

Administrative Action Meeting
March 7, 2024
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PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
March 7, 2024
<https://us02web.zoom.us/j/88167820277>

STAFF:

Rebecca Ward, Planning Director; Caitlyn Tubbs, Senior Planner (virtual); Lillian Zollinger, Planner II; Jacob Klopfenstein, Planning Department Administrative Assistant

PUBLIC:

Steven Swenson (virtual), Matt Safchik, Joan Chartier, Ken Chartier, Richard Christensen, Leon Schwab

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

ROLL CALL

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

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

316 Woodside Avenue – Extension of Approval – PL-24-06048 – The Applicant Seeks an Extension of Approval for a Conditional Use Permit and Steep Slope Conditional Use Permit to Construct an Addition to a Historic Structure on a Steep Slope and Within the Required Front Setback. Original Applications Approved March 8, 2023.

Planner Tubbs presented the Extension of Approval application. She explained that the Conditional Use Permit and Steep Slope Conditional Use Permit were approved by the Planning Commission on March 8, 2023, and the applicants submitted a request to extend those approvals on February 13, 2024.

Applicant Safchik said the only change to the proposal will be that the roof of the historic structure will remain unchanged, instead of being torn down and rebuilt as was originally proposed. Director Ward said the historic preservation plan for the proposal will need to be updated to clarify that information.

At 12:03 PM, the Planning Director opened a public hearing. There was no public input.

At 12:03 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director **APPROVED** the Extension of Approval for 316 Woodside Avenue in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended to add Condition of Approval 21 requiring the applicant to update the historic preservation plan to reflect the proposed modifications to the historic structure prior to recording the financial guarantee.

Findings of Fact

1. The Site is located at 316 Woodside Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. 316 Woodside Avenue is designated as a Significant Historic Structure on Park City's Historic Sites Inventory.
4. The subject property has a slope of approximately 40% and is considered a Very Steep Slope.
5. The Applicant proposes to construct an addition to the Significant Structure over a Steep Slope and four feet six inches in the required Front Setback.
6. On November 29, 2021, the Applicant submitted a Historic District Design Review Application.
7. On November 29, 2021, the Applicant submitted a Steep Slope Conditional Use Permit Application.
8. On December 16, 2022, the Applicant submitted a Conditional Use Permit Application.
9. Staff reviewed 316 Woodside Avenue's SSCUP application for compliance with the 16 Conditional Use criteria for Steep Slopes in LMC §15-2.2-6(B).
10. Staff reviewed 316 Woodside Avenue's HDDR application for compliance with LMC Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites.
11. The application was reviewed per LMC § 15-13-2 Design Guidelines for Historic Residential Sites and LMC Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
12. On March 8, 2023, the Planning Commission Reviewed the SSCUP and CUP Applications, conducted a public hearing, and approved the Applications.
13. Pursuant to LMC § 15-1-10(G) the SSCUP and CUP approvals are due to expire on March 8, 2024.

14. On February 13, 2024, the Applicant submitted an Extension of Approval Application to the Planning Department.
15. Staff published a courtesy notice in the Park Record and Park City's website on February 20, 2024, and posted a notice to the property on February 20, 2024.
16. Staff mailed notice to property owners within 300 feet on February 20, 2024.
17. On March 7, 2024, the Planning Director reviewed the Extension of Approval request, conducted a public hearing, and approved the request.
18. The Analysis Section of the March 8, 2023 Planning Commission Staff Report is incorporated herein.

Conclusions of Law

1. The SSCUP and CUP, as conditioned, are consistent with the Park City Land Management Code, specifically section 15-2.2-6.
2. The Use is consistent with the Park City General Plan, as amended.
3. The effects of any differences in use or scale have been mitigated through careful planning.
4. The Applicant submitted a request for an Extension of Approval prior to the expiration of the SSCUP and CUP approvals.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved March 7, 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, the approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. 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.
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 to State and Federal law.

7. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
8. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
9. Historic exterior features (all-inclusive but namely, the pop-out roof, sidelight windows and siding) shall be preserved.
10. Distinctive materials, components, finishes and examples of craftsmanship should be retained and preserved.
11. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
12. Construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.
13. The Applicant will be required to acquire and record an encroachment agreement, subject to the City Engineer's approval for the proposed driveway.
14. The driveway shall remain 12' in length maximum, the front door access shall read as not part of the driveway either with different material or color to differentiate the walkway from the driveway.
15. Prior to submitting a building permit, the Application shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
16. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer approval.
17. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer prior to submission of a building permit.
18. 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.

19. The Engineering Department requires the submittal of a storm drainage analysis. The storm drainage study must include the calculations showing the required storm drainage volume storage to match the pre and post development conditions for a 100-year 24-hour event.
20. All additional Conditions of Approval listed within the Historic District Design Review approval (PL-21-05087) shall also apply.
21. The Historic Preservation Plan shall be updated prior to recording the Financial Guarantee to reflect the proposed change to the approved roof plan of the Historic Structure.

243 Woodside Avenue – Historic District Design Review – PL-23-05841 – The Applicant Proposes to Construct a New Single Family Dwelling on a Vacant Lot in the Historic Residential - 1 Zoning District.

