

Administrative Action Meeting
March 21, 2024
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PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
March 21, 2024
<https://us02web.zoom.us/j/88167820277>

STAFF:

Rebecca Ward, Planning Director; Caitlyn Tubbs, Senior Historic Preservation Planner; Lillian Zollinger, Planner II; Jacob Klopfenstein, Administrative Assistant; John Robertson, City Engineer; Dave Thacker, Chief Building Official

PUBLIC:

Jonathan DeGray (virtual), Martina Nelson (virtual), Scott Rynders (virtual), Zach Schatz (virtual)

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

ROLL CALL

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

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

560 Park Avenue – Historic District Design Review – PL-23-05789 – The Applicant Proposes to Construct a New Single Family Dwelling on a Vacant Lot in the Historic Residential Zoning District.

Planner Zollinger presented the Historic District Design Review application. She noted that the proposal is compliant with the Historic Residential-1 Zone and the Land Management Code and was reviewed by the City's Development Review Committee and Design Review Team.

Director Ward asked if the proposed roof overhang above the garage of the structure is in the setback. Planner Zollinger clarified that the structure is compliant with setbacks and the overhang is within the allowed exception zone.

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

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

MOTION: The Planning Director **APPROVED** the Historic District Design Review application for 560 Park Avenue in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 560 Park Avenue, part of the Cardinal Park Plat Amendment and is a vacant Lot.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant Lot.
4. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. 560 Park Avenue is 2,437.5 square feet.
5. The minimum Lot width in the HR-1 Zoning District is 25 feet. 560 Park Avenue is 32.5 feet in width.
6. The maximum building footprint in the HR-1 Zoning District for a Lot that is 2,437.5 square feet is 1,063 square feet. The proposed building footprint is 1,063 square feet.
7. Minimum Front and Rear setbacks for Lots 75' in depth in the HR-1 Zoning District is 10' each. The proposed SFD meets a 10 foot Setback for both the Front and Rear setbacks.
8. Minimum Side Setbacks for Lots 25' in width are three feet each in the HR-1 Zoning District. The proposed SFD meets a three-foot side setback for each side.
9. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 26' 7" from Existing grade.
10. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 12 feet, three inches at 23 feet from the lowest point of existing grade.
11. Final Grade must be within four feet of existing grade in the HR-1 Zoning District. The proposed final grade is within four feet of Existing grade.
12. Structures cannot exceed 35 feet from the lowest finish floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HR-1 Zoning District. The proposal has an interior height of 29 feet, 6 inches as defined.

13. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District. The proposed Contributing Roof Form is 7:12.
14. Pursuant to Land Management Code (LMC) § 15-11-12(D), HDDR applications are subject to the following criteria:

1. Site Design	Analysis of Proposal
a) Building Setback and Orientation • Front Setback – 10' • Rear Setback - 10' • Side Setbacks – 3'	Complies: • Front Setback – 10' • Rear Setback – 10' • Side Setbacks – 3' See analysis above.
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, "Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes."	Complies: The proposed design steps down with the slight slope of the site and the Final Grade is within four feet of Existing Grade.
c) Landscaping and Vegetation	See Condition of Approval 15: The proposed vegetation shall be at least 50% Water Wise and compliant with 15-5-5(N). The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.
g) Parking Area & Driveways Pursuant to LMC 15-3-6(A), Single-Family Dwellings in the HR-1 Zone require two parking spaces.	Complies: The proposed SFD will have two parking spaces: one in a garage measured 11 feet by 20 feet, and one parking spot, partially in the Front Setback, leading into the garage, measured 11 feet by 18 feet. As analyzed above, both are compliant with parking dimension requirements found in LMC § 15-3-4. LMC § 15-13-8(B)(1)(h)(7) encourages 10-foot driveways widths in Historic Zoning Districts and the proposed 11 foot, four inch driveway width is compliant.
2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height	Complies: The SFD is compliant with zone regulations regarding Building Footprint, Setbacks, and Height.

