PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 13, 2023

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

2.A Consideration to Approve the Planning Commission Meeting Minutes from August 9, 2023
PC 08.09.2023 Minutes

2.B Consideration to Approve the Planning Commission Meeting Minutes from August 23, 2023
PC 08.23.2023 Minutes

3. PUBLIC COMMUNICATIONS

Please state your full name and sign in, limit your comments to three minutes or less, direct your comments to the Planning Commission, and be civil.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATION

5.A **1415 Lowell Avenue - Condominium Plat Amendment -** The Applicant Requests an Amendment to the The Resort Center Condominiums Phase 1B First Amended to Expand an Interior Second Level Loft. PL-23-05760 (10 mins.)
(A) Public Hearing; (B) Continuation to October 25, 2023
1415 Lowell Avenue Unit B321 Continuation Report

6. REGULAR AGENDA

6.A **317 Ontario Avenue - Steep Slope Conditional Use Permit** - The Applicant Seeks to Construct an Addition to a Significant Historic Structure on a Steep Slope in the Historic Residential (HR-1) Zoning District. PL-23-05600
(A) Public Hearing; (B) Action
317 Ontario SSCUP Staff Report
Exhibit A: 317 Ontario SSCUP Draft Final Action Letter
Exhibit B: Submittal Materials
Exhibit C: 317 Ontario Material Deconstruction Final Action Letter
Exhibit D: 317 Ontario Historic Sites Inventory Form
Exhibit E: Public Comment

6.B **45 Hillside Avenue - Steep Slope Conditional Use Permit -** The Applicant Proposes to Construct a Detached Accessory Building in the Front of a Non-

Historic Structure. PL-23-05717 (20 mins.)
(A) Public Hearing; (B) Action
45 Hillside Avenue SSCUP Staff Report
Exhibit A: SSCUP Draft Final Action Letter
Exhibit B: Proposed Plans
Exhibit C: 45 Hillside Avenue Variance Final Action Letter
Exhibit D: 45 Hillside Avenue HDDR Final Action Letter
Exhibit E: 45 Hillside Avenue SSCUP Final Action Letter
Exhibit F: Geotechnical Report
Exhibit G: Vehicle Turning Radius
Exhibit H: Civil Engineering Report
Exhibit I: Applicant's Narrative
Exhibit J: Setback Determination Letter
Exhibit K: Site Photos

6.C **1334 Lucky John Drive – Conditional Use Permit** – The Applicant Seeks to Construct a Private Recreation Facility Use, Swimming Pool, in the Single Family Zoning District. PL-23-05751 (20 mins.).

(A) Public Hearing; (B) Action

Lucky John Drive Pool Staff Report
Exhibit A: 1334 Lucky John Pool Final Action Letter
Exhibit B: HOA Notification Verification
Exhibit C: Project Intent and Pool Plans

6.D **2459 Iron Mountain Drive - Plat Amendment -** The Applicant Proposes to Redraw the Building Pad Located on Lot 41 of the Iron Canyon Subdivision. PL-23-05664 (15 Mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 5, 2023
2459 Iron Mountain Drive Staff Report
Exhibit A: 2459 Iron Mountain Drive Draft Ordinance 2023-XX
Attachment 1: Proposed Plat
Exhibit B: Iron Canyon Subdivision Plat
Exhibit C: Proposed Site Plan
Exhibit D: SLO Documents

7. WORK SESSION

7.A **Land Management Code Amendments -** The Planning Commission Will Conduct a Work Session to Review Existing Parking Requirements and Standards For Residential Uses With Possible Consideration of Amendments for Clarity. PL-23-05816 (60 mins.)

LMC Amendments Staff Report

8. ADJOURN

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.org at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
AUGUST 9, 2023

COMMISSIONERS IN ATTENDANCE: Chair Sarah Hall, Vice-Chair Christin Van Dine, Laura Suesser, Bill Johnson, John Frontero, Henry Sigg, Rich Shand

EX OFFICIO: Rebecca Ward, Assistant Planning Director; Alexandra Ananth, Senior City Planner; Virgil Lund, City Planner; Jaron Ehlers, City Planner; Jason Glidden, Affordable Housing Manager; Eric Daenitz, Director of Economic Development and Data Analytics; Mark Harrington, Senior City Attorney

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1. ROLL CALL

Vice-Chair Van Dine called the meeting to order at approximately 5:30 p.m. She announced that Chair Hall would be joining the meeting remotely.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from June 28, 2023.

Commissioner Johnson reported that he would abstain from the vote as he was not present for the June 28, 2023 meeting.

MOTION: Commissioner Suesser moved to APPROVE the Planning Commission Meeting Minutes from June 28, 2023. Commissioner Frontero seconded the motion.

VOTE: The motion passed unanimously with one abstention by Commissioner Johnson.

B. Consideration to Approve the Planning Commission Meeting Minutes from July 12, 2023.

Commissioner Johnson stated that he would abstain from the vote as he was not present for the July 12, 2023 meeting.

MOTION: Commissioner Suesser moved to APPROVE the Planning Commission Meeting Minutes from July 12, 2023. Commissioner Frontero seconded the motion.

VOTE: The motion passed unanimously with one abstention by Commissioner Johnson.

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3. PUBLIC COMMUNICATIONS

There were no public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Assistant Planning Director, Rebecca Ward reported that Staff printed out guidelines to assist members of the public who wish to provide public input. The guidelines were available on the dais and will be reviewed at each meeting and included in the Packet for the next Planning Commission Meeting. When providing public input, speakers should state their full name and sign in. Comments shall be limited to three minutes or less and there will be a timer to provide notice when the three minutes have elapsed. She reminded the Commission that comments should be directed to the Commission and not to the applicant or audience. They also request speakers to remain civil, and for attendees to refrain from clapping or whistling. Comments should be addressed to the pending application or ordinance before the Commission. There were no further communications or disclosures.

5. CONTINUATIONS

A. 544 Deer Valley Loop Road – Condominium Plat Amendment – The Applicant Proposes to Increase the Private Area Square Footage of Each Unit, and to Expand Unit A and Unit B. PL-23-05695.

City Planner, Virgil Lund, indicated that Staff recommended the Planning Commission open a public hearing and continue the public hearing and the proposed Elliott Grove Condominium Plat Amendment at 544 Deer Valley Loop Road to a date uncertain. The continuance was requested to allow the applicant more time to compile additional required information.

Vice-Chair Van Dine opened the public hearing. There was no public comment. The public hearing was closed.

MOTION: Commissioner Johnson moved to CONTINUE 544 Deer Valley Loop – Condominium Plat Amendment, and the public hearing thereon to a date uncertain. Commissioner Suesser seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

B. 401 Silver King Drive, Unit 70 (Snowflower Condominiums) – Plat Amendment – The Applicant Proposes to Convert Common Area Attic Space Into Private Area Living and Storage Space for the Benefit of Unit 70. PL-23-05560.

Planner Lund reported that Staff recommended the Planning Commission open a public hearing and consider continuing the public hearing for the proposed Snowflower Condominiums 5th Amended Plat amending Unit 70, to August 23, 2023.

Vice-Chair Van Dine opened the public hearing. There was no public comment. The public hearing was closed.

PENDING APPROVAL

MOTION: Commissioner Sigg moved to CONTINUE 401 Silver King Drive, Unit 70 (Snowflower Condominiums) – Plat Amendment, and the public hearing thereon to August 23, 2023. Commissioner Suesser seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

6. REGULAR AGENDA

A. 2100 Deer Valley Drive – Condominium Plat Amendment – The Applicant Proposes to Construct an Addition and Increase the Common Area at the Trail's End Condos. PL-23-05554.

Planner Lund reported that the above application was for a Plat Amendment for the Trail's End Condominiums. On July 31, 1985, the Planning Commission approved a Master Planned Development ("MPD") and Conditional Use Permit ("CUP") for the Trail's End Condominiums, formerly known as the Pine Inn. Phase 2 for the Trail's End Condominiums was approved on April 10, 1991. He added that this property was also subject to, and part of, the 12th Amended and Restated Deer Valley MPD Agreement.

Planner Lund stated that the applicant proposed two separate additions totaling approximately 393 square feet. All additions will occur under existing rooflines and will be located in common areas. He noted that no private ownership or additional units will be created or affected. He presented an image depicting Level 2 and explained that the blue line showed the proposed addition, while the dashed line represented what would be removed. Planner Lund stated that this addition would occur in a dining area.

Planner Lund presented an image showing the addition on Level 3, also highlighted in blue. The addition would total approximately 229 square feet. He reported that the proposed Plat Amendment complied with the Residential Development Zoning District requirements. He stated that the proposed additions would not encroach into any Setbacks, and no additional units were proposed.

Planner Lund also reported that the proposed Plat Amendment complied with the parking ratio requirements, and because it would not increase private area or any living space, no additional parking demand would be created. Staff found good cause for this Plat Amendment based on previous Plat Amendments approved for similar additions in a common area, and the proposed Plat Amendment would have no negative impacts on the public and would not create any new or additional non-conformities.

Planner Lund stated that Staff recommended the Commission review the proposed Plat Amendment, open a public hearing, and consider forwarding a positive recommendation for the City Council's consideration on September 14, 2023.

Commissioner Suesser asked how the common areas were currently being used. Planner Lund explained that the common area on one of the levels was a breakfast and dining area. The second area was located in the pool area and the applicant proposed to enclose a part of the wall to extend the locker room.

Commissioner Shand understood that the applicant would capture floor space underneath the existing roofline. Planner Lund commented that they were extending the walls out to the rooflines.

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Vice-Chair Van Dine opened the public hearing.

Mark Murphy appeared on behalf of the Applicant and Homeowner's Association ("HOA"). He clarified that one of the areas was a fitness center and the other was in the dining facility. He confirmed they were not making any modifications to the pool itself.

There was no further public comment. Vice-Chair Van Dine closed the public hearing.

MOTION: Commissioner Sigg moved to forward a positive recommendation for City Council's consideration on September 14, 2023, for 2100 Deer Valley Drive – Condominium Plat Amendment, based on the following:

Findings of Fact

Background:

1. Trail's End at Deer Valley is subject to the Twelfth Amended and Restated Large Scale Master Planned Development Permit.

2. The property is located at 2100 Deer Valley Drive.

3. The Trail's End Condominiums are in the Residential Development (RD) Zoning District.

4. This Plat Amendment accurately identifies the square footages for all private ownership, Common Areas, and Limited Common Areas in the Trail's End Condominiums.

5. The Common Area will be increased by 393 feet, with 18 square feet of Common Area removed.

6. All proposed additions will occur under existing rooflines and no Private Area will be affected.

7. The Trail's End Condos have 85 Parking Spaces.

Conclusions of Law

1. The Plat Amendment is consistent with the Park City Land Management Code, including Chapter 15-2.13 Residential – Development (RD) Zoning District, and § 15-7.1-6 Final Subdivision Plat.

2. 2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

3. 3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

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1. The City Planner, City Attorney, and City Engineer will review and approve the final from and content of the Plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.

2. The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Plat approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. The plat shall note that fire sprinklers are required for all new construction.

4. The City Engineer shall review and approve all Lot grading, utility installation, public improvement, and drainage plans for compliance with City standards prior to issuance of any building permits.

Commissioner Suesser seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

B. 1662 Bonanza Drive - Conditional Use Permit - The Applicant Proposes to Convert Unit 1 of the Prospector Retail Building AKA Benson Condominium Building From Commercial to Multi-Unit Residential Within the General Commercial Zoning District. PL23-05718.

Planning Technician, Jaron Ehlers reported that the applicants and their team were present. Applicant Peter Ricci and Applicant Yong Hui Ahn introduced themselves to the Commission. 1662 Bonanza Drive, more commonly known as the Benson Building, is located within the General Commercial District. He presented an image showing the location of the building. He reported that Applicant proposed to convert Unit 1, located on the bottom floor, from its current commercial use to a multi-unit dwelling.

Planner Ehlers reported that on March 22, 1982, the Planning Commission approved a Condominium Plat for 1662 Bonanza Drive as the Prospector Retail Building. At that time, the building was already under construction and was nearing completion. The Planning Director at the time made clear to the Commission that the Condominium Plat would only affect ownership, not the use, which would remain commercial. On April 1, 1982, the City Council approved the Condominium Plat and during that meeting, the Community Development Director also indicated to the Council that it would not affect the use and would only affect ownership.

Planner Ehlers indicated that Applicant applied for this CUP on June 16, 2023. He indicated that multi-unit dwellings were conditional uses in the General Commercial District. He noted that upon original approval, this building was intended to be a commercial building, and the Covenants, Conditions, and Restrictions (CC&Rs) were drafted to reflect that intent. As such, Staff determined that a Plat Amendment would be required, and recommended Condition of Approval 5 that would require recordation of a Plat Amendment with Summit County. Staff also recommended the Applicant amend and record the CC&Rs with Summit County before this change of use could take effect.

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As conditioned, Planner Ehlers indicated that the application complied with the Conditional Use criteria. As a commercial unit, there was a minimum requirement of three parking stalls. As a multi-unit dwelling, it would only require two parking stalls. He stated that the Prospector Owners' Association did not assign individual stalls to units, but they had an overnight parking permit program. He noted that the proposed Condition of Approval 3 would require the Applicant to obtain an overnight parking permit to mitigate any parking concerns.

Planner Ehlers stated that the proposed Condition of Approval 4 required that any change of use would still need to comply with the Sign Code as well as the existing Master Sign Plan for the property. He offered that the CUP would be consistent with the General Plan. The Benson Building was located in the Prospector Park neighborhood, and one of the stated goals of the General Plan was to over time convert that neighborhood to mixed-use. Planner Ehlers reported that no public input was received. Staff recommended the Commission review the CUP, hold a public hearing, and consider approving the CUP as outlined in the Draft Final Action Letter.

The applicant, Ricci indicated that he and his wife, Hong Hui Ahn had been Park City residents for over 30 years. When they purchased the Benson Building, they intended to use at as a base for Applicant Ahn's medical practice so she could continue to provide medical care to the residents of Park City. He stated that when they purchased the building in 2019, they understood that it was split into four condominiums that they could alter to fit the individual needs of the tenants. They began construction almost immediately and experienced significant delays due to many factors, including COVID-19, materials shortages, and permitting delays.
Applicant Ricci indicated that when they originally had the property assessed, there were no known restrictions that limited the building to commercial use. As such, they identified one of the lower condominiums as a possible low-income living space, which they understood would be a permissible use.

He stated that at this point, it would be unduly burdensome to impose further delays on their construction. They chose to not charge the long-term tenants rent during the construction, which is ongoing, and felt it would be unfair to start charging them now. Therefore, any further delay would result in a continued inability to charge rent and cause a significant loss of profit.

Applicant Ricci added that labor had been difficult since the pandemic. He asked the Commission to waive the plat, which would be expensive and, more importantly, would take approximately six months. If the Commission could not waive the plat, Applicant Ricci requested the Commission allow them to do the Plat Amendment after they complete the ongoing construction, including the apartment. Additionally, he stated that they were not looking to create any kind of change to the building that would have any negative impact on the soul and nature of Park City. As long-time residents, they have a deep interest in keeping Park City the same small and loving community where they chose to raise their family.

Commissioner Shand noted the reference of 1,120 square feet in the Staff Report and Draft Final Action Letter but noted another reference stating it was 1,102 square feet. Applicant Ricci felt it was 1,120 square feet. Planner Ehlers deferred to the Applicant. Commissioner Shand observed that the Plat stated 1,102 square feet. Planner Ehlers indicated the number in the Draft Final Action Letter was a typo that would be corrected.

Commissioner Shand asked what parameters the applicant would use to offer the housing as affordable housing. Applicant Ricci stated he has two children who are professionals and cannot

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buy a house in Park City. He stated he has a piece of cheap dirt and would like to help his child, and at some point, this could go into the rental pool and remain affordable.

Applicant Ricci confirmed that this was the first time this was before the Planning Commission. He reiterated that due to COVID-19, they were hammered and they have not collected any rent. Recently, they asked their tenants for a Common Area Maintenance ("CAM") fee, but they have six tenants. The building was painted and was looking good, and they just needed to install the bathrooms. He added that none of the walls in the apartment were being changed. He stated that earlier they wanted to install an elevator for ADA purposes, but the City wanted them to do a plat, which would be another six months. They, therefore, put that project aside and focused on the construction when COVID-19 hit.

Commissioner Frontero reported that the Applicant purchased the building in 2019 and immediately looked to remodel it. Applicant Ricci confirmed. In response to Commissioner Frontero's question regarding the occupancy of the four condominiums, Applicant Ricci indicated that all units had tenants except Unit 1 which would turn into an ~~condominium~~apartment.

Applicant Ricci explained that the tenants were split into different configurations within the other three units. According to the CC&Rs, they could remodel the interior as long as they leave them platted as is.

Commissioner Frontero asked the Applicant why they were not collecting rent. Applicant Ricci indicated that the current tenants had nowhere to go to the bathroom. Some of the current tenants were already in the building when they purchased it, but some tenants had left over time.

Commissioner Johnson understood the issue of the common bathrooms was the impetus for the Applicant not charging rent. Applicant Ricci commented that the condominium was part of that plumbing, but the common bathroom was not part of the proposed condominium. Applicant Ahn stated that the building was 40 years old when they purchased it, and what started as a facelift turned into a more extensive project where they had to gut the entire building, including the old plumbing and the roof.

Commissioner Johnson understood that Applicant had an existing Building Permit placed at the property and asked what was included within that Building Permit. Applicant Ahn stated that the current Building Permit was for the renovation of every unit, including Unit 1; she acknowledged that only the proposed use of Unit 1 had changed. If the Commission allows the use, Commissioner Johnson asked the Applicant if they would agree to a Condition of Approval requiring a deed restriction for that unit for affordable housing. Applicant Ricci responded that he would not want to agree to that. Applicant Ricci stated he would be open to a deed restriction to not allow Nightly Rentals.

Commissioner Sigg noted that the Building Permit for the unit was for office use. He asked if they had plans for the apartment. Planner Ehlers indicated that the plans were part of the exhibits, and confirmed that they had not yet been approved by the Building Department. He added that plans were not approved until land use had been settled. Commissioner Sigg asked about fire egress, and specifically mentioned egress from the bedroom on the west side. Applicant Ricci stated that the bedroom would be on the opposite side where the window was located. Commissioner Sigg inquired about venting and stacking, and the mechanicals. Applicant Ricci stated they had some things in place, but believed they could either be vented separately or through common area chases.

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Mike Buchholz, AIA identified himself as the Project Architect. He explained that the unit in question was remodeled for office use, and there was plumbing in that remodeled space. There were existing chases on the perimeter that reached the roof. He noted that a lot of the plumbing had been redone, so there were no issues getting stacks or any waste removed from the unit. He added that they were adding additional plumbing for the bathroom in that space, so the load on the public bathrooms would not be affected.

In response to a further question from Commissioner Sigg, Architect Buchholz indicated that the building was fully sprinkled. He added that there was a planned egress out the back of the bedroom and another egress into the common area from the other side of the unit. He noted there would only be one means of egress required; however, they wanted egress out of the bedroom so they added a new door to the north façade.

Commissioner Frontero asked if this building was technically four separate condominiums that were all owned by the Applicant. Planner Ehlers confirmed. Commissioner Frontero asked if the owners could sell off each condominium, and understood that if this CUP were approved, the Applicant could finish the condominium and sell it without restriction. He noted that the original Plat was approved with the understanding that it would be a commercial building, and he referenced Section 8.1 of the CC&Rs that "no unit shall be used as a personal residence." He also referenced Section 8.2.1 which stated, "a unit owner shall not use, permit or allow this unit to be occupied or used other than for commercial sales, services or office space."
Commissioner Frontero expressed concern over the fact that each of the units could be sold off individually, which could have a potential impact going forward.

Commissioner Suesser asked if all of the parking is surface parking generally reserved for general retail business use. Craig Dennis, Executive Director of Prospector Square Property Owners' Association indicated that all the parking was shared for a mix of residential and commercial. He pointed out that there were timeshare units on the other side of the parking lot. He confirmed that they required a permit for anyone parking overnight. Mr. Dennis also confirmed there is no reserved parking.

Vice-Chair Van Dine opened the public hearing.

Katie Wilking reported that she helped the Applicant purchase the building, and she did not see anything in the Plat that prohibited residential uses or stated it could only be used for commercial. Speaker Wilking acknowledged the language in the CC&Rs but noted the CC&Rs could be amended since the Applicant owned the entire building. She questioned whether a Plat Amendment would be required. She clarified that rather than being used as a multi-unit dwelling as referenced by Planner Ehlers, the intention was that this would be a single unit. Speaker Wilking stressed that the Applicant would not change any of the condominium walls and would use it for affordable housing, although it would not be deed restricted. Speaker Wilking also noted this unit would not affect the common areas of the building.
Craig Dennis explained that the Prospector Square Property Owners' Association has 64 properties encompassing approximately 1,100 parking stalls throughout the area. He explained that this building was in Lot I, and he viewed the proposal as having a good impact on parking because with office space they see more pressure during the day. He explained that the Association managed all of the common areas outside of this building, and they supported this proposal. Speaker Dennis stated the Applicant was in good standing and the Association wished them the best in seeing this project through.

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There was no further public comment. Vice-Chair Van Dine closed the public hearing.

Vice-Chair Van Dine asked if there was an agreement to include No Nightly Rentals as a Condition of Approval.

Commissioner Johnson wanted to push back on the affordable housing and stated that while they might not need to deed restrict it, he wondered if they could get creative to fill the City's needs. As he looked at the General Plan, this property was in Bonanza Park. As part of the work being done on the Small Area Plan, they want affordable housing and mixed-use in this area. Market rate units were not needed in this neighborhood, and while they want multi-use they need to stick to their guns on affordable housing.

Affordable Housing Manager, Jason Glidden, indicated that one option would be to look at the Lite Deed Restriction Program and place a Lite Deed on the unit. He explained that a Lite Deed would restrict the property as being either owner-occupied, or rented long-term. It would not prescribe the rental rate for the property or what the unit would sell for. Manager Glidden stated this was an option, and he would be happy to discuss it further with the Applicant.

Commissioner Johnson asked Manager Glidden if he would recommend the Lite Deed Restriction in this instance. Based on the Commission's discussions and the Applicant's willingness to agree to No Nightly Rental, that would fit into the Lite Deed Restrictions.

Commissioner Suesser liked Manager Glidden's suggestion. She also liked the idea of creating a mixed-use building in this area. She considered the possibility of a 10-year affordable housing requirement, after which it would sunset. It would still be restricted to No Nightly Rentals. She felt the Lite Deed Restriction might be a more proven path and would support that as a Condition of Approval.

Commissioner Suesser asked about the Applicant's request to waive the Plat Amendment. Assistant Director Ward stated there might be some flexibility without necessarily waiving the requirement for a Plat Amendment. She stated that one option would be to amend the Condition of Approval requiring the Plat Amendment before the Building Permit issuance and require the Plat Amendment prior to issuance of the Certificate of Occupancy.

Assistant Director Ward explained that if the Commission approved the use, that would allow the Building Permit to move forward, and then the Plat would need to be updated to reflect the new mixed-use prior to issuance of the Certificate of Occupancy.

Commissioner Suesser understood and observed that would allow the Applicants to move forward and not have a six-month waiting period. With that, she expressed her support for this application.

Commissioner Shand agreed with Commissioner Suesser and liked the Lite Deed Restriction. He was not in favor of encumbering this property for ten years. He noted it was just one unit, not a block of thirty residences. He felt the Lite Deed made sense for this application. He noted that the Applicant should probably change the CC&Rs in the event the building is sold and since nothing was indicated on the Plat. Commissioner Suesser noted it was included in the Conditions of Approval.

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Commissioner Suesser hypothesized a situation where the owner would want to convert all of the units and asked if the Commission was comfortable with this becoming a residential building in this retail area with surface parking. She questioned whether they wanted to condition this approval on not allowing more than two units to be converted to residential.

Vice-Chair Van Dine would be comfortable with all four units being converted to residential and observed that it would be a less intensive use of the area and would fit the area perfectly. She agreed with a Lite Deed Restriction, and amending the Conditions of Approval to require the Plat Amendment prior to occupancy. She was in favor of this application with those Conditions.

Commissioner Johnson would not want all four units to be converted to residential and would be agreeable to two units at most. He felt the mixed-use was the purpose and he would like to see local businesses on the second floor or half of the building. He mentioned the community supported that type of use as well.

Commissioner Shand asked Commissioner Johnson would be comfortable with a provision that if the Applicant or future applicant wanted to convert it to residential, then the Planning Commission would assess it at that time with no deference given to the fact that one unit was approved. Commissioner Johnson felt that made sense, especially with the unknowns of what would be done across the street. It was noted that if the Applicant returned for approval of another unit, it would still be a request for a CUP and they would all have to be replatted.

Commissioner Suesser noted the Commission would set the precedent in approving this application. Applicant Ricci noted that the Plat Amendments were not free and take a long time.

Commissioner Sigg asked if it mattered what floor future units might be on if they partially approved this application. He also expressed support for the Lite Deed Restriction. With regard to parking, he noted that the requirement for all commercial would be more than the parking required for residential so he was okay with the parking aspect.

Speaker Wilking asked why this would need a Plat Amendment when the current Plat did not prohibit residential. Commissioner Suesser was not sure how the Plat Note would read but stated that the Plat does state in three or four places that this was a retail building, which defined it as a commercial space and not residential.

Senior City Attorney, Mark Harrington commented that the indication for the Plat Amendment was made in conjunction with the Staff Team Review with input from Summit County personnel. They could review it to understand their logic to make sure they agree with the County. He also stated that the additional language suggested by Assistant Director Ward would give additional time to work through this issue.

With regard to the discussion on the number of units, City Attorney Harrington cautioned the Commission that they were getting into the weeds on issues that were not part of this application. The Commission's job was to respond to the application for a CUP for one unit, and neither the Staff, the Applicant nor the Association had briefed the potential impacts of a full conversion or partial conversion. He stressed that was not before the Commission and suggested not even engaging on that issue because it was a different analysis altogether. He noted the Commission could state for the record that this would not create a precedent, but the Commission should not anticipate future applications without any analysis.

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With regard to Commissioner Frontero's comments regarding unit sales, City Attorney Harrington stated there would be no change, and these units could be sold individually today. This application would not change how the units could be individually sold.

