



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
December 4, 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. **1167 Woodside Avenue – Administrative Conditional Use Permit** – The Applicant Proposes to Install Six Temporary Toilets for an Event From January 22, 2026 until January 26, 2026 in the Historic Residential -1 Zoning District. PL-25-06742.
(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.gov 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: 1167 Woodside Avenue
Application: PL-25-06742
Author: Virgil Lund, Planner II
Date: December 4, 2025
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the Administrative Conditional Use Permit (ACUP) for an event and Temporary Structures at 1167 Woodside Avenue from January 22, 2026 until January 26, 2026, (II) conduct a public hearing, and (III) consider approving the ACUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter.

Description

Applicant: David Belz

Location: 1167 Woodside Avenue

Zoning District: Historic Residential – 1

Adjacent Land Uses: Library, Single-Family Dwellings

Reason for Review: The Planning Director reviews and takes final action on Administrative Conditional Use Permits.¹

ACUP Administrative Conditional Use Permit
LMC Land Management Code
MFL Master Festival License

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

Background

1167 Woodside Avenue is Lot A of the 1167 Woodside Avenue Replat (Summit County Recorder Entry No. [590008](#)) and was originally known as the Park City High School Mechanical Arts Building, constructed in 1935 or 1936, according to the [Historic Sites Form](#). The building was used as a space for shop classes before it transitioned to a bus barn after the school moved to its present location.

¹ LMC [§ 15-1-8\(K\)](#)



Figure 1: 1167 Woodside Ave Viewed from the Northeast Corner

On January 14, 2004, the Planning Commission approved a Conditional Use Permit (CUP) for yoga instruction and related/similar quasi-public, institutional (assembly) uses (Exhibit B). Condition of Approval 4 from the CUP Final Action Letter limits the occupancy of the “structure for the proposed use” to 100 if all 20 parking spaces at the site are available and code compliant. CUP Condition of Approval 5 states that an ACUP is required for any use that will generate additional parking and traffic at the site.

Numerous Fire Permits, Temporary Sign Permits, and ACUPs were issued for 1167 Woodside Avenue from 2003 to 2024. These permits were for events like the Applicant’s current proposal and for temporary tents and structures. Some of the permits were for events and temporary structures affiliated with the Sundance Film Festival Master Festival License (MFL), while others were not affiliated with the MFL. The Applicant’s current proposal is for events taking place during the Sundance Film Festival but not affiliated with the MFL. Events affiliated with the MFL do not undergo the standard Planning Department permitting process and are regulated by the Special Events Department; events that are unaffiliated must complete an ACUP.

On January 9, 2025, the Planning Director approved an ACUP for an event for 252 people at 1167 Woodside Avenue (Exhibit D).

The Applicant proposes an event that will generate additional parking and traffic at the Site, so an ACUP is needed. The event will occur from January 22, 2026 until January 26, 2026. The hours of operation for the event will be from 4:00 PM until 2:00 AM with a maximum occupancy of 252 people. The Applicant states that the average occupancy for the duration of the event will be around 100 people. The Applicant proposes to place six temporary portable toilets measuring four feet wide by four feet deep (16 square

feet) and 7.5 feet tall on the south side of the Structure for the duration of the event.

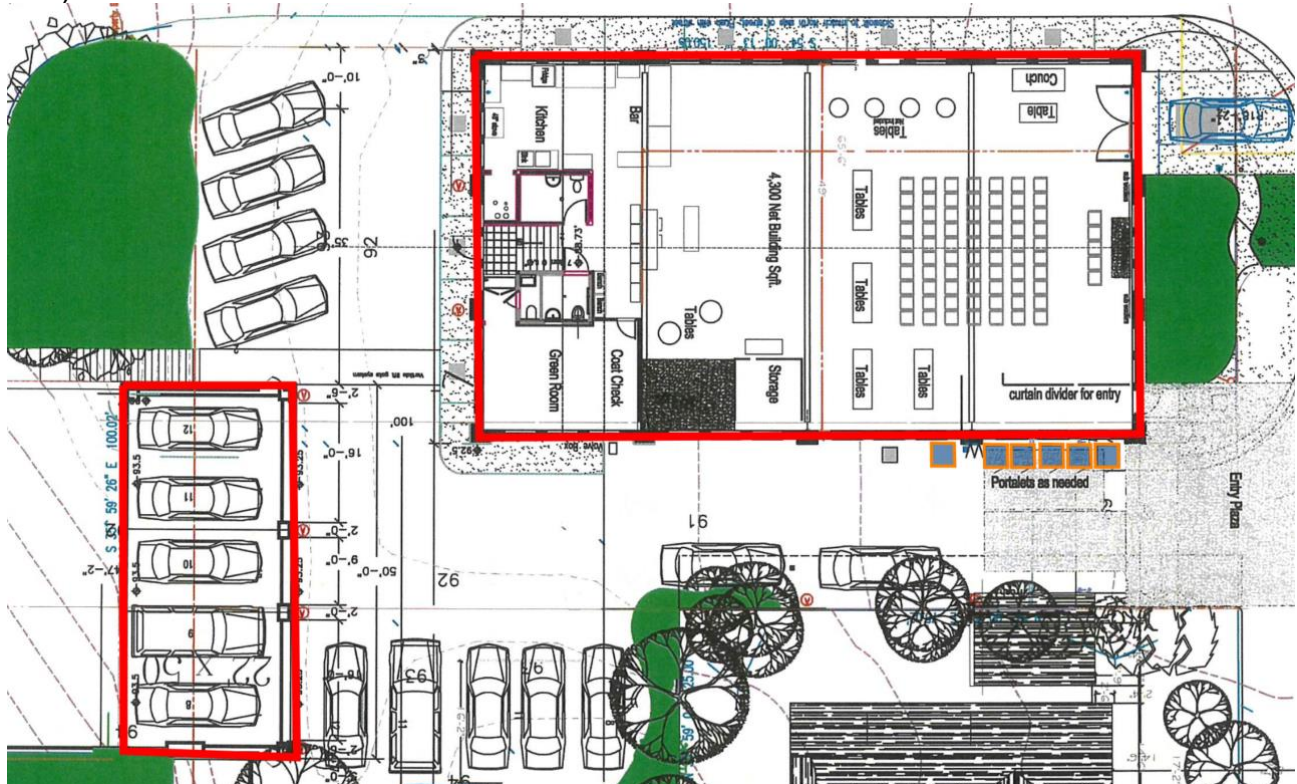


Figure 2: Applicant's Site Plan, Main Structure and Garage Highlighted in Red, Portable Toilets Highlighted in Orange. 12th Street to the North and Woodside to the east of the Structure.

Analysis

See Draft Final Action Letter for analysis.

The Development Review Committee reviewed the proposal on November 18, 2025 and confirmed the proposal conforms to their requirements.²

Department Review

The Planning and Executive Departments 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 November 24, 2025. Staff mailed courtesy notice to adjacent property owners on November 24, 2025.³

Public Input

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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)

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

Alternatives

The Planning Director may:

- Approve the ACUP.
- Deny the ACUP and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: Yoga Shop 2004 CUP Final Action Letter

C: Applicant's Narrative and Plans

D: 2025 ACUP Final Action Letter



Planning Department

December 4, 2025

David Belz

CC: The Yoga Shop

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1167 Woodside Avenue

Zoning District: Historic Residential - 1

Application: Administrative Conditional Use Permit

Project Number: PL-25-06742

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: December 4, 2025

Project Summary: The Applicant proposes to install six Temporary Structures for an event from January 22 until January 26, 2026 at 1167 Woodside Avenue.

