

Andy Kelsch noted that you might be able to see a little bit of it, but that it would be the same color as the building and barley noticeable.

At 12:10 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Administrative Permit for 1700 Park Avenue, as amended, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 1700 Park Avenue in the General Commercial District (GC) and Frontage Protection Zone (FPZ).
2. The applicant proposes to install an exhaust fan and makeup air unit within the FPZ.
3. The Site was subdivided and developed in 1973, prior to the adoption of the FPZ in 2000.

4. The 1973 Subdivision calls out an existing non-exclusive easement along the southern side of the property.
5. The existing and proposed Use complies with the General Commercial (GC) Zoning District requirements in LMC Chapter 15-2.18. The applicant is not proposing changes to the existing structure.
6. The Planning Director evaluates the proposal based on the following 16 criteria for Conditional Use Permits:
 - a. Size and Location of Site: No changes to the size or location of the site are proposed.
 - b. Traffic: The proposed installation will not impact traffic.
 - c. Utility Capacity: On February 21, 2023, the Development Review Committee reviewed the proposal and did not identify impacts to utility capacity.
 - d. Emergency Vehicle Access: On February 21, 2023, the Development Review Committee reviewed the proposal and determined it will not impede Emergency Vehicle Access.
 - e. Internal Vehicular and Pedestrian Circulation System: The installation will not impact either vehicle or pedestrian circulation.
 - f. Fencing, Screening, and Landscaping: The applicant is proposing to remove one mature tree and plant two additional trees. Pursuant to condition 4, the applicant will screen or paint the equipment to match the existing structure.
 - g. Building Mass, Bulk, and Orientation: Not Applicable.
 - h. Useable Open Space: Not Applicable.
 - i. Signs and Lighting: The applicant has a sign application in progress, PL-23-05508.
 - j. Physical Design and Compatibility with Surrounding Structures: Pursuant to condition 4, the applicant will screen or paint the equipment to match the existing structure.
 - k. Noise, Vibration, Odors, Steam, or Other Mechanical Factors: Proposed mechanical equipment noise impact is similar to other units in the proposed location.
 - l. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas: Not Applicable.
 - m. Expected Ownership and Management: Not Applicable.

- n. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site: Not Applicable.
 - o. Review for Consistency with the Goals and Objectives of the Park City General Plan: The proposed Use of the Site is consistent with Goal 12 of the Park City General Plan— Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City. Objective 12A is to retain and expand existing Park City businesses.
- 7. Staff posted notice to the City website, City Hall, and the property on February 13, 2023.
 - 8. Staff mailed courtesy notices to the adjacent property owners on February 13, 2023.

Conclusions of Law

- 1. The proposal complies with the Land Management Code requirements pursuant to Section 15-1-10(E), Section 15-2.18 General Commercial District, and Section 15-2.20 Frontage Protection Zone.
- 2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.
- 3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

- 1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 3, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
- 2. The Applicant is responsible for notifying the Planning Department of any changes, modifications, or deviations from the approved scope of work and shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
- 3. No Construction Activity is permitted within 30' of the Public Right-of-Way within the Frontage Protection Zone.
- 4. The applicant shall screen or paint the mechanical equipment to blend in with the surrounding site.

7600 ROYAL STREET - ADMINISTRATIVE CONDITIONAL USE PERMIT - PL-23-05553 - The Applicant Proposes to Install a Temporary Yurt and Platform in the Recreation and Open Space and Sensitive Land Overlay Zone.

Planner Zollinger provided a presentation of the project request and clarified the actual affected area was PCA-1200-4. Zollinger indicated the location is part of the Deer Valley Resort and the Applicant is looking to install a Yurt from March 3rd to March 6th for a private event. The proposed yurt is 706 square feet in size, 15 feet in height and 30 feet in diameter. Zollinger stated it was compliant with SLO and ROS Zone standards. The proposed site is located on existing partially disturbed area and complies with all zoning requirements and Conditional Use Permit requirements. Zollinger listed Conditions of Approval 4-8. Staff recommended the Planning Director review the request, conduct a public hearing, and approve the Administrative Conditional Use Permit in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report.

The Applicant was not in attendance.

