



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
January 16, 2025**

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.

Zoom Link: <https://us02web.zoom.us/j/88167820277>

1. REGULAR AGENDA - 12:00PM

- 1.A. **2175 Sidewinder Drive – Administrative Conditional Use Permit** – The Applicant Proposes to Install a Temporary Structure and a Temporary Increase in Occupancy at 2175 Sidewinder Drive from January 22 to January 29 in the Residential Development Zoning District. PL-24-06380.
(A) Public Hearing; (B) Action
- 1.B. **657 Park Avenue – Administrative Conditional Use Permit** – The Applicant Proposes a Temporary Change of Occupancy For for a Private Meeting and Hospitality Space for Apple TV+ from January 24-28, 2025. PL-24-06366
(A) Public Hearing; (B) Action
- 1.C. **2424 & 2426 Nansen Court – Administrative Lot Line Adjustment** – The Applicant Proposes a Lot Line Adjustment Between Nordic Village Lots 15 & 16 by Shifting the Lot Line 9 Feet and 1 ¾ Inches Westward into Lot 15 in the Recreation Development and Sensitive Land Overlay. PL-24-06320
(A) Public Hearing; (B) Action

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: 2175 Sidewinder Drive
Application: PL-24-06380
Author: Meredith Covey, Planner I
Date: January 16, 2025
Type of Item: Administrative Conditional Use Permit – Temporary Structure
Administrative Permit – Temporary Change of Occupancy

Recommendation

(I) Review the Administrative Conditional Use Permit (ACUP) to install a Temporary Structure for a private event and an Administrative Permit for a Temporary Change of Occupancy January 22-29, (II) conduct a public hearing, and (III) consider approving the ACUP and Administrative Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Caspian Agency
Location: 2175 Sidewinder Drive
Zoning District: Residential Development
Adjacent Land Uses: Commercial, Residential, Open Space
Reason for Review: The Planning Director or designee reviews and takes Final Action on ACUPs and Administrative Permits.¹

ACUP Administrative Conditional Use Permit
LMC Land Management Code
RD Residential Development

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

Summary

2175 Sidewinder Drive, The Prospector Conference Center, is in the RD Zoning District within the Prospector Square Condo Third Supplemental Plat recorded with Summit County Recorder's Office in 1981 (Entry No. 182367).

Administrative Conditional Use Permit – Temporary Structure

The Applicant proposes installing a Temporary Structure, a 14-foot-wide by 6.5-foot-wide portable restroom trailer totaling 91 square feet (Exhibit B) from January 22-29 to support the Impact Lounge event space during the 2025 Sundance Film Festival. The

¹ LMC [§ 15-1-8](#)

hours of the event are 9:00 am to 9:30 pm each day. Pursuant to Land Management Code (LMC) [§ 15-2.13-2\(B\)\(30\)](#) Temporary Structures are conditional uses in the Residential Development (RD) Zoning District and require an ACUP.

Administrative Permit – Temporary Change of Occupancy

The Applicant also proposes a Temporary Change of Occupancy for 2175 Sidewinder, not to exceed occupancy established by the Chief Building Official and Fire Marshal, during the same timeframe (January 22-29). Temporary Change of Occupancy requires an Administrative Permit pursuant to LMC [§ 15-4-2](#).

Analysis

See Final Action Letter (Exhibit A).

The Development Review Committee reviewed the proposal on January 7, 2025, and confirmed the proposal conforms with their requirements.²

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 January 3, 2025. Staff mailed courtesy notice to adjacent property owners on January 6, 2025.³

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director, or designee, may approve the ACUP.
- The Planning Director, or designee may deny the ACUP and direct staff to make Findings for the denial.
- The Planning Director, or designee may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Verification from The Prospector

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)



Planning Department

January 16, 2025

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 2175 Sidewinder Drive

Zoning District: Residential Development

Applicant: Caspian Agency

Application: Administrative Conditional Use Permit – Temporary Structure
Administrative Permit – Temporary Change of Occupancy

Project Number: PL-24-06380

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 16, 2025

Project Summary: Administrative Conditional Use Permit:
The Applicant proposes installing a Temporary Structure, a 14-foot-wide by 6.5-foot-wide portable restroom trailer totaling 91 square feet, for the Impact Lounge during the 2025 Sundance Film Festival from January 22-29.

Administrative Permit:
The Applicant proposes a Temporary Change of Occupancy not to exceed occupancy established by the Chief Building Official and Fire Marshal.

Action Taken

On January 16, 2025, the Planning Director conducted a public hearing and approved the Temporary Structure and Temporary Change in Occupancy according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 2175 Sidewinder Drive, The Prospector Conference Center, is in the Residential Development (RD) Zoning District, within the Prospector Square Condo Third



Planning Department

Supplemental Plat recorded with Summit County Recorder's Office in 1981 (Entry No. 182367).

2. The Applicant proposes installing a 14-foot-wide portable restroom trailer from January 22-29.
3. The Applicant also proposes a Temporary Change of Occupancy not to exceed occupancy established by the Chief Building Official and Fire Marshal for 2175 Sidewinder Drive.

Administrative Conditional Use Permit – Temporary Structure

4. Temporary Structures are conditional uses in the RD Zoning District and require an Administrative Conditional Use Permit (ACUP).
5. With the approval of the ACUP, as conditioned, the proposal to install a Temporary Structure complies with the RD Zoning District requirements in Land Management Code (LMC) Chapter 15-2.13.
 - a. LMC § 15-2.13-3 outlines Setbacks for the RD Zoning District:
 - i. Front Setback: 10 Feet
 1. The proposed Temporary Structure is set back 38 feet from the Front Lot line and is compliant.
 - ii. Side Setbacks: 12 Feet
 1. The proposed Temporary Structure is set back 148 feet and 150 feet from the Side Lot lines and is compliant.
 - iii. Rear Setback: 15 Feet
 1. The proposed Temporary Structure is set back 112 feet from the Rear Lot line and is compliant.
 - b. LMC § 15-2.13-4 outlines Building Height for the RD Zoning District:
 - i. 28 feet from Existing Grade
 1. The proposed temporary Structure is 10 feet 8 inches tall and is compliant.
6. The Proposal, as conditioned, meets the standards of LMC § 15-4-16 Temporary Structures.
 - a. **The Applicant shall provide written notice of the Property Owner's permission.**
 - i. Complies – On December 31, 2024, Joseph Pagel, the General Manager of The Prospector, provided written verification.
 - b. **The proposed Use shall not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.**



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- i. Complies – the Temporary Structure is proposed to be installed on four Parking Stalls. Per the Applicant, there are 36 Parking Stalls dedicated to the event by The Prospector. Per the Applicant they will have approximately 4-6 cars parking onsite each day for the event. Three staff cars, one to two cars for the catering team, and the possibility of one additional car for a VIP guest or speaker. Per staff's calculations the number of vehicles requiring parking spaces could amount to seven at any given point. Per the Applicant guests will not be permitted to park on site and will be directed to arrive to the event using rideshare, private car service, or public transportation. This will be communicated to guests in pre-event publications. See Condition of Approval 4.
 - c. **The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.**
 - i. See Condition of Approval 3.
 - d. **The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with LMC Section 15-5-5(J).**
 - i. Complies – The proposal does not include temporary signs or outdoor lighting.
7. The Planning Department shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.
8. The Planning Department may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards.
9. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
- a. **Size and Location of the Site** – The Applicant proposes no permanent physical changes to the site.
 - b. **Traffic** – As indicated above the Applicant has confirmed that guests will not be parking on site and will be encouraged to take rideshare, private car service, or public transportation to the site. Per the Applicant during peak times, when events are beginning or ending, they will place a minimum of two volunteers in the parking lot, they will have gold jackets



Planning Department

and high visibility vests, and will direct any car service traffic to enter from Gold Dust Lane, drop off at the main entrance, and exit onto Prospector. This will be communicated in the pre-event communications for all event guests. See Condition of Approval 4.

- c. **Utility Capacity** – On January 6, 2025, the Development Review Committee reviewed the proposal and did not identify impacts to utility capacity.
- d. **Emergency Vehicle Access** – The Park City Fire District reviewed the proposed temporary Structure and requires a fire permit to be submitted with the Building Department prior to temporary Structure installation and an inspection prior to the event.
- e. **Off-Street Parking** – As indicated above the Applicant has confirmed that guests will not be parking on site and will be encouraged to take rideshare, private car service, or public transportation to the site. Per the Applicant the 4-6 Parking Stalls used for employees or a guest speakers of the event will be marked with cones and signs designating who can park there.
- f. **Internal Vehicular and Pedestrian Circulation** – The proposed Structure will not impede internal vehicular or pedestrian circulation. The temporary portable restrooms will occupy existing parking spaces.
- g. **Fencing, Screening, and Landscaping** – The proposed Structure is temporary in nature and will not require fencing, screening, or landscaping.
- h. **Building Mass, Bulk, and Orientation** – The proposed Structure will not impact the mass, bulk, or orientation of the permanent Structure.
- i. **Useable Open Space** – The Temporary Structure will not impact any public Open Space.
- j. **Signs and Lighting** – The Applicant does not propose temporary or permanent signs or outdoor lighting.
- k. **Physical Design and Compatibility with Surrounding Structures** – Not Applicable: The portable toilets are Temporary and therefore are not evaluated for long-term compatibility with surrounding Structures. They will be located within the existing private parking area in an appropriate location for participants of the event to access.



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- l. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors** – See Condition of Approval 3. The site will not emit vibration, odors, steam, or other mechanical elements installed.
- m. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and the Screening of Trash and Recycling Pickup Areas** – The Temporary Structure will not block delivery or service vehicle loading zones. The site has established trash and recycling locations. The Temporary Structure does not make any changes to the site's established services.
- n. **Expected Ownership and Management** – The installation of the Temporary Structure is overseen by the Caspian Agency who has provided written verification from The Prospector approving the proposal.
- o. **Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, and Steep Slopes** – Not applicable. The Temporary Structure will be located on a hard-scaped parking lot and will not affect any environmentally sensitive lands.
- p. **Reviewed for Consistency with the Goals and Objectives of the Park City General Plan** – The Use is consistent with the Sense of Community Goal 10, to create a world-class, multi-seasonal destination resort community.

Administrative Permit – Temporary Change of Occupancy

- 10. The proposal, as conditioned, complies with the Temporary Change of Occupancy criteria outlined in LMC § 15-4-20(D).
 - a. The Applicant shall provide written notice of the Property Owner's consent to the proposed temporary change of occupancy.
 - i. The General Manager of The Prospector provided written verification.
 - b. The proposed Use shall not preclude Public Use of public Parking Spaces.
 - i. The proposed Structure is in a private parking lot and does not preclude Public Use of public Parking Spaces.
 - c. The Applicant shall provide an entrance plan, including patron waiting line capacity. Any Use of exterior space for wait list or lines must be mitigated through the Use of barricades and/or security. Pedestrian International



Planning Department

Building Code compliant Access along the public Right-of-Way must be maintained, unless otherwise approved by the Chief Building Official.

- i. Per the Applicant all visitors will queue inside The Prospector. The Applicant has submitted a floor plan for review by the Building Department.
- d. The Use shall not violate Municipal Code Chapter 6-3, the Noise Ordinance.
 - i. See Condition of Approval 3. The site will not emit vibration, odors, steam, or other mechanical elements installed.
- e. All signage and lighting shall comply with the Sign Code, Title 12, and Illumination, Section 12-4-9.
 - i. The proposal does not include temporary signs or outdoor lighting.
- f. The Use shall comply with the Summit County Health Code, the Fire Code, and State regulations on mass gathering.
 - i. See Condition of Approval 6. The Applicant is required to submit a Fire Permit prior to Building Permit issuance.
- g. The Use shall not violate the International Building Code.
 - i. See Condition of Approval 7.
- h. The Applicant shall submit a delivery plan.
 - i. See Condition of Approval 8.
- i. The Applicant shall adhere to all applicable City and State licensing requirements.
 - i. See Condition of Approval 9.
- j. The Applicant must have an approved operational permit according to the requirements of the International Fire Code prior to the issuance of a temporary change of occupancy permit.
 - i. See Condition of Approval 6.
- k. The Property may not be in violation of the LMC or International Building Code.
 - i. See Condition of Approval 10.
- l. Notice shall comply with Section 15-1-21.
 - i. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 3, 2025. Staff mailed courtesy notice to adjacent property owners on January 6, 2025.



Planning Department

- m. The Fire Marshal may conduct a Site inspection at any time during the temporary change of occupancy to ensure compliance with the above criteria.
 - i. See Condition of Approval 11.
11. On January 7, 2025, the Development Review Committee reviewed the proposal and confirmed the proposal conforms with their requirements.

Conclusions of Law

1. The Application, as conditioned, is consistent with LMC Chapter 15-2.13 Residential Development (RD) District, LMC § 15-1-10(E) *Conditional Use Review Process*, LMC § 15-4-16 *Temporary Structures, Tents, and Vendors*, and LMC § 15-4-20 *Temporary Change Of Occupancy Permits*.
2. The proposed Use, as conditioned, will be compatible with the surrounding Structures in Use, scale, Mass, and Circulation.
3. The effects of any difference in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final plans shall reflect substantial compliance with the plans reviewed on January 16, 2025, 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 denial of a final Fire Permit.
2. The Applicant shall notify the Planning Department, in writing, prior to making any changes to these plans.
3. Outdoor speakers are prohibited, and general event noise shall comply with the City Noise Ordinance, Municipal Code of Park City Chapter 6-3.
4. Parking on site is limited to event employees only. Event attendee parking on site and within the neighborhood is prohibited. The event manager shall ensure that attendees arrive to the site by public transit. This information shall be communicated to guests in pre-event communications. Due to heavy traffic during the Sundance Film Festival, car service or rideshare shall be limited. During peak times and when events are beginning or ending, the Applicant is required to place a minimum of two volunteers in the parking lot in gold jackets and high visibility vests to direct car service traffic to enter from Gold Dust Lane, drop off at the main entrance, and exit onto Prospector.
5. The Temporary Structure shall be installed no earlier than 9:00 am January 22, 2025, and shall be removed by 9:00 pm on January 29, 2025.



Planning Department

6. The Applicant shall obtain a Fire Permit from the Building Department prior to installation of the Temporary Structure.
7. The Applicant shall submit a delivery plan to the Planning and Building Departments for review and approval prior to submitting a Fire Permit application to the Building Department.
8. The Applicant shall adhere to all applicable City and State licensing requirements.
9. The Property may not be in violation of the LMC or International Building Code. The Fire Marshal may conduct a Site inspection at any time during the temporary change of occupancy to ensure compliance with the above criteria.

If you have questions or concerns regarding this Final Action Letter, please call 435-640-8683 or email meredith.covey@parkcity.org

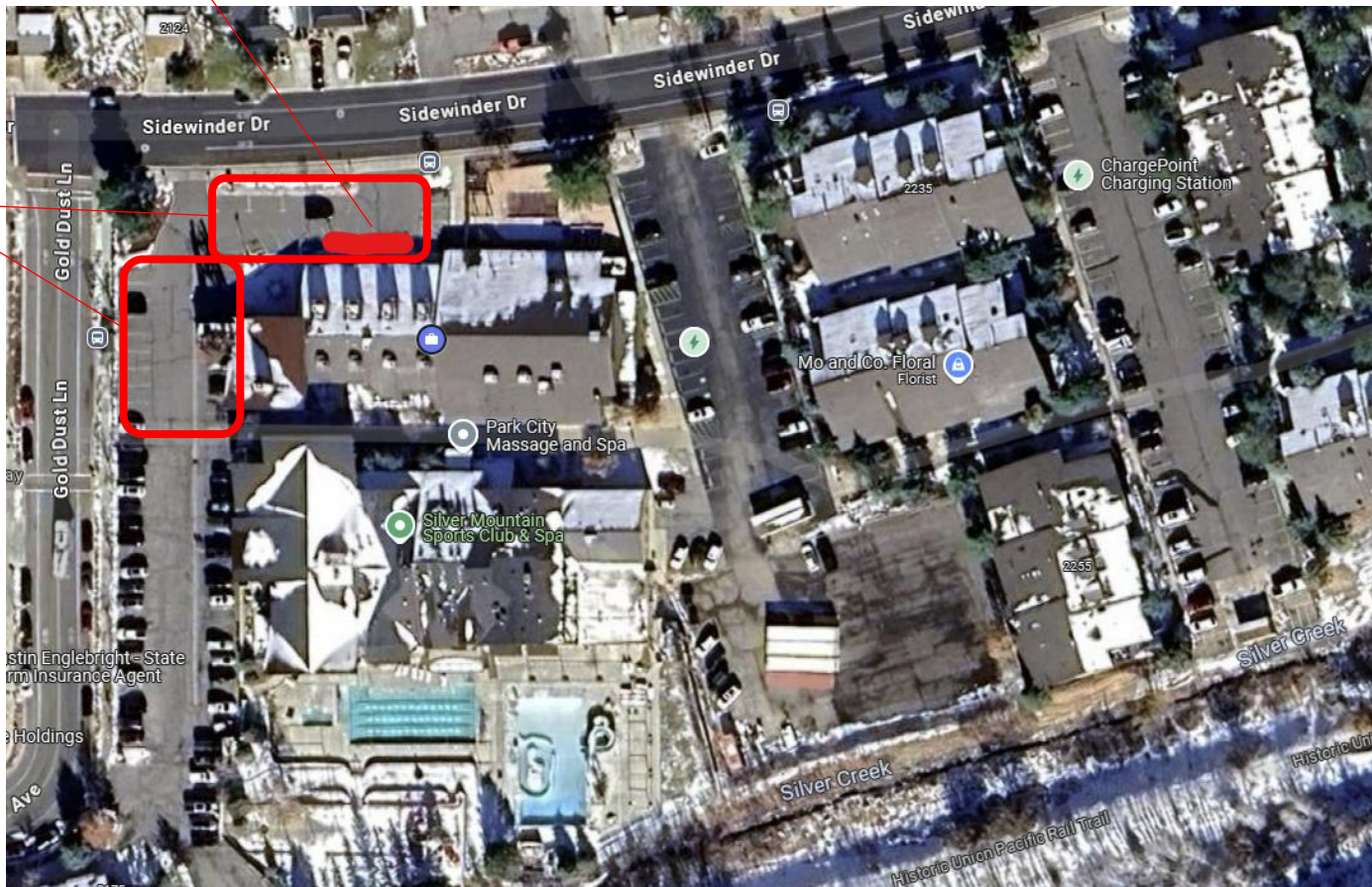
Sincerely,

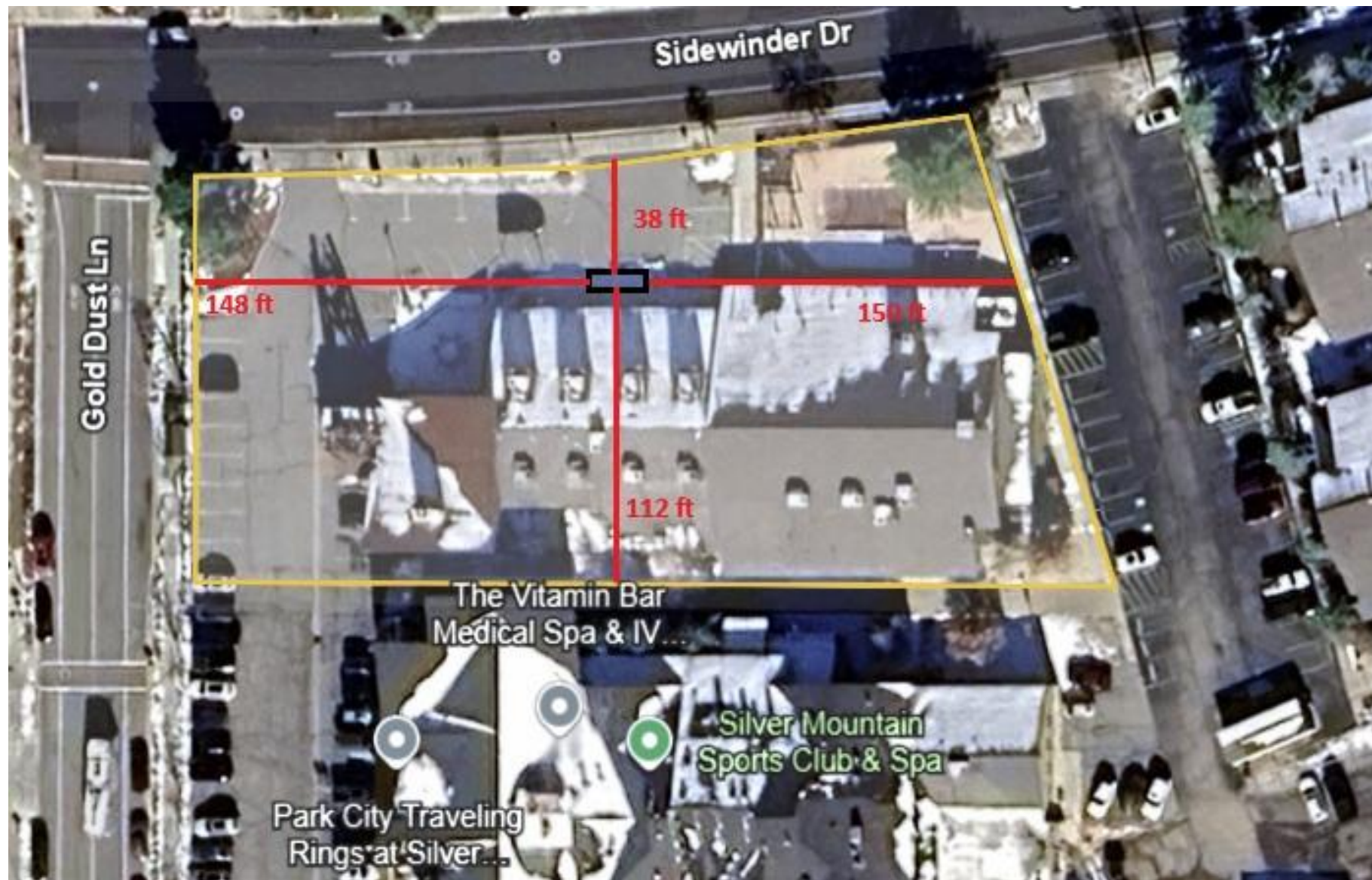
Rebecca Ward
Planning Director

CC: Meredith Covey

Proposed location for Portable Bathroom parking.

Parking Stalls assigned to Caspian Agency







THE PROSPECTOR

ESTD. 1978

Dear Owners,

Happy New Year! We are thrilled to announce that Impact Lounge will be utilizing The Prospector Conference Center during the upcoming Sundance Film Festival in 2025! Impact Lounge will begin their setup on January 17, 2025, and complete tear-down by January 29, 2025.

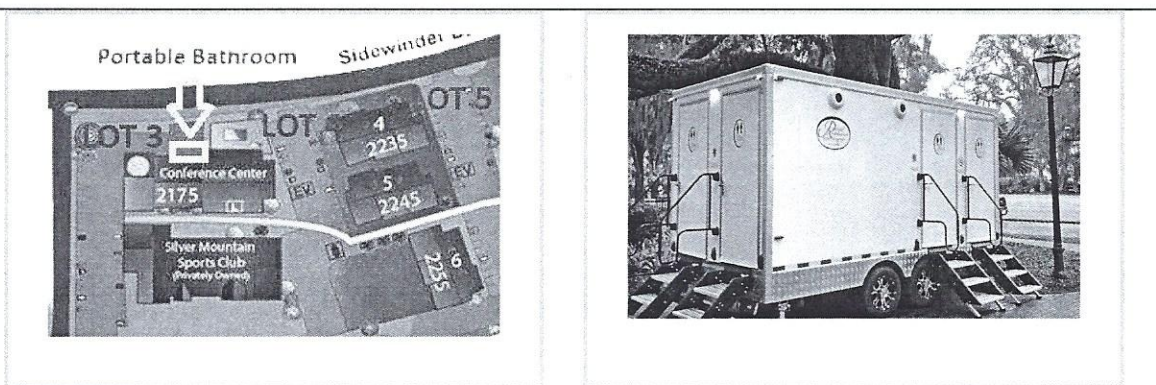
This rental provides a significant revenue boost to the HOA and contributes positively to the association's financial stability.

Impact Lounge, a group committed to promoting global eco-sustainability, has chosen our venue as their base for the 2025 Sundance Film Festival—a true testament to The Prospector's appeal!

This year, Impact Lounge will enhance the experience for their attendees by placing a luxurious portable restroom on the north side of the Conference Center in Lot 3. The restroom will occupy three (3) parking stalls, reducing their reserved parking in Lot 3 to twenty (20) stalls. As a reminder, Impact Lounge will also have sixteen (16) reserved stalls in Lot 4 (located behind the Conference Center).

We kindly request that all owners park in stalls free from No Parking barricades during this period. Adhering to these guidelines is essential for maintaining clear access throughout the property, as required by the Park City Fire Department.

Please refer to the attached Parking Map for the exact location of the portable restroom, as well as a photo of the unit for your reference.



Thank you for your cooperation and support as we prepare to welcome this exciting new group to our property!

If you have any questions, please feel free to reach out to Arlene Flores at aflores@theprospectorparkcity.com or myself at jpagel@theprospectorparkcity.com.

Thank you.

Sincerely,

Joseph Pagel

General Manager



The Prospector | 2175 Sidewinder Drive | Park City, UT 84060 US

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THE PROSPECTOR
ESTD. 1978

To whomever it may concern,

The Prospector, located at 2175 Sidewinder Dr., is requesting a temporary permit for portable restrooms on behalf of Caspian Agency. Our legal entity is Prospector Square condominiums Association of Unit Owners, Inc.

Caspian Agency/The Impact Lounge is a repeat group in Park City during Sundance Film Festival in the months of January-February, every year. The portable bathroom will be parked on the parking lot located at 2175 Sidewinder Drive; the stalls used will be included in the inventory of stalls assigned to the group.

The group would like to have the trailer parked starting January 17th through the 29th.

As the General Manager for The Prospector, I am authorized on behalf of the Management committee or Board Members, per association's CC&R, to make this request.

Best Regards,

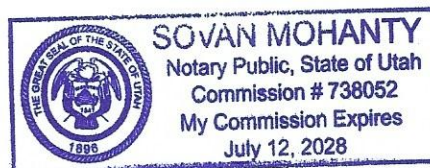
Joseph Pagel

General Manager

O: 435-200-0067

E: jpapel@theprospectorparkcity.com

Mailing Address: PO BOX 681063 | Park City | UT 84068



NOTARY PUBLIC



THE PROSPECTOR
ESTD. 1978

Dt: 12/31/2024

TO: Park City Planning Commission,

Please allow me to introduce myself as Joseph Pagel, General Manager at Prospector Square Condominiums. In my 2 years at Prospector, we have had multiple events where parking stalls around the conference center, located at 2175 Sidewinder Drive, have been provided to various groups for their use.

The conference center parking lot has more than 50 parking stalls that remain empty. The portable bathrooms will be parked on the parking stalls assigned to Caspian Agency/The Impact Lounge. The trailer will be 14 ft. long and will be parked horizontally covering 3-4 parking stalls, providing adequate space.

Pictures taken today of the proposed locations will be included in the permit application.

Respectfully,

A handwritten signature in black ink, appearing to read 'J. Pagel'.

Joseph Pagel

General Manager

O: 435-200-0067

E: jpagel@theprospectorparkcity.com

Mailing Address: PO BOX 681063 | Park City | UT 84068

Planning Department Staff Report



Subject: 657 Park Avenue
Application: PL-24-06366
Author: Virgil Lund, Planner II
Date: January 16, 2025
Type of Item: Administrative Permit

Recommendation

(I) Review the proposed Administrative Permit for a Temporary Change of Occupancy for a meeting and hospitality space at 657 Park Avenue from January 24-28, 2025, (II) conduct a public hearing, and (III) consider approving the Administrative Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: WYWH Events LLC
Dave March

Location: 657 Park Avenue

Zoning District: Historic Recreation Commercial

Adjacent Land Uses: Residential; Commercial

Reason for Review: The Planning Director, or designee, reviews and takes Final Action on Administrative Permits.¹

HRC Historic Recreation Commercial
LMC Land Management Code

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

Summary

657 Park Avenue, the Big Moose Yacht Club, is a Significant Historic Site on the Park City Historic Sites Inventory.² The Structure is currently used for Nightly Rentals (Business License B-017664). The Applicant proposes a Temporary Change of Occupancy for a meeting and hospitality space for Apple TV+. The Temporary Change of Occupancy is scheduled from January 24-28, 2025, not to exceed 1:00 AM each day. Events are private and invite-only. The Applicant anticipates overall attendance between 25 and 75 guests each day.

¹ LMC [§ 15-1-8\(E\)](#)

² LMC [§15-11-10](#)

The Applicant received approval from the Planning Director for a similar activation during the 2023 and 2024 Sundance Film Festivals (PL-22-05495 and PL-23-05991).

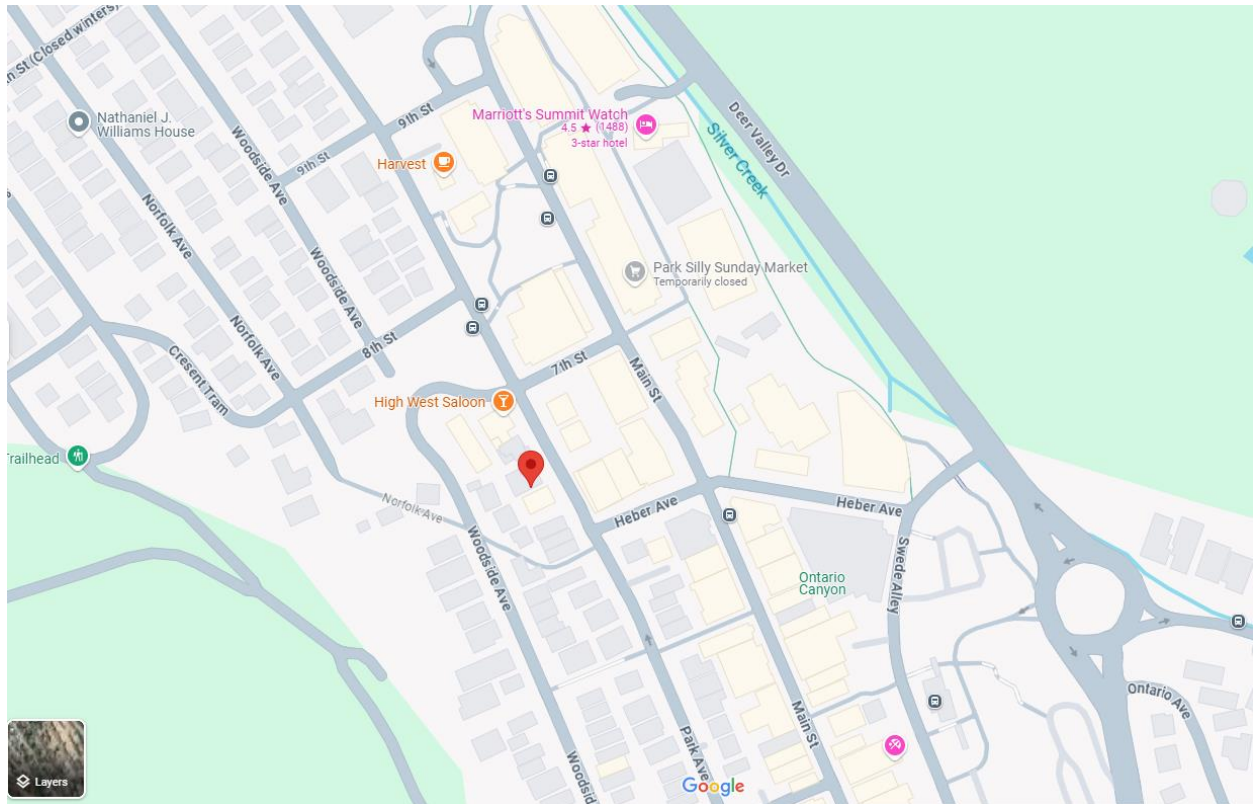


Figure 1: Location of 657 Park Ave Shown in Red Using Google Maps

Background

According to the Applicant's Narrative (Exhibit B), the Temporary Change of Occupancy establishes a meeting and hospitality space at the Big Moose Yacht Club (657 Park Avenue). The Applicant does not propose to make any physical alterations to the Significant Historic Structure; all activation will occur indoors. The proposed hours of operation are:

- Friday, January 24:
 - Press Open House, 12:30 PM – 2:30 PM, 7:30 PM – 9:00 PM
 - Executive Hospitality, 10:00 AM – 12:00 AM
- Saturday, January 25:
 - Press Open House, 12:30 PM – 2:30 PM
 - Awards Group Mixer, 4:00 PM – 6:00 PM
 - Cocktail Mixer, 7:00 PM – 9:00 PM
 - Executive Hospitality, 10:00 AM – 12:00 AM
- Sunday, January 26:
 - Press Open House, 10:00 AM – 2:00 PM
 - Cocktail Reception, 4:00 PM – 6:00 PM
 - Executive Hospitality, 10:00 AM – 12:00 AM
- Monday, January 27:
 - Cocktail Reception, 4:00 PM – 6:00 PM

- Executive Hospitality, 10:00 AM – 12:00 AM
- Tuesday, January 28:
 - Executive Hospitality, 10:00 AM – 2:00 PM

Analysis

See Final Action Letter.