City Attorney Harrington commented that the Deed Restriction Program was voluntary, and while he felt the Commission could encourage the Applicant to apply for the program, he did not see a basis in the Code to make it mandatory in exchange for approval. He stressed that the program was available and the Commission could encourage the Applicant to avail themselves of it. He indicated that the Commission was to evaluate the residential use impacts, and the Commission could delineate a nexus to why it should be further restricted beyond that contemplated by the CUP process, but the program was voluntary.

Commissioner Suesser responded that this application was presented to the Commission as a conversion for an affordable housing unit, which explained why they were having these discussions. City Attorney Harrington understood, but reiterated that the program did not have an affordability requirement; rather, it was just a restriction on who could rent, not how much rent could be charged. He further explained that the program was an employee-resident program, not an affordable housing program.

Commissioner Suesser asked about the comment that the "City buys it down." City Attorney Harrington explained that the City pays for a restriction that would limit future rentals or a restriction that the unit would be owner-occupied. The program has a different goal, and indirectly it helps affordability because by limiting who could purchase and occupy it, there is an effect on its' value for which the City compensates the owner. He stated the City generally paid roughly 10-20% of the appraised value.

Vice-Chair Van Dine understood that the Commission could not condition the approval by requiring the Applicant to submit to the Lite Deed Restriction Program. City Attorney Harrington confirmed that the way the program was currently drafted the Commission could not include this as a Condition of Approval. He added that the program was also not integrated with any inclusionary zoning component, and they had difficulty finding a nexus for inclusionary zoning of an affordable unit when only trading one unit. He understood the Applicant was representing they would make this an affordable unit, but what was typically meant was that by its nature and location, the unit would be affordable and be less expensive than what was currently on the market.

Commissioner Sigg asked the Applicant to address the common area, the CAM charges, and how this unit would tie into those common areas and responsibilities. Speaker Wilking indicated that the occupant would still pay their portion of the CAM units on a price per square foot basis and still contribute to the common area maintenance. She added that technically because the unit would have its own restroom, they would pay for cleaning a restroom they do not use. However, she added because the occupants could walk through the front door and the common area which counts for approximately 26% of the building, they would be responsible for CAM charges based on square footage. She also confirmed that CAM included property taxes and insurance on the building. Commissioner Sigg understood that essentially the rent would be adjusted to include a portion of those fees. Speaker Wilking confirmed that was the plan, and added that initially, it was providing a place for people who cannot afford to move back home. She felt that ultimately it would be negotiated with the tenant.

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Chair Hall indicated that she had been online listening to the discussion. She confirmed that Vice-Chair Van Dine would continue to chair the remainder of this agenda item for consistency. Chair Hall felt there was consensus to add a Condition of Approval 6 to prohibit Nightly Rentals and modify Condition of Approval 5 to reflect the suggestion of Assistant Director Ward regarding the timing.

Commissioner Suesser noted that the timing suggested by Assistant Director Ward related to the Plat Amendment, if necessary, would be done prior to issuance of the Certificate of Occupancy. Vice-Chair Van Dine agreed with Chair Hall's summation regarding the Conditions of Approval. Chair Hall was agreeable to adding those Conditions and expressed that the application appeared to comply with the Land Management Code ("LMC"). Commissioner Frontero agreed with rewording Condition of Approval 5 and adding Condition of Approval 6.

Planner Ehlers reported that he amended the Findings of Fact to reflect the square footage of 1,102 square feet. He also showed the Commission the proposed changes to Condition of Approval 5. Assistant Director Ward noted that the Prospector Retail Building Condominium Plat must be amended if required, and the Declaration must be amended. Commissioner Suesser requested stronger language for Condition of Approval 6 and suggested including a long-term rental requirement. She noted they were required to come before the Commission for approval of this conversion, and there was a great need in this community for long-term rentals and employee housing. She added that the Applicant agreed to No Nightly Rentals, but the property could easily turn into a week-to-week situation. Commissioner Sigg noted that long-term rentals were defined in the Code as 30 days, so theoretically, a landlord could have 12 different tenants over one year. He concurred with Commissioner Suesser that the leases should be for a longer term than specified by the Code.

Commissioner Suesser liked the idea of requiring at least a six-month rental. Vice-Chair Van Dine asked the Applicant if they would agree to a 6-month rental requirement. Applicant Ricci stated that they would agree to abide by the Code in terms of long-term rentals. There was discussion about whether they needed to include the language requested by Commissioner Suesser. She suggested the following language be added: "The unit must be leased for no less than a long-term period." It was noted that typically "Nightly Rentals are prohibited" was sufficient, and took anything less than 30 days off the table. Commissioner Frontero was comfortable with No Nightly Rentals.

Commissioner Suesser stated she still preferred it to be clearer. Commissioner Sigg stated it would be easy for someone to sign a 31-day lease and only stay one or two weeks. Vice-Chair Van Dine stated they could not get that far into the weeds. Commissioner Sigg felt that the intent was to provide housing, and he felt the provisions in the Code could make it somewhat transient. Commissioner Suesser noted Vice-Chair Van Dine's suggestion of minimum 6-month leases.

Applicant Ricci asked if the Commission was creating law. He stated he was agreeable to No Nightly Rentals, and he would agree with 6 months if requested by the Commission. It was noted that by agreeing to six months, the Applicant would take away seasonal rentals. Applicant Ricci noted that his daughter would be living in the unit for the next 10 years. After that, he asked whether they could discuss this at that time. He questioned why they had to create law.

Applicant Ahn suggested staying with No Nightly Rentals, as that was the most clear-cut language that was consistent with the law. Vice-Chair Van Dine noted the Applicant did not want to agree

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to six months, and asked the Commission if they were agreeable with going forward with this application with a No Nightly Rental Condition of Approval.
Commissioner Shand and Commissioner Frontero agreed.

MOTION: Commissioner Johnson moved to APPROVE 1662 Bonanza Drive – Conditional Use Permit subject to the following:

Findings of Fact

1. 1662 Bonanza Drive is located in the General Commercial District and Transfer of Development Rights Overlay Zone.

2. On April 1, 1982, the City Council approved the Prospector Retail Building Condominium Plat, located at 1662 Bonanza Drive.

3. On April 5, 1982, the Prospector Retail Building Condominium Plat was recorded with the Summit County Recorder.

4. Unit 1 is located on the Main Floor of 1662 Bonanza Drive.

5. Unit 1 has been used for Commercial uses, specifically a Yoga Studio.

6. Unit 1 is 1,102 Square Feet.

7. The parking lot in the Prospector Square Subdivision is managed by the Prospector Square Property Owners Association, hereby referred to as the Owners Association.

8. Multi-Unit Dwellings are a Conditional use in the General Commercial District under LMC § 15-2.18-2(B)(4).

9. Both the Prospector Retail Building Condominium Plat and the Declaration of Condominium must be amended to allow for Residential Use, as required by Condition of Approval 5.

10. **Size and Location of Site** – No change is proposed.

11. **Traffic Considerations including Capacity of the Existing Streets in the Area** – No unmitigated impacts as the Multi-Unit Dwelling will be a less intensive use than the existing Commercial Use. There are also bus stops in the immediate vicinity.

12. **Utility Capacity, including storm water runoff** – Utilities are available onsite.

13. **Emergency Vehicle Access** – No Change to Emergency Access is proposed.

14. **Location and Amount of Off-Street Parking** -- Unit 1 is 1,120 square feet. As a Commercial Use, under LMC § 15-3-6(B), the parking requirement is 3 spaces. The requirement as a Multi-Unit Dwelling would be for 1.5 spaces as indicated by

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LMC § 15-3-6(A). LMC § 15-3-6(C) states that when a fractional number results, the number is rounded up, so the parking requirement for this CUP is 2 spaces. This is an overall reduction of a parking space from the current commercial status of Unit 1. Parking for the Prospector Square Subdivision is managed by the Prospector Square Property Owners Association, hereby referred to as the Owners Association. The Owners Association manages parking based on a shared parking concept, in which all the lots can be improved without providing on-site parking. Parking is provided through the Owners Association on those common areas that have been designated as parking lots. Each owner may utilize parking in any or all the Parking Lots, in common with all the other Owners. The Prospector Square Owners Association does require a specific overnight parking permit for any parking in that lot for overnight parking. Proposed COA 3 would require the Applicant to get an overnight parking permit Planning Department from the Owners Association. With this Condition, the CUP would comply with the Parking Requirement between the overnight parking permit and the overall reduction from the existing condition of the Unit.

15. **Internal Vehicular and Pedestrian Circulation System** – No changes to the Internal Vehicular and Pedestrian Circulation System are proposed.

16. **Fencing, Screening, and Landscaping** – No changes to the Fencing, Screening, or Landscaping are proposed.

17. **Building Mass, Bulk, and Orientation** – No changes to Building Mass, Bulk, and Orientation are proposed.

18. **Usable Open Space** – No changes to Usable Open Space are proposed.

19. **Signs and Lighting** – Condition of Approval 4 requires that any signage must be compliant with the Municipal Code of Park City (MCPC) Title 12 and the Master Sign Plan for 1662 Bonanza Drive. No changes to lighting are proposed.

20. **Physical Design and Compatibility with Surrounding Structures** – No changes to the Physical Design and Compatibility with Surrounding Structures are proposed.

21. **Noise, Vibration, Odors, Stream, or Other Mechanical Factors** – No changes are proposed.

22. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas** – No changes are proposed.

23. **Expected Ownership and Management** – The Applicant owns all four units within the Benson Building. Staff does not anticipate ownership of Unit 1 to change if the CUP is approved.

24. **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**

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Topography of the Site – The Site is not located within any of these areas, nor are there any changes to the topography of the Site proposed.

25. **Reviewed for Consistency with the Goals and Objectives of the Park City General Plan** – 1662 Bonanza Drive is located within the Bonanza Park Neighborhood as outlined within the General Plan. Goal 3.1 states, "(t)he overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units" (Park City General Plan, Volume 2, p. 168). It also says, "(a)s outdated buildings are replaced and existing buildings expand, the neighborhood will evolve into a local, mixed-use district" (Park City General Plan, Volume 2, p. 168). The creation of a new housing unit in this location would help achieve the goal of creating a mixed-use district.

26. The Development Review Committee discussed the Application on July 4, 2023.

27. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on July 26, 2023. Staff mailed a courtesy notice to property owners within 300 feet on July 26, 2023. The Park Record published notice on July 26, 2023.

Conclusions of Law

1. The proposed application as conditioned complies with the requirements of the Land Management Code.

2. The proposed application as conditioned complies with the Prospector Retail Building Condominium Plat.

3. The proposed Multi-Unit Dwelling Use is compatible with surrounding structures in use, scale, mass, and circulation.

4. The proposed Multi-Unit Dwelling Use is compatible with the Park City General Plan.

5. The effects of the difference in use or scale of the proposed Multi-Unit Dwelling Use have been mitigated through careful planning and Conditions of Approval.

Conditions of Approval

1. No Limited Common Areas or Common Areas of the Prospector Retail Building Condominium Plat shall be disturbed by this change of use.

2. No Development Rights shall be transferred as part of this Conditional Use Permit.

3. The Applicant is required to obtain an overnight parking permit from the Owners Association.

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4. Any signage must be compliant with the Municipal Code of Park City (MCPC) Title 12 and the Master Sign Plan for 1662 Bonanza Drive, which shall be reviewed through a Sign Permit.

5. Before this CUP can take effect and a certificate of occupancy can be issued for Unit 1 to convert it to a Residential Use, the Prospector Retail Building Condominium Plat must be amended, if required, as well as Chapter 8 of the Declaration of Condominium, and both amending documents recorded with the Summit County Recorder.

6. Nightly Rentals are prohibited within Unit 1.

Commissioner Shand seconded the motion.

VOTE: Commissioner Suesser – Nay; Commissioner Frontero – Aye; Commissioner Van Dine – Aye; Commissioner Sigg – Aye; Commissioner Johnson – Aye; Commissioner Shand – Aye. The motion passed 5-to-1.

Vice-Chair Van Dine turned the meeting back over to Chair Hall.

C. 3981 Kearns Boulevard (SR-248) – Plat Amendment – Request To Subdivide Lot 1B of the Park City Film Studio First Amended Subdivision, Into Two (2) Lots, To Accommodate the Phased Development and Financing of the Property, Consistent With the Studio Crossing MPD, A Mixed-Use Development With 60,000 Square Feet of Commercial Uses, Up To 100 Market-Rate For-Sale Units, And At Least 185 Affordable For-Rent Units, In the Community Transition District With Regional Commercial, Sensitive Land, and Entry Corridor Protection Overlays. PL-23-05656.

Senior City Planner, Alexandra Ananth reported that the proposed Plat Amendment will subdivide Lot 1B of the Park City Film Studios existing Plat to accommodate the phased development of the property consistent with the Studio Crossings MPD. She noted the MPD was approved last year through Ordinance No. 2022-47. Planner Ananth presented an image of the existing Plat with the Film Studio on Lot 1A, and Studio Crossings slated for Lot 1B. The Applicant proposed to break Lot 1B up into two Lots. Lot 1 will contain the condominium units, and noted that the Applicant would need to come in with a Condominium Plat to sell those units. She indicated that Lot 2 will be reserved for the commercial development and all of the affordable units.

Planner Ananth reported that both Lots meet the Minimum Lot Size, and there were no proposed substantive changes to the phasing plan. The Plat Amendment also complied with all of the zoning requirements and all of the various overlays. It also complies with the Housing Mitigation Plan and the MPD. Staff found good cause for this Plat Amendment, as it would facilitate the development and financing of the project consistent with the MPD. Staff recommended the Commission review the Plat Amendment, hold a public hearing, and consider forwarding a positive recommendation for the City Council's consideration on September 14, 2023.

The Applicant had nothing to add other than this Plat Amendment was necessary to facilitate financing.

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Chair Hall opened the public hearing. There was no public comment. Chair Hall closed the public hearing.

Commissioner Frontero asked the Applicant to provide a summary of the financing requirement to break the Lot into two Lots. The Applicant explained that the finance world was in flux right now, and lending requirements had become stricter. One of the ways they found to make it easier to facilitate financing was based on the type of use. For example, some lenders finance affordable housing specifically, versus commercial or market rate. He mentioned that they had the lending pretty much lined up for Phase 1, Lot 2, which is the affordable housing. The lenders need to lend against that parcel and not the commercial parcel.

MOTION: Commissioner Van Dine moved to forward a POSITIVE recommendation for the City Council's consideration on 3981 Kearns Boulevard (SR-248) – Plat Amendment subject to the following:

Findings of Fact

1. The property is located at 3981 Kearns Boulevard.

2. The property's annexation into Park City was the result of extensive litigation between the original owners and Summit County for the development of the parcel that resulted in a settlement, which provided Park City with an option to consider the annexation prior to development in the County.

3. As a result, Park City approved its own Settlement Agreement and Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development (MPD) for the purpose of constructing 374,000 square feet of "a motion picture studio and media campus," as stated in the Settlement Agreement.

4. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO) and Entry Corridor Protection Overlay, and an MPD for a Film Studio and Media Campus.

5. The Film Studio MPD is limited to a movie studio and media campus, as outlined in Exhibit C of the Annexation Agreement, and applies to Lot 1A only.

6. To date, only Phase 1 of the Film Campus has been constructed, which includes the sound stages, workshop, and production support/offices (Buildings 7, 7A, and 7B), associated parking, the main entrance, landscaping, and berming. This totals 91,425 square feet of development, all of which is located on Lot 1A.

7. There are 282,575 square feet of remaining Commercial Density to be built at the Property, for uses and buildings consistent with the Annexation Agreement and Film Studio MPD.

8. On December 15, 2022, the City Council approved Ordinance 2022-47, which amended the Film Studio Annexation and Zoning Ordinance for the remainder of the property and allows for the development of the remaining Density as Studio

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Crossing, a mixed-use development with 60,000 square feet of commercial uses, up to 100 market-rate condominiums, and at least 185 affordable for-rent units.

9. The applicant is proposing to subdivide the existing ~20-acre Lot 1B into two (2) Lots. Lot 1 would consist of 11.87 acres and contain the condominium and townhome buildings. Lot 2 would consist of 6.47 acres and would contain the remainder of the site, including the commercial buildings and affordable housing units.

10. The proposed Plat Amendment is consistent with the Community Transition with Regional Commercial Overlay Zoning requirements, as well as the Entry Corridor Protection Overlay, and Studio Crossing MPD.

11. The proposed Plat Amendment allows for future development that complies with the Studio Crossing MPD as well as the Land Management Code.

12. Plat Amendments shall be reviewed according to Section 15-7.1-6 Final Subdivision Plat and approval shall require (a) a finding of Good Cause, and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

Conclusions of Law

1. There is Good Cause for this Plat Amendment as the amendment complies with the Community Transition with Regional Commercial Overlay Zoning requirements, as well as the Entry Corridor Protection Overlay, and Studio Crossing MPD. Existing plat notes will continue to apply; the Plat Amendment does not preclude development that is consistent with the annexation and Film Studio MPD.

2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

4. No Public Street, Right-of-Way, or easement has been vacated or amended.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

2. The Applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval will be void, unless the applicant submits a request for an extension in writing prior to the expiration date and an extension is granted by the City Council.

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3. The plat shall note that the Entry Corridor Protection Overlay requirements shall apply to Lot 1B and be shown on the plat.

4. The plat shall note that a shared public access easement will be dedicated by the property owner to the City for possible future access to SR-248 at the southwest corner of the property, including possible re-dedication or transfer by the City to the state of Utah. The easement location shall be determined when the access is needed, shall be right in and right out only, and shall meet fire code access requirements of 20 feet in width of hard surface.

5. Future improvements shall be designed to meet all Engineering Department requirements.

6. The property is not within the Soils Ordinance. However, if the property owner encounters mine waste or mine waste-impacted soils, they must handle the material in accordance with State and Federal law.

7. The Annexation Agreement includes Architectural Design Guidelines. Lot 1A complies with these Guidelines. Future development must comply with or amend these Guidelines.

8. All future developments must meet the requirements of the Park City Fire District in accordance with standards applicable to the particular application and at the time of Building Permit review.

9. In accordance with the City Sign Code, Title 12, a Master Sign Plan shall be submitted prior to the issuance of permits for any signs.

10. The Applicant shall submit a Lighting Plan for the parking area in accordance with LMC Chapter 15-3.

11. All dumpsters shall be screened by fencing.

12. Any dead or diseased trees on the Film Studio Lot shall be removed prior to the issuance of building permits for Studio Crossing, and the Film Studio site shall be landscaped in accordance with the approved MPD plans prior to the issuance of certificates of occupancy for the Studio Crossing commercial buildings.

13. All Conditions of Approval of Ordinance 2022-47 shall continue to apply.

Commissioner Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

After a short recess, Chair Hall called the meeting back to order.

7. WORK SESSION

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A. Work Session – Land Management Code Amendments – The Planning Commission Will Review Potential Amendments to Chapter 15-6.1 Affordable Master Planned Developments to Evaluate Parking Requirements, Mechanical Equipment and Building Height, Commercial Uses, and the Affordable Housing and Market Rate Units.

Assistant Director Ward introduced Eric Daenitz, Director of Economic Development and Data Analytics, and Manager Glidden. She explained that this Work Session would focus on incentivizing affordable units through Affordable Master Planned Developments ("AMPDs"). She added that Lisa Wise Consultants was conducting an analysis of the LMC to identify additional opportunities to incentivize affordable development through the missing middle, as well as connecting affordable housing density and transit. She indicated that the Commission would be updated as that work moved forward.

Assistant Director Ward stated that the discussion during this session would be limited to the AMPD Code. She reminded that this Code dates back to 2018 when the City Council directed Staff to look at barriers in the Code that prevented affordable housing development. Since 1984, the Code included a 20-unit bonus density; however, this was not enough to incentivize the development of affordable units. She indicated that the City hired Cascadia Partners to complete an Affordable Master Planned Development Code audit report to see what levers the City had to incentivize affordable housing.

Assistant Director Ward explained that the adopted Code allowed for increasing the Building Height to 45 feet with a 10-foot stepback on the building façade perimeters. It also allowed for reduced Setbacks and reductions in open space. She noted that the recommendations included reductions in parking by right; whereas the adopted Code included the potential for reduced parking. Under the Code, she explained that when calculating parking, the Commission may reduce parking on sites one-acre or less by taking away 5,000 square feet for every 15,000 square feet of gross floor area.

Additional criteria include:

- Availability of on-street parking on the project perimeter,
- Off-site parking within 1,000 feet approved through an irrevocable agreement
- The project is within ¼ mile of a bus stop
- Available on-site parking for motorcycles and scooters, and
- Whether the bicycle parking exceeds the Code requirements.

Assistant Director Ward added that Lisa Wise Consulting was also helping to establish additional criteria for Transportation Demand Management that would further support an applicant's request for a parking reduction. She stated that the Code established a maximum reduction that could be granted by the Commission. She noted that as the Commission was reviewing the Homestake AMPD and the HOPA AMPD, the Commission requested opportunities for further amendments. These include Building Height and mechanical equipment modifications, the potential for limited Nightly Rentals in market-rate units for deeper affordability, and increased allowable commercial square footage.

The Commission also requested further information on average occupancy rates and requested the Cascadia Partners audit report be updated to reflect current market conditions.

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Assistant Director Ward stated that at the end of this Work Session, they would determine whether there was interest in re-evaluating the 10-foot top-story setback, establishing Setbacks for rooftop mechanical equipment, allowing for limited Nightly Rental units in exchange for deed-restricted units of 30-40% Adjusted Median Income ("AMI"), shifting some parking reductions from discretionary to established allowances, and the potential for re-evaluating the commercial space within an AMPD.

Assistant Director Ward indicated that they would provide the update on the average occupancy rate and Director Daenitz would walk through how the different levers would impact the financing of these developments given the current market conditions. She added that they would also cover the potential changes to Building Height and mechanical equipment.

Manager Glidden addressed occupancy rates and indicated that the Housing Team reached out to two of the largest property managers in the State that manage affordable housing. He stated Park City had used these firms for affordable housing, and noted it was a specialty due to the number of compliance issues based on deed restrictions for Low-Income Housing Tax Credit ("LIHTC") funding. He presented a table that showed average occupancy rates per unit for the State of Utah. He acknowledged that on this table they did not reference the average of all units, which they calculated as being .95 occupants per bedroom.

Manager Glidden noted some of the prior comments suggesting that Park City was different because it is a resort community. Therefore, they broke these numbers out and conducted some polling of the affordable housing rental units in the Park City area. Based on that, the overall average based on current occupancy was 1.03 occupants per bedroom.

In response to Commissioner Suesser's inquiry, Manager Glidden indicated that the affordable housing complexes they polled were Holiday Village, Parkside Apartments, Richer Place, and Washington Mill. He stated they would be happy to poll more complexes, but he was confident that based on this sample that they would see the same occupancy numbers. He stated the polling occurred approximately three months ago.

Commissioner Frontero noted the statement in the Staff Report that within Park City, the average occupancy for 278 affordable units was 2.3. He sought clarification on whether that was per unit or bedroom. Manager Glidden stated the chart provided for the Staff Report was statewide; whereas this number was based on the average of what they received from the above-listed properties. He reiterated that the Housing Team felt comfortable with the sample size, but expressed that they would be happy to conduct further polling.

Assistant Director Ward clarified that the information in the Staff Report was the average occupancy for the 278 affordable units; however, they do not yet have the breakdown based on unit size. They were continuing to gather this information. Manager Glidden confirmed that the average occupancy number was per unit, not per bedroom.

Commissioner Sigg remarked that the information was confusing because the chart referenced per-bedroom, and the overall average was per unit. Manager Glidden apologized for the confusion and noted that the chart required math to break down the numbers by unit type.

Commissioner Sigg understood that the chart reflected that a four-bedroom unit at 2.4 would have 9.6 occupants. Manager Glidden stated that was incorrect; rather, the chart reflected that the

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average occupancy of 2.4 for the four-bedroom would mean that you would divide 2.4 by 4 to get the average occupancy per bedroom.

Commissioner Shand noted with interest that the chart reflected which unit types were most deficient. Manager Glidden agreed. It was noted by Commissioner Shand that if they were to look at the unit mix, four-bedroom apartments were not in as much demand because there were averaging only 2.4 people in a four-bedroom unit. Manager Glidden agreed and added that financially it was not worthwhile unless the market changed with regards to the household size of applicants. He added that generally speaking, they see households of 1 – 2 people on the current waitlist, with some households of 3 to 4 people.

Commissioner Shand observed that if the chart represented statewide data, they would need more clarification on Park City data because the occupancy might be completely different in Park City.

Manager Glidden explained that was why he provided the numbers he did with regard to the properties mentioned, all of which were within City limits with the exception of Richer Place Apartments. He noted that Parkside Apartments was the highest at 1.14 occupants per bedroom, but they were all around 1 occupant per bedroom. In response to an inquiry regarding whether these numbers were self-reported, Manager Glidden explained that when there are restrictions, especially with lower income tax credits, there are specific rules that must be followed in terms of occupancy. He could not say 100% that someone would occasionally sleep on a couch; however, he felt these numbers were pretty accurate since these were numbers required to be reported to the Federal government.

Commissioner Suesser asked if they came across overflowing numbers of people in units as reported in the newspaper. Manager Glidden responded they did not, and added that a benefit of affordable housing was that because the rent is so low, they do not need to bring in additional people. He stated that overcrowding was largely a product of the seasonal workforce being forced into expensive market-rate housing. The easiest way to defer that cost per person is to bring in more people to share in the cost.

On the other hand, with affordable housing, Manager Glidden stated that the rent was so low already that tenants were not forced to do that.

Commissioner Sigg asked if the data was broken down according to AMI. Manager Glidden could get more information on that but stated that as part of the analysis for the HOPA project, tenants were definitely discounted at 30% - 40% AMI. He believed that Richer Place was closer to 60%, but he did not have those specific numbers.

Commissioner Suesser asked if part of the polling included information on whether those occupancy rates were steady throughout the year. Manager Glidden did not have specific numbers but stated with confidence that every one of these properties had a waitlist of over 100 people if not more. There were no vacancies, and these units do not change over very often. He commented that the last turnover at Washington Mill Apartments occurred four years ago.

Commissioner Suesser stated her question was specific to occupancy rates per unit during the year and whether they fluctuate. Manager Glidden responded that they were not aware of any fluctuation, and noted that while it was not specifically asked, these tenants were signing year leases and therefore they would not see a change in household size.