Director Milliken asked about the hours of the private event. Zollinger said she was not sure but that it would need to follow the requirements of the noise ordinance for the evening use. The Planning Director asked that a Condition of Approval be added that the event not be in operation past noise ordinance. The Planning Director asked about the permanence of the concrete footings. Planning Zollinger responded that the site will need to be regraded and suggested that be added as a Condition of Approval as well. Director Milliken asked about occupancy of yurt and asked that a Condition of Approval be added to ensure occupancy does not exceed allowed amount.

At 12:17 PM, the Planning Director opened a public hearing.

Mary Wintzer asked if the structure would be inspected. Planner Zollinger responded in the affirmative.

At 12:18 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Administrative Conditional Use Permit, as amended, for Parcel Number PCA-1200-4 (7600 Royal Street) based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at Parcel Number PCA-1200-4
2. The Site is located in the Recreation and Open Space (ROS) Zoning District.

3. The Applicant proposes to construct a Temporary Improvement vinyl yurt and plywood platform.
4. The temporary structures shall be constructed on March 3, 2023 and taken down on March 7, 2023 by 5pm.
5. Staff reviewed the Parcel Number PCA-1200-4 Administrative Conditional Use Permit Application for compliance with LMC Chapter 15-2.7, Recreation and Open Space (ROS) Zoning District, Chapter 15-2.21, Sensitive Land Overlay (SLO) Zoning District, Section 15-4-16, and Section 15-1-10(E).
6. Staff posted notice to the City website, City Hall, and the property on February 16, 2023.
7. Staff mailed courtesy notices to the adjacent property owners on February 16, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.7, Recreation and Open Space (ROS) Zoning District, Chapter 15-2.21, Sensitive Land Overlay (SLO) Zoning District, Section 15-4-16, and Section 15-1-10(E).

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 2, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
4. The Temporary Improvement Structure (yurt) shall not be higher than 15 feet.
5. There are no proposed or approved signs or lights.
6. The yurt shall comply with the City Noise Ordinance, Chapter 6-3, and the Noise Ordinance hours.
7. The yurt shall be constructed on March 3, 2023, and taken down on March 7, 2023, by 5pm.
8. The Applicant is required to obtain a Building and Fire Permit upon construction of the yurt.
9. Any impact from the placement of temporary yurt on the existing grade shall be regraded and revegetated.
10. The number of occupants in the yurt shall not exceed the occupancy requirement listed on the structure.

327 MCHENRY AVENUE– MODIFICATION OF APPROVAL – PL-22-05410 -
The Applicant Proposes a Modification to the Historic District Design Review (HDDR) for an Updated Landscaping Plan.

The Planning Director prefaced the item that this application is solely for the landscaping and that the Conditional Use Permit for the swimming pool would be reviewed by the Planning Commission. Director Milliken stated the Planning Commission had reviewed the swimming pool request before and tabled the item until the landscaping had been reviewed and approved.

Planner Tubbs provided a presentation of the project request and indicated the property is located within the HR-1 Zone. Planner Tubbs provided background history of the project and showed the landscaping plan as originally approved. She then presented the proposed site plan and reviewed the proposed changes.

Planner Tubbs provided a summary of Significant Vegetation which was removed according to two arborist's reports and indicated the trees which would be replacing them. Planner Tubbs reiterated the swimming pool is being considered under a separate application and would be reviewed by the Planning Commission soon. Planner Tubbs stated the Applicant has agreed to remove the outdoor television and sound system from their proposal and would return for additional permits in the future if they decide to pursue it. Planner Tubbs reviewed Conditions of Approval #1, #2, and #20. Staff recommended the Planning Director review the proposal, conduct a public hearing, and consider approving the modification based off the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report and Draft Final Action Letter.

The Applicant was in attendance virtually. The Planning Director asked the Applicant if he had anything to add to Staff's presentation. The Applicant noted there had been multiple changes from the original proposal and stated they consulted with neighboring property owners to develop the planting plan for the trees. The Planning Director asked what caliper trees would be planted as replacements. The Applicant deferred the question to Jerry Fiat, who responded the caliper was listed on the landscaping plan. Planner Tubbs reviewed the landscaping plan and stated the listed calipers were two and three inches. The Applicant stated they were open to considering larger caliper replacement trees.