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 January 6, 2025. Staff mailed courtesy notice to property owners on January 6, 2025.³

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director, or designee, may approve the Administrative Permit.
- The Planning Director, or designee, may deny the Administrative Permit and direct staff to make Findings for the denial.
- The Planning Director, or designee, may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Narrative

Exhibit C: Proposed Plans

Exhibit D: Parking and Delivery Plan

Exhibit E: Previous Planning Approvals for Similar Activations

Exhibit F: Property Owner's Permission

³ LMC [§ 15-1-21](#)



Planning Department

January 16, 2025

Dave March, Summit Events
657 Park Avenue

CC: WYWH Events LLC

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	657 Park Avenue
Zoning District:	Historic Recreation Commercial
Application:	Administrative Permit
Project Number:	PL-24-06366
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	January 16, 2025
Project Summary:	The Applicant proposes a Temporary Change of Occupancy for a private meeting and hospitality space for Apple TV+ from January 24-28, 2025.

Action Taken

On January 16, 2025, the Planning Director designee conducted a public hearing and approved the Administrative Permit for a Temporary Change of Occupancy according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 657 Park Avenue, the Big Moose Yacht Club, is a Significant Historic Site on the Park City Historic Sites Inventory.
2. The Structure is currently used for Nightly Rentals (Business License B-017664).
3. The Applicant proposes a Temporary Change of Occupancy for a meeting and hospitality space for Apple TV+.
4. The Temporary Change of Occupancy is scheduled from January 24-28, 2025, not to exceed 1:00 AM each day. Events are private and invite-only.



Planning Department

5. The Applicant anticipates overall attendance between 25 and 75 guests each day.
6. The Applicant received approval from the Planning Director for a similar activation during the 2023 and 2024 Sundance Film Festivals (PL-22-05495 and PL-23-05991).
7. According to the Applicant's Narrative, the Temporary Change of Occupancy establishes a meeting and hospitality space at the Big Moose Yacht Club.
8. The Applicant does not propose to make any physical alterations to the Significant Historic Structure; all activation will occur indoors.
9. The proposed hours of operation are:
 - a. Friday, January 24:
 - i. Press Open House, 12:30 PM – 2:30 PM, 7:30 PM – 9:00 PM
 - ii. Executive Hospitality, 10:00 AM – 12:00 AM
 - b. Saturday, January 25:
 - i. Press Open House, 12:30 PM – 2:30 PM
 - ii. Awards Group Mixer, 4:00 PM – 6:00 PM
 - iii. Cocktail Mixer, 7:00 PM – 9:00 PM
 - iv. Executive Hospitality, 10:00 AM – 12:00 AM
 - c. Sunday, January 26:
 - i. Press Open House, 10:00 AM – 2:00 PM
 - ii. Cocktail Reception, 4:00 PM – 6:00 PM
 - iii. Executive Hospitality, 10:00 AM – 12:00 AM
 - d. Monday, January 27:
 - i. Cocktail Reception, 4:00 PM – 6:00 PM
 - ii. Executive Hospitality, 10:00 AM – 12:00 AM
 - e. Tuesday, January 28:
 - i. Executive Hospitality, 10:00 AM – 2:00 PM
10. Land Management Code (LMC) Section 15-15-1 defines Private Event Facility as a facility where the primary Use is for staging, conducting, and holding private events.
11. 657 Park Avenue is in the Historic Recreation Commercial (HRC) Zoning District.
12. LMC Section 15-2.5-2 *Uses* prohibits Private Event Facilities in Storefront Property in the HRC Zoning District.
13. LMC Section 15-15-1 defines *Storefront Property* as a separately enclosed space, floor area, tenant space, or unit that includes a storefront window and/or entrance that fronts a Public Street.



Planning Department

14. LMC Section 15-2.5-2 *Uses* footnote five excludes HRC properties that are on the west side of Park Avenue.
15. 657 Park Avenue is on the west side of Park Avenue and is therefore excluded from the Storefront Property prohibition of Private Event Facilities.
16. LMC Section 15-4-20(A) requires an Administrative Permit for the proposed Temporary Change of Occupancy.
17. LMC Section 15-4-20 states the purpose of Temporary Change of Occupancy permits is to allow Administrative Permits only if adverse impacts on the character of the neighboring Property can be mitigated and issues of public safety, traffic and parking are provided for. Such Uses will be permitted where the adjacent Street system is sufficient to accommodate the traffic impacts generated by said temporary change of occupancy; where the Property can accommodate adequate Off-Street parking; where the Structures are designed to safely accommodate said temporary change of occupancy; and where the type of Use and impacts are Compatible with the Uses otherwise permitted in the Zoning District.
18. LMC Section 15-4-20(B) establishes a 15-day maximum for a Temporary Change of Occupancy with no more than 12 Use changes per year. The Temporary Change of Occupancy Administrative Permit is proposed once in 2025 for five days (January 24-28, 2025).
19. LMC Section 15-4-20(C) requires a complete Administrative Permit Application more than 15 days before the proposed Temporary Change of Occupancy. On December 18, 2024, the Planning Department issued a complete application notice to the Applicant.
20. LMC Section 15-4-20(C) requires the applicant to submit a crowd management, security, delivery, and parking plan. On December 16, 2024, the applicant submitted these plans to the Planning Department.
21. The Application, as conditioned, complies with LMC Section 15-4-20(D):
 - a. **The Applicant shall provide written notice of the Property Owner's consent to the proposed Temporary Change of Occupancy.**
 - i. The Applicant submitted a letter dated December 12, 2024, from the Property owner approving the proposed Temporary Change of Occupancy.
 - b. **The proposed Use shall not preclude the Public use of public Parking Spaces.**



Planning Department

- i. Two existing Off-Street Parking Spaces on site will be used for load in and load out. The Use will not prevent the public from using the street or public parking garages.
- c. **The Applicant shall provide an entrance plan, including patron waiting line capacity. Any Use of exterior space for wait list or lines must be mitigated through the Use of barricades and/or security. Pedestrian International Building Code compliant Access along the public Right-of-way must be maintained, unless otherwise approved by the Chief Building Official.**
 - i. The Applicant's submittal includes Area/Occupancy breakdowns according to the 2021 International Building Code. Assembly Occupancy uses intended for food and/or drink consumption include, but are not limited to, nightclubs, restaurants, cafeterias, taverns, bars, and similar dining facilities. The governing capacity for a lounge is 80 occupants. Daily events will have 25-75 attendees, and capacity changes per scheduled event/floor layout. The Applicant proposes:
 - 1. Hospitality Layout – First Floor – 65 Occupants
 - 2. Dining Layout – First Floor – 28 Occupants
 - 3. Hospitality Layout – Basement – 15 Occupants
 - ii. Total occupancy at one time shall not be greater than 80. See Condition of Approval 12.
 - iii. The Applicant has submitted a Fire Permit (PLAN24-2832) that has been approved by the Fire Marshall. The Fire Permit will be issued upon approval of this ACUP.
- d. **The Use shall not violate Municipal Code Chapter 6-3, the Noise Ordinance.**
 - i. Outdoor music is not proposed as part of the activation of this site. The Applicant proposes indoor music that must comply with the City's Noise Ordinance. See Condition of Approval 6.
- e. **All signage and lighting shall comply with the Sign Code, Title 12, and Illumination, Section 12-4-9.**
 - i. On January 3, 2025, the Planning Department issued a temporary Sign Permit (PL-24-06365).
- f. **The Use shall comply with the Summit County Health Code, the Fire Code, and State regulations on mass gathering.**



Planning Department

- i. See Condition of Approval 7.
- g. The Use shall not violate the International Building Code.**
 - i. See Condition of Approval 8.
- h. The Applicant shall submit a delivery plan.**
 - i. The Applicant proposes to use the Site's existing driveway and Off-Street Parking Spaces for load in and load out. The proposed schedule was reviewed by the Parking Supervisor. On January 8, 2025 the Applicant was issued a "Special Use of Public Parking Facilities" permit. The proposed schedule is the following:
 - 1. Load In:
 - a. January 21, 7:00 AM – 12:00 PM
 - b. January 22, 7:00 AM – 10:00 AM
 - 2. Load Out:
 - a. January 29, 7:00 AM – 10:00 AM
 - b. January 30, 7:00 AM – 10:00 AM
- i. The Applicant shall adhere to all applicable City and State licensing requirements.**
 - i. On January 23, 2025, the Finance Department issued a Convention Sales License (C-001701) and Single Event Liquor License (L-009589), pursuant to Utah Code 32B-9, for the Private Event Facility valid January 24-28, 2025.
- j. The Applicant must have an approved operational permit according to the requirements of the International Fire Code prior to the issuance of a temporary change of occupancy permit.**
 - i. The Applicant applied for an Operational Fire Permit on December 15, 2024 (PLAN24-2832). See Condition of Approval 9.
- k. The Property may not be in violation of the LMC or International Building Code.**
 - i. The Property is not in violation of the LMC or 2021 International Building Code. The Property's Nightly Rental Business License was renewed on October 1, 2024.
- l. Notice shall comply with Section 15-1-21.**
 - i. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 6, 2025. Staff mailed courtesy notice to property owners on January 6, 2025.



Planning Department

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.5 *Historic Recreation Commercial (HRC) District* and Section 15-4-20 *Temporary Change of Occupancy Permits*.

Conditions of Approval

1. Final plans shall reflect substantial compliance with the plans reviewed on January 16, 2025, by the Planning Department. Any changes, modifications, or deviations from the approved plans that the Planning Department has not approved in advance 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 per the applicable standards by the Planning Director or designee before activation of the site.
4. Any exterior queuing shall be mitigated through the Use of barricades and/or security and shall not spill onto the sidewalk or Park Avenue.
5. International Building Code and International Fire Code-compliant pedestrian access along the public Right-of-Way shall be maintained.
6. At no time shall the Use violate Municipal Code of Park City Chapter 6-3 *Noise*. No outdoor noise is permitted past 10:00 PM. Noise shall not exceed 65 dBA between 6:00 AM and 10:00 PM.
7. The Use shall comply with the Summit County Health Code, the Fire Code, and State regulations on mass gatherings.
8. The Use shall comply with the International Building Code.
9. The Applicant shall obtain an approved Operational Fire Permit prior to activation of the site for the Private Event Facility Use on January 24, 2025.
10. The Fire Marshall may conduct a site inspection at any time during the Temporary Change of Occupancy to ensure compliance with this permit and relevant regulations.
11. No parking is available on Site. All guests must arrive at the event by ride share, walking, transit, or private vehicle service.
12. Total occupancy must not exceed 80 at one time.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2035 or email virgil.lund@parkcity.org



Planning Department

Sincerely,

Elissa Martin
Planning Director designee

CC: Virgil Lund

**Wish You Were Here Group / Apple
657 Park Ave. / Big Moose Yacht Club
2025 Operational Plan
December 16, 2024**

OVERVIEW: Create and design a meeting and hospitality space at Big Moose Yacht Club that:

- 1) Supports the Apple TV+ Film Release during the 2025 Sundance Film Festival
- 2) Acts as tool to facilitate executive meetings that support Apple TV+
- 3) Can host intimate pre- or post-premiere celebrations along with filmmaker dinners

1) Hours of Operation:

- a. Friday, January 24:
 - i. Daily Hours of Operation: 10am-1am
 1. Press Open House, 12:30pm-2:30pm, 7:30pm-9pm
 2. Executive Hospitality, 10am-12am
- b. Saturday, January 25:
 - i. Daily Hours of Operation: 10am-1am
 1. Press Open House, 12:30pm-2:30pm
 2. Awards Group Mixer, 4pm-6pm
 3. Cocktail Mixer, 7pm-9pm
 4. Executive Hospitality, 10am-12am
- c. Sunday, January 26:
 - i. Daily Hours of Operation: 10am-1am
 1. Press Open House, 10am-2pm
 2. Cocktail Reception, 4pm-6pm
 3. Executive Hospitality, 10am-12am
- d. Monday, January 27:
 - i. Daily Hours of Operation: 10am-1am
 1. Cocktail Reception, 4pm-6pm
 2. Executive Hospitality, 10am-12am
- e. Tuesday, January 28:
 - i. Executive Hospitality, 10am-2pm
 - ii. Cocktail Reception, Time TBD

2) Number of invitations sent or anticipated overall attendance:

- a. 25-75 attendees on flow each day

3) Security Contact:

- a. Kristin Conte, WYWHG, kristin@wishyouwereheregroup.com, 917.699.1941

4) Event Contact:

- a. Kristin Conte, WYWHG, kristin@wishyouwereheregroup.com, 917.699.1941

5) Timeline of each day's activities:

- a. There will be small meetings during the day until about 5pm and then dinners or reception in the evening.

6) Music or Sound Plan:

- a. No amplified sound anticipated outside of the venue. Soft music inside with one or two speakers.

7) Liquor Licensing:

- a. Temporary Liquor License submitted on December 2, 2024 and paid for on December 9, 2024 via Park City Municipal Corp. WYWHG will be the responsible party.

8) Signs or Lighting:

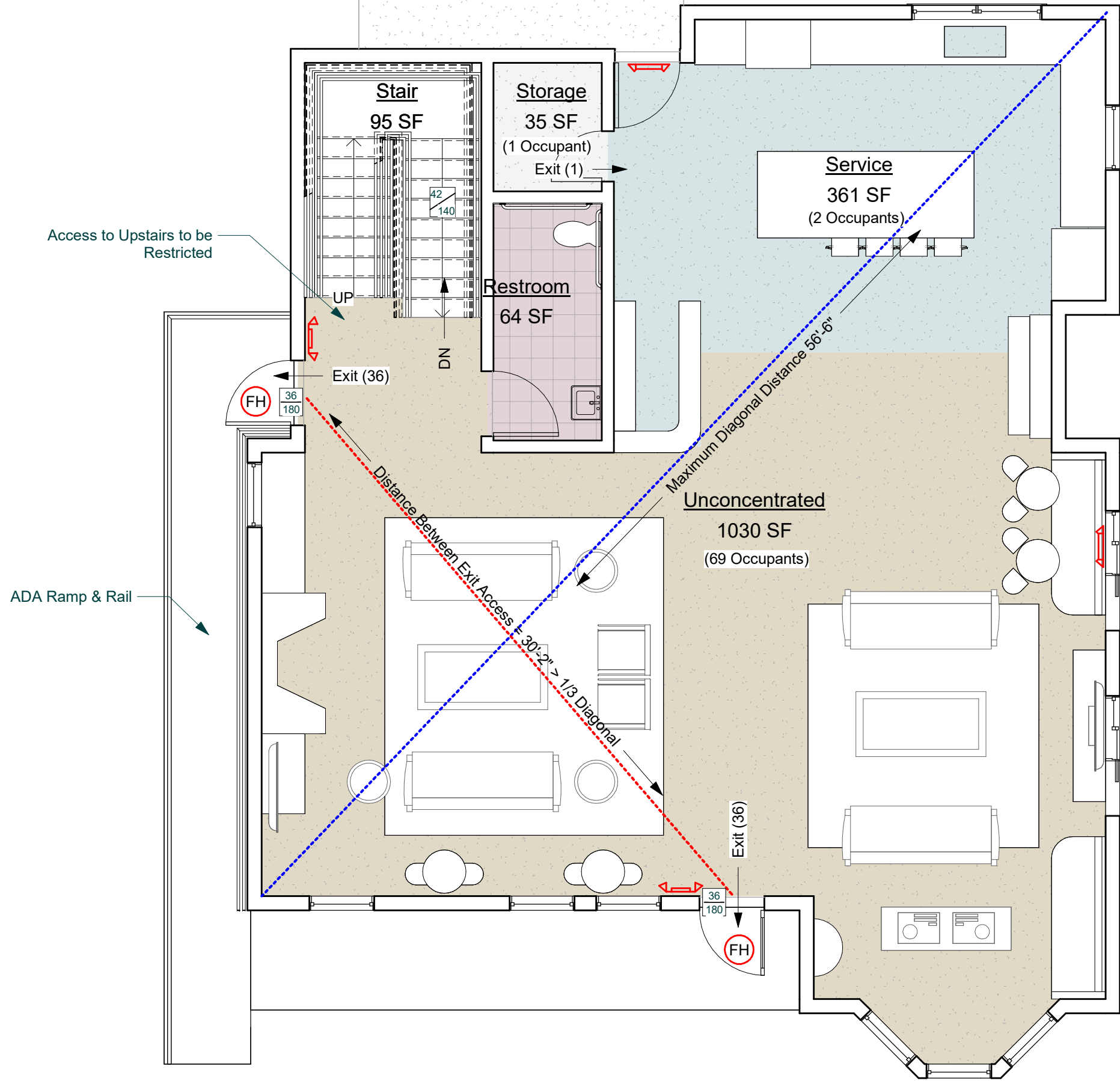
- a. A/V through Above The Line
- b. See attached Sign Permit application attached. This permit was submitted to Park City Municipal Corp. on December 16, 2024.

9) Parking Plan and Loading/Unloading Impacts:

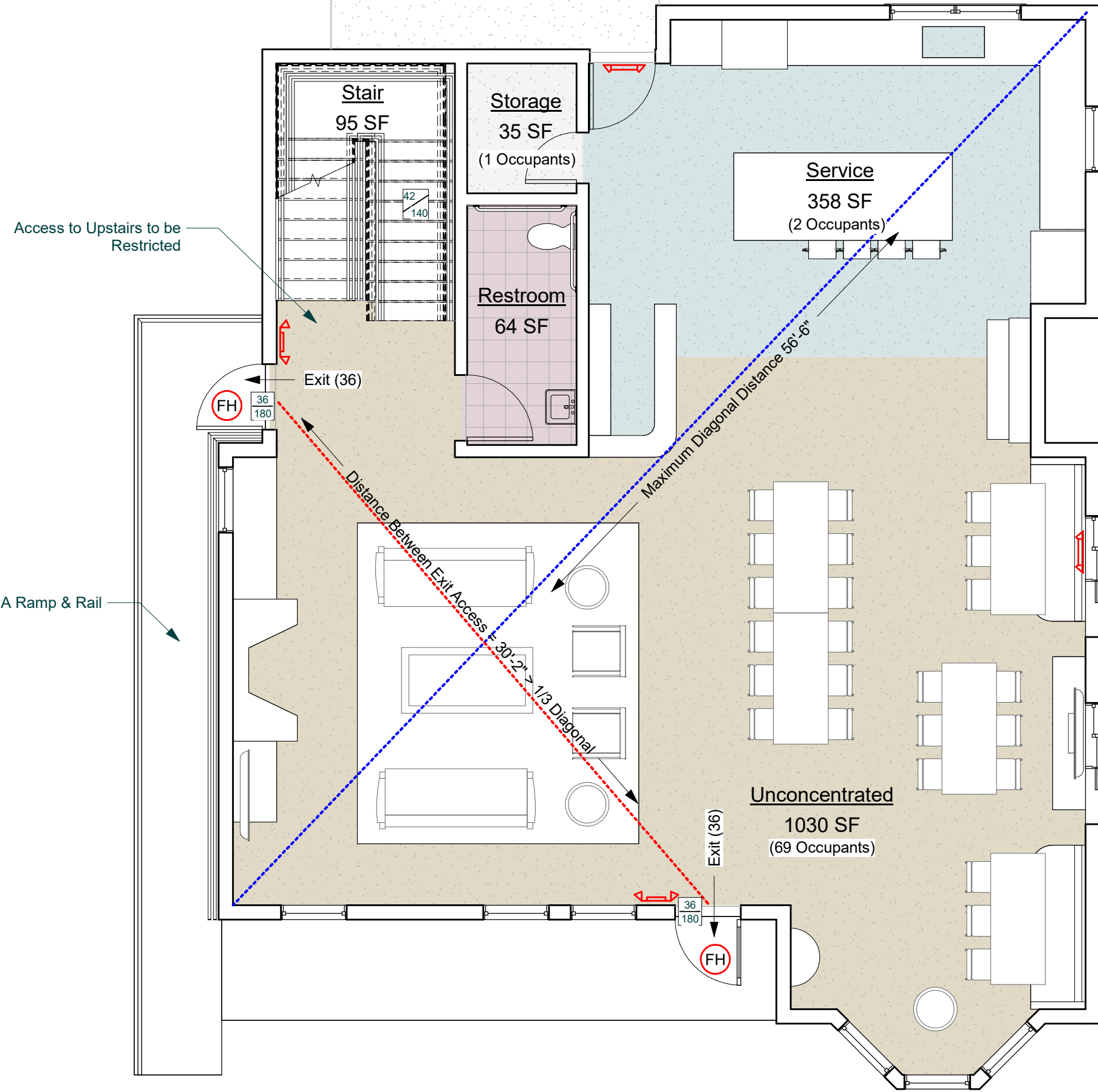
- a. See attached Load/Unload plan attached. This permit was submitted via Park City Municipal Corp.'s online portal on December 16, 2024.

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12/13/2024 4:16:36 PM



2 LEVEL 1 - Area/Occupancy - Lounge
SCALE: 3/16" = 1'-0"



1 LEVEL 1 - Area/Occupancy - Dining
SCALE: 3/16" = 1'-0"

GENERAL NOTES/ LEGEND

- Required Lighted Exit Sign w/Emergency Lights and Battery Backup
- Battery Backup Lighting
- Fire Exit Hardware on Door (if applicable)
*Fire Exit Hardware may be exempted if exit complies with 1010.2.4 Item 3
- Door Width - Ramp/Stair Width
Occupant Capacity of Door - Occupant Capacity of Ramp /Stair
- Exit Separation Distance Indicator Lines
- Travel Path Distance Indicator Lines
- Posted Sign Stating:
THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED
- EXIT (xx) Number in Parenthesis Represents Occupants Exiting Through Specific Door
- F.E.C. Location of Fire Extinguisher Cabinet

- Concentrated
- Service
- Storage
- Restroom
- Stair
- Unconcentrated

Governing Capacity - Lounge = 80 Occupants per Fixture Limitations

*Maintain 44" Egress Pathway throughout space

PROJECT INFORMATION

Parcel # 657-PA-1
HRC Zone
.09 acres (3,920 sf)

IBC 2021 REFERENCE

303.3 Assembly Group A-2.
Assembly uses intended for food and/or drink consumption including, but not limited to:
Nightclubs
Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens)
Taverns and bars

IBC 1004 - Occupant Load - Lounge/ Dining Assembly without fixed Seats

Concentrated (chairs only -not fixed)	7 net	- 0 sf	=00 occupants
Unconcentrated (tables and chairs)	15 net	- 1030sf	=69 occupants
Accessory Storage/ Mechanical Rooms	300 gross	- 33sf	=01 occupants
Kitchens, Commercial	200 gross	- 345sf	=02 occupants

Level 1 Occupants

Level 0 Occupants

Building Total Occupants - Lounge/ Dining

=72 occupants

=32 occupants

=104 occupants

1005 - Means of Egress Sizing - Lounge/ Dining

Width of means of Egress (doors) = .2 inches per occupant
104 occupants X .2 inches = 20.8 inches

Loss of one means of egress shall not reduce the available capacity to less than 50% of the required capacity

Minimum egress door width (2 locations) = (20.8)/2 locations =10.4 inches Minimum

1007 - Exit and Exit Access Doorway Configuration

Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-third (in a sprinklered space) of the length of the maximum overall diagonal dimension of the building or area to be served.

Level 1

Maximum diagonal distance of building: 56'-6"

1/3 diagonal distance (exit separation): 30'-2"

1010.1.1 Size of doors.

The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32 inches (813 mm).

1010.1.2.1 Direction of swing. Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons.

1010.2.9 Panic and fire exit hardware.

Doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.

Exception: A main exit of a Group A occupancy in compliance with Section 1010.2.4, Item 3

1011 - Stairway widths

All stairs are designed and shall be constructed to maintain a minimum width of 3'-8". Where exit occupancy is less than 50 persons, per code, 3'-0" is required clear.

1013 - Exit Signs

Tenant shall comply with this section - Final approval and consideration to be conducted with and by Park City Municipal Corporation Fire Marshall

1017 Travel Distance

Travel distance within the exit access portion of the means of egress system shall be in accordance with this section.

A Occupancy - 250 ft w/ Sprinkler system

2902 - Minimum Plumbing Facilities

A-2 - Nightclubs, bars, taverns, dance halls and buildings for similar purposes 1 per 40

2 Restrooms to be made available with space for duration of festival = 2 x 40 = 80 Occupants

DRIFTSTUDIO

1775 Prospector Ave
Park City, UT 84060

bryan@driftstudio.co
435.962.9411 Instagram: @drift_designstudio

Apple TV+
657 Park Ave
Park City, Utah 84060



Description

Date

Rev.

ISSUE DATE: Dec 13 2024

CONTRACT NO.:

DRAWN BY: EWG

CHECKED BY: EWG

DESIGNED BY: EWG

PROJECT NO: 24-S08

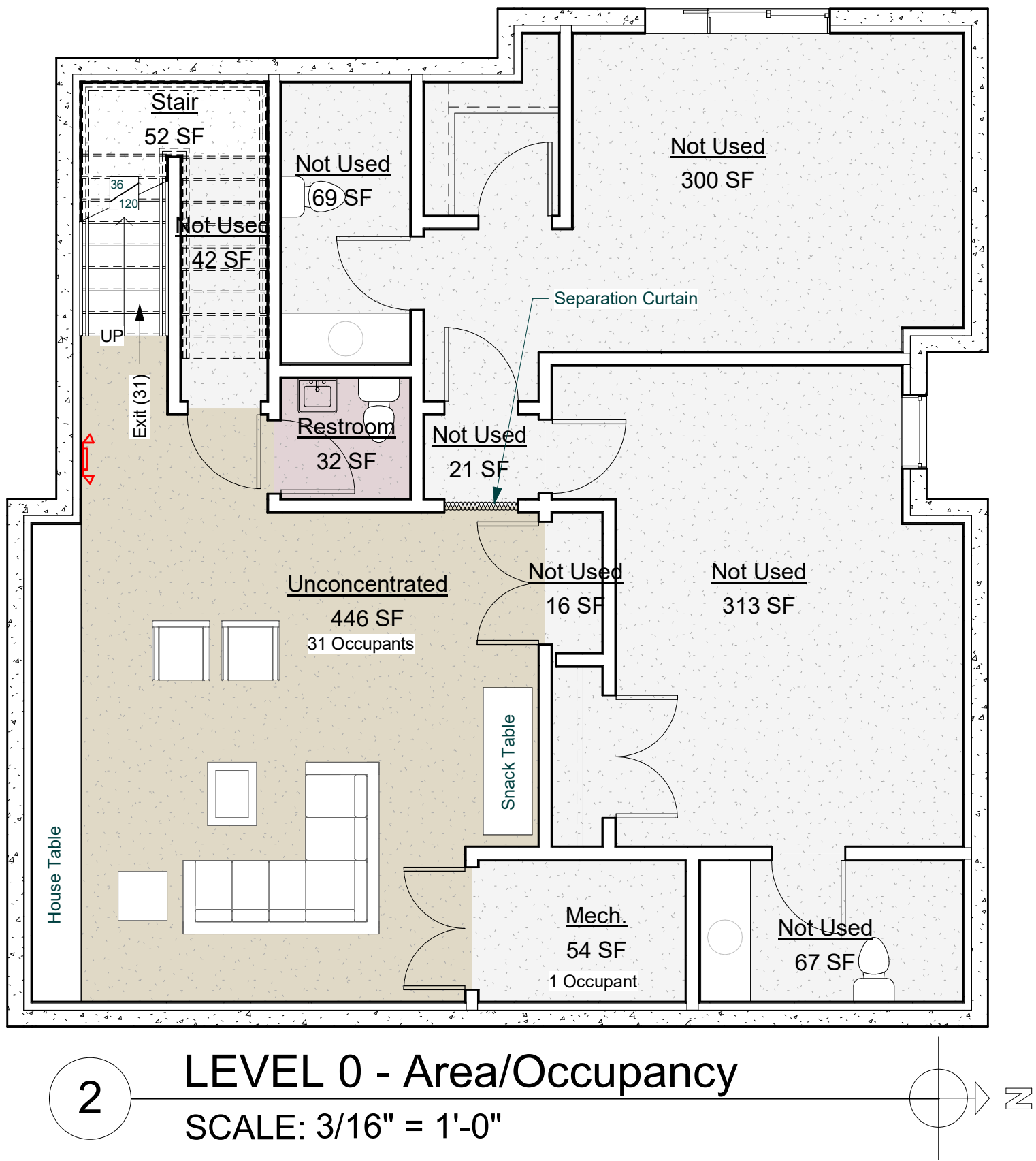
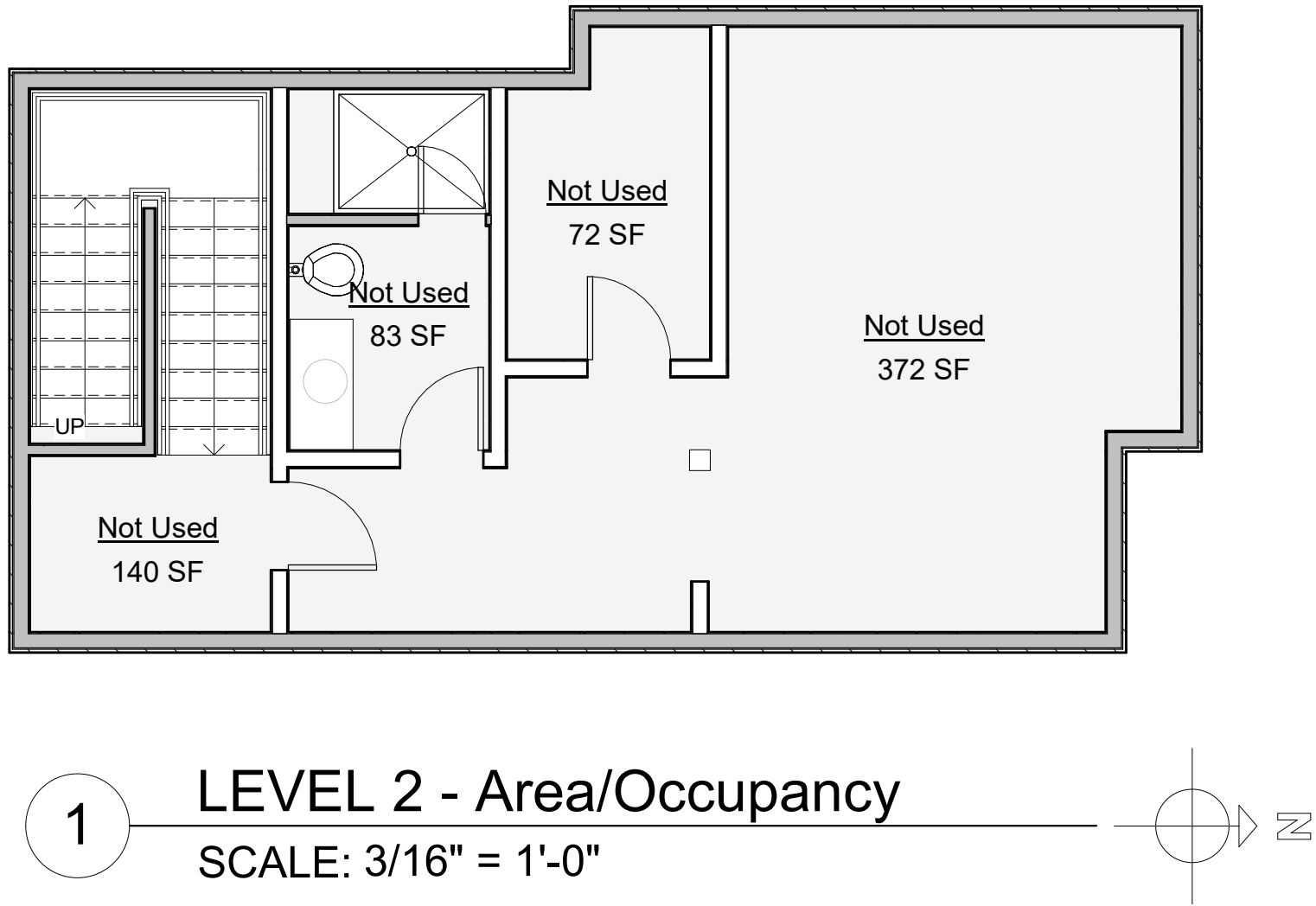
COPYRIGHT: Drift Studio, LLC 2024

SHEET TITLE
Level 1 Design Occupancy Load

DOL-01

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GENERAL NOTES/ LEGEND

- Required Lighted Exit Sign w/Emergency Lights and Battery Backup
- Battery Backup Lighting
- Fire Exit Hardware on Door (if applicable)
*Fire Exit Hardware may be exempted if exit complies with 1010.2.4 Item 3
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Occupant Capacity of Door - Occupant Capacity of Ramp /Stair
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- Posted Sign Stating:
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- EXIT (xx) Number in Parenthesis Represents Occupants Exiting Through Specific Door
- F.E.C. Location of Fire Extinguisher Cabinet
- | | | | | | |
|--|----------|--|----------|--|----------------|
| | Mech. | | Restroom | | Storage |
| | Not Used | | Service | | Unconcentrated |

IBC 2021 REFERENCE

303.3 Assembly Group A-2.
Assembly uses intended for food and/or drink consumption including, but not limited to:
Nightclubs
Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens)
Taverns and bars

IBC 1004 - Occupant Load - Level 0
Assembly without fixed Seats
Concentrated (chairs only -not fixed) 7 net - 0 sf =00 occupants
Unconcentrated (tables and chairs) 15 net - 446sf =31 occupants

Accessory Storage/ Mechanical Rooms 300 gross - 54sf =01 occupants
Level 0 Total Occupants - Panel **=32 occupants**

IBC 1010.1.1 Size of doors.
The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32 inches (813 mm).

1010.1.2.1 Direction of swing. Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons.

IBC 1010.2.9 Panic and fire exit hardware.
Doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.
Exception: A main exit of a Group A occupancy in compliance with Section 1010.2.4, Item 3

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1013 - Exit Signs
Tenant shall comply with this section - Final approval and consideration to be conducted with and by Park City Municipal Corporation Fire Marshall

1017 Travel Distance
Travel distance within the exit access portion of the means of egress system shall be in accordance with this section.
A Occupancy - 250 ft w/ Sprinkler system

DRIFTSTUDIO

1775 Prospector Ave
Park City, UT 84060
bryan@driftstudio.co
435.962.9411 Instagram: @drift_designstudio

Apple TV+
657 Park Ave
Park City, Utah 84060



Description

Date

Rev.

