

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
May 2, 2024
<https://us02web.zoom.us/j/88167820277>

STAFF:

Rebecca Ward, Planning Director; Spencer Cawley, Planner II; Jacob Klopfenstein,
Planning Department Administrative Assistant

PUBLIC:

Martin Paris, Delphine Campes-Edouard, Fabrice Croise

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

ROLL CALL

The Planning Director noted that Staff and Members of the Public are in attendance.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

71 Daly Avenue – Historic District Review – PL-22-05309 – The Applicant Requests Historic District Review Approval to Construct an Addition to the Rear of a Significant Historic Structure Located within the Historic Residential - 1 (HR - 1) Zoning District.

Planner Cawley noted that he was presenting the proposal in place of Senior Historic Preservation Planner Caitlyn Tubbs, who was on vacation. He noted that the proposal is to construct a new addition to the rear of an existing historic structure on the site, and that the Historic Preservation Board approved a Material Deconstruction for the proposal in October 2023. He added that the proposal complies with the regulations for the HR-1 Zoning District, including setback and height requirements.

Planner Cawley added that the proposal is compliant with the requirements of the Historic District. He noted that the Chief Building Official will determine the amount of the Financial Guarantee that is required prior to the issuance of a building permit. He presented the recommendation to the Planning Director.

Planning Director Ward asked if there was a survey that clarifies the length or width of the lot. Planner Cawley clarified that the proposed site plan notes that the lot length is just over 100 feet.

Planning Director Ward noted that Land Management Code § 15-2.23 Subsection F requires 15-foot setbacks from the front and the rear of the lot.

At 12:06 PM, Planning Director Ward opened a public hearing.

Delphine Campes-Edouard noted that she has been a neighbor of the property for 15 years. She provided a photo of the view of the lot from her home. She asked for clarification on where the grade is measured from because the home has been elevated above the grade where her home rests.

She added that the applicant is proposing a three-story structure in renderings that he has distributed and said she did not think the renderings match what the applicant has submitted to the Planning Department. She provided a handout of an email showing the renderings.

She added that a three-story building would be a massive building to look at and would remove natural light from her home. She said she believes it will be much taller than any other structure on the street and it should not be possible to apply for something like that. She said her number one concern is the height.

She also added that it is unclear how the addition will be connected to the existing structure, and noted that it will have a different entrance. She said she has interacted with the property owner many times throughout the years and based on those experiences she believes the purpose of the proposal is primarily for revenue. She said she believes it will be rented out separately from the existing home and feels that the applicant is building a condominium.

Campes-Edouard said she does not have any issue with a remodel of the property and believes a remodel can and should be done tastefully, but the current proposal is not that. She also claimed that she had spoken with the structural engineer for the project, who said that the plans that are submitted are not what he approved.

She said she has not had time to go through the proposal with the proper professionals. She asked for an extension so that there would be enough time to regroup with her neighbors. She said there was not enough information allowing other neighbors to attend the public hearing. She said that this is a big deal for her and her neighbors.

Fabrice Croise said he used to live in the house in its current state and is currently having discussions with the owner about going back to the property as a renter, so he is interested in what happens with the property in case he decides to move back in to the property.

Campes-Edouard added that there is information submitted saying there are no problems with water leaking in the original house and said she would like to differ. She said there is a huge problem with leakage in the back of the house and it has a buildup of ice. She said several people have complained about mold in the house and have left being sick.

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

Planning Director Ward said the Planning Department is tasked with new structures and additions to Historic Sites. She said at this stage the department is looking through the Land Management Code and applying the zoning requirements, as well as the Historic District regulations listed in the Land Management Code. She said the scope of the current stage of review is whether or not the proposal complies with the Land Management Code.

Planning Director Ward said there is one item in the staff report that needs to be updated and reviewed further. She said the report does not include updated information about front and rear setbacks and those would need to be verified prior to final action.

Planning Director Ward added that the Historic Preservation Board approved changes to the Historic Structure to remove a portion of the rear façade to accommodate the addition in October 2023. She said that process is complete, but now the proposal needs to be checked for compliance with the Land Management Code and Historic District regulations.

MOTION: The Planning Director **CONTINUED** the Historic District Review for 71 Daly Avenue to Thursday, May 9, 2024 at 12 PM.

Director Ward noted that the public hearing for the item is closed and comments can be submitted online. The item would be continued so that Senior Historic Preservation Planner Tubbs would be available to clarify the setback information.

The Park City Administrative Action meeting adjourned at 12:17 PM.

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Approved by Planning Director:

A handwritten signature in blue ink, consisting of several overlapping loops and strokes, positioned below the text "Approved by Planning Director:".



Delphine Campes-Edouard <[REDACTED]>

Fwd: proposed lease 71 daly 2024-2025 lease term

Fabrice Croisé <[REDACTED]>
To: Delphine Campes <[REDACTED]>

Wed, Mar 27, 2024 at 4:02 PM

:)

Begin forwarded message:

From: martin paris <[REDACTED]>
Subject: proposed lease 71 daly 2024-2025 lease term
Date: March 27, 2024 at 12:58:38 AM MDT
To: [REDACTED]

greetings. sorry this took so long to get to you. as we discussed, this is essentially the same lease that was in effect during sonya's occupancy and is virtually identical to the one which was in effect during your previous occupancy (adjusted only for the rent, the lease term and a paragraph explaining our plan to build on the foundation behind the building). the rent is the same as it was for sonya (which in turn was the same as that of the tenant who preceded her).

please take a look at the document. i am available all this week at your convenience should there be any issues which are of concern to you or warrant further discussion. i hope you decide to move forward with the rental and that i have the benefit of your occupancy for a long time to come.

i have attached purely for your background information renderings of the four elevations of the proposed buildings. the contractor i have engaged is one who brings the framing systems (as pre-built panels) to the job site. accordingly the building is less built on site than it is bolted together on site. he tells me that in a worst case scenario the frame of the building will be assembled in less than 30 days. we'll see.

the renderings below are not final. however, they are most certainly getting there. the major impediment i now face is the park city bureaucracy. dealing with the administrative state is a character building exercise.

regards

5 attachments



71 daly right 032124.jpeg

340K

where is the door shown on A4?

→ plan to rent as separate unit



71 daly front 032124.jpeg

335K



Screenshot 2024-03-07 163720 dated 032124.jpeg

290K



71 daly left 032124.jpeg

328K



2024-2025 fabrice croise 71 daly single occupant no pets.odt

68K

separate entrance

1580 sqft.

13 Ft from line

Financial guarantee required.

Where is the survey. (length of the lot)

Thursday May 9 / set backs.
Thursday