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Director Daenitz introduced himself and stated he would provide an updated model that was used as a guidepost in 2020. He cautioned that models were representations only and not the real world, so there were always approximations and assumptions that go into these models. Director Daenitz commented that he tried to make reasonable assumptions that were relatively approximate to current conditions, but they could go through every parameter and question whether it was realistic or not. He stressed that his ethic was to provide the best approximation of reality. He noted that every real estate deal has conditions associated with it, such as the amount of available land or unexpected costs.

The key element that changed since 2020 was that market conditions have continuously moved against the feasibility of these projects. The two drivers of that trend were building costs and financing costs. He noted the impact of inflation, which is represented in the cost per square foot. He also mentioned long-term lending rates.

Director Daenitz indicated that in the 2020 model, the City received bids for projects at $520 per square foot. More recently, the City has received bids for affordable construction projects priced at $600 per square foot. He expressed that the significant change from 2020 has been in long-term financing. Director Daenitz explained that current short-term construction loans were not materially different from the 2020 period, and were around 7 to 7.5% for two-year money. However, long-term lending has increased from a rate of 3.25% in 2020 to 6.95% currently. Director Daenitz stated this was the most material detractor from the feasibility of an affordable project.

With regard to the Code parameters analyzed in 2020, Director Daenitz stated that the logic around density bonus and parking reduction was unchanged in the model. They added parameters associated with Nightly Rentals and commercial units for the Commission to review. He referenced the assumptions set forth in the Staff Report of five units offered as Nightly Rentals. They can show the effect if the number of units is greater.

Director Daenitz clarified that they did not assume that the Nightly Rentals created an additional number of units. Therefore, if the Commission turned on Nightly Rentals, they would reduce units somewhere else in the project. For the purposes of the analysis, he took it away from 100% AMI units. He also indicated that in the 2020 model, they did not provide a direct analysis of the effect of commercial units and the associated parking requirements created by commercial units. They have added that analysis to the 2023 model.

Director Daenitz also provided data on the input assumptions that went into the Nightly Rental Revenue Analysis. For the five units offered, he pulled historical data associated with the daily occupancy rate and average daily rate (“ADR”) for two-bedroom Nightly Rentals in 84060. He explained that this data was obtained from AIRDNA, a subscription data platform. This platform has significant web-scraping algorithms that come through Airbnb and VRBP, the two most popular online nightly rental platforms. They then use statistical models that run on top of that data to project the true value of the Nightly Rental stock in the community.

Director Daenitz explained that he specifically queried the two-bedrooms, because those were the types of units they assumed were taken away. He added that in the configuration of the model parameters, he had 100% AMI two-bedrooms, reduced that number by five, and shifted those five to two-bedroom Nightly Rentals. He further explained that understanding that the occupancy rate

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was 46% and the average rent was $428/night, they could infer the average expectation of annual revenue for those five units.

Director Daenitz commented that the yield was significantly more during the winter, but for the purposes of the analysis he focused on annual revenues, so he used an annual historic average. He stated that clearly, the revenues have trended up over time, but he used the entire historical data set for the average.

Director Daenitz next presented a spreadsheet that provided an overlay of all of the possible tools that could be turned on, and the variety of possible combinations. He stated there were 15 possible scenarios, but he chose to present the primary 12 scenarios of interest. He explained that the green cells on the spreadsheet reflect when the parameter is turned on, which has certain implications for required AMIs. For example, if they turn on a tax credit financing parameter, then the AMI could only go so high for the project. He added that in Scenario 1 he provided a pure market rate analysis of the rents that would need to be charged in order to make a project feasible. He stressed that Scenario 1 did not include any elements of the AMPD Code.

Director Daenitz indicated that his test for feasibility was based on the number of years to break even. In general, the assumption was that if it would take more than six years for a project to break even in terms of revenue versus expenses, it would not be an investible project and labeled "likely unfeasible." He stated they would be happy for people to challenge that assumption.

Commissioner Shand asked if the chart represented all the different scenarios. Director Daenitz explained there were six parameters and twelve scenarios. He added that they should have six-choose two, which would equal 15 scenarios, but he did not include the last three because they were duplicative.

Director Daenitz expressed that the spreadsheet would allow the Commissioners to include the last three if they wished. He stated that the key takeaway from this graphic was that when every parameter was turned on in the existing AMPD, it would have positive effects on the project in terms of feasibility. He explained that a density bonus was a positive, as was a parking reduction. He added that a Nightly Rental bonus also had a positive effect on feasibility.

Director Daenitz stated that directionally speaking, anything the Commission might turn on that was in and above a non-AMPD would benefit the likely feasibility of the project.

Commissioner Shand asked Director Daenitz to run through one scenario. Director Daenitz stated that going from left to right, as they add elements they could see how the net income of a project, or its return on equity, or cap rate would improve in year one. He stated that at the end of the day, based on current market conditions none of these projects would likely be a "go" without some City contribution. What this means is that the City must knock out the land costs of a project, or more, for it to be feasible. The alternative would be to charge more AMIs.

Manager Glidden commented that the 60% AMI level of rent would be required as part of LIHTC funding. He added that if the City wanted to target the workforce, which averaged just below the 60% AMI, it should be at that rate. If they were to raise the definition of affordable for Park City to 80% or below AMI, it would change the information on this chart.

Director Daenitz proceeded to demonstrate how the chart could be manipulated with different input values. To demonstrate the effect of long-term interest rates compared to where they were

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in 2020, he assumed no benefits from an AMPD Code but tried to offer affordable rates. When he applied 3.25% long-term funding rates, it would cut the duration of the profitability window in half. In other words, the developer would achieve profitability twice as fast. He stressed that long-term interest rates were a random variable that no one could control; therefore, he would not suggest optimizing the Code to chase a target that moved every day. On the other hand, he felt it unlikely that they were headed back towards 3% in the near term. He demonstrated the impact of the addition of the density bonus and highlighted the chart with the green and red lines; he explained that where the two lines cross was what mattered in terms of feasibility.

In response to Commissioner Suesser's question, Director Daenitz stated that where expenses and revenue cross on the graph was the number of years at which a project would break. Commissioner Shand asked which of the parameters had the most effect on feasibility. Director Daenitz referenced the grid on the screen and indicated that of the parameters being entertained in this conversation, offering Nightly Rentals had the largest effect. The next largest benefit was the density bonus, followed by parking reductions and commercial units. He noted that an interesting point about commercial units was that because commercial units imposed significantly more parking requirements, it increased the cost basis and reduced the performance of the new revenue acquired from the commercial unit.

Manager Glidden added that the commercial units also pushed the project into a different Building Code type because of the mixed-use, which could also add additional construction costs.

Commissioner Sigg asked if mixed-use affected financing as well. Director Daenitz responded that a mixed-use would likely result in the need to subdivide the project. He noted there were a number of examples in Salt Lake City where the commercial unit was carved out of that portion of the project that had affordable components. He added that a tax credit funding deal would not include the commercial space. He continued to show the effects of the different parameters that could be turned on. Under current conditions, Director Daenitz stated that every tool would need to be turned on to make it possible for a developer to consider a project.

Director Daenitz demonstrated what would happen if they turned all of the two-bedroom 100% AMI units into Nightly Rentals. He mentioned that it would decrease the 100% AMI stock, but would create a significant boost in feasibility by reducing the break-even point by three years. He reiterated that Nightly Rentals alone had the largest potential effect size because of the significant premium that the Park City market commands relative to long-term leases.

Commissioner Frontero found that using the historical average of 46%, or 167 days, multiplied by $428 would yield $62,500 per year. He noted that this would calculate to around $5,200 per month, which was far more than could be charged for rent. He understood that this explained why it would have the greatest effect on the model.

Director Daenitz calculated it at $5,867 per month and observed that Commissioner Frontero's math was close. He added that the Nightly Rentals overwhelmed the revenue potential relative to the long-term lease. Commissioner Frontero stated that commercial projects often undergo refinancing when rates drop, which this model did not take into account. He felt that the model needed to reflect an option to adjust the rate down every five years, as that would change the dynamic of the break-even time.

Director Daenitz stated that Commissioner Frontero's point was fair, and explained that he assumed no predictive power over the rates market. He added that if a developer were funding

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a project in the early 1970s, a 7% rate would look great compared to one encountered 10 years later. He agreed that a developer would refinance if they could get better terms, and felt that Commissioner Frontero's point was fair. He stated they could further explore that if requested.

Commissioner Sigg asked about the expense factor used in this model. Director Daenitz explained that they started with the gross rent, and then assumed an annual operations expense, and a reduction based on property taxes. The operations expense was modeled based on queries to management companies. He noted that maintenance and replacement costs were bundled into the figure, although it did not include assumed future capital expenditure.

Director Daenitz also noted they assumed no vacancy as well. He indicated that they used the current property tax rate.

Commissioner Johnson commented that Scenarios 7 and 8 were the only feasible options under today's conditions. Commissioner Johnson asked what would happen to Scenario 7 if they took out the density bonus. Director Daenitz stated that removing the density bonus would still make a project pencil. If they removed the parking reduction, the result would be that the cost would be pushed onto the City.

Commissioner Suesser noted the prior discussion regarding mixed-use and the statement that the commercial requirements pushed up the costs of building out the commercial space. Manager Glidden explained there were different building requirements in terms of things like firewall protection and parking requirements that drive up the construction costs. Commissioner Suesser asked if the same would hold true for market-rate housing because that would involve units with two-car garages instead of carports, or high-end appliances and finishes. Manager Glidden stated that it could, but they determined what the market would bear in terms of the rental cost.

Director Daenitz noted the question was about the spread between the costs of providing the additional parking versus what they could yield in additional rent. He stated that because the differential was larger it was more profitable. If market-rate housing yielded a less valuable rent, then it would not make sense to do it; however, because the 100% AMI in Park City was so high, it paid to elect that option.

Commissioner Sigg asked if parking had a direct correlation with the amount of density on the site because it drove structured parking versus surface parking.

Director Daenitz explained that for purposes of this analysis, they assumed structured parking would be required because the site size was not large enough to provide adequate surface parking. He added that if they could assume all surface parking for a site size that could accommodate that use, they would need fewer other parameters.

Commissioner Suesser mentioned Woodside Phase 1 located in Old Town that proposed all surface parking. She noted the land cost was high, and wondered how that project was able to pencil.

Director Daenitz did not suggest that surface parking was the performance-maximizing trait, but comparing the two involved a significantly different environment and cost profile. He could not speak to the parameters of that development at this time. Manager Glidden agreed and mentioned the location.

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Commissioner Suesser explained that she was thinking of affordable housing projects in the community, to which Manager Glidden stated that the project was meant to be for a single-family and look like the neighborhood. He added that the project did not maximize density on the site. Commissioner Suesser wondered why they would assume structured parking when they recently built an affordable housing project that did not have structured parking.

Commissioner Shand liked the spreadsheet and stated that he had put together a similar spreadsheet to create "what if" scenarios on what to build and how big to build. He mentioned Bonanza Park and commercial units and wondered what the ideal scenario would be when they turn on commercial units and a land contribution. He wondered how feasibility would be impacted if they allowed the developer to keep the commercial components to try and recoup what they might be losing in AMI units.

Director Daenitz acknowledged that the limitation of this model in that they assumed a fixed 10,000 square feet. The early indications from this study were that 10,000 square feet was not the number for a project to be profitable; rather, the square footage needed to be more relative to the parking demand, and a potential mix of uses within the commercial units could create more variable revenue streams that would be better than he assumed in this document.

Commissioner Shand noted the value of the City contribution of just over $9 million and asked if the majority of that was the land contribution. Director Daenitz explained that it included land contribution plus gap filling on the funding spread required to make it work. He removed land contribution from the model, which reflected an increase to 18 years. Director Daenitz noted he assumed a land cost based on a $1.5 to $2 million per acre acquisition cost; therefore, this model assumed a five-acre site with a land cost of $1.5 million per acre. He explained that the land acquisition cost plus the additional gap filling required would be the assumed City contribution.

Commissioner Shand asked Director Daenitz if he looked at the workforce housing project at the base of the Canyons because he felt that involved a land contribution from the county in the form of a 99-year lease.

Manager Glidden noted that the 10,000 square foot assumption for commercial was used because that was what was allowed by Code. He stated that one of the issues they wanted to discuss was whether they wanted to adjust that limit. He mentioned that one idea was that if they did not want market-rate residential, the square footage could be shifted towards commercial, while at the same time making sure the affordable square footage would be equal to or more than the commercial square footage. They had not determined yet if that would pencil.

Director Daenitz stressed that he was not imparting any statement of value, but the reason they see the market providing nightly rentals is because that is what the market rewards. When looking at a real estate investment, five nightly rental units have a better delta than 10,000 square feet of commercial space. He expressed that this was illuminating and somewhat unexpected. Director Daenitz stated that upon reflection it made sense; however, it was interesting having the math demonstrate the same incentive structure.

Commissioner Sigg observed that the commercial also came with an obligation to provide employee-generated housing. Director Daenitz did not account for that in these numbers and explained that it assumed no additional obligation for that commercial square footage.

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Commissioner Frontero felt this was an impressive spreadsheet and a high-quality tool for the City. He recognized that these were models and tools rather than definitive projections. Therefore, by definition these were inaccurate, but a very good tool.

Director Daenitz offered to sit down with anyone who wished to dive more deeply into this analysis.

Commissioner Suesser was curious about exploring reducing the market rate housing and replacing it with commercial to see if that would pencil. She felt that was exactly what the community was requesting. The community wants more local restaurants and bars, and affordable housing; they do not want more market-rate housing.

Manager Glidden reiterated Director Daenitz's point that the revenue generation on the Nightly Rentals was so high, that they might not gain that efficiency per square foot with commercial. He stated he would review it and report back to the Commission.

Commissioner Sigg mentioned that the parking requirement for commercial would be greater, and if they assumed structured parking, it would get expensive.

Chair Hall asked about adding affordable housing to existing commercial and commented that the City had a lot of one-story commercial in town that could be primed to add a second story of affordable housing. She wondered whether that could be incentivized through the AMPD and whether an existing structure would affect the analysis.

Manager Glidden expressed that the difficulty in that would be parking. A certain amount of parking would have been used to develop the commercial site, and as residential was added, there would be additional parking needs. He added that if there was a willingness to waive additional parking for the residential, then it might work; however, he felt the parking would get in the way of this type of project. He agreed there were a lot of great opportunities for additional units to be placed on current properties. Manager Glidden felt there were also opportunities in surface parking lots and he would love to see more incentives to work with those properties.

Aside from the parking issue, Commissioner Suesser asked if they could affordably build on top of an existing structure. Director Daenitz responded that there was a lot that would depend on contingencies with the existing structures and felt they could not respond with any general statement.

Manager Glidden expressed that the overall concept was great, but it would be hard at this time to answer questions about the feasibility of a given site.

Commissioner Suesser asked what type of return on investment ("ROI") was assumed when they talked about a feasible project. Director Daenitz indicated that those metrics were provided in the sheet, but commented that they were talking about what would be considered a "low-performance asset" in terms of profitability. He demonstrated on the spreadsheet how a developer's ROI would look and explained that after seven years, a developer would begin accruing positive net income. The terminal net income at 30 years was approximately $2 million per year. Director Daenitz added that in terms of a cap rate, it was 1% on average, but he provided a projection of the full cap rate over the life of the deal in which a developer would end up with 1.5%.

Director Daenitz did not feel that any private developer would invest in a 1.5% cap rate deal when Federal funds yield 5%. He added that within a competitive environment, any discretionary

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investor would look at an array of options, and even with a 1.5% cap rate, a developer would have to be motivated by something more than just profitability.

Chair Hall asked if Staff wanted the Commission to answer the questions posed in the Staff Report.

Assistant Director Ward indicated they had some additional slides that address Building Height and mechanical equipment modifications. She explained that when the AMPD Code was adopted there was an allowance of a 45-foot building height, but requiring a 10-foot stepback on all building façade perimeters to reduce the impact on adjacent properties. She explained that a potential amendment could require that only the perimeter façades include the 10-foot stepback, and any interior façades could go up to the 45-foot height, which would allow for additional units on the top floor. She presented an illustration from the HOPA AMPD Site Plan where everything highlighted in green would have a 10-foot stepback.

Assistant Director Ward indicated that one of the case studies provided by Cascadia Partners was from Ketchum, Idaho which has a similar incentive for affordable housing. She noted that Ketchum originally required the 10-foot stepback, but has since removed that requirement completely. She also indicated that there might be additional opportunities to mitigate the impacts from the 45-foot height by establishing a rooftop setback for mechanical equipment. They found when Ketchum, Idaho removed the stepback requirement, they initiated a 10-foot setback for mechanical equipment.

Assistant Director Ward asked the Commission if there was interest in re-evaluating the 10-foot stepback on all perimeters.

Commissioner Suesser asked what height was required before implementation of the stepback requirement. Assistant Director Ward explained it would be required at the Building Height proscribed by that zone.

Commissioner Shand referenced the building in Ketchum, which appeared to be roughly 32 feet in height. Assistant Director Ward stated that for the final approved project, they could go up to 52 feet in Ketchum, Idaho. Commissioner Shand commented that on buildings higher than the one shown, the height could become more imposing, although he liked how the designer mixed up the façade.

Assistant Director Ward stated that the current Code required variation in those buildings that were 60 feet wide or 100 feet wide. There was discussion regarding mechanical screening. Assistant Director Ward explained that the screening for mechanical equipment was allowed to go up an additional five feet, and for elevators, it was allowed to go up an additional ten feet.

Commissioner Van Dine was more interested in looking at overall heights. They passed the 45-foot building height based on the suggestion of the consultant. However, now that they have seen projects come through, she felt the Building Height should be based on the underlying zone, and the site bonus could be a certain amount of feet over the zone height. She expressed concern that as they get more applications for these projects, they would start seeing really large buildings out of proportion with the zones where they are located. Allowing a 45-foot tall building in a zone where the Maximum Building Height is 28 feet would really stand out. She suggested re-evaluating Building Height relative to zone heights and favored eliminating the stepback as long

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as there would be façade variation. Commissioner Van Dine mentioned the HOPA project where the developer could not afford to increase the height.

Commissioner Johnson asked if Commissioner Van Dine was suggesting something like 10 feet over the existing zone height. Commissioner Van Dine did not have an answer but felt it was something to discuss so they would not allow overbearing buildings that would command the skyline. She referenced the Winter Park project included in the Staff Report and stated that they would not want that in Park City. She stressed that they wanted projects that fit in with the community and meet the overall look and scope, which HOPA did.

Commissioner Sigg commented that one of the unrecognized components was the open space requirement and what it takes away from the economics of a project. He referenced other projects that did not have a lot of open space, but which could be replaced on rooftop areas. He stated that 25% of overall land mass was a lot of land mass, and there could be some utility in that land. He understood that everyone liked the open space, but when they talk about the housing needs and utilization of land, they might consider addressing open space.

Manager Glidden reported that as part of the analysis with Cascadia Partners regarding open space, they found that the Setbacks on a project actually met the open space requirements. If the Commission was looking to reduce the open space requirements, they could reduce Setbacks as well.

Commissioner Sigg also referenced snow storage and detention and other things that could be included. Manager Glidden stated that snow storage could occur in the Setback.

Commissioner Johnson was open to re-evaluating the 10-foot Setbacks, but they would want to stay mindful of Frontage Protection Zones ("FPZ"), and he would like to see some variation as a Setback related to the Frontage Protection Zone. He commented that most of the land that would be fitting for these types of developments would be along the FPZ zones. With regard to rooftop mechanical, he previously suggested a 1:1 Setback for mechanical equipment, along with screening.

In response to Commissioner Suesser's inquiry about requirements for rooftop mechanical, Assistant Director Ward indicated there were requirements regarding height, but not setting them back from the façade.

Commissioner Shand felt that the 10-foot stepback was a function of the Building Height and the building's proximity to the Setback. If a building were located right on the street, and constructed at the Setback, he would like to see a step back for the upper level. He felt the Ketchum example was a good example of a three-level building with no stepback that was not very imposing. In terms of the rooftop mechanical, he agreed that it should be set back from the edge of the building with a 5-foot screen.

Commissioner Suesser mentioned that this issue arose in HOPA with regard to the elevator shaft. Assistant Director Ward referenced the Staff Report that one of the options would be to have a Setback for the mechanical equipment and encourage elevator locations to be interior to the development. There was discussion that requiring elevator shafts to be located on the interior of the project would provide relief to the façade.

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Assistant Director Ward clarified Staff's question regarding setbacks related to the mechanical equipment. They encouraged elevators to be placed on the interior of the development, if possible. She acknowledged it would be a site-by-site determination.

Commissioner Suesser was in favor of requiring rooftop mechanical equipment setbacks beyond the 45-foot Building Height. Commissioner Frontero asked if she would be in favor of this requirement regardless of Building Height. Commissioner Suesser responded that she would not necessarily be agreeable.

Commissioner Frontero was under the impression that the footprint of the rooftop mechanical did not have to go all the way to the edge of the roof. He felt equipment could be stored in a much smaller footprint than the envelope of the building.

Commissioner Suesser reasoned that they were talking about an elevator shaft as they had in the HOPA project that was on the exterior wall along Monitor Drive. She did not have a problem with it as long as it was not beyond the height of the building. She noted there was an exception that allowed mechanical equipment to go higher than the Maximum Building Height. Commissioner Suesser was in favor of re-evaluating the 10-foot top-story setback but was hesitant because she was not sure she would be agreeable to a change in that regard. She felt the stepback made the neighborhoods compatible.

Commissioner Frontero assumed that 45 feet equated to a four-story building. He noted that currently a 45-foot building height was allowed for an AMPD with a 10-foot stepback. He understood that by removing the 10-foot step back, they could add more density. Manager Glidden agreed and added that removing the 10-foot stepback would increase the footprint for the fourth floor.

Commissioner Sigg felt that it stood with the elevator issue because a lot of it might have to do with circulation. He noted that they put elevator chases on the outside because they could get more floor area. Commissioner Suesser was in favor of re-evaluating the 10-foot step back for a building's interior, not the exterior.

Chair Hall noted this was the first Work Session on these issues, and assumed there would be further discussions with further information. She felt that enough of the Commission was at least interested in evaluating all of these options. She stated that while she was not interested in exchanging Nightly Rentals for AMI, she was open to hearing more data on what that would mean.

Chair Hall looked for consensus on each of the points to frame future discussions and asked if there were issues that the Commission was not interested in further discussing.

Commissioner Frontero supported exploring each of the five proposed options. Commissioner Suesser did not favor exploring altering parking reductions from discretionary to established allowances and felt that parking reductions should be evaluated on a case-by-case basis. She would be willing to further explore the other listed options.

Commissioner Sigg stated that the inherent reason they were in this dilemma was the Nightly Rentals, and while his position was well established by virtue of his prior votes, he felt they were appropriate in certain areas. He commented that all of these issues were site-specific. Commissioner Suesser noted that the options presented would remove the Commission's discretion.

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Commissioner Johnson was open to discussing all of the options. He expressed concern about parking reductions because he felt it was site-specific, and until they had more transportation solutions it would be difficult to take away the Planning Commission's discretion.

Commissioner Van Dine was also open to re-evaluating all of the options.

Manager Glidden asked the Commission if there was specific information they wanted on any of these items. Commissioner Johnson felt the modular concept presented by Lisa Wise Consultants on the Mammoth project was interesting. He understood that Mammoth had a 5 – 10 acre parcel in the city where they went high, but also added some community-focused uses. He mentioned that the modular units were done offsite and then brought onsite. He felt the cost was slightly more, but they were able to stack units in a three-month period, allowing them to address the needs faster.

Manager Glidden stated they had been watching that, and noted that he and Assistant Director Ward went to the factory to witness the production, which he described as amazing. The transportation costs and crane costs had not yet tipped it to be a more viable construction method, but he felt they should continue to evaluate it. He noted the timesaving was incredible.

Commissioner Suesser commented that in this community, finding the workers and getting the supplies here was particularly tricky. Manager Glidden also mentioned the impact of construction and mentioned that Homestake would likely take 18 months, and by using modular construction it would likely take less than six months.

Manager Glidden confirmed that he visited the Autovol facility in Boise, Idaho. Commissioner Shand noted there was a manufacturer in Springvale that made production homes in a warehouse, but their limitation was transportation over public roads.

Manager Glidden stated they used the pre-fabrication model with Woodside Park Phase 1 to reduce impacts, and it worked. The modular system involves everything and is like plug-and-play. They also have the ability to join multiple units together.

Commissioner Sigg asked if there was a Code provision that allowed for Development Agreements to include some of the issues they were discussing and that could memorialize a negotiated development. Assistant Director Ward stated with the MPD and AMPD, a Development Agreement was required to reflect the Final Action Letter in the Conditions of Approval. She stated that Cascadia's recommendation was to establish "by right," so that the discretionary elements would be worked out and set in Code with clear standards so that applicants could understand what they could request. When the AMPD Code was adopted, it included reduced Setbacks, reduced open space, and Building Heights. She stated that Cascadia's recommendation to reduce the parking was still discretionary. She stated that the Development Agreement reflected the final approval of the project.

Manager Glidden stated that the most common feedback he has received from developers was that they try to reduce risk when initiating a project, and uncertainties in the planning process through the Code increases the developers' risk. He stated the uncertainties in the Code would keep developers away, and if they were looking to incentivize they would want to reduce the developers' risk. He stated that the more they could provide certainty through the Code, the better. Cascadia recommended this initially, and Staff was here to see if the Planning

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Commission wanted to reconsider these issues to take away the discretionary aspect and make it more attractive to developers.

Chair Hall expressed interest in seeing a sliding scale for the commercial in the pro forma. She reiterated her suggestion to explore incentivizing the addition of second stories to existing commercial buildings. She wondered why the Commission was not addressing the issue of open space. Chair Hall would like feedback from the prior two AMPD applicants on what they felt were the biggest hurdles.

Chair Hall asked where they would be relative to the City's 800-unit goal by 2026. Manager Glidden reported that 484 affordable units had been approved but not yet built. Adding that to the 150 completed units, resulted in a total of approximately 650 affordable units. Chair Hall expressed her appreciation for the work on affordable housing and stated that it showed the power of the Code because for 37 years they had no AMPDs. They received great advice from Staff and consultants, and now they have 416 units approved. She was excited to continue this dialogue.

Manager Glidden stated that the 800-unit goal was based on a needs assessment in 2016. They recently updated that, and the City needs a lot more units than 80 per year; he stated they now needed nearly 200 units per year. He thanked Chair Hall for her words of support.

