



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
March 10, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, March 10, 2021.

NOTICE OF ELECTRONIC MEETING AND HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Planning Commission members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but not read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org/public-meetings.

Exhibit A: Determination of Substantial Health and Safety Risk

The Board Chair has determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include:

- Statewide COVID cases and hospitalizations remain high;
- Based on metrics established by the statewide COVID-9 Transmission Index, Summit County moved to the High Risk designation on October 22, 2020; and
- Park City is a resort community continually hosting visitors from areas which may be experiencing rapid COVID-19 spread.

This determination is valid for 30 days, and is set to expire on March 24, 2021.

Dated: February 24, 2021

MEETING CALLED TO ORDER AT 5:30 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Planning Commission Meeting Minutes from February 17, 2021 and February 24, 2021.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A. City Council Update
[Staff Communication](#)

5.REGULAR AGENDA

- 5.A. Land Management Code (LMC) Amendment – Proposal to amend the LMC to address Shared Driveways and Common Parking Structures within the Historic Residential Medium Density Zoning District, amending LMC Chapter 15-2.4, LMC Section 15-13-2, LMC Section 15-13-8, and LMC Chapter 15-15.
APPLICATION WITHDRAWN
- 5.B. 1049 Lowell Avenue - A Plat Amendment in the Historic Residential (HR-1) Zone to Adjust the Lot Line Between Lots 2 and 3 of the Northstar Subdivision under Common Ownership by the Applicant.
(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on April 1, 2021
[PL-20-04722_1049_Lowell_Ave_Plat_Amendment_PC_03102021](#)
[Exhibit A: Draft Ordinance and Proposed Plat](#)
[Exhibit B: Record of Survey](#)
[Exhibit C: Existing Northstar Subdivision Plat](#)
[Exhibit D: Applicant Submittal](#)
[Exhibit E: Site Pictures](#)
[Exhibit F: Proposed Plat \(Large\)](#)

6.ADJOURN

A majority of PLANNING COMMISSION members may meet socially after the meeting. If so, the location will be announced by the PLANNING COMMISSION Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

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

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
FEBRUARY 17, 2021

COMMISSIONERS IN ATTENDANCE:

Chair John Phillips, John Kenworthy, Laura Suesser, Doug Thimm, Christin Van Dine

EX OFFICIO: Alexandra Ananth, Planner; Laura Kuhrmeyer, Planner; Mark Harrington, City Attorney; Jessica Nelson, Planning Analyst

The Planning Commission meeting was conducted virtually via Zoom.

The public was able to submit eComments during the meeting.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

Chair Phillips read the Public Notice for Electronic Meetings and Exhibit A: Determination of Substantial Health and Safety Risk.

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- Based on metrics established by the statewide COVID-19 Transmission Index, Summit County moved to the High-Risk designation on October 22, 2020; and
- Park City is a resort community continually hosting visitors from areas which may be experiencing rapid COVID-19 spread.

This determination is valid for 30 days and is set to expire on February 20, 2021.

Dated: January 20, 2021.

ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m. and noted that all Commissioners were present except Commissioner Hall, who was excused.

PUBLIC COMMUNICATIONS

No hands were raised on Zoom and no eComments were submitted.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Chair Phillips announced that Bruce Erickson's ashes were placed at the Glenwood Cemetery next to his wife. It was a small family gathering. Something will be planned this Spring for the public to honor Bruce.

Chair Phillips stated that the time he spent with Bruce on the Glenwood Cemetery Board it was very evident how much the Cemetery meant to Bruce. He suggested that if anyone was interested in doing something on Bruce's behalf, they could donate directly to the Glenwood Cemetery through the Park City Museum. Donations are appreciated because the cemetery will now be paying for upkeep and other things that Bruce did voluntarily.

Chair Phillips noted that the two items on the Agenda this evening will be continued. Jessica Nelson reported that the continuations were posted on the Park City website and in other places to inform the public that these items were being continued to a later date.

Planner Alexander Ananth noted that the PEG Development item would be continued to March 17, 2021.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

4.A. Land Management Code (LMC) Amendment – Proposal to amend the LMC to address Shared Driveways and Common Parking Structures within the Historic Residential Medium Density Zoning District, amending LMC Chapter 15-2.4 and LMC Chapter 15-15.

Planner Laura Kuhrmeyer stated that this item should be continued to March 10, 2021 to allow the Historic Preservation Board the opportunity to provide a recommendation to the Planning Commission. It was scheduled to be heard by the HPB on February 3rd; however, due to the length of the meeting the Board continued this item to March 3rd.

MOTION: Commissioner Thimm moved to CONTINUE the LMC Amendment regarding shared parking structures to March 10, 2021. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

4B. Park City Mountain Resort Base Parking Lots - MPD Modification - Replace Expired Exhibit D of the DA, the 1998 PCMR Base Area Master Plan Study Concept Master Plan, With a New Master Plan, Known as the Park City Base Area Lot Redevelopment Master Plan Study. This Hearing Will Focus On the Applicant's Proposed Circulation and Transportation Plans, Scenario 2b, in Accordance with the MPD, and Applicable LMC, General Plan and Transportation Master Plan Criteria. (Application PL-20-04475).

Planner Ananth stated that the applicant had requested a continuance to March 17, 2021.

MOTION: Commissioner Suesser moved to CONTINUE the Park City Mountain Base Parking Lots MPD Modification to March 17, 2021. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

Commissioner Suesser asked when the applicant requested a continuation. She was not aware that this item was being continued and had spent considerable time preparing for this evening. Planner Ananth replied that the applicant requested a continuance the night before after business hours. She emailed the Commissioners last night at their City email addresses to inform them of the continuation.

The Planning Commission Meeting adjourned at 5:42 p.m.

Approved by Planning Commission: _____

PENDING APPROVAL

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
FEBRUARY 24, 2021

COMMISSIONERS IN ATTENDANCE:

Chair John Phillips, John Kenworthy, Sarah Hall, Laura Suesser, Doug Thimm, Christin Van Dine

EX OFFICIO: Gretchen Milliken, Planning Director; Liz Jackson, Planner; Mark Harrington, City Attorney; Jessica Nelson, Planning Analyst

The Planning Commission meeting was conducted virtually via Zoom.

The public was able to submit eComments during the meeting.

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This determination is valid for 30 days and is set to expire on March 24, 2021.

Dated: February 24, 2021.

ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m. and noted that all Commissioners were present.

APPROVAL OF MINUTES

February 10, 2021

MOTION: Commissioner Thimm moved to APPROVE the Minutes of February 10, 2021 as written. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

No hands were raised on Zoom and no eComments were submitted.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Planning Analyst, Jessica Nelson, reported that the Planning Commission is the first meeting to test the new AV system. She explained that new cameras were installed in the ceiling to show different views of the Council chambers. One camera faces the dais, and another camera faces where the presenters sit. All the microphones were integrated into the new AV system as well. When they go back to doing in-person meetings, the City is looking towards continuing to provide people the opportunity to still view these meetings from home and participate from their homes if they choose. The new AV system is a hybrid system that allows for people in the room, as well as people at home, to participate in these meetings. The AV system replaces the Owl that was in the middle of the room. It is incredibly crisp, and the video and audio are great. They look forward to this technology being available and to give the public more ways to participate in the public process as COVID-19 changes over time and they can resume in-person meetings.