ISSUE DATE: Dec 13 2024
CONTRACT NO.:
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
PROJECT NO: 24-S08
COPYRIGHT: Drift Studio, LLC 2024

SHEET TITLE
Level 0 Design Occupancy Load

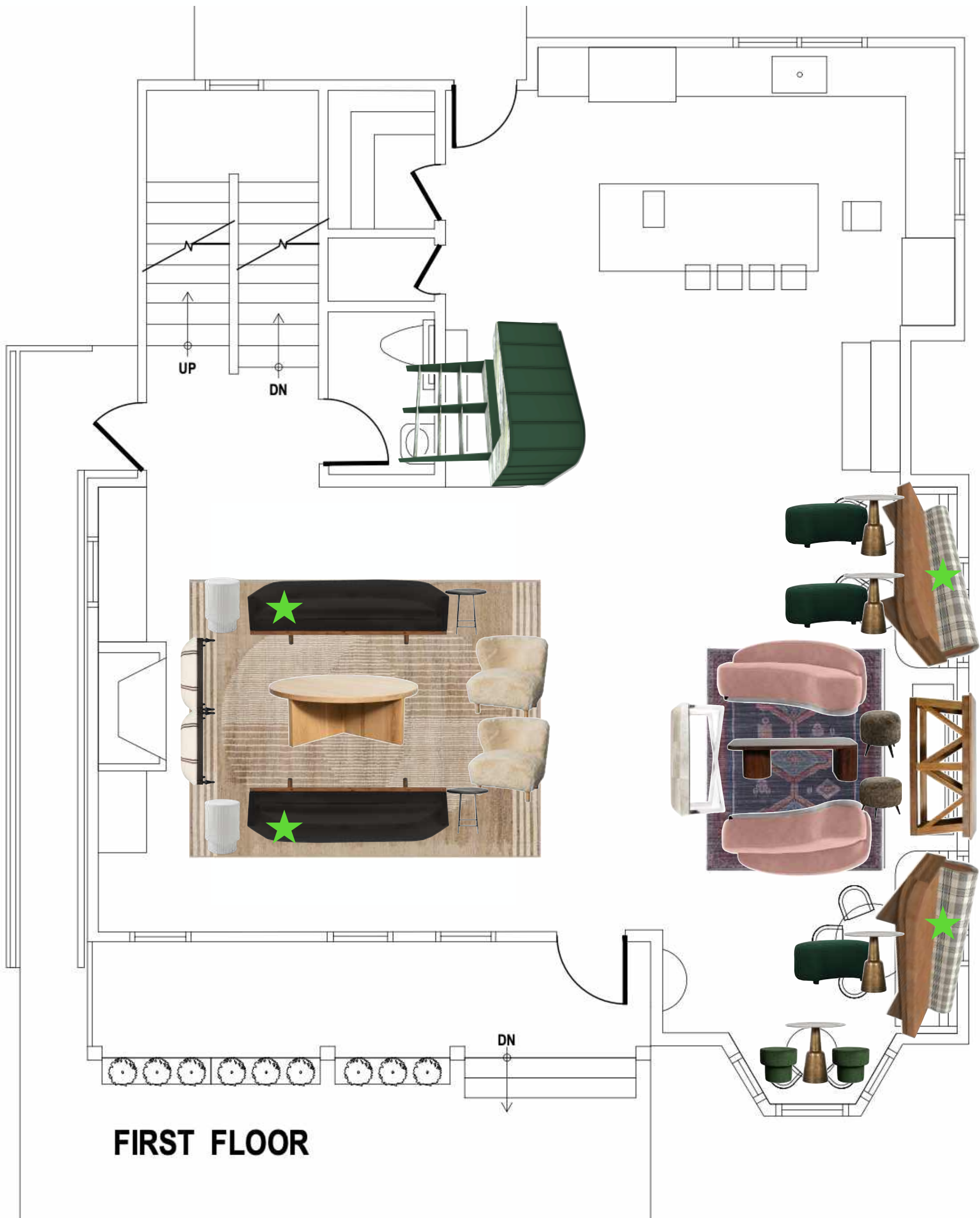
DOL-02

HOSPITALITY LAYOUT

FIRST FLOOR

• Capacity: 65 guests

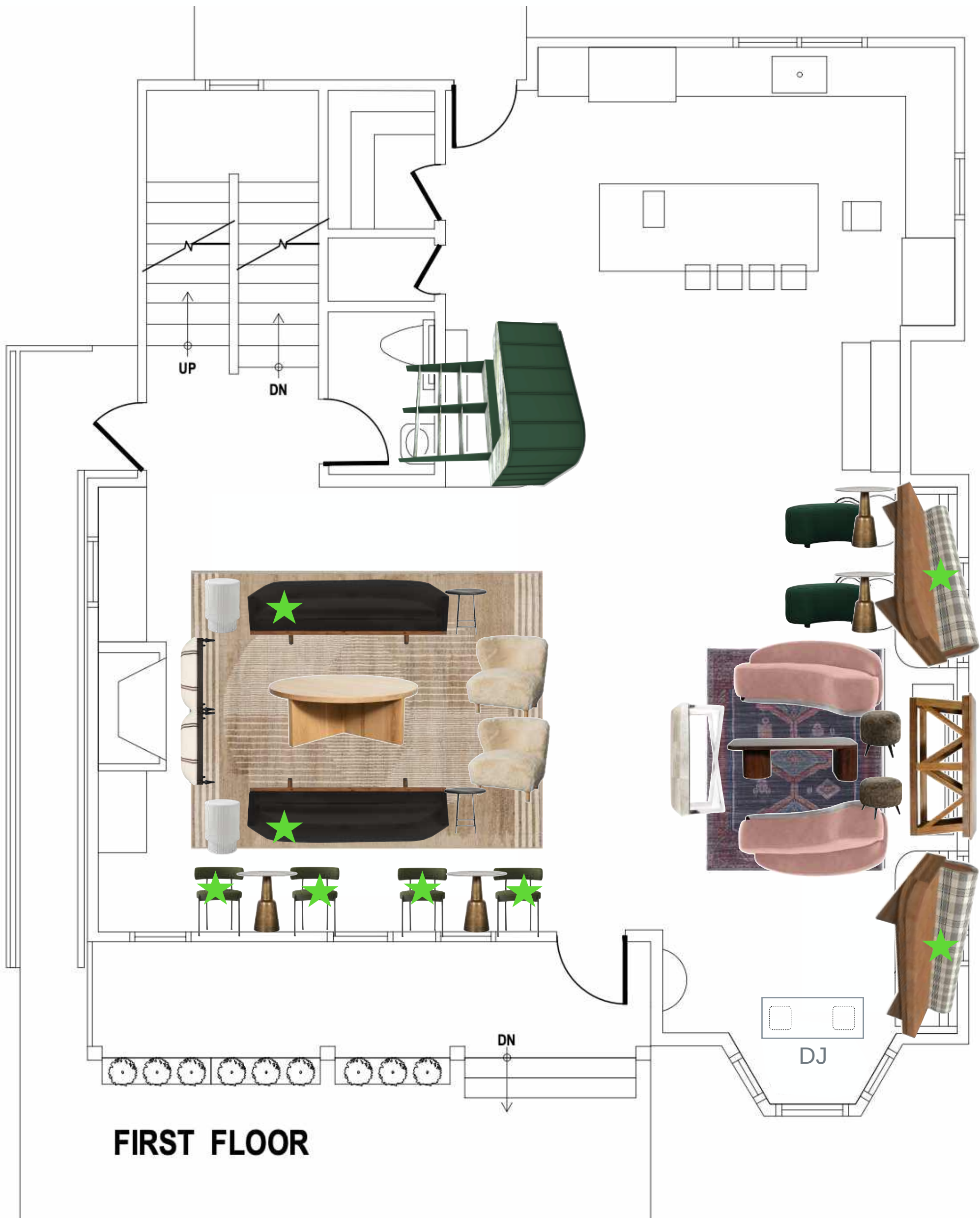
★ Apple inventory



HOSPITALITY LAYOUT
FIRST FLOOR W/ DJ

• Capacity: 65 guests

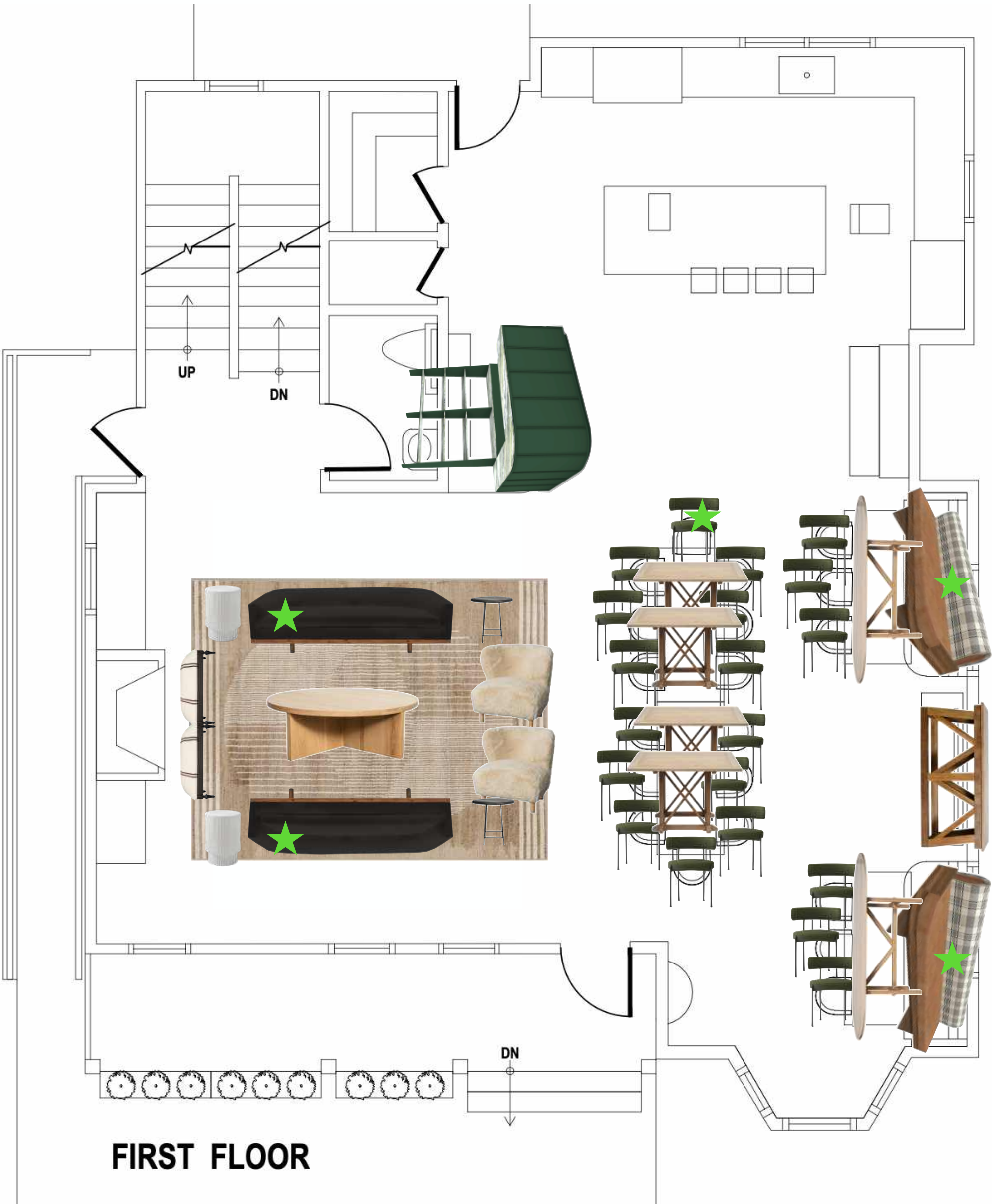
★ Apple inventory



DINNER LAYOUT
FIRST FLOOR

- Capacity: 28 guests seated

★ Apple inventory

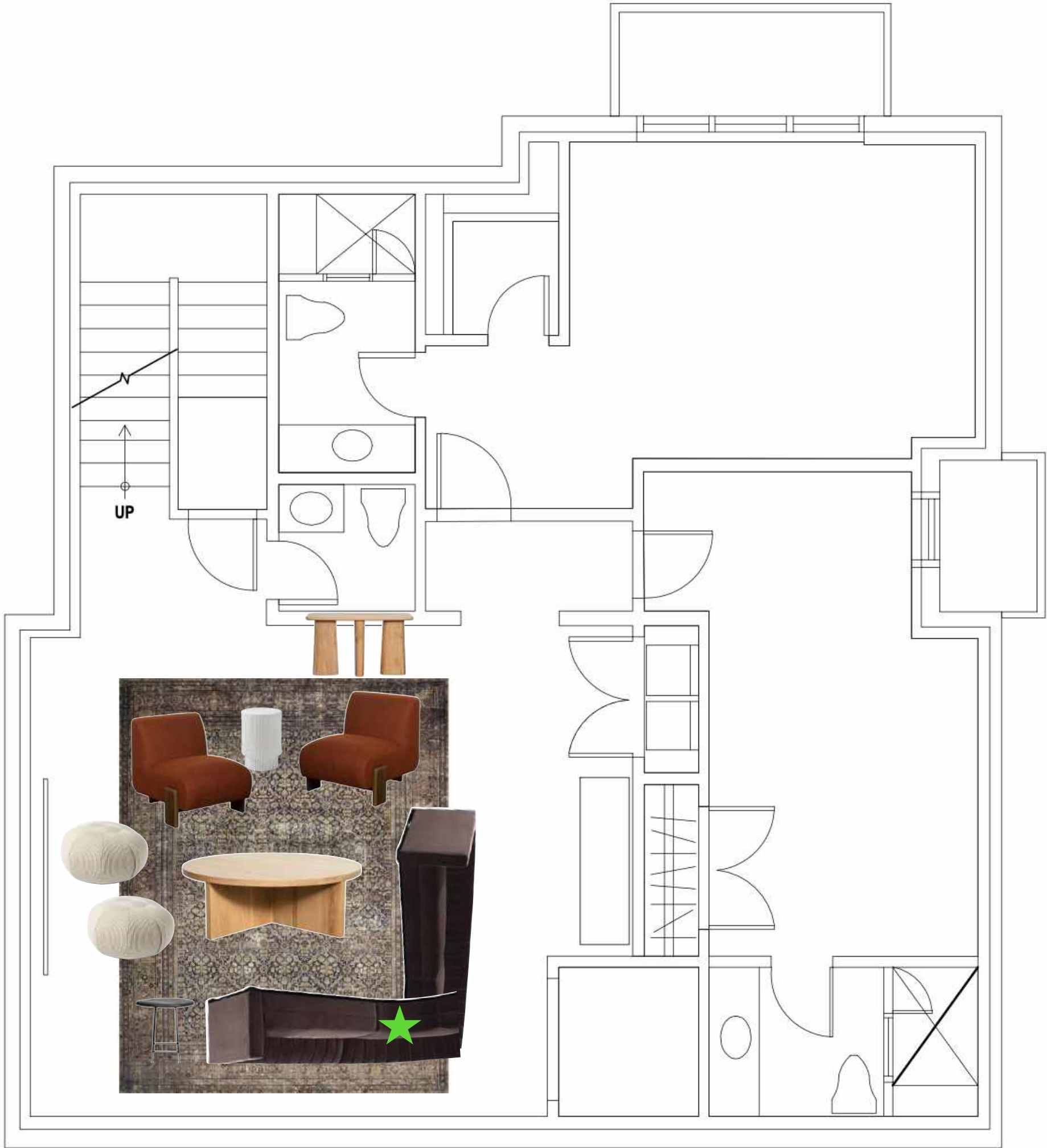


HOSPITALITY LAYOUT

BASEMENT- MEETING SPACE

- Capacity: 15 guests

★ Apple inventory

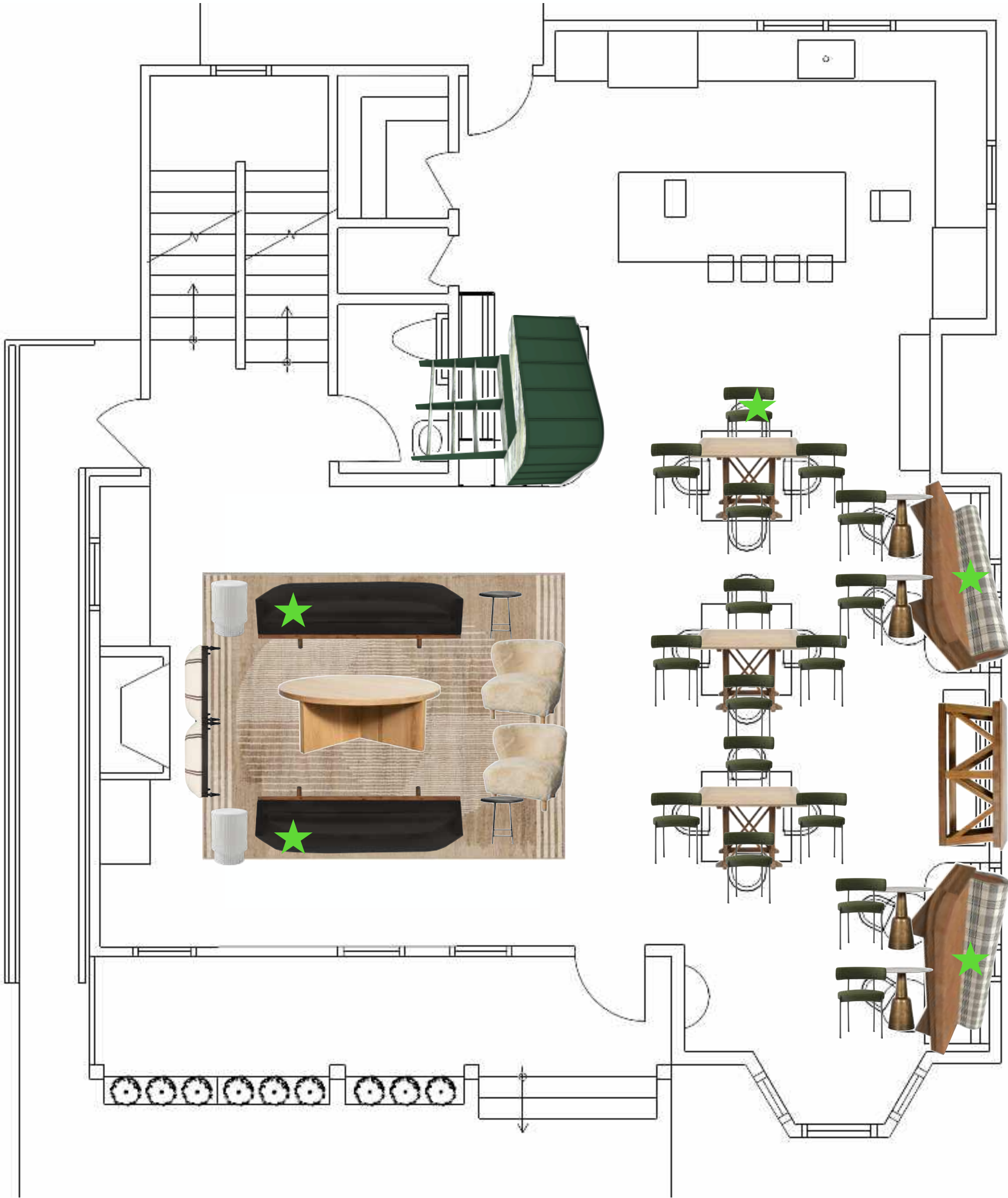


BASEMENT

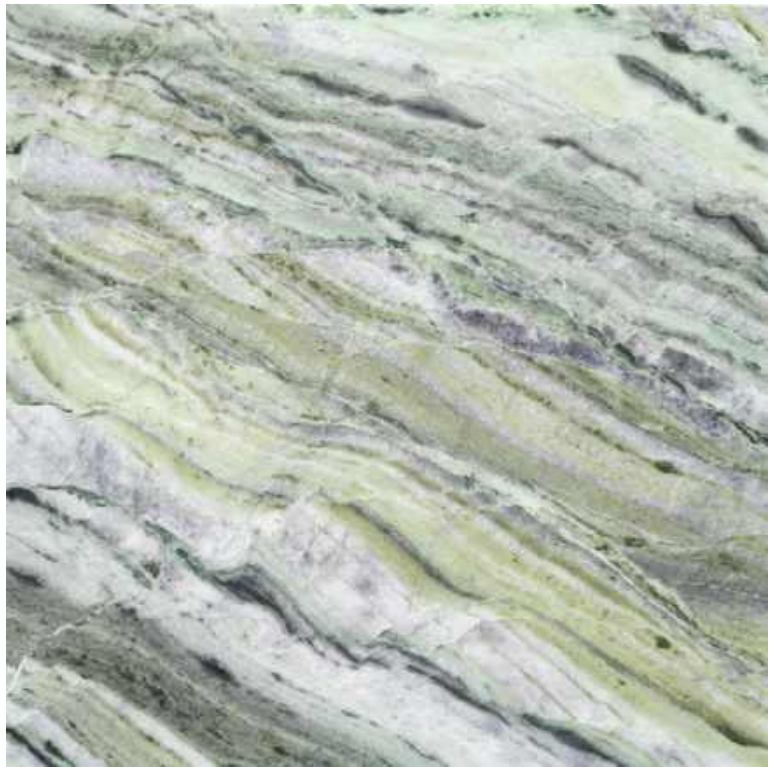
DINNER LAYOUT
FIRST FLOOR

• Capacity: 28 guests seated

★ Apple inventory



FURNITURE
BAR



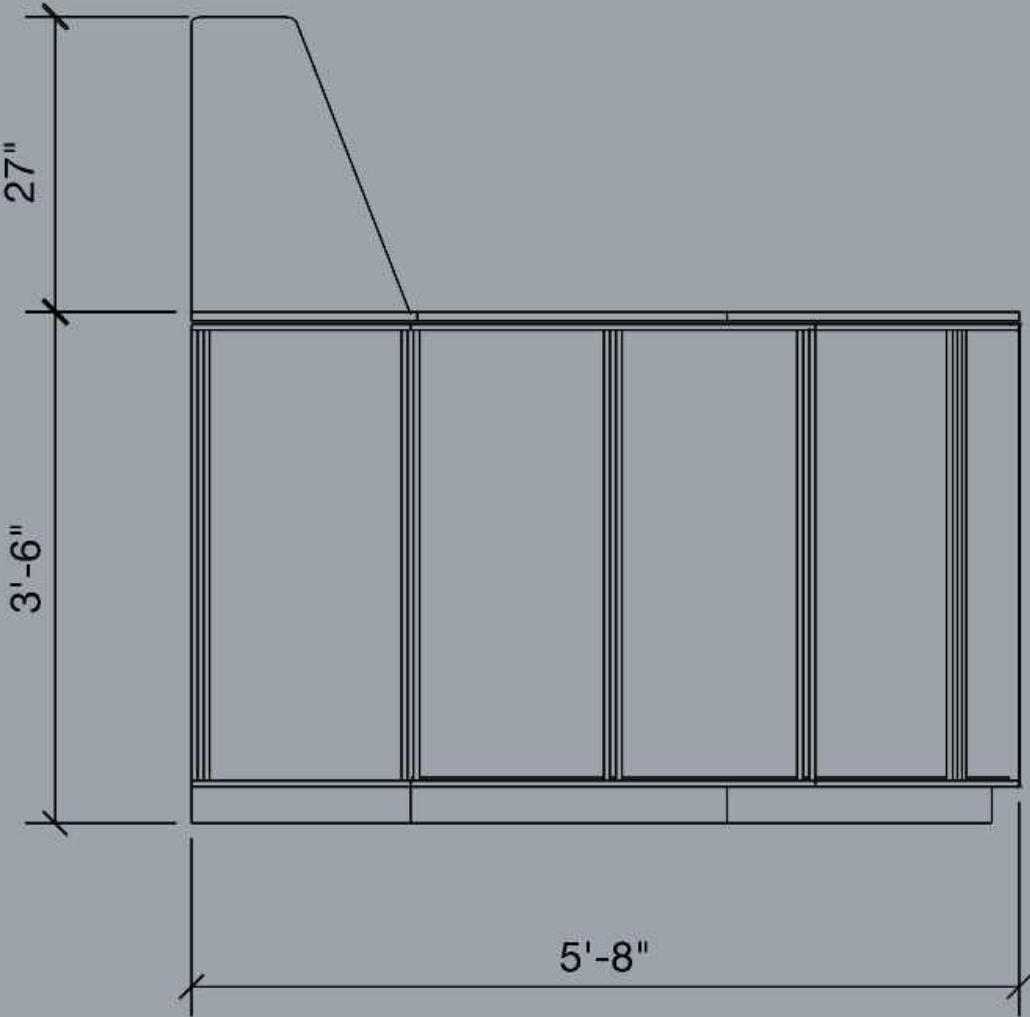
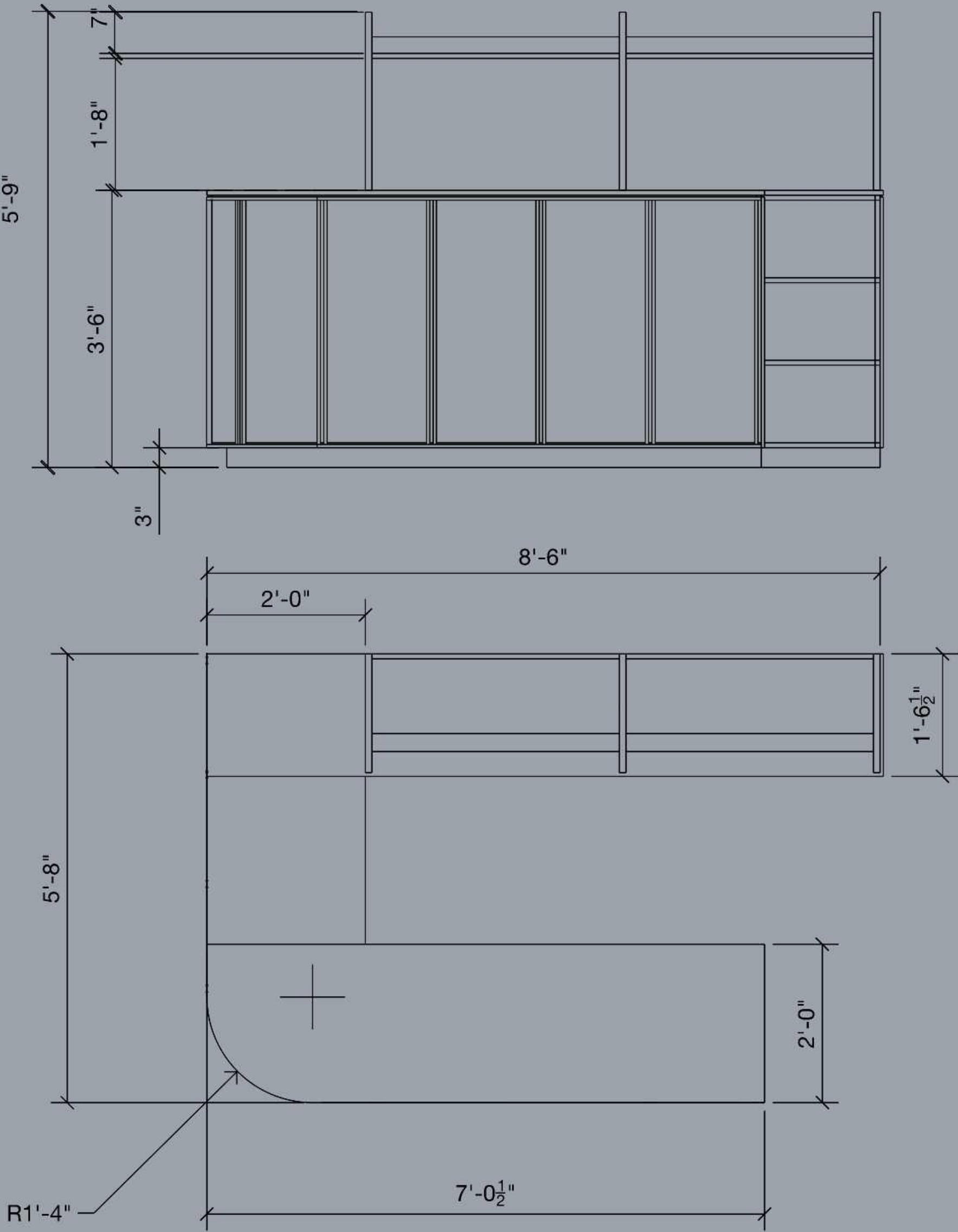
Laminate top and shelves



Painted Paneling in Green
PANTONE: 7727 C



FURNITURE
BAR



FURNITURE
DJ BOOTH



ONSITE BRANDING



Entrance lettering



Apple Logo placement over fireplace



Walnut Finish

EXTERIOR SIGNAGE EXHIBIT

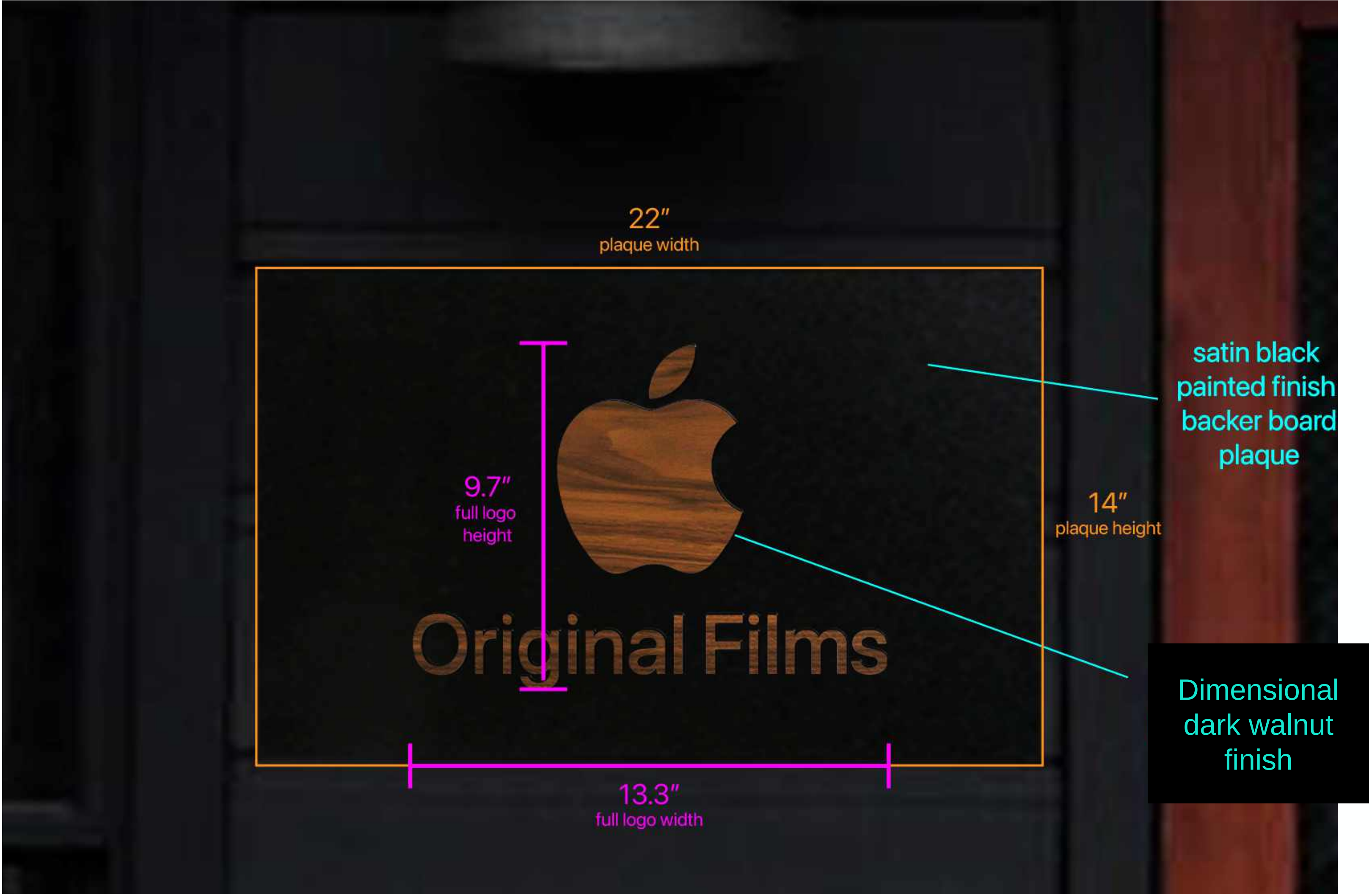


Entrance Signage Rendering



Proposed Entrance Signage Mockup

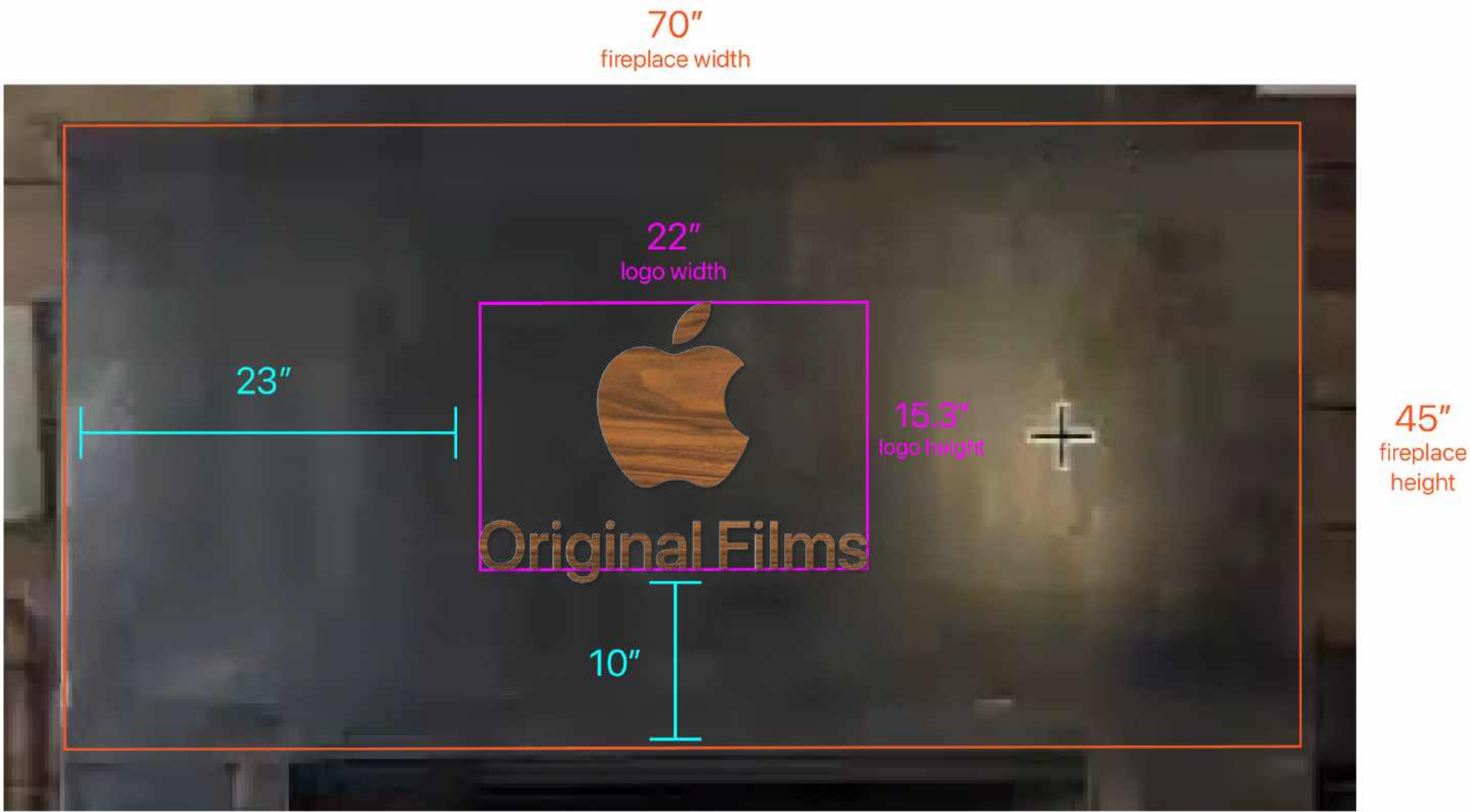
EXTERIOR SIGNAGE EXHIBIT



INTERIOR SIGNAGE EXHIBIT



Full Fireplace



Fireplace Dims

INTERIOR SIGNAGE EXHIBIT



Fireplace Signage 2023



Planning Department

January 11, 2023

WYWH Events LLC
8383 Wilshire Blvd.
Beverly Hills, CA 90211
(401) 662-0382

CC: Dave March

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 657 Park Avenue

Zoning District: Historic Recreation Commercial

Application: Administrative Permit

Project Number: PL-23-05991

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 11, 2024

Project Summary: The Applicant proposes a Temporary Change of Occupancy for a private meeting and hospitality space for Apple TV+ from January 18-22, 2024.