b) Foundation -- LMC <u>15-13-8(B)(2)(b)</u> states, "Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way."	Complies: The foundation is mostly covered, and where portions show, the foundation is concrete and compliant.
c) Doors -- LMC § <u>15-13-8(B)(2)(c)</u> states, "All buildings that face the street shall have a well-defined primary entrance."	Complies: The front door is set in front of the garage door by four feet and on the main level, facing the street. The front entrance has a front covered porch that spans the width of the SFD to define the entrance.
d) Windows -- LMC § <u>15-13-8(B)(2)(d)</u> states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: The solid-to-void ratio is balanced, and the amount of glazing is appropriate on each side of the structure. The window styles are limited in design types, and a majority match the historic 2:1 ratio.
e) Roofs – LMC § <u>15-2.2-5</u> requires a roof pitch of at least 7:12. LMC § <u>15-13-8(B)(2)(e)</u> , states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District."	Complies: The primary roof pitch is 7:12, and the height and slope of the secondary roofs (also 7:12) are compliant with roofs in the Historic District, and on the streetscape. The primary roof pitch and standing seam metal roof is consistent with the style of the Historic District.
i) Porches - LMC § <u>15-13-8(B)(2)(i)</u> which states, "Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street."	Complies: The front porch is covered, extends across the main façade, and the dimensions of the porch is similar to porches on Park Avenue.
3. Mechanical and Utility Systems and Service Equipment	Complies: The Development Review Committee reviewed the proposal on February 20, 2024, and did not require Conditions of Approval.
4. Materials	Complies: Pursuant to LMC § <u>15-13-8(B)(4)</u> , the proposed materials of painted wood siding, metal siding accents, standing seam roof, wood doors and windows, and concrete are compliant with the Historic District.

5. Paint and Color- LMC § 15-13-8(B)(5)(d) states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish."	See Condition of Approval 14: The proposed plans indicate painted wood siding.
6. Garages LMC § 15-13-8(B)(6)(b) states, "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage."	Complies: The proposed SFD will have single-car garage, with an eight-foot tall by nine-foot-wide door, which is compliant with the Historic District Design Regulations.
7. Decks LMC § 15-13-8(7)(a) states "Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade."	Complies: The proposed deck is on the tertiary façade, screened from the Right-of-Way, and appropriately sized for the SFD.

15. Staff published notice on the City's website and posted notice to the property on March 7, 2024. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on March 7, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2, Historic Residential – 1 District.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-3, Off-Street Parking.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-13-8, Design Regulations For New Residential Infill Construction In Historic Districts.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 21, 2024, by the Planning Director. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.

3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Minor 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. Major changes, modifications, or deviations from the approved scope of work require a Modification application, possible noticing period, and applicable fees prior to construction.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
6. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.
7. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
8. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
9. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
10. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
11. Construction waste should be diverted from landfill and recycled when possible.
12. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.

13. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
14. Wood siding, windows, and doors shall be painted or stained opaque.
15. The Applicant shall submit an updated landscape and irrigation plan with the building permit application compliant with LMC 15-5-5(N).
16. The side roof overhangs shall not exceed one foot into the Side Setbacks.

554 Park Avenue – Historic District Design Review – PL-23-05788 – The Applicant Proposes to Construct a New Single Family Dwelling on a Vacant Lot in the Historic Residential Zoning District.

Planner Zollinger presented the Historic District Design Review application. She noted that the proposal is compliant with the Historic Residential-1 Zone and the Land Management Code and was reviewed by the City's Development Review Committee and Design Review Team.

At 12:07 PM, Director Ward opened a public hearing. There was no public input.

At 12:07 PM, Director Ward closed the public hearing.

MOTION: The Planning Director **APPROVED** the Historic District Design Review application for 554 Park Avenue in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 554 Park Avenue, part of the Cardinal Park Plat Amendment and is a vacant Lot.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant Lot.
4. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. 554 Park Avenue is 2,431.5 square feet.
5. The minimum Lot width in the HR-1 Zoning District is 25 feet. 554 Park Avenue is 32.42 feet in width.
6. The maximum building footprint in the HR-1 Zoning District for a Lot that is 1,875 square feet is 1,060.5 square feet. The proposed building footprint is 1,033 square feet.