Chair Phillips believed this was a positive coming out of 2020, and that everyone having to learn how to participate virtually will change the landscape of the world. He thought

this additional tool to allow people to get involved and have their voices heard was amazing.

Chair Phillips asked about the multiple cameras. Ms. Nelson explained that there are two iPads in the Council Chambers, and they would be able to change the view from the camera view currently on the screen to the camera that points directly back. They will also have the ability to pan left/right/up/down/zoom in/zoom out. The existing microphones are still in place and there is a switch on the audio called a privacy mode and the microphones can be turned off during breaks.

Ms. Nelson anticipated an increase in the number of people required to host the hybrid meetings, and that will be figured out eventually.

Commissioner Suesser asked Director Milliken to comment on the house bills that she talked about in the emails she sent prior to this meeting. Director Gretchen replied that she sent the emails as an informative update. She thought the City Attorney was the best person to answer Commissioner Suesser's question.

City Attorney, Mark Harrington, provided an update on HB98. The House Bill primarily addresses building inspections and design review authority of local governments. The Legislature would like to limit both actions. As predicated in the first email, the second email illustrates that the League has gone neutral in trying to combat the legislation since compromises were made on the building inspection side of the Bill. However, with the help of the League and other cities, and an additional agent for Historic Districts and Historic Sites Inventory, anything that was in place prior to January 21st will likely remain if the bill stays as currently drafted. The first substitute was introduced since the first email, and the City is hopeful that design review will be retained in those areas. Mr. Harrington stated that there will be significant changes to non-historic areas and how they approach design review of single-family and duplex for both new proposals and changes to a structure. Depending on the final language, the City will evaluate changes to the Architectural Chapter in the LMC and other sections as necessary.

City Attorney Harrington remarked that it will likely be a net loss, but they prioritized retaining design review in the Historic Districts.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

- 5.A. 1203 Park Avenue - Plat Amendment - The 1203 Park Avenue Plat Amendment Proposes to Combine Lot 1 and the Southern Half of Lot 2 of Block 6 of the Snyders Addition to Park City Into One Lot of Record.**
(Application PL-20-04724)

Planner Liz Jackson reviewed the application for a plat amendment at 1203 Park Avenue, which is a corner lot. This application was a simple Old Town lot combination of a lot and a half. The lot line proposed for removal was shown in green. The blue line was the property line. Encroachments were shown in red.

Planner Jackson stated that currently there is a fence along the property rear line on the west, a garage on the west and south line that encroach over the property line, and some pathways, which are proposed to be removed. The applicant has also submitted for Historic District Design Review, to remove the house and replace it with a single-family dwelling.

Planner Jackson noted that this was a standard request, and the Staff had no concerns or issues. The Planning Department had received no public comment.

The Staff recommended that the Planning Commission review the proposal for the 1203 Park Avenue plat amendment, conduct a public hearing, and consider forwarding a positive recommendation to the City Council for their meeting on March 18, 2021.

Commissioner Suesser asked if any part of this home has historical significance. Planner Jackson replied that there is no record for this site in the survey of Park City forms nor the Historic Sites Inventory forms. She noted that there is no tie to this home being historic because the changes removed it from being contributing. The Staff has been working with the applicant on the HDDR to preserve some of the elements of the home, but it is not historic.

Commissioner Suesser understood the foundation of the existing house encroaches on the north boundary line up against the purple house. Planner Jackson replied that it is not on the property line, but it does encroach into the setback. Commissioner Suesser understood that when they raze the house and build a single-family home, they will need to remove anything in the setback. Planner Jackson replied that she was correct. She noted that the demolish is to demolish everything existing and build new. The new structure will need to comply with the LMC.

Chair Phillips opened the public hearing.

No eComments were submitted and no hands were raised on Zoom.

Chair Phillips closed the public hearing.

MOTION: Commissioner Suesser moved to APPROVE the plat amendment for 1203 Park Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of

Approval as outlined in the draft ordinance. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1203 Park Avenue

1. The property is located at 1203 Park Avenue.
2. The property is in the Historic Residential-Medium (HRM) District.
3. The subject property consists of all of Lot 1 and the south ½ of Lot 2, Block 6, Snyder's Addition to Park City. The proposed Plat Amendment creates one (1) lot of record.
4. Though constructed prior to 1938 and over fifty (50) years old, the Site is not designated as historic on the Park City Historic Sites Inventory (HSI) as it does not meet the criteria for either Landmark or Significant. The house has been significantly altered by non-historic additions that have significantly altered the house's Essential Historical Form and diminished its historic integrity.
5. On December 14, 2014, the City notified the property owner at 1203 Park Avenue via certified mail that the area on his side of the fence was owned by the City and the City would give permission to use this property; however, the owner of 1203 Park Avenue did not have any "permanent right, title, or interest of any kind" vested in the area to the east of the fence as the "City may, at some future date, elect to remove the fence and not have City property on your side of the fence." The letter indicated that the owner waived any right to compensation for the loss of improvements made to the east side of the fence as this property did not belong to him.
6. On March 24, 2017, the City received a Plat Amendment Application for the 1203 Park Avenue Plat Amendment located at 1203 Park Avenue; the Application was not complete as staff requested the Applicant provide additional required information in order to move forward with processing the Application.
7. On February 20, 2018, the Applicant submitted updated information for the Plat Amendment Application. The Application was complete on March 9, 2018 and approved via Ordinance 2018-26. The Plat Amendment was never recorded with Summit County and the approval has since expired.
8. On December 17, 2020, the Applicant submitted a Plat Amendment Application. The Applicant submitted updated information to City staff on January 25, 2021 and the Application was deemed complete on February 4, 2021.
9. On December 17, 2020, to be reviewed concurrently with this Plat Amendment, the Applicant submitted a Historic District Design Review Application to demolish the existing non-historic Structure and build a new Single-Family Dwelling.
10. The property currently contains 2,812.5 square feet. The property abuts Park

Avenue on the east side of the house and 12th Street to the south.

11. The proposed Plat Amendment combines the property into one (1) lot measuring 2,812.5 square feet. The Plat Amendment removes one (1) lot line going through the existing Structure.

12. The existing house was determined in 2018 to be an illegal Duplex as it does not meet the lot size requirements for a Duplex in the HRM zoning district and no evidence was presented with the Application indicating that the Duplex was allowed legally, nor has owner requested a determination that the use was a legal nonconforming use. The Applicant has proposed to demolish the existing Structure and construct a Single-Family Dwelling, via HDDR Application PL-20-04723.

13. The Applicant recorded document entry 1136285 with Summit County on July 9, 2020. This is an agreement that the Site will not be used as a Duplex. The Applicant has confirmed that the existing Structure is no longer being used as a Duplex.

14. A Single-Family Dwelling is an allowed Use in the HRM zoning district and requires a minimum lot size of 1,875 square feet; the lot size complies with this requirement. A Duplex dwelling is an allowed Use in the HRM zoning district and requires a minimum lot size of 3,750 square feet; the lot size does not comply with this requirement.

15. The minimum lot width in the HRM zoning district is 37.5 feet; this lot complies with a lot width of 37.5 feet.

16. The required Front Yard Setback is 10 feet; the existing front yard complies at 15 feet.

17. The required Rear Yard Setback is 10 feet; the existing Rear Yard Setback does not comply at 0 feet as the garage encroaches over the west property line.