Commissioner Suesser commented that the perception in the community was that the AMPD incentivized the developers, and there seemed to be more affordable housing projects coming before the Commission. The community perception was that the AMPD Code worked. Manager Glidden commented that it was not enough when compared with the needs assessment. He stated the need was continuing to grow and more needed to be done. He also stated they were happy, as this was what the City needed to happen. Commissioner Suesser was interested in understanding the economics of the projects such as HOPA and Homestake. She noted they had a model, but they were not modeling the projects that were about to be built.

Manager Glidden stated they could adjust the model to replicate these projects. Director Daenitz stressed that he did not know what could legally be disclosed, and felt that question would have to be answered by the City Attorney. He stated that the conditions that moved against pro forma also moved against real projects.

Commissioner Suesser stated that they had public/private partnerships in which they should be able to have some understanding of the economics of the project. Manager Glidden felt that Director Daenitz's model was a good representation of what these developers were facing.

Assistant Director Ward indicated that the next available Agenda for this item would be in October 2023.

Commissioner Frontero mentioned he attended a seminar last year where the builder of The Canyons gave a fascinating presentation. He asked if that developer would be willing to offer some advice or present to the Commission how a project pencils out.

Assistant Director Ward made a note of that request and added that Lisa Wise Consulting was currently evaluating the Code, and as part of that work was reaching out to local developers. The Canyons developer was one of those being interviewed regarding market conditions.

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8. ADJOURN

MOTION: Commissioner Van Dine moved to adjourn.

The meeting adjourned at approximately 8:45 p.m.

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PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
AUGUST 23, 2023

COMMISSIONERS IN ATTENDANCE: Chair Sarah Hall, Vice Chair Christin Van Dine, Laura Suesser, Bill Johnson, John Frontero, Henry Sigg, Rick Shand

EX OFFICIO: Rebecca Ward, Assistant Planning Director; Alexandra Ananth, Senior City Planner; Spencer Cawley, City Planner; Lillian Zollinger, City Planner; Jaron Ehlers, City Planning Technician; Heinrich Dieters, Trails and Open Space Manager; Mark Harrington, City Attorney

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1. ROLL CALL

Chair Sarah Hall called the meeting to order at approximately 5:30 p.m. She reported that all Commissioners, with the exception of Commissioner Laura Suesser, were present either in person or via Zoom. Commissioner Suesser was expected to join the meeting via Zoom.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from July 26, 2023.

Commissioner Johnson referenced the second sentence on page 17 and recalled that he intended to say, "The Planning Department did not request an updated parking…" instead of "Planning Commission."

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from July 26, 2023, as amended. Commissioner John Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

Commissioner Suesser joined the meeting.

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Assistant Planning Director, Rebecca Ward reported that the Consultant for the Bonanza Park Small Area Plan and Feasibility Study, MKSK Consultants, were scheduled to present the Phase 1 community engagement results to the City Council on August 29, 2023, during a two-hour Work

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Session from 3:15 p.m. to 5:15 p.m. She encouraged people to watch the results to see how the planning process was going for those projects. Assistant Director Ward reminded the Commission Members of the public comment guidelines located on the dais and at the door. She noted that when giving public comment, speakers were to provide their full name and sign in and limit comments to three minutes or less. A timer and bell were provided to give a warning when that time is up. She also noted that speakers were to direct their comments to the Commission, and not to the applicant or audience. Comments should be civil, with no clapping or whistling, and address the matters of the pending application or ordinance before the Planning Commission.

5. REGULAR AGENDA

A. 401 Silver King Drive, Unit 70 (Snow Flower Condominiums) – Plat Amendment – The Applicant Proposes to Convert Common Area Attic Space Into Private Area Living and Storage Space for the Benefit of Unit 70. PL-23- 05560.

City Planner, Spencer Cawley explained that the above application is for a 5th Amended Plat for Unit 70 in the Snow Flower Condominiums. The project was located in the Recreation Commercial ("RC") Zone just off Silver King Drive and near Park City Mountain Resort ("PCMR"). He reported that there are two phases to the project. Unit 70 is in Phase 1, which has a total of 82 units within two buildings. The project was approved in 1978, and the Applicant was the original owner of the unit. Planner Cawley reported that in January 2022, the Applicant asked the Homeowners' Association ("HOA") to vote on allowing a Plat Amendment that would allow the owner to enclose some attic space that is considered a common area. The Applicant received a two-thirds vote from the HOA. An image of the existing Plat was displayed. Planner Cawley pointed out the location of the attic space proposed to be enclosed. He presented the proposed Plat and noted that it would result in a total of 995 square feet at the loft level.

Planner Cawley mentioned the prior approvals within the condominium project that date back to 2004. Various units had gone through the same process of enclosing attic common space and converting it to private living space. The most recent was in 2022 for Unit 75. He reported that the Land Management Code ("LMC") included a requirement for multi-unit dwellings that units with floor area greater than 2,000 square feet required two off-street parking spaces. Planner Cawley stated that this Plat Amendment would put the unit above the 2,000-square-foot threshold. The HOA reported that within the condominium project, there was one parking space per unit. This was also restricted in the Covenants, Conditions & Restrictions ("CC&Rs).

Planner Cawley reported that this was the Applicant's second home, so there was a chance that they would not have an extra car stored at the project. However, that was not confirmed by the Applicant or the Applicant's representative. He stated that Staff proposed Condition of Approval 3 that reflected the CC&Rs that the "unit owner shall not use or cause to be used at any time more than one parking stall on site." He requested the Planning Commission consider reducing the parking for Unit 70 from two parking spaces to one parking space.

Planner Cawley stated there was good cause for this Plat Amendment. It would expand the private area but would not change the footprint or mass of the existing structure. Staff recommended the Planning Commission hold a public hearing and consider forwarding a positive recommendation for the City Council's consideration on September 14, 2023.

PENDING APPROVAL

Chair Hall opened the public hearing. There was no public comment. Chair Hall closed the public hearing.

Commissioner Shand referenced the property footprint as shown in the Staff Report and asked for clarification on the image. Planner Cawley reported that on the existing Plat, there were units that had the same layout, so instead of putting every single one on the Plat, they outlined which units had the same footprint. Planner Cawley stated that these units were not stacked and added that they were along the perimeter of the building. Commissioner Shand expressed his understanding.

Commissioner Johnson felt the application met the requirements of the LMC.

MOTION: Commissioner Johnson moved to forward a POSITIVE recommendation for the City Council's consideration on September 14, 2023, for 401 Silver King Drive, Unit 70 – Plat Amendment, based on the Findings of Fact, Conclusions of Law and Conditions of Approval in the Draft Ordinance as follows:

Findings of Fact

1. The Snow Flower Condominiums Plat was approved in 1978.

2. The property is located at 401 Silver King, Unit 70.

3. The property is listed with Summit County as Parcel number SFL-70.

4. The property is in the Recreation Commercial (RC) Zoning District.

5. The intent of this Plat Amendment is to convert Common Area attic space into Private Area living and storage space for the benefit of Unit 70.

6. In January 2022, the Snow Flower Homeowners Association (HOA) voted to approve the proposed changes to Unit 70 and received two-thirds approval (67.92% in favor).

7. This conversion will increase the internal living space of Unit 70 from 1,824 square feet to 2,289 square feet.

8. Other units in the Snow Flower Condominiums have amended the plat to convert Common Area attic space to Private Area: Unit 80 (July 2004), Unit 72 (November 2006), Unit 76 (September 2007), and Unit 75 (June 2023).

9. The proposal complies with the RC Zoning District Requirements.

10. All proposed changes are restricted to the interior of the Structure and will not alter the exterior.

11. In 1978, parking requirements for Planned Unit Developments (PUDs) were guided by the LMC but Planning Commission approval was not limited to these requirements.

PENDING APPROVAL

12. At the time of development, the parking requirement for the Snow Flower Condominiums was 115 parking spaces – a minimum of eight spaces, with 1.5 spaces for each additional unit over five for a Multi-Unit Dwelling.

13. The current LMC requires two parking spaces per Dwelling Unit with a Floor Area greater than 2,000 square feet in a Multi-Unit Dwelling.

14. The proposal complies with LMC § 15-7.1-3(B) Plat Amendment.

15. The Development Review Committee met on March 7, 2023, and found that the proposal meets development requirements.

Conclusion of Law

1. There is Good Cause for this Plat Amendment because it does not change the footprint or mass of the existing structure, will have no negative impacts on the public, and does not create any non-conformities.

2. The Plat Amendment is consistent with LMC § 15-7.1-3(B), § 15-7.1-6, and Chapter 15-2.16 Recreation Commercial District.

3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final from and content of the plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.

2. The Applicant shall record the plat at the County within one year from the date of City Council approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. The Plat shall note that the owner of unit 70 shall not use or cause to be used at any time more than one parking stall on site.

Commissioner Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

PENDING APPROVAL

B. 2002 Eagle Way – Conditional Use Permit – The Public Utilities Department Proposes To Replace the Existing Communications Tower and Equipment Shed in the Estate Zoning District and Sensitive Land Overlay. PL-23-05762.

Senior City Planner, Alexandra Ananth announced that Public Utilities Engineer, Harrison Holley, was present via Zoom. He wanted to be present, however, today was his daughter's first birthday.

Planner Ananth reported that this Conditional Use Permit ("CUP") would replace an existing municipal communications tower and equipment shed. The equipment captures the water meter readings and monitors the water infrastructure for Park City. The shed will be located on an approximately 110-acre site that has existing access and power. The existing equipment was allowed per a CUP issued in 2009.

Planner Ananth presented a graphic that illustrated the site, with access from Eagle Road. She highlighted that the new equipment would be placed towards the center of the site. A photograph of the existing tower and shed was shown, as was a graphic of what the new tower would look like. She explained that it would be metal and would not have all of the antennas. She added that the equipment shed would be prefabricated and climate-controlled, which was important for the readings.

Planner Ananth reported that the application complies with the Estate Zoning District and the Sensitive Land Overlay ("SLO") regulations. She noted that a visual analysis was completed with the 2009 CUP, and an additional visual analysis was submitted with this application showing that the equipment would be no more visible than the existing equipment. She reported that the application complied with the CUP review criteria and the Telecom Facility Review criteria.

Staff recommended the Commission conduct a public hearing and consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Commissioner Johnson understood that the tower would be 28 feet tall. He inquired about the height of the whip antenna. Commissioner Johnson also asked about the comment that there would be no antennas on the new tower. Planner Ananth clarified that in the comparison photograph there were a lot of additional antennas. Engineer Holley explained that the existing equipment had a shorter tower with an antenna on top that extended to 28 feet. The proposed metal lattice-styled tower would be 28 feet high but have no antenna above the height of the tower. He clarified that the example photograph shown to the Commission had some boxes at the bottom of the tower.

Planner Ananth mentioned that there was a Condition of Approval that any request for co-location would come before the Planning Commission as a CUP. There was discussion about the fact that the new tower would not include a whip antenna or the boxes at the bottom of the tower. He stated the new tower would have radios similar to the ones in the presented image. He explained that they use primarily radios to transmit the data.

Chair Hall opened the public hearing. There was no public comment. Chair Hall closed the public hearing.

Commissioner Johnson praised the Staff Report and the Conditions of Approval. Chair Hall added that she liked the fact that the new tower would be at just the zone height.

PENDING APPROVAL

MOTION: Commissioner Johnson moved to APPROVE 2002 Eagle Way – Conditional Use Permit, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval contained in the Draft Final Action Letter, as follows:

Findings of Fact

1. The site is located at 2002 Eagle Way, Parcel Number SA-S-35-X.

2. The project is considered essential for the City's Water Division to capture water meter readings.

3. The project site is approximately 110 acres, owned by PCMC, and is located at the top of Aerie Drive and Mellow Mountain Road, in the Estate Zoning District.

4. The site has vehicular access and power.

5. The current wooden communications tower will be replaced with a galvanized metal tower of the same height that has been designed to meet wind and snow loads.

6. The equipment shed will be replaced with a pre-manufactured climate-controlled shed that will better protect the equipment housed inside, which is temperature sensitive.

7. The existing tower and shed will be removed once the replacement structures have been installed and are up and running.

8. The existing communications tower and equipment shed were constructed in 2010 as part of a larger water meter reading project throughout the City. A CUP from the Planning Commission approved the project on September 23, 2009.

9. Essential Municipal Public Utility Use, Facilities, Services, and Structures require a Conditional Use Permit in the Estate Zoning District.

10. The minimum Front, Side, and Rear Setback for all Structures is thirty feet (30') in the Estate Zone.

11. The Zone Height is 28 feet.

12. The proposal to replace the existing communications tower and shed comply with the requirements outlined in LMC § 15-2.10, Estate (E) District.

13. The Applicant provided a Visual Analysis showing there will be minimal visual impact from the new equipment.

14. The proposal complies with LMC § 15-2.21, Sensitive Land Overlay Zone Regulations.

PENDING APPROVAL

15. The project site is located just below the ridgeline at an elevation of 7660 ft.

16. Although the project site is located at a Ridge Line Area, due to the size of the parcel, and its location hundreds of feet from the closest abutter, there is minimal expected visual impact.

17. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

CUP Review Criteria	**Analysis of Proposal**
Size and Location of the Site	**Complies:** The proposed communications tower and equipment shed are replacing existing equipment on site. The parcel is approximately 110 acres, and the equipment is not located in any Setbacks. A photo simulation shows that the proposed equipment will be no more visible than existing equipment.
Traffic	**Complies:** The Use is not expected to generate any traffic apart from an occasional service vehicle if there is an equipment issue.
Utility Capacity	**Complies:** No changes to utility needs are expected.
Emergency Vehicle Access	**Complies:** No changes are proposed to vehicular access.
Parking	**Complies:** There is sufficient parking for the occasional service vehicle adjacent to the proposed new equipment site.
Internal Vehicular and Pedestrian Circulation System	**Complies:** NA.
Fencing, Screening, and Landscaping	**Complies:** The project site is located a sufficient distance from abutters and does not warrant additional landscape screening or fencing.
Building Mass, Bulk, and Orientation	**Complies:** The proposed shed is 10’ x 12’ and will sit on a concrete foundation with minimal visibility from adjoining Lots.
Useable Open Space	**Complies:** The site will be minimally impacted by the replacement equipment and the remainder of the site is Open Space.
Signs and Lighting	**Complies:** No signage or exterior lighting is proposed.
Physical Design and Compatibility with Surrounding Structures	**Complies:** The pre-manufactured shed will be painted to blend into the foliage. The communications tower will not exceed the Zone Height of 28 ft.

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Noise, Vibration, Odors, Stream, or Other Mechanical Factors	**Complies:** The replacement equipment is not expected to create any noise, vibration, or odors.
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	**Complies:** No changes proposed.
Expected Ownership and Management	**Complies:** The parcel is owned by PCMC.
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	**Complies:** No unmitigated impacts.

18. The project complies with LMC § 15-4-14, Telecommunications Facilities.

19. The Development Review Committee reviewed the proposal on August 1, 2023, and did not identify any required Conditions of Approval.

20. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 9, 2023. Staff mailed courtesy notices to property owners within 300 feet on August 9, 2023. The Park Record published notice on August 9, 2023.

Conclusions of Law

1. The application was reviewed for compliance with LMC § 15-1-10(E), Conditional Use Review Process, LMC Chapter 15-2.10, Estate (E) Zoning District, LMC § 15-2.21, Sensitive Land Overlay Zone Regulations, and LMC § 15-4-14, Telecommunication Facilities.

2. The Use is 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. The Applicant shall apply for a building permit prior to the installation of equipment on site.

2. Evidence of substantial compliance with applicable Federal Aviation Administration and Federal Communications Commission regulations shall be submitted to the City prior to the issuance of a building permit.

PENDING APPROVAL

3. The project shall be substantially consistent with the plans attached as Exhibit A.

4. The roof shall have a matte finish to minimize glare.

5. All associated equipment shall be located within the equipment shed.

6. No additional poles, towers, or antennas, unrelated to the water meter reading or SCADA systems, are permitted in the vicinity of this water meter tower and Planning Department equipment shed. Any requests for co-location on the proposed pole shall require a CUP and public notice. The installation is for the municipal water meter reading and SCADA systems and is not to be considered a telecommunication facility installation.

7. The communications tower and shed shall not exceed 28 feet from the existing grade (the Zone Height) and shall not be located in any Setback.

8. A 50-foot Setback from 40% or greater slopes is required.

9. The existing tower and shed shall be removed within 12 months of the replacement structures being installed and in use.

Commissioner Henry Sigg seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

C. 2525 North Fairway Village - Plat Amendment - The Applicant Requests an Amendment to the Fairway Village No. 1 Plat Amending Lot 40 to Record and Reflect Existing Conditions. PL-23-05784.

City Planner, Lillian Zollinger reported that Unit 40 was part of Fairway Village #1 Plat, recorded in 1971. This unit was not built according to the dimensions in the recorded plat. The Applicant was seeking to amend the Plat to record the as-built structure. Several lots within the Subdivision have had similar issues with the Building Footprint, and a Plat Amendment for this unit was approved in 2016 but not recorded to address this issue. Planner Zollinger reported that the unit was compliant with the Front Setback, Rear Setback and exceptions, and the Side Setbacks. It also has the two required parking spaces. The application was reviewed by the Development Review Committee, which had no concerns.

Planner Zollinger stated that good cause was found for this proposal, as it would not impact other existing units, would update the Plat to correctly record the construction of the unit, and would allow the owner to make interior modifications to enjoy their property. She highlighted certain Conditions of Approval, including that any new construction shall comply with the LMC regarding Setbacks, Building Height, Building Envelope, Building Pad, etc. Additionally, Condition of Approval 4 provided that “All other conditions of approval and platted requirements for the Fairway Village No. 1 continue to apply and shall be noted on the plat.”

PENDING APPROVAL

Staff recommended the Planning Commission review the proposal, open a public hearing, and consider recommending approval of this item by the City Council on September 28, 2023.

Commissioner Sigg referenced the statement that this and other units were built outside of the original Plat and asked if this was the only remaining unit to become compliant. Planner Zollinger could not provide an answer and noted that there were likely other units that were out of compliance. Planner Zollinger confirmed that this is a condominium and that there was an HOA that approved this request.

Chair Hall opened the public hearing. There was no public comment. The public hearing was closed.

Commissioner Frontero noted that in 2016, the City Council approved the request of all 28 units to have their plats corrected, with a one-year sunset clause on that approval. He understood that no plats were recorded so the approval expired. He asked why that corrected plat was not recorded. Senior City Attorney, Mark Harrington explained that this is not uncommon in large amendments after the fact. Many times an HOA would process a large amendment with hopes of getting everyone to sign, however when it affects every unit owner they need to get the signatures routed and all the owners to sign unless the HOA has power of attorney. One year is a standard Condition of Approval on all plats to avoid vesting owners under old codes. City Attorney Harrington commented that this was why they see a number of extensions on ones that have Conditions of Approval. In some of the older condominiums, the developer did not return and confirm the as-built conditions when the condominium plat was approved prior to final construction. He noted that the Park Meadows Racquet Club Condominiums also had a fair number of units that had to come in piecemeal to correct the plat. The corrected plat is required even for refinancing.

Commissioner Suesser asked if anyone reached out to the HOA to find out if they were ready to record the plat so they would not have each landowner coming in to amend the plat for their unit. City Attorney Harrington reported that Staff did that, however, it would have caused this applicant further delay, so they had no choice but to move forward on their own.

Commissioner Suesser asked why the HOA was not ready to move forward with recording the plat, and inquired whether there were issues with the other units. City Attorney Harrington stated that oftentimes people do not understand what they are being asked to sign and do not want to sign. All it would take is one or two other owners who want to leverage the situation to try and get permission to expand their unit. He noted they have seen a number of reasons. City Attorney Harrington stated that the City initiated conversations in the 1990s with the Park City Board of Realtors who then petitioned the State government to reduce the signature and vote requirement for the authorization. He noted it used to require a 100% vote to modify a condominium plat, and now it requires a two-thirds vote.

MOTION: Commissioner Sigg moved to forward a POSITIVE recommendation for 2525 North Fairway Village – Plat Amendment, for City Council's consideration on September 28, 2023, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the Draft Ordinance as follows:

PENDING APPROVAL

Findings of Fact

1. The property is located at 2525 Fairway Village Drive, within the Residential Development Zoning District.

2. The subject property consists of Unit 40 of the Fairway Village No. 1 Planned Unit Development, which was approved in 1971.

3. 2525 Fairway Village Drive is in the Residential Development (RD) Zoning District.

4. The existing unit was not built to the dimensions recorded in 1971.

5. The Plat Amendment proposes to record and reflect the existing conditions of the unit.

6. 2525 Fairway Village is compliant with the RD Zoning District

7. As conditioned, the proposed plat amendment does not create any new noncomplying or non-conforming situations.

8. Fairway Village Drive is private and is not maintained by the City.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it corrects the recorded Unit's size and location and improves the record of the site.

2. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.13 and § 15-7.1-6 Final Subdivision Plat.

3. The Plat Amendment is consistent with the Land Management Code.

4. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

5. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

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3. Any new construction shall comply with Land Management Code Chapter 15-2.13 regarding Setbacks, Building Height, Building Envelope, Building Pad, etc.

4. All other conditions of approval and platted requirements for Fairway Village No. 1 continue to apply and shall be noted on the plat.

Commissioner Johnson seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

D. 2310 Deer Valley Drive East – Condominium Plat – The Applicant Proposes To Plat the Phase 3 Snow Park Residences, Which Is the Final Phase of the St. Regis Hotel Conditional Use Permit in the Residential Development Zoning District and Deer Crest Master Planned Development. PL-23-05743.

Planner Ananth reported that Steven Mayer, attorney for the St. Regis, and Michael Zaccaro, representative for the St. Regis were present on behalf of Applicant. Planner Ananth stated that this was Phase 3 of the CUP approved in 2001. In addition to the CUP for the hotel use, the application was subject to the Deer Crest Settlement Agreement. The hotel also had a CUP for an Amenity Club at the site. She explained that this was the final phase of the hotel's build-out. It involves a five-story condominium building with a garage. The building included 12 units totaling 16.8 Unit Equivalents ("UEs"). There was also one affordable unit on the first floor totaling 801 square feet in compliance with the Applicant's approved Housing Mitigation Plan.

Planner Ananth reported that the condominium complies with the Residential Zoning District requirements, the Settlement Agreement, the hotel's CUP, the parking requirements, and the SLO analysis completed in 2001 and again in 2004 when construction began on the lower Snow Park site. The application has a lot of history, and she offered to go into more background if there were questions regarding the Roosevelt Gap parcel versus the Snow Park parcel.

Planner Ananth stated that the hotel was completed and the Applicant was in compliance with the Housing Mitigation Plan and had submitted a final Parking Plan. The Trails Manager would ensure that the Applicant's trails obligations were finalized, so Staff included a Condition of Approval that it is done prior to Certificates of Occupancy. She mentioned that Staff felt the Applicant was generally set, but some things might have changed when the funicular building went in. Staff found good cause for this Condominium Plat, as it would facilitate the sale of the remaining density. It also complied with the Housing Mitigation Plan and the hotel would complete all CUP obligations prior to occupancy.

Planner Ananth reported that Staff recommended the Commission conduct a public hearing and consider forwarding a positive recommendation for the City Council's consideration on September 28, 2023, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance.

Chair Hall opened the public hearing. There was no public comment. Chair Hall closed the public hearing.

PENDING APPROVAL

Commissioner Frontero asked Planner Ananth to address the parking. He understood that there are 244 parking spaces in Park City, with an additional 179 parking spaces in the Jordanelle Lot. Planner Ananth confirmed that was correct, and reported that the hotel had a parking obligation of 244 stalls in Park City. However, as a portion of the property was in Wasatch County, they also had a parking lot in Wasatch County with an additional 179 parking stalls that were used mostly with valets to shuttle guests. Planner Ananth confirmed that the Applicant is in compliance with both of its' parking obligations. She confirmed that people who parked at the Jordanelle Lot would be shuttled by the hotel to the hotel property.

Commissioner Sigg asked if the St. Regis is part of the overall plat at Deer Crest. He noted the discussion about the shuttle and recalled that there had always been discussion about that road and the ability for it to have utility beyond Deer Crest. He asked for information on why the St. Regis was allowed to use that road and how it was negotiated. Applicant Zaccaro reported that he is the Chief Operating Officer for Falcon Investors, the managing partner for the St. Regis Deer Valley. He has overseen the project since its inception in 2005. He reported that the St. Regis Hotel is part of the Deer Crest Master Association and represents nearly 20% of the Association's interest. All of the condominium resident owners within the hotel were also part of the Deer Crest Master Association.

Applicant Zaccaro stated that when guests arrive, they generally go to the Snow Park lower resort location, where they would then be required to take the funicular up to the hotel. Valets either park guests' vehicles at Snow Park or the main hotel. He added that the valets were permitted to drive through the gates up to the main hotel. Valets are also permitted to drive through Deer Crest to take vehicles to the parking lot just outside the lower gate. Applicant Zaccaro explained that this parking lot was used primarily for hotel staff, and a shuttle runs almost continuously from that lot to the hotel. They try to avoid having hotel guests park in that lot and wait for a shuttle, and it only happens occasionally when there are large events around the hotel. They make sure that the shuttles are available in the event that guests need to park in that lot.

Applicant Zaccaro explained that in addition to the hotel being part of the Master Association, the Snow Park area of the St. Regis was also part of the Master Association. However, unit owners at Snow Park were not permitted to drive through the gates. He confirmed that the right to drive through the gates was the result of being property owners in Deer Crest, and the condominium owners at Deer Crest also had the right to drive through the gates and/or utilize the shuttles that are permitted through the gates pursuant to the original CUP approval.

Chair Hall referenced Condition of Approval 8 and asked if the Trails and Open Space Manager would authorize the approval. Planner Ananth reported that the Trails and Open Space Manager sign off on the trail obligations prior to the issuance of Building Permits. With regard to Condition of Approval 7, Chair Hall asked if someone within the City would oversee the reasonableness of the HOA fees, or whether it was included in the Affordable Housing Mitigation Plan.

Planner Ananth believed that when the City reviewed the deed, they would also review the fees. City Attorney Harrington reported that Staff also conduct an annual compliance check on deed-restricted units.

Commissioner Suesser noted that the last SLO analysis was done in 2004, and asked whether it was appropriate to proceed without requiring another SLO analysis. Planner Ananth explained that the 2004 analysis specifically looked at the site for the Phase 3 building. She felt it was still valid

PENDING APPROVAL

since nothing had changed in terms of Building Height or location. She noted there was an extensive analysis done, balloons were flown, and the Planning Commission visited the site when the hotel looked to develop the bottom portion at Snow Park in 2004.