7. Minimum Front and Rear setbacks for Lots 75' in depth in the HR-1 Zoning District is 10' each. The proposed SFD meets a 10 foot Setback for both the Front and Rear setbacks.
8. Minimum Side Setbacks for Lots 25' in width are three feet each in the HR-1 Zoning District. The proposed SFD meets a three-foot side setback for each side.
9. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 27' 0" from Existing grade.
10. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 12 feet, four inches at 23 feet from the lowest point of existing grade.
11. Final Grade must be within four feet of existing grade in the HR-1 Zoning District. The proposed final grade is within four feet of Existing grade.
12. Structures cannot exceed 35 feet from the lowest finish floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HR-1 Zoning District. The proposal has an interior height of 29 feet, as defined.
13. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District. The proposed Contributing Roof Form is 7:12.
14. Pursuant to Land Management Code (LMC) § 15-11-12(D), HDDR applications are subject to the following criteria:

1. Site Design	Analysis of Proposal
d) Building Setback and Orientation • Front Setback – 10' • Rear Setback - 10' • Side Setbacks – 3'	Complies: • Front Setback – 10' • Rear Setback – 10' • Side Setbacks – 3' See analysis above.
e) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, "Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes."	Complies: The proposed design steps down with the slight slope of the site and the Final Grade is within four feet of Existing Grade.
f) Landscaping and Vegetation	See Condition of Approval 15: The proposed vegetation shall be at least 50% Water Wise and compliant with 15-5-5(N). The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.

h) Parking Area & Driveways Pursuant to LMC <u>15-3-6(A)</u>, Single-Family Dwellings in the HR-1 Zone require two parking spaces.	Complies: The proposed SFD will have two parking spaces: one in a garage measured 11 feet by 20 feet, and one parking spot, partially in the Front Setback, leading into the garage, measured 12 feet by 18 feet. As analyzed above, both are compliant with parking dimension requirements found in LMC <u>§ 15-3-4</u>. LMC <u>§ 15-13-8(B)(1)(h)(7)</u> encourages 10-foot driveways widths in Historic Zoning Districts and the proposed 12-ft driveway width is compliant.
2. Primary Structures	Analysis of Proposal
f) Mass, Scale, & Height	Complies: The SFD is compliant with zone regulations regarding Building Footprint, Setbacks, and Height.
g) Foundation -- LMC <u>15-13-8(B)(2)(b)</u> states, "Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way."	Complies: The foundation is mostly covered, and where portions show, the foundation is concrete and compliant.
h) Doors -- LMC <u>§ 15-13-8(B)(2)(c)</u> states, "All buildings that face the street shall have a well-defined primary entrance."	Complies: The front door is set in front of the garage door by four feet and on the main level, facing the street. The front entrance has a front covered porch that spans the width of the SFD to define the entrance.
i) Windows -- LMC <u>§ 15-13-8(B)(2)(d)</u> states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: The solid-to-void ratio is balanced, and the amount of glazing is appropriate on each side of the structure. The window styles are limited in design types, and a majority match the historic 2:1 ratio.
j) Roofs – LMC <u>§ 15-2.2-5</u> requires a roof pitch of at least 7:12. LMC <u>§ 15-13-8(B)(2)(e)</u>, states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District."	Complies: The primary roof pitch is 7:12, and the height and slope of the secondary roofs (also 7:12) are compliant with roofs in the Historic District, and on the streetscape. The primary roof pitch and standing seam metal roof is consistent with the style of the Historic District.