Action Taken

On January 11, 2024, the Planning Director conducted a public hearing and approved a Temporary Change of Occupancy according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 657 Park Avenue is in the Historic Recreation Commercial (HRC) Zoning District.
2. 657 Park Avenue is designated a Significant Historic Site on the Park City Historic Sites Inventory.
3. 657 Park Avenue is known as the Big Moose Yacht Club.
4. On May 12, 2021, the City issued a business license for a three-bedroom Nightly Rental at 657 Park Avenue (B-017664).

5. The Applicant proposes a Temporary Change of Occupancy from Nightly Rentals to a Private Event Facility for Apple TV+ from January 18-22, 2024.
6. Land Management Code (LMC) Section 15-15-1 defines *Private Event Facility* as a facility where the primary use is for staging, conducting, and holding private events.
7. LMC Section 15-2.5-2 *Uses* prohibits Private Event Facilities in Storefront Property in the HRC Zoning District.
8. LMC Section 15-15-1 defines *Storefront Property* as a separately enclosed space, floor area, tenant space, or unit that includes a storefront window and/or storefront entrance that fronts a Public Street.
9. LMC Section 15-2.5-2 *Uses* footnote five excludes HRC Zoning District properties that are on the west side of Park Avenue.
10. 657 Park Avenue is on the west side of Park Avenue and is therefore excluded from the Storefront Property prohibition of Private Event Facilities.
11. The Applicant does not propose any changes to the exterior Structure; only the interior Use is changing temporarily to a Private Event Facility.
12. LMC Section 15-4-20(A) requires an Administrative Permit for the proposed Temporary Change of Occupancy.
13. LMC Section 15-4-20 states the purpose of Temporary Change of Occupancy Permits is to allow Administrative Permits only if adverse impacts on the character of the neighboring property can be mitigated and issues of public safety, traffic, and parking are provided for. Such uses are permitted when the adjacent street system is sufficient to accommodate the traffic impacts generated by the Temporary Change of Occupancy, and the property can accommodate adequate Off-Street parking. The Structure must be designed to safely accommodate the Temporary Change of Occupancy, and the type of Use must be compatible with the uses otherwise permitted in the Zoning District.
14. LMC Section 15-4-20(B) establishes a 15-day maximum for a Temporary Change of Occupancy with no more than 12 use changes per year. The Temporary Change of Occupancy Administrative Permit is proposed once in 2024 for five days (January 18 – January 22, 2024).
15. LMC Section 15-4-20(C) requires a complete Administrative Permit Application more than 15 days before the proposed Temporary Change of Occupancy. On December 18, 2024, the applicant submitted an application to the Planning Department.
16. LMC Section 15-4-20(C) requires the applicant to submit a crowd management, security, delivery, and parking plan.
17. Staff reviewed the application for compliance with the criteria in LMC Section 15-4-20(D):

- a. **The Applicant shall provide written notice of the Property Owner's consent to the proposed Temporary Change of Occupancy.**

The Applicant provided a copy of the written notice to the Planning Department from the Property Owner giving consent for the use of the site from January 18-22, 2024.

- b. **The proposed Use shall not preclude Public Use of public Parking Spaces.**

Two existing, private Off-Street parking spaces on site will be used for load in and out. The Use will not prevent the public from using street or public garage parking.

- c. **The Applicant shall provide an entrance plan, including patron waiting line capacity. Any Use of exterior space for waitlist or lines must be mitigated through the Use of barricades and/or security. Pedestrian International Building Code compliant Access along the public Right-of-Way must be maintained unless otherwise approved by the Chief Building Official.**

The Applicant's submittal includes Area/Occupancy breakdowns according to the 2021 International Building Code. Assembly Occupancy uses intended for food and/or drink consumption include, but are not limited to, nightclubs, restaurants, cafeterias, taverns, bars, and similar dining facilities. The governing capacity for a lounge is 80 occupants per fixture. Daily events will have 25-75 attendees, and capacity changes per scheduled event/floor layout. The Applicant proposes:

- i. Hospitality Layout – First Floor – 50 Guests
- ii. Dinner Layout – First Floor – 25 Guests
- iii. Hospitality Layout – Basement – 15 Guests
- iv. Panel Layout – First Floor – 40 Guests

The Applicant proposes using an outdoor patio heater near the venue's entrance and applied for an Operational (Fire) Permit (Permit #: 24-725).

See Conditions of Approval 4 and 5.

- d. **The Use shall not violate Municipal Code Chapter 6-3, the Noise Ordinance.**

Outdoor music is not proposed as part of the activation of this site. The Applicant proposes indoor music that must comply with the City's Noise Ordinance.

See Condition of Approval 6.

- e. **All signage and lighting shall comply with the Sign Code, Title 12, and Illumination, Section 12-4-9.**

Outdoor lighting is not proposed as part of the temporary change of occupancy activation. The Planning Department issued a Temporary Sign Permit on December 27, 2023 (PL-23-05990).

- f. **The Use shall comply with the Summit County Health Code, the Fire Code, and State regulations on mass gatherings.**

See Condition of Approval 7.

- g. **The Use shall not violate the International Building Code.**

See Condition of Approval 8.

- h. **The Applicant shall submit a delivery plan.**

The Applicant proposes to use the site's existing driveway and Off-Street parking spaces for load in and load out. The proposed schedule was reviewed by Park City's Parking and Transportation Demand Supervisor, and the Applicant was issued the appropriate parking permits. The proposed schedule is:

- i. Load In
 - 1. January 16, 7:00 AM – 3:00 PM
 - 2. January 17, 7:00 AM – 10:00 AM
- ii. Load Out
 - 1. January 22, 2:00 PM – 5:00 PM
 - 2. January 23, 7:00 AM – 10:00 AM

- i. **The Applicant shall adhere to all applicable City and State licensing requirements.**

The City issued a Convention Sales License (C-001652) and Single Event

Liquor License (L-009386), pursuant to Utah Code 32B-9, for the Private Event Facility valid from January 18-22, 2024.

- j. **The Applicant must have an approved operational permit according to the requirements of the International Fire Code prior to the issue of a temporary change of occupancy permit.**

The Applicant applied for an Operational Permit on December 18, 2023. See Condition of Approval 9.

- k. **The Property may not be in violation of the LMC or International Building Code.**

The Property is not in violation of the LMC or 2021 IBC. The Property's Nightly Rental Business License was renewed on October 1, 2023.

- l. **Notice shall comply with LMC Section 15-1-21.**

Staff published notice on the City's website and posted notice to the property on December 28, 2023. Staff mailed courtesy notice to adjacent property owners on December 28, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.5 *Historic Recreation Commercial (HRC) District* and Section 15-4-20 *Temporary Change of Occupancy Permits*.
2. The effects of any difference in Use or Scale have been mitigated through careful planning.

Conditions of Approval

1. Final plans shall reflect substantial compliance with the plans reviewed on January 4, 2024, by the Planning Department. Any changes, modifications, or deviations from the approved plans that the Planning Department has not approved in advance 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 per the applicable standards by the Planning Director or designee before activation of the site.

4. Any exterior queuing shall be mitigated through the Use of barricades and/or security and shall not spill onto the sidewalk or Park Avenue.
5. International Building Code and International Fire Code-compliant pedestrian access along the public Right-of-Way shall be maintained.
6. At no time shall the Use violate Municipal Code of Park City Chapter 6-3 *Noise*. No outdoor noise is permitted past 10:00 PM. Noise shall not exceed 65 dBA between 6:00 AM and 10:00 PM.
7. The Use shall comply with the Summit County Health Code, the Fire Code, and State regulations on mass gatherings.
8. The Use shall comply with the International Building Code.
9. The Applicant shall obtain an approved Operational (Fire) Permit prior to activation of the site for the Private Event Facility use on January 18, 2024.
10. The Fire Marshal may conduct a site inspection at any time during the Temporary Change of Occupancy to ensure compliance with this permit and relevant regulations.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email spencer.cawley@parkcity.org.

Sincerely,



Rebecca Ward
Planning Director

CC: Spencer Cawley, Project Planner



January 13, 2023

NVE Inc
8605 Santa Monica Blvd, PMB 62998
West Hollywood, CA 90069

CC: Dave March
(435) 901-2960; davem@summitdmc.com

NOTICE OF PLANNING DIRECTOR

Description

Address: 657 Park Avenue

District: Historic Recreation Commercial (HRC) Zoning District

Application: Administrative Permit

Project Number: PL-22-05495

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 13, 2023

Project Summary: The applicant proposes a temporary change of occupancy for a four-day event.

Action Taken

On January 13, 2023, the Planning Director conducted a public hearing and approved the construction of a temporary change of occupancy according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 657 Park Avenue.
2. The Site is located in Historic Recreation Commercial (HRC) Zoning District.
3. The Applicant proposes a temporary change of occupancy for an event from January 19 through January 23, 2023.
4. The Applicant has written notice from the Property Owner for the use of the property for the event.
5. Attendees of the event shall use City Parking garages or public transit.
6. Staff reviewed the 657 Park Avenue Administrative Permit Application for compliance with LMC Chapter 15-2.5, Historic Recreation Commercial (HRC) Zoning District and Section 15-4-20, Temporary Change Of Occupancy Permits.



Planning Department

7. The Property may not be in violation of the LMC or International Building Code.
8. Staff posted notice to the City website, City Hall, and the property on January 3, 2023.
9. Staff mailed courtesy notices to the adjacent property owners on January 3, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.5, Historic Recreation Commercial (HRC) Zoning District and Section 15-4-20, Temporary Change Of Occupancy Permits.
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 January 13, 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 proposed Use shall not preclude Public Use of public Parking Spaces.
5. Pedestrian International Building Code compliant Access along the public Right-of-way must be maintained, unless otherwise approved by the Chief Building Official.
6. The Use shall not violate Municipal Code Chapter 6-3, the Noise Ordinance.
7. All signage and lighting shall comply with the Sign Code.
8. The Use shall comply with the Summit County Health Code, the Fire Code, and State regulations on mass gathering.
9. The Use shall not violate the International Building Code.
10. The Applicant shall adhere to all applicable City and State licensing requirements.
11. The event shall not impede emergency vehicle access.
12. Equipment for the event may not be installed prior to January 17, 2023, and



Planning Department

shall be removed from the site no later than January 24, 2023, at 5:00 PM.

13. The event shall not exceed the allowed occupancy of 120 people in the building at a time.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken".

Gretchen Milliken,
Planning Director

CC: Lillian Zollinger, Project Planner

To whom it may concern:

I, Richard Hsieh, Administrator of the LLC 657 Park Ave BYMC, hereby approve the temporary zoning change of the property located at 657 Park Avenue, Park City, UT 84060 from "HCB" to "Occupancy" zoning for the use of Apple Inc. and/or Wish You Were Here Group LLC during the 2025 Sundance Film Festival. This encompasses the dates January 17 through January 30, 2025.

Signed,

Richard Hsieh

Richard Hsieh

Planning Department Staff Report



Subject: 2424 and 2426 Nansen Court
Application: PL-24-06320
Author: Jaron Ehlers, Planner I
Date: January 16, 2025
Type of Item: Administrative Lot Line Adjustment

Recommendation

(I) Review the proposed Lot Line Adjustment for Lots 15 and 16 of the Nordic Village Subdivision, (II) conduct a public hearing, and (III) consider approving the Lot Line Adjustment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in Draft Final Action Letter (Exhibit A).

Description

Applicant: Sherry Patten
Molly Guinan, Elliott Work Group, Applicant Representative
Location: 2424 and 2426 Nansen Court
Zoning District: Residential Development, Sensitive Land Overlay
Adjacent Land Uses: Residential, Open Space
Reason for Review: Lot Line Adjustments require Planning Director Approval¹

CC&R Covenants, Conditions & Restrictions
HOA Homeowners Association
LMC Land Management Code
PUD Planned Unit Development
RD Residential Development Zoning District
SFD Single-Family Dwelling
SLO Sensitive Land Overlay

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

Background

Application PL-22-05270 is for an Administrative Lot Line Adjustment between Lot 15 (2424 Nansen Court) and Lot 16 (2426 Nansen Court) of the Nordic Village Subdivision and the Nordic Village Planned Unit Development (PUD). The Lots are in the Residential Development (RD) Zoning District and the Sensitive Land Overlay (SLO). Both Lots are under the same ownership. Lot 15 is vacant and Lot 16 contains a Single-Family Dwelling (SFD) constructed in 1987.

The Applicant proposes to shift the side property line between the two Lots nine feet and one and three-quarters inches (9'1¾") westward into vacant Lot 15 to expand Lot 16. The Lot Line Adjustment would allow the Applicant to expand the kitchen in the SFD

¹ LMC [§ 15-7.1-6\(F\)](#)

on Lot 16 seven feet and one and three-quarters inches (7'-1 $\frac{3}{4}$ "). While the Nordic Village PUD Subdivision established 10-foot Side Setbacks for Lot 16, as described in the Declaration of Covenants, the Lot Line Adjustment Plat established a 12-foot Side Setback along the southeastern property line, consistent with the Side Setback requirements of the RD Zoning District. The Applicant wishes to expand the existing SFD horizontally rather than vertically. The homeowners association (HOA) and surrounding property owners concur that vertical development should be avoided to preserve existing view corridors. The Applicant received approval from the Nordic Village HOA both for the Lot Line Adjustment and for the planned 1,898 square feet addition on September 22, 2022 (Exhibit F).

On September 29, 2022, a public hearing was held for the Lot Line Adjustment. After a discussion with the Applicant, it was determined the Planning Director needed more details to make an informed decision, and the item was continued to October 6, 2022. On October 6, 2022, the Planning Director opened a public hearing (Exhibit I) and approved the Lot Line Adjustment (Exhibit J).

Condition of Approval 2 stated that the Applicant had one year from date of Planning Director approval to record the Lot Line Adjustment and if they failed to do so, the Lot Line Adjustment was void. The Applicant did not record the required Covenants, Conditions & Restrictions (CC&Rs) Amendment nor Lot Line Adjustment Plat and did not apply for an extension prior to the expiration date. As a result, the approval expired on October 6, 2023. On October 28, 2024, the Applicant refiled the same Lot Line Adjustment that was approved in 2022.



Figure 1: Site photos provided by Applicant.

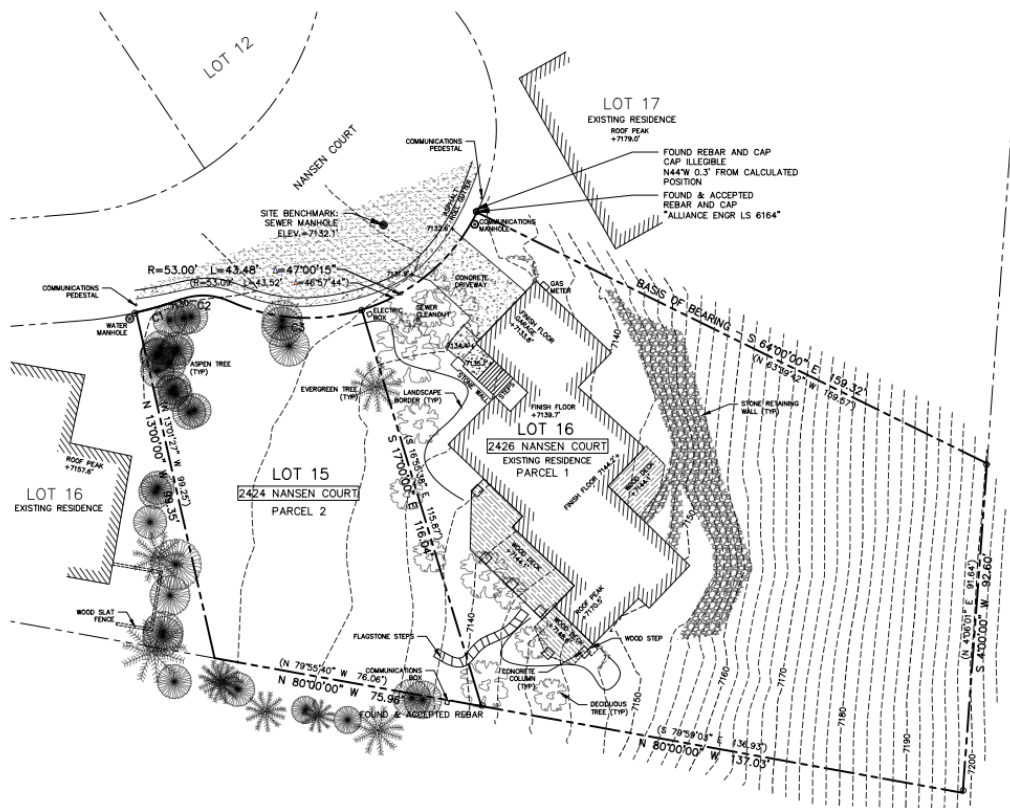


Figure 2: Existing Conditions Survey submitted by Applicant.

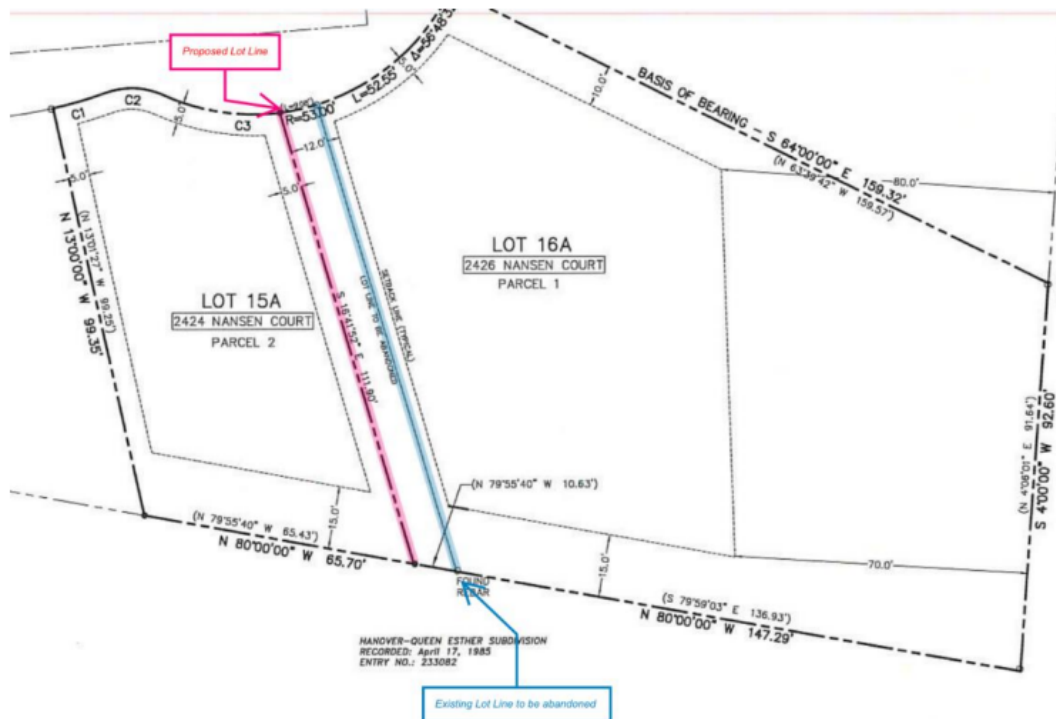


Figure 3: Draft Plat with the shifted Lot Line shown by Staff.

Analysis

(I) The proposal for a Lot Line Adjustment complies with the Residential Development Zoning District Requirements outlined in Land Management Code Chapter 15-2.13.

The purpose of the Residential Development (RD) District is to:

1. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
2. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
3. allow commercial and recreational activities that are in harmony with residential neighborhoods,
4. minimize impacts of the automobile on architectural design,
5. promote pedestrian connections within Developments and between adjacent Areas; and
6. provide opportunities for variation in architectural design and housing types.

Per Land Management Code (LMC) [§ 15-2.13-2\(A\)\(1\)](#), SFDs are Allowed Uses in the RD Zoning District.

LMC [§ 15-2.13-3](#) establishes the following Lot and Site requirements for the RD Zoning District:

Zoning Requirement	Analysis of proposal for Lot 15	Analysis of proposal for Lot 16
Density Maximum of three units per acre.	Complies: The Lot is 7,037 square feet (0.16 acres) and is vacant. If approved, the new Lot size would be 5,987 square feet (0.14 acres), a difference of 1,050 square feet.	Complies: The Lot is 18,282 square feet (0.42 acres) and includes one SFD. If approved, the new Lot size would be 19,332 square feet (0.44 acres), a difference of 1,050 square feet.
Front Setback Minimum Setback of 20 feet and 25 feet for front facing Garages.	Applicable to future development: Lot 15 is vacant. New construction will be required to comply with Setbacks.	Complies: The front façade of the SFD is 39 feet from the Front Lot Line. The front facing Garage is 23 feet from the Front Lot Line.

		While this is non-compliant with the existing Front Setback in the RD Zoning District, it is compliant with the Nordic Village PUD that is analyzed below in Section IV.
Rear Setback Minimum Setback of 15 feet for Main Buildings and 10 feet for Accessory Buildings and detached Garages.	Applicable to future development: Lot 15 is vacant. New construction will be required to comply with Setbacks.	Complies: The existing SFD meets an 80-foot Setback from the Rear Lot Line.
Side Setback The minimum Side Setback is 12 feet.	Applicable to future development: Lot 15 is vacant. New construction will be required to comply with Setbacks.	Complies: The SFD is 12.6 feet from the southeastern Side Lot Line and 10 feet from the northern Side Lot Line. These setbacks comply with the Nordic Village PUD Subdivision Declaration of Covenants; see analysis in Section IV. New construction will be required to comply with Setbacks established on the proposed Lot Line Adjustment Plat, including a new 12-foot Side Setback on the southeastern property boundary.

(II) The proposal complies with the Lot Line Requirements outlined in Land Management Code Section 15-7.1-6.

LMC [§ 15-7.1-6\(F\)](#) establishes the following requirements for Lot Line Adjustments:

The Planning Director may approve a Lot Line Adjustment between two Lots if:

The Owners of both Lots demonstrate, to the Satisfaction of the Planning Director that:

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

Complies: The proposed Lot Line Adjustment expands the footprint of Lot 16 for the expansion of the existing SFD. No new developable Lot or unit is proposed in this application.

- 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: The Applicant provided the Planning Department with consent letters from the surrounding properties, dated from April to August, 2022 (Exhibit H).

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

Complies: The proposed Lot Line Adjustment does not result in an increase of undevelopable or remnant land within or surrounding Lots 15 and 16.

- 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;**

Proposed Condition of Approval: The proposed Lot Line Adjustment would decrease the size of Lot 15 from 0.16 acres to 0.14 acres.

The proposal would increase the size of Lot 16 from 0.42 acres to 0.44 acres.

In the Nordic Village PUD, existing Lot areas range from 0.14 acres to 0.42 acres, allowing both Lot 15 and Lot 16 to remain compatible within the neighborhood.

Lot 16 is 0.07 acres larger than the second largest Lot in the subdivision. If the Lot Line Adjustment is approved, Lot 16 will be .09 acres larger than the next largest Lot. Lot 16 is a corner Lot with Steep Slopes and a large Setback in the rear of the Lot. The proposed addition is situated behind the existing SFD, with the portion visible from the front property line set back 64 feet from the front property line and 13 feet from the front façade. Proposed Condition of Approval 5 states "Any proposed addition on Lot 16 shall be set back from the existing home's front façade to minimize the bulk of the structure from view of the Public Right-of-Way."

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

Complies: See Analysis Sections I and III.

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

Complies: Lots 15 and 16 have not been previously adjusted.

- 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: See Notice Section of Staff Report.

- 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.**

Proposed Condition of Approval: Condition of Approval 1 outlines the process required prior to Plat recordation.

- i) Extension of Approval:**

Proposed Condition of Approval: Condition of Approval 2 outlines the process required to request an extension to the one-year recordation timeframe.

(III) The proposal complies with the Sensitive Land Overlay Requirements outlined in LMC Chapter 15-2.21.

The purpose of the Sensitive Land Overlay (SLO) is to:

1. require dedicated Open Space in aesthetically and environmentally sensitive Areas;
2. encourage preservation of large expanses of Open Space and wildlife habitat;
3. cluster Development while allowing a reasonable use of Property;
4. prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands; and
5. protect and preserve environmentally sensitive land.

Portions of both Lot 15 and Lot 16 of the Nordic Village Subdivision reside within the SLO. Nordic Village Subdivision was platted in 1987. On September 24, 1992, the City Council adopted Ordinance [92-17](#), enacting the Sensitive Land Overlay. While the SLO was not adopted at the time of the Nordic Village PUD approval, the request to change the Lot Line requires analysis of the new location in the context of the SLO regulations.

Analysis of relevant Sections of LMC Chapter [15-2.21](#) includes:

LMC [§ 15-2.21-4](#)

Steep Slopes and Very Steep Slopes

Slope, Steep. Slope greater than fifteen percent (15%).

Slope, Very Steep. Slope greater than forty percent (40%).

Not Applicable:

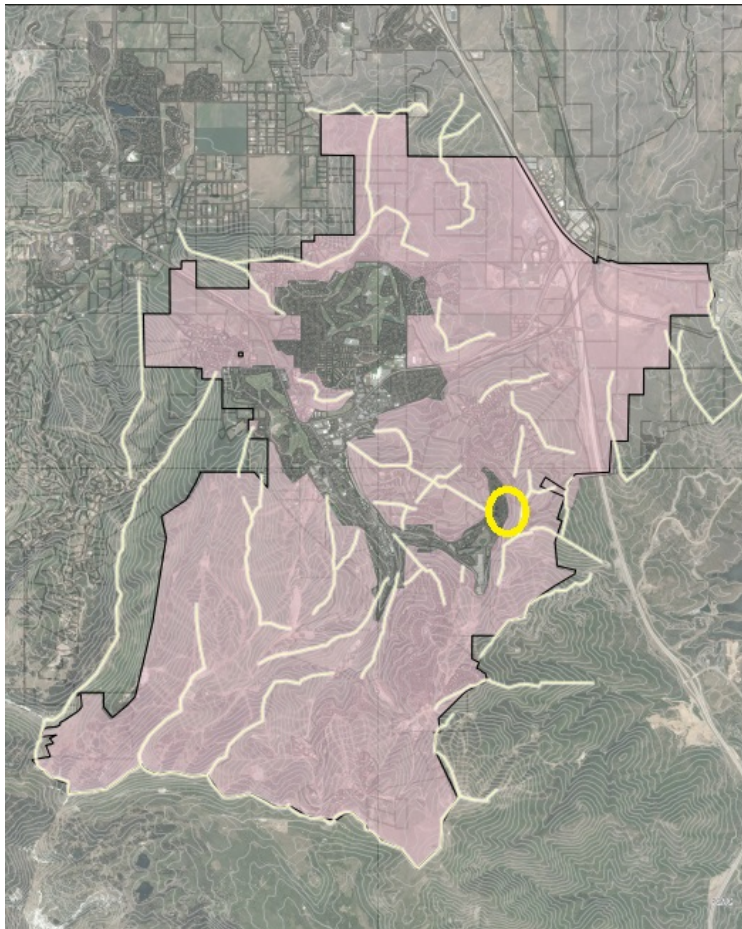
There are no Steep Slopes where the Lot Line Adjustment is proposed to take place. Steep Slopes exist on Lot 16, which is the Lot developed with a SFD. No development has occurred within the Steep Slopes area on this Lot. No development on Steep Slopes is approved or proposed with this application. Lot 15 is relatively flat, with the steepest grade change 8% over a distance of 100 feet.

LMC [§ 15-2.21-5](#)

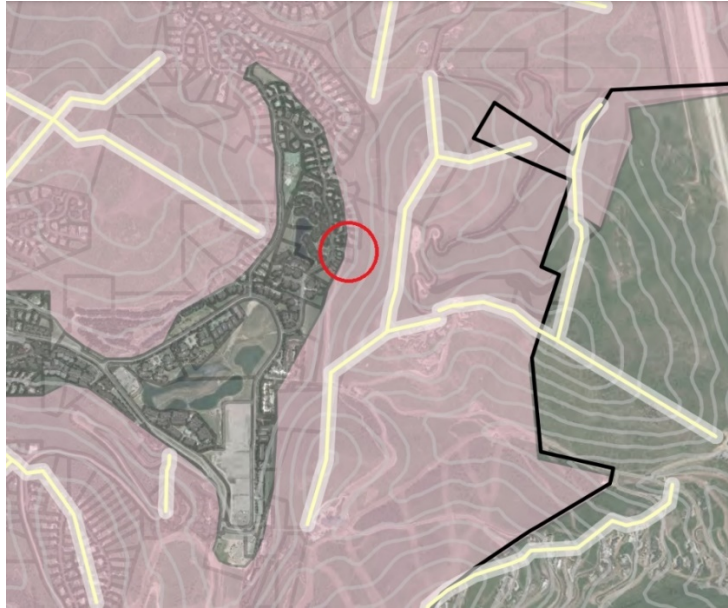
Significant Ridge Line Areas, Vantage Points and Entry Corridors

Complies as Conditioned:

Lots 15 and 16 are not visible from Vantage Points or Entry Corridors. Lots 15 and 16 are located near a Significant Ridgeline but are not located within the Setback, and Condition of Approval 6 prevents the SFD on Lot 16 from expanding beyond the existing roof plane. Any structure built on Lot 15 will have to comply with the RD Zoning District Building Height requirements in LMC [§ 15-2.13-4](#), which is 28 feet from Existing Grade. Below is the map of Significant Ridgelines in Park City.



Full Ridgeline Map. Yellow oval shows Approximate Area of Lots 15 and 16.



Zoomed in map with Lots 15 and 16 circled in red.