MOTION: Commissioner Frontero moved to forward a POSITIVE recommendation on 2310 Deer Valley Drive East – Condominium Plat, for City Council's consideration on September 28, 2023, based on the Findings of Fact, Conclusions of Law and Conditions of Approval set forth in the Draft Ordinance as follows:

Findings of Fact:

1. The St. Regis Deer Valley Supplemental Snow Park Residences Condominium Plat is located at 2310 Deer Valley Drive East.

2. This site is part of a larger Master Planned Development known as the Deer Crest Annexation MPD and is subject to the 1995 Deer Crest Settlement Agreement, as amended by the City Council.

3. The site is located in the RD (Residential Development) Zoning District and is subject to the Deer Crest Settlement Agreement and MPD.

4. On February 28, 2001, the Planning Commission approved the Deer Crest Hotel CUP (formally known as the Rosewood or Hotel CUP). Amendments to the CUP were approved by the Planning Commission on July 25, 2001, March 24, 2004, May 11, 2005, April 22, 2009, April 23, 2014, April 13, 2016, and March 11, 2020. The City Council denied an appeal of the April 22nd approval on June 18, 2009.

5. Consistent with the Settlement Agreement, the 2001 Hotel CUP allows a total density of 130 residential Unit Equivalents (UEs) with 99.5 UEs at the upper Roosevelt Gap Hotel parcel and 30.5 UEs at the lower funicular and Residences parcel. All of the UEs at the upper Roosevelt Gap Hotel parcel have been constructed and 12.2 UEs have been constructed at the lower funicular and Residences parcel as part of Phase 2. The funicular building includes one (1) UE.

6. The Hotel CUP allows for the Applicant to build the project in phases. The Supplemental Snow Park Residences is considered Phase 3 and includes a five-story condominium building with one level of garage parking and twelve condominium units totaling 16.8 UEs. This is the third and final phase of the Hotel CUP.

7. Phase 3 includes 16.8 UEs, for a total of 30 UEs at the lower funicular and Residences parcel, less than the allowed 30.5 UEs.

8. Building Height is allowed up to 45 feet in accordance with the Settlement Agreement.

9. The Applicant's plans show that one 801-square-foot affordable housing unit will be located on the first floor of the Phase 3 building, completing the St. Regis' housing obligation in accordance with the St. Regis First Amended Housing Mitigation Plan.

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10. A Traffic and Parking Study by Hales Engineering as part of the 2019 expansion of the Deer Crest Amenity Club at St. Regis determined that the Hotel has sufficient parking for all of the existing and proposed uses.

11. The Hotel CUP requires a final parking plan to be submitted to the Planning Department for review and approval. According to the applicant, who submitted an updated parking exhibit as part of this application (Exhibit H), a total of 374 parking spaces are required for the Hotel upon completion of all phases. The applicant expects to have 431 stalls available upon completion of Phase 3 between the three lots, exceeding their parking requirement. The updated parking exhibit confirms there will be 252 stalls between the Roosevelt Gap and Snow Park locations, meeting the 244-stall CUP requirement. The additional stalls at the Jordanelle Gondola lot give the Hotel 431 stalls in total.

12. The Hotel uses valets to assist in parking management.

13. The Snow Park Residences Phase 3 Condominium Plat complies with the Parking Requirements outlined in LMC Chapter 15-3, Off Street Parking.

14. The Snow Park Residences Phase 3 Condominium Plat complies with LMC Chapter 15-2.13, the Residential Development (RD) District, the Settlement Agreement, and the Hotel CUP.

15. The Snow Park Residences Phase 3 Condominium Plat complies with the Sensitive Land Overlay LMC Chapter 15-2.21, and a visual analysis was performed with the original CUP in 2001 and again with the CUP in 2004.

16. Staff finds Good Cause for this Condominium Plat, as it is consistent with the Density, allowed Building Height, location, and Uses identified in the approved Deer Valley Settlement Agreement, the Deer Valley Master Planned Development, and the Hotel CUP and allows for the sale of the Condominium Units.

17. All findings within the Analysis section and the recitals above are incorporated herein as Findings of Fact.

Conclusions of Law:

1. There is good cause for this Condominium Plat, as it will allow for the sale of 12 condominium units and the creation of one (1) affordable unit.

2. The Condominium Plat is consistent with the Park City Land Management Code including Sections 15-7.1-6 regarding Condominium Plats.

3. Neither the public nor any person will be materially injured by the proposed Condominium Plat.

PENDING APPROVAL

4. Approval of the Condominium Plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Condominium Plat for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.

2. The applicant will record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) year's time, this approval for the Plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. All conditions of approval of the 1995 Deer Crest Settlement Agreement, as amended, continue to apply.

4. All conditions of approval of the Deer Crest Hotel CUP approved on February 28, 2001 (then known as the Rosewood CUP) and amended by the Planning Commission on July 25, 2001; March 24, 2004; May 11, 2005; and April 22, 2009 (with final approval by the City Council on appeal on June 18, 2009), April 23, 2014; April 13, 2016, and March 12, 2020, shall continue to apply.

5. The new affordable unit shall be a minimum of 800 square feet to meet the requirement of 1 AUE, consistent with the Applicant's Housing Mitigation Plan.

6. The Deed Restriction for the AUE shall be recorded prior to plat recordation, and Certificates of Occupancy shall be issued for this unit prior to the issuance of Certificates of Occupancy for any of the market rate units.

7. The CC&Rs shall limit the HOA dues related to the AUE in order to ensure the unit remains affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the unit (or exempt the unit from HOA fees) to ensure that the unit doesn't lose its affordability due to such fees. The CCRs shall be submitted with the Condominium Plat for review and approval by the City prior to final Condominium Plat recordation.

8. The applicant shall maintain free and clear public access to the trails located on the St. Regis property. All trail obligations shall be completed prior to any Certificates of Occupancy for the Phase 3 building.

9. Parking shall be compliant with LMC Chapter 15-3, Off Street Parking, including bicycle parking and electric vehicle charging requirements.

10. All exterior lighting shall conform to the City's Outdoor Lighting Requirements in LMC § 15-5-5(J).

Commissioner Shand seconded the motion.

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VOTE: The motion passed with the unanimous consent of the Commission.

E. Parcel ASR-1 – Meadows Drive Trailhead & Parking Area Conditional Use Permit – The Applicant Proposes to Construct a Hard-Surfaced Parking Area with Greater than Five Parking Spaces on Parcel Number ASR-1, at the Existing Meadows Drive Trailhead. PL-23-05575.

City Planner, Jaron Ehlers reported that the proposed trailhead was partially within the City-owned Right-of-Way ("ROW") as well as the Aspen Springs Subdivision, Lot 1. The property owner of Lot 1 had given permission for an easement agreement to allow the trailhead to be partially located on their property. He noted that the Easement Agreement is in draft form. The proposal included 20 parking spaces, one of which would be ADA-compliant. A storm drain would also be installed to catch and filter any storm water runoff.

Planner Ehlers highlighted the location of the snow storage on the graphic presented to the Commission. He reported that the application complied with the Residential Open Space ("ROS") Zoning District requirements, and Condition of Approval 6 required that any non-paved disturbed area be replanted with the City-approved seed mixture.

Planner Ehlers also reported that the application complied with the SLO requirements, and noted Condition of Approval 10 that required a Landscaping and Irrigation Plan prior to submittal of the Building Permit to ensure that it complied with Water Wise Landscaping regulations. He reported that the proposal complied with the 50-foot wetlands setback, as well as the Entry Corridor Protection Overlay based on being 325 feet from State Route ("SR")-224. He noted the requirement is 250 feet.

Planner Ehlers mentioned the application also complied with the off-street parking requirements. He stated that Condition of Approval 4 required a geotechnical report, and Condition of Approval 8 prohibits the installation of outdoor lighting without a modification to this CUP. Condition of Approval 9 would require the Applicant to protect existing utilities on-site during construction. Planner Ehlers reported that Staff recommended the Planning Commission review the proposed CUP, conduct a public hearing, and consider approving the Draft Final Action Letter.

Trails and Open Space Manager, Heinrich Dieters thanked the HOA and the Lot owner who had been great to work with on this matter. He stated that this was an informal area that had been used for years, and they had the opportunity with some grant funding to move forward. He noted that the plans showed a 25-foot snow storage area; however, it would in actuality be 10-foot snow storage. They were working on an easement and stated there were a few areas where the plans did not agree with the easement, and they were in contact with the Lot owner and his attorney to work this through.

Manager Dieters stated they would install a fence and locate the snow storage 10 feet off the concrete ribbon. He noted it was a minor change, but he wanted to ensure it was clear and transparent in the plans.

In response to Commissioner Frontero's inquiry, Manager Dieters confirmed that snow storage would be less than originally designed. He added that the Lot owner requested it. The City wanted to provide as much room as possible because sometimes when they push snow they bend posts and

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ruin fences. They came up with a rope system and larger pylons. He reiterated that the Lot owner requested it be 10 feet, and Manager Dieters felt that was enough room. He stated that with the design of the fence, it should be fine and if they had to replace some of the split rails every so often they would. Manager Dieters stated they were more interested in making sure there was enough room and that the aesthetics were met.

Commissioner Shand expressed appreciation to the property owner and noted it was not HOA-owned space; rather, a private landowner was allowing this on a four-acre plus parcel. He stated that before he saw the schematic, he was concerned that for the 20 parking stalls, the means of egress was backing out onto Aspen Springs Road. After seeing the schematic, he liked the way it was designed with one point of entry, diagonal parking, and one point of exit. Manager Dieters noted the small buffer and stated that was the preferred option for the parking lot. He thanked the landowner who provided the City with the ability to design it that way through the easement.

Commissioner Shand asked if there was an opportunity for landscaping. Manager Dieters reported that landscaping was part of some of the discussions with the landowner, and they would work with the landowner to provide some sort of screening. They want to make sure that the landowner, as grantor, was comfortable and the City was more than happy to provide some of that landscaping.

Commissioner Johnson asked why they do not have bicycle parking at these trailheads. Manager Dieters stated there would be bicycle parking at this trailhead, and stated that bicycle parking at trailheads was an amenity requested by the City Council several years ago. They have been slowly adding bicycle racks at trailheads.

Commissioner Sigg felt this was a great idea and he was in support. He asked about the property immediately across the street that was traditionally used for people who wanted to carpool and wondered if there were any plans for that lot. He also wondered whether that lot would conflict with the trailhead parking.

Manager Dieters noted that Commissioner Sigg was referring to McLeod, which would be addressed in the next Agenda Item. He commented that it was important that they provide some signage since they have the Farm Trailhead, McLeod Creek, and Meadows Drive Trailhead. He stated that the idea was that they disperse that use, so they would definitely encourage other options when parking lots become full. Manager Dieters noted these areas were connected by trails, but it was a three-pronged approach to get the traffic along Meadows Drive to park where there are parking facilities.

Chair Hall asked if the remainder of Meadows Drive to the west of SR-224 would be “No Parking.” Director Dieters stated they anticipated “No Parking” for the rest of the street, but they want to make sure the City Engineer approved. He stated that the idea was to remove parking from the street, as during the winter months it was a public safety issue.

Chair Hall opened the public hearing.

Dwayne Vance introduced himself as the attorney for the landowner. He stated that everything presented was correct, and added that the City had been great to work with and cooperative with respect to the landowners’ requests. In terms of landscaping, he was certain they would be able to work something out.

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There were no further public comments. Chair Hall closed the public hearing.

MOTION: Commissioner Johnson moved to APPROVE Parcel ASR-1 – Meadows Drive Trailhead & Parking Area Conditional Use Permit – based on the Findings of Fact, Conclusions of Law, and Conditions of Approval contained in the Draft Final Action Letter as follows:

Findings of Fact

1. The proposed Trailhead and Parking Area is partially located on Parcel No. ASR1 in the Aspen Springs Ranch Phase 1 Subdivision Lot 1 and partially within the Meadows Drive Right-of-Way (ROW).

2. The Aspen Springs Ranch Phase 1 Subdivision Plat was approved on May 23, 1991, by the Park City Council and recorded with Summit County on October 31, 1991, as Entry No. 349163.

3. The property owner of Aspen Springs Ranch Phase 1 Subdivision Lot 1 has agreed to enter into an Easement Agreement with the Applicant to allow the construction of the Meadows Drive Trailhead.

4. The existing gravel parking configuration for 15 – 18 parking spaces at the Meadows Drive Trailhead is not compliant with LMC 15-3-3(B), which requires parking areas to be hard-surfaced and impervious.

5. The Applicant proposes constructing 20 paved parking spaces.

6. Staff determined the Application was complete on April 4, 2023.

7. The application as conditioned complies with LMC Chapter 15-2.7 Recreation and Open Space (ROS) District as follows:

    a. In the ROS Zoning District, Parking Areas greater than 5 spaces require a Conditional Use Permit.

    b. The ROS Zoning District requires a 25-foot setback from all property lines and Approved Parking Areas are listed as a Front, Side, and Rear Setback exception.

    c. The Forestry Board reviewed this Proposal on April 6, 2023, and determined there is no Significant Vegetation in the Trailhead Parking Area.

8. The application as conditioned complies with LMC Chapter 15-2.21 Sensitive Land Overlay (SLO) District as follows:

    a. **Steep Slopes**- The Trailhead and Parking Area are located on a flat area.

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b. **Ridge Line Area Protection**- The Meadows Drive Trailhead and **Parking** area are not located near or on protected Ridge Lines.

c. **Wildland Urban Interface**- The Wildland Urban Interface Code **applies** "to all new and existing structures within the boundaries of Park City Municipal." The Applicant is not proposing any new structures, so the Wildland Urban Interface code does not apply to this project.

d. **Wildlife Habitat Areas**- There are no Sensitive or Specially Valued species that are occupying or using on-Site and adjacent Areas where the Meadows Drive Trailhead and Parking Area are proposed.

e. **Vegetative Cover**

i. The Forestry Board reviewed this Proposal on April 6, 2023, and determined that no Significant Vegetation would be impacted by the Trailhead Parking Area. Any non-paved area will be re-planted using the City's approved seed mixture.

f. **Designated Entry Corridors and Vantage Points**

i. The Meadows Drive Trailhead and Parking Area are within the Entry Corridor Protection Overlay

g. **Wetlands and Stream Corridors**

a. The Applicant meets Wetland setbacks.

9. The application as conditioned complies with LMC Chapter 15-2.20-5 Entry Corridor Protection Overlay (ECPO) District as follows:

a. The regulations contained in this sub-zone shall apply to all Structures on Lots adjacent to or within two hundred and fifty feet (250') of the nearest Right-of-Way of entry corridor highways within existing Park City limits including Utah State Highway 224 north of Holiday Ranch Loop Road and Payday Drive, Utah State Highway 224 south of Prospect Street, and Utah Highway 248 east of Wyatt Earp Way

i. The proposed Trailhead and Parking Area are outside of the 250-foot Setback.

10. The application as conditioned complies with LMC Chapter 15-3 Off-Street Parking Regulations as follows:

a. **Grading and Drainage**

i. The City Engineer reviewed this proposal on March 21, 2023, and preliminarily approved the grading and drainage plans for the Parking

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Area. Condition of Approval 5 requires the Applicant to submit a geotechnical report prior to Building Permit submittal to ensure the soils are sufficient for the hard-surfaced Parking Area.

b. **Surfacing**

i. The Parking Area will be hard-surfaced, impervious Asphalt.

c. **Parking Area Lighting**

i. No lighting is proposed as part of the Trailhead and Parking Area.

d. **Parking Area Landscaping**

i. The Applicant is proposing small shrubs, bushes, and trees between the edge of the Parking Area and the Private Property.

e. **Snow Storage**

i. On March 21, 2023, the Streets Department reviewed and preliminarily approved the Snow Storage design at the Meadows Drive Parking Area, which is shown on the Proposed Plans.

f. **Parking Space Dimensions**

i. All parking spaces will be 9’ wide and 18’ long, with the exception of one parking space that will meet ADA-required dimensions.

g. **Street Access and Circulation**

i. Vehicular traffic flow will improve with the design of the Meadows Drive Parking Area. The striped parking allows for better organization and efficiency. The Parking Area will now meet standard parking space designs. Vehicles parking to use the Trails will now be completely out of traffic lanes to improve pedestrian safety and trail users exiting their cars with recreational equipment.

h. **Parking Lot Setbacks**

i. Approved Parking Areas are listed as a Front, Side, and Rear Setback exception in the ROS Zone.

i. **Geotechnical Report**

i. Condition of Approval 5 requires the Applicant to submit a geotechnical report prior to Building Permit submittal.

11. The application as conditioned complies with LMC 15-1-10 Conditional Use

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Permits are as follows:

a. **Size and Location of the Site**

i. This is an existing Site utilized for Trailhead parking. The proposed Parking Area will improve the site and create better accessibility for Trail users.

b. **Traffic**

i. The gravel Parking Area provides parking for 15 – 18 vehicles. The proposed paved Parking Area provides parking for two additional vehicles, for a total of 20 parking spaces. Vehicular traffic flow will improve with the design of the Meadows Drive Parking Area. The striped parking allows for better organization and efficiency. The Parking Area will now meet standard parking space designs. Vehicles parking to use the Trails will now be completely out of traffic lanes to improve pedestrian safety and trail users will exit their cars with recreational equipment.

c. **Utility Capacity**

i. The Development Review Committee reviewed this proposal on March 21, 2023, and did not identify any utility issues with the proposed Parking Area.

d. **Emergency Vehicle Access**

i. On March 21, 2023, the Park City Fire District reviewed the proposed Trailhead Parking Area and confirmed the proposal conforms with their requirements.

e. **Parking**

i. The proposed Parking Area will increase the amount of Parking at the Meadows Drive Trailhead by two parking spaces. Twenty Parking Spaces are proposed. There are currently 15-18 unstriped, gravel parking spaces at the existing Meadows Drive Trailhead.

f. **Internal Vehicular and Pedestrian Circulation System**

i. The proposed Parking Area will improve the vehicular circulation system by only allowing one-way traffic within the Parking Area with directional parking stalls. Pedestrians will have direct access to the Farm Trail via an asphalt pathway from the Parking Area to the trail.

g. **Fencing, Screening, and Landscaping**

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i. The proposed Parking Area will be surrounded by a wood/rope fence similar to other Trailhead fences in Park City. There is no landscaping proposed for the Parking Area. Any disturbed nonpaved area will be re-planted using the City's approved seed mixture. The existing wood fence at the site is City-Owned and will be adjusted to allow a pedestrian pathway from the Parking Area to the Trail.

h. **Building Mass, Bulk, and Orientation**

i. Not Applicable, no buildings or structures are proposed as part of this Application.

i. **Useable Open Space**

i. The proposed Parking Area will increase the useability of Open Space for the community.

j. **Signs and Lighting**

i. Five signs are proposed for the Meadows Drive Trailhead Parking Area: one is an informational kiosk sign, two are general signs for the Trailhead located near the entrance and exit, and there are two signs proposed for traffic flow; a one-way sign at the entrance and a do not enter sign at the exit. Municipal Code of Park City § 12-8-1 lists Recreational Facilities as exempt from the Sign Code requirements: "Signs located inside open-air recreational facilities that are not oriented to public streets, such as signs in ski resorts, skateboard parks, and golf courses, are exempt from the requirements of this Title."

ii. There will be some signs oriented towards the public ROW. The Sign Code states the following in § 12-8-1(A): "CITY SIGNS. Signs erected by or at the direction of the Park City Municipal Corporation are exempt from the requirements of this Title."

k. **Physical Design and Compatibility with Surrounding Structures**

i. The Parking Area and Trailhead will be similar in design to existing Trailheads in Park City and will have a low visual impact because there are no structures proposed and the Trailhead Parking Area will be minimally visible from SR-224.

l. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors**

i. Not Applicable.

m. **Control of Delivery and Service Vehicles, Loading and Unloading**

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Zones, and Screening of Trash and Recycling Pickup Areas

i. A trash can is proposed as part of the Trailhead Parking Area. The trash can will be located next to the Trailhead kiosk sign (see image above for location of proposed kiosk sign). The screening for the trash can will be reviewed as part of the Landscape Plan prior to building permit submittal.

n. **Expected Ownership and Management**

i. The ASR-1 Parcel is owned by Cielo Azul LLC. The Meadows Drive Trailhead and Parking Area will be constructed partly on ROW and the ASR-1 Parcel. Condition of Approval 6 requires the City to enter into and record with Summit County an Easement Agreement with the Property Owner prior to building permit submittal.

o. **<u>Within</u> 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 submitted Sensitive Land Overlay materials that as Conditioned, are compliant with the overlay requirements. The Trailhead and Parking Area does not conflict with any Physical Mine Hazards, and it is outside the Soils Ordinance Boundary. No steep slopes will be impacted by the Trailhead Parking Area.

p. **Reviewed for Consistency with the Goals and Objectives of the Park City General Plan**

i. Goal 4 of the General Plan states: “Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.” The proposed Trailhead will increase access and connectivity in Open Space areas.

ii. Goal 9 of the General Plan states: “Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.” The proposed Trailhead Parking Area will provide residents and visitors with improved access to recreational opportunities.

12. Staff published notice on the City’s website and the Utah Public Notice website, and posted notice to the property on April 12, 2023.

13. Staff mailed courtesy notices to the adjacent property owners within 300 feet on April 12, 2023, and the Park Record published notice on April 12, 2023.

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14. On April 26, 2023, the Planning Commission conducted a public hearing and continued the review to May 24, 2023, to allow the Applicant to obtain additional information.

15. On May 24, 2023, the Planning Commission conducted a public hearing and continued the review to a date uncertain to allow the Applicant to obtain additional information.

16. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on August 9, 2023.

17. Staff mailed courtesy notices to the adjacent property owners within 300 feet on August 9, 2023, and the Park Record published notice on August 9, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.7 Recreation And Open Space (ROS) District, Chapter 15- 2.23 Sensitive Land Overlay (SLO), Chapter 15-3 Off Street Parking Requirements, 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. Final building plans and construction details shall reflect substantial compliance with the plans dated August 4, 2023, reviewed by the Planning Commission as Exhibit C to the August 23, 2023 staff report. Any changes, modifications, or deviations from the approved design 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 plans.

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 must submit a geotechnical report prior to Building Permit submittal.

5. The Applicant must complete and record with Summit County an Easement Agreement with the property owner of Parcel No. ASR-1 for the proposed Parking Area and landscaping prior to Building Permit submittal.

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6. Any disturbed non-paved area must be re-planted using the City's approved seed mixture.

7. Outdoor lighting is not included in the review of this permit. Future proposals to install outdoor lighting require Planning Department review and must comply with the outdoor lighting regulations outlined in Land Management Code Section 15- 5-5(J), be Fully Shielded, downdirected, and 3,000 degrees Kelvin or less.

8. The Applicant shall protect existing utilities on-site during construction.

9. The Applicant shall submit a Landscaping and Irrigation Plan to the Planning Department prior to building permit submittal that complies with the water-wise landscaping requirements outlined in LMC § 15-5-5(N). Screening of trash shall be addressed as part of the Landscaping Plan.

10. The Applicant shall install a drainage basin to catch and filter any storm water runoff from the Parking Area, as approved by the City Engineer.

Commissioner Shand seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

F. Parcel SSC-A-X – McLeod Creek Trailhead & Parking Area Conditional Use Permit – The Applicant Proposes to Construct a Hard-Surfaced Parking Area with Greater than Five Parking Spaces on Parcel Number SSC-A-X. PL-23-05574.

Planner Ehlers reported that the McLeod Creek trailhead is located on a City-owned parcel that is part of the Sandstone Cove Subdivision. He explained that informal parking occurred in the dirt area south of the proposed trailhead. This proposal would shift parking to the other side of the street, which would allow the parking area to comply with the wetlands regulations. 12 parking spaces were proposed, including one ADA-compliant space. The application complies with the ROS zoning requirements with the proposed Condition of Approval 12 that would require the Applicant to deconstruct any signage and structures at the previous trailhead and re-vegetate the area using water-wise vegetation to discourage any further parking in that location.

Planner Ehlers reported that the proposal complied with the SLO zoning requirements, and Condition of Approval 8 required an Administrative Permit before approval of the proposed retaining wall and prior to issuance of the Building Permit. Condition of Approval 11 required the Applicant to screen the proposed retaining wall with landscaping.

Planner Ehlers stated the parking area will be located outside the 50-foot wetlands setback, and was 820 feet from SR-224, which would exceed the 250-foot requirement. He mentioned that Condition of Approval 5 would require a geotechnical report prior to construction and Condition of Approval 6 would require that prior to applying for a Building Permit, the Applicant must obtain documentation from the Utah Department of Transportation ("UDOT") approving access across the trailhead parking

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area. Staff recommended the Planning Commission consider the application, open a public hearing, and consider approving the Draft Final Action Letter.

Manager Dieters stated that they could not implement the same parking lot design as for the last item due to steeper slopes. He felt the City would do a good job re-vegetating the area that was traditionally used. He noted that the informal area was identified in previous Trails Master Plans dating back to 2002. The Planning Department discovered during the research that an application was never actually approved. The general public still utilized the area, and there was recognition that it was an area that served a community function. They now had the opportunity to create an improved community asset that was in compliance with the regulations.

Commissioner Shand observed the proposal to locate the parking on the other side of the street was done to comply with SLO and asked if anything would be done with the dirt area. Manager Dieters explained that would be part of the re-vegetation plan upon which this application was conditioned. He noted that for any area not re-vegetated the City would have to deal with noxious weeds, so they would do their best to do a good job using native plant materials. Manager Dieters added that they will likely block the area off for a significant period of time to ensure that no one parks in that area.

Commissioner Shand referenced the County map that showed a sliver of land was privately owned. He assumed that because Planner Ehlers specifically mentioned Sandstone Cove that the private landowner was not involved. Manager Dieters noted that the landowner had owned a lot of the property in that area, and that sliver was a remnant; however, this parking area would be entirely on the Sandstone Cove property that was deeded to the City in the 1980s.

Commissioner Johnson asked about the proposed path for pedestrians to access McLeod Creek Trail. Manager Dieters understood that some people would likely just walk across the road, but the idea was to provide a gravel road base that would take pedestrians past the Dominion gas station, tie into the trail, and cross at the crossing. He added that the sidewalk on the other side went all the way into the neighborhood and a lot of people utilized that sidewalk so they would not be crossing the road. Manager Dieters commented that the one downfall was that heading into town on McLeod Creek, people would have to use the crossing.