Action Taken

On December 4, 2025, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. According to the 2004 Conditional Use Permit for 1167 Woodside Avenue, an Administrative Conditional Use Permit (ACUP) is required for any Use that will generate additional parking and traffic at 1167 Woodside Avenue.
2. The Applicant proposes an event that will generate additional parking and traffic at 1167 Woodside Avenue.
3. The event will occur from January 22, 2026 until January 26, 2026. The hours of operation for the event will be from 4:00 PM until 2:00 AM with a maximum occupancy of 252 people.



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4. The Applicant states that the average occupancy for the duration of the event will be around 100 people.
5. The Applicant proposes to install six temporary portable toilets measuring four feet wide by four feet deep (16 square feet) and 7.5 feet tall on the south side of the Structure for the duration of the event.
6. The proposal complies with the Historic Residential – 1 Zoning District Requirements.
 - a. Setbacks
 - i. On August 1, 1995, the Board of Adjustment (BOA) approved a change of non-conforming use from a bus barn/storage use to professional office use, excluding high-traffic generating uses such as medical, real estate, and other office uses. The BOA also approved a Variance for a Side Setback reduction from 10 feet to zero feet on the north property line, and a Side Setback reduction from five feet to three feet to allow for one parking space in the front driveway area and one rear parking space.
 - ii. For Lots greater than 100 feet in depth, the Front and Rear Setbacks are 15 feet.
 - iii. The portable toilets are located 110 feet from the west (rear) Lot line, 53 feet from the north Lot line, 16 feet from the east (front) Lot line and 15.5 feet from the south Lot line.
 - b. Building Height: 27 feet.
 - i. The portable toilets are approximately 7.5 feet tall.
7. The proposed temporary portable restrooms comply with Land Management Code (LMC) Section 15-4-16, Temporary Structures, Tents and Vendors.
 - a. The Applicant shall provide written notice of the Property Owner's permission.
 - i. The Applicant, David Belz, is the property owner and has authorized the proposed Use and Temporary Structures.
 - b. The proposed use should not diminish existing parking.
 - i. The portable toilets are on the south side of the Structure and are not located on or near any Parking Spaces.
 - c. The proposed use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
 - i. The portable toilets will not impede pedestrian circulation. The Development Review Committee (DRC) reviewed the proposal on



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- November 18, 2025, and confirmed the portable toilets will not impede emergency access or any other public safety measure.
- d. The Use shall not violate the Noise Ordinance found in Municipal Code Chapter 6-3.
 - i. See Condition of Approval 10.
 - e. The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9.
 - i. No exterior signage or lighting are proposed or approved with this Application.
 - f. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
 - i. See Condition of Approval 3.
 - g. The Use shall not violate the International Building Code.
 - i. See Condition of Approval 4. The Applicant shall obtain an operational fire permit from the Building Department prior to the event.
 - h. The Applicant shall adhere to all applicable City and State licensing ordinances.
 - i. See Condition of Approval 5.
8. The proposed temporary portable restrooms comply with LMC Section 15-13-10 Standards for Temporary Structures in the Historic District.
- a. Temporary Structures shall not impede or obstruct pedestrian circulation.
 - i. See Finding of Fact 4(b)(c)(i).
 - b. Proposed locations shall be reviewed and approved by the Chief Building Official, Fire Marshal, and Park City Fire District.
 - i. The Development Review Committee (DRC) which includes the Fire Marshal, Building Department, and the Park City Fire District reviewed the proposal on November 18, 2025 and confirmed the portable toilets will not impede emergency access or any other public safety measure.
 - c. Temporary Structures shall comply with Setback requirements.
 - i. On August 1, 1995, the Board of Adjustment (BOA) approved a change of non-conforming use from a bus barn/storage use to professional office use, excluding high traffic generating uses such as medical, real estate, and other office uses. The BOA also



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approved a Variance for a Side Setback reduction from 10 feet to zero feet on the north property line, and a Side Setback reduction from five feet to three feet to allow for one parking space in the front driveway area and one rear parking space.

- ii. The portable toilets are located 110 feet from the west (rear) Lot line, 53 feet from the north Lot line, 16 feet from the east (front) Lot line and 15.5 feet from the south Lot line.
- d. Materials: Temporary Structures shall be of durable, weatherproof materials; have wall and roofing materials that are non-reflective with a Solar Reflectivity Index (SRI) of 35 or less; consist of materials that are neutral and earth-toned or white in color; be limited to no more than three different materials; use materials that are compatible with the Primary Structure; and be uniform when more than one Temporary Structure is approved for a Site.
 - i. The portable toilets are made from high-density polyethylene, which is a durable, non-reflective, weatherproof plastic. The portable toilets will be uniform in size, shape, and color.
- e. Glazing.
 - i. There is no glazing on the portable toilets.
- f. Lighting, Signage
 - i. No exterior lighting or signage is proposed or approved with this application.
- g. Ornamentation
 - i. No ornamentation is proposed.
- h. Installation on Historic Sites: Temporary Structures, or portions thereof shall not be directly connected to historic materials.
 - i. The Applicant does not propose connecting the Temporary Structures to any Historic Materials.
- i. Energy Efficiency: Temporary Structures shall incorporate best practices in energy-efficient materials and sustainable operating mechanical systems.
 - i. High-density polyethylene is a recyclable material. No mechanical or utility systems are required for the portable toilets.
- j. Temporary Structures shall be subordinate in scale to the primary Structure and shall be no taller than 18 feet or two feet below the ridgeline of the primary Structure.



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- i. The portable toilets are 7.5 feet tall and are subordinate to the primary Structure.
 - k. Ongoing Maintenance: Damaged materials shall be replaced or required as necessary to maintain the health and safety of the occupants and a clean appearance.
 - i. Condition of Approval 14 requires that the portable toilets are maintained throughout the duration of the event.
 - l. A Historic District Design Review Pre-Application is required for Temporary Structures.
 - i. The portable toilets are analyzed herein for compliance with the Historic District guidelines outlined in LMC § 15-13-10.
- 9. The proposal complies with the Conditional Use Permit criteria outlined in LMC Section 15-1-10(E).
 - a. Size and Location of the Site
 - i. The Applicant proposes six portable toilets measuring 4 feet wide by 4 feet deep and 7.5 feet tall on the south side of the Structure. No permanent changes to the Structure are proposed or approved.
 - b. Traffic considerations including capacity of the existing Streets in the Area
 - i. The Applicant states that there will be no parking on Site for event guests. The existing Parking Spaces will be reserved for principals, caterers, and essential event staff. The Applicant will notify guests that they must arrive at the event via public transportation and that there is no parking on Site.
 - c. Utility capacity, including Storm Water run-off
 - i. The DRC reviewed the proposal on November 18, 2025, and confirmed the proposal conforms to all utility capacity standards.
 - d. Emergency Vehicle Access
 - i. The Park City Fire District reviewed the proposal on November 18, 2025, and confirmed the proposal conforms to all emergency vehicle access standards.
 - e. Location and amount of off-Street parking
 - i. The Applicant states that there will be no parking on Site for event guests. The existing Parking Spaces will be reserved for principals, caterers, and essential event staff. The Applicant will notify guests that they must arrive at the event via public transportation and that there is no parking on Site.



