

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE PUBLIC MEETING MINUTES
PLANNING DEPARTMENT
<https://us02web.zoom.us/j/88167820277>
August 1, 2024

STAFF:

Rebecca Ward, Planning Director; Meredith Covey, Planner I; Virgil Lund, Planner II, E. Roman Administrative Assistant.

PUBLIC:

Greg Cropper (Virtual), Charlotte Jacketta (Virtual).

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The Planning Director called the meeting to order at 12:01 PM.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

1800 Bonanza Dr – Administrative Conditional Use Permit – PL 24-06175 –
Proposing to install a self-Service Dog Wash Tub Installation in General Commercial Zoning District.

Planner Meredith Covey presented the application. She explained that the proposed use as conditioned complies with the Zoning District requirements as well as the conditional use requirements. Planner Covey also mentioned that any changes or modifications to this application would need approval by the Planning Department before completion.

Planning Director Ward verified with the applicant that grooming services were not part of the proposal and asked Planner Meredith to ensure that this clarification be included in the Conditions of Approval.

At 12:05 PM, the Planning Director opened a public hearing. There was no public input.

At 12:05 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director **APPROVED** the Administrative Conditional Use Permit in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 1800 Bonanza Drive is an existing car wash in the General Commercial (GC) Zoning District and was constructed in 2002.
2. 1800 Bonanza Drive is in the GC Zoning District.
3. 1800 Bonanza Drive is located on Lot B of the Centura Commons Subdivision (Recorder #608134).
4. On September 13, 2001, the Planning Commission approved the Conditional Use Permit for a car wash on the site.
5. On February 2, 2002, the Building Department issued a Building Permit to 1800 Bonanza Drive.
6. The proposed Use of Household Pet, Grooming is conditional in the GC Zoning District as outlined in the Land Management Code (LMC) § 15-2.18-2(A).
7. As indicated by the Applicant, the proposed dog wash tub will be installed in an existing car wash bay.
8. The bay where the proposed dog wash tub will be installed will no longer be used to wash vehicles.
9. As indicated by the Applicant, the proposed dog wash is a self-service tub that is 95" in width, 70" in height, and 29" in depth.
10. As indicated by the Applicant The proposed tub does not require any permanent connections or support labor. No plumbing, structural or electrical modification are needed, and the proposed equipment would draw power and water from the existing power outlet and plumbing.
11. The Planning Department evaluates an Administrative Conditional Use Permit based on the following criteria outlined in LMC § 15-1-10(E):

CUP Review Criteria	Analysis of Proposal
Size and Location of the Site	Complies: The proposed self-service dog wash is located within the existing car wash and will not increase the building footprint on the site. The existing car wash

	complies with the Lot and Site requirements of the GC Zoning District
Traffic	Complies: The proposed Use will not increase traffic on site. The self-service tub will be located in an existing car wash bay.
Utility Capacity	Complies: The proposed Use will not require any additional electricity, or water hookups. The proposed Use will utilize existing utility capabilities on site.
Emergency Vehicle Access	Complies: The proposed Use will not alter emergency vehicle access on site.
Parking	Complies: The proposed Use will not increase the parking needs for the site. The self-service tub will be located in an existing car wash bay.
Internal Vehicular and Pedestrian Circulation System	Complies: The proposed Use will not alter the existing vehicular circulation pattern on site. Customers will pull into the bay with the self-service dog wash and exit in the same manner as the other car wash bays on site.
Fencing, Screening, and Landscaping	Complies: The proposed Use will be located within the existing Structure.
Building Mass, Bulk, and Orientation	Not Applicable: No buildings or structures are proposed as part of this Application.
Signs and Lighting	Complies: The Applicant is not proposing any signs or lighting as part of the proposed Use.
Physical Design and Compatibility with	Complies: The proposed Use will be located within the existing structure. The existing Structure is currently compatible with the surrounding Structures.