18. The required Side Yard Setback is 5 feet (north Lot Line) and 10 feet (ROW facing south Lot Line); the existing Side Yard Setbacks do not comply as the house is 2 feet along the north property line and the garage has a 0 foot setback along the south property line.

19. There are several encroachments on this Site that have been verified by the existing conditions survey. The existing garage and concrete pathways encroach into the the Street right-of-way. Along the west property line, a portion of the garage encroaches onto the neighboring City-owned property at 1255 Park Avenue (Park City Library).

20. In 1992, the City constructed the fence in order to prevent cars parked in the Library parking lot from shining lights into the houses to the east.

21. There is no maximum building footprint requirement in the HRM zoning district. Any new construction shall comply with the Land Management Code at the time of Application submittal.

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

Conclusions of Law – 1203 Park Avenue

1. The proposed Plat Amendment has been reviewed for compliance with Land Management Code Chapter 15-2.4 and Sections 15-7.1-3(B) and 15-12-15(B)(9).
2. There is good cause for this Plat Amendment as the interior lot lines running through the Structure will be removed, existing encroachments will be resolved as required by Condition of Approval #4, and public snow storage easements will be provided to the City. Further, the Plat Amendment will require the removal of a non-conforming use, the illegal Duplex, allowing the use of the Structure to return to a Single-Family Dwelling.
3. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
4. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
5. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 1203 Park Avenue

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The Applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A ten feet (10') wide public snow storage easement shall be dedicated along the Park Avenue and 12th Street frontages of the property on the plat.
4. The property owner shall remove the portions of the c.1974 garage that encroaches into the City-owned property at 1255 Park Avenue along the west elevation as well as the portion of the garage that encroaches onto the 12th Street right-of-way on the south elevation. This shall be completed prior to recordation of the Plat Amendment with the Summit County Recorder's Office.
5. Any new construction shall comply with the Land Management Code at the time of Application submittal. A Duplex Use is not allowed on this Site pending demolition of the existing structures.
6. A note shall be added to the plat stating that residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
7. A note shall be added to the plat stating off street parking access will need to be from 12th Street and not Park Avenue.

The Planning Commission Meeting adjourned at 5:50 p.m.

Approved by Planning Commission: _____

PENDING APPROVAL

Planning Commission Staff Communication

Subject: City Council Update
Author: Planning Department
Date: March 10, 2021
Type of Item: Informational



On February 4, 2021, the City Council took the following action on items recommended by the Planning Commission:

PL-20-04613, Nightly Rentals in the Lower Rossi Hill Historic Residential Low – Density Zoning District

The City Council adopted [Ordinance No. 2021-06](#) to correct a 2017 staff oversight and establish Nightly Rentals as a Conditional Use in the Lower Rossi Hill Historic Residential Low – Density Zoning District ([Staff Report](#); [Minutes](#), p. 12).

On February 25, 2021, the City Council took the following action on items recommended by the Planning Commission:

PL-20-04278, Argent at Empire Pass Condominiums First Amended

At the applicant's request, due to abutter opposition, the City Council amended Ordinance No. 2021-12 to remove the proposed open space parcel and approved only the combination of two units into one unit ([Staff Report](#); [Audio](#)).

PL-21-04738, Affordable Master Planned Developments

The City Council enacted [Ordinance No. 2021-10](#) to repeal Land Management Code Chapter 15-6-7, *Master Planned Affordable Housing Development*; to enact Chapter 15-6.1, *Affordable Master Planned Developments*, and to amend Chapter 15-15, *Defined Terms* ([Staff Report](#); [Audio](#)).

The Council directed staff to bring the Affordable Master Planned Development (AMPD) code before the Historic Preservation Board to evaluate whether AMPDs should also be allowed in non-residential Historic Zoning Districts. Staff will schedule this item for the Historic Preservation Board's April 7 meeting. The AMPD code will then come before the Planning Commission again to evaluate potential Historic Zoning Districts for these developments for a possible recommendation to City Council.

PL-20-04661, PL-21-04739, and PL-21-04578, King's Crown Condominiums Plat Amendment

The City Council enacted [Ordinance No. 2021-11](#), approving the King's Crown Condominiums First Amended Plat specific to Building D. Since the Planning Commission's February 10 meeting, the applicant and neighbors worked out additional conditions of approval to specify landscaping, the public access stairs, and the location of mechanical equipment. The Council found these additional conditions to be substantially aligned with the Planning Commission's conditions and incorporated them into the final Ordinance ([Staff Report](#); [Audio](#)).

PL-21-04737, Lilac Hill East Subdivision Extension of Time

The City Council enacted [Ordinance No. 2021-09](#), approving a one year extension to record the plat for the Lilac Hill East Subdivision ([Staff Report](#); [Audio](#)).

Planning Commission Agenda Item Report

Meeting Date: March 10, 2021

Submitted by: Brendan Conboy

Submitting Department: Planning

Item Type: Ordinance

Agenda Section:

Subject:

1049 Lowell Avenue - A Plat Amendment in the Historic Residential (HR-1) Zone to Adjust the Lot Line Between Lots 2 and 3 of the Northstar Subdivision under Common Ownership by the Applicant.

(A) Public Hearing (B) Possible Recommendation for City Council's Consideration on April 1, 2021

Suggested Action:

Attachments:

[PL-20-04722_1049_Lowell_Ave_Plat_Amendment_PC_03102021](#)

[Exhibit A: Draft Ordinance and Proposed Plat](#)

[Exhibit B: Record of Survey](#)

[Exhibit C: Existing Northstar Subdivision Plat](#)

[Exhibit D: Applicant Submittal](#)

[Exhibit E: Site Pictures](#)

[Exhibit F: Proposed Plat \(Large\)](#)

Planning Commission Staff Report

Subject: 1049 Lowell Avenue, Northstar
Subdivision Lots 2 & 3 Lot Line Adjustment
Author: Brendan Conboy, Senior Planner
Project Number: PL-20-04722
Date: March 10, 2021
Type of Item: Administrative – Plat Amendment

Summary Recommendation

Staff recommends the Planning Commission hold a Public Hearing for the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment and consider forwarding a **positive** recommendation to the City Council on April 1, 2021, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft Ordinance for the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment.

Description

Applicant: Sea & Sky Properties, LP c/o Michael Stoker, Stoker
Architecture
Location: 1049 & 1025 Lowell Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential (Single Family and Multi-Unit Dwelling)
Reason for Review: Plat Amendments require Planning Commission review and City Council approval.

Executive Summary

The proposed 1049 and 1025 Lowell Avenue Plat Amendment seeks to adjust the property line between the two adjoining lots under common ownership by the applicant in order to accommodate a remodel and addition to the existing home located at 1049 Lowell Avenue. The applicant has submitted an application for Historic District Design Review which will be processed if Council approves the Plat Amendment. No development plans have been submitted or are proposed at this time for the adjusted Lot 3 (1025 Lowell Ave)

Background

The subject property is legally described as Lots 2 and 3 of the Northstar Subdivision, a ten-Lot Subdivision, recorded with Summit County in 1977. The applicant holds both properties under common ownership. 1049 Lowell Avenue contains a 4,802 square foot house with a 482 square foot basement built in 1982. The homeowner has pulled a number of building permits over the years for interior, garage, and exterior remodels to the property.