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- f. Internal vehicular and pedestrian circulation system
 - i. Pedestrian access to the Site is available from Woodside Avenue, Norfolk Avenue, and 12th Street. The Applicant proposes using the driveway area on the south side of the Structure as a pedestrian entry plaza during the events. Vehicle access to the parking area is limited to principals, caterers, and essential event staff.
- g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
 - i. The portable toilets are screened by the existing Structures and fencing on the north, south, and west of the Site.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
 - i. The Applicant does not propose any permanent, physical changes to building mass, bulk, or orientation on the Site.
- i. Usable Open Space
 - i. The Applicant proposes temporary portable restrooms adjacent to the southeast corner of the Structure. The Applicant does not propose any other changes to Open Space at the Site.
- j. Signs and lighting
 - i. No exterior signage or lighting are proposed or approved with this Application.
- k. Physical design and compatibility with surrounding Structures in mass, scale, style, design and architectural detailing
 - i. The portable toilets are 7.5 feet tall and subordinate to the primary Structure, which is approximately 16 feet tall. The portable toilets are screened by the existing Structures and fencing on the north, south, and west of the Site.
- l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-Site
 - i. See Condition of Approval 10.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup areas
 - i. All trash and recycling are located inside the existing Structures. Deliveries will occur prior to the event, and the Applicant has reserved the Parking Spaces at the Site for caterers and essential event staff.



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- n. Expected ownership
 - i. The Applicant, David Belz, is the property owner and has authorized the proposed Use and Temporary Structures.
- o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
 - i. There are no permanent physical changes proposed or approved with this ACUP.
- p. Reviewed for consistency with the goals and objectives of the Park City General Plan
 - i. The proposed Use is consistent with the General Plan Sense of Community Goal 10; to create a world-class, multi-seasonal destination resort community.
- q. Radon mitigation
 - i. There is no residential component to this ACUP.

Conclusions of Law

1. The Application, as conditioned, complies with LMC Chapter 15-2.2 *Historic Residential-1 Zoning District*, LMC Section 15-1-10(E) *Conditional Use Review Process*, LMC Section 15-4-16 *Temporary Structures, Tents, and Vendors*, and LMC Section 15-13-10 *Standards For Temporary Structures In Historic Districts*.
2. The proposed Use, as conditioned, will be compatible with the 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 temporary toilet installation plans shall be substantially similar to the plans reviewed on December 4, 2025, by the Planning Director. Any significant changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The temporary toilets may be installed no earlier than January 22, 2026 and must be removed from the property January 26, 2026.
3. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gatherings.



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4. The Use shall not violate the International Building Code.
5. The Applicant shall adhere to all applicable City and State licensing ordinances.
6. No signs or exterior lighting are approved with this permit.
7. The Fire Marshal may conduct a Site inspection at any time during the event to ensure compliance with their required standards.
8. Parking on Site is limited to event staff. Event attendee parking on Site and within the neighborhood is prohibited. The event manager shall ensure that attendees arrive at the Site via public transit or walking. This information shall be communicated to guests in pre-event communications, through email to all ticketed guests, and on the event website.
9. If at any time parking is found to be insufficient and creates significant impact on the vehicle, pedestrian, or emergency access circulation, this permit shall be invalid and the Applicant shall submit an updated traffic management plan to the Planning Department for review.
10. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
11. Delivery vehicles must park on the off-Street private property located south of the Structure on the Site.
12. This ACUP approval is for an event from January 22 until January 26, 2026. The Applicant shall submit a modification application to the 2004 Conditional Use Permit for future events that exceed 100 occupants at this Site in order to ensure compatibility with the surrounding neighborhood and Zoning District.
13. The Applicant shall obtain a Fire Permit for the proposed temporary toilets, and final occupancy for the event shall be determined by the Fire Marshal and Chief Building Official prior to the beginning of the event.
14. The temporary toilets shall be maintained throughout the duration of the event in accordance with product-recommended maintenance.
15. Parking in the Right-of-Way along Norfolk Avenue adjacent to the garage on the west side of 1167 Woodside Avenue is prohibited.
16. Occupancy for the event shall not exceed 252.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.gov.

Sincerely,

Rebecca Ward



Planning Department

Planning Director

CC: Virgil Lund



Department of Community Development
Engineering • Building Inspection • Planning

January 15, 2004

David Belz
C/o Kuhn Co. LLC
1910 Prospector Avenue #2
Park City, Utah 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Description: Conditional Use Permit for yoga instruction and related/similar quasi-public, institutional (assembly) uses.

Project Address: 1167 Woodside Avenue

Date of Action: January 14, 2004

Action Taken By Planning Commission: Approved in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as stated below:

Findings of Fact

- 1 The proposed use of a yoga studio as a public, quasi-public (assembly use) use, as described in the applicant's letter, is a quiet, low-impact use. The property is located in the HR-1 zoning district. Within the immediate neighborhood there are single-family residences, multi-family condominiums and townhouses, the Park City Education Center (including the city library, office uses, a Montessori school, meeting space, an auditorium, and associated parking lots), and parks.
- 2 The proposed use is a Conditional Use in the HR-1 zoning district per LMC section 15-2.2-2.
- 3 The proposed use is located within an existing 4,100 sf historic building at 1167 Woodside Avenue. The structure was built in 1936 as an accessory building to the Park City High school and is not a residential structure. The structure was used by the school district as an industrial arts building. During the 1980's and early 1990's the structure was used for storage and also as a bus barn. In 1997, David Belz, the applicant, was awarded a Heritage Award for his restoration of the historic structure and in the late 1990's the applicant successfully listed the structure on the National Register of Historic Places.
- 4 In August of 1995, the Board of Adjustment approved a change of non-conforming use from bus barn/storage to professional office, excluding high traffic generators like dental, physician, real estate, and similar office uses. Additionally, the Board granted variances to required setbacks for the building and parking, namely a variance to a 0' set back on the north property line and a 3' setback on the south property line. Sixteen parking spaces were identified as code compliant spaces with the 1995 Board of Adjustment approval.
- 5 In 1996 the Historic District Commission approved plans for a secondary five-car garage

structure to be built behind the bus barn. The garage was built and provides additional parking spaces for the proposed use.

- 6 In 1999 the City Council approved a plat amendment to combine Lots 14-22, Block 8, of the Snyder's Addition, into one lot. At the time of plat recordation, facade easements were recorded for the historic bus barn. All applicable conditions of approval from the plat amendment continue to apply.
- 7 The proposed use, as a yoga studio, as described in the application, is consistent with the definition of a Quasi-Public Use in Section 15-15-1.174 of the LMC. Being defined as "a use operated by a private nonprofit educational, religious, recreational, charitable, or philanthropic institution, serving the general public". Typical yoga classes consist of 10 to 30 participants.
- 8 The building department has determined that the maximum occupancy of the structure is 252, although the current restroom situation is satisfactory for 100 occupants. Higher occupancy would require modifications to the restrooms or temporary facilities. If the applicant provides at least 20 on-site parking spaces, the occupancy for the proposed use will be restricted to 100. This is based on the rate of 1 space per 5 seats (or yoga mats), in accordance with the LMC parking regulations. There are 16 spaces on site approved with the Board of Adjustment action. At least four additional spaces are physically available within the garage. To determine the additional number of code compliant spaces on top of the garage, if any, the City shall field verify the site after snow melt in the spring. Staff shall also field verify the number of spaces actually available within the garage for the proposed use.
- 9 On December 10, 2003 and January 14, 2004 the Planning Commission held a public hearing on this proposal.
- 10 Staff has reviewed the proposal against the standards for review for Conditional Use Permits as stated in Section 15-1.10 of the Land Management Code and finds that the proposal complies with the standards for review.