LMC [§ 15-2.21-6](#)

Wetlands, Streams, and Lakes

Not Applicable:

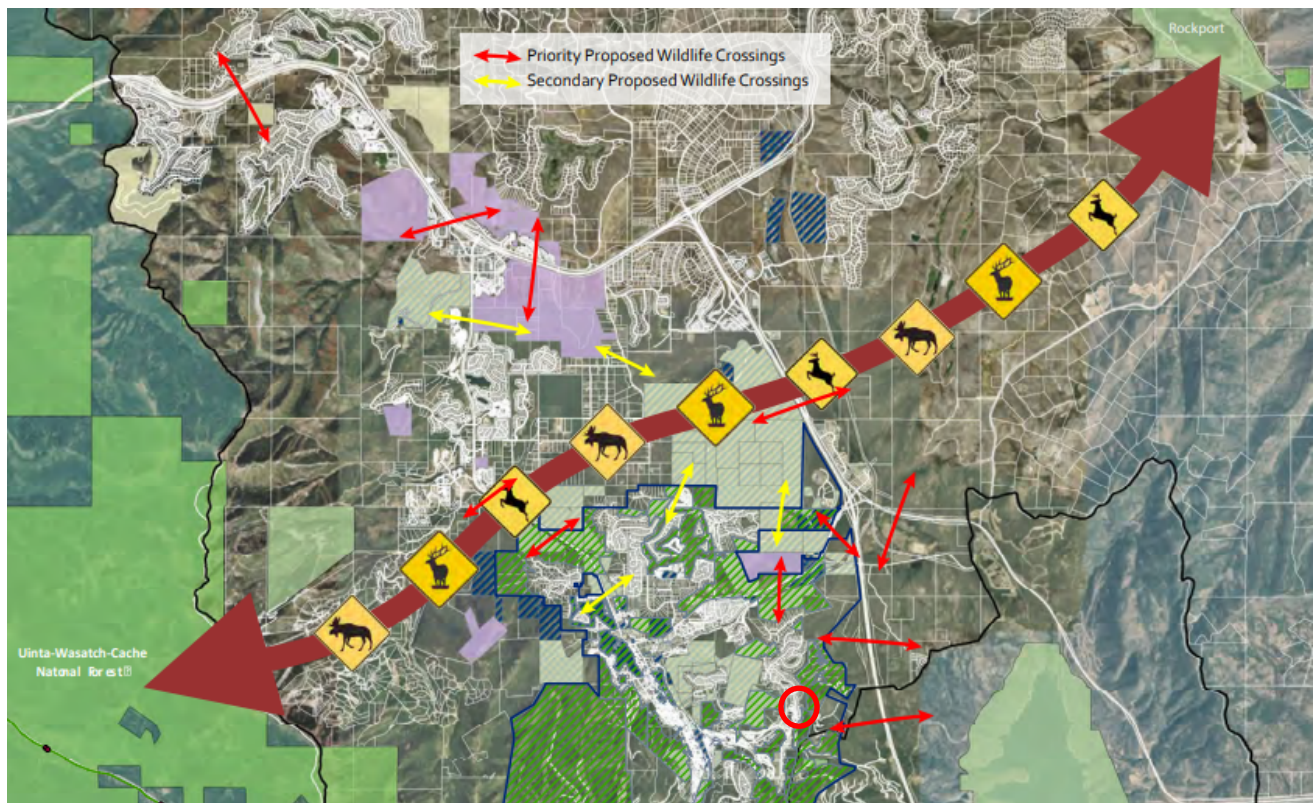
There are no Streams, Stream Corridors, lakes, or Wetlands located on the property.

LMC [§ 15-2.21-8](#)

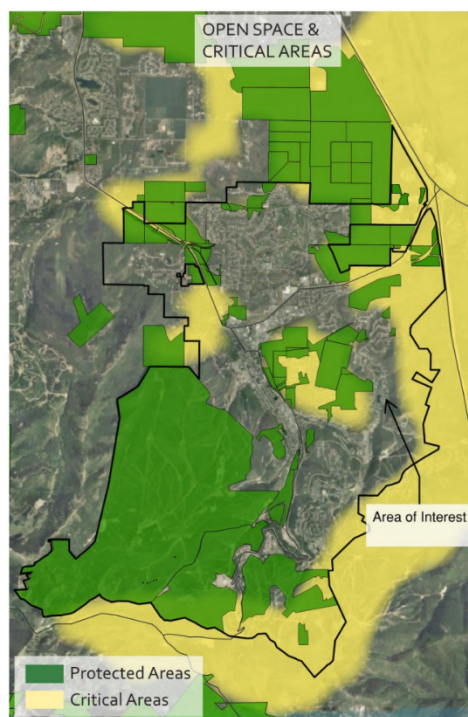
Wildlife Habitat and Wildlife Interface Zones

Not Applicable:

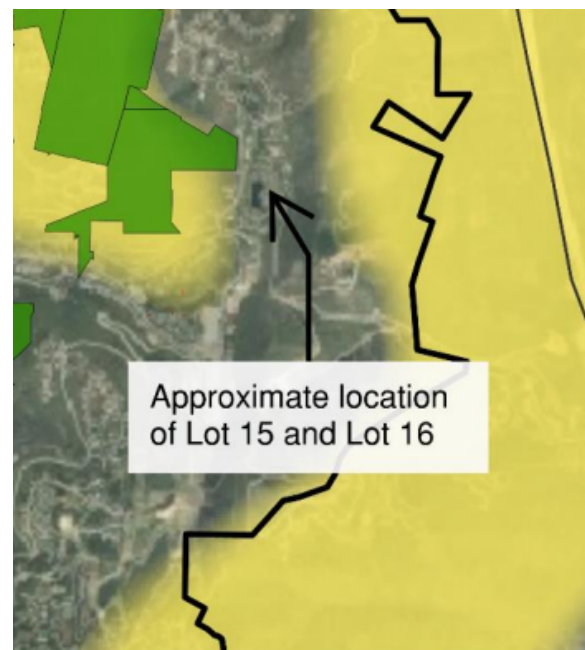
Lots 15 and 16 are not located within a Wildlife Habitat or the Wildlife Interface Zone.
Images taken from General Plan Pages 40 of Volume II and 53 of Volume I:



Map from Page 40 of Volume II with approximate Location of Lots 15 and 16 shown by the Red Circle.



Map from Page 43 of Volume I.



Zoomed in version of the Map at left showing the location of the project Site

(IV) The proposal complies with the Nordic Village Subdivision Plat.

The Nordic Village Subdivision Plat was recorded with Summit County on June 9, 1987 (Summit County Recorder Entry No. 272637). Plat Note 3 states the following:

NORDIC VILLAGE P.U.D. IS A MASTER PLANNED DEVELOPMENT. BUILDING SETBACKS HAVE BEEN ESTABLISHED AND ARE SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH.

On June 9, 1987, the Declaration of Covenants, Conditions, and Restrictions of Nordic Village Planned Unit Development was recorded with Summit County (Summit County Recorder Entry No. 272638). Exhibit B to the Declaration establishes permissible building area and building footprint for Lot 15 and Lot 16 (Exhibit G) as follows:

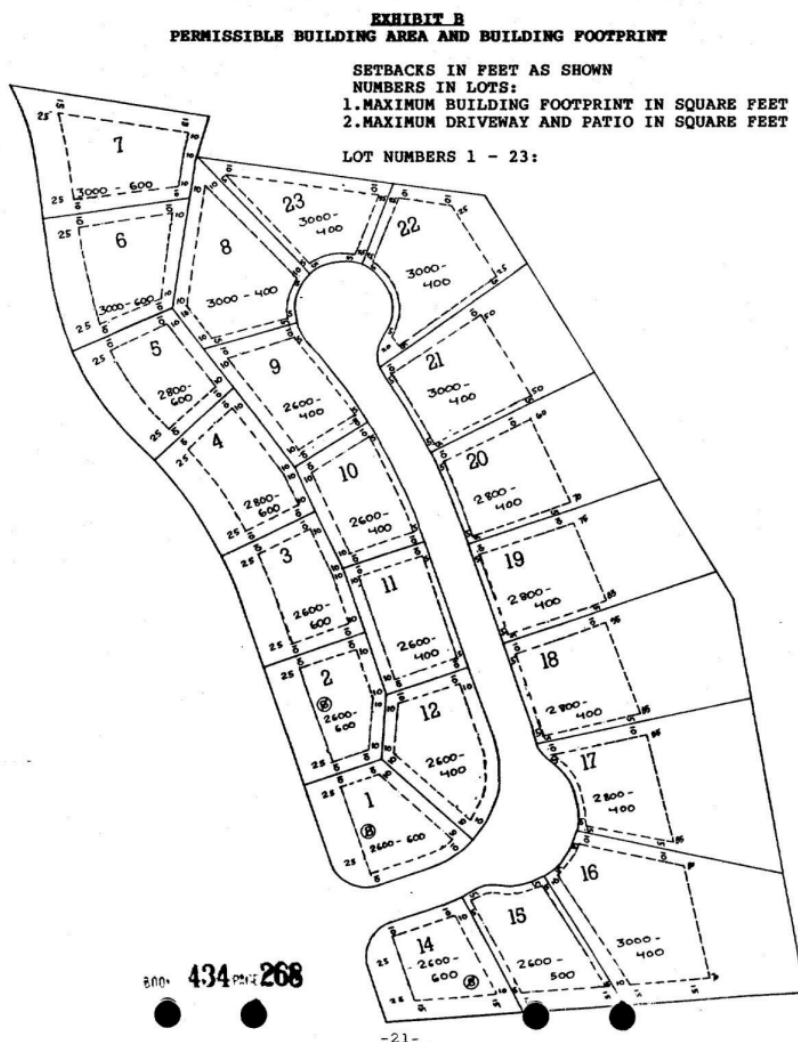


Figure 4 Exhibit B of the CC&Rs of Nordic Village Planned Unit Development.

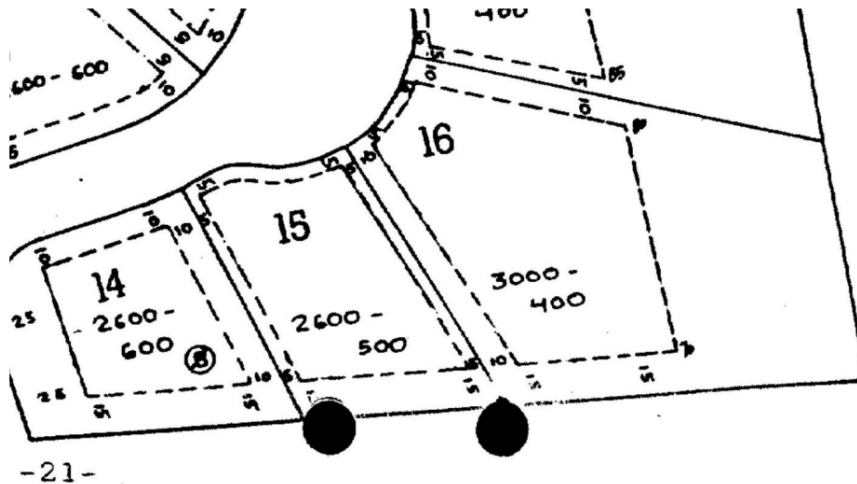


Figure 5 Exhibit B with detail of Lots 15 and 16.

Lot 15	Lot 16
<u>Front Setback: 5 feet</u> Complies Lot 15 is vacant. New construction will be required to comply with setbacks.	<u>Front Setback: 5 feet</u> Complies The front façade of the SFD is 39 feet from the Front Lot Line. The front facing garage is 23 feet from the Front Lot Line.
<u>Side Setbacks: 5 feet</u> Complies Lot 15 is vacant. New construction will be required to comply with setbacks.	<u>Side Setbacks: 10 feet</u> Complies The SFD is 12.6 feet from the southern Side Lot Line and 10 feet from the northern Side Lot Line.
<u>Rear Setback: 15 feet</u> Complies Lot 15 is vacant. New construction will be required to comply with setbacks.	<u>Rear Setback: 15 feet</u> Complies The SFD is 80 feet from the Rear Lot Line. There are no Accessory Buildings/detached garages located on the Lot.
<u>Maximum Buildable Footprint: 2,600 square feet</u>	<u>Maximum Buildable Footprint: 3,000 square feet</u>

Complies The maximum buildable area for Lot 15 is not proposed to change. <u>The restrictions for Maximum Buildable Footprint and Maximum Driveway and Patio area were set by the HOA in 1987 (Exhibit G).</u> The HOA approval letter (Exhibit F) ensures that the proposed Lot Line Adjustment will be performed without altering or requiring an exception to the Maximum Buildable Footprint of 2,600 square feet or the Maximum Driveway and Patio area of 500 square feet.	Condition of Approval 4, 6 & 7 <u>The restrictions for Maximum Buildable Footprint and Maximum Driveway and Patio area were set by the HOA in 1987 (Exhibit G).</u> The maximum buildable area is proposed to increase from 3,000 square feet to 4,898 square feet, an addition of 1,898 square feet. The HOA has provided preliminary approval for an exception to the existing Maximum Buildable Footprint, permitting the expansion of Lot 16 from 3,000 square feet to 4,898 square feet (Exhibit F). Due to the proposed horizontal expansion of the SFD, conditions of approval are required to contain the bulk of the SFD including a Side Yard Setback expansion to 12 feet on the western Side Lot Line (Condition of Approval 5) and requiring a maximum vertical expansion on the existing and expanded SFD, which shall stay under the existing roof plane (Condition of Approval 6).
<u>Maximum Driveway and Patio: 500 square feet</u> Complies Lot 15 is vacant. No development is proposed. The maximum Driveway and Patio area will not change.	<u>Maximum Driveway and Patio: 400 square feet</u> Complies The driveway and patio area for Lot 16 is 370 square feet of the allowed 400 square feet. Designated driveway and patio areas are not proposed to be altered.

(V) The Development Review Committee reviewed the proposal on November 19, 2024, and confirmed the proposal complies with required standards.²

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 January 2, 2025. Staff mailed courtesy notice to property owners within 300 feet on January 2, 2025.³

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the Lot Line Adjustment;
- The Planning Director may deny Lot Line Adjustment 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.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1: Nordic Village Planned Unit Development Lots 15 and 16 Amended – Administrative Lot Line Adjustment

Exhibit B: Survey with existing conditions

Exhibit C: Applicant Project Narrative

Exhibit D: Site Photographs

Exhibit E: Existing Nordic Village PUD Plat

Exhibit F: Nordic Village Subdivision HOA Approvals

Exhibit G: Exhibit B of the Declaration of Covenants, Conditions, and Restrictions of Nordic Village PUD

Exhibit H: Consent Letters from contiguous neighbors for Lot Line Adjustment

Exhibit I: October 6, 2022, Staff Report

Exhibit J: October 6, 2022, Administrative Public Hearing Minutes

Exhibit K: March 15, 1987, Planning Commission Approval

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)



Planning Department

January 16, 2025

Molly Guinan
Elliott Workgroup

CC: Sherry Patten

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 2424 and 2426 Nansen Court

Zoning District: Residential Development, Sensitive Land Overlay

Application: Administrative Lot Line Adjustment

Project Number: PL-24-06320

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 16, 2025

Project Summary: Lot Line Adjustment to Modify the Side Lot Line between 2424 and 2426 Nansen Court by nine feet and one and three-quarters inches westward into Lot 15.

Action Taken

On January 16, 2025, the Planning Director conducted a public hearing and approved the Administrative Lot Line Adjustment for 2424 and 2426 Nansen Court according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 2424 and 2426 Nansen Court.
2. 2424 Nansen Court is Lot 15 of the Nordic Village Planned Unit Development (PUD) approved on May 11, 1987, Parcel No. NOR-15.
3. 2426 Nansen Court is Lot 16 of the Nordic Village PUD, Parcel No. NOR-16.
4. The Lots are in the Residential Development (RD) Zoning District and the Sensitive Land Overlay (SLO).



Planning Department

5. Both Lots are under the same ownership. Lot 15 is vacant and Lot 16 contains a Single-Family Dwelling (SFD) constructed in 1987.
6. The Applicant proposes to shift the side property line between the two Lots nine feet and one and three-quarter inches ($9'1\frac{3}{4}"$) westward into vacant Lot 15 to expand Lot 16.
7. The Lot Line Adjustment would allow the Applicant to expand the kitchen in the SFD on Lot 16 seven feet and one and three-quarter inches ($7'-1\frac{3}{4}"$) past the current Side Setback of 10 feet; the new Side Setback with the addition would be 12 feet which is consistent with the RD Zoning District requirements.
8. The Applicant wishes to further develop the existing SFD horizontally rather than vertically. The homeowners association (HOA) and surrounding property owners concur that vertical development should be avoided to preserve existing view corridors.
9. The Applicant has received approval from the Nordic Village HOA both for the Lot Line Adjustment and for the planned 1,898 square feet addition on September 22, 2022.
10. On September 29, 2022, a public hearing was held for the Lot Line Adjustment. After a discussion with the Applicant, it was determined the Planning Director needed more details to make an informed decision, and the item was continued to October 6, 2022.
11. On October 6, 2022, the Planning Director opened a public hearing and approved the Lot Line Adjustment.
12. Condition of Approval 2 stated that the Applicant had one year from date of Planning Director approval to record the Lot Line Adjustment and if they failed to do so, the Lot Line Adjustment was void.
13. The Applicant did not record the required Covenants, Conditions & Restrictions (CC&Rs) Amendment nor the Lot Line Adjustment Plat and did not apply for an extension prior to the expiration date. As a result, the approval expired on October 6, 2023.
14. On October 28, 2024, the Applicant refiled the same Lot Line Adjustment that was approved in 2022.
15. The proposal for a Lot Line Adjustment complies with the Residential Development Zoning District Requirements outlined in Land Management Code Chapter 15-2.13.
 - a. The purpose of the Residential Development (RD) District is to:



Planning Department

- i. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
 - ii. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
 - iii. allow commercial and recreational activities that are in harmony with residential neighborhoods,
 - iv. minimize impacts of the automobile on architectural design,
 - v. promote pedestrian connections within Developments and between adjacent Areas; and
 - vi. provide opportunities for variation in architectural design and housing types.
- b. Per Land Management Code (LMC) § 15-2.13-2(A)(1), SFDs are Allowed Uses in the RD Zoning District.
- c. LMC § 15-2.13-3 establishes the following Lot and Site requirements for the RD Zoning District:

Zoning Requirement	Analysis of proposal for Lot 15	Analysis of proposal for Lot 16
Density Maximum of three units per acre.	Complies: The Lot is 7,037 square feet (0.16 acres) and is vacant. If approved, the new Lot size would be 5,987 square feet (0.14 acres), a difference of 1,050 square feet.	Complies: The Lot is 18,282 square feet (0.42 acres) and includes one SFD. If approved, the new Lot size would be 19,332 square feet (0.44 acres), a difference of 1,050 square feet.
Front Setback Minimum Setback of 20 feet and 25 feet for front facing Garages.	Applicable to future development: Lot 15 is vacant. New construction will be required to comply with Setbacks.	Complies: The front façade of the SFD is 39 feet from the Front Lot Line. The front facing Garage is 23 feet from the Front Lot Line.



Planning Department

		While this is non-compliant with the existing Front Setback in the RD Zoning District, it is compliant with the Nordic Village PUD that is analyzed below in Section IV.
Rear Setback Minimum Setback of 15 feet for Main Buildings and 10 feet for Accessory Buildings and detached Garages.	Applicable to future development: Lot 15 is vacant. New construction will be required to comply with Setbacks.	Complies: The existing SFD meets an 80-foot Setback from the Rear Lot Line.
Side Setback The minimum Side Setback is 12 feet.	Applicable to future development: Lot 15 is vacant. New construction will be required to comply with Setbacks.	Complies: The SFD is 12.6 feet from the southeastern Side Lot Line and 10 feet from the northern Side Lot Line. These setbacks comply with the approved Nordic Village PUD Subdivision Declaration of Covenants; see Finding of Fact 18. New construction will be required to comply with Setbacks established on the proposed Lot Line Adjustment Plat, including a new 12-foot Side Setback on the southeastern property boundary.

16. The proposal complies with the Lot Line Requirements outlined in Land Management Code Section 15-7.1-6.

- a. LMC § 15-7.1-6(F) establishes the following requirements for Lot Line Adjustments:



Planning Department

The Planning Director may approve a Lot Line Adjustment between two Lots if:

The Owners of both Lots demonstrate, to the Satisfaction of the Planning Director that:

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

Complies: The proposed Lot Line Adjustment expands the footprint of Lot 16 for the expansion of the existing SFD. No new developable Lot or unit is proposed in this application.

- 2. 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: The Applicant provided the Planning Department with consent letters from the surrounding properties, dated from April to August, 2022.

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

Complies: The proposed Lot Line Adjustment does not result in an increase of undevelopable or remnant land within or surrounding Lots 15 and 16.

- 4. 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;**

Proposed Condition of Approval: The proposed Lot Line Adjustment would decrease the size of Lot 15 from 0.16 acres to 0.14 acres.

The proposal would increase the size of Lot 16 from 0.42 acres to 0.44 acres.

In the Nordic Village PUD, existing Lot areas range from 0.14 acre to 0.42 acre, allowing both Lot 15 and Lot 16 to remain compatible within the neighborhood.

Lot 16 is 0.07 acres larger than the second largest Lot in the subdivision. If the Lot Line Adjustment is approved, Lot 16 will be .09 acres larger than the next largest Lot. Lot 16 is a corner Lot with Steep Slopes and a large Setback in the rear



Planning Department

of the Lot. The proposed addition is situated behind the existing SFD, with the portion visible from the front property line set back 64 feet from the front property line and 13 feet from the front façade. Proposed Condition of Approval 5 states "Any proposed addition on Lot 16 shall be set back from the existing home's front façade to minimize the bulk of the structure from view of the Public Right-of-Way."

5. the Lot Line Adjustment does not result in violation of applicable zoning requirements;

Complies: See Findings of Fact 14 and 16.

6. neither of the original Lots were previously adjusted under this section;

Complies: Lots 15 and 16 have not been previously adjusted.

7. 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: See Finding of Fact 19.

8. 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.

Proposed Condition of Approval: Condition of Approval 1 outlines the process required prior to Plat recordation.

9. Extension of Approval:

Proposed Condition of Approval: Condition of Approval 2 outlines the process required to request an extension to the one-year recordation timeframe.

17. The proposal complies with the Sensitive Land Overlay Requirements outlined in LMC Chapter 15-2.21.

a. The purpose of the Sensitive Land Overlay (SLO) is to:

- i. require dedicated Open Space in aesthetically and environmentally sensitive Areas;
- ii. encourage preservation of large expanses of Open Space and wildlife habitat;



Planning Department

- iii. cluster Development while allowing a reasonable use of Property;
- iv. prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands; and
- v. protect and preserve environmentally sensitive land.
- b. Portions of both Lot 15 and Lot 16 of the Nordic Village Subdivision reside within the SLO. Nordic Village Subdivision was platted in 1987. On September 24, 1992, the City Council adopted Ordinance 92-17, enacting the Sensitive Land Overlay. While the SLO was not adopted at the time of the Nordic Village PUD approval, the request to change the Lot Line requires analysis of the new location in the context of the SLO regulations.
- c. Analysis of relevant Sections of LMC Chapter 15-2.21 includes:
- d. LMC § 15-2.21-4
 - i. Steep Slopes and Very Steep Slopes
 - ii. Slope, Steep. Slope greater than fifteen percent (15%).
 - iii. Slope, Very Steep. Slope greater than forty percent (40%).
 - iv. Not Applicable:
 - v. There are no Steep Slopes where the Lot Line Adjustment is proposed to take place. Steep Slopes exist on Lot 16, which is the Lot developed with a SFD. No development has occurred within the Steep Slopes area on this Lot. No development on Steep Slopes is approved or proposed with this application. Lot 15 is relatively flat, with the steepest grade change 8% over a distance of 100 feet.
- e. LMC § 15-2.21-5
 - i. Significant Ridge Line Areas, Vantage Points and Entry Corridors
 - ii. Complies as Conditioned:
 - iii. Lots 15 and 16 are not visible from Vantage Points or Entry Corridors. Lots 15 and 16 are located near a Significant Ridgeline but are not located within the Setback and Condition of Approval 6 prevents the SFD on Lot 16 from expanding beyond the existing roof plane. Any structure built on Lot 15 will have to comply with the RD Zoning District Building Height requirements in LMC § 15-2.13-4.
- f. LMC § 15-2.21-6
 - i. Wetlands, Streams, and Lakes
 - ii. Not Applicable:



Planning Department

- iii. There are no Stream, Stream Corridors, lakes, or Wetlands located on the property.
- g. LMC § 15-2.21-8
 - i. Wildlife habitat and Wildlife Interface Zones.
 - ii. Not Applicable:
 - iii. Lot 15 and 16 are not located within a Wildlife Habitat or the Wildlife Interface Zone.
- 18. The proposal complies with the Nordic Village Subdivision Plat.
 - a. The Nordic Village Subdivision Plat was recorded with Summit County on June 9, 1987 (Summit County Recorder Entry No. 272637).
 - b. Plat Note 3 states the following:

NORDIC VILLAGE P.U.D. IS A MASTER PLANNED DEVELOPMENT. BUILDING SETBACKS HAVE BEEN ESTABLISHED AND ARE SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH.
 - c. On June 9, 1987, the Declaration of Covenants, Conditions, and Restrictions of Nordic Village Planned Unit Development was recorded with Summit County (Summit County Recorder Entry No. 272638).
 - d. Exhibit B to the Declaration establishes permissible building area and building footprint for Lot 15 and Lot 16 as follows:

Lot 15	Lot 16
<u>Front Setback: 5 feet</u> Complies Lot 15 is vacant. New construction will be required to comply with setbacks.	<u>Front Setback: 5 feet</u> Complies The front façade of the SFD is 39 feet from the Front Lot Line The front facing garage is 23 feet from the Front Lot Line.
<u>Side Setbacks: 5 feet</u> Complies Lot 15 is vacant. New construction will be required to comply with setbacks.	<u>Side Setbacks: 10 feet</u> Complies The SFD is 12.6 feet from the southern Side Lot Line and 10 feet from the northern Side Lot Line.
<u>Rear Setback: 15 feet</u>	<u>Rear Setback: 15 feet</u>



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Complies Lot 15 is vacant. New construction will be required to comply with setbacks.	Complies The SFD is 80 feet from the Rear Lot Line. There are no Accessory Buildings/detached garages located on the Lot.
<u>Maximum Buildable Footprint: 2,600 square feet</u> Complies The maximum buildable area for Lot 15 is not proposed to change. <u>The restrictions for Maximum Buildable Footprint and Maximum Driveway and Patio area were set by the HOA in 1987 (Exhibit G).</u> The HOA approval letter (Exhibit F) ensures that the proposed Lot Line Adjustment will be performed without altering or requiring an exception to the Maximum Buildable Footprint of 2,600 square feet or the Maximum Driveway and Patio area of 500 square feet.	<u>Maximum Buildable Footprint: 3,000 square feet</u> Condition of Approval 4, 6 & 7 <u>The restrictions for Maximum Buildable Footprint and Maximum Driveway and Patio area were set by the HOA in 1987 (Exhibit G).</u> The maximum buildable area is proposed to increase from 3,000 square feet to 4,898 square feet, an addition of 1,898 square feet. The HOA has provided preliminary approval for an exception to the existing Maximum Buildable Footprint, permitting the expansion of Lot 16 from 3,000 square feet to 4,898 square feet (Exhibit F). Due to the proposed horizontal expansion of the SFD, conditions of approval are required to contain the bulk of the SFD including a Side Yard Setback expansion to 12 feet on the western Side Lot Line (Condition of Approval 5) and requiring a maximum vertical expansion on the existing and expanded SFD, which shall stay under the existing roof plane (Condition of



Planning Department

	Approval 6).
<u>Maximum Driveway and Patio: 500 square feet</u> Complies Lot 15 is vacant. No development is proposed. The maximum Driveway and Patio area will not change.	<u>Maximum Driveway and Patio: 400 square feet</u> Complies The driveway and patio area for Lot 16 is 370 square feet of the allowed 400 square feet. Designated driveway and patio areas are not proposed to be altered.

19. The Development Review Committee reviewed the proposal on November 19, 2024, and confirmed the proposal complies with required standards.
20. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 2, 2025. Staff mailed courtesy notice to property owners within 300 feet on January 2, 2025.

Conclusions of Law

1. There is Good Cause for this Lot Line Adjustment as it does not create any nonconformity with respect to Lot Size, Lot Width, or Setbacks.
2. The Lot Line Adjustment is consistent with the Park City Land Management Code and the applicable State law regarding Lot Line Adjustments.
3. Neither any person nor the public will be materially injured by the proposed Lot Line Adjustment.
4. Approval of the Lot Line Adjustment, 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 Attorney and City Engineer will review and approve the final form and content of the Lot Line Adjustment plat for compliance with State Law, the Land Management Code, and the conditions of approval as a condition's precedent to the plat recordation.
2. The Applicants will record the Lot Line Adjustment plat at the County within one year from the date of Planning Director approval. If the recordation has not



Planning Department

occurred within one years' time, the approval for the Lot Line Adjustment will be void.

3. 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.
4. Prior to plat recordation the applicant shall provide an updated and HOA approved Exhibit B from the Nordic Village Subdivision CC&Rs confirming building footprint requirements and the Lot Line Adjustment for Lots 15 and 16.
5. Any proposed addition on Lot 16 shall be set back from the existing home's front façade to minimize the bulk of the structure from view of the Public Right-of-Way.
6. The structure on Lot 16 cannot expand in height past the existing roof plane to comply with LMC Section 15-7.3 and to remain compatible with existing lot sizes in the immediate neighborhood.
7. Conditions of Approval for the Nordic Village Subdivision, approved May 28, 1987, and subsequent plat notes shall continue to apply.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

CC: Jaron Ehlers, Project Planner

Attachment 1: Nordic Village Planned Unit Development Lots 15 and 16 Amended – Administrative Lot Line Adjustment

KNOW ALL BY THESE PRESENTS that the undersigned are the owners of the above hereon described tract of land, and hereby causes the same to be combined into two (2) lots of record, to be hereafter known as NORDIC VILLAGE PLANNED UNIT DEVELOPMENT LOTS 15 & 16 AMENDED . In witness whereof, the undersigned set his hand this _____ day of _____, 2024.

Sherry Visnja Patten, Trustee of the Sherry Visnja Patten Revocable Trust, dated April 16, 2009, as amended.

By: _____
Sherry Visnja Patten, Trustee

ACKNOWLEDGEMENT

STATE OF _____)
:ss.
COUNTY OF _____)

On this _____ day of _____, 2024, Sherry Visnja Patten personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she is the authorized signer as the Trustee of the Sherry Visnja Patten Revocable Trust.

Notary Public _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No. _____

HOMEOWNER'S ASSOCIATION DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the NORDIC VILLAGE HOMEOWNER'S ASSOCIATION, the authorized representative of all of the unit owners holding an ownership interest in the common area and facilities of the project pursuant to the Declaration of Covenants, Conditions and Restrictions of the NORDIC VILLAGE PLANNED UNIT DEVELOPMENT undersigned is the authorized signer of the hereon described tract of land, and hereby causes the same to be combined into two (2) lots of record, to be hereafter known as NORDIC VILLAGE PLANNED UNIT DEVELOPMENT LOTS 15 & 16 AMENDED .

In witness whereof, the undersigned set his hand this _____ day of _____, 2024.

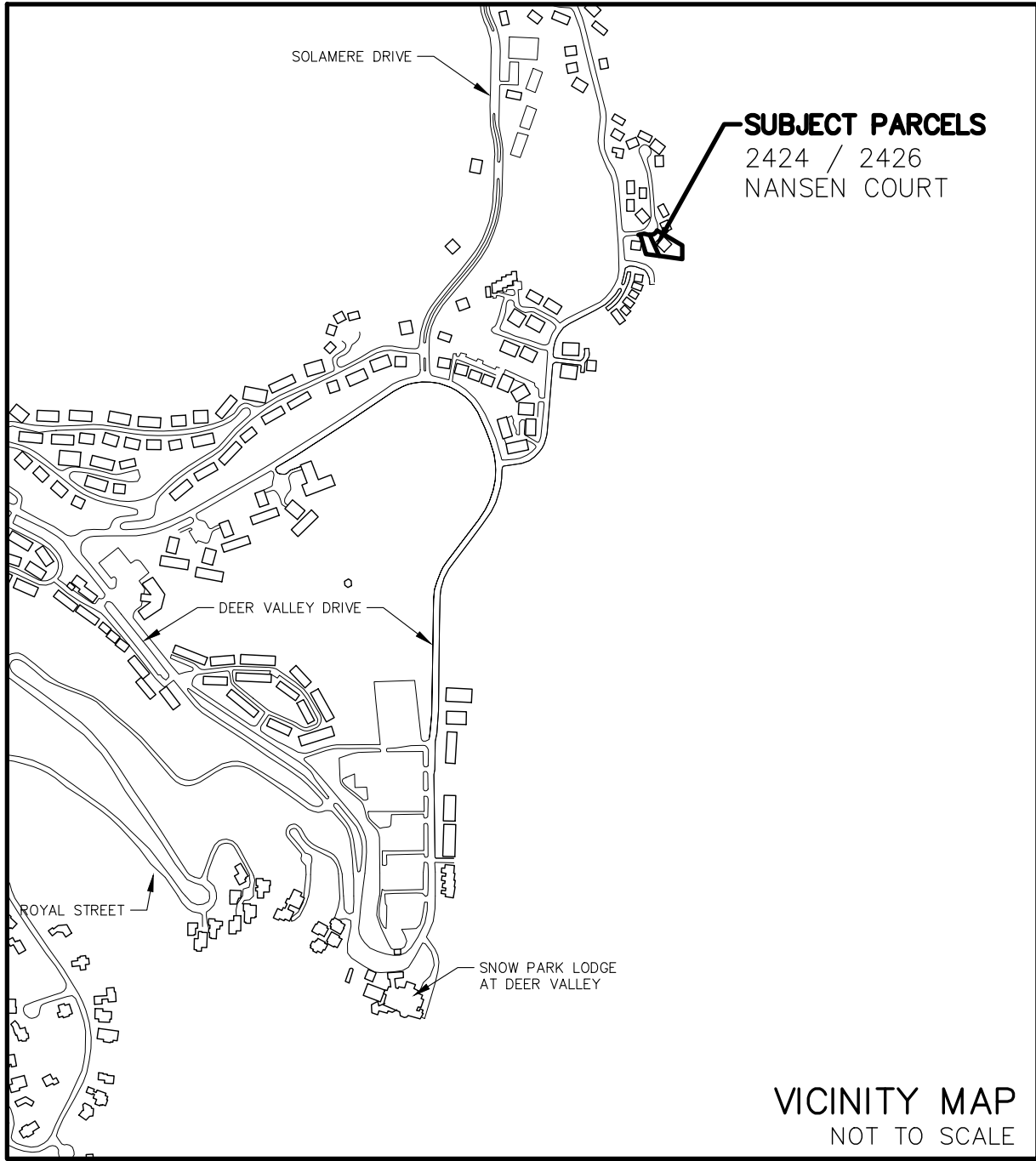
_____, as the _____ of the NORDIC VILLAGE HOMEOWNER'S ASSOCIATION
By: _____
_____,

ACKNOWLEDGEMENT

STATE OF _____)
:ss.
COUNTY OF _____)

On this _____ day of _____, 2024, _____ personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she is the _____ of the NORDIC VILLAGE HOMEOWNER'S ASSOCIATION.