In 2007 the City approved Building Permit B07-12770 for a retaining wall and driveway with snowmelt system. The property has an approved encroachment agreement for the snowmelt system encroaching into the public Right-of-Way. In 2019 the City held a Pre-Application meeting, Item PL-19-04236, for Historic District Design Review for new

landscaping and a deck on Lot 3 (1025 Lowell Avenue). Staff granted the applicant a waiver from a full HDDR review and public hearing. Building Permit BD-19-26779 was issued in June, 2019, with final inspection approved in August of 2019.

In August of 2019 a complaint was received from a neighbor for a teepee structure erected on the newly built deck at 1025 Lowell Avenue. Planning staff, in consultation with the Building Department, determined that the teepee did not require a permit or separate approval as it was non-habitable, less than 200 square feet, and is limited to a period of 180 days per year.

In approving the retaining walls in 2007, and the deck and landscaping plans in 2019, staff should have required the applicant to obtain an encroachment agreement for the improvements crossing into Lot 3 for the benefit of Lot 2 or otherwise required the homeowner to vacate the lot line and create one Lot of record. Because that did not happen in 2019, staff is including Condition of Approval #5 which requires the applicant to create (an) encroachment agreement(s) for all encroachments benefiting Lot 2 prior to recording the plat with Summit County.

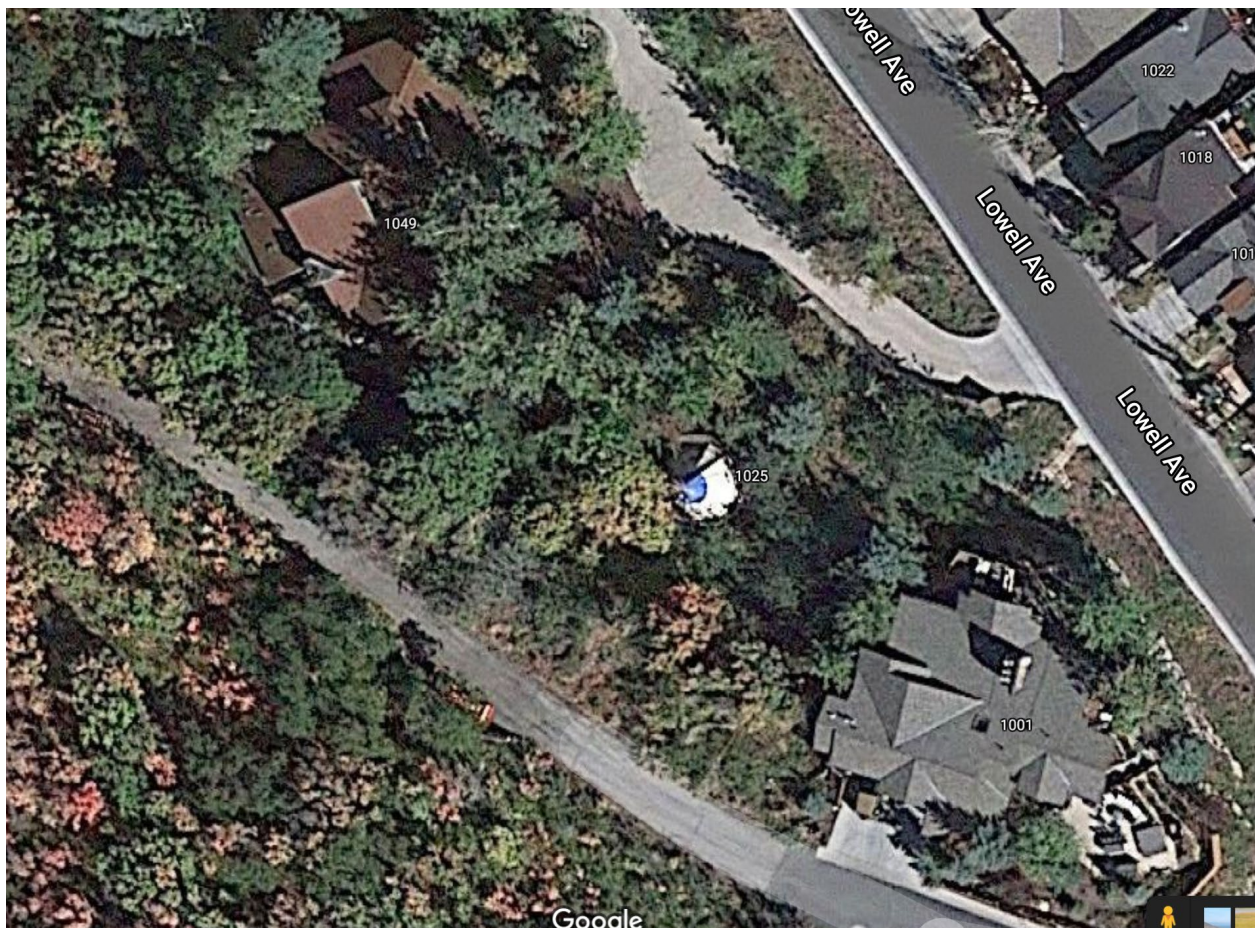


Figure 1 Google Maps image showing teepee

Typically, the applicant's proposal would be processed administratively by staff per LMC [Sec § 15-7.1-6.\(F\) Lot Line Adjustment](#). However, the applicant was unable to demonstrate to the satisfaction of the Planning Director that,

b. all Owners of Property contiguous to the adjusted Lot(s) or to Lots owned by the Applicant(s) which are contiguous to the adjusted Lot(s), including those separated by a public Right-of-Way, consent to the Lot Line Adjustment.

Therefore, per Sec. 15-7.1-6(F)(2), the applicant has exercised their right to file a formal Plat Amendment application. Per the LMC [Sec § 15-7.1-3\(B\) Plat Amendment](#),

Plat Amendments shall be reviewed according to the requirements of Section 15-7.1-6 Final Subdivision Plat and approval shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

1. FINAL PLAT. A Final Plat shall be approved in accordance with these regulations.

Analysis

Per [Sec § 15-2.2-1](#) *The purpose of the Historic Residential (HR-1) District is to:*

- A. preserve present land Uses and character of the Historic residential Areas of Park City;*
- B. encourage the preservation of Historic Buildings and/or Structures;*
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;*
- D. encourage single family Development on combinations of 25' x 75' Historic Lots;*
- E. define Development parameters that are consistent with the General Plan policies for the Historic core; and*
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.*

Staff finds that the proposed Plat Amendment complies with the purpose of the HR-1 zoning district in regards to: *preserving present land uses and character of the Historic residential Areas of Park City, encouraging construction of Historically Compatible Structures, and encouraging single family Development on combinations of 25' x 75' Historic Lots.* Any development resulting from the Plat Amendment will be required to obtain Historic District Design Review approval and must otherwise meet all other requirements of the LMC.