Conclusions of Law

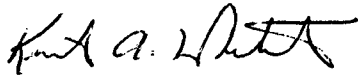
1. Proposed use, as conditioned, complies with all applicable requirements of the Land Management Code and is consistent with the Park City General Plan.
2. The proposed use, as conditioned, is compatible with surrounding Structures in use, scale, mass and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning and conditions of approval.

Conditions of Approval

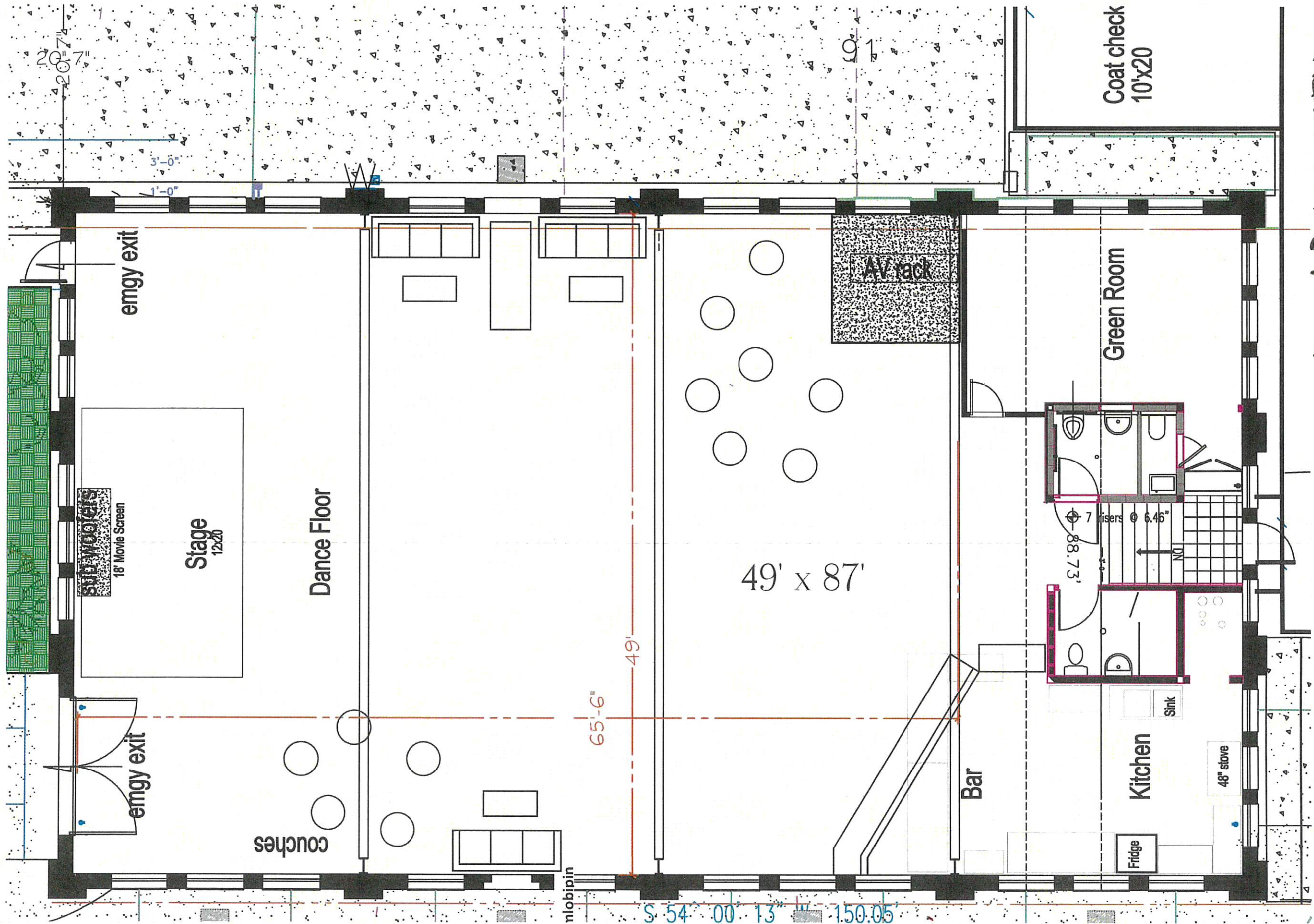
1. As a condition precedent to issuance of a certificate of occupancy for the proposed use, the applicant shall comply with all building code requirements for the proposed use, such as egress doors and exit signs.
2. Hours of operation for the proposed use shall be from 7 am to 10 pm.
3. All conditions of the August 1995, Board of Adjustment approval shall continue to be in effect.
4. Occupancy of the structure for the proposed use, and the office use, is limited by the amount of on-site, code compliant, parking available. If all 20 spaces are available and code compliant, then the occupancy is 100. A parking ratio of 5 persons per parking space shall be used to calculate the allowed occupancy for the assembly use and a rate of 3 spaces per 1000 sf of office space shall be used to calculate parking required for the office use. A parking plan shall be submitted to and approved by the Planning and Engineering Departments prior to issuance of a certificate of occupancy for the proposed use. The plan shall include a mechanism to ensure that patrons park on-site and that on-site parking is available, ie. snow is removed and spaces are available and identified.
5. Any use that will generate additional parking and traffic is required to obtain an administrative CUP and/or a special event permit from the City (depending on the event) and

- will need to address parking, traffic, restrooms, fire safety and egress issues, noise, occupancy control mechanisms, temporary structures such as tents, signs, etc.
6. The owner shall provide a minimum of 2 conveniently located bicycle parking spaces as a condition precedent to issuance of a certificate of occupancy.
 7. All new signs shall meet the requirements of the Sign Code and require a separate Sign Permit to be approved by the Community Development Department.
 8. The Planning Commission shall schedule a one-year review of the Conditional Use Permit to determine whether the conditions of approval are adequate to reasonably mitigate impacts on the surrounding neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten A. Whetstone".