Planner Zollinger presented the Historic District Design Review application. She noted that the site received Planning Commission approval for a Steep Slope Conditional Use Permit on February 14, 2024. She explained that the proposal complies with the HR-1 Zoning District requirements, Historic District Design Regulations, and was reviewed by the City's Development Review Committee and Design Review Team.

At 12:06 PM, the Planning Director opened a public hearing. There was no public input.

At 12:06 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director **APPROVED** the Historic District Design Review for 243 Woodside Avenue in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended to correct a minor spelling error in Condition of Approval 21.

Findings of Fact

1. The Site is located at 243 Woodside Avenue, part of the 239 Woodside Replat Lot Line Adjustment, 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. 243 Woodside Avenue is located on an uphill lot with an average slope of 31%.

5. The new SFD proposes an excess of 200 square feet located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is required.
6. On February 14, 2024, the Planning Commission approved the SSCUP application.
7. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. 243 Woodside Avenue is 1,875 square feet.
8. The minimum Lot width in the HR-1 Zoning District is 25 feet. 243 Woodside Avenue is 25 feet in width.
9. The maximum building footprint in the HR-1 Zoning District for a Lot that is 1,875 square feet is 844 square feet. The proposed building footprint is 844 square feet.
10. 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.
11. 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.
12. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 26' 11.5" from Existing grade.
13. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 10 feet at 23 feet from the lowest point of existing grade.
14. 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.
15. 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 35 feet, as defined.
16. 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.
17. 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'
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. A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillside."	See Condition of Approval 18: The proposed design steps up with the slope of the site, and the number of retaining walls is minimized, due to the Final grade being within 4' of Existing Grade. No retaining walls shall be in the Right-of-Way.
c) Landscaping and Vegetation	See Condition of Approval 21: 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.
d) Retaining Walls – LMC § 15-13-8(B)(1)(d) states, "a site shall be contoured in a way that reduces the need for retaining walls."	Complies: The proposed design uses retaining walls for the garage entrance. The SFD is designed so retaining walls are not needed to retain soil.
e) Fences	Complies: LMC § 15-2.2-3(H)(9) and § 15-2.2-3(J)(7) allow for fences up to six feet as an exception in the Rear and Side Setbacks. The proposed fence is six feet in height and compliant with the exception.
g) Gazebos, Pergolas, and other Shade Structures	See Condition of Approval 20: Pergolas or similar shade structures are not allowed exceptions in the setbacks.

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 nine 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 10-ft
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-	Complies: The foundation is mostly covered, and where portions show, the foundation is covered in stone 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 one foot and on the main level, facing the street.
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 balanced, and 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	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	Complies: The design complies with 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." The front porch is covered, extends across the main façade, and the height of the porch matches the level of porches seen across the streetscape.
3. Mechanical and Utility Systems and Service Equipment	Complies: The proposed mechanical equipment is at the rear of the property and will be screened from neighboring properties with a fence.
4. Materials	See Condition of Approval 19: Pursuant to LMC § 15-13-8(B)(4), the proposed materials of board and batten siding, standing seam roof, metal railings, wood clad windows, and stone are compliant with the Historic District.
5. Paint and Color	Complies: The proposed plans indicate painted and board and batten siding. 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 20.
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	Complies: The proposed SFD will have single-car garage, with a seven-foot tall by nine-foot-wide door, which is compliant with the Historic District Design Guidelines.
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 level and screened from the Right-of-Way, as it is set back from the front of the structure by 10'. The deck is also screened from the sides by extending the board and batten siding to hide portions of the deck.

19. Staff published notice on the City's website and posted notice to the property on February 22, 2024. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on February 22, 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 Guidelines 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 7, 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. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
13. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
14. The Applicant shall submit a landscape bond prior to issuance of a building permit to ensure the stabilization and vegetation rehabilitation are complete prior to submission of a building permit.
15. 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.
16. Retaining walls cannot exceed the height approved in the SSCUP, without requesting a modification.
17. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
18. No retaining walls shall be in the Right-of-Way.
19. Wood siding, windows, and doors shall be painted or stained opaque.
20. Pergolas or similar shade structures are not allowed to be built in the Setbacks.

21. The Applicant shall submit an updated landscape and irrigation plan with the building permit application compliant with LMC 15-5-5(N).

1049 Lowell Avenue – Modification to Historic District Design Review – PL-24-06032 – The Applicant Requests Approval for a Roof Modification on an Existing Non-Historic Structure in the Historic Residential - 1 Zoning District.

Planner Zollinger presented the Modification to Historic District Design Review application. She explained that an existing single-family dwelling is located at the address, and an addition to the structure was approved in 2021 and received a building permit. A modification to the addition was added to the building permit, which typically triggers a Modification to Historic District Design Review.

The Planning Department rejected the addition, but the Building Department approved it, and the roof modification was built at the site without approval, which was discovered during a final inspection, Planner Zollinger said.