Surrounding Structures	
Noise, Vibration, Odors, Steam, or Other Mechanical Factors	Complies: The proposed Use will not generate any additional noise, vibration, odors, steam, or other mechanical factors.
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	Not Applicable: The proposed Use will not impact the control of delivery and service vehicles, loading and unloading zones, and screening of trash and recycling pickup Areas.
Expected Ownership and Management	Complies: The proposed Use will be owned and operated by Ol' Miners Car Wash.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	Complies: Goal 12.1 of the General Plan is to "Maintain commercial and light industrial uses within the City limits to meet the needs of residents and visitors. Develop and monitor an inventory of commercial and industrial space to support local businesses, prevent economic leakage, and decrease vehicle miles traveled." The proposed Use will provide an additional commercial service to residents and visitors of Park City.

12. The Development Review Committee reviewed the proposal on July 16, 2024
13. Planning Staff published public notice to the City website. Staff posted notice to City Hall, and the property on July 17, 2024. Staff mailed courtesy notices to the adjacent property owners on July 16, 2024.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Section 15-1-10(E) *Conditional Uses* and Chapter 15-2.8 *General Commercial (GC) District*
2. The Use 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.

Conditions of Approval

1. The Applicant shall coordinate with the Snyderville Basin Water Reclamation District to install additional equipment to ensure proper drainage of wastewater to avoid issues with sewer infrastructure.
2. Final building plans and construction details shall reflect substantial compliance with the plans reviewed August 1, 2024, by the Planning Department. ~~Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning, Building, and Engineering Departments may result in a stop work order.~~
3. The Applicant is responsible for notifying the Planning Department of any changes, modifications, or deviations from the approved scope of work. Any modifications shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.

180 Daly Avenue – Conditional Use Permit – PL 24-06163 – Proposing a Retaining Wall Greater than Six Feet in the Side Setback in the Historic Residential - 1 Zoning District.

Planner Virgil Lund presented the Conditional Use Permit application. He gave an overview of the proposed plans and stated that the applicant will need to submit an access agreement with the Building Department, and Engineered Plans will need to be submitted to the Engineering Department at Building Permit submittal.

At 12:09 PM, the Planning Director opened a public hearing. There was no public input.

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

MOTION: The Planning Director **APPROVED**, the Conditional Use Permit in

accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Applicant proposes an Administrative Conditional Use Permit (ACUP) for an eight-foot-tall and 44-foot-wide retaining wall within the five-foot Side Setback at 180 Daly Avenue.
2. 180 Daly Avenue is a Significant Historic Structure on Park City's Historic Site Inventory constructed circa 1925.
3. The Applicant proposes an eight-foot-tall and 44-foot-wide retaining wall to stabilize the slope in the rear of the property and to make the rear yard usable.
4. 180 Daly Avenue is a 3,986-square-foot Lot, Lot 1 of the Daly Delight Plat Amendment, recorded November 28, 2018.
5. On July 5, 2024, Staff determined the application submittal was complete.
6. Retaining walls greater than six feet in height within the Side Setback require an ACUP pursuant to LMC Section 15-4-2.
7. The proposal, as conditioned, complies with the Historic Residential – 1 Zoning District requirements.
 - a. Setbacks:
 - i. Front Setback: 12 feet
 1. The retaining wall will be located approximately 40 feet from the front property line.
 - ii. Rear Setback: 13 feet
 1. The retaining wall will be located approximately 45 feet from the rear property line.
 - iii. Side Setback: 5 feet
 1. Fences and retaining walls are listed as a Side Setback exception in Land Management Code (LMC) Section 15-2.2-3(J).
 2. The proposed retaining wall will be eight feet in height from Final Grade located within the Side Setback and will extend up to the side property line.
 3. The Applicant shall submit an access agreement with the Building Department prior to Building Permit issuance.
 - b. Final Grade Must be within Four Feet of Existing Grade