The purpose of this Plat Amendment is a Lot Line Adjustment between Lots 2 and 3 of the Northstar Subdivision in order to accommodate an addition to the existing residence at 1049 Lowell Avenue and to do XYZ on 1025 Lowell. Therefore, staff has analyzed the request according to the standards of [Sec § 15-7.1-6.\(F\) Lot Line Adjustment](#), with the

exception of clause (b) requiring Owners of Property contiguous to the adjusted Lots to consent to the Lot Line Adjustment:

- a. *no new developable Lot or unit results from the Lot Line Adjustment;*

Complies. No new lot or unit is created.

- b. *all Owners of Property contiguous to the adjusted Lot(s) or to Lots owned by the Applicant(s) which are contiguous to the adjusted Lot(s), including those separated by a public Right-of-Way, consent to the Lot Line Adjustment;*

Complies, as conditioned. This application is being processed as a Final Plat in a public meeting with a public hearing, all legally noticed.

- c. *the Lot Line Adjustment does not result in remnant land;*

Complies. No remnant land results from the adjustment.

- d. *the Lot Line Adjustment, and resulting Lots comply with LMC Section 15-7.3 and are compatible with existing lot sizes in the immediate neighborhood;*

Complies. Please see the lot analysis below.

- e. *the Lot Line Adjustment does not result in violation of applicable zoning requirements;*

Complies. The Adjustment does not result in any known violation of applicable zoning requirements. Detached Single Family is an allowed use in this zone.

- f. *neither of the original Lots were previously adjusted under this section;*

Complies.

- g. *written notice was mailed to all Owners of Property within three hundred feet (300') and neither any Person nor the public will be materially harmed by the adjustment; and*

Complies. Staff mailed notice on February 22, 2021.

- h. *the City Engineer and Planning Director authorizes the execution and recording of an appropriate deed and Plat, to reflect that the City has approved the Lot Line Adjustment.*

Complies. The City Engineer and Planning Director will review the Final Plat prior to recordation. Condition of Approval X.

- i. *Extension of Approval. Applicants may request time extensions of the Lot Line Adjustment approval by submitting a request in writing to the Planning Department prior to expiration of the approval. The Planning Director shall review all requests for time extensions of Lot Line Adjustments and may grant a one year extension.*

Not applicable.

The following table compares the Lot and Site Requirements to the proposed Adjusted Lots:

Zone Allowance:	HR-1 Requirement	Lot 2 (1049 Lowell Ave)	Lot 3 (1025 Lowell Ave)
Minimum? Lot Size	1,875 SF	18,750 SF Complies	6,599 SF Complies
Lot Width	25 Feet	115.5 Feet Complies	61.9 Feet Complies
Setbacks			
Min. Front /Rear Setback	Min. 15 ft./Total 30 ft.	Must Comply	Must Comply
Min. Side Setback	Lot 2: 10 ft./Total 20 ft. Lot 3: 5 ft./Total 10 ft.	Must Comply	Must Comply
Building Height	27 ft. from existing grade	Must Comply	Must Comply
Allowable Footprint	4,500 SF (Max)	3,187.5 SF Complies	2,276.6 SF Complies

As shown in the table above, the proposed Lot Line Adjustment will meet the Lot and Site Requirements. No new nonconformities are created as a result of the Lot Line Adjustment. Any future development will be subject to the Land Management Code and the Design Guidelines for Park City's Historic Districts.

Good Cause

The LMC defines Good Cause as,

Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community. ([LMC Sec 15-15-1](#))

Staff finds good cause for this Plat Amendment in that it will allow the applicant to construct a remodel and addition to their home and resolve existing issues and non-conformities. Single Family Dwelling is an allowed use in the HR-1 District. Any addition to the home will be subject to the requirements of the LMC and Historic District Design Review approval. The Plat Amendment will not result in the amendment or vacation of any Public Street, Right-of-Way, or easement.

Process

Plat Amendments require Planning Commission review and City Council approval. The approval of this Plat Amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in [LMC Section 15-1-18](#). A Historic District Design Review application will need to be approved by Planning Staff prior to issuance of building permits.

Department Review

This project has gone through an interdepartmental review. Corey Legge with the Engineering Department provided the following comments:

The record of survey the applicant included for the Northstar lot line adjustment shows Northstar Road continues through Lot 3 and connects to Lowell Avenue. This connection is not shown on the existing plat and makes me think the continuation of the private road through Lot 3 was never approved.

I don't have an issue with the connection to Lowell Avenue and it is likely preferred from a public safety perspective. However, this will need to be corrected on the plat amendment and the private road right-of-way needs to be shown.

Staff has relayed these comments to the applicant who has advised staff that this connection will be included on the recorded plat. Staff has included Condition of Approval #6 requiring the applicant to include this connection on the Final Plat, to be approved by the Engineering Department. All encroachments onto Lot 3 must be remedied via Encroachment Agreement per Condition of Approval #5.

Notice

On February 19, 2021, the property was posted. On February 22, 2021, notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on February 24, 2021, according to requirements of the Land Management Code.

Public Input

No public input has been received prior to the issuance of this report.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the 1049 and 1025 Lowell Avenue Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 1049 and 1025 Lowell Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the 1049 and 1025 Lowell Avenue Plat Amendment to a date certain.

Exhibits

Exhibit A: Draft Ordinance and Proposed Plat

Exhibit B: Record of Survey

Exhibit C: Existing Northstar Subdivision Plat

Exhibit D: Applicant Submittal/Statement

Exhibit E: Site Pictures

Exhibit F: Proposed Plat (Large)

Exhibit A – Draft Ordinance

Ordinance No. 2021-XX

AN ORDINANCE APPROVING THE NORTHSTAR SUBDIVISION LOT 2 & 3 LOT LINE ADJUSTMENT LOCATED AT 1049 AND 1025 LOWELL AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1049 AND 1025 Lowell Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on February 19, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, on February 24, 2021, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on March 10, 2021, to receive input on the Plat Amendment; and

WHEREAS, the Planning Commission, on March 10, 2021, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on April 1, 2021, the City Council held a public hearing to receive input on the Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment located at 1049 and 1025 Lowell Avenue.

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

SECTION 1. APPROVAL. The Northstar Subdivision Lot 2 & 3 Lot Line Adjustment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The subject properties are located at 1049 and 1025 Lowell Avenue.
2. The subject properties consist of Lot 2 and Lot 3 of the Northstar Subdivision.
3. The property is in the Historic Residential (HR-1) District.
4. 1049 Lowell Avenue contains an existing Detached Single Family Dwelling. 1025 Lowell Avenue is vacant land.
5. The applicant proposes to adjust the Interior Lot Line of the subject Lots.
6. The proposed Lot Adjustment meets the Lot and Site Requirement of the Land Management Code.

7. The applicant has submitted an application for Historic District Design Review, which will be processed should the Plat be approved..
8. The applicant will be subject to the Design Guidelines for Park City's Historic Districts.
9. No public Streets, Right-of-Way, or easements will be vacated or amended as a result of the proposed Plat Amendment.

Conclusions of Law:

1. There is good cause for this Plat Amendment as it allows the applicant to construct a remodel and addition to their home. Any addition to the home will be subject to the requirements of the LMC and Historic District Design Review approval.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The applicant will record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the Plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
3. New construction shall meet Site and Lot requirements of the HR-1 District per the Land Management Code in effect at the time of application submittal.
4. A Historic District Design Review application is required for any new construction proposed at the Site.
5. The applicant shall obtain encroachment agreement(s) for all encroachments prior to recording the plat with Summit County.
6. The applicant shall record the extension of Northstar Road on the Final Plat, subject to City Engineer approval.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this ____ day of _____, 2021.