Planner Zollinger further explained that while the height of the current roof is compliant with the Land Management Code, it is not compliant with Land Management Code § 15-13-8, which states that styles that never appeared in Park City shall be avoided, and styles that radically conflict with the Character of Park City's Historic Sites shall also be avoided. Additionally, Land Management Code § 15-13-8 states that roofs shall be human scale and shall be compatible with neighboring Historic Structures, and the roof is not compliant with that aspect of the code.

Applicant Representative Leon Schwab said Planner Zollinger's summary of the conditions of the site were accurate. He explained that there has been some turnover on the project, with lots of different project managers and site managers. He said the final site manager that saw the project through to completion saw that the Building Department approved the permit and built the roof.

Director Ward said she appreciated that the applicants and their representatives had taken the time to provide additional information about the project.

At 12:10 PM, the Planning Director opened a public hearing. There was no public input.

At 12:10 PM, the Planning Director closed the public hearing.

Director Ward recommended adding several Findings of Fact relating to historic design height regulations from 1992, roof pitch requirements from 2009, and Land

Management Code requirements prohibiting the enlargement of the roof form. Director Ward also noted that if the applicants wish to appeal the administrative hearing decision, they may do so within 30 days, and any appeals would come before the Board of Adjustment.

MOTION: The Planning Director **DENIED** the Modification to Historic District Design Review for 1049 Lowell Avenue in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended with additional Findings of Fact 8, 9 and 10, and previous Findings of Fact 8 and 9 renumbered to 11 and 12, respectively.

Findings of Fact

1. The Site is located at 1049 Lowell Avenue, Lot 2 of the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment, with an existing Single Family Dwelling.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. On April 9, 2021, the Applicant applied for an HDDR Modification Application, reduced some of the glazing, and received approval for the addition design from Staff.
4. On January 23, 2024, the Applicant applied for a HDDR Modification and requests approval for a roof modification in the rear. LMC § 15-2.2-3 outlines Lot and Site requirements for SFDs in the HR-1 Zoning District. The proposed modifications do not impact the Lot and Site Requirements, such as Building Footprint or Setbacks.
5. LMC § 15-2.2-5 outlines building height requirements for the HR-1 Zoning District, shown in the table below:

Zoning Requirement	Analysis of Proposal
Building Height – 27 feet from Existing Grade	Complies: The modification increases the height of the roofline from 14.9 feet to 19.5 feet but stays under the 27' maximum and is compliant.
Maximum interior height of 35 feet -- LMC § 15-2.2-5(A) states, "[a] Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters."	Complies: The modification increases the interior height from approximately 12' to 16' and is compliant.
10' Step-back	The modification does not impact this requirement.

Contributing Roof Pitch- between 7:12 and 12:12	The modification does not impact this requirement.
Final Grade within 4 feet of Existing Grade	The modification does not impact this requirement.

6. Pursuant to Land Management Code (LMC) § 15-11-12(D), HDDR applications are subject to compliance with the Historic District Design Guidelines.
7. LMC § 15-13-8 outlines the Historic District Design Guidelines applicable to the proposed modifications, shown in below:

A. Universal Guidelines

3. "Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided."	Does not comply: The roof style is modern and conflicts with the character of Park City's Historic Sites.
6. "Exterior elements—roofs...of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures."	Does not comply: The roof style is not compatible with neighboring Historic Structures with gable and shed roof.

B. Specific Guidelines

2. Primary Structures	Analysis of Proposal
f) Mass, Scale, & Height	Does not comply: The modifications are compliant with building height regulations, however the scale of the roof overhang is not appropriate in the Historic District.

e) Roofs – LMC § 15-13-8(B)(2)(e), states: “ a. 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. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures. b. Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites. c. The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area. 7. Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.”	Does not comply: The contributing roof form is not changing. The proposed pitch is 4:12. The roof has changed from a gable to an inverted shed roof, a style not seen in, nor compatible with the Historic District. Additionally, the inverted shed roof is cantilevered six feet over the exterior façade, a drastic overhang not compatible with the Historic District.
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- 8. According to the Summit County Assessor website, 1049 Lowell Avenue was constructed in 1992. In 1992, the Land Management Code regulations for the Historic Residential - 1 Zoning District established a maximum building height of 27 feet from existing grade. 1049 Lowell Avenue was constructed in compliance with the Historic Residential - 1 Zoning District requirements in effect at the time of construction.
- 9. In 2009, the City Council adopted Ordinance 09-14, which in part established new requirements for roofs within the Historic Residential - 1 Zoning District, including a required roof pitch of 7:12 to 12:12. The existing roof form at 1049 Lowell Avenue has a roof pitch of 4:12 and is considered a Non-Complying Structure.

10. Pursuant to Land Management Code Section 15-9-6, Non-Complying Structures shall not be enlarged. In addition to the Findings of Fact outlined above outlining requirements for Historic District roof forms, the addition to the roof enlarges the roof form.
11. Staff published notice on the City's website and posted notice to the property on February 22, 2024.
12. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on February 22, 2024.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal does not comply with the Land Management Code requirements pursuant to Section 15-13-8, Design Guidelines For New Residential Infill Construction In Historic Districts.

The Park City Administrative Action meeting adjourned at 12:13 PM.

Approved by Planning Director:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned below the 'Approved by Planning Director:' text.