Director Milliken asked about the groundcover material at southwestern corner of the lot. The Applicant responded that they were open to the City's preference. Planner Tubbs stated the material listed on the landscaping plan was a water-wise turf sod. Director Milliken asked that a Condition of Approval be added to prohibit the use of artificial turf

beyond the patio in the backyard. The Applicant stated his support for the added Condition of Approval.

At approximately 12:31 PM, the Planning Director opened a public hearing.

Mary Wintzer agreed a four to six inch caliper would have a good chance of survival but stated there was not adequate room for the number of trees to grow. She continued to say she was disappointed that the amount of foliage originally on the lot would not be recovered due to the proposed swimming pool.

Debbie Axtell asked to see the presentation slide discussing Significant Vegetation. She stated there were many more than one aspen. Jerry Fiat responded the trees on the slide were listed in the arborist's reports, not necessarily all of the trees that had been removed. Director Milliken asked if there was a report of the total number of trees removed. Jerry Fiat responded all significant trees were accounted for on the plans. Planner Tubbs presented a survey of the site prior to construction that was provided during the original HDDR approval. Jerry Fiat stated the Applicant team would create an exhibit detailing all of the trees removed and that the replacement trees would exceed the trees removed. He suggested this survey be added as a Condition of Approval.

Debbie Axtell asked when the arborist's reports were created. Planner Tubbs projected the reports on the screen. Jerry Fiat reviewed the reports on screen and further clarified that the Arborists (Park City Tree) came out on May 6th 2021 and May 14th 2021 and listed dead/dying trees. Mary Wintzer restated the site had many more trees than those listed in the reports and supported the creation of the exhibit detailing the original trees.

Debbie Axtell asked about the site visit scheduled. Planner Tubbs responded the site visit was scheduled for 4:45pm on March 22nd; immediately prior to the Planning Commission meeting. Debbie asked that Staff look at the room available on the site to see how the proposed trees will fit. Jerry Fiat responded the landscape architect is the only person who can adequately address that.

Director Milliken asked about the space labeled "22" on the proposed plan and asked what was planned in that area. The Applicant indicated it was a patio and Planner Tubbs added there would also be mechanical equipment for the swimming pool in that space. The Planning Director wondered if that patio could be minimized to provide more room for trees. Director Milliken reiterated in the historic districts ideally landscape is returned to its natural, or original, state and to minimize the amount of hardscape and manipulation to the site. Mathew Christensen commented that this is a unique lot because it's one house instead of two, this project is less intrusive than if there were two homes removing mature vegetation. A lot of thought went into the creation of this plan,

with consideration for the neighbors and the regulations.

Gretchen Miliken suggested the following be added as conditions of approval:

Any speakers or sound system must be compliant with the noise ordinance

Attach a full assessment of mature trees to ensure we replace in kind

Provide a schedule that provides all removed and schedule including all replaced and ensure all caliber is equivalent to caliber removed.

Ensure any trees introduced are in the approved tree list (waterwise and drought tolerant)

Approved HDDR on condition that CUP is approved. If CUP is denied, they will need to return for another modification of landscaping

At 1:05 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director Approved the Modification of the Historic District Design Review for 327 McHenry Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete July 27, 2021.
4. The Applicant is constructing a new Single-Family Dwelling.
5. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision- First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an encroachment easement recorded August 2, 2010 and a five foot (5') water line easement recorded June 24, 2009 were also recorded. At this time, the Plat has not yet been recorded.
6. Staff reviewed 327 McHenry's HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
7. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
8. Staff published notice on the City's website and at City Hall on February 9, 2023.
9. Staff mailed courtesy notice to property owners within 300 feet on February 9, 2023.
10. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.1, *Historic Residential Low-Density (HRL) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