Notary Public _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No. _____



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 7248891 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this plat amendment of the property described hereon to adjust the lot line common to Lots 15 and 16, hereafter to be known as NORDIC VILLAGE PLANNED UNIT DEVELOPMENT LOTS 15 & 16 AMENDED.



NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2024-_____.
- See Record of Survey S-10919 performed by Allterra Utah and dated February 9, 2022.
- The purpose of this plat is to amend the common boundary line of Lot 15 and Lot 16 Nordic Village Planned Unit Development and adjust the building setback lines as shown herein.

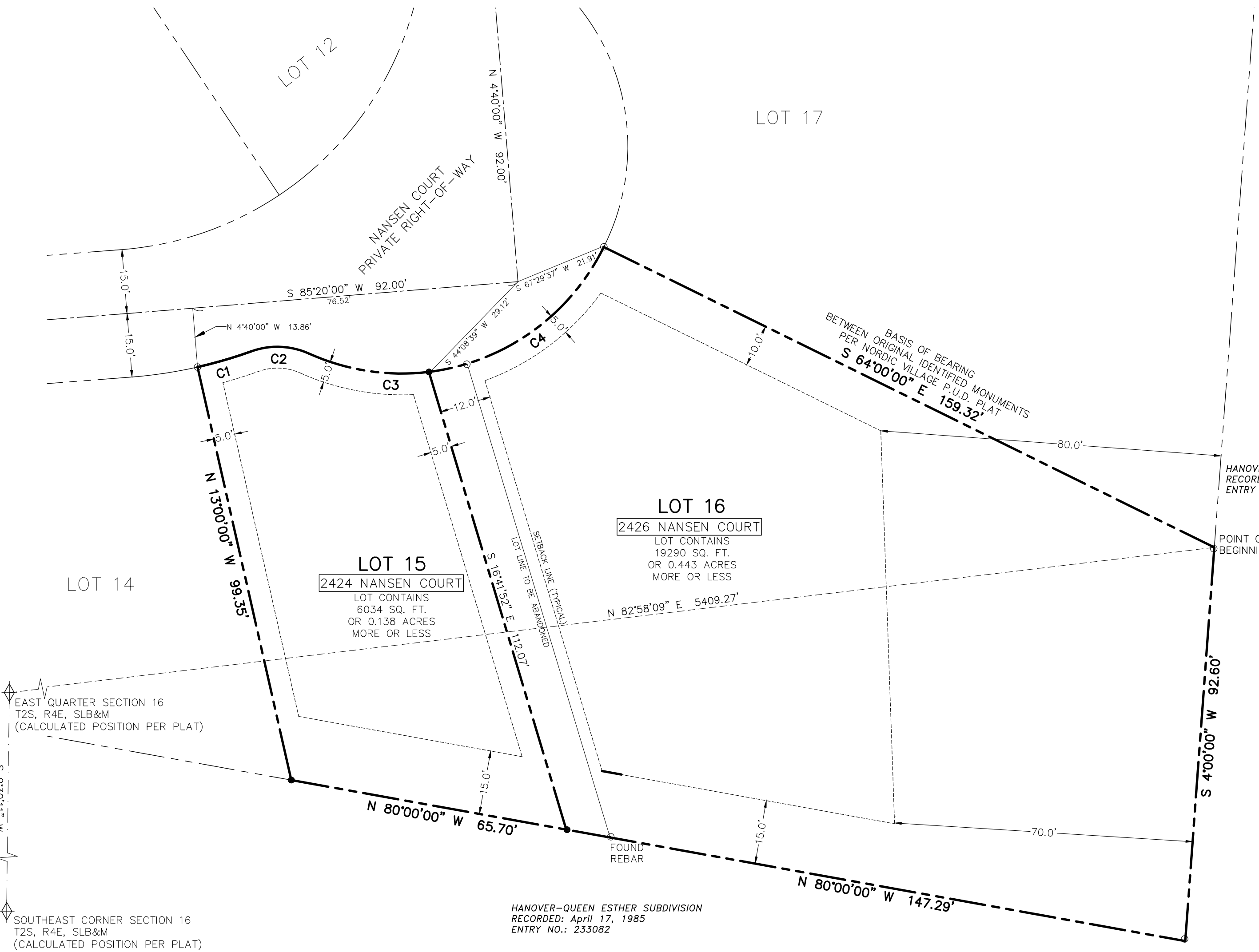
LEGEND

○ Found Rebar & Cap
○ Original Subdivision Monument
"ALLIANCE ENGR LS 6164"
(or as-noted)

● Set 5/8" rebar w/cap
"ALLTERRA UTAH"
(Unless noted otherwise)

◆ Section Corner

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	107.00'	13.17'	7°02'59"
C2	18.00'	13.86'	44°06'29"
C3	53.00'	29.40'	31°36'42"
C4	53.00'	52.06'	56°17'04"



LEGAL DESCRIPTION

Lot 16, Nordic Village P.U.D., a planned unit development, as the same is identified and established in the record of survey map recorded on June 9, 1987, as Entry No. 272637, and the Declaration of Covenants, Conditions, and Restrictions recorded June 9, 1987, as Entry No. 262638, in Book 434 at Page 248, and the Amended Declarations recorded June 22, 1987, as Entry No. 273084, in Book 435 Page 566, and the First Amendment to the Declaration of Covenants, Conditions, and Restrictions recorded May 15, 1998 as Entry No. 507062, in Book 1145 at Page 739, records of Summit County, Utah.

Together with an undivided appurtenant right and easement of use and enjoyment in and to the common area as described and provided for in said record of Survey Map and Declaration of Covenants, Conditions, and Restrictions.

Lot 15, Nordic Village P.U.D., a planned unit development, as the same is identified and established in the record of survey map recorded on June 9, 1987, as Entry No. 272637, and the Declaration of Covenants, Conditions, and Restrictions recorded June 9, 1987, as Entry No. 262638, in Book 434 at Page 248, and the Amended Declarations recorded June 22, 1987, as Entry No. 273084, in Book 435 Page 566, and the First Amendment to the Declaration of Covenants, Conditions, and Restrictions recorded May 15, 1998 as Entry No. 507062, in Book 1145 at Page 739, records of Summit County, Utah.

Together with an undivided appurtenant right and easement of use and enjoyment in and to the common area as described and provided for in said record of Survey Map and Declaration of Covenants, Conditions, and Restrictions.

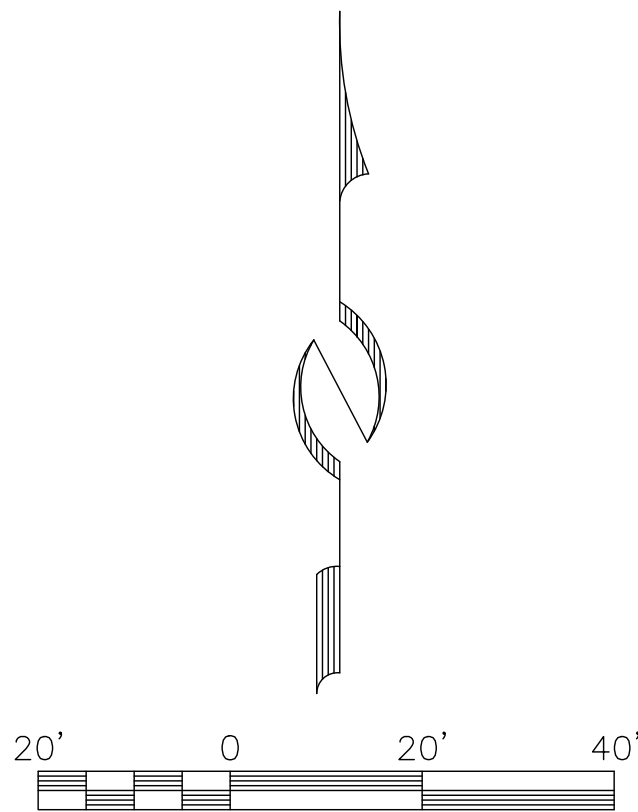
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE REAR PROPERTY CORNER COMMON TO LOT 16 AND LOT 17 OF THE NORDIC VILLAGE PLANNED UNIT DEVELOPMENT AS SHOWN ON THE RECORDED PLAT DATED JUNE 9, 1987, ENTRY NO. 272637 ON FILE AND RECORD AT THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE COINCIDENT WITH THE BOUNDARY OF LOT 15 AND LOT 16 OF SAID PLAT THE FOLLOWING SIX (6) COURSES; 1) SOUTH 4°00'00" WEST 92.60 FEET; THENCE 2) NORTH 80°00'00" WEST 212.99 FEET; THENCE 3) NORTH 13°00'00" WEST 99.35 TO A POINT ON A NON TANGENT 107.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 4) COINCIDENT WITH THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY OF NANSEN COURT 13.17 FEET THROUGH A CENTRAL ANGLE OF 7°02'59" TO A POINT ON A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 18.00 FEET; THENCE 5) COINCIDENT WITH THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY OF NANSEN COURT 13.86 FEET THROUGH A CENTRAL ANGLE OF 44°06'29" TO A POINT ON A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 53.00 FEET; THENCE 6) COINCIDENT WITH THE ARC OF SAID CURVE AND THE RIGHT-OF-WAY OF NANSEN COURT 81.46 FEET THROUGH A CENTRAL ANGLE OF 88°03'45" TO THE FRONT PROPERTY CORNER COMMON TO LOT 16 AND LOT 17; THENCE COINCIDENT WITH THE COMMON BOUNDARY OF LOT 16 AND LOT 17 SOUTH 64°00'00" EAST 159.32 FEET TO THE POINT OF BEGINNING.

CONTAINS 25,325.2 SQ. FT. OR 0.58 ACRES MORE OR LESS.

NORDIC VILLAGE PLANNED UNIT DEVELOPMENT LOTS 15 & 16 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



12/10/24

SHEET 1 OF 2

PROFESSIONAL LAND SURVEYING
AND CONSULTING

**ALLTERRA
UTAH, LLC**

435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

**SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT**

REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS ___DAY OF _____, 2024

BY _____
ENGINEERING DEPARTMENT

PLANNING DIRECTOR

APPROVED BY THE PARK CITY
PLANNING DIRECTOR
THIS ___DAY OF _____, 2024

BY _____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE
WITH INFORMATION ON FILE IN MY OFFICE
THIS ___DAY OF _____, 2024

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS
___DAY OF _____, 2024

BY _____
PARK CITY ATTORNEY

**PUBLIC SAFETY ANSWERING
POINT APPROVAL**

APPROVED ON THIS ___DAY
OF _____, 2024

BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT AND FILED

AT THE REQUEST OF _____

FEE _____ SUMMIT COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

OWNER'S DEDICATION AND CONSENT TO RECORD - LOT 16

KNOW ALL BY THESE PRESENTS that the undersigned are the owners of the hereon described tract of land, and hereby causes the same to be combined into two (2) lots of record, to be hereafter known as NORDIC VILLAGE PLANNED UNIT DEVELOPMENT LOTS 15 & 16 AMENDED . In witness whereof, the undersigned set his hand this _____ day of _____, 2024.

BROOKE ANN PATTEN, an individual, CAROLINE SARAH PATTEN ASBURY, an individual, and ELIZABETH PATTEN KOSHGERIAN, an individual, as tenants in common each holding an undivided interest in the whole with no rights of survivorship.

By:
BROOKE ANN PATTEN, _____

ACKNOWLEDGEMENT

STATE OF _____)
 :ss.
COUNTY OF _____)

On this _____ day of _____, 2024, BROOKE ANN PATTEN personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is an owner of Lot 16.

Notary Public

Printed Name

Residing in: _____

My commission expires: _____

Commission No. _____

OWNER'S DEDICATION AND CONSENT TO RECORD - LOT 16

KNOW ALL BY THESE PRESENTS that the undersigned are the owners of the hereon described tract of land, and hereby causes the same to be combined into two (2) lots of record, to be hereafter known as NORDIC VILLAGE PLANNED UNIT DEVELOPMENT LOTS 15 & 16 AMENDED . In witness whereof, the undersigned set his hand this _____ day of _____, 2024.

BROOKE ANN PATTEN, an individual, CAROLINE SARAH PATTEN ASBURY, an individual, and ELIZABETH PATTEN KOSHGERIAN, an individual, as tenants in common each holding an undivided interest in the whole with no rights of survivorship.

By:
CAROLINE SARAH PATTEN ASBURY, _____

ACKNOWLEDGEMENT

STATE OF _____)
 :ss.
COUNTY OF _____)

On this _____ day of _____, 2024, CAROLINE SARAH PATTEN ASBURY personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is an owner of Lot 16.

Notary Public

Printed Name

Residing in: _____

My commission expires: _____

Commission No. _____

OWNER'S DEDICATION AND CONSENT TO RECORD - LOT 16

KNOW ALL BY THESE PRESENTS that the undersigned are the owners of the hereon described tract of land, and hereby causes the same to be combined into two (2) lots of record, to be hereafter known as NORDIC VILLAGE PLANNED UNIT DEVELOPMENT LOTS 15 & 16 AMENDED . In witness whereof, the undersigned set his hand this _____ day of _____, 2024.

BROOKE ANN PATTEN, an individual, CAROLINE SARAH PATTEN ASBURY, an individual, and ELIZABETH PATTEN KOSHGERIAN, an individual, as tenants in common each holding an undivided interest in the whole with no rights of survivorship.

By:
ELIZABETH PATTEN KOSHGERIAN, _____

ACKNOWLEDGEMENT

STATE OF _____)
 :ss.
COUNTY OF _____)

On this _____ day of _____, 2024, ELIZABETH PATTEN KOSHGERIAN personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is an owner of Lot 16.

Notary Public

Printed Name

Residing in: _____

My commission expires: _____

Commission No. _____

NORDIC VILLAGE
PLANNED UNIT DEVELOPMENT
LOTS 15 & 16 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH

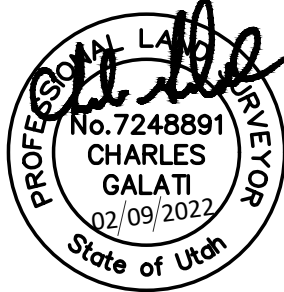
PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

12/10/24

SHEET 2 OF 2

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

LOT 15 & LOT 16
NORDIC VILLAGE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

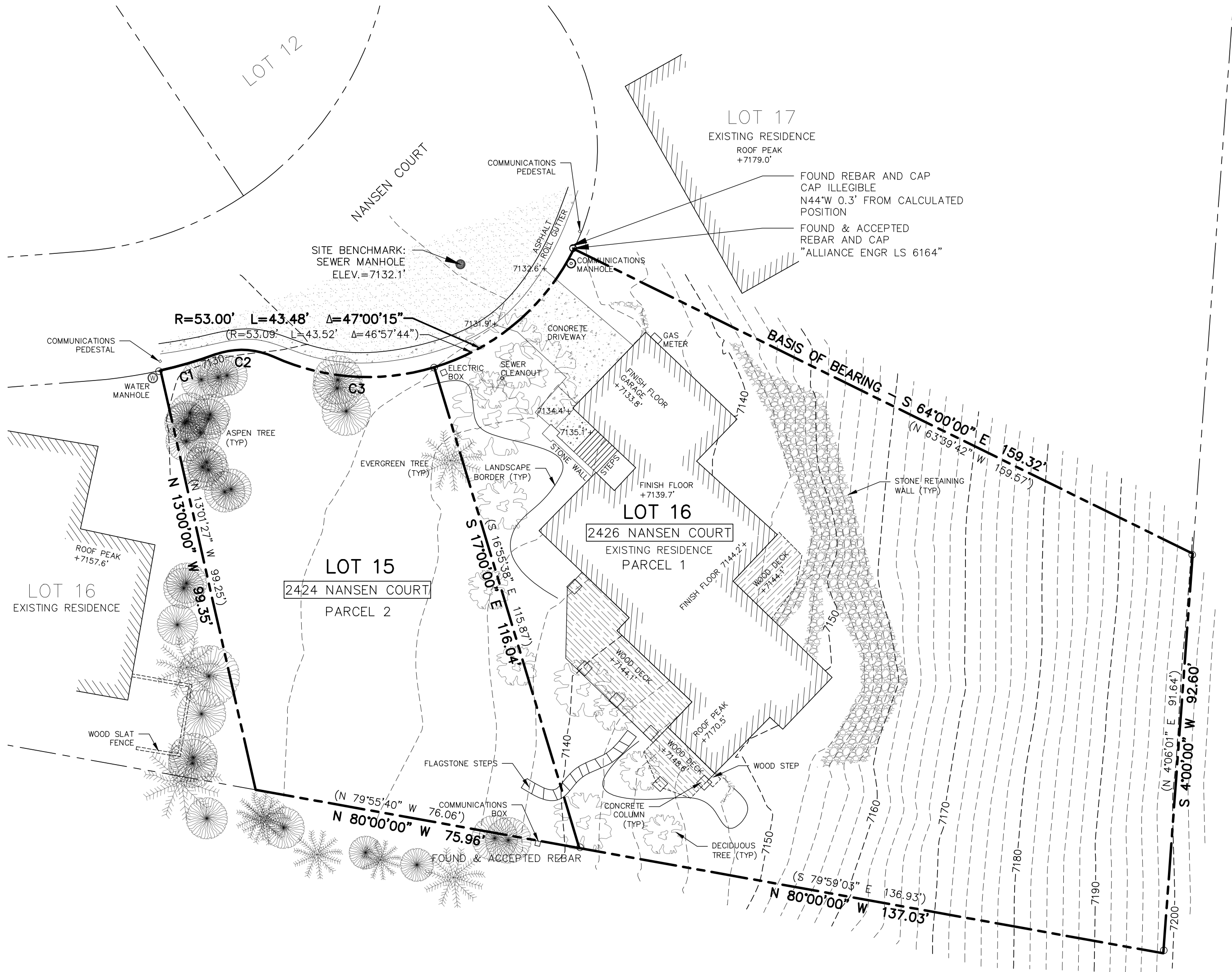
LEGAL DESCRIPTION

Lot 16, Nordic Village, a planned unit development, as the same is identified and established in the record of survey map recorded June 9, 1987 as Entry No. 272637.

Lot No. 15, contained within Nordic Village, a planned unit development, as the same is identified in the Plat recorded on June 9, 1987, as Entry No. 272637.

NARRATIVE/NOTES

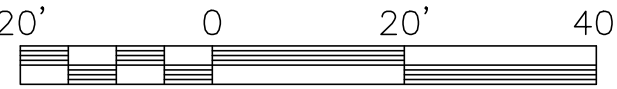
- Basis of Bearing for this survey is between the found original property corner monuments as shown on this plat.
- Field work for this survey was completed January 28, 2022, and is in compliance with generally accepted industry standards for accuracy.
- The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
- A Title Report was not provided to the surveyor and no easements or setbacks were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown herein.
- County tax maps, recorded deeds, Nordic Village Subdivision Plat Entry No. 272637, Record's of Survey S-9500, S-6154, S-9193 and S-10647 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
- Site Benchmark: Sewer Manhole, Elevation=7132.1' as shown.
- The architect is responsible for verifying building setbacks, zoning requirements and building heights.
- Property corners were found as shown.
- Snow accumulation at the time of the Lot 15 portion of the survey was approximately 2-3 feet. Though every attempt was made to locate all utilities, monuments and improvements, the possibility that utilities, monuments and improvements exist which were not observed during field work and therefore are not shown on this survey.
- Measured bearings and distances, when different than record, are shown in parenthesis. ()



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	107.00' (97.73')	13.17' (13.58')	7°02'59" (7°96'61")
C2	18.00'	13.86'	44°06'29"
C3	53.00'	37.98'	41°03'30"

LEGEND

○ Found Rebar & Cap
"ALLIANCE ENGR LS 6164"
(or as-noted)



PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036	STAFF: CHARLES GALATI JASON WYNNE DATE: 2/9/22	EXISTING CONDITIONS & TOPOGRAPHIC MAP NANSEN COURT, PARK CITY, UTAH CLIENT: SHERRY PATTEN PROJECT.: 22004 C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\22004-Nordic Village Lots 15 and 16\22004-JW.dwg	SHEET 1 OF 1
--	--	--	---------------------------------

Nov 28, 2024

To Whom it may concern,
Written Project Description for 2426 Nansen Court

Application for a Plat Amendment for Nordic Village Planned Unit Development lots 15 & 16. The project consists of a Lot Line adjustment between Nordic Village lots 15 & 16, both owned by the same party (Sherry Patten, 2426 Nansen Court, Park City, Utah 84060). Lot 16 currently consists of a single family residence and lot 15 is a vacant lot zoned for a single family residence. Neither lot has been previously adjusted under this section and will not result in a violation of the applicable zoning requirements.

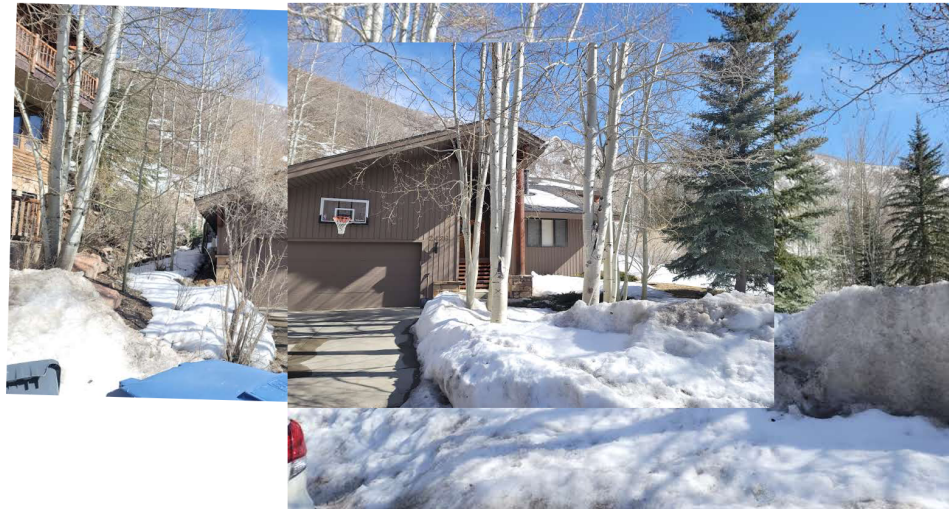
The owner would like to expand the footprint of the current single family residence on lot 16 (this footprint modification has been approved by the HOA membership and board). The project aims to be environmentally sensitive to the current hillside as well as keeping the scale and character of the current home by expanding under the existing roof form rather than expanding up in height. To expand the design in this manner, we require a vote from the HOA membership to approve an increase in Allowable Building Footprint as recorded on CC&R exhibit B as well as a lot line adjustment to shift the current setback line 7' 1 3/4" towards lot 15. The current setback for lot 16 is set by the HOA at 10'. We propose to shift this to the minimum city requirement for RD of 12'. This would make a lot line shift of 9' 1 3/4".

Adjusting this lot line will not result in a new developable lot, or remnant land. The lot line adjustment will produce lots that comply with the LMC Section 15-7.3 and are compatible with existing lot sizes in the the immediate neighborhood. We have presented this information to the Nordic Village HOA, the adjacent property owners, as well as the Park City Planning department, who have all given their preliminary approval. The Nordic Village HOA has voted to amend their CC&R's and exhibit be to allow for this modification as well as the updated building footprint change).

Sincerely yours,

Molly Guinan
Elliott Workgroup
mguinan@elliottworkgroup.com







OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of the tract of land described herein, having caused the same to be divided into building sites, open space, private roads, and the KEETLEY ROAD CORRIDOR EASEMENT to be known hereafter as the NORDIC VILLAGE P.U.D. A RESIDENTIAL PLANNED UNIT DEVELOPMENT does hereby dedicate for the perpetual use of the NORDIC VILLAGE HOMEOWNER'S ASSOCIATION all common areas and private roads and does further dedicate for perpetual use by emergency and utility service vehicles an ingress and egress easement over the private roads and does warrant, defend, and save harmless Park City Municipal Corporation and Snowville Basin Sewer Improvement District against any and all easements or encumbrances on the private roads and easements that may interfere with the City's or District's use, operation, maintenance or replacement of the public sanitary sewers and water lines and does further dedicate the easements as shown hereon.

IN WITNESS WHEREOF, the undersigned sets his hand this 11th day of May, 1987

Queen Esther Mining Company

by [Signature]

President

ACKNOWLEDGEMENT

State of Utah) ss.
County of Summit
On the 11th day of May, 1987, personally appeared before me, the undersigned Notary Public
McKay Edwards
who, being by me duly sworn, acknowledged that he is the
President of Queen Esther Mining Company,
a Utah corporation, and that the above Certificate was signed freely and voluntarily, for the purposes therein mentioned, in behalf of said corporation by authority, and

said McKay Edwards acknowledged to me that said corporation executed the same.
[Signature]
Notary Public

My Commission Expires: April 30, 1990
Residing at: Park City, Utah

ACKNOWLEDGEMENT

State of Utah) ss.
County of Summit
On the 11th day of May, 1987, personally appeared before me, the undersigned Notary Public
R. A. Wilde
who, being by me duly sworn, acknowledged that he is the
President of Silver King State Bank, Inc.,
a Utah corporation, and that the above Certificate was signed freely and voluntarily, for the purposes therein mentioned, in behalf of said corporation by authority, and

said R. A. Wilde acknowledged to me that said corporation executed the same.
[Signature]
Notary Public

My Commission Expires: April 30, 1990
Residing at: Park City, Utah

CERTIFICATE OF CONSENT TO RECORD

Know all men by these presents that SILVER KING STATE BANK, is a beneficial interest holder in the hereon described tract of land, SILVER KING STATE BANK hereby consents to the recordation of this Record of Survey Map in accordance with Utah Law.

SILVER KING STATE BANK, A Utah Corporation

By: [Signature]
R. A. WILDE

It's Res.

OPEN SPACE NOTE:

Owner reserves the right to grant enjoyment, title, easement, license and/or use in these Open Space properties or any part thereof to adjacent or neighboring landowners at any time without requirement of any further consent by lot owners herein, but subject to the continuation of the "Open Space" restrictions and any requirements of the Park City Land Management Code governing the transfer or use of Open Space.

NOTE:
IRON RODS TO BE SET AT ALL LOT CORNERS

NOTE:

KEETLEY ROAD MAY BECOME HARD SURFACED AS A HIGH USE HIGHWAY AND MAY BE DEDICATED TO THE PUBLIC

NOTE:

MENSEN COURT AND AMUNDSEN COURT ARE PRIVATE ROADWAYS AND COMMON AREAS OF THE P.U.D.. THEY ARE NOT PUBLICLY DEDICATED. BOTH ARE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS HEREBY CREATED. ALL MAINTENANCE AND REPAIR OF THE PRIVATE ROADWAY IS THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. AS OF THE DATE OF THIS PLAT IT IS ASSUMED BY ALL PARTIES HERETO THAT PARK CITY MUNICIPAL CORPORATION WILL NOT ACCEPT THESE ROADWAYS FOR MAINTENANCE AT ANY TIME.

ALL LOTS BORDERING QUEEN ESTHER DRIVE ARE SUBJECT TO A 25' FRONT BUILDING SETBACK FROM QUEEN ESTHER DRIVE'S EAST RIGHT-OF-WAY LINE.

NORDIC VILLAGE P.U.D. IS A MASTER PLANNED DEVELOPMENT. BUILDING SETBACKS HAVE BEEN ESTABLISHED AND ARE SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONCURRENTLY HERewith.

SURVEYORS CERTIFICATE

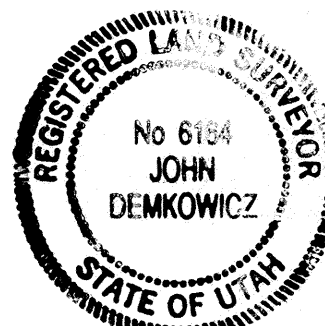
I John Demkowicz, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 6164 as prescribed under the laws of the State of Utah. I further certify that, under my direction and by authority of the owners, a survey has been made of the land shown on this plat and described herein.

I further certify that I have divided the herein described tract of land into building sites, open space, private roads, and the KEETLEY ROAD CORRIDOR as shown on this plat to be hereafter known as NORDIC VILLAGE P.U.D.

I further certify that, to the best of my knowledge, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.

[Signature]
JOHN DEMKOWICZ
ALLIANCE ENGINEERING INC.

5-12-87
DATE



LEGAL DESCRIPTION

PARCEL A (LOTS 1-23)

BEGINNING AT A POINT ON THE SOUTH LINE OF SOLAMERE SUBDIVISION NO. 1 AND ALSO ON THE EAST RIGHT-OF-WAY LINE OF QUEEN ESTHER DRIVE, SAID POINT BEING NORTH 1386.24 FEET AND EAST 4950.97 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE ALONG THE SOUTH LINE OF SOLAMERE SUBDIVISION NO. 1 S 66°45'00" E 152.87 FEET; THENCE S 31°00'00" W 92.14 FEET; THENCE S 68°19'00" E 218.55 FEET; LEAVING THE SOUTH LINE OF SOLAMERE SUBDIVISION NO. 1 S 17°00'00" E 350.40 FEET; THENCE S 4°00'00" W 303.94 FEET; THENCE N 80°00'00" W 315.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF QUEEN ESTHER DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE N 4°40'00" W 336.66 FEET TO A POINT ON A 300.00 FOOT CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS S 85°20'00" W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 143.12 FEET THRU A CENTRAL ANGLE OF 27°20'00" TO A POINT ON A 225.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N 88°00'00" E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 149.23 FEET THRU A CENTRAL ANGLE OF 27°20'00"; THENCE N 6°00'00" E 90.84 FEET TO A POINT ON A 150.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N 84°00'00" W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 52.36 FEET THRU A CENTRAL ANGLE OF 20°00'00"; THENCE N 14°00'00" W 6.77 FEET TO THE POINT OF BEGINNING. CONTAINS 5.35 ACRES.

Reserving unto the Owner all rights to oil, gas and minerals under the above described property but with no right of surface entry thereof.

PARCEL B (LOTS 24-29)

BEGINNING AT A POINT ON THE NORTH LINE OF QUEEN ESTHER VILLAGE NO. 1 AND ON THE EAST LINE OF QUEEN ESTHER DRIVE, SAID POINT BEING ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS S 31°52'07" E, SAID POINT ALSO BEING EAST 4749.27 FEET AND NORTH 221.63 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE ALONG THE EAST RIGHT-OF-WAY OF QUEEN ESTHER DRIVE 15.36 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 5°52'07"; THENCE N 64°00'00" E 155.91 FEET TO A POINT ON A 275.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N 26°00'00" W; THENCE 274.66 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 57°13'29"; THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF QUEEN ESTHER DRIVE S 80°00'00" E 97.00 FEET; THENCE S 8°00'00" E 55.58 FEET; THENCE S 23°00'00" W 189.00 FEET; THENCE S 29°36'17" W 266.20 FEET TO THE NORTHEAST CORNER OF QUEEN ESTHER VILLAGE NO. 1; THENCE ALONG THE NORTH LINE OF QUEEN ESTHER VILLAGE NO. 1 N 84°40'00" W 106.15 FEET TO A POINT ON A 112.50 FOOT RADIUS CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS N 70°59'49" W; THENCE NORTHERLY 55.96 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 28°30'07"; THENCE N 9°30'00" W 11.92 FEET TO A POINT ON A 77.50 FOOT RADIUS CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N 80°30'03" E; THENCE NORTHERLY 51.70 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 38°13'22"; THENCE N 61°16'38" W 124.78 FEET TO THE POINT OF BEGINNING. CONTAINS 1.78 ACRES.

Reserving unto the Owner all rights to oil, gas and minerals under the above described property but with no right of surface entry thereof.

NORDIC VILLAGE P.U.D.

A RESIDENTIAL PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 15, T2S, R4E, S1B 6 N, PARK CITY, SUMMIT COUNTY, UTAH.

RECORDED CONCURRENTLY HERewith DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

ALLIANCE ENGINEERING INC.