PARK CITY MUNICIPAL CORPORATION

MAYOR, Andy Beerman

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney, Mark Harrington

PREPARED BY
ELEMENT
 1000 SOUTH 200 EAST, SUITE 200, SALT LAKE CITY, UT 84143
 801-582-5875 • 801-587-8786

SPRINGVILLE BASIN WATER RECLAMATION DISTRICT
 1000 SOUTH 200 EAST, SUITE 200, SALT LAKE CITY, UT 84143
 801-582-5875 • 801-587-8786

CITY ENGINEER
 1000 SOUTH 200 EAST, SUITE 200, SALT LAKE CITY, UT 84143
 801-582-5875 • 801-587-8786

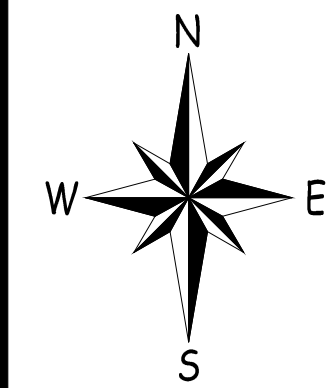
APPROVAL AS TO FORM
 1000 SOUTH 200 EAST, SUITE 200, SALT LAKE CITY, UT 84143
 801-582-5875 • 801-587-8786

CERTIFICATE OF ATTEST
 1000 SOUTH 200 EAST, SUITE 200, SALT LAKE CITY, UT 84143
 801-582-5875 • 801-587-8786

PLANNING APPROVAL AND ACCEPTANCE
 1000 SOUTH 200 EAST, SUITE 200, SALT LAKE CITY, UT 84143
 801-582-5875 • 801-587-8786

NORTHSTAR SUBDIVISION LOT 2 & 3
LOT LINE ADJUSTMENT

AN ADJUSTMENT OF THE LOT LINE BETWEEN LOTS 2 & 3, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 71

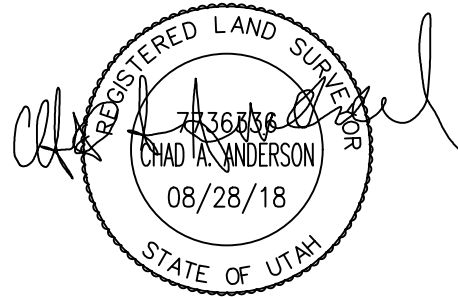


SYMBOL LEGEND	
	DEED LINE
	SURVEY BOUNDARY
	FIELD FENCE
	FOUND REBAR WITH CAP (AS NOTED)
	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A. ANDERSON - PLS. DATE



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO AID IN THE DESIGN OF A REMODEL. SURVEY WAS PERFORMED IN AUGUST 2018.

DESCRIPTION

LOTS 2 & 3:

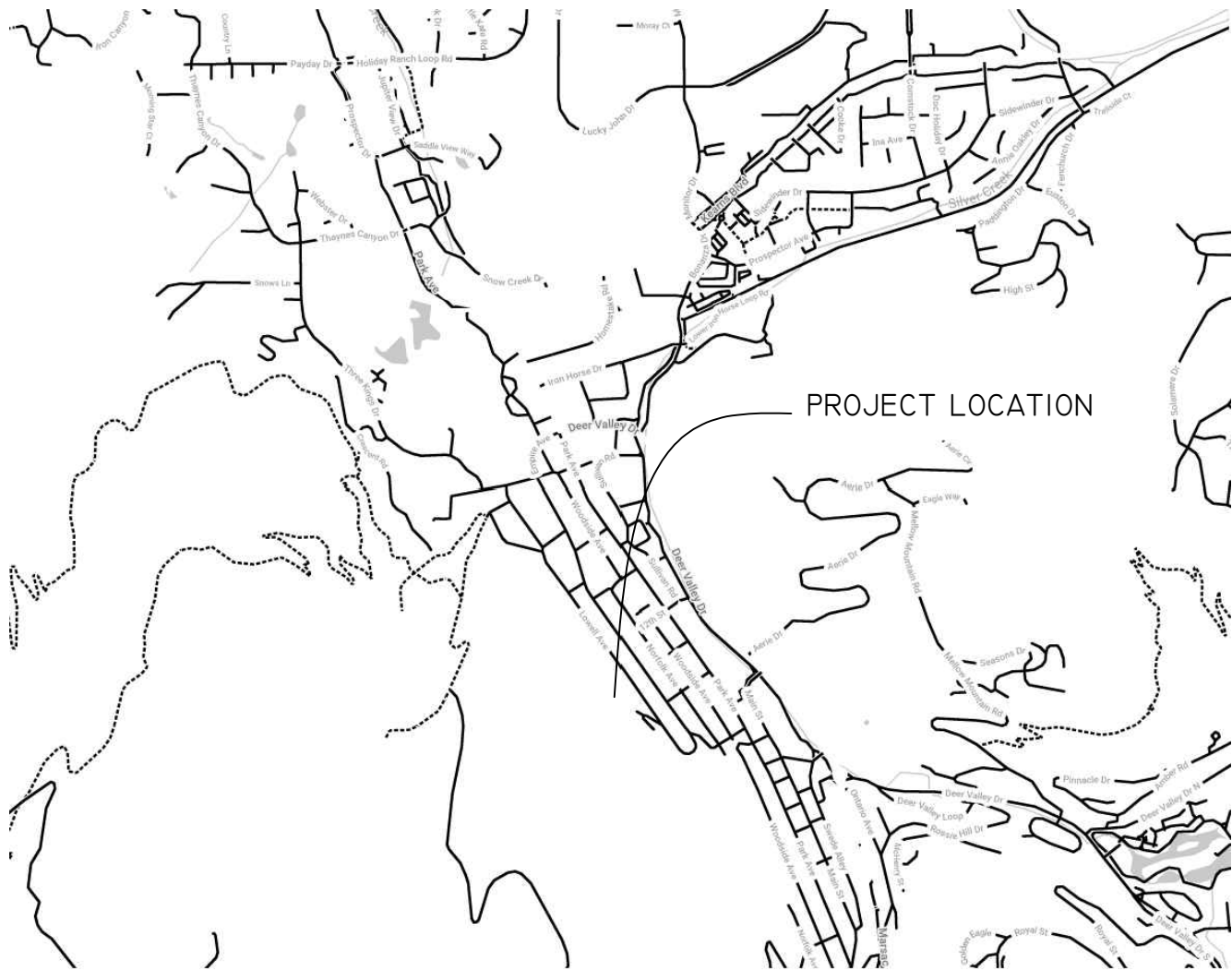
ALL OF LOTS 2 AND 3 OF THE NORTHSTAR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY

AREA = 0.58 ACRE

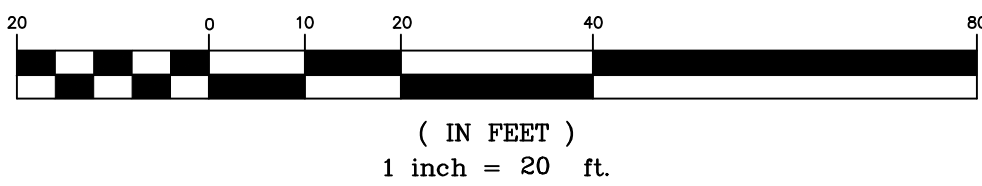
BASIS OF BEARINGS

BASIS OF BEARINGS: S47°51'57"E MEASURED BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