j) Porches - LMC § 15-13-8(B)(2)(i) which states, "Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street."	Complies: The front porch is covered, extends across the main façade, and the dimensions of the porch is similar to porches on Park Avenue.
3. Mechanical and Utility Systems and Service Equipment	Complies: The proposed mechanical equipment is at the side of the property, flush to the structure, and shall be screened from neighboring properties. The Development Review Committee reviewed the proposal on February 20, 2024, and did not require Conditions of Approval.
4. Materials	Complies: Pursuant to LMC § 15-13-8(B)(4), the proposed materials of painted wood siding, metal siding accents, standing seam roof, wood doors and windows, and concrete are compliant with the Historic District.
5. Paint and Color- LMC § 15-13-8(B)(5)(d) states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish."	See Condition of Approval 14: The proposed plans indicate painted wood siding.
6. Garages LMC § 15-13-8(B)(6)(b) states, "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage."	Complies: The proposed SFD will have single-car garage, with an nine-foot-tall by nine-foot-wide door, which is compliant with the Historic District Design Regulations.
7. Decks LMC § 15-13-8(7)(a) states "Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade."	Complies: The proposed deck is on the tertiary façade, screened from the Right-of-Way, and appropriately sized for the SFD.

16. Staff published notice on the City's website and posted notice to the property on March 7, 2024. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on March 7, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2, Historic Residential – 1 District.

2. The proposal complies with the LMC requirements pursuant to Chapter 15-3, Off-Street Parking.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-13-8, Design Regulations For New Residential Infill Construction In Historic Districts.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 21, 2024, by the Planning Director. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Minor 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. Major changes, modifications, or deviations from the approved scope of work require a Modification application, possible noticing period, and applicable fees prior to construction.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
6. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.
7. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
8. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.

9. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
10. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
11. Construction waste should be diverted from landfill and recycled when possible.
12. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
13. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
14. Wood siding, windows, and doors shall be painted or stained opaque.
15. The Applicant shall submit an updated landscape and irrigation plan with the building permit application compliant with LMC 15-5-5(N).

327 McHenry Avenue – Modification of Historic District Design Review – PL-23-05981 – The Applicant Proposes a Modification of the Historic District Design Review Approval for 327 McHenry Avenue's Landscaping Plan to Include a Swimming Pool, Associated Mechanical Equipment, Retaining Walls, and Plantings.

Director Ward noted that the Planning Department has received several public comments regarding the Modification of Historic District Design Review application. One comment from a nearby resident was submitted on March 19, 2024 and discussed concerns regarding construction and safety on the narrow, one-lane streets. Director Ward also noted that a petition from ten neighbors in the Rossie Hill area was submitted on March 12, 2024 and discussed concerns with the proposed swimming facility.

Planner Tubbs presented the Modification of Historic District Design Review application. She noted that the first Modification to a Landscaping Plan for the property was approved on March 2, 2023, and the Planning Commission approved a Steep Slope Conditional Use Permit and Conditional Use Permit on February 28, 2024.

Planner Tubbs noted that the current Modification is an update to the March 2023 Landscaping Plan that includes the most up-to-date plan sets regarding the swimming pool, which is smaller than originally proposed. She also noted that the original landscaping proposal included 22 new trees but now includes only 21 trees. However, this still exceeds the significant vegetation that was removed at the site.

At 12:14 PM, Director Ward opened a public hearing. There was no public input.

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

Director Ward stated additional information was needed from the applicant. She said since the applicant was not in attendance, the application would be continued to a later date.

MOTION: The Planning Director **CONTINUED** the Modification of Historic District Design Review application for 327 McHenry Avenue to March 28, 2024.

The Park City Administrative Action meeting adjourned at 12:15 PM.

Approved by Planning Director:

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

February 28, 2024

To Park City Planning Commission,

We the residents of McHenry Ave and adjoining neighbors respectfully request
that the Planning Commission deny the application for two CUPS at 327 McHenry.