P.O. BOX 2654
323 MAIN STREET
PARK CITY, UTAH 84060
(801) 649-9467

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS

26 DAY OF May 1987 A.D.
BY [Signature]
CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS

2ND DAY OF JUNE 1987 A.D.
BY [Signature] P.E.
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 28th DAY

OF May 1987 A.D.
BY [Signature]
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

APPROVED AS TO FORM THIS 28th DAY

OF May 1987 A.D.
BY [Signature]
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL

THIS 28th DAY OF May 1987 A.D.
BY [Signature]
MAYOR

RECORDED

STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE

REQUEST OF Western States Title

DATE 6-9-87 TIME 4:20 BOOK 34 PAGE 1

FEE 34.00 RECORDER Alan Spriggs

Nordic Village Homeowners Association
P.O. Box 682533
Park City, UT 84068
435-640-2181 435- 631-2595 Fax
admin@nordicvillagehoa.com
www.nordicvillagehoa.com

January 11, 2022

Molly Guinan
ELLIOTT WORKGROUP
1441 Ute Boulevard, Suite 100
Park City, UT 84098

Re: Sherry Patten, Nordic Village Lots 15 and 16

Dear Molly,

In consideration of the request to a potential lot line adjustment between the two lots referenced above, the position of the Nordic Village Homeowners Association Board of Directors is that, based on the information that has been provided, we see no reason to object provided the variance comes back in the outline provided, that the city approves, and that it's done in a timely fashion.

Note that this does not imply there is any approval of future variance applications by this owners or other owners, each of which would have to be looked at on a case-by-case basis.

Best Regards,

Bill Kulczycki
Board President
Nordic Village HOA

Nordic Village Homeowners Association
P.O. Box 682533
Park City, UT 84068
435-640-2181 435- 631-2595 Fax
admin@nordicvillagehoa.com
www.nordicvillagehoa.com

September 22, 2022

Molly Guinan
ELLIOTT WORKGROUP
1441 Ute Boulevard, Suite 100
Park City, UT 84098

Re: Sherry Patten, 2426 Nansen Court, Nordic Village Lots 15 and 16

Dear Molly,

This shall serve as confirmation that the Nordic Village Homeowners Association approves the 1,898 square foot addition for the above referenced property and acknowledges that this is a one-time allowance to expanding the existing Maximum Building Footprint of 3,000 square feet as per the CC&Rs.

Note that this does not imply there is any approval of future expansion or variance applications by this owner or other owners, each of which would have to be looked at on a case-by-case basis.

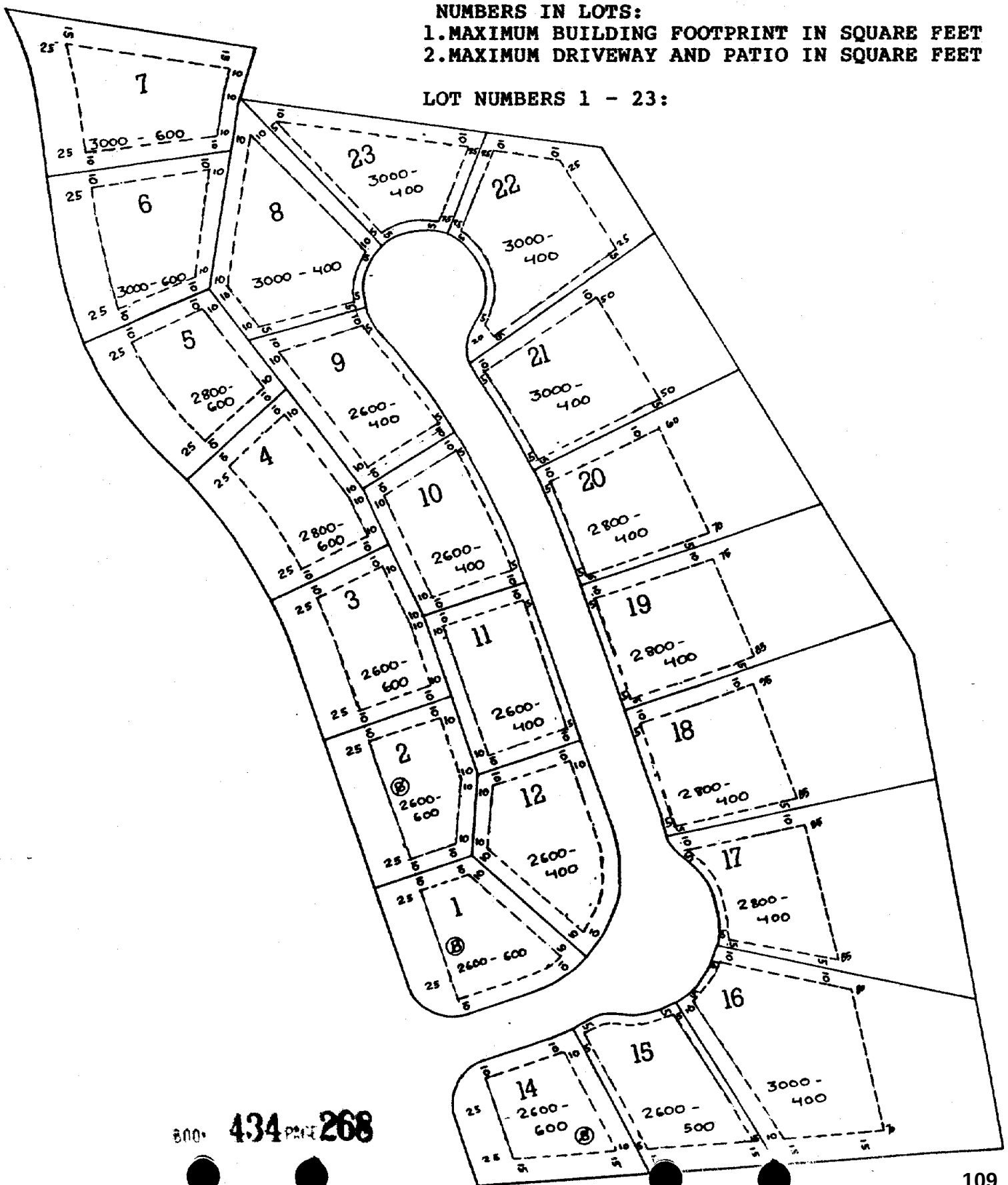
Best Regards,

Bill Kulczycki
Board President
Nordic Village HOA

EXHIBIT B
PERMISSIBLE BUILDING AREA AND BUILDING FOOTPRINT

SETBACKS IN FEET AS SHOWN
 NUMBERS IN LOTS:
 1. MAXIMUM BUILDING FOOTPRINT IN SQUARE FEET
 2. MAXIMUM DRIVEWAY AND PATIO IN SQUARE FEET

LOT NUMBERS 1 - 23:

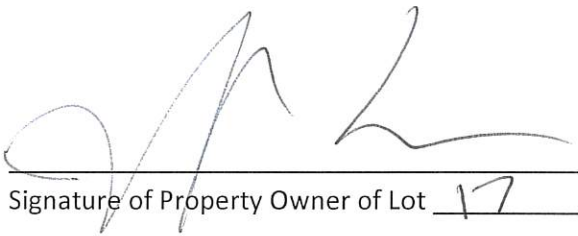


CONSENT LETTER

This is to verify my/our consent of the proposed lot-line adjustment as describe below which is adjacent to the property I/we own:

Proposed lot line adjustment between lots NOR - 15 & NOR - 16. The proposal it to shift the property line 9' 1 3/4" closer to lot 15, expanding lot 16 and reducing lot 15. Both lots are owned by the same property owner.

I have received a scaled drawing of the proposal and have no objection to the proposed lot line adjustment as described above.



Signature of Property Owner of Lot 17 Block _____.

2428 Nansen Court
Address

4/25/22
Date

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

CONSENT LETTER

This is to verify my/our consent of the proposed lot-line adjustment as describe below which is adjacent to the property I/we own:

Proposed lot line adjustment between lots NOR - 15 & NOR - 16. The proposal it to shift the property line 9' 1 3/4" closer to lot 15, expanding lot 16 and reducing lot 15. Both lots are owned by the same property owner.

I have received a scaled drawing of the proposal and have no objection to the proposed lot line adjustment as described above.

Sherry U. Patten Trustee
Signature of Property Owner of Lot ^{NOR} 15 & 16 Block _____.

4205 Linnean Ave N.W.
Washington, D.C. 20008

Address

4/9/2022
Date

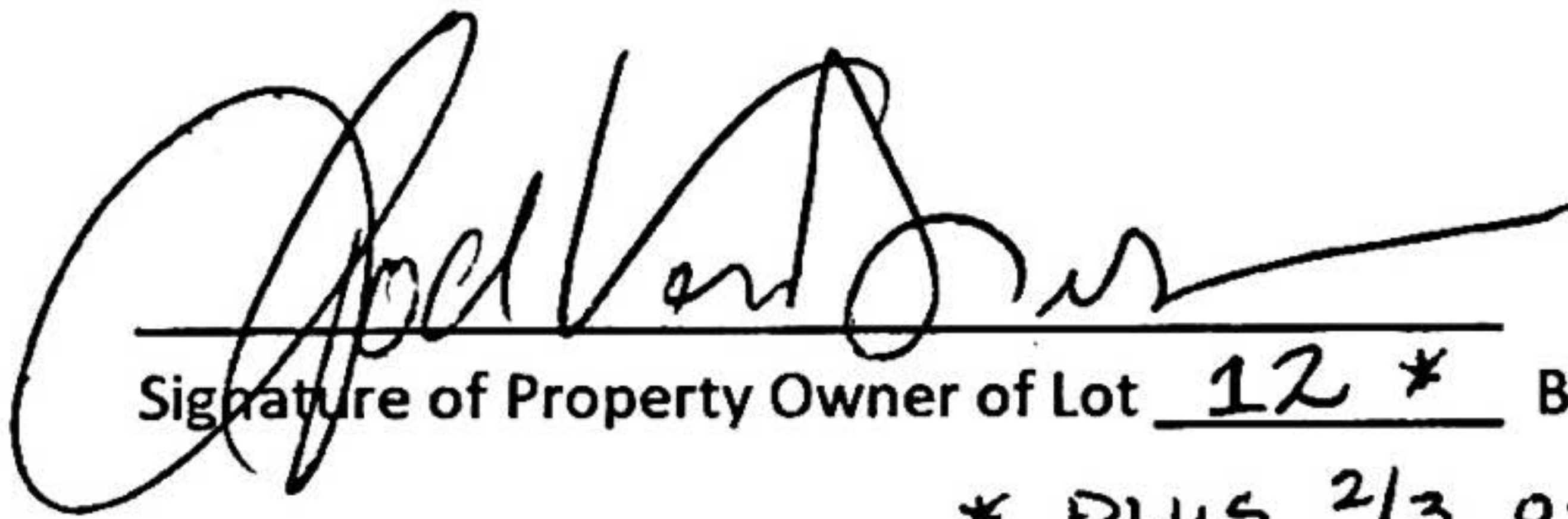
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org.

CONSENT LETTER

This is to verify my/our consent of the proposed lot-line adjustment as describe below which is adjacent to the property I/we own:

Proposed lot line adjustment between lots NOR - 15 & NOR - 16. The proposal it to shift the property line 9' 1 3/4" closer to lot 15, expanding lot 16 and reducing lot 15. Both lots are owned by the same property owner.

I have received a scaled drawing of the proposal and have no objection to the proposed lot line adjustment as described above.



Signature of Property Owner of Lot 12 * Block _____.

* PLUS 2/3 OF LOT 1

2427 HANSEN CT

Address

Aug 2, 2022

Date

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

CONSENT LETTER

This is to verify my/our consent of the proposed lot-line adjustment as describe below which is adjacent to the property I/we own:

Proposed lot line adjustment between lots NOR - 15 & NOR - 16. The proposal it to shift the property line 9' 1 3/4" closer to lot 15, expanding lot 16 and reducing lot 15. Both lots are owned by the same property owner.

I have received a scaled drawing of the proposal and have no objection to the proposed lot line adjustment as described above.



Signature of Property Owner of Lot _____ Block _____.

2422 Queen Esther Drive
Address Park City, CA 84060

7/14/2022
Date

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

CONSENT LETTER

This is to verify my/our consent of the proposed lot-line adjustment as describe below which is adjacent to the property I/we own:

Proposed lot line adjustment between lots NOR - 15 & NOR - 16. The proposal it to shift the property line 9' 1 3/4" closer to lot 15, expanding lot 16 and reducing lot 15. Both lots are owned by the same property owner.

I have received a scaled drawing of the proposal and have no objection to the proposed lot line adjustment as described above.

H. Tanner Blackburn

Signature of Property Owner of Lot _____ Block _____.

3672 West Deer Crest Estates Drive-84060

Address

8/23/22

Date

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

Planning Department Staff Report



Subject: 2426 and 2424 Nansen Court
Application: PL-22-05270
Author: Jack Niedermeyer
Date: October 6, 2022
Type of Item: Administrative Lot Line Adjustment

Recommendation

Staff recommends the Planning Director (I) review the proposed Lot Line Adjustment to adjust the line between Lots 15 and 16 of the Nordic Village Subdivision by nine feet and two inches (9'2"), (II) hold a public hearing, and (III) consider approving the Lot Line Adjustment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Sherry Patten represented by Molly Guinan, Elliott Work Group
Location: 2424 & 2426 Nansen Court
Zoning District: Residential Development (RD)
Adjacent Land Uses: Residential
Reason for Review: Lot Line Adjustments require Planning Director Approval¹

Abbreviations

LMC Land Management Code
SLO Sensitive Land Overlay

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

Background

Application PL-22-05270 is for an Administrative Lot Line Adjustment between Lot 15 (2424 Nansen Court) and Lot 16 (2426 Nansen Court) of the Nordic Village Subdivision. Both lots are currently under the same ownership, with Lot 16 containing a Single-Family Dwelling constructed in 1987 and with Lot 15 being vacant.

¹ LMC [§ 15-7.1-3\(F\)](#)

The applicant proposes to shift the current side property line between the two lots 9' 1 $\frac{3}{4}$ " westward into Lot 15, to expand Lot 16. Additionally, this application for a Lot Line Adjustment would allow for the applicant to expand the kitchen in the Single-Family Dwelling on Lot 16 to extend 7' 1 $\frac{3}{4}$ " past the current setback line of 10' with an updated side setback of 12' to comply with RD zone requirements. The applicant wishes to further development their existing Single-Family Dwelling horizontally, rather than vertically. The HOA and surrounding property owners concur that vertical development should be avoided to preserve existing view corridors. The applicant has received approval from the Nordic Village Homeowner Association (Exhibit F).

On September 29, 2022, a Public Hearing was held for the Lot Line Adjustment, no public comment was presented. After a discussion with the Applicant, it was determined the Director needed more details to make an informed decision and the item was continued to October 6, 2022.

Site photographs





Analysis

- (I) **The proposal complies with the Residential Development Zoning District Requirements outlined in LMC Chapter 15-2.13.**

2424 and 2426 Nansen Court are in the Residential Development (RD) Zoning District. The purposes of the RD Zoning District are as follows:

- A. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
- B. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
- C. allow commercial and recreational activities that are in harmony with residential neighborhoods,
- D. minimize impacts of the automobile on architectural design,
- E. promote pedestrian connections within Developments and between adjacent Areas; and

F. provide opportunities for variation in architectural design and housing types.²

Single-Family Dwellings are an allowed use in the RD Zoning District.³

LMC [The fro](#) establishes Lot and Site requirements for the RD Zoning District, outlined in the table below:

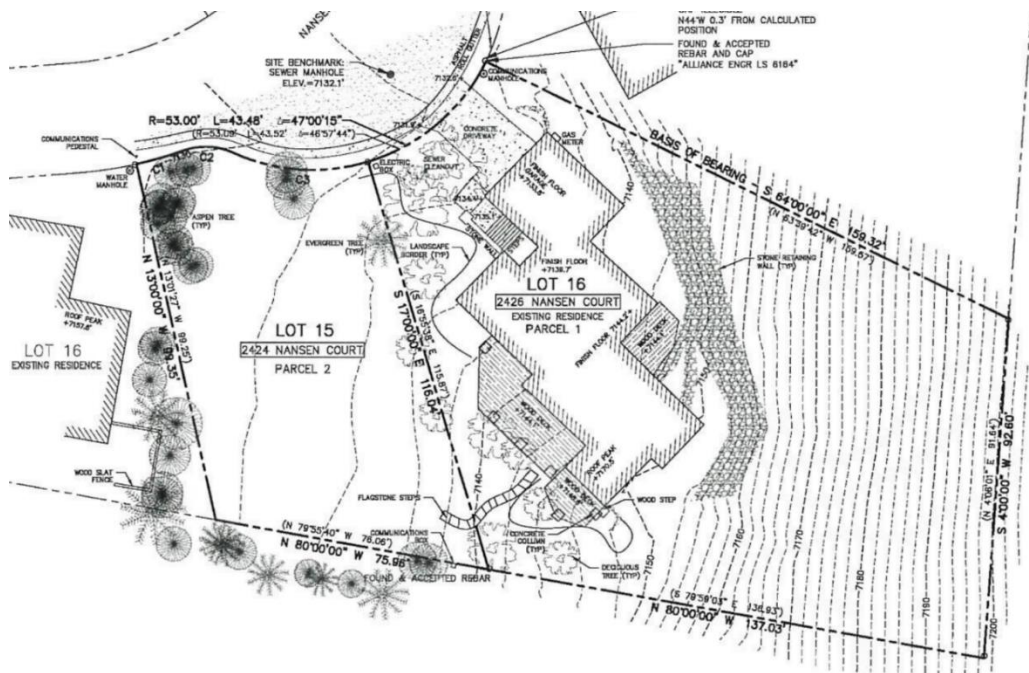
Zoning Requirement	Analysis of Proposal for Lot 15	Analysis of Proposal for Lot 16
Density Maximum of three (3) units per acre.	Complies The Lot is 7,037 sq ft +/- (0.16 acres) and is vacant. If approved, the new Lot size would be 5,987 sq ft +/- (0.14 acres).	Complies The Lot is 18,282 sq ft +/- (0.42 acres) for one Single-Family Dwelling. If approved, the new Lot size would be 19,332 sq ft +/- (0.44 acres) A difference of 1,050 sq ft.
Front Setback Minimum setback of 20' and 25' for front facing garages.	Complies Lot 15 is currently vacant. New construction will be required to comply with setbacks.	Complies The front façade of the Single-Family Dwelling is 39 feet from the front lot line. The front facing garage is 23 feet from the front lot line. This is non-compliant with the existing front setbacks for the RD zone. However, is compliant with the Nordic Village PUD that is analyzed below in section IV.
Rear Setback Minimum setback of 15' for Main Buildings and 10' for Accessory Buildings and detached garages.	Complies Lot 15 is currently vacant. New construction will be required to comply with setbacks.	Complies The existing structure/ complies with rear setbacks. The Single-Family Dwelling meets an 80-foot setback from the rear lot line.

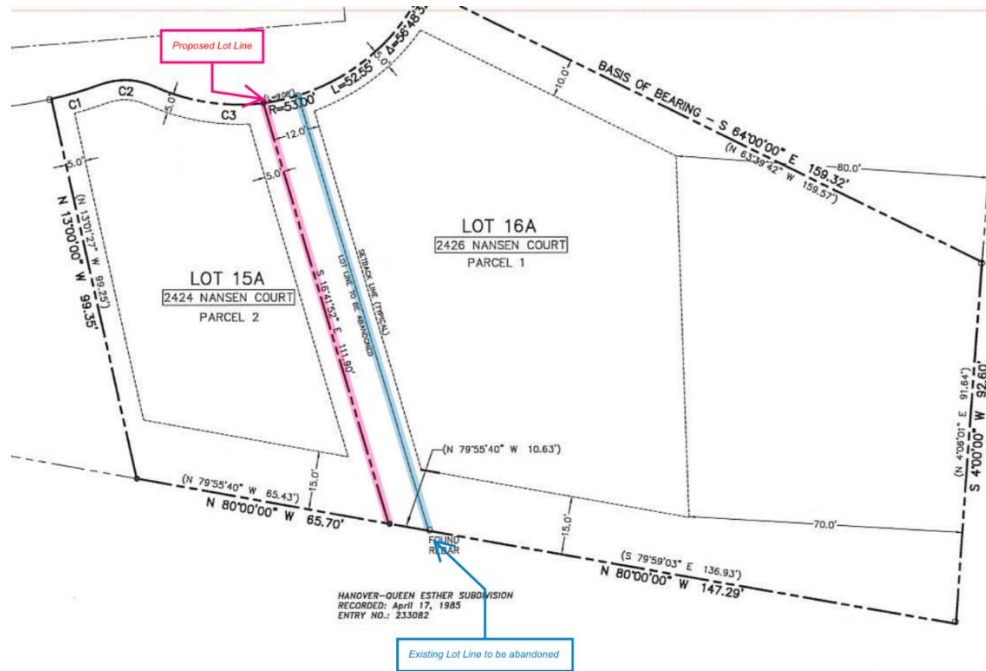
² LMC [§ 15-2.13-1](#)

³ LMC [§ 15-2.13-2\(A\)\(1\)](#)

		There are no accessory buildings/detached garages located on the lot.
Side Setback The minimum side setback is twelve feet.	Complies Lot 15 is currently vacant. New construction will be required to comply with setbacks.	Complies The Single-Family Dwelling is measured at 12.6 feet from the southern side lot line. The Single-Family Dwelling is measured at 10 feet from the northern side lot line which complies with the conditions outlined in the CC&Rs for the Nordic Village PUD, with additional analysis below. New construction will be required to comply with setbacks.

Survey with existing conditions





(II) The proposal complies with the Lot Line Requirements outlined in LMC Section 15-7.1-6.

LMC [§ 15-7.1-6\(F\)](#) establishes the following requirements for lot line adjustments:

The Planning Director may approve a Lot Line Adjustment between two Lots without a plat amendment, within the corporate limits of Park City, if:

The Owners of both Lots demonstrate, to the satisfaction of the Planning Director that:

Requirement	Lot 16
No new developable Lot or unit results from the Lot Line Adjustment.	Complies. The proposed Lot Line Adjustment expands the footprint of Lot 16 for the expansion of the existing Single-Family Dwelling. No new developable Lot or unit is proposed in the application.
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	Complies.

separated by a public Right-of-Way, consent to the Lot Line Adjustment.	The applicant has provided the Planning Department with the consent letters from surrounding properties (Exhibit H).
The Lot Line Adjustment does not result in remnant land.	<i>Complies.</i> The proposed Lot Line Adjustment does not result in an increase to undevelopable or remnant land within or surrounding Lot 15 and Lot 16.
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.	<i>Condition of Approval 5.</i> The proposed Lot Line Adjustment would change the size of Lot 15 from 0.16 acres to 0.14 acres. The proposal would change Lot 16 from 0.42 acres to 0.44 acres. In the Nordic Village PUD, existing Lot areas range from 0.14 acres to 0.42 acres allowing both Lots 15 and 16 to remain compatible within the neighborhood. Lot 16 is currently the largest Lot in the subdivision by 0.07 acres. If the Lot Line Adjustment is approved Lot 16 will remain the largest Lot by .09 acres. Lot 16 is a corner Lot with a large rear setback and steep slope existing conditions in the rear. The proposed addition is situated behind the existing structure, with the portion visible from the front property line being setback 64' from the front property line and lies approximately 13' back from the existing front façade. Condition of Approval #5 states "Any proposed addition on Lot 16 shall be set back from the existing home's front façade to minimize the bulk of the structure from the view of the Public Right of Way."

The Lot Line Adjustment does not result in violation of applicable zoning requirements	<i>Complies.</i> The proposed Lot Line Adjustment complies with the RD Zoning District ⁴ requirements outlined in Section I above.
Neither of the original Lots were previously adjusted under this section	<i>Complies.</i> Lot 15 and Lot 16 have not been previously adjusted.
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.	<i>Complies.</i> The Project Planner mailed post card notice to property owners within 300 feet on 09/07/2022.
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.	<i>Condition of Approval # 1</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.	<i>Condition of Approval # 3</i>

(III) The proposal complies with the Sensitive Land Overlay Requirements outlined in LMC Chapter 15-2.21

The proposed development is located within the Sensitive Land Overlay (SLO). LMC [§](#)

⁴ LMC [§15-2.13](#)

[15-2.21-2\(A\)](#) states:

Applicants for Development within the SLO must identify the Property's sensitive environmental and aesthetic Areas such as Steep Slopes, Ridge Line Areas, wetlands, Stream Corridors, Wildland interface, and Wildlife Habitat Areas and provide a time at time of Application, a Sensitive Lands Analysis.

The purpose of the Sensitive Land Overlay is to:

- A. Require dedicated Open Space in aesthetically and environmentally sensitive Areas;
- B. Encourage preservation of large expanses of Open Space and wildlife habitat;
- C. Cluster Development on Ridge Line Areas, Steep Slopes, and wetlands; and
- D. Protect and preserve environmentally sensitive land.⁵

A portion of both Lot 15 and Lot 16 of the Nordic Village Subdivision reside within the SLO. Nordic Village Subdivision was platted in 1987. On September 24, 1992, the City Council adopted Ordinance [No. 92-17](#), enacting the Sensitive Land Overlay. While the SLO was not adopted at the time of the Nordic Village PUD approval, the request to change the lot line requires analysis of the new location in the context of the SLO regulations.

SLO Analysis Criteria	Analysis of Proposal
<u>Steep Slopes and Very Steep Slopes</u> Slope, Steep. Slope greater than fifteen percent (15%). Slope, Very Steep. Slope greater than forty percent (40%).	There are no steep slopes where the lot line adjustment is proposed to take place. Steep slopes exist on Lot 16. This is the Lot that has already been developed and they have not developed the steep slope area. No development on steep slopes is being approved or proposed within this application. Lot 15 is relatively flat, with the steepest grade change 8% over a distance of 100'.

⁵ [LMC 15-2.21-1](#)

Significant Ridge Line Areas, Vantage Points and Entry Corridors

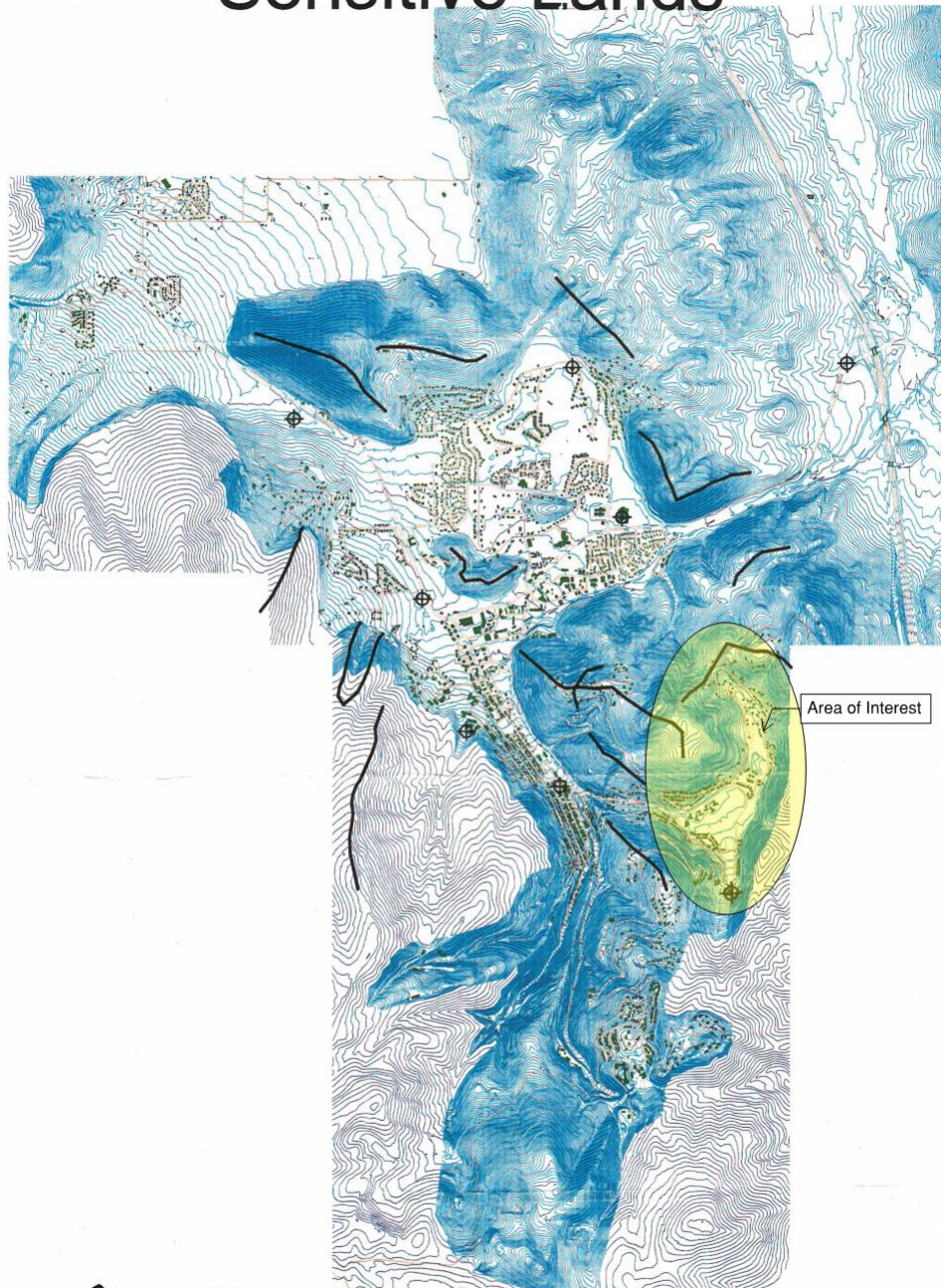
Sensitive Lands, Ridgelines and Vantage Points

Not Applicable.

The location of Lot 15 and Lot 16 is not near Significant Ridge Lines, visible from Vantage Points, or within Entry Corridors. Below are the maps of the Ridge Lines and Vantage Points in Park City.

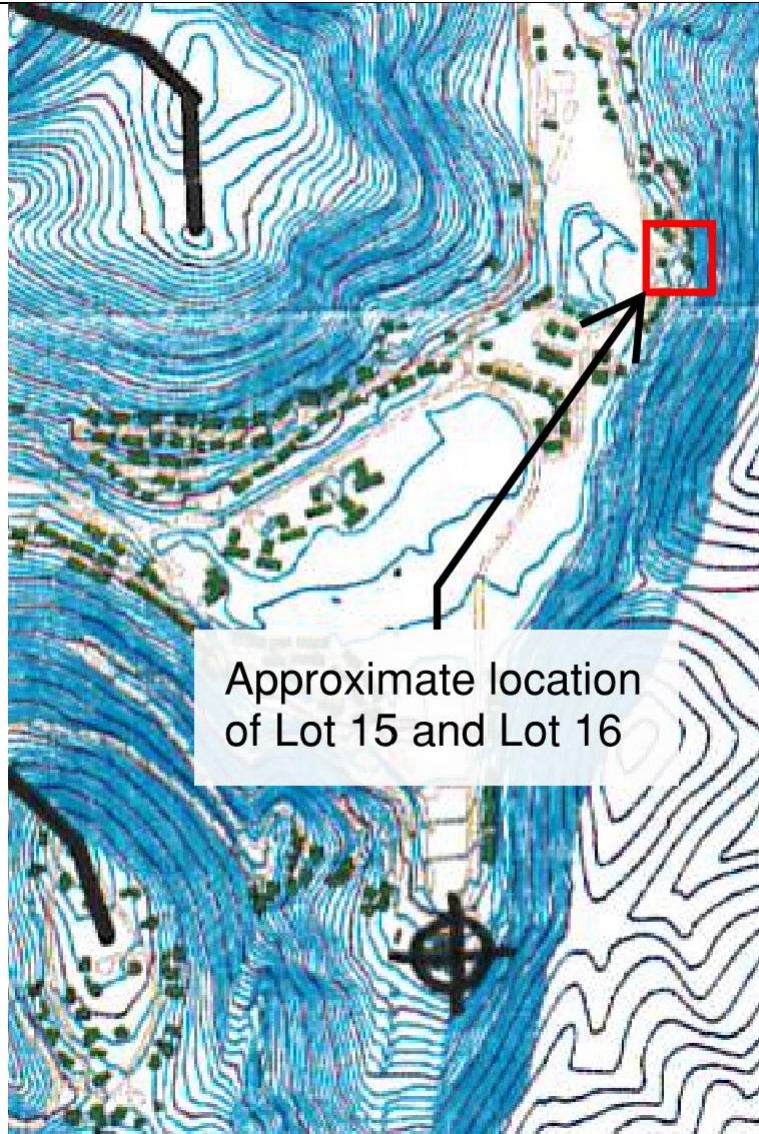
Approximate location of Lot 15 and Lot 16 is highlighted in yellow:

Sensitive Lands



Ridgelines

Vantage Points



Wetlands, Streams, and lakes

Stream: A naturally fed water course, that flows year-round or intermittently during years of normal rainfall. This definition excludes ditches and canals constructed for irrigation and drainage purposes.