- i. The Applicant will not manipulate the Existing Grade with the proposed retaining wall, it will be installed up against the hillside and will not change the Existing Grade.
 - c. Significant Vegetation: The Applicant must protect Significant Vegetation during any development activity.
 - i. No Significant Vegetation will be impacted by the retaining wall.
 - d. Development on Steep Slopes: A Steep Slope Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet if the Building Footprint is located on or projecting over and existing Slope of thirty percent or greater.
 - i. The Applicant proposes a retaining wall with a footprint of approximately 160 square feet and does not trigger Steep Slope review.
- 8. The proposal, as conditioned, complies with the *Regulations For Historic Residential Sites* in LMC Section 15-13-2(B)(1)(d).
 - a. New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.
 - i. The Applicant proposes a concrete block retaining wall.
- 9. The proposal, as conditioned, complies with LMC Section 15-4-2 Fences and Retaining Walls.
 - a. The height of retaining walls in the Side Setback may exceed six feet in height from Final Grade subject to approval of an ACUP (LMC Section 15-4-2(A)(1))
 - i. The Applicant proposes a retaining wall that is eight feet in height from Final Grade within the Side Setback.
- 10. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC Section 15-1-10(E)
 - a. Size and Location of the Site
 - i. The proposed retaining wall will help stabilize the slope in the rear of the property and will help prevent the hillside from encroaching into the historic structure. The proposed retaining wall is eight feet from Final Grade and spans the length of the property, approximately 50 feet.

- b. Traffic
 - i. Not applicable.
- c. Utility Capacity
 - i. The Development Review Committee reviewed the proposal on July 2, 2024, and confirmed the proposal conforms with their requirements. The Committee requires Conditions of Approval, outlined below.
- d. Emergency Vehicle Access
 - i. The Development Review Committee reviewed the proposal on July 2, 2024, and confirmed the proposal conforms with their requirements.
- e. Parking
 - i. Not applicable.
- f. Internal Vehicular and Pedestrian Circulation System
 - i. No mitigation required.
- g. Fencing, Screening, and Landscaping
 - i. LMC Section 15-5-5(N) requires at least fifty percent (50%) of the Landscaped Area shall be Water Wise Landscaping containing approved non-invasive drought tolerant plants, and/or minimal irrigation. The proposed landscape plan contains plants and trees that are found on the Park City Waterwise Landscaping Plant List and is approximately 50 percent of the landscaped area.
- h. Building Mass, Bulk, and Orientation
 - i. No mitigation required.
- i. Useable Open Space
 - i. Not applicable
- j. Signs and Lighting
 - i. No signs or lighting are proposed or approved with this ACUP.
- k. Physical Design and Compatibility with Surrounding Structures
 - i. The proposed concrete-block retaining wall will help stabilize the slope in the rear of the property and will help prevent the hillside from encroaching into the historic structure. The proposed retaining wall is eight feet from Final Grade and spans the length of the property, approximately 44 feet.
- l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
 - i. Not applicable

- m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas
 - i. Not Applicable.
- n. Expected Ownership and Management
 - i. The property owner is Willemina Yospe and has provided signature on the application.
- o. Environmentally Sensitive Lands, Physical Mine hazards, Mine Waste, Soils Ordinance, Steep Slopes and Appropriateness of the Proposed Structure to the Existing Topography of the Site
 - i. As conditioned, the proposed retaining wall over eight feet shall be permitted through engineering review and an approved building permit to ensure appropriateness of the structure to the existing topography of the site.
- p. General Plan
 - i. ~~The General Plan encourages materials that are compatible for the Historic District and Historic Sites.~~

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.2 Historic Residential - 1 (HR-1) Zoning District, Chapter 15-13 Regulations for Historic Districts, Section 15-4-2 Fences and Retaining Walls, and Section 15-1-10(E) Conditional Use Permits.
2. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

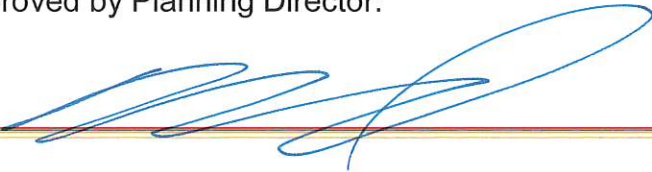
Conditions of Approval

1. Any changes, modifications, or deviations from the approved retaining wall 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 Retaining Wall.
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 to construction.

4. The Applicant shall submit engineered plans for the retaining wall at Building Permit submittal.
5. The retaining walls shall be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall.
6. The Applicant shall submit an access agreement with the Building Department prior to Building Permit issuance.

The Park City Administrative Public meeting adjourned at 12:10 PM.

Approved by Planning Director:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned below the text "Approved by Planning Director:". The signature is written over a horizontal line that is part of a set of three lines (red, yellow, and blue) used for signatures.