Commissioner Johnson appreciated moving the parking area across the street so they could protect what was left of the wetlands.

Commissioner Suesser stated she uses this trailhead a lot, and noted that the current dirt area was a trailhead as it had a stand with a McLeod Creek Trailhead sign, dog waste bags, and a map. She asked if there was a study showing that parking in that area was deteriorating the wetlands in the area. She noted the damage that would be done by digging into the hillside across the street and removing this dirt area that had been used for decades.

Manager Dieters concurred that the dirt area was a trailhead where the City provides trash services and mutt mitts. He stated when they were looking at improving this area they found it was not permitted in the first place. Therefore, his department wanted to make sure they were compliant with existing Codes, and it was simple to look at a solution that would take them away from the 50-foot wetlands setback. He was unsure whether they would damage the wetlands by removing the parking area and relocating it to the other side of the street, and no study was completed.

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Commissioner Suesser expressed concern about pedestrian safety by moving it across the street because cars move quickly through this area. She also expressed disappointment with this plan. She referenced the proposal to install a restroom and noted that there was a restroom at the white barn, which was in close proximity. She did not feel the cost of a restroom in this location was needed. Commissioner Suesser reiterated that she uses this trailhead a lot and did not see a lot of people using it. She did not see the benefit of disrupting what currently existed.

Commissioner Johnson asked if additional signage was proposed to direct pedestrians. He echoed Commissioner Suesser's comments and noted that vehicles travel very fast through that area. Manager Dieters reported that they recently installed speed gates at the request of the community and the neighborhood. From a bicycle safety perspective, they would install chicanes to slow people down. He added there was signage and some wayfinding in the area, but they could add some more. He agreed there was always risk in crossing a road, but this road had a signal and a walk, along with other measures to slow the traffic. He stressed that this project would provide for the community and be compliant with the SLO Code.

Chair Hall asked if there would be no parking along the entire section where the sidewalk is located. Manager Dieters was not aware of any such plan and added that they would re-vegetate the dirt area and fence it off to stop people from parking there once the new trailhead was in place. Chair Hall hoped that people would park in designated areas and would be discouraged from parking along the road and blocking the bike path. Manager Dieters agreed that one of the goals was that by giving people a proper place to park, they would use that amenity. If parking spills out onto the roadway, then they could take additional steps.

Commissioner Sigg asked about the grade because the Staff Report did not the area to the right of the new parking area and how the grade lines dropped. He felt that looking at the picture below, it appeared to drop at a gentler grade. He questioned the sightline of people backing out into the street where vehicles were heading towards SR-224. He asked if there was a sightline analysis and how it could potentially be mitigated with signage or something else that would warn oncoming traffic. He stated that without a site visit, it was difficult for him to understand the configuration since the topographic map in the Staff Report was cut off on the right side.

Assistant Director Ward noted that the planner for this project, City Planner Virgil Lund, was unavailable for this meeting. She stated that he had confirmed this issue with the Engineering Department, and noted that the Engineering Department reviewed the plans.

Commissioner Frontero asked if anyone looked into installing a crosswalk from the parking lot. Manager Dieters stated they could look into that, but it had been his experience in working with Neighborhood First and the prior committee that the distance between two crosswalks would likely not meet the standards. However, he would be happy to include as a Condition of Approval a requirement that the Engineering Department look at that issue. He felt that some people would feel comfortable crossing the street. He expressed that the City's job was to provide the option for people to use the pedestrian-designated route to reach the trail.

Commissioner Frontero noted that pedestrians could either cross the street or walk down the road to the crosswalk. Manager Dieters stated the proposal included a back-of-curb gravel path to get to the crosswalk. Commissioner Frontero did not like the idea of crossing the street and that it should be discouraged and mitigated. He requested a sign that would expressly suggest that pedestrians

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do not cross the street in that location and that would encourage pedestrians to take the gravel path to the light to safely cross.

Commissioner Shand referenced page 7 of the Staff Report regarding wetlands and stream corridors where three different conditions were listed. He noted two of them mentioned 50 feet, and the other mentioned 20 feet, with different measuring points. He asked if there was no possible way to comply with any of these three setbacks and install the paved parking on the south side of Meadows Drive.

Assistant Director Ward explained that the first setback was for wetlands, the second for stream corridors, and the third for an irrigation ditch. Therefore, the wetlands setback of 50 feet would apply.

Manager Dieters noted that they would save money by keeping the parking area on the other side, but added that the current parking area was right on top of the wetlands. While it might seem odd to move the parking to the other side of the street, it was the right thing to do.

Commissioner Shand did not see an issue with the gravel path along the north side of Meadows Drive and felt that it was a solution.

Commissioner Suesser asked about the popularity of this trailhead and how many cars park at the current dirt lot. She explained she was trying to understand the impetus for this change to a paved parking lot with a bathroom facility. Manager Dieters did not have counts but noted that yesterday morning there were four cars in the dirt lot. He stated that this was a trailhead area identified in the Trails Master Plan adopted in 2002. For whatever reason, the application for paving was never finalized. He noted that the Meadows Drive lot that the Commission just approved used to generally have 7 – 8 cars, but had grown to 20 – 25 cars. He stated that they have seen this exponential growth in recreation and the desire to access the trail system, and stressed that his job was to provide for that. This was a facility approved over 20 years ago, and now they were taking steps to make sure it complied with planning regulations. He stated that Laura Smith from Mountain Trails was supportive of this plan, and felt there was overall a public desire to have a higher level of service than what was currently in that location.

Manager Dieters did not know if there were proposed restrooms at either of these trailheads. Commissioner Van Dine noted a restroom on one of the plans for Meadows Drive. Manager Dieters clarified that restrooms were proposed for both locations, but recalled they were removed from the plans. He added that they have found that restrooms at trailheads were a positive amenity, and with this area being so close to town they were hesitant to include them because there were other options. Assistant Director Ward clarified that the restrooms seen in the plans were part of the construction mitigation plan, so it would reflect the portable restroom during construction. Manager Dieters confirmed that bathrooms would not be included as part of this approval.

Commissioner Johnson noted there were no plans to expand the existing parking at The Farm trailhead, and asked if Manager Dieters viewed this parking area as a supplement. Manager Dieters confirmed and noted that The Farm trailhead was part of the overall CUP. The community has been hesitant to expand on that CUP within that area. He stressed that this was an opportunity to take two informal areas and supplement The Farm parking.

Chair Hall opened the public hearing. There was no public comment. Chair Hall closed the public hearing.

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MOTION: Commissioner Johnson moved to APPROVE Parcel SSC-A-X – McLeod Creek Trailhead & Parking Area Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the Draft Final Action Letter as follows:

Findings of Fact

1. The proposed Trailhead and Parking Area is located on parcel number SSC-A-X.

2. Parcel number SSC-A-X is owned by Park City Municipal Corporation.

3. The existing parking configuration at the McLeod Creek Trailhead is not compliant with LMC 15-3-3(B).

4. Staff determined the Application was complete on April 4, 2023. Planning Department.

5. The application as conditioned complies with LMC Chapter 15-2.7 Recreation and Open Space (ROS) District as follows:

    a. In the ROS Zoning District, Parking Areas greater than 5 spaces require a Conditional Use Permit. The ROS Zoning District requires a 25-foot setback from all property lines and Approved Parking Areas are listed as a Front, Side, and Rear Setback exception.

    b. The Forestry Board reviewed this Proposal on August 3, 2023, and determined that no Significant Vegetation would be impacted by the Trailhead Parking Area. Any disturbed non-significant vegetation will be re-planted using the City's approved seed mixture

6. The application as conditioned complies with LMC Chapter 15-2.21 Sensitive Land Overlay (SLO) District as follows:

    a. **Steep Slopes**- The McLeod Creek Trailhead meets the setback requirement for Steep Slopes. The Trailhead and Parking Area are located on a Steep Slope. The LMC defines a Steep Slope as a slope that is greater than fifteen percent (15%). A Very Steep Slope is any Slope greater than forty percent (40%). The McLeod Creek Trailhead and Parking Area is on a slope of 23.8%. The average Slope within 50 feet of the Proposed Parking Area is 22 percent (22%).

        i. The Applicant proposes a 2:1 Grading above the 4' foot wall.

    b. **Ridge Line Area Protection**- The McLeod Creek Trailhead and Parking area are not located near or on protected Ridge Lines.

    c. **Wildland Urban Interface**- The Wildland Urban Interface Code applies "to all new and existing structures within the boundaries of Park City Municipal." The

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Applicant is not proposing any new structures, so the Wildland Urban Interface code does not apply to this project.

d. **Wildlife Habitat Areas**- The intent of Wildlife and Wildlife Habitat Protection is to "promote, preserve, and enhance wildlife and wildlife habitat Areas in and around Park City, and to protect them from adverse effects and potentially irreversible impacts." The LMC explains further: "If the Development Site contains or is within five hundred feet (500') of a natural Area or habitat Area, and the wildlife and habitat report show the existence of Sensitive or Specially Valued Species, the Development plans shall include provisions to ensure that any habitat contained in any such natural Area shall not be disturbed or diminished, and to the Maximum Extent Feasible, such habitat shall be enhanced." There are no Planning Department Sensitive or Specially Valued species that are occupying or using on-site and adjacent Areas where the McLeod Creek Trailhead and Parking Area are proposed. Sensitive or Specially Valued Species include Federally Threatened and Endangered Species; State of Utah Threatened and Endangered Species; State of Utah Species of Concern and animals and plants of special concern to the Park City Community as identified in the General Plan and in need of special protection.

e. **Vegetative Cover**

i. The Forestry Board reviewed this Proposal on August 3, 2023, and determined that no Significant Vegetation would be impacted by the Trailhead Parking Area. Any disturbed non-significant vegetation will be re-planted using the City's approved seed mixture. The Applicant will de-construct any signage or structures at the previous McLeod Creek Trailhead and will re-vegetate the area using a water-wise native seed mixture to discourage any further parking in that area.

f. **Designated Entry Corridors and Vantage Points**

i. The McLeod Creek Trailhead and Parking Area are outside of the Entry Corridor Protection Overlay Setback.

g. **Wetlands and Stream Corridors**

i. The Proposed Parking Area and Trailhead are outside of the Setback for Wetlands and Stream Corridors.

7. The application as conditioned complies with LMC Chapter 15-2.20-5 Entry Corridor Protection Overlay (ECPO) District as follows:

a. "The regulations contained in this sub-zone shall apply to all Structures on Lots adjacent to or within two hundred and fifty feet (250') of the nearest Right-of-Way of entry corridor highways within existing Park City limits including Utah State Highway 224 north of Holiday Ranch Loop Road and Payday Drive,

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Utah State Highway 224 south of Prospect Street, and Utah Highway 248 east of Wyatt Earp Way"

i. The proposed Trailhead Parking Area is outside the 250' foot Setback.

8. The application as conditioned complies with LMC Chapter 15-3 Off-Street Parking Regulations as follows:

a. **Grading and Drainage**

i. The City Engineer reviewed this proposal on August 15, 2023, and approved the grading and drainage plans for the Parking Area. Staff recommends Condition of Approval 5 requiring the Applicant to submit a geotechnical report prior to Building Permit submittal to ensure the soils are sufficient for the hard-surfaced Parking Area.

b. **Surfacing**

i. The Parking Area will be hard-surfaced, impervious Asphalt.

c. **Parking Area Lighting**

i. No lighting is proposed as part of the Trailhead and Parking Area

d. **Parking Area Landscaping**

i. No landscaping is proposed for the McLeod Creek Trailhead and Parking Area.

e. **Snow Storage**

i. The Engineering Department reviewed and approved the Snow Storage design at the McLeod Creek Parking Area

f. **Parking Space Dimensions**

i. The parking spaces will be 9' wide and 18' long.

g. **Street Access and Circulation**

i. Vehicular traffic flow will improve with the design of the McLeod Creek Parking Area. The striped parking allows for better organization and efficiency. The Parking Area will now meet standard parking space designs.

h. **Parking Lot Setbacks**

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i. Approved Parking Areas are listed as a Front, Side, and Rear Setback exception in the ROS Zone.

i. **Geotechnical Report**

i. Staff recommends Condition of Approval 5 requiring the Applicant to submit a geotechnical report prior to Building Permit submittal

9. The application as conditioned complies with LMC 15-1-10 Conditional Use Permits as follows:

1. **Size and Location of the Site**

i. This is an existing Site utilized for Trailhead parking. The proposed Parking Area will improve the site and create better accessibility for Trail users.

2. **Traffic Planning Department**

i. Vehicular traffic flow will improve with the design of the McLeod Creek Parking Area. The striped parking allows for better organization and efficiency. The Parking Area will now meet standard parking space designs.

3. **Utility Capacity**

i. The Development Review Committee reviewed this proposal on August 15, 2023, and did not identify any utility issues with the proposed Parking Area.

4. **Emergency Vehicle Access**

i. On August 15, 2023, the Park City Fire District reviewed the proposed Trailhead Parking Area and confirmed the proposal conforms with their requirements.

5. **Parking**

i. The proposed Parking Area will increase the amount of Parking at the McLeod Creek Trailhead. Twelve Parking Spaces are proposed.

6. **Internal Vehicular and Pedestrian Circulation System**

i. The proposed Parking Area will improve the vehicular circulation system.

7. **Fencing, Screening, and Landscaping**

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i. The proposed Parking Area will be surrounded by a wood/rope fence similar to other Trailhead fences in Park City. There is no landscaping proposed for the Parking Area. The Forestry Board reviewed this Proposal on August 3, 2023, and determined that no Significant Vegetation would be impacted by the Trailhead Parking Area. Any disturbed non-significant vegetation will be re-planted using the City's approved seed mixture.

8. **Building Mass, Bulk, and Orientation**

i. Not Applicable, No buildings or structures are proposed as part of this Application.

9. **Useable Open Space**

i. The proposed Parking Area will increase the useability of Open Space for the community.

10. **Signs and Lighting**

i. No outdoor lighting is proposed with this application. One sign is proposed for the McLeod Creek Trailhead and Parking Area. The Planning Department's proposed sign is an informational kiosk sign. Municipal Code of Park City Section 12-8-1 lists Recreational Facilities as exempt from the Sign Code requirements: "Signs located inside open-air recreational facilities that are not oriented to public streets, such as signs in ski resorts, skateboard parks, and golf courses, are exempt from the requirements of this Title."

ii. The Sign Code states the following in Section 12-8-1(A): "CITY SIGNS. Signs erected by or at the direction of the Park City Municipal Corporation are exempt from the requirements of this Title."

11. **Physical Design and Compatibility with Surrounding Structures**

i. The Parking Area and Trailhead will be similar in design to existing Trailheads in Park City and will have a low visual impact.

12. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors**

i. Not Applicable.

13. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas**

i. Not Applicable. No trash or recycling areas are proposed as part of this Application.

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14. **Expected Ownership and Management**

    i. The SSC-A-X Parcel is owned by Park City Municipal Corporation.

    ii. Staff recommends Condition of Approval 6, which states that the Applicant shall submit documentation from UDOT approving access across PCA-16-X to the trailhead parking area prior to submitting a building permit.

15. **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 submitted Sensitive Land Overlay materials that as Conditioned, are compliant with the Zone requirements. The Trailhead and Parking Area does not conflict with any Physical Mine Hazards, and it is outside the Soils Ordinance Boundary. No steep slopes will be impacted by the Trailhead Parking Area.

16. **Reviewed for Consistency with the Goals and Objectives of the Park City General Plan**

    i. Goal 1 of the General Plan states: “Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.” A Trailhead Parking Area will help protect undeveloped lands by protecting a space for people to recreate. Goal 4 of the General Plan states: “Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.” The proposed Trailhead will increase access and connectivity in Open Space areas. Goal 9 of the General Plan states: “Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.” The proposed Trailhead Parking Area will provide residents and visitors with improved access to recreational opportunities.

10. Staff published notice on the City’s website and the Utah Public Notice website, and posted notice to the property on August 9, 2023.

11. Staff mailed courtesy notices to the adjacent property owners within 300 feet on August 9, 2023, and the Park Record published notice on August 9, 2023.

12. On April 26, 2023, the Planning Commission conducted a public hearing and continued the review to May 24, 2023, to allow the Applicant to obtain additional information.

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13. On May 24, 2023, the Planning Commission conducted a public hearing and continued the review to a date uncertain to allow the Applicant to obtain additional information.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.7 Recreation And Open Space (ROS) District, Chapter 15- 2.23 Sensitive Land Overlay (SLO), Chapter 15-3 Off Street Parking Requirements, 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. Final building plans and construction details shall reflect substantial compliance with the plans reviewed on August 1, 2023, by the Planning Department. Any Planning Department changes, modifications, or deviations from the approved design 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 plans.

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 is responsible for replacing any Significant Vegetation removed during construction. Significant Vegetation is defined as “all large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, all groves of small trees, and all clumps of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.”

5. The Applicant must submit a geotechnical report prior to Building Permit submittal.

6. The Applicant shall submit documentation from UDOT approving access across PCA-16-X to the trailhead parking area prior to submitting a building permit.

7. Any disturbed non-significant vegetation must be re-planted using the City’s approved water-wise seed mixture.

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8. The Applicant shall obtain an Administrative Permit for the proposed retaining wall prior to Building Permit issuance.

9. The proposed retaining wall must not exceed 4 feet above Final Grade.

10. The Applicant shall submit a soil investigation report prior to Building Permit issuance.

11. The Applicant shall screen the proposed retaining wall with landscaping, and the Applicant shall submit a landscape plan prior to Building Permit issuance.

12. The Applicant will de-construct any signage or structures at the previous McLeod Creek Trailhead and will re-vegetate the area using a water-wise native seed mixture to discourage any further parking in that area.

13. The Applicant shall provide plans detailing the management of Storm Water runoff in a manner compliant with the Park City Municipal Code, prior to Building Permit issuance.

Commissioner Van Dine seconded the motion.

VOTE: Commissioner Johnson-Aye; Commissioner Van Dine-Aye; Commissioner Frontero-Aye; Commissioner Sigg-Aye; Commissioner Suesser-Nay; Commissioner Shand-Aye. The motion passed 5-to-1.

After a brief recess, Chair Hall called the meeting back to order and confirmed that all Commissioners were present.

G. Land Management Code Amendments – Lot Combinations – The Planning Commission Will Review a Pending Ordinance on Lot Combinations for Residential Development in the Historic Residential – 1, Historic Residential – 2, Historic Residential Low–Density, and Historic Residential Medium Zoning Districts. PL-23-05655.

Assistant Director Ward stated that based on prior Work Sessions and public hearings, the Planning Commission identified that General Plan Goal 15 was "to preserve the integrity, mass, scale, compatible and historic fabrics of the Historic Districts." The Commission wanted to look at Strategy 15.12 of the General Plan that encouraged a re-evaluation of the current regulations for lot sizes within the Historic Districts. She reported that the Pending Ordinance to establish a maximum lot size for the Historic Residential zones was issued on May 10, 2023. She presented an image of the zoning map and explained that it would include Historic Residential – 1 ("HR-1"), which is the largest Residential zone. It would also include Historic Residential-Low, which is divided into three sub-zones: the Western Sub-Zone, the McHenry Sub-Zone, and Lower Rossie Hill Sub-Zone. She added that it would also be the Historic Residential – Medium zone located along Park Avenue.

Assistant Director Ward reported that the Pending Ordinance established a two Old Town lot maximum with five-foot Setbacks and a Building Footprint of 1,519 square feet.

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In the Historic Residential – Low zone, there was currently a limitation of two Old Town lots; the proposed amendment would set a three Old Town lot maximum. She added that one of the reasons for this proposal was the substandard streets and Steep Slopes. She reported that for the HR-1 and HR-2 zones, which are the largest residential zones in the Historic Districts, the proposed ordinance included the two Old Town lot maximum with five-foot Setbacks and the same Maximum Building Footprint. She noted that duplex dwellings were a possibility in these zones, so they proposed a four-lot maximum with a ten-foot Side Setback, with a total of 24 feet of Side Setbacks.

In the Historic Residential – Medium zone, multi-unit dwellings were allowed and the proposal therefore included a two-lot maximum for Single-Family Dwellings. She noted this zone also allowed for duplexes, triplexes, and multi-unit dwellings. Assistant Director Ward stated the last public hearing on this item occurred on May 24, 2023. She understood there was consensus and support for the two Lot maximum in the Historic Residential Districts to preserve the historic compatibility for infill. The Planning Commission additionally suggested evaluation of whether Lot Combination regulations should expand to other zones, and to consider opportunities to incentivize deed-restricted affordable Accessory Apartments for lots that exceed the Maximum Lot Size. She noted the City Council had also requested these issues be evaluated as part of these amendments.

Staff also requested to evaluate exceptions for unusual lot configurations that would ensure that no remnant lots would result from these amendments. Additionally, Staff was asked to update the Purpose section for the zones. Assistant Director Ward explained that there were three transitional zoning districts between the Historic Residential and the rest of Park City: Recreation Commercial ("RC"), Residential -1, and Residential – Medium. She presented an image taken from the General Plan that showed the boundary of Old Town. She noted it included some properties along Deer Valley Drive as well as some of the properties within the RC and Residential-1 zones.

Referencing the zoning map, Assistant Director Ward pointed out the Residential – Medium zone within the Old Town neighborhood, as well as Residential – 1 and portions of the RC zone. She reported that Staff was requesting Commission feedback on whether evaluation of these transition zones should also be considered in these Lot Combination amendments. If so, Staff would have to re-notice these pending amendments to the properties within those zoning districts that would be impacted.

Additionally, Staff would like Commission feedback on deed-restricted affordable Accessory Apartments for lots that are proposed to go beyond the Maximum Lot Size. She noted that the General Plan contained goals to create diversity of primary housing stock and to focus efforts for diversity within primary residential neighborhoods. The General Plan specifically mentioned working to maintain a balance of primary housing in Old Town. She noted that Goal 8 addressed the increase in affordable housing opportunities and services for the workforce, providing housing to a wide range of income levels, and increasing affordable housing opportunities for seasonal workers in proximity to resorts and mixed-use centers.

Assistant Director Ward mentioned that they could require deed-restricted affordable units that would require the resident or tenant to be a full-time occupant with an AMI of 80% or less. She added that under the current Code, Accessory Apartments could be as small as 280 square feet, and as large as 1,000 square feet, with a two-bedroom maximum. One parking space was required for each bedroom.

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Assistant Director Ward stated that pursuant to some changes to State Code this year, these units would need to be through a bonus program, and if a Maximum Lot Size were established, the Planning Commission could consider an increase in Building Footprint on the condition that an Accessory Apartment be deed restricted for affordable housing. She provided the example of a Maximum Building Footprint for two Old Town lots of 1,519 square feet. For three lots, that would increase by 531 square feet. Therefore, a density bonus of up to 531 square feet could be considered if it would become an Accessory Apartment. She also noted the Planning Commission's request to update the Purpose Section of the zoning districts. Assistant Director Ward explained that the Purpose Section for HR-1 was the only zone that currently included language to "encourage Single-Family development combinations of 25' x 75' Historic Lots." The proposed amendments would remove that language. She presented the language that would remain in the Purpose Section for these zones.

Assistant Director Ward stated the first issue for the Commission was in regard to the expansion of these amendments to the RC, Residential -1, and Residential – Medium zoning districts. She noted they would have to re-notice the meeting if expansion was requested.

Chair Hall preferred to move forward as these amendments had been before the Commission many times. If there was an appetite to look at other districts, they could address that as a separate LMC amendment. She stressed that she did not want to delay the amendments presently before the Commission. Commissioner Frontero agreed with Chair Hall's suggestion.

Commissioner Sigg was opposed to that, because some of the zones were so close, and did not have much opportunity left in them. He felt that more and more they would see people trying to work the system. He stated that many of the provisions in this draft would apply across the board to these other zones. He did not feel as though it would be a big deal to make it all-inclusive.

Assistant Director Ward presented the option of moving forward with the Historic Residential Districts, and then issue a Pending Ordinance for the transition zones that would allow the Planning Commission six months to continue to re-evaluate the three zones. Commissioner Sigg could live with that option, but stated he did not want to table the issue and felt the proposed amendments were relevant to more zones than just HR-1. Commissioner Suesser agreed with Commissioner Sigg and noted this was a Work Session and they were still contemplating these amendments and would have another month or so to do so. She suggested continuing the evaluation of expanding these amendments to other zoning districts.

Chair Hall noted this was a Regular Agenda item and publicly noticed. Assistant Director Ward clarified that for the final Code, they would still need input on these outstanding items. They have therefore continued it to September. She explained that while they continue the discussions on these Historic Residential Districts, Staff could in the meantime issue a separate Pending Ordinance specific to the RC, Residential-1, and Residential-Medium zones. That would then provide the Planning Commission with six months to evaluate those amendments while the Historic Residential changes moved forward.

Commissioner Sigg asked if they could put a timeline on the Pending Ordinance. City Attorney Harrington explained that the timeline was governed by State rules and initiated by the Ordinance as "pending." The time is calculated from notice of the first public hearing, and it cannot exceed six months by State law but would end when City Council voted on the actual ordinance.

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In response to a further inquiry from Commissioner Sigg, City Attorney Harrington explained that an application inconsistent with the Pending Ordinance could not move forward, and once approved, would become effective immediately upon adoption, unless the City Council set forth a different "effective date." Commissioner Van Dine agreed with proceeding with what was before the Commission, and then issuing a Pending Ordinance for the other zones so they could discuss it further. Commissioner Johnson agreed. Commissioner Frontero also agreed.

Commissioner Suesser sought clarification that because public notice had not been given to the other zoning districts, the Commission could not move forward with those. Assistant Director Ward explained that there was a Pending Ordinance for the Historic Residential Zones that would continue through November 10, 2023. Staff hoped that in the September meeting, they would be ready to move forward with a recommendation to the City Council specific to the Historic Residential zones. She added that if they expand the Pending Ordinance, they would need to publicly notice the three zones. They could issue a separate Pending Ordinance just for those three zones within a week, along with a public notice. She indicated that in this scenario, they would likely not be able to have a public hearing on those zones until November.

This would allow the Pending Ordinance presently before the Commission to move forward, while also establishing a parallel Pending Ordinance that would be in effect through January or February of 2024. She stated that any applications in these three zones submitted after the Pending Ordinance was noticed would be subject to the Maximum Lot Size until the Code was amended or the six-month period expired. Commissioner Suesser was in favor of issuing the Pending Ordinance for the three zones within the week. Chair Hall felt there was consensus.