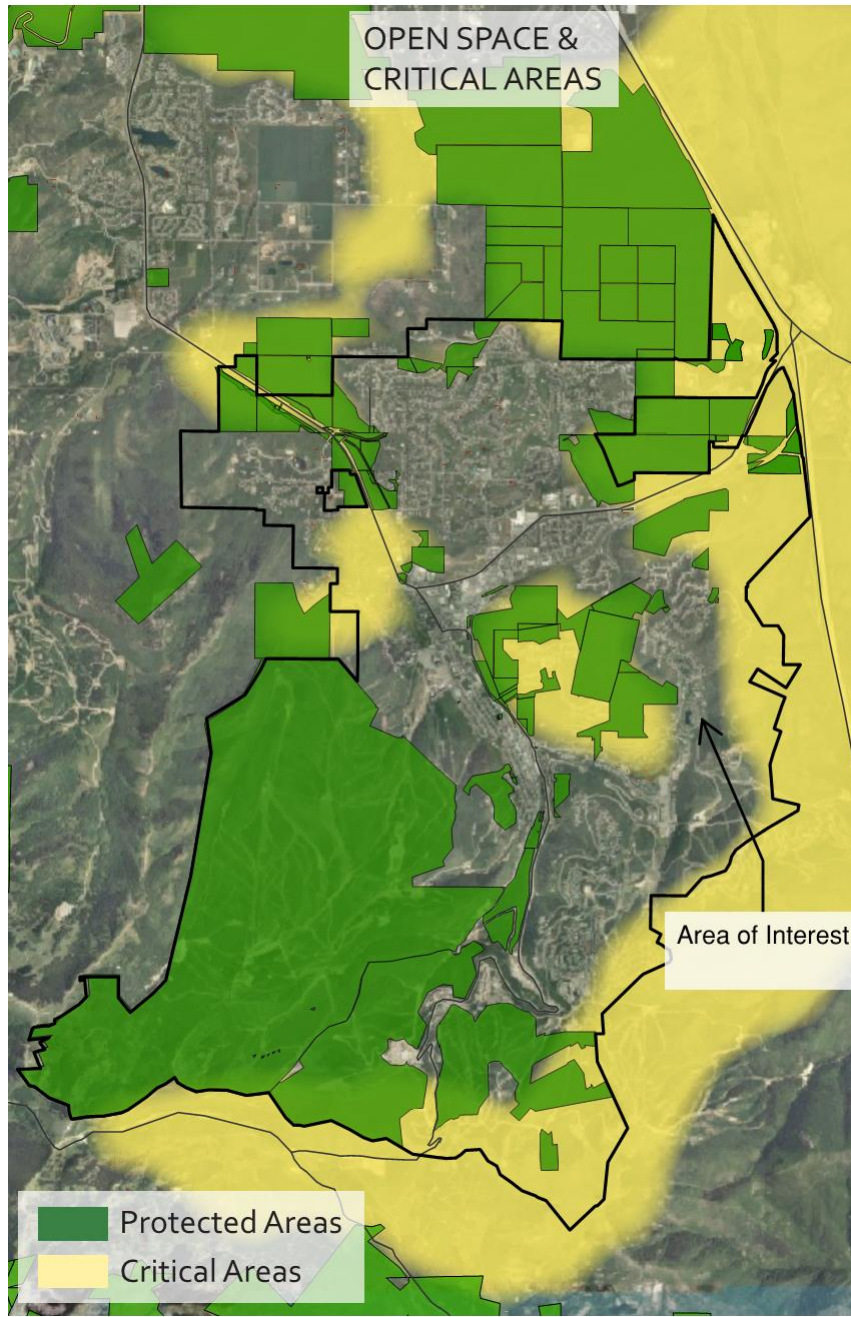
Stream Corridor: The Corridor defined by the Stream's Ordinary High-Water Mark.

Wetland, Significant: All wetlands that occupy a surface Area greater than one-tenth (1/10) acre or are associated with permanent surface water or that are adjacent to, or contiguous with, a Stream Corridor.

Not Applicable.

There are no Streams, Stream Corridors, lakes or Wetlands located on the property.

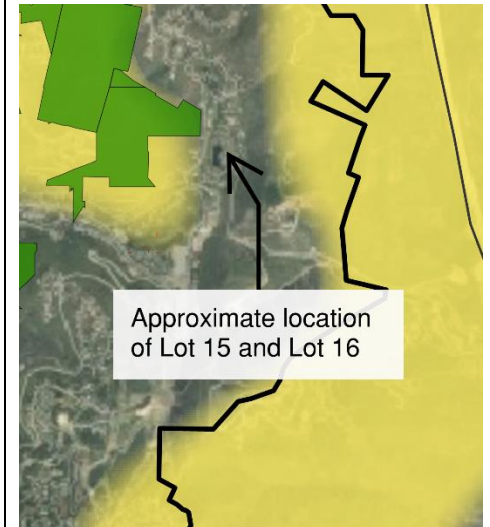
Wildlife habitat and Wildlife Interface Zones



Not Applicable.

Lot 15 and Lot 16 are not located within a Wildlife Habitat or the Wildlife Interface Zone. Images taken from General Plan Pages 40 and 53.

Close of Open Space and Critical Areas



(IV) The proposal complies with the Nordic Village Subdivision Plat.

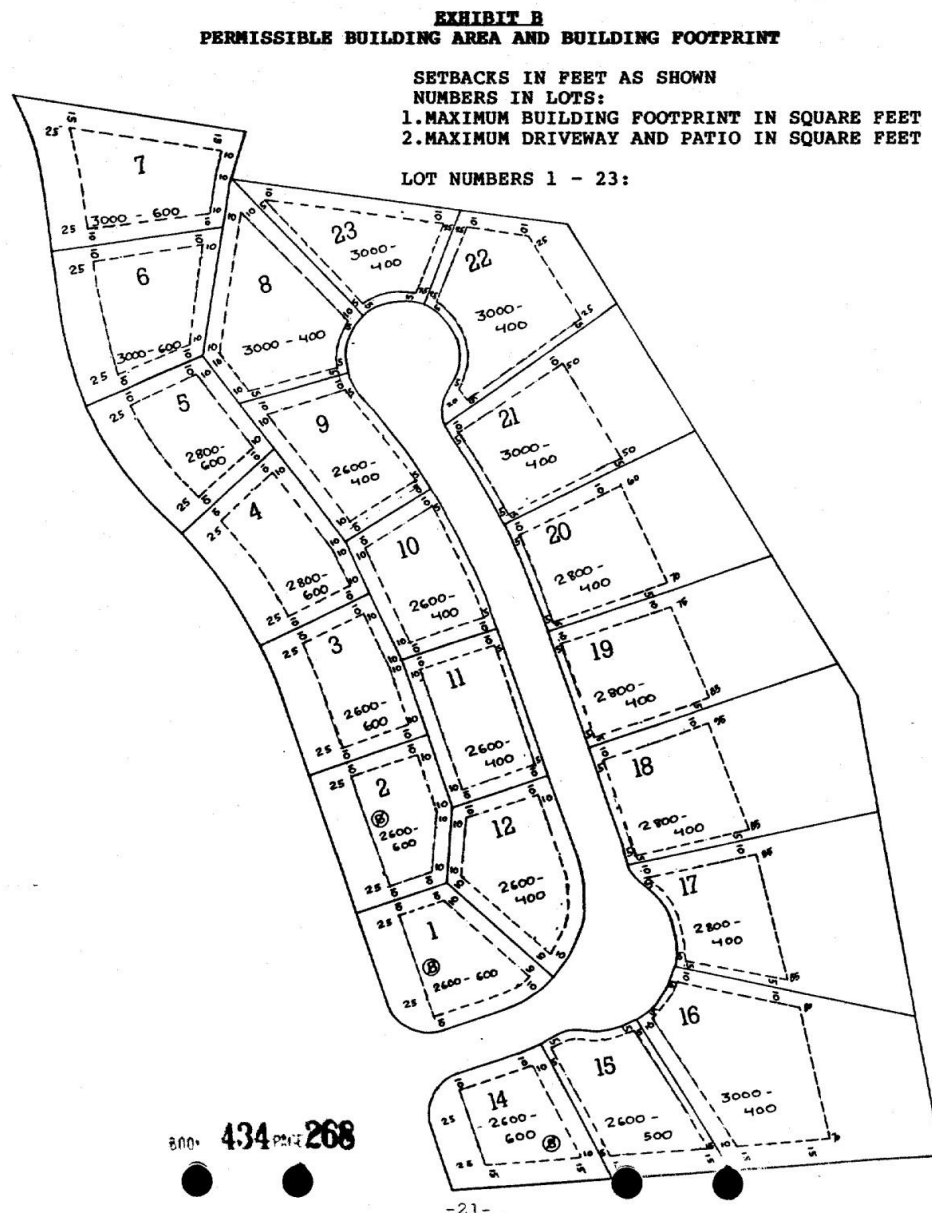
The Nordic Village Subdivision Plat was recorded with Summit County on June 9, 1987 (Summit County Recorder Entry No. 272637). The Nordic Village Subdivision Plat Note 3 states the following:

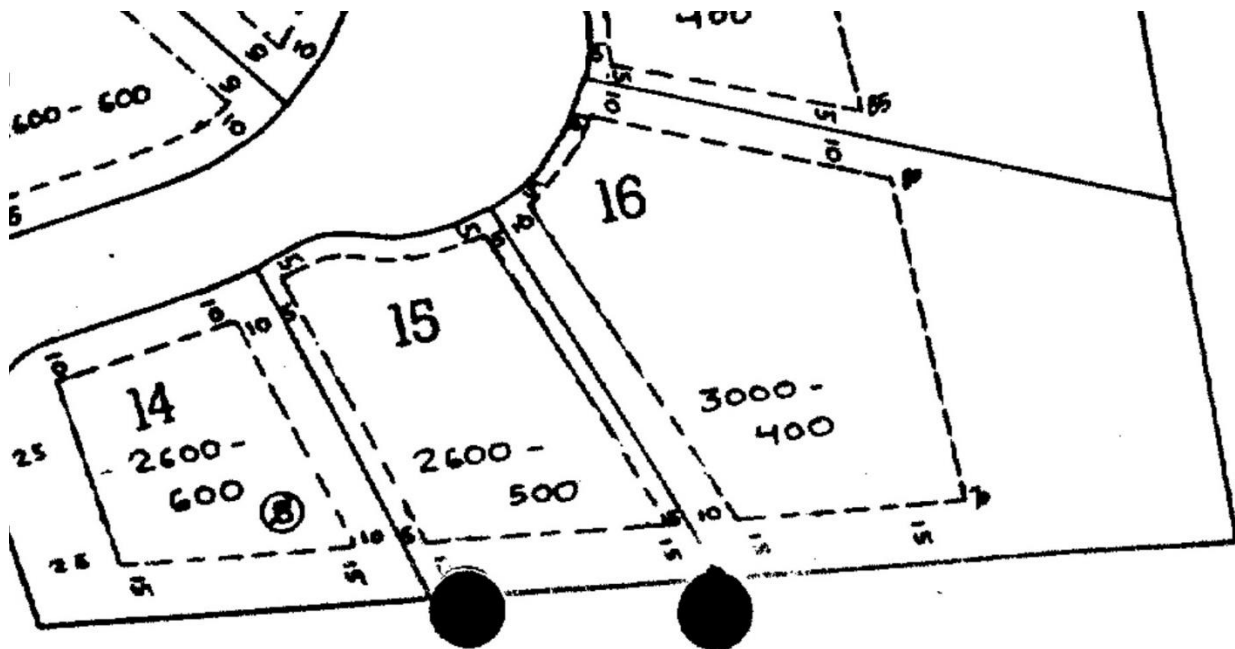
NORDIC VILLAGE P.U.D. IS A MASTER PLANNED DEVELOPMENT. BUILDING

SETBACKS HAVE BEEN ESTABLISHED AND ARE SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH.

On June 9, 1987, the Declaration of Covenants, Conditions, and Restrictions of Nordic Village Planned Unit Development was recorded with Summit County (Summit County Recorder Entry No. 272638). Exhibit B to the Declaration establishes permissible building area and building footprint for Lot 15 and Lot 16 (Exhibit G) as follows:

Exhibit B of the Declaration of Covenant, and Restrictions of Nordic Village Planned Unit Development





Lot 15	Lot 16
<u>Front Setback: 5 feet</u> Complies Lot 15 is currently vacant. New construction will be required to comply with setbacks.	<u>Front Setback: 5 feet</u> Complies The front façade of the Single-Family Dwelling is 39 feet from the front lot line The front facing garage is 23 feet from the front lot line.
<u>Side Setbacks: 5 feet</u> Complies Lot 15 is currently vacant. New construction will be required to comply with setbacks.	<u>Side Setbacks: 10 feet</u> Complies The Single-Family Dwelling is measured at 12.6 feet from the southern side lot line. The Single-Family Dwelling is measured at 10 feet from the northern side lot line.
<u>Rear Setback: 15 feet</u> Complies	<u>Rear Setback 15 feet</u> Complies

Lot 15 is currently vacant. New construction will be required to comply with setbacks.	The Single-Family Dwelling is 80 feet from the rear lot line. There are no accessory buildings/detached garages located on the lot
<u>Maximum Buildable Footprint: 2,600 square feet</u> Complies The maximum buildable area for Lot 15 is not proposed to be changed in this permit. <u>The restrictions for Maximum Buildable Footprint and Maximum Driveway and Patio area were set by the HOA in 1987 (Exhibit G)</u> The HOA approval letter (Exhibit F) ensures that the proposed Lot Line Adjustment will be performed without altering or requiring an exception to the Maximum Buildable Footprint of 2600 square feet or the Maximum Driveway and Patio area of 500 square feet.	<u>Maximum Buildable Footprint: 3,000 square feet</u> Condition of Approval 4, 6 & 7 <u>The restrictions for Maximum Buildable Footprint and Maximum Driveway and Patio area were set by the HOA in 1987 (Exhibit G)</u> The maximum buildable area is proposed to be changed from the 3000 square feet to 4898 square feet (an addition of 1898 square feet). The HOA has provided preliminary approval for an exception to the existing Maximum Buildable Footprint, permitting the expansion of Lot 16 from 3000 square feet to 4898 square feet (Exhibit F). Due to the structure's proposal to expand horizontally, conditions of approval were required to contain the bulk of the structure including a side yard setback expansion to 12 feet on the west lot line and requiring a maximum vertical expansion on the existing and expanded structure, which shall stay under the existing roof plane.
<u>Maximum Driveway and Patio: 500 square feet</u> Complies Lot 15 is currently vacant with no development on this lot being proposed within this application.	<u>Maximum Driveway and Patio: 400 square feet</u> Complies The current driveway and patio area for Lot 16 is 370 square feet of the allowed 400 square feet. Designated driveway

The maximum Driveway and Patio area is not proposed to be changed in this permit.	and patio areas are not proposed to be altered in this application. The maximum Driveway and Patio area is not proposed to be changed in this permit.
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(V) The Development Review Committee did not identify any issues and will not require Conditions of Approval.

The Development Review Committee reviewed the proposal on July 5, 2022 and did not identify any issues. At the building permit stage, there will be impact fees for the addition of bedrooms and potentially a larger water line.⁶

Department Review

The Planning and Engineering Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 7, 2022. Staff mailed courtesy notice to property owners within 300 feet on September 7, 2022.⁷

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the Lot Line Adjustment for 2426 and 2424 Nansen Court;
- The Planning Director may deny the Lot Line Adjustment for 2426 and 2424 Nansen Court and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to date certain.

Exhibits

Exhibit A: Draft Final Action Letter

⁶ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁷ LMC [§ 15-1-21](#)

Attachment 1: Nordic Village Planned Unit Development Lots 15 and 16 Amended—
Administrative Lot Line Adjustment

Exhibit B: Survey with Existing Conditions

Exhibit C: Applicant Project Narrative

Exhibit D: Site Photographs

Exhibit E: Nordic Village P.U.D

Exhibit F: Nordic Village Subdivision HOA approvals

Exhibit G: Exhibit B of the Declaration of Covenants, Conditions, and Restrictions of
Nordic Village Planned Unit Development (Summit County Recorder Entry No.
272638).

Exhibit H: Consent Letters from contiguous neighbors for Lot Line Adjustment

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
<https://us02web.zoom.us/j/83874602711>
445 MARSAC AVENUE
October 6, 2022

STAFF:

Gretchen Milliken, Planning Director; Makena Hawley, Planner II; Jack Niedermeyer, Planner; Lillian Zollinger, Planner I; Spencer Cawley, Planner II

=====

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

ROLL CALL

The Planning Director noted that Pamela Skene, Caitlyn Barhorst, Olivia Harris, Martina Nelson, Brad Christenson, and Molly Guinan are in attendance.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

10 Daly Avenue – Historic District Design Review – PL-22-05337 – The Applicant Proposes to Construct an Addition to a 2003 Addition to Significant Historic Structure in the Historic Residential (HR-1) Zone.

Planner Zollinger gave an overview of the proposed changes to the property and reviewed the proposed changes to each impacted façade. Planner Zollinger states the proposal complies with the HR-1 Zoning District Lot and Site requirements. The property has two right-of-way facing facades and both are compliant. The proposal complies with the Design Guidelines for Historic Residential Sites outlined in LMC Section 15-13-2. Planner Zollinger noted that Staff has not received any public comment prior to today's meeting.

The Planning Director asked the Applicant if they would like to add additional comments. Caitlyn Barhorst stated that the Historic Sites Inventory does not accurately reflect that the Structure was rebuilt in 2004. The Applicant provided photos. The Applicant said that because of the water main break two years ago, and with the added time to the application, it has taken a long time getting to this point. The Applicant stated that the goal of the addition is to make the house more appealing and to give livable space and privacy. The Applicant wants more space and more outdoor space to get

above the street level.

Director Milliken stated that she understands the frustration and that each house in the historic district is very unique, especially as code is changed over time. She stated that the code today does not allow for the expansion of non-compliance and that the code is set to make sure that the City and Property owner are protected. The Applicant states she is trying to understand the code and not fully understanding how her property has two front setbacks.

At 12:14 PM, the Planning Director opened a public hearing.

No public input received.

At 12:14 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the HDDR Application in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 10 Daly Avenue.
2. The Site is located on a Lot in the Historic Residential (HR-1) Zoning District.
3. The Applicant proposes to construct an addition to a 2003 addition to a significant historic structure.
4. The Lot is 70.52 feet wide and 5572.9 square feet.
5. The front setbacks are: 15 feet from Daly Avenue and 12 feet from King Road.
6. The side setbacks are: five foot on the south side of the property, 10 feet on the southwest side, and nine on the north side.
7. The existing Historic Structure encroaches into the north side setback, and has a zero lot line setback.
8. The proposed addition is compliant with existing setbacks.
9. The allowable maximum building footprint in the HR-1 Zoning District for a 5572.9-square-foot Lot is 2037 square feet.
10. The proposed building footprint is 2037 square feet.
11. The allowable maximum building height in the HR-1 Zoning District is 27 feet.
12. The existing building height is 27 feet.
13. The proposed addition will increase the structure to 23 feet.
14. Staff reviewed the 45 Daly Avenue Historic District Design Review for compliance with LMC Chapter 15-2.2 Historic Residential (HR-1) Zoning District, Chapter 15-13-2, Design Guidelines For Historic Residential Sites, and

Chapter 15-3 Off-Street Parking.

15. Staff posted notice to the City website, City Hall, and the property on September 7, 2022.
16. Staff mailed courtesy notices to property owners with 100 feet on September 7, 2022.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in Chapter 15-2.2 Historic Residential (HR-1) Zoning District, Chapter 15-13-2, Design Guidelines For Historic Residential Sites, and Chapter 15-3 Off-Street Parking.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved October 6, 2022, 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. New construction activity shall not physically damage nearby Historic Sites.
5. The existing retaining wall shall be rebuilt in the same location to the same approximate height.
6. Mechanical equipment shall be screened.
7. Any additional gutters or downspouts shall be reviewed during the building permit process for compliance with the Design Guidelines.
8. Any changes to proposed building materials shall be compatible in scale, proportion, texture, finish, and color to materials used on Historic Structures in the Historic District.
9. The addition shall not increase the non-conformity of the Non-Conforming historic structure.
10. Proposed fencing shall comply with LMC § 15-13-2(B)(1)(e).

2424 & 2526 Nansen Court – Administrative Lot Line Adjustment – PL-22-05270 – The Applicant Proposes a Lot Line Adjustment Between Nordic Village Lots 15 and 16.

Planner Niedermeyer gave an overview of the Applicant's request to move the Lot line common to 2424 and 2426 Nansen Court. The HOA and surrounding property owners support the proposal because it will allow for expansion of the existing house and will limit vertical development in the Subdivision. The Lot Line will shift approximately 9 feet 1.75 inches. The site is in the Sensitive Lands Overlay, but the proposal does not conflict with these requirements. The front facing garage is existing non-compliant. The Lot line adjustment will add 1,050 square feet to Lot 16 making it the largest Lot in the Nordic Village Subdivision. The total building footprint will be 4,898 square feet for Lot 16. The building footprint of Lot 15 will remain the same. Planner Niedermeyer gave an overview of the Conditions of Approval.

The Applicant's Representative, Molly Guinan, asked for clarification of the requirement of updating Exhibit B. This will be added to the Final Action Letter.

At 12:24 PM, the Planning Director opened a public hearing.

No public input received.

At 12:24 PM, the Planning Director closed the public hearing.

Director Milliken wants to make sure that an exhibit to the CC&R's act like a plat note. On the plat, include Conditions of Approval 5, 6, and 7 as plat notes. In the criteria for approving a Lot Line Adjustment, the Code states that the resulting changes must comply with the LMC Chapter 15-7.3 and Lot sizes in the immediate neighborhood. Lot 16 will be significantly larger than the other Lots in the Subdivision. However, under LMC Chapter 15-7.3-3(C), *General Lot Requirements*, the maximum square footage may be required and limiting building height may be required for visually sensitive areas. LMC Section 15-7.3-11, *Preservation of Natural Features and Amenities*, existing feature, which add value to the community, shall be retained. Buildings shall be sited in a manner that preserves significant views. These Conditions will help restrict any future development on Lot 16. The Applicant asked if a second application is required. Director Milliken stated that this will require a new plat.

MOTION: The Planning Director approved the Administrative Lot Line Adjustment in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The property is located at 2426 and 2424 Nansen Court.
2. 2426 Nansen Court is Lot 16 of the Nordic Village Subdivision, Parcel No. NOR-16.
3. 2424 Nansen Court is Lot 15 of the Nordic Village Subdivision, Parcel No. NOR-15.
4. 2426 and 2424 Nansen Court reside in the Residential Development Zoning District.
5. Both Lot 15 and Lot 16 are currently under the same ownership, with Lot 16 containing a Single-Family Dwelling constructed in 1987 and with Lot 15 being vacant.
6. A portion of both Lot 15 and Lot 16 reside within the Sensitive Lands Overlay Zone.
7. Lot Line Adjustments require Planning Director review and action.
8. On August 31, 2022, the applicant submitted a complete application for a Lot Line Adjustment to modify the lot line between 2426 Nansen Court and 2424 Nansen Court.
9. The applicant proposes to shift the current side property line 7' 1 $\frac{3}{4}$ " westward into Lot 15, to expand Lot 16.
10. The purpose of the request is to expand the Single-Family Dwelling on Lot 16.
11. The Lot Line Adjustment will not create an additional lot or unit.
12. The Applicant submitted letters of consent from property owners of all contiguous Lots, including those separated by public Right-of-Way.
13. This application does not result in the creation of remnant land.
14. NOR-16 is currently 0.42 acres and NOR-15 is currently 0.16 acres.
15. Proposed NOR-16 is 0.44 acres and proposed NOR-15 is 0.14 acres.
16. The Resulting lot areas are compatible with the lots in the immediate area.
17. The proposal does not result in any violation of applicable zoning requirements.
18. The subject lots have not been altered or amended since the original plats were recorded.
19. On September 7, 2022, written notice was mailed to all Owners of Property within 300' of the Project.
20. The recorded plat shall reflect that the Planning Director has approved the Lot Line Adjustment according to the LMC and that the City Engineer and Planning Director authorize execution of the Plat.
21. The property was posted on September 14, 2022.
22. An administrative review was scheduled to be conducted by the Planning Director on September 22, 2022 but was continued to September 29, 2022 followed by a continuation to October 6, 2022.
23. Notice was posted to the city website pursuant to LMC 15-1-21 on September 8, 2022.
24. An administrative review was conducted by the Planning Director on October 6, 2022.

Conclusions of Law

1. There is good cause for this Lot Line Adjustment as it does not create any nonconformity with respect to lot size, lot width, or setbacks.

2. The Lot Line Adjustment is consistent with the Park City Land Management Code and applicable State law regarding Lot Line Adjustments.
3. Neither any person nor the public will be materially injured by the proposed Lot Line Adjustment.
4. Approval of the Lot Line Adjustment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Condition(s) of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the Lot Line Adjustment plat for compliance with State Law, the Land Management Code and the conditions of approval as a condition's precedent to the plat recordation.
2. The applicants will record the Lot Line Adjustment plat at the County within one (1) year from the date of Planning Director approval. If recordation has not occurred within one (1) years' time, this approval for the Lot Line Adjustment will be void.
3. 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.
4. Prior to plat recordation the applicant shall provide an updated and HOA approved Exhibit B from the Nordic Village Subdivision CC&Rs confirming building footprint requirements and the Lot Line Adjustment for Lot 15 and Lot 16.
5. Any proposed addition on Lot 16 shall adhere to the setbacks in the RD Zoning District to minimize the bulk of the structure from the view of the Public Right of Way.
6. The structure on Lot 16 cannot expand in height past the existing roof plane to comply with LMC Section 15-7.3 and to remain compatible with existing lot sizes in the immediate neighborhood.
7. Conditions of Approval of the Nordic Village Subdivision, approved May 28, 1987, and subsequent plat notes shall continue to apply.

ADOPTION OF MINUTES

Planner Zollinger read the meeting minutes. The Planning Director approved the adoption of the minutes.

The Park City Administrative Action meeting adjourned at 12:31 PM.

Approved by Planning Director:

A handwritten signature in blue ink, appearing to be 'J. Zollinger', is written over the 'Approved by Planning Director:' text.

Mr. Edwards responded that the improvements would be bonded before plat recordation and installed at the beginning of the project. Mr. Edwards said that this was a condition of approval in the staff report.

Commissioner Glasmann expressed some concern over allowing dogs and not allowing dog runs. Chairman Gezelius suggested that if dog runs are allowed, maybe staff could look at and carefully review the setbacks from the next unit.

Commissioner Berrett asked if the Planning Commission had the authority to change the draft guidelines or rather, to just make suggestions.

Ms. Seltenrich responded that the staff recommended approving the final language of the architectural guidelines, taking Planning Commission input into consideration. This was to assure that the theme of Nordic Village would be compatible to the area.

Mr. Berrett said that architectural compatibility was important but whether or not someone could own a dog or have a 1500 square foot condo, in his opinion, was beyond the purview of the Planning Commission.

Ron Whaley said that he felt all of the changes recommended by the Planning Commission were important to the compatibility issue.

Ms. Seltenrich said that the intent was for staff to consider Planning Commission input and formulate guidelines that would give some flexibility to development without creating neighborhood problems.

Hearing no further comments, Chairman Gezelius requested a motion.

Motion:

Ron Whaley: "I move that we approve the staff recommendation as set forth in the staff reports dated March 6, and March 25, 1987, with the changes to the Architectural Guidelines recommended by the Planning Commission as follows:

1. That the cross membership of neighboring Homeowner Associations referred to on Page 1, first paragraph, be deleted;
2. That the minimum living floor area of 1,200 to 1,500 square feet, referred to on Page 7, Section B, item 1, be increased to a minimum living floor area (exclusive of garages, balconies, porches and patios) of 1,500 square feet;
3. That the language on prefabricated homes, Page 10, Section VI, item C, be revised to say that prefabricated homes are not allowed under any circumstances; and,

4. That Dog Runs, referred to on Page 10, Section VI, item B, not be allowed.

and subject to the following conditions outlined in the Staff Report dated March 6, 1987:

1. A plat shall be prepared for Nordic Village. This plat shall be subject to review and approval by the Planning Commission, City Council, City Engineer and City Attorney prior to recordation. The plat shall designate the roads within Parcel A and Parcel B as common area of the homeowners. In addition, a notation shall be included on the plat which states that these roads are and will be private roads. All maintenance and repair is the sole responsibility of the Homeowners Association. The City will not accept these roadways.

In addition, the plat shall contain a notation relative to the Keetley Road Corridor in order that potential buyers of property are on notice that the Keetley Road may be improved to a yet undetermined level.

2. A Homeowners Association will be formed and Conditions, Covenants and Restrictions will be approved by the City Staff and recorded concurrently with the condominium plat. The CC&R's shall include language relative to:
 - a) Road Maintenance - Road Maintenance and snow removal shall be the sole responsibility of the Homeowners. A maintenance and repair program shall be set up. The City shall not accept responsibility of the roads. Each building site owner will own their own building site and a percent of interest in the common areas, which shall include the roads within Parcel A and Parcel B.
 - b) Landscaping - A landscape design theme shall be established for Nordic Village which shall address common landscape amenities as well as establish guidelines for landscaping of individual development sites. These guidelines are to address plant material types and quantities. A maintenance program shall also be established. The Homeowners Association is to have the ultimate responsibility for maintenance of landscaping and will have the ability to assess homeowners and actually perform maintenance if necessary.
 - c) Building Design - Specific design guidelines shall be specified for Parcels A and B. These guidelines shall address building material types as well as design. They are to be consistent with the Deer Valley Design Guidelines and the Park City Design Guidelines. The City Staff will approve the guidelines after consultation with the Solamere Homeowners Association and Queen Esther Phase I Homeowners Association. The review

committee is to contain one member from the Solamere Homeowners Association and one member from Queen Esther Phase I Homeowners Association.

- d) Keetley Road - A disclosure shall be included which addresses Keetley Road. This road may be improved at some point in time, and may be to major road standards as to width, design speeds, and radius of curvature.
 - e) Maintenance of Common Areas and Trails - The common areas and trails must be maintained by the Homeowners Association. A maintenance program is to be outlined.
 - f) Building Maintenance - The Homeowners Association shall have the right to assess homeowners and perform building maintenance if necessary.
- 3. Prior to commencement of construction of any improvements or recordation of the condominium plat, the City Engineer shall review and approve all final design of roadways and utilities and grading and drainage plans.
 - 4. Prior to recordation of the plat, all subdivision improvements shall be installed to the specifications approved by the City Engineer. As an alternative, a letter of credit in a form acceptable to the City shall be posted to cover all improvements.
 - 5. The trails and common open space landscaping shall be completed at the time the subdivision improvements are installed. These improvements shall be consistent with the Open Space Plan and final plans which are to be approved by the Planning Staff. These improvements are to be included in any letter of credit posted in accordance with Condition 4, above.
 - 6. Prior to commencement of construction of any subdivision improvements or recordation of the plat, approval from the responsible utility companies is required.
 - 7. To satisfy the employee housing commitment for Queen Esther MPD, the net profits for the 6 lots in Parcel B will be given to the Park City Housing Authority. Prior to recordation of the Nordic Village Plat or commencement of any construction, the Housing Authority and Park City Consolidated mines shall enter into an agreement as to the minimum amount to be received by the City from each building site.

and subject to the staff recommendations and conditions outlined in the Staff Report dated March 25, 1987 as follows:

(Recommended changes to the Architectural Guidelines)

1. Under "I. Architectural Committee", the meetings are scheduled for a given day. The staff recommends that this be left to the members of the committee, but that the guidelines specify that monthly meetings will be held. This will eliminate the need for this document to be amended every time new members necessitate a change in meeting day.
2. On page 3, under "General Requirements", allowable roofing materials should be clarified to allow standing seam metal roofs in dark browns, dark greys and black. Asphalt shingles and fiberglass shingles should be prohibited.
3. On page 7, "C. Exterior Elevations", the wording should be modified to be consistent with the language on page 3. The first section should be revised to read:

"1. General: Exterior materials must be of natural wood or natural stone. Good design usually requires that few materials be used well. Large stucco facades are inappropriate. A maximum of 25% of the external surface may be brick, stucco or concrete. Log homes are not permitted."
4. Immediately following this section is the section dealing with windows. Staff recommends that only wood windows, or wood clad windows be permitted. The staff has found that this regulation insures substantial window frames which are consistently used in Deer Valley. The guideline currently allows bronze aluminum windows.
5. On page 8, the staff recommends that the section pertaining with roofing materials be made consistent with page 3 and that aluminum, asphalt and fiberglass shingles be prohibited. Further, the section should be clarified to specify that the only type of metal roof allowed be standing seam in dark browns, dark greys or black.
6. The section dealing with Prefabricated Homes on page 10 should either be completely deleted or clarified to include a sentence that any prefabricated home considered will be subject to the design guidelines in their entirety.
7. The height limits specified in section "E" on page 11, are inconsistent with the City's building height limitations. The staff's experience has been that this can create difficulty and confusion and recommends that the guidelines be changed to be consistent with City policy.
8. The phone numbers for Park City Municipal Corporation should be corrected.
9. An eighth criteria should be added to the exhibit dealing with exterior lighting which should read "Lighting sources should

be such that light and glare is not cast on neighboring properties."

10. The exhibits need to be numbered and exhibits which were not included should be submitted for review.

(Recommended changes to the preliminary landscape plan)

1. The sagebrush should be retained;
2. Since numerous aspen border the site, the staff recommends continuing that theme in the location shown for tree plantings. The aspens should be of varying sizes, including some specimens as large as 6 feet. Numerous small aspen should also be planted. The applicant has indicated that they also wish to plant some white fir in this area. Staff feels that due to the shallow root system of fir, they will probably do well in these areas. They are to be planted in addition to aspen, not instead of.
3. The street plantings along Queen Esther Drive would probably be more effectively placed along the north property line, and should be clustered rather than planted in a row.
4. Through experience in Deer Valley, staff recommends that the seed mix be applied at a rate of 50 lbs/acre.
5. Prior to final plan approval, the City Engineer shall review the site to insure that proper drainage be provided away from existing buildings. This may involve installation of a drainage swale.

Second:

Brad Olch seconded the motion.

Discussion:

Dean Berrett asked Commissioner Whaley if he would consider amending the motion to omit both dog runs and the 1500 square foot minimum living floor area.

Commissioner Whaley chose not to amend the motion.

Vote:

The vote was unanimous, with Steve Deckert abstaining.

2. Sign Ordinance Amendment - Recommendation to the City Council on a proposed sign ordinance amendment to prohibit illuminated awnings.

Ms. Seltenrich said that the Planning Commission requested that this item be brought back before its members at the February 25, 1987