1. The Applicant shall obtain an approved Conditional Use Permit (CUP) prior to the issuance of a building permit for the installation of the proposed swimming pool.
2. The Applicant shall not install any outdoor television without review and approval by the Planning Department and all other applicable departments. Outdoor sound systems are required to comply with all standards in PCMC's Noise Ordinance (Chapter 6-3 of Municipal Code).
3. Applicant shall not install artificial turf.
4. Applicant shall provide a schedule of mature vegetation removed prior to construction and shall provide an exhibit of the proposed replacement trees to ensure the total caliper of mature trees replaced will be matched or exceeded by the new trees prior to the issuance of a building permit.
5. Final plans and construction details shall reflect substantial compliance with the plans approved March 2, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
6. If the Applicant does not obtain a complete building permit by March 2, 2024, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
7. The applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.
8. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
9. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
10. The City Engineer shall review and approve all appropriate grading, utility installations, public improvements, drainage plans, and flood plain issues for

compliance with City and Federal standards, and this is a condition precedent to building permit issuance.

11. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
12. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
13. New construction activity shall not physically damage nearby Historic Sites.
14. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along McHenry Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
16. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
17. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
18. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
19. Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-Site and adjacent natural Areas.
20. The new driveways shall not exceed twelve (12) feet in width.
21. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
22. The Conditions of Approval noted on the approved HDDR plans shall also apply.
23. Project Conditions shall apply (attached).

Administrative Action Meeting
March 2, 2023
Page 12

Director Milliken thanked all those in attendance of the meeting.

The Park City Administrative Action meeting adjourned at 1:07 PM.

Approved by Planning Director:

X



Gretchen Milliken
Planning Director



Planning Department

August 3, 2023

Jerry Fiat
Jfiat727@gmail.com
(435)-513-1273

CC: Matthew Christensen

NOTICE OF PLANNING DIRECTOR DESIGNEE ACTION

Description

Address: 327 McHenry Avenue

Zoning District: Historic Residential Low Density (HRL)

Application: Modification of HDDR Approval

Project Number: PL-23-05732

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 3, 2023

Project Summary: The Applicant has proposed a modification of Historic District Design Review (HDDR) approval to accommodate an alternative exterior siding material and mechanical equipment in the northern Side Yard.

Action Taken

On August 3, 2023, the Planning Director Designee conducted a public hearing and approved the Modification of Approval according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision – First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten-foot (10') public snow storage easement on McHenry



Planning Department

Avenue was required to be recorded on the plat. Two existing easements, an encroachment easement recorded August 2, 2010, and a five-foot (5') water line easement recorded June 24, 2009, were also recorded.

4. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete on July 27, 2021.
5. The HDDR Application was approved by the Planning Director on August 24, 2021.
6. The Applicant is constructing a new Single-Family Dwelling at the subject property.
7. Staff reviewed the Applicant's proposed modifications for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
8. Staff reviewed the application per LMC §15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
9. Staff published notice on the City's website and at City Hall on July 19, 2023.
10. The Park Record published a legal notice on July 19, 2023.
11. Staff mailed courtesy notice to property owners within 100 feet on July 19, 2023.
12. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The proposed modifications comply with the Land Management Code requirements pursuant to Chapter 15-2.1, Historic Residential Low-Density (HRL) District.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in LMC §15-13-8.

Conditions of Approval

1. Final plans and construction details shall reflect substantial compliance with the plans approved August 3, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in writing in advance by the Planning and/or Building Department(s) may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.



Planning Department

3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director, or their designee, prior to construction.
4. The proposed mechanical equipment shall meet all setback requirements set forth in LMC §15-2.1-3 and shall be screened from view.
5. All Conditions of Approval set forth in Ordinance 20-50, the Final Action Letter dated August 24, 2021, and the Final Action letter dated March 2, 2023 are incorporated herein and shall apply.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

A blue ink handwritten signature, appearing to read "Rebecca Ward", written over a horizontal line.

Rebecca Ward, Planning Director Designee

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
Project File

Planning Department Staff Report



Subject: 327 McHenry Avenue
Application: PL-23-05732
Author: Caitlyn Tubbs, Sr. Preservation Planner
Date: August 3, 2023
Type of Item: Modification of Approval

Recommendation

(I) Hold a public hearing; and (II) consider approving the requested siding and mechanical equipment modification of the Historic District Design Review approval at 327 McHenry Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Matthew Christensen
Location: 327 McHenry Avenue
Zoning District: Historic Residential Low-Density (HRL)
Adjacent Land Uses: Residential
Reason for Review: The Planning Director, or their Designee, reviews all requests for modifications to Historic District Design Reviews¹.