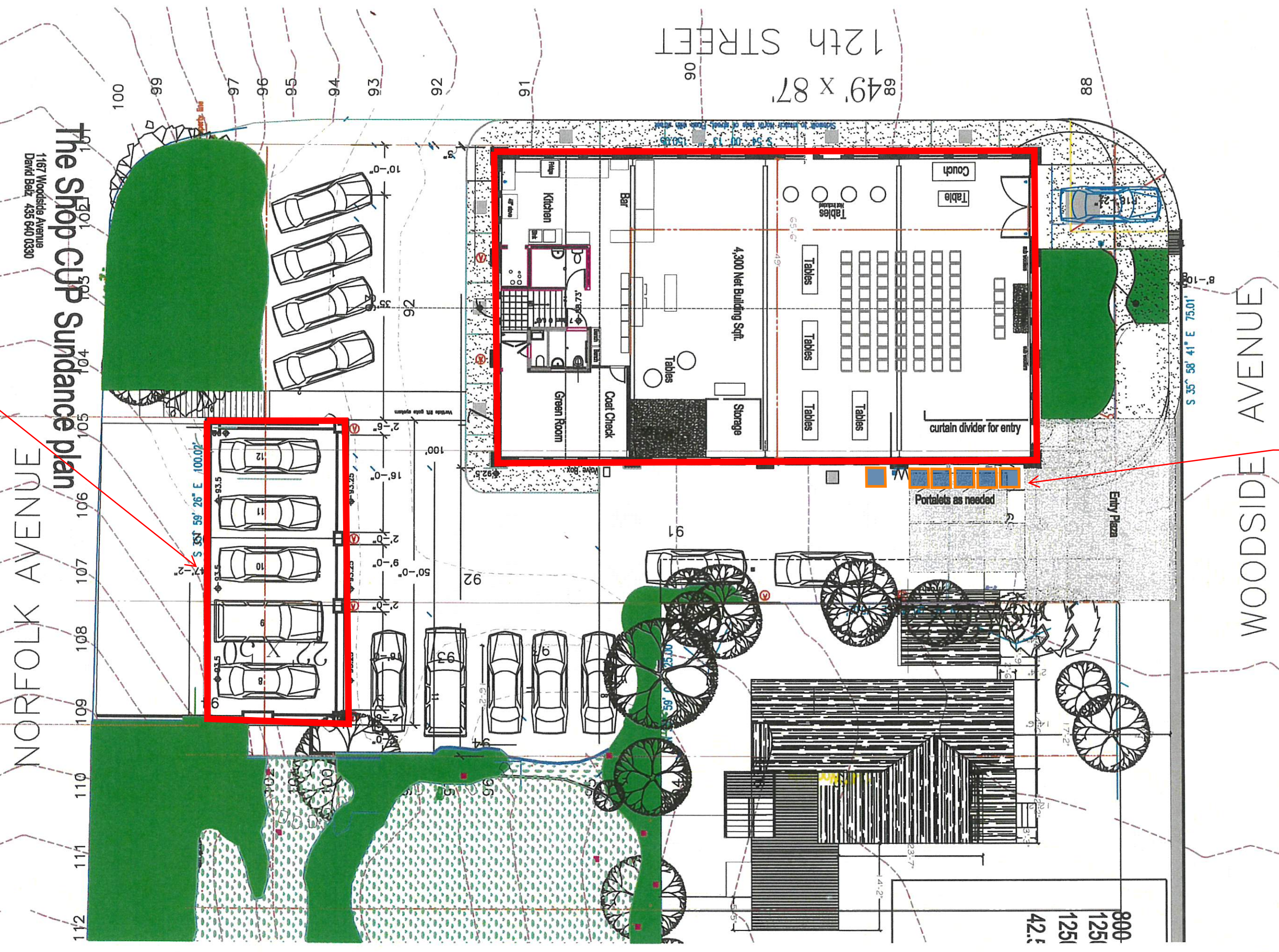
Kirsten Whetstone, Senior Planner
cc. file



THE SHOP YOGA STUDIO
1167 WOODSIDE AVE
CUP SUNDAKE 2026
DAY17 BELZ 435 640 0330

Garage for 5 cars

Portable toilets



The Shop Cup Sundance plan
1167 Woodside Avenue
David Bell 435 640 0330

MEMO

To: PCMC

From David Belz, Owner; 1167 WDSD, Inc DBA; The Shop Yoga Studio

With an address of 1167 Woodside Avenue, Park City, UT 84060

PO Box 681237 Park City Ut 84068

RE: Administrative Conditional Use Permit for 2026 Sundance Film Festival

Date: October 24, 2025

To Whom It May Concern:

I am applying for an administrative Conditional Use Permit (CUP) for The Shop Yoga Studio located at 1167 Woodside Avenue to host events at the studio on Jan 22 through 26 during the 2026 Sundance Film Festival.

History and Context

The Shop, a 4,300 square foot historic space has operated as a non-conforming use for professional offices, Yoga & Wellness center, and a community center auditorium since 1996. In addition to other gatherings and celebrations, we have been hosting Sundance events every year since the 1997 festival, Covid excepted. In 2004, a conditional use permit was granted for the building which for uses in excess of 100 participants required an administrative conditional use permit.

The events we hosted these last 30 years have ranged in size from 150 to 500 participants with the average event estimated to be around 300 attendees. Events above 300 attendees have often used tents or outdoor spaces adjacent to the building to accommodate the larger crowds. We do not intend to put up any tents for the 2026 festival. Based on the primary structure's square footage, the maximum occupancy granted in many of the past festivals was for 425 attendees. We will be capping attendance for this festival at 300 attendees with most of our events being less the 100 at any one time.

Over the last 30 years of operation there have been no complaints and all the neighbors are supportive of all that we do at The Shop. One consideration we do for the neighbors is to not allow space changeovers in the evening after 11pm at the latest.

The Shop has and continues to host not only a myriad of Sundance events, but, weddings, life celebrations, birthdays, bar and bat mitzvah parties, and so many more events. Most of these other events ranged from 75 to 175 participants.

To facilitate the events for this year I will be the host for many as this is the festival's last year in Park City and I wanted to make sure that the studio fully participated in the final Sundance event. I will get all the requisite fire marshal and life safety inspections attended to and

This notwithstanding, if I do have any renters who I contract with wanting to do an event with more than 100 participants, they will also pull whatever requisite permits are needed by Park

City Municipal. Last year none of the events hosted at The Shop had more than 100 participants in the space at any given time.

I understand we must go through public noticing and am grateful for whatever the city can do to help expedite these processes so I can comply with any other deadlines related to rules of the road for the 2026 Sundance Festival. I am hopeful the city will consider my history with the festival & community.

To address the LMC and community concerns for events in the residential district I propose the following;

Compliance with CUP; security for events of over 100 participants but less than 300 will use counters to ensure no excess attendees will fill the space.

Occupancy; I would like to get approval for up to 300 participants. I do not believe any prospects we are speaking with will have that many attendees, but I want to provide for any changes in their plans and for potential surges that may happen for a brief period during the evening

Hours of operation; For Jan 22 through Jan 26, 2026; 4pm through 2am closure.

Set up / Break down; Any prospective renter will be doing minimal installations, and it will mostly be an open space with bars, bathrooms, and a few tables added as needed. We will not be doing any breakdowns of any sort in the middle of the night. Should a renter decide to bring in any other improvements that will be addressed in the processing of their respective applications and will comply with all municipal and fire marshal code requirements.

Traffic; Most attendees will be using the bus system, uber, and or other similar service. VIPs if any will be dropped at the back door closer to Norfolk and 12th street. Others will be dropped off on Woodside and turn right on 12th street, (unless the city makes it 1 way), and exit towards Park Avenue. The start time and completion time is likely to have cars spread out over a half hour to an hours so no single surge is expected for either Arrival or Departures.

Safety; The building will be fully inspected by the fire marshal, and all systems will be online and affirmed by such inspections to ensure life safety. The pre inspection has already occurred. All fire systems are now dated and inspected for another year. In addition, there will be security, augmented based on projected crowd size to adequately deal with any situation that arises.

Parking; While the site can accommodate 20 code compliant parking spaces, however, until it gets updated, the 2004 CUP only identified 16 code compliant, off-street parking spaces. For roughly 30 years parking at The Shop for all events has not and will not become an issue for the neighborhood or the City. We do not offer parking for attendees at our venue. The ample off street parking we have at the Studio is used for the principals, caterers and critical service providers. We have and will continue to emphasize that participants need to either walk, shuttle or use public transportation to attend events at our venue.

Noise; As should be evident from our history, the building's solid masonry structure is excellent in keeping the sound contained. Sound amplified inside to its full capacity still stays within PCMC's decibel level requirements.

Neighborhood impacts: To my knowledge, there has never been an issue or claims that The Shop has created any problems for the surrounding residential area. **To the North** is a solid 4-story tall brick wall of the Park City Education Center. **To the South** and appurtenant to The Shop is a private house, a garden, and 4 condos which I own. **To the East** are 4 or 5 houses, all friends, that have assured me these uses are not a problem, **To the West** is Victorian Village Condominiums with the closet units on Norfolk approximately 150' away, 25+ feet uphill, and with an evergreen-buffered berm between us.