VICINITY MAP



GRAPHIC SCALE



1 LIEBERT S. & MARIA PILAR TURNER 369-734 1-A JOHN J. & DAWN A, MCNULTY (JT) 948-106	2 RICHARD A TRIPPEER JR TR 1125-549 M183-298	3 RICHARD A TRIPPEER JR TR 1125-549 M183-299	4 SCOTT & REBECCA RICHARDS (JT) 564-363	5 W BRENT DICKENS & PATRICIA B DICKENS TRUSTEES 657-797-799
6 CAROL C. LARSON 517-755 867-317	7 ROBERT A & ANNIE LEWIS J. GARDA 531-13	8 WILLIAM W. III & SUSAN W. TRUXES -(JT) 652-176 818-92	9 SULGRAVE INVEST AND TRADE & RIDGELAND BUSINESS LTD. 600-635 1150-178.9	10 ERIC R. HERMANN & SUSAN FREDSTON-HERMAN (JT) 949-546

Effective 6-1-1999 parcel ownership will not be updated on this plat
For current ownership see computer indexes.

Beck 32-33-31
40-41



November 30, 2020

Park City Municipal Corporation
Planning Department

RE: Written Statement, Subdivision Plat/Condominium Plat
Larcher Residence
1049 Lowell Avenue
Park City, UT 84060

Dear Planning Department:

The owner has requested that the property line separating his two adjoining lots be adjusted to reconfigure the area on each lot.

The South lot located at 1025 Lowell Ave is vacant and the North lot at 1049 Lowell Ave contains the owner's single family home and detached 2-story garage/storage structure.

The additional area allocated from the South lot to the North lot will enable a remodel and addition to the existing home, which includes the removal of the existing detached garage structure and the addition of a new two car garage underneath the home.

The lot line adjustment shall comply with the criteria as described in the Land Management Code, section 15-7, 1-6.

This application will be submitted concurrently with the Request for Extension or Modification of Approval application.

Please let our office know if any clarifications are required at this time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Stoker', with a stylized flourish at the end.

Michael J. Stoker, AIA, NCARB – Architect
President, Stoker Architecture, Inc.