HDDR Historic District Design Review
HPB Historic Preservation Board
HRL Historic Residential Low Density
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

The Applicant is building a new Single-Family Dwelling in the Historic Residential Low Density (HRL) Zone and is nearing completion of the project. The Applicant has proposed an alternative siding material than was originally approved with the Historic District Design Review (HDDR) proposal and has proposed the location of mechanical equipment (a chiller) within the interior side yard.

Background

On August 24, 2021 the Planning Director held a public hearing and approved the Historic District Design Review (HDDR) for a new Single-Family Dwelling (PL-21-04878) in the HRL Zone ([Staff Report](#)). On October 10, 2022, the Applicant submitted a pending Historic District Design Review Pre-Application for proposed modifications to the approved landscaping to install a swimming pool. On January 9, 2023, the Applicant

¹ LMC [§15-1-8](#)

submitted a request for Modification of HDDR approval to revise the proposed rear landscaping plan to accommodate a swimming pool. On March 2, 2023, the Planning Director held a public hearing and approved the requested modifications with conditions of approval ([Staff Report](#)). The Applicant now proposes modifications to siding and mechanical equipment locations.

Analysis

The Planning Director, or their Designee, is responsible for issuing final decisions on Historic District Design Reviews for new construction.²

The subject property is located within the Historic Residential Low-Density (HRL) Zoning District. Pursuant to LMC [§15-2.1-3 – Lot and Site Requirements](#), mechanical equipment must be located at least 3 feet from a Side Lot Line and must be screened. The Applicant has proposed locating a chiller unit adjacent to the Master Bathroom; it will be sited 5 feet from the northern Side Lot Line.

Section [§15-13-8](#) of the Land Management Code outlines the design standards for new infill construction in historic districts. Because this modification request is specifically focused on siding and mechanical equipment this section will focus on those items.

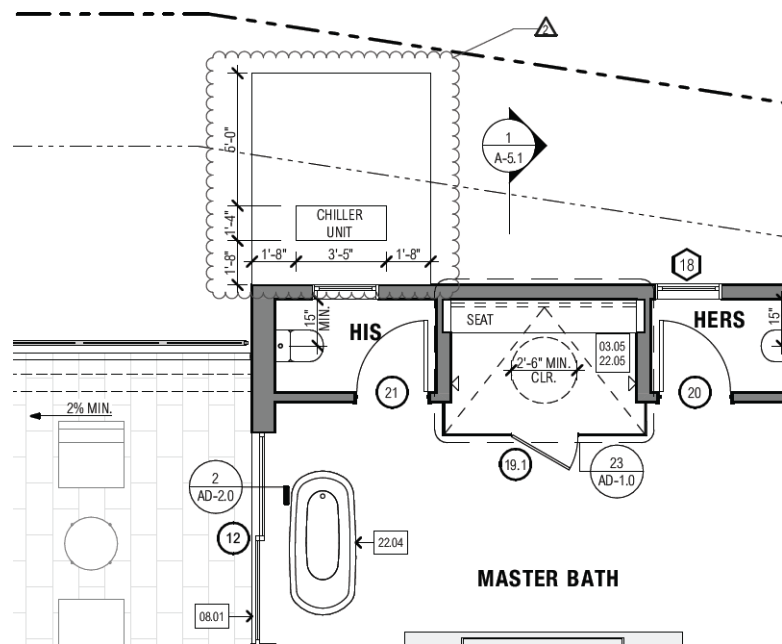


Figure 1: Applicant's Site Plan Indicating Location of Chiller Unit

The following table outlines applicable requirements from LMC [§15-13-8\(B\)\(3-5\)](#):

Requirement	Analysis of Proposal
3. Mechanical and Utility Systems and Service Equipment: Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location.	Complies – - The proposed chiller is located within an interior side yard and is located beyond the mid-point of the Structure. - The chiller will be screened from view by the Applicant's

² LMC [§ 15-1-8](#)