Signed,

Name	Signature	Address
MARY WINTZER	Mary Wintzer	326 McHenry Ave.
Debbie Axtell	Debbie Axtell	321 McHenry Ave.
Christine Snyder	C S	638 Coalition View CT
Ed Axtell	Ed Axtell	321 McHenry Ave.
Kathy Carey	Kathy Carey	300 McHenry
MARY MARGARET ERDOS HOLE	Mary M. Erdos Hole	310 Mc Henry
Morgan Hole	Morgan Hole	310 McHenry
CHARLENE BARKER	Charlene Barker	257 McHenry
Kevin BARKER	Kevin Barker	257 McHenry
Charlie Wintzer	Charlie Wintzer	320 Mc Henry

3/12/2024

To Caitlin Tubbs and Members of HDDR

I am submitting a petition signed by Rossi Hill neighbors regarding 327 Mc Henry.

I would like to get this into the Record and was not able to at Planning Commission.

Many neighbors have attended meetings on this application through the last year so the fact that no one is giving additional input is because we are all exhausted by the process.

Thank you for your efforts,

Kind regards,

Mary Wintzer

320 Mc Henry Ave.

Rebecca Ward

From: Caitlyn Tubbs <caitlyn.tubbs@parkcity.org>
Sent: Wednesday, March 20, 2024 8:56 AM
To: Rebecca Ward
Subject: FW: [External] Fwd: PL-22-05389, PL-24-06010 327 McHenry
Attachments: crane.jpg

Public comment re: 327 McHenry Ave for tomorrow's APH.

Thanks!

Caitlyn Tubbs, AICP

Senior Planner

Historic Preservation

Park City Municipal Corporation

parkcity.org

445 Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435-615-5063

c: 385-481-2031



PLEASE NOTE THAT WE CANNOT RECEIVE EMAILS GREATER THAN 8 MB. FOR LARGE ATTACHMENTS, PLEASE SEND US A DROPBOX LINK.

Disclaimer: The Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk. Zoning and Land Management Code sections are subject to change.

From: David Live <livex002@gmail.com>
Sent: Tuesday, March 19, 2024 7:30 PM
To: Caitlyn Tubbs <caitlyn.tubbs@parkcity.org>
Subject: [External] Fwd: PL-22-05389, PL-24-06010 327 McHenry

Warning: Replies to this message will go to livex002@gmail.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

The permit PL-23-05981 hearing seemed to be related to the previous matter that came up recently for the same property. My comments for the previous hearing, below, are applicable to this matter as well.

David Live
540 Rossie Hill Dr.

----- Forwarded message -----

From: **David Live** <livex002@gmail.com>
Date: Tue, Feb 27, 2024 at 11:41 AM
Subject: PL-22-05389, PL-24-06010 327 McHenry
To: spencer.cawley@parkcity.org <spencer.cawley@parkcity.org>

Based on the description, it appears that the swim spa in question will be built upslope on the Ontario Ave. side of the house under construction at 327 McHenry. This should mean there is relatively little public visibility. The major issue is not is not the swim spa itself, but the process of its construction.

Ontario Ave. is a narrow one-lane street with two way traffic. There are currently several construction projects in the immediate vicinity of the intersection of Rossie Hill Dr. and Ontario Ave. The property in question is just south of this intersection. The most concerning of the current nearby construction projects is at 341 Ontario Ave., just north of the intersection, which has been underway for over 2 years and still far from completed. It has had significant ongoing negative impacts on Ontario Ave. and Rossie Hill Dr. in the process. As an example of what happens to Ontario and Rossie Hill when construction is underway, I attach a picture from 2/26/2024, showing one of multiple instances where a crane has been used in connection with that project. (341 Ontario is at the right of the picture below the porta potty.) The crane was actually parked on Rossie Hill Dr. by the intersection where it sat for most of the day blocking Rossie Hill Dr.. The boom of the crane reached over Ontario to the construction site. Also, there is street parking on Ontario Ave. at the base of the 327 McHenry property on the Ontario side of the property.

Almost certainly construction activity, e.g. excavation, concrete delivery, cranes, etc., for the project being reviewed will be from the Ontario side of the 327 McHenry property. As such this will exacerbate the already existing construction disruptions on this narrow street. For this project to proceed, there needs to be a robust and enforceable construction mitigation plan to ameliorate the impact on the neighborhood.

David Live
540 Rossie Hill Dr.