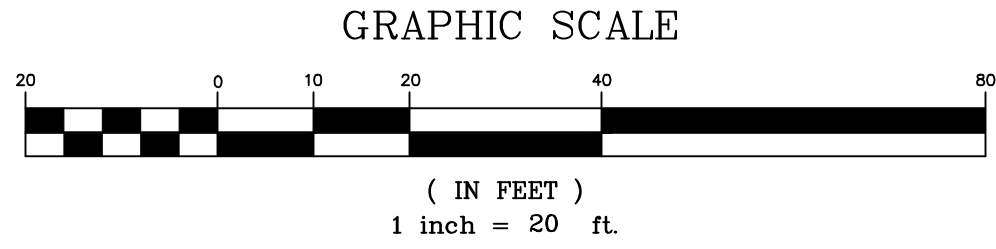


SYMBOL LEGEND	
	ADJACENT PROPERTY
	BOUNDARY
	EASEMENT LINE
	CL STREET
	ACCESS EASEMENT

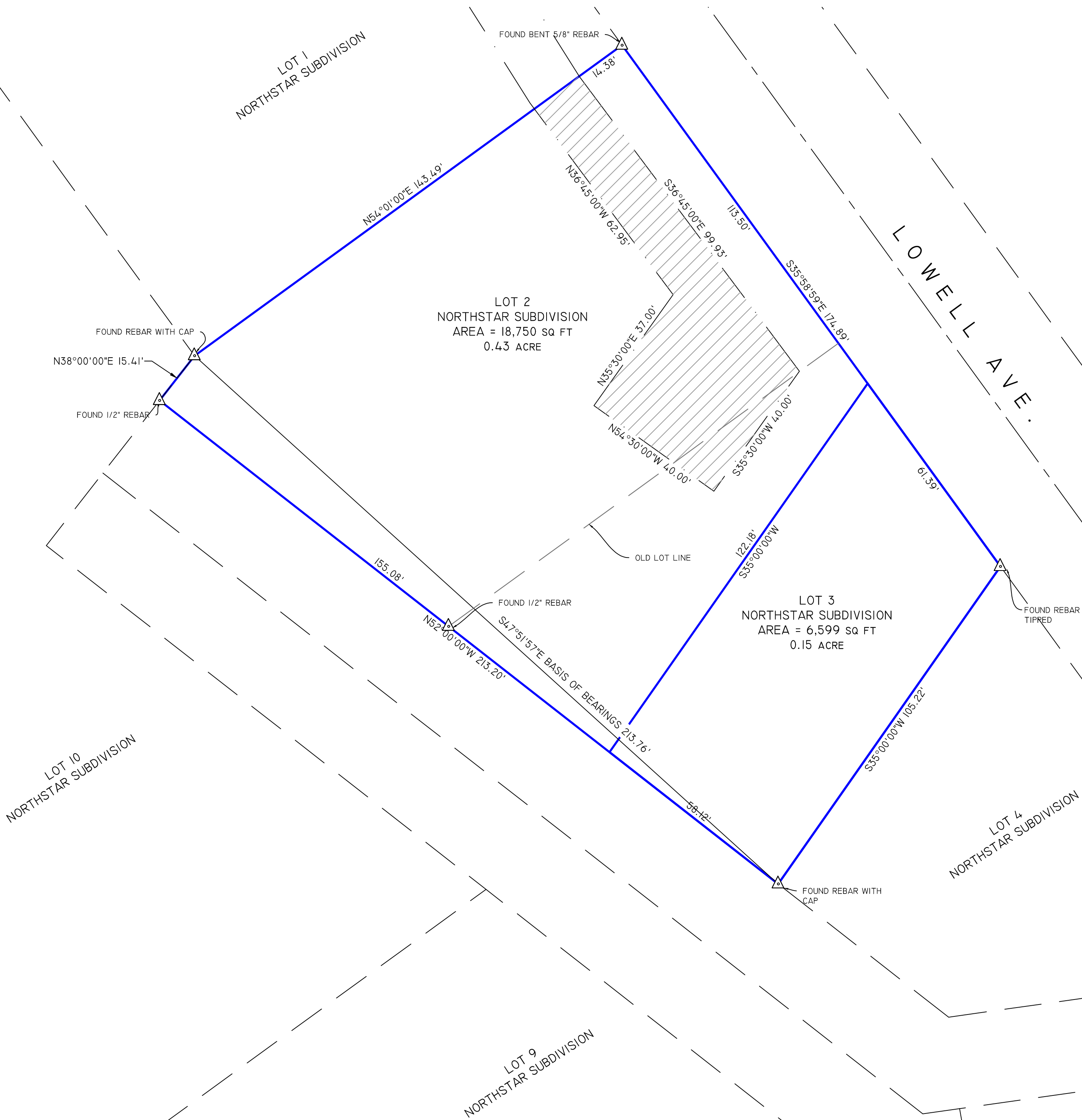
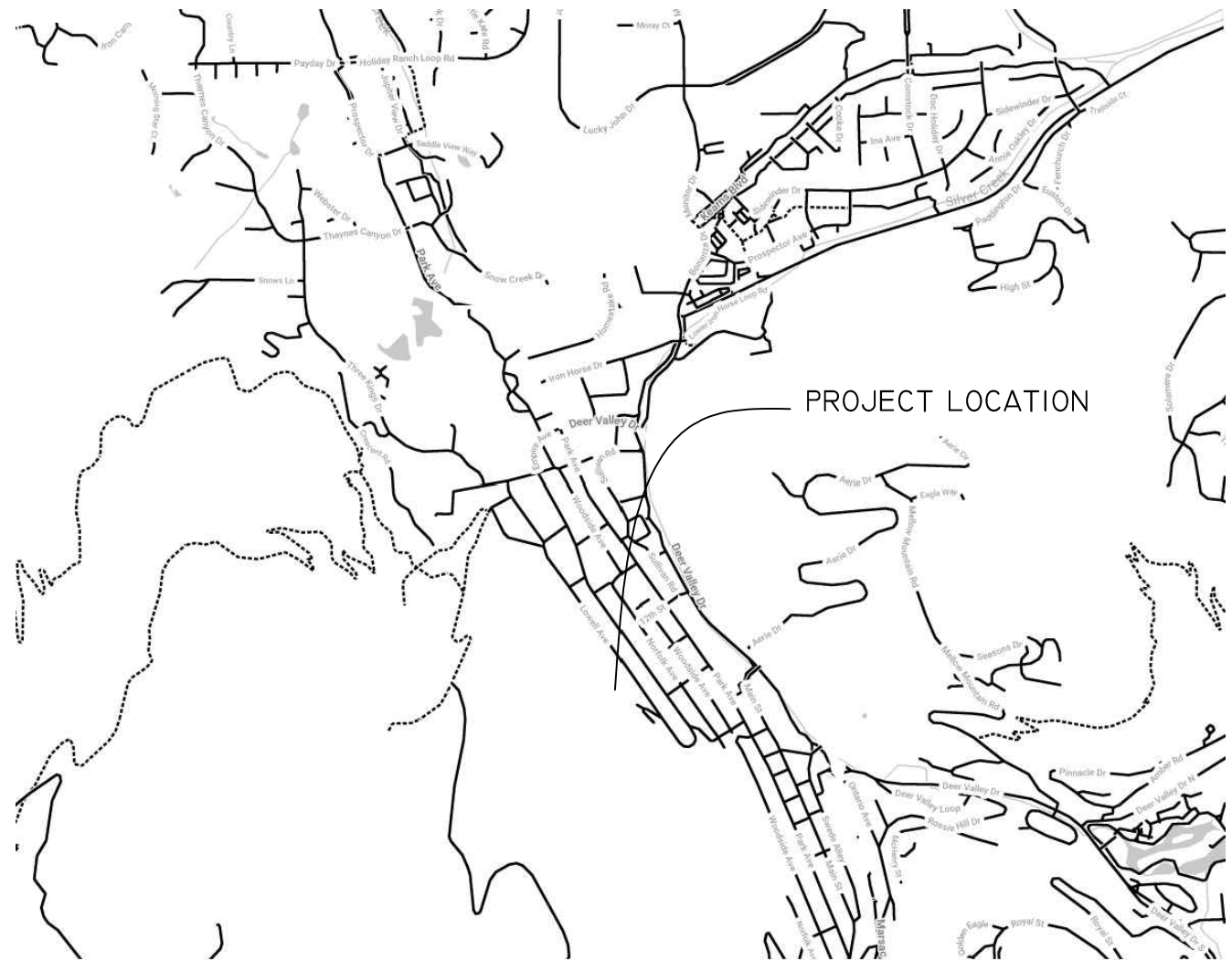


NORTHSTAR SUBDIVISION LOT 2 & 3 LOT LINE ADJUSTMENT

AN ADJUSTMENT OF THE LOT LINE BETWEEN LOTS 2 & 3
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.



VICINITY MAP



PREPARED BY

ELEMENT
LAND SURVEYING

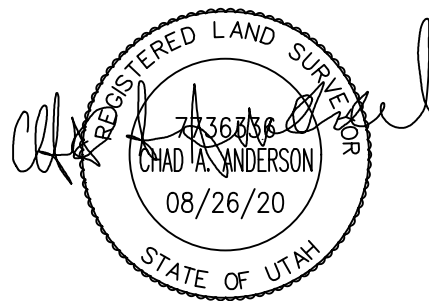
2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801 - 592 - 5975 & 801 - 657 - 8748

SURVEYOR'S CERTIFICATE

I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO BATTLE CREEK BUSINESS PARK - PLAT "A", AN EXPANDABLE COMMERCIAL CONDOMINIUM PROJECT, THAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

CHAD A ANDERSON

DATE



BOUNDARY DESCRIPTION

ALL OF LOTS 2 AND 3 OF THE NORTHSTAR SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY,
CONTAINING 0.58 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF TRACT OF LAND DESCRIBED HEREON AS NORTHSTAR SUBDIVISION LOTS 2 & 3 LOT LINE ADJUSTMENT, HAS CAUSED A SURVEY TO BE MADE AND THIS PLAT TO BE PREPARED; SAID OWNER HEREBY DEDICATES FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. I DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND I, _____, HEREBY CONSENT TO THE RECORDATION OF THIS PLAT

IN WITNESS WHEREOF THE OWNER HAS SIGNED THIS ____DAY OF _____20____.

NAME

TITLE

SEA AND SKI PROPERTIES LP, AN
ARIZONA LIMITED PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF

COUNTY OF

BY

S.S.

BY

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME, _____, WHO, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS A PARTNER OF THE FIRM OF _____, A LIMITED-PARTNERSHIP, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED-PARTNERSHIP BY AUTHORITY OF ALL PARTNERS, AND SAID GRANTOR ACKNOWLEDGED TO ME THAT SAID LIMITED-PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC (SEE SEAL BELOW)

NORTHSTAR SUBDIVISION LOT 2 & 3 LOT LINE ADJUSTMENT

AN ADJUSTMENT OF THE LOT LINE BETWEEN LOTS 2 & 3
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.

RECORDED

ENTRY NO. _____

STATE OF UTAH COUNTY OF SUMMIT

DATE _____ TIME _____

RECORDED AND FILED AT THE REQUEST OF:

COUNTY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT STANDARDS ON
THIS _____ DAY OF _____ 20 ____

SNYDERVILLE WATER RECLAMATION DISTRICT

CITY ENGINEER

I FIND THIS PLAT TO BE IN CONFORMANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS _____ DAY OF _____
20 ____

PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS _____ DAY OF _____
20 ____

PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT MAP WAS APPROVED BY THE LAND USE AUTHORITY THIS
_____ DAY OF _____ 20 ____

PARK CITY RECORDER

PLANNING APPROVAL AND ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 20 ____
ON BEHALF OF THE PARK CITY COUNCIL PER THE PARK CITY LAND MANAGEMENT
CODE.

PARK CITY PLANNING DIRECTOR
LAND USE AUTHORITY