When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the structure if feasible and visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design. b) Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.	landscaping.
4. Materials: a) Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically. b) The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. c) Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations.	Complies – a) The Applicant has proposed the use of 1 x 6 wooden shiplap siding (Kebony, #K90XX514). The proposed material is similar in material, scale, and proportion to other materials found on nearby Historic Structures and throughout the Historic District. b) The Applicant has proposed the use of 1 x 6 wooden shiplap siding (Kebony, #K90XX514). The proposed material is similar in material, scale, and proportion to other materials found on nearby Historic Structures and throughout the Historic District. c) The proposed Kebony siding will be applied on the exterior walls of the Single-Family Dwelling above the concrete foundation.
5. Paint and Color: a) Paint color is not regulated by the Design Guidelines. b & c) Original Materials such as brick and stone that was historically left unpainted shall not be painted.	Complies – a) The proposed siding includes a clear finish over the wooden material. The Kebony siding has a more homogenous color scheme with the grain pattern not

Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.	contrasting heavily with the wood coloring. b) The proposed siding includes a clear finish over the wooden material. The Kebony siding has a more homogenous color scheme with the grain pattern not contrasting heavily with the wood coloring. c) The proposed siding includes a clear finish over the wooden material. The Kebony siding has a more homogenous color scheme with the grain pattern not contrasting heavily with the wood coloring.
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Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 19, 2023. Staff mailed a courtesy notice to property owners within 300 feet on July 19, 2023.

Public Input

At the time this Report was published Staff had not received any public comment.

Alternatives

- The Planning Director's Designee may approve the modification of approval.
- The Planning Director's Designee may deny the modification of approval and direct staff to make Findings for the denial; or
- The Planning Director's Designee may request additional information and continue the discussion to a date uncertain.

Exhibits

Exhibit A – Draft Final Action Letter

Exhibit B – Applicant's Submittal Materials

Exhibit C – March 2, 2023 Final Action Letter – First Modification

Exhibit D – 311 McHenry First Amended Plat

Exhibit E – Kebony 1x6 Clear 90 Degree Shiplap Product Datasheet

3/12/2024

To Caitlin Tubbs and Members of HDDR

I am submitting a petition signed by Rossi Hill neighbors regarding 327 Mc Henry.

I would like to get this into the Record and was not able to at Planning Commission.

Many neighbors have attended meetings on this application through the last year so the fact that no one is giving additional input is because we are all exhausted by the process.

Thank you for your efforts,

Kind regards,

Mary Wintzer

320 Mc Henry Ave.

February 28, 2024

To Park City Planning Commission,

We the residents of McHenry Ave and adjoining neighbors respectfully request
that the Planning Commission deny the application for two CUPS at 327 McHenry.

Signed,

Name	Signature	Address
MARY WINTZER	Mary Wintzer	321 McHenry Ave.
Debbie Artell	Debbie Artell	321 McHenry Ave.
Christine Snyder	CS	638 Coalition View CT
Ed Artell	ED AXTELL	321 McHenry Ave.
Kathy Carey	Kathy Carey	300 McHenry
MARY MARGARET ERDOS HOLE	Mary M. Erdos Hole	310 Mc Henry
Morgan Hale	Morgan Hole	310 McHenry
CHARLENE BARKER	Charlene Barker	257 McHENRY
Kevin BARKER		257 McHENRY
Charlie Wintzer		320 Mc Henry

Planning Department Staff Report



Subject: 1294 Rothwell Road
Application: PL-24-06071
Author: Lillian Zollinger, Planner II
Jason Berntson, Planning Technician
Date: April 11, 2024
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the Administrative Conditional Use Permit for the retaining wall greater than six feet in the Rear and Side Setbacks, (II) conduct a public hearing, and (III) continue the item to April 18, 2024.

Description

Applicant: Rory Murphy, CRH Partners LLC
Location: 1294 Rothwell Road
Zoning District: Recreation Commercial (RC)
Adjacent Land Uses: Open Space; Condominium; Multi-Family Dwelling
Reason for Review: The Planning Department reviews and takes Final Action on Administrative Conditional Use Permits. ¹

Background

Staff requests additional time for the Applicant to provide additional materials for the proposed retaining wall.

¹ LMC [§ 15-1-8\(E\)](#)