Assistant Director Ward next asked the Commission for feedback on Lot Combinations and incentives for larger lots for deed-restricted Accessory Apartments. Commissioner Shand was in favor of allowing that extra density and that an exception could be made to increase the size of the dwelling on the lot for an affordable Accessory Apartment.

Commissioner Johnson asked how many applications were presented under the current Accessory Dwelling Unit ("ADU") Code. Assistant Director Ward noted that in early 2021, the Commission removed the requirement that the property owner live on-site, and reduced the size to a minimum of 280 square feet. The Commission also removed the 300-foot buffer area that was in the prior Code.

Additionally, the main home could be a Nightly Rental as long as the Accessory Apartment was a long-term rental. She stated that they have seen one application that had been pending for a couple of years, and they anticipate it may move forward soon. There have been a couple of potential applicants who reached out, and the Housing Team was evaluating potential incentives for the construction of these units.

Assistant Director Ward also mentioned the State law regarding Internal ADUs, and some of those applications have come through. She noted they had not seen an increase in applications for Accessory Apartments.

Commissioner Sigg asked who administers and rents the deed-restricted affordable Accessory Apartments. Assistant Director Ward explained that the Code required a deed restriction to be recorded on the property. The Housing Team would then conduct an annual compliance check

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based on an annual report submitted by the landowner demonstrating compliance. It was noted that the property owner would collect rent and provide access to the unit.

Assistant Director Ward confirmed that there were penalties for non-compliance. Commissioner Sigg wanted to see enforcement of the deed-restricted units given what the Commission gives to the landowners in exchange for the deed restriction. Commissioner Sigg felt there was a lot of bad behavior and people trying to work the system, and would rather see stricter controls over the deed restriction that provided the incentive density. Assistant Director Ward understood that Commissioner Sigg's request was to ensure that the unit was being actively rented in compliance with the deed restriction. Commissioner Sigg was less concerned with the Nightly Rental component but felt that if someone were able to build a bigger house, he would like to know if the City was getting the result it wanted out of this.

Commissioner Shand asked if an applicant would receive extra density in addition to the ADU, or whether the ADU represented the additional density. Assistant Director Ward replied that the ADU was the additional density. Commissioner Sigg noted the owner would also get a bigger Lot.

Chair Hall noted the entirety of the additional square footage would be allocated to the ADU and would have to be leased for a minimum of six months. Commissioner Shand noted that the Building Department would review the ADU to ensure that it was a separate living unit. Chair Hall was in favor of incentivizing ADUs as a creative mechanism for affordable housing. Commissioner Suesser noted that this would apply in the Historic District, and would result in larger homes in Old Town with the incentive of putting in an ADU. She felt that allowing larger homes on large Lot Combinations would destroy the character of Old Town and was very opposed to this.

Commissioner Frontero asked if they passed the Ordinance and whether by adding the ADU an owner could build a larger home. Assistant Director Ward explained that this would only apply to three lots or more and would be limited to the Building Footprint for two lots. She added that the current Code provided that when a Lot Combination goes from two lots to three, the increase is 531 square feet. Commissioner Frontero posited an example that he owned three lots. His options were that he could build one home across two lots, and build an ADU with bonus density on the third lot, or build a $4 million home on the third lot. He felt that realistically, the ADU exception would not be used, but he was happy to provide incentives as best they could.

Additionally, he noted there was only one application in two years; so spending a lot of time discussing this was not efficient. He applauded the idea and the goal of the bonus densities for ADUs, but he felt it would not be utilized. Assistant Director Ward clarified that on any Old Town Lot, there could be an Accessory Apartment that would need to comply with the requirements of the Code, including parking on site. She noted that was where this became challenging in the Historic Districts.

Chair Hall agreed that from a practical standpoint there was not much of an incentive, but she would like to explore ADUs as a separate component. She noted the intent of this amendment was to limit Lot Combinations, on which there was consensus. She mentioned the fact that the AMPD Code sat idle for 30 years until they amended it. Chair Hall felt they were slowly chipping away at affordable housing, and she would ultimately like to see ADUs in Old Town or other parts of the City.

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Commissioner Johnson noted that in other parts of the City, HOAs are banning ADUs. He agreed with Chair Hall. Chair Hall agreed that ADUs in Old Town were not worthy of too much discussion without consensus, but also felt it would be good to further explore the concept. Commissioner Sigg felt it was well intended, but agreed that it would warrant its own discussion. Commissioner Van Dine agreed.

Chair Hall stated that even if they do not believe it would be used, it would be easy enough to add it because conceptually providing a density bonus to encourage long-term renters in ADUs was a concept she would like to support. She added that the Lot Combination amendments presently before the Commission would be the most substantively impactful LMC amendment she had seen while on the Commission, but felt it would result in significant discussion at the City Council level. She felt that it was such a huge policy decision that it would come down to in-depth discussion at the City Council level. Chair Hall felt that the topic of ADUs would be something the City Council could explore. She did not feel there was enough consensus amongst the Commission to make a recommendation.

Commissioner Shand asked if they could move the Lot Combination amendment forward and then address ADUs on a case-by-case basis with a Planning Department presentation. Chair Hall preferred giving all of these comments to the City Council as she felt they would want to look at all options because it would be such an impactful policy decision. City Attorney Harrington heard that there was consensus to not include ADUs in the Draft Ordinance, but it was okay for Staff to flag it as an issue for discussion and point out that there was no Planning Commission consensus to move it forward.

Assistant Director Ward next addressed the update to the Purpose Section to remove the language about Lot Combinations of 25' x 75' lots. She asked if there were any concerns regarding changes to the Purpose Section. She explained that the only zone that included that language was the HR-1 zone. The proposed Ordinance would remove that language. Commissioner Frontero agreed with this change.

Commissioner Suesser referenced the Steep Slope language and sought clarification that they were still working on that with the consultant. Assistant Director Ward confirmed. Commissioner Suesser confirmed that the proposal was to eliminate the language about encouraging development on combinations of 25' x 75' lots. She completely agreed that this language should be deleted from the Code. Chair Hall noted there was full consensus to remove that language.

In response to Commissioner Frontero's inquiry, Assistant Director Ward stated that they would also remove the grid in the LMC that goes out to ten Lots. She noted that the building formula would remain as there were a couple of outliers for essential municipal facilities requiring larger lots. But for residential development, these limitations would apply.

Chair Hall opened the public hearing.

Deb Rentfrow stated she resides in the 84060 zip code. She was very pleased with this discussion and felt the Commission was spot-on with regard to the ADUs. She also agreed with looking at moving the proposed amendment into the transition zones. Speaker Rentfrow looked forward to supporting this at the next City Council meeting.

PENDING APPROVAL

There was no further public comment. Chair Hall continued the public hearing to September 27, 2023.

Commissioner Frontero was struck by the commentary regarding duplexes and whether they should allow up to four Lots to accommodate duplexes in certain zones. He noted that they did not address that issue during this meeting. Assistant Director Ward explained that the Pending Ordinance included a recommendation to establish a Maximum Lot Size for duplexes. She confirmed that duplexes were not allowed in the Historic Residential – Low zone, and in HR-1 the Minimum Lot Size for duplexes was 3,750 square feet, which was two Old Town Lots.

Commissioner Frontero asked if those restrictions remained in place. Assistant Director Ward stated that currently the Minimum Lot Size was two Lots, and the proposed Maximum Lot Size was four Old Town Lots. Currently, the Maximum Lot Size is 10 Old Town Lots. It was noted that there would still be certain zones that do not allow duplexes.

Commissioner Suesser sought clarification. Assistant Director Ward stated that if there were a Lot Combination for a duplex that combined two Lots, there would be two units. If four Lots were combined for a duplex, there would be two units with a Maximum Building Footprint. She clarified that the Historic Residential – Medium zone also allowed triplexes, and there was a Maximum Building Footprint for that use. Commissioner Suesser understood that four Lots could hold four duplexes. Assistant Director Ward explained that four Lots could hold two units total in one duplex.

Commissioner Suesser asked if this would apply in the Historic District. Assistant Director Ward explained that the two Lot maximum was for Single-Family Dwellings and the four Lot Combination was included in the proposed Ordinance for duplexes. Currently, duplexes are allowed in some of these zones with no Maximum Lot Size. This amendment would establish a Maximum Lot Size moving forward. Chair Hall was supportive of this amendment and felt that combining 10 Lots was too many in Old Town.

Commissioner Sigg asked if the size of the duplex would increase with a four-lot combination. Assistant Director Ward stated that as the Lot size increased, the Building Footprint decreased. Commissioner Frontero noted that from a practical standpoint if a developer owned four Lots, they were more likely to build two duplexes on two Lots. He agreed that the four-lot Maximum was much more reasonable than the current Code.

Chair Hall felt this item would be ready to forward to the City Council after the September meeting. There was consensus that Assistant Director Ward would return in September with a Draft Ordinance for the Commission's consideration. Commissioner Frontero confirmed that the ADUs would not be included in the Draft Ordinance.

MOTION: Commissioner Frontero moved to CONTINUE Land Management Code Amendments – Lot Combinations in Historic Districts – and the public hearing thereon to September 27, 2023. Commissioner Shand seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

PENDING APPROVAL

6. ADJOURN

MOTION: Commissioner Johnson moved to adjourn.

The meeting adjourned at approximately 7:25 p.m.

PENDING APPROVAL

2002 Eagle Way Conditional Use Permit

Planning Commission
August 23, 2023

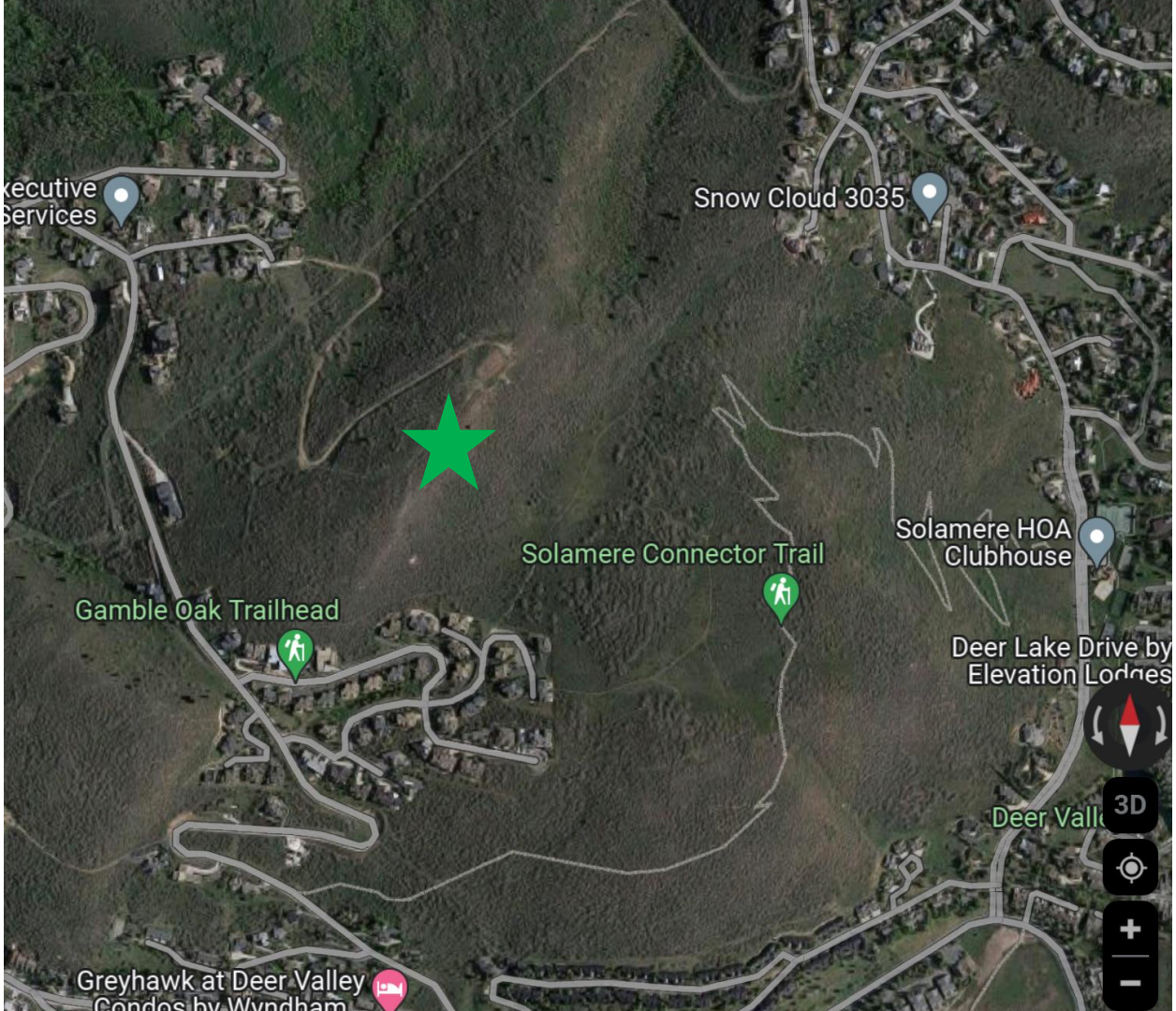




CUP

Replace existing municipal communications tower and equipment shed

- Captures water meter readings & monitors water infrastructure
- ~110 acre site
- Existing access and power
- CUP 2009 allowed for installation of existing equipment


Snow Cloud 3035
Solamere HOA Clubhouse
Solamere Connector Trail
Gamble Oak Trailhead
Deer Lake Drive by Elevation Lodges
3D
Greyhawk at Deer Valley






Lean-To Shed
10x12

CUP

- Complies w/ LMC 15-2.10 Estate Zoning District
- Complies with SLO regulations
- Visual Analysis completed w 2009 CUP
- Additional Visual Analysis shows new equipment will be no more visible than existing
- Complies with CUP Review Criteria

- Complies with Telecommunication Facility Review Criteria

Recommendation

Staff recommends Commission conduct a public hearing and consider approving the CUP, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.





Supplemental Snow Park Residences Condominium Plat

Planning Commission
August 23, 2023

Condo Plat

Phase 3 of CUP approved in 2001

- Final Phase completing buildout of St. Regis Hotel
- 5-story condo building + garage
- 12 units totaling 16.8 UEs + 1 AUE 801 sf.

Other Approvals

- 1995 Deer Crest Settlement Agreement
- (Deer Crest Hotel CUP)
- Amenity Club CUP

Condo Plat

- Complies w/ LMC 15-2.13 Residential Development Zoning District
- Settlement Agreement
- Hotel CUP
- Parking requirements

- SLO Analysis completed in 2001 and reviewed again in 2004

Hotel CUP

Hotel has completed relevant CUP Conditions of Approval

- Compliance with Housing Mitigation Plan
- Final Parking Plan
- Any outstanding trails obligation will be completed prior to Certificates of Occupancy for Phase 3 Units (COA 8)

Good Cause

Staff finds Good Cause - facilitates the sale of the remaining Density in Hotel CUP, complies with Hotel's Housing mitigation Plan, and Hotel will complete all CUP obligations prior to Occupancy. No public Streets, Right-of Way, or easements are vacated or amended.

Staff recommends Commission conduct a public hearing and consider forwarding a positive recommendation for City Council's consideration on September 28, 2023, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Ordinance.

Planning Commission
Staff Report

Subject: **1415 Lowell Avenue #B321**
Application: **PL-23-05760**
Author: **Lillian Zollinger, Planner II**
Date: **September 13, 2023**
Type of Item: **Condominium Plat Amendment**

Recommendation

(I) Open a Public Hearing; and (II) continue the public hearing and consideration of Condominium Plat Amendment recommendation to October 25, 2023.

Description

Applicant:	William Hludzinski
Location:	1415 Lowell Avenue #B321
Zoning District:	Recreation Commercial
Adjacent Land Uses:	Condominiums, Resort, Open Space
Reason for Review:	The Planning Commission reviews Condominium Plat Amendments, conducts a public hearing, and forwards a recommendation to City Council. The City Council conducts a public hearing and takes final action.[1]

Background

The Applicant requires additional time to meet voting requirements of the Homeowner's Association.

[1] LMC § 15-7.1-3(C)

Planning Commission
Staff Report

Subject: 317 Ontario Avenue
Application: PL-23-05600
Author: Caitlyn Tubbs, Senior Preservation Planner
Date: September 13, 2023
Type of Item: Steep Slope Conditional Use Permit

Recommendation

(I) Review the application for a Steep Slope Conditional Use Permit (SS-CUP), (II) conduct a public hearing, and (III) consider approving the SS-CUP based on the Draft Final Action Letter Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant:	Mary Louden, represented by Jonathan DeGray
Location:	317 Ontario Avenue
Zoning District:	Historic Residential-1 (HR-1)
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission is the review authority for additional Building Height for garages on downhill Lots per LMC § 15-2.2-5(D)(4).

COA	Condition of Approval
HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential-1 (HR-1)
HSI	Historic Sites Inventory
LMC	Land Management Code
SFD	Single Family Dwelling
SS-CUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

This Application requests an SSCUP to construct an addition to 317 Ontario Avenue, designated a Significant Historic Structure on the Park City Historic Sites Inventory[1] (Historic Site Form), with over 200 square feet located on an existing Slope of 30% or greater. The historic Structure was constructed c. 1885 and is located at the westernmost ("bottom") of the Lot. The property slopes steeply up from the rear of the historic Structure to Ontario Avenue, with a vertical change of approximately 32 feet over the Lot's 75-foot depth, resulting in an overall slope of approximately 42 percent. The Lot is less than 3,750 square feet in size and qualifies for administrative review of

[1] LMC § 15-11-10

the SS-CUP request.[2] However, the Applicant requests to utilize the provision set forth in LMC § 15-2.2-5(D)(4) to allow additional Building Height on a downhill Lot to accommodate the proposed garage addition. In accordance with this Section, the Planning Commission is the review authority for additional Building Height.

Background

On November 11, 2022, the Planning Department received a Historic District Design Review Pre-Application for an addition to the rear of 317 Ontario Avenue. On March 28, 2023, the Planning Department received a complete SS-CUP Application for 317 Ontario Avenue. The Applicant also has a pending Historic District Design Review Application (PL-22-05451) which will be reviewed by the Planning Director Designee at a future public hearing. On July 5, 2023, the Historic Preservation Board approved the requested Material Deconstruction of a portion of the rear façade to facilitate the connection of the Historic Structure to a new addition (Staff Report).

Analysis

(I) The proposal to construct an addition to the Significant Historic Structure complies with the HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2



The purpose of the Historic Residential HR-1 Zoning District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single-family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[3]

LMC § 15-2.2-3 establishes Lot and Site requirements, outlined in the table below:

Zoning Requirement	Analysis of Proposal

[2] LMC § 15-2.2-6(B)
[3] LMC § 15-2.2-1

Minimum Lot Size – 1,875 square feet	**Complies** – The subject property is 1,875 square feet in size.
Minimum Lot Width is 25 feet	**Complies** – The Lot is 25 feet in width as measured 15 feet back from the Front Lot Line.
Maximum Building Footprint – 844 square feet	**Complies** – The combined footprint of the existing Historic Structure and the proposed addition is 844 square feet.
Minimum Front and Rear Setback for Lots up to 75 feet inclusive – 10 feet each for a total of 20 feet	**Complies** – The existing Historic Structure encroaches approximately 4 feet 6 inches into the Rear Setback; per LMC § 15-2.2-4 the Historic Structure in its current location is a valid Non-Complying Structure. The proposed addition is located 16 feet 6 inches from the Front Lot Line and is compliant with the required front setback.
Minimum Side Setbacks for Lots up to 25 feet in width – 3 feet minimum totaling at least 6 feet	**Complies with Conditions of Approval #6, 18 –** The existing Historic Structure encroaches onto the neighboring property to the south by four and a half feet; per LMC § 15-2.2-4 the Historic Structure in its current location is a valid Non-Complying Structure. The Historic Structure does not encroach into the required northern side setback. The Applicant will be required to obtain an access and/or encroachment agreement with the neighboring properties for any work, construction, storage, and/or permanent improvement located five feet or less from a Lot/property line or otherwise encroaching onto an adjacent property prior to submitting for a building permit. The proposed addition complies with all Setbacks requirements with one exception: the roof eaves as shown in the Applicant's drawings encroach into the required side Setbacks by 1.5 feet where an encroachment of up to 1 foot is permitted by LMC § 15-2.2-3(J). Staff recommends a Condition of Approval that the roof eave overhangs of the proposed addition be decreased to encroach no more than 1 foot into the required Side Setbacks per LMC § 15-2.2-3(J).
Building Height – 27 feet from Existing Grade The Planning Commission has the authority to approve additional building height up to	**Complies with Planning Commission Approval** – The proposed addition is 32 feet 7 inches from Existing Grade to the ridgeline on the northern elevation and 29 feet 2 inches from Existing Grade to the ridgeline on the southern elevation and is within the allowed scope of additional building

35 feet from Existing Grade on a downhill Lot to accommodate a single-car wide garage per LMC § 15-2.2-5(D)(4).	height. The Applicant has requested Planning Commission approval for additional Building Height on a downhill Lot as allowed by LMC § 15-2.2-5(D)(4). This Section empowers the Planning Commission to grant additional building height (up to 35 feet from Existing Grade) if the proposal complies with the following: A) The proposal accommodates a single car wide garage, circulation (such as stairs and/or an ADA elevator, or a reasonably sized front entry or porch that is compatible with the Streetscape, and B) The depth of the proposed garage does not exceed the minimum depth for internal Parking Spaces (20 feet[4] standard, 16 feet for compact spaces[5]), and C) The additional Building Height does not exceed 35 feet from Existing Grade. The proposed garage is narrower in width and shorter than surrounding construction along the same Streetscape. The mass and scale of the proposed addition is compatible with the Significant Historic Structure already located on the Site and the Streetscape along Ontario Avenue. The proposed garage is 16 feet 10 inches in depth and the proposed garage is 32 feet 7 inches in height from Existing Grade on the northern façade and 29 feet 2 inches in height from Existing Grade on the southern façade.
Final Grade within 4 feet of Existing Grade	**Complies** – The Final Grade is within 4 feet of Existing Grade as required.
A ten-foot minimum horizontal step in the downhill façade is required unless the First Story is completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty-three feet from	**Complies** – The Applicant has provided a 17-foot horizontal step by connecting the proposed addition to an existing non-historic roof form located 22 feet above Existing Grade.

[4] LMC § 15-3-4(A)(1)
[5] LMC § 15-3-3(F)(3)

where the Building Footprint meets the lowest point of Existing Grade.	
Maximum interior height of 35 feet	**Complies** – The height of the proposed Structure, the addition included, is 35 feet from the lowest finish floor plane to the topmost wall plate.
Roof Pitch must be between 7:12 and 12:12	**Complies** – The Historic Structure's roof pitch will not be altered as part of this application. The roof pitch on the proposed addition is 11:12.
Parking Regulations – 2 Off-Street Parking Spaces are required for Single-Family Dwellings per LMC §15-3-4. Driveways are limited to 12 feet in width.	**Complies** - The proposed addition includes a single-car garage which will increase the amount of off-street parking provided at the site from 0 to 1. In accordance with LMC § 15-2.2-4 additions to Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment. The Applicant is not proposing the creation of a Lockout Unit or Accessory Apartment at this time; if they choose to pursue those land uses in the future the Applicant will be required to comply with the parking requirements. The proposed driveway is 12 feet in width.

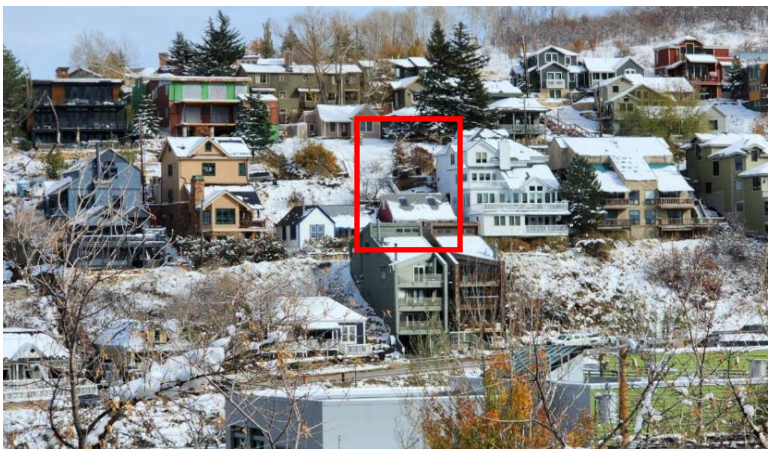
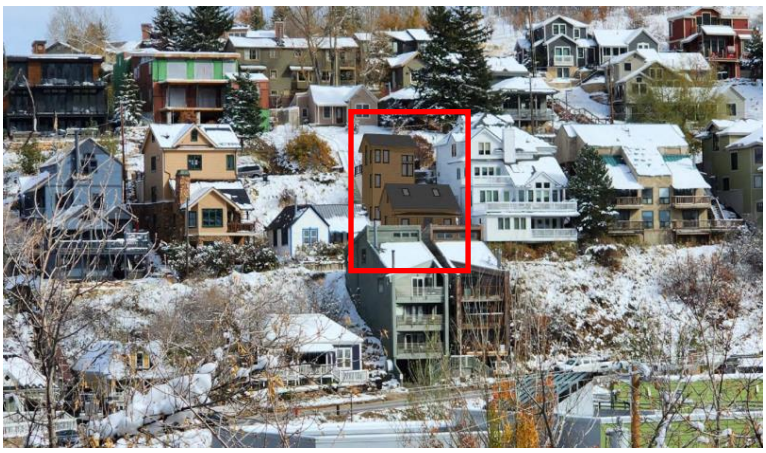
(II) The proposal complies with Development on Steep Slope criteria outlined in LMC § 15-2.2-6.