Restrooms: There are three restrooms inside the main building, which for alcohol-free events should allow 210 participants per code. For alcohol-served events these restrooms service up to 120 attendees. In addition, we have an additional restroom in the back building. For events which exceed these numbers we employ the use of an executive restroom trailer and or porta-potties to accommodate larger events, if any.

Closing:

For 30 years The Shop has sought to be a community centered organization. For most of that time all our classes and most of our programs have been offered on a voluntary donation basis and have been further subsidized to cover the cost of those programs. We also regularly offer the space and even our teachers for other local nonprofits to help in their efforts as well.

It has always been the revenue from Sundance Film Festival that has helped make this possible. Covid was a big blow to everyone including the Shop. And I look forward to continue to serve the community with this facility in the future.

Thank you for considering my application during this upcoming holiday season. I am deeply grateful for any expedited efforts the City can offer to approve this Administrative CUP again this year.

Sincerely,

David Belz

A handwritten signature in black ink, appearing to read 'David Belz', written in a cursive style.



Planning Department

January 9, 2025

David Belz
david@parkcityyoga.com

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 1167 Woodside Avenue

Zoning District: Historic Residential – 1 (HR-1)

Application: Administrative Conditional Use Permit

Project Number: PL-24-06372

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 9, 2025

Project Summary: A January 14, 2004 Conditional Use Permit for Yoga Instruction and Quasi-Public, Institutional Assembly Uses Condition of Approval 5 requires an Administrative Conditional Use Permit for any Use that will Generate Additional Parking and Traffic. The Applicant Requests an Administrative Conditional Use Permit to host two events on January 25 and 26, 2025.

Action Taken

On January 9, 2025, the Planning Director Designee conducted a public hearing and approved the Administrative Conditional Use Permit for 1167 Woodside Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 1167 Woodside Avenue is Lot A of the 1167 Woodside Avenue Replat.
2. 1167 Woodside Avenue is designated as a Landmark Historic Structure on Park City's Historic Sites inventory and is located in the Historic Residential – 1 Zoning District.



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3. 1167 Woodside Avenue was originally known as the Park City High School Mechanical Arts Building and was constructed in 1935 or 1936, according to the Historic Sites Form. The building was used as a space for shop classes before it transitioned to a bus barn after the school moved to its present location. It is currently the location of The Shop Yoga Studio.
4. On August 1, 1995, the Board of Adjustment approved a change of non-conforming use from a bus barn/storage use to professional office use, excluding high-traffic generating uses such as medical, real estate, and other office uses. The Board also approved a Variance for a Side Setback reduction from 10 feet to zero feet on the north property line, and a Side Setback reduction from five feet to three feet to allow for one parking space in the front driveway area and one rear parking space.
5. On August 19, 1996, the Historic District Commission approved the construction of a five-car garage at the rear of 1167 Woodside Avenue to provide additional parking for the site.
6. In 1999, the City Council approved a Plat Amendment to combine five metes-and-bounds parcels into one Lot of record at 1167 Woodside Avenue.
7. On January 14, 2004, the Planning Commission approved a Conditional Use Permit (CUP) for yoga instruction and related/similar quasi-public, institutional (assembly) uses.
 - a. CUP Condition of Approval 4 limits the occupancy of the structure for the proposed use to 100 if all 20 parking spaces at the site are available and code-compliant.
 - b. The CUP Condition of Approval 5 states that an ACUP is required for any use that will generate additional parking and traffic at the site.
8. Numerous Fire Permits, Temporary Sign Permits, and ACUPs were issued for 1167 Woodside Avenue from 2003 to 2024. These permits have been associated with special events similar to the applicant's current proposal and temporary tents/structures, both affiliated with the Sundance Film Festival Master Festival License (MFL) and not affiliated with the MFL. The applicant's current proposal is for special events taking place during the Sundance Film Festival, but is not affiliated with the MFL. Events affiliated with the MFL do not undergo the standard Planning Department permitting process and are regulated by the Special Events Department; events that are unaffiliated must complete an ACUP.
9. The applicant proposes to host two events during the 2025 Sundance Film Festival at 1167 Woodside Avenue. Each event is proposed to have a maximum



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of 300 attendees. The events would take place on January 25 and 26, 2025 between 4 p.m. and 2 a.m., before and after film premiere events taking place at the Park City Library, just north of 1167 Woodside.

10. Condition of Approval 5 of the January 14, 2004 CUP for yoga instruction and related/similar quasi-public, institutional (assembly) Uses at 1167 Woodside Avenue requires an ACUP for any Use that will generate additional parking and traffic.
 - a. Finding of Fact #8 of the CUP states that the Building Department determined the maximum occupancy of the structure at 1167 Woodside Avenue is 252, but the restrooms at the site are only sufficient for 100 people.
 - b. Condition of Approval 4 of the 2004 CUP states that the occupancy of the structure for the proposed use is limited by the amount of on-site, code-compliant parking spaces available. The CUP states that if all 20 parking spaces are available and compliant with codes, the occupancy is 100, and a parking ratio of 5 people per parking space shall be used to calculate the allowed occupancy for the assembly Use.
 - c. There are no active encroachment agreements regarding 1167 Woodside Avenue that allow parking within City right-of-way. The Applicant indicates there are 16 on-site parking spaces available at the site, and the amount of parking can increase to 25 spaces if Tandem Parking is available. LMC § 15-2.2-8(A) allows Tandem Parking in this Zoning District.
 - d. . Using the parking ratio outlined in Condition of Approval 4 of the 2004 CUP as discussed above, the maximum occupancy for the 'assembly use' is 80 with 16 available parking spaces or 125 with 25 tandem parking spaces provided.
 - e. The Applicant proposes no on-site parking dedicated for attendees of the events; the on-site parking is reserved for "the principals, caterers and critical service providers". Attendees will be instructed to walk, shuttle or use public transportation to attend events at the venue.
 - f. Condition of Approval 2 of this ACUP requires event attendees to park off-Site and use alternative methods of transportation to access the site, so none of the on-Site parking at 1167 Woodside will be used except to accommodate essential event personnel.



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- g. Condition of Approval 1 sets the maximum occupancy of any single event at any given time to 252 and requires temporary restroom facilities on Site for events exceeding 100 attendees.
- 11. The proposed temporary restrooms comply, as conditioned, with Land Management Code Section 15-4-16, Temporary Structures, Tents, and Vendors.
 - a. LMC Section 15-15-1 defines a Temporary Structure as “a standalone Structure, or a Structure that is partially affixed to an existing Building on a temporary basis not to exceed 180 days as set forth by the International Building Code.” The proposed temporary portable restroom structures fit this definition.
 - b. The proposed temporary portable restroom structures comply, as conditioned, with the requirements of LMC Section 15-4-16, Temporary Structures, Tents, and Vendors, outlined below:
 - i. The Applicant shall provide written notice of the Property Owner’s permission. The Applicant, David Belz, is the property owner for 1167 Woodside and has authorized the proposed Use.
 - ii. The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant’s plan. The temporary restrooms are not proposed to be located in parking spaces or decrease any parking on the site.
 - iii. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure. Condition of Approval 3 requires the applicant to comply with this requirement.
 - iv. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3. Condition of Approval 5 requires the Applicant to ensure event attendees comply with the requirements of MCPC Chapter 6-3, Noise.
 - v. The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9. The Temporary Structures Use complies, as conditioned, with the LMC. The Applicant does not propose any signs or lighting associated with the Temporary Structures.
 - vi. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering. Condition of



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Approval 8 requires the Applicant to obtain a Building Permit for the proposed Temporary Structures and a Fire Permit for the proposed events. Fire codes and other regulations shall be evaluated during the Building and Fire permit stages.