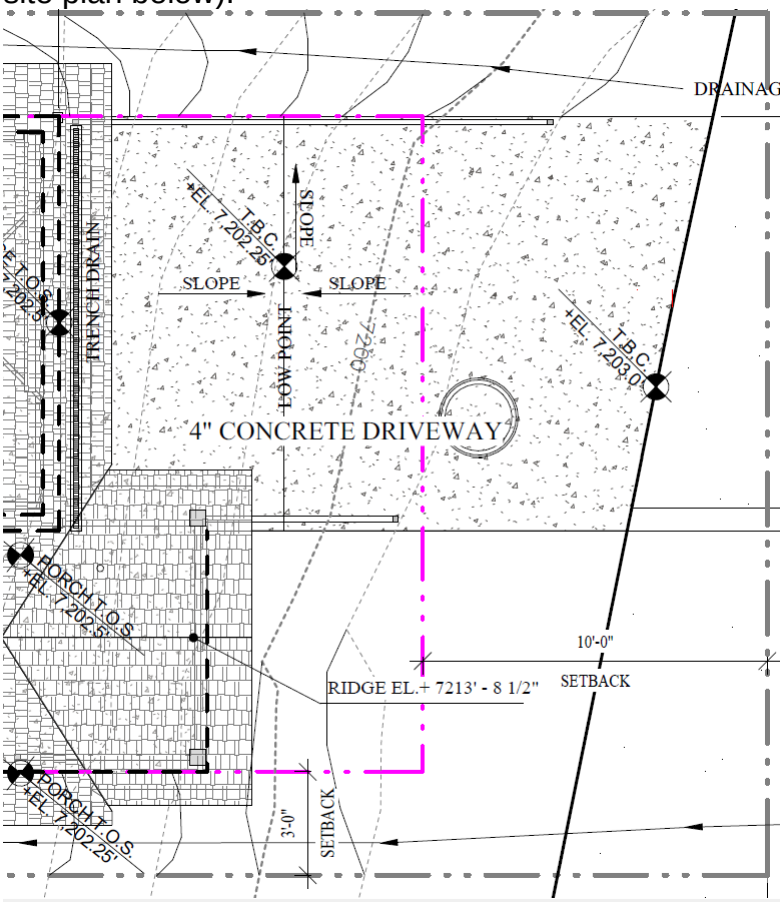
There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

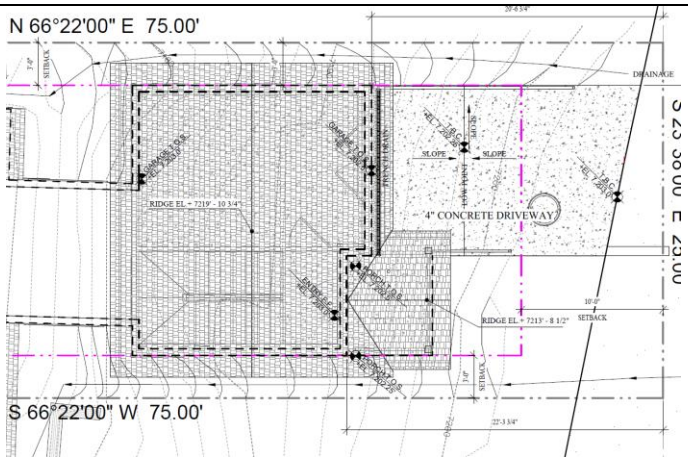
Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts (LMC § 15-2.2-6).

LMC § 15-2.2-6(A)(2) requires a SS-CUP for construction of any addition to an existing structure, when the Building Footprint is in excess of 200 square feet and is located on or projecting over an existing Slope of 30% or greater. SS-CUP Applications are subject to the following criteria:

Criteria	Analysis of Proposal
LOCATION OF DEVELOPMENT – development is located	**Complies** – The subject Lot is 25 feet wide and the existing Historic Structure is sited at the far western portion of the property. The proposed addition is wide

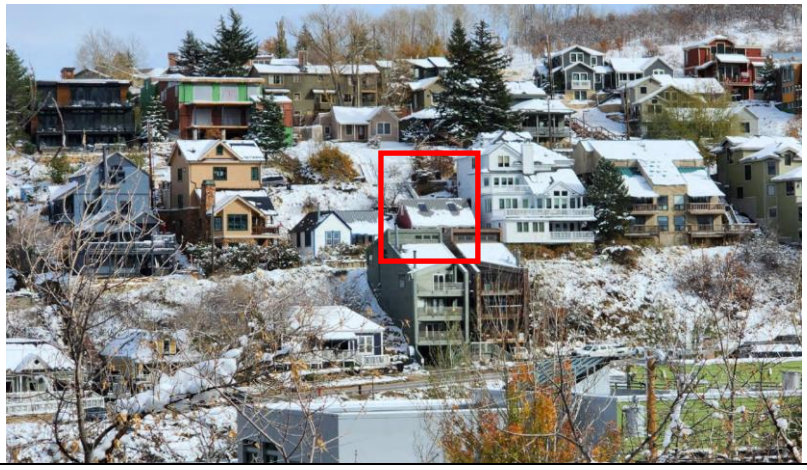
and designed to reduce visual and environmental impacts of the Structure.	enough to accommodate a single-car garage and a stairwell and is smaller in scale than many of the neighboring non-historic structures.  **Figure 1: Streetscape rendering showing mass and scale of proposed addition.**
VISUAL ANALYSIS – the Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the proposed access and building mass and design and to identify the potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.	**Complies** – The development will not be viewable from Vantage Points, which are defined in LMC § 15-15-1.  **Figure 2: Existing cross-canyon view of subject property, outlined in red.**  **Figure 3: Proposed cross-canyon view of subject property, outlined in red.**

ACCESS – Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Side Access to garages is strongly encouraged, where feasible.	**Complies** – The subject Lot is 25 feet in width and a side-loaded garage is not feasible in this location. The Applicant has proposed a singular drive access to the new addition with a maximum width of 12 feet. The Applicant has proposed minimal grading of the topography beneath the new driveway. The proposed Final Grade contours are within 3 horizontal feet of the Existing Grade contours (see site plan below). 
TERRACING – the project may include terraced retaining Structures if necessary to regain Natural Grade.	**Complies** – The proposed development includes minimal grading alterations to accommodate the proposed new construction. The existing grade is depicted in the topographical site plan below in light gray; the proposed Finish Grade is shown in black. The subject Lot is compact and there would be no “leftover space” after the construction of the proposed addition for outdoor living areas, so the Applicant is not proposing the installation of any flat areas on the site.

	 **Figure 4: Diagram of existing and proposed grading contours, driveway-specific.**
BUILDING LOCATION – Building, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the front yard.	**Complies** – The subject property is 25 feet wide and the existing Historic Structure is sited on the westmost portion of the Lot. The proposed addition will be constructed on the eastern portion of the Lot which currently sits vacant and rises to meet the Ontario Avenue public right-of-way. The proposal includes one point of access to the new construction: a 12-foot-wide driveway accessing the single-car garage. The proposed garage addition is narrower in width and shorter than many surrounding Structures along the same Streetscape.  **Figure 5: Streetscape rendering showing mass and scale of proposed addition.**
BUILDING FORM AND SCALE – Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with	**Complies** – The proposed addition has a footprint of 303 square feet and is 56% of the footprint of the Significant Historic Structure. The overall size of the proposed addition is 606 square feet, and the total living space (with proposed addition) is 1,991 square feet. The proposed design includes three floors but utilizes the existing slope to allow for a lower profile of the addition when viewed from Ontario Avenue. The Applicant has requested Planning Commission approval for additional Building Height on a downhill Lot as allowed by LMC § 15-2.2-5(D)(4). This Section

existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.	empowers the Planning Commission to grant additional building height (up to 35 feet from Existing Grade) if the proposal complies with the following: A) The proposal accommodates a single car wide garage, circulation (such as stairs and/or an ADA elevator, or a reasonably sized front entry or porch that is compatible with the Streetscape, and B) The depth of the proposed garage does not exceed the minimum depth for internal Parking Spaces (20 feet[6] standard, 16 feet for compact spaces[7]), and C) The additional Building Height does not exceed 35 feet from Existing Grade. The proposed garage is narrower in width and shorter than surrounding construction along the same Streetscape. The mass and scale of the proposed addition is compatible with the Significant Historic Structure already located on the Site and the Streetscape along Ontario Avenue. The proposed garage is 16 feet 10 inches in depth and the proposed garage is 32 feet 7 inches in height from Existing Grade on the northern façade and 29 feet 2 inches in height from Existing Grade on the southern façade.
SETBACKS – The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a wall effect along the Street front and/or the rear lot line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.	**Not Applicable** – The proposed addition and garage are already smaller in size and scale than many other Structures already existing along the Ontario Avenue public right-of-way. The proposed addition is narrower in width and shorter than other Structures along Ontario Avenue. No additional Setback distances are needed to mitigate the appearance of the new addition.  **Figure 6: Streetscape rendering showing mass and scale of proposed addition.**
DWELLING VOLUME – The maximum volume of	**Complies** – The proposed massing and architectural design components are compatible with both the volume

[6] LMC § 15-3-4(A)(1)
[7] LMC § 15-3-3(F)(3)

any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Director may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.	and massing of the neighborhood. The design minimizes the visual mass and mitigates the differences in scale between the proposed addition, Significant Historic Structure, and surrounding structures. The proposed garage is narrower in width and shorter than surrounding construction along the same Streetscape. The mass and scale of the proposed addition is compatible with the Significant Historic Structure already located on the Site and the Streetscape along Ontario Avenue. The Applicant has requested Planning Commission approval for additional Building Height on a downhill Lot as allowed by LMC § 15-2.2-5(D)(4). This Section empowers the Planning Commission to grant additional building height (up to 35 feet from Existing Grade) if the proposal complies with the following: A) The proposal accommodates a single car wide garage, circulation (such as stairs and/or an ADA elevator, or a reasonably sized front entry or porch that is compatible with the Streetscape, and B) The depth of the proposed garage does not exceed the minimum depth for internal Parking Spaces (20 feet[8] standard, 16 feet for compact spaces[9]), and C) The additional Building Height does not exceed 35 feet from Existing Grade. The proposed garage is 16 feet 10 inches in depth and the proposed garage is 32 feet 7 inches in height from Existing Grade on the northern façade and 29 feet 2 inches in height from Existing Grade on the southern façade. 

[8] LMC § 15-3-4(A)(1)
[9] LMC § 15-3-3(F)(3)

	Figure 7: Existing cross-canyon view of subject property, outlined in red.  **Figure 8: Cross-canyon view of proposed addition, highlighted in red.**
BUILDING HEIGHT | STEEP SLOPE – The HR-1 Zoning District Height is 27 feet. The Planning Commission may require a reduction in Building Height for all or portions of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.	**Complies** – The proposed addition is compatible in scale and mass with the existing Historic Structure; the addition is wide enough to accommodate a single-car garage and stairway and meets the required setbacks of the HR-1 Zone. The proposed addition is smaller in size than a number of non-historic homes along Ontario Avenue and does not disrupt the historic character of the area. A reduction in building height is not necessary to ensure the mass and scale of the proposed addition is compatible with the existing neighborhood. The Applicant has requested Planning Commission approval for additional Building Height on a downhill Lot as allowed by LMC § 15-2.2-5(D)(4). This Section empowers the Planning Commission to grant additional building height (up to 35 feet from Existing Grade) if the proposal complies with the following: A) The proposal accommodates a single car wide garage, circulation (such as stairs and/or an ADA elevator, or a reasonably sized front entry or porch that is compatible with the Streetscape, and B) The depth of the proposed garage does not exceed the minimum depth for internal Parking Spaces (20 feet[10] standard, 16 feet for compact spaces[11]), and C) The additional Building Height does not exceed 35 feet from Existing Grade. The proposed garage is narrower in width and shorter than surrounding construction along the same

[10] LMC § 15-3-4(A)(1)
[11] LMC § 15-3-3(F)(3)

	Streetscape. The mass and scale of the proposed addition is compatible with the Significant Historic Structure already located on the Site and the Streetscape along Ontario Avenue. The proposed garage is 16 feet 10 inches in depth and the proposed garage is 32 feet 7 inches in height from Existing Grade on the northern façade and 29 feet 2 inches in height from Existing Grade on the southern façade.

(III) The Proposal Complies with LMC §15-1-10(E), Conditional Use Permit Criteria

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

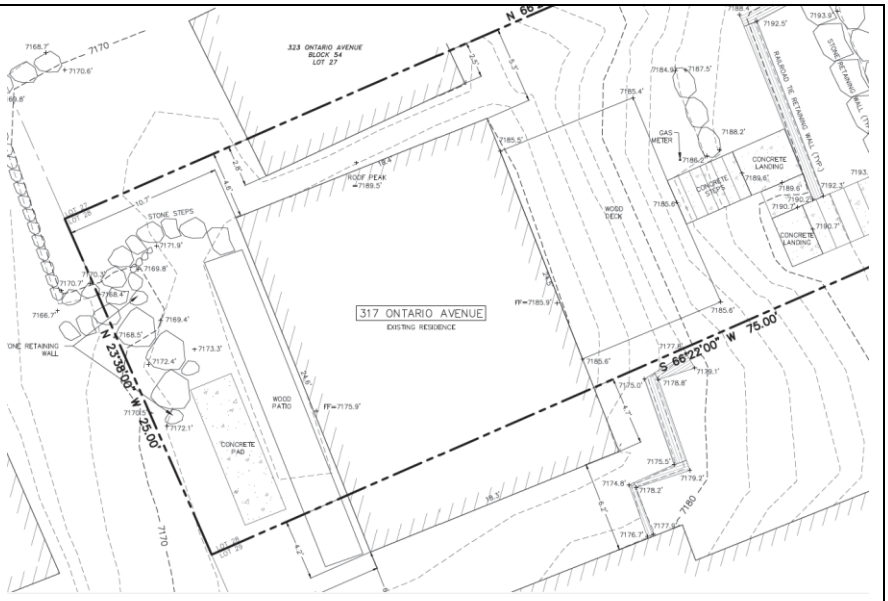
The Planning Department will evaluate all proposed Conditional Uses and may recommend conditions of approval to preserve the character of the zone, and to mitigate potential adverse effects of the Conditional Use.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.

If the reasonably anticipated detrimental effects of a proposed Conditional Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards, the Planning Commission may deny the Conditional Use Permit[12].

Criteria	Proposed Conditions of Approval
1. Size and location of the Site;	**Complies with Condition of Approval #18** – the original home was constructed c. 1885 and is located within the Historic Residential – 1 (HR-1) Zoning District. LMC § 15-2.2-4 states Historic Structures encroaching into the required Setbacks are legal non-complying Structures. Per the Applicant's survey, the existing home sits between 4.6 feet and 5.3 feet from the northern Side Lot Line and encroaches onto the southern neighboring property (311 Ontario) by between 4.2 feet and 4.7 feet. The existing Historic Structure at 323 Ontario Avenue encroaches onto the subject property by between 2.5 feet to 2.8 feet.

[12] LMC §15-1-10

	 The non-complying portions of the Historic Structure would not be expanded as part of this request and the proposed new addition and garage would be built within the required Setbacks. Staff recommends a Condition of Approval that the roof eave overhangs of the proposed addition be decreased to encroach no more than 1 foot into the required Side Setbacks per LMC § 15-2.2-3(J).
2. Traffic considerations including capacity of the exiting Streets in the Area;	**No Unmitigated Impacts** – the dwelling currently exists and adding an addition will not change the Use of the property or increase traffic beyond the impact the property has already had on the existing street capacity.
3. Utility capacity	**No Unmitigated Impacts** – the proposed addition will not increase the overall utility demand of the existing dwelling unit. Following review by the Development Review Committee (DRC) on April 18, 2023, no concerns were raised regarding utility capacity at this site.
4. Emergency vehicle Access;	**No Unmitigated Impacts** – the Site is accessed by a public right-of-way and no change in the property's access is proposed. Following a review by the Park City Fire Department (PCFD) at the April 18, 2023 DRC meeting, no concerns were raised regarding emergency access.
5. Location and amount of off-Street parking;	**No Unmitigated Impacts** – the proposed addition includes a single-car garage which will increase the amount of off-street parking provided at the site from 0 to 1. In accordance with LMC § 15-2.2-4 additions to Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment. The Applicant is not proposing the creation of a Lockout Unit or Accessory Apartment at this time; if they

	choose to pursue those land uses in the future the Applicant will be required to comply with the parking requirements.
6. Internal vehicular and pedestrian circulation system;	**No Unmitigated Impacts** – no change to internal vehicle and pedestrian circulation is proposed beyond adding an off-street parking space.
7. Fencing, Screening, and landscaping to separate the Use from adjoining Uses.	**No Unmitigated Impacts** – No change to fencing or screening is proposed. Any future changes will be required to comply with the adopted codes, standards, and ordinances in place at the time of application.
8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;	**No Unmitigated Impacts** – the proposed addition is similar in design, material, scale and mass present on the existing Historic Structure. The Applicant has requested Planning Commission approval for additional Building Height on a downhill Lot as allowed by LMC § 15-2.2-5(D)(4). This Section empowers the Planning Commission to grant additional building height (up to 35 feet from Existing Grade) if the proposal complies with the following: A) The proposal accommodates a single car wide garage, circulation (such as stairs and/or an ADA elevator, or a reasonably sized front entry or porch that is compatible with the Streetscape, and B) The depth of the proposed garage does not exceed the minimum depth for internal Parking Spaces (20 feet[13] standard, 16 feet for compact spaces[14]), and C) The additional Building Height does not exceed 35 feet from Existing Grade. The proposed garage is narrower in width and shorter than surrounding construction along the same Streetscape. The mass and scale of the proposed addition is compatible with the Significant Historic Structure already located on the Site and the Streetscape along Ontario Avenue. The proposed garage is 16 feet 10 inches in depth and the proposed garage is 32 feet 7 inches in height from Existing Grade on the northern façade and 29 feet 2 inches in height from Existing Grade on the southern façade.
9. Usable Open Space;	**No Unmitigated Impacts** – there are no open space requirements for Single-Family Dwellings.

[13] LMC § 15-3-4(A)(1)
[14] LMC § 15-3-3(F)(3)

10. Signs and lighting;	**Complies with Condition of Approval #16** – no signage or lighting is proposed at this point. Staff proposes a Condition of Approval requiring the Applicant to obtain approval of outdoor lighting fixtures (including landscaping lighting) prior to installation and to ensure the proposed lighting complies with Dark Skies standards.
11. Physical design and Compatibility with surrounding Structures in mass, scale, design and architectural detailing;	**No Unmitigated Impacts** - the proposed addition is similar in design, material, scale and mass present on the existing Historic Structure.
12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;	**No Unmitigated Impacts** – the current Use of the property will not change when the addition is constructed and no additional noise, vibration, odors, steam or other mechanical factors are expected beyond those already existing with the current home.
13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas;	**No Unmitigated Impacts** – the proposed addition would add an off-street parking space and a driveway allowing for additional area for delivery and service vehicles.
14. 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;	**Complies with Condition of Approval #17** – the subject property is entirely privately owned. Nightly Rental is an allowed use in the HR-1 Zoning District (LMC §15-2.2-2) and constructing the proposed addition would not create a land use that is not already permitted. The proposed floor plan of the home contains three bedrooms; per LMC §15-3-6 parking for the first six bedrooms is based on the parking requirement for the dwelling, which is 2 off-street parking spaces. The existing building is recognized as a Historic Structure and is therefore exempted from providing a second parking space. Staff recommends a Condition of Approval that the home will not be used as a Nightly Rental until the property owner can demonstrate at least 2 parking spaces can be provided in accordance with the adopted standards and has satisfied all other requirements.
15. Within and	**No Unmitigated Impacts** – the subject property is not

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, and;	located within the Sensitive Lands Overlay or the Soils Ordinance Boundary and the Applicant is currently pursuing a Steep Slope Conditional Use Permit.
16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.	**No Unmitigated Impacts** – the subject property is a Significant Historic Structure on the City's Historic Sites Inventory (HSI) and will be preserved as such. Preservation of the Significant Historic Site aligns with one of the core values of Park City's adopted General Plan: Historic Character.

(IV) The Development Review Committee does not require Conditions of Approval

On April 18, 2023, the Development Review Committee (DRC) reviewed this application. The DRC does not require additional Conditions of Approval but provided the following comments:

Engineering Department – Traffic control and road closures will need to be carefully organized during construction and a full geotechnical analysis will be required prior to the issuance of a building permit per City standards.

Water Department – A larger water meter is recommended to accommodate the additional living space as well as the potential fire sprinkler needs.

Snyderville Basin Water Reclamation District – A sewage ejector pump (if not already in place) may be necessary to get wastewater to the existing lateral in Ontario Avenue.

These comments have been included as Conditions of Approval # 4, 5, 6, 18, 20, 21, and 22.

Department Review

The Planning and Legal Departments have reviewed this staff report.

Notice

Staff mailed notice to property owners within 300 feet on August 30, 2023, and posted notice on the City's Official Website and in three public places. The Park Record published a legal notice on August 30, 2023.

Public Input

Staff has received public input regarding this request and has included such as Exhibit E. The main concern discussed in this public input is the potential impacts construction may have on the utility service of nearby homes and the general proximity of the existing Structure to neighboring dwellings. This proposal was reviewed by the DRC on April 18, 2023 and no concerns were raised over the utility service beyond recommending a larger water meter size to accommodate the additional living space. Utilities, such as water, sewer, and power, will not be permitted to be shut off for excessive periods of time during construction.

Alternatives

- The Planning Commission may approve the Steep Slope Conditional Use Permit (SS-CUP) for 317 Ontario Avenue as conditioned or amended, or
- The Planning Commission may deny the Steep Slope Conditional Use Permit (SS-CUP) for 317 Ontario Avenue and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a future date.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Submittal Materials
Exhibit C: Material Deconstruction Final Action Letter dated July 5, 2023
Exhibit D: 317 Ontario Historic Sites Inventory Form
Exhibit E: Public Input received as of September 8, 2023

Planning Department

September 13, 2023

Jonathan DeGray
degrayarch@qwestoffice.net
(435)-649-7263

CC: Mary Louden

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	317 Ontario Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-23-05600
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	September 13, 2023
Project Summary:	The Applicant proposes to construct an addition with a single-car garage to a Significant Site over a Steep Slope located in the Historic Residential – 1 (HR-1) Zoning District.

Action Taken

On September 13, 2023, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit for an addition to a Significant Historic Structure at 317 Ontario Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 317 Ontario Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The existing Structure is designated to the Park City Historic Sites Inventory as a Significant Historic Structure.
4. The existing Structure was constructed c. 1885.
5. The Site is located on a Steep Slope.

6. On November 11, 2022, the Planning Department received a Historic District Design Review Pre-Application for a proposed addition to the rear of 317 Ontario Avenue.
7. On March 28, 2023, the Planning Department received a complete Steep Slope Conditional Use Permit Application and Historic District Design Review Standard Application.
8. On July 5, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction of 62 square feet of historic materials at the rear of the Structure to accommodate a connection to the proposed addition.
9. Staff reviewed the Steep Slope Conditional Use Permit Application per LMC § 15-1-10 and LMC Chapter 15-2.2 and found the application, as conditioned, complies with the adopted requirements.
10. Staff mailed courtesy notice to property owners within 300 feet of the Site on August 30, 2023.

Conclusions of Law

1. The Steep Slope Conditional Use Permit, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-1-10 and Chapter 15-2.2.
2. The Use is consistent with the Park City General Plan, as amended.
3. The effects of any differences in use and/or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved September 13, 2023, by the Planning Commission. 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. The Applicant is responsible for notifying the Planning and Building Departments prior to proposing any changes to this approval. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how temporary shoring will be provided during construction, subject to approval by the City Engineer, or their designee.

4. 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 approval by the City Engineer, or their designee.
5. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to approval by the City Engineer, or their designee.
6. The Applicant shall secure access agreements for any work, construction, storage, and/or permanent improvement located five feet or less from a Lot/property line or otherwise encroaching onto an adjacent property prior to the submiting for a building permit.
7. The Applicant shall receive approval of a Historic District Design Review prior to building permit issuance.
8. The Applicant shall complete a Historic Preservation Plan, subject to approval by the Chief Building Official and the Planning Director prior to the issuance of a building permit.
9. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit. Instruments or documents associated with the Financial Guarantee must be recorded with the Summit County Recorder's Office prior to the issuance of a building permit.
10. All lot grading, utility installation(s), public improvements and drainage plans are subject to review and approval by the City Engineer, or their designee, prior to the issuance of a building permit.
11. The property is located outside of 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 waster or mine waste-impacted soils they must handle the material in accordance with State and Federal law.
12. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
13. 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.
14. The Final Grade shall be no more than four feet (4') in height difference from Existing Grade.

15. All outstanding Conditions of Approval set forth in the Historic Preservation Board's Material Deconstruction Approval (dated July 5, 2023) shall also apply.
16. Outdoor lighting, including landscape lighting, must be reviewed and approved by the Planning Department prior to installation and shall comply with the City's Dark Skies requirements. Outdoor lighting must be fully-shielded, down-directed, and 3,000 degrees Kelvin or less.
17. The home will not be used as a Nightly Rental unless the property owner can demonstrate at least 2 parking spaces can be provided in accordance with the adopted standards and satisfies all other requirements.
18. The roof eaves shall be reduced in size so as to not encroach into the required Side Setbacks by more than 1 foot per LMC § 15-2.2-3(J).
19. If the Applicant does not obtain a complete building permit by September 13, 2024, this SSCUP approval shall expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves the requested extension of approval.
20. The Applicant shall coordinate traffic control and road closures during construction with the Engineering Department.
21. The Applicant shall confer with the Water Department and install a larger water meter if necessary to accommodate the additional living space as well as any fire sprinkler needs.
22. The Applicant shall confer with the Snyderville Basin Water Reclamation District and install a sewage ejector pump if necessary to remove wastewater to the existing lateral in Ontario Avenue.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Sarah Hall, Planning Commission Chair

CC: Caitlyn Tubbs, Senior Historic Preservation Planner

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317 ONTARIO AVENUE

HISTORIC DISTRCIT DESIGN REVIEW SET
PARK CITY SURVEY, BLOCK 54 LOT 28
PARK CITY, UTAH 84060

CONSULTANTS

STRUCTURAL
SHEN ENGINEERING, INC.
HENRY SHEN
2225 EAST MURRAY HOLLADAY RD.
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FAX. (801) 466-2656
EMAIL: sheneng@msn.com

CIVIL
ALIANCE ENGINEERING
MICHAEL DEMKOWICZ
324 MAIN STREET
P.O.BOX 2664, PARK CITY, UT 84060
TEL. (435) 649-9467

LEGEND

BRICK & STONE	OFFICE / 103 — ROOM NAME / ROOM NUMBER
EARTH	FLOOR, POINT ELEV.
CONCRETE	CENTER LINE
CONCRETE MASONRY UNIT	