- vii. The Use shall not violate the International Building Code. Condition of Approval 8 requires the Applicant to obtain a Building Permit for the proposed Temporary Structures and a Fire Permit for the proposed events.
- viii. The Applicant shall adhere to all applicable City and State licensing ordinances. Condition of Approval 8 requires the Applicant to obtain a Building Permit for the proposed Temporary Structures and a Fire Permit for the proposed events.

12. The proposal complies, as conditioned, with Land Management Code Section 15-13-10 Standards for Temporary Structures in Historic Districts.

- a. 1167 Woodside Avenue is in the HR-1 Zoning District. Pursuant to LMC § 15-2.2-2, Temporary Structures in Historic Districts must comply with the requirements of LMC § 15-13-10 Standards for Temporary Structures in Historic Districts, outlined below:

- i. Temporary Structures include: Globe Shelters, Tents with sidewalls, Canopies (tents without sidewalls), Temporary Winter Balcony Enclosures. Temporary Structures are defined by LMC Section 15-15-1 as “a standalone Structure, or a Structure that is partially affixed to an existing Building on a temporary basis not to exceed 180 days as set forth by the International Building Code.” The proposed temporary bathrooms fit this definition.
- ii. Location: Applicants shall obtain an Administrative Permit approval for all Temporary Structures according to Section 15-4-16 before installation. The Applicant is pursuing this ACUP approval, which will cover the proposed Temporary Structures.
- iii. Location: Temporary Structures shall not impede or obstruct pedestrian circulation. Condition of Approval 3 requires the temporary portable restroom structures to be placed in a location that does not impede pedestrian circulation. The Temporary Structures are proposed at the southeast corner of the primary Structure at the Site. The location will not impede pedestrian circulation on the sidewalk along Woodside Avenue or along the



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adjacent driveway to the south of the proposed Temporary Structures location, which is proposed to be used as an entrance plaza for the events.

- iv. Location: Proposed locations shall be reviewed and approved by the Chief Building Official, Fire Marshal, and Park City Fire District. Condition of Approval 8 requires the Applicant to obtain a Fire Permit for the proposed events and a Building Permit for the proposed Temporary Structures. The proposed locations of the Temporary Structures will be reviewed by the Chief Building Official, Fire Marshal, and Fire District during the Fire and Building Permit stages.
- v. Setbacks: Temporary Structures shall comply with Setback requirements. Pursuant to the Board of Adjustment's August 1, 1995 determination as discussed above, the required Side Setbacks are a minimum of 3 feet. Condition of Approval 9 requires the Temporary Structures to be located at least 3 feet from the side Lot line.
- vi. Materials: Temporary Structures shall be of durable, weatherproof materials; have wall and roofing materials that are non-reflective with a Solar Reflectivity Index (SRI) of 35 or less; consist of materials that are neutral and earth-toned or white in color; be limited to no more than three (3) different materials; use materials that are compatible with the Primary Structure; and be uniform when more than one Temporary Structure is approved for a Site. Condition of Approval 10 requires the applicant to comply with these standards.
- vii. Glazing shall be clear. The proposed Temporary Structures do not include any glazing.
- viii. Glazing: Metallic, frosted, tinted, stained, textured, and/or reflective finishes are prohibited. The proposed Temporary Structures do not include any glazing.
- ix. Lighting: Exterior and interior lighting shall be Fully Shielded, down-directed, with light bulbs 3,000 degrees Kelvin or less. Condition of Approval 11 prohibits lighting associated with the Temporary Structures.



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- x. Signage: Signage on Temporary Structures is prohibited. Condition of Approval 4 prohibits Temporary Portable Signs associated with the proposed events.
- xi. Ornamentation: Banners, bunting, scrollwork, finials, and other ornamentation are prohibited. No ornamentation is proposed for the Temporary Structures.
- xii. Installation on Historic Sites: Temporary Structures, or portions thereof, shall not be directly connected to historic materials. The Applicant does not propose connecting the Temporary Structures to any Historic Materials.
- xiii. Energy Efficiency: Temporary Structures shall incorporate best practices in energy-efficient materials and sustainable operating and mechanical systems. Condition of Approval 12 requires the Applicant to comply with this standard.
- xiv. Maximum Size: Temporary Structures shall be subordinate in Scale to the Primary Structure. The Temporary Structures are approximately 7 feet tall. The primary structure is 16 feet tall. The Temporary Structures are proposed to be set back from the primary façade of the primary Structure.
- xv. Maximum Size: Temporary Structures shall be no taller than eighteen feet (18') or two feet (2') below the ridgeline of the Primary Structure, whichever is less, measured from Existing Grade to the topmost roof ridge. The Temporary Structures are approximately 7 feet tall.
- xvi. Ongoing Maintenance: Damaged materials shall be replaced or repaired as necessary to maintain the health and safety of the occupants and a clean appearance. Condition of Approval 13 requires that the temporary portable restrooms are maintained throughout the duration of the events.
- xvii. Dates of Installation: Winter Temporary Structures are only permitted from November 15th through April 30th. Summer Temporary Structures are only permitted from April 30th through October 30th. Condition of Approval 13 requires the temporary portable restroom structures to be installed only for the events on January 25 and 26, 2025.



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- xviii. Review: Approved Administrative Permits for Temporary Structures are valid for five (5) years. The proposal requires an ACUP, not an Administrative Permit. Condition of Approval 7 outlines specific dates for which the ACUP approval applies.
 - xix. A Historic District Review Pre-Application is required for Temporary Structures. The temporary portable restroom structures are analyzed herein for compliance with the Historic District guidelines outlined in LMC § 15-13-10.
13. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).
- a. Size and location of the Site
 - i. The Applicant proposes two events with up to 300 people at each event. The 2004 CUP indicates that the maximum occupancy of the Structure at 1167 Woodside Avenue is 252 people, and the restroom capacity is 100 people. Staff recommends Condition of Approval 1 to limit the number of attendees for the events to 252 at any given time and to require the Applicant to provide temporary restroom facilities at the site to accommodate the additional occupants. Condition of Approval 3 requires the Applicant to screen the temporary restroom facilities from adjacent properties. The applicant does not propose any other temporary structures or changes to the Structure that would affect the size and location of the Site.
 - b. Traffic considerations including capacity of the existing Streets in the Area
 - i. The applicant indicates that there are 16 parking spaces available at the Site. The applicant also indicates that the parking spaces will be reserved for principals, caterers, and other critical service providers and that event organizers will require participants to walk, shuttle, or use public transportation to attend the events.
 - ii. Condition of Approval 2 requires the applicant to reserve on-Site parking for essential event personnel only and requires event participants to park off-Site or use another method of transportation.
 - c. Utility capacity, including Storm Water run-off
 - i. Condition of Approval 1 requires the applicant to provide extra temporary restroom facilities sufficient to handle the additional



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capacity beyond 100 people. The applicant does not propose any additional changes to the Site that would affect Utility capacity or Storm Water run-off.

- d. Emergency vehicle Access
 - i. The Applicant proposes temporary portable restrooms adjacent to the southeast corner of the structure. Condition of Approval 3 requires the Applicant to place the portable restrooms in a location that does not impede emergency vehicle Access.
 - ii. The applicant does not propose any changes to the Site that would affect emergency vehicle Access.
- e. Location and amount of off-Street parking
 - i. The applicant indicates there are 16 parking spaces available at the site.
 - ii. Condition of Approval 2 requires the applicant to reserve on-Site parking for essential event personnel only and requires event participants to park off-Site or use another method of transportation.
- f. Internal vehicular and pedestrian circulation system
 - i. Vehicle and pedestrian access to the Site is available from Woodside Avenue, Norfolk Avenue, and 12th Street.
 - ii. The applicant also proposes using the driveway area on the south side of the Structure as a pedestrian entry plaza during the events.
- g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
 - i. Condition of Approval 3 requires the applicant to screen the temporary restrooms from adjacent properties.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
 - i. The applicant does not propose any changes to building mass, bulk, or orientation on the site. The applicant does not propose any temporary tents or structures beyond the temporary portable restrooms.
- i. Usable Open Space
 - i. The Applicant proposes temporary portable restrooms adjacent to the southeast corner of the structure. The applicant does not propose any other changes to Open Space at the site.



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- j. Signs and lighting
 - i. The applicant proposes a sandwich board sign at the southeast corner of the building to direct event attendees to the driveway area, which will be used as an entrance plaza. Pursuant to Municipal Code of Park City (MCPC) § 12-10-2(G)(4), Temporary Portable Signs are not allowed in the HR-1 zone.
 - ii. Condition of Approval 4 prohibits Temporary Portable Signs associated with the proposed events.
 - iii. Condition of Approval 11 prohibits lighting associated with the temporary portable restroom structures.
 - iv. The applicant does not propose any other signs or lighting at the site.
- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
 - i. The applicant indicates that the portable temporary restroom facilities are approximately 7 feet tall and will be subordinate to the primary Structure, which is approximately 16 feet tall.
 - ii. Condition of Approval 3 requires the applicant to screen the restroom facilities from adjacent properties.
 - iii. The applicant does not propose any other changes affecting physical design and compatibility with surrounding Structures.
- l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
 - i. **1167 Woodside Avenue is in a residential area. Compliance with the Noise Ordinance is required at all times.**
 - ii. The applicant does not propose any amplified outdoor sound.
 - iii. Staff recommends Condition of Approval 5 requiring the applicant to comply with MCPC Chapter 6-3 Noise including compliance with the standards outlined in MCPC Section 6-3-9, which identify a maximum permissible sound level for residential areas of 50 decibels between the hours of 10 p.m. and 6 a.m., and 55 decibels between the hours of 6 a.m. and 10 p.m.
 - iv. Condition of Approval 14 requires the Applicant to post notice at the location exits and near the outdoor temporary toilets calling attention to attendees that 1167 Woodside Avenue is located in a



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residential neighborhood and compliance with the noise ordinance is required.

- v. The applicant does not propose any other changes that would affect vibration, odors, steam, or other mechanical factors that might affect people and property Off-Site.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
 - i. The applicant indicates that deliveries for past events typically occurred the day before the event or earlier on the day of the event and involved food and beverage trucks dropping off supplies at the large entrance doors at the northeast corner of the building.
 - ii. Condition of Approval 6 requires that for any deliveries, delivery vehicles must park on the off-Street private property located south of the Structure on the Site.
 - iii. The applicant does not propose loading and unloading zones or outdoor trash and recycling pickup areas.
- n. Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities
 - i. The property at 1167 Woodside Avenue is privately owned and operated.
 - ii. The applicant indicates that the proposed events will be administered through a lease agreement between the event organizers and the property owner.
 - iii. The property owner is responsible for ensuring compliance with the ACUP Conditions of Approval.
- o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
 - i. The applicant does not propose any substantial physical changes to the Structures or the Site. The Site is outside the Park City Soils Ordinance boundary and is not located on a Steep Slope. There are no Physical Mine Hazards or Historic Mine Waste on the Site.



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- p. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding
 - i. Old Town Neighborhood Goal 6.8 of the Park City General Plan states that the Main Street area is the heart of Park City and notes that keeping the Main Street and surrounding areas activated requires participation from multiple entities, and the area serves as a backdrop for events.
 - ii. Staff also recommends Condition of Approval 7 stating that the ACUP approval is for special events taking place during the 2025 Sundance Film Festival from January 25-27 only, and requires the property owner to apply for a Modification to the CUP for future events with over 100 attendees.
- 14. The Development Review Committee reviewed the proposal on January 7, 2025 and required Condition of Approval 15.
- 15. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on December 26, 2024. Staff mailed courtesy notice to property owners within 300 feet on December 26, 2024. The Park Record published courtesy notice on December 28, 2024.

Conclusions of Law

- 1. The proposal complies, as conditioned, with the requirements of the Land Management Code.
- 2. The proposal, as conditioned, will be compatible with surrounding Structures in use, scale, mass, and circulation.
- 3. The effects of any difference in Use or scale for the proposal have been mitigated through careful planning.

Conditions of Approval

- 1. The occupancy of any single event shall not exceed 252 attendees at any given time. The applicant shall provide temporary restroom facilities on Site for events exceeding 100 attendees.
- 2. On-Site parking shall be reserved for essential event personnel, including principals, caterers, and critical service personnel only. Event participants shall be required to park off-Site or use another method of transportation.
- 3. The temporary portable restroom structures shall be screened from adjacent properties and shall be placed in a location that does not impede pedestrian



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circulation, emergency Access, or any other public safety measure. No other Temporary Structures or Temporary Improvements associated with the proposed events are permitted.

4. Temporary Portable Signs associated with the proposed events are prohibited.
5. The proposed events shall comply with Municipal Code of Park City Chapter 6-3, Noise, including compliance with the standards outlined in MCPC Section 6-3-9, which identify a maximum permissible sound level for residential areas of 50 decibels between the hours of 10 p.m. and 6 a.m., and 55 decibels between the hours of 6 a.m. and 10 p.m. The Applicant shall ensure event attendees comply with these requirements
6. Delivery vehicles must park on the off-Street private property located south of the Structure on the Site.
7. This ACUP approval is for special events taking place at 1167 Woodside Avenue during the 2025 Sundance Film Festival on January 25 and 26, 2025 only. The applicant shall apply for a Modification to the January 14, 2004 CUP for any future events with over 100 attendees.
8. The applicant shall obtain a Building Permit for the proposed Temporary Structures, and a Fire Permit for each proposed event.
9. The temporary portable restroom structures shall be set back at least 3 feet from the Lot lines.
10. The temporary portable restroom structures shall be made of durable, weatherproof materials, have wall and roofing materials that are non-reflective with a Solar Reflectivity Index (SRI) of 35 or less, consist of materials that are neutral and earth-toned or white in color, be limited to no more than 3 different materials, use materials that are compatible with the primary structure, and be uniform.
11. Lighting associated with the temporary portable restroom structures is prohibited.
12. The temporary portable restroom structures shall incorporate best practices in energy-efficient materials and sustainable operating and mechanical systems.
13. The temporary portable restroom structures shall be installed only for the events on January 25 and 26, 2025, and shall be maintained throughout the duration of the events in accordance with product-recommended maintenance.
14. 1167 Woodside Avenue is located in a residential neighborhood and all event activity must be within 1167 Woodside Avenue. The applicant shall post notice at the location exits and near the outdoor temporary toilets calling attention to



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attendees that 1167 Woodside Avenue is located in a residential neighborhood and compliance with the noise ordinance is required.

15. Parking in city right-of-way along Norfolk Avenue adjacent to the garage on the west side of 1167 Woodside Avenue is prohibited.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2037 or email jacob.klopfenstein@parkcity.org.

Sincerely,

Elissa Martin
Planning Director Designee

CC: Jacob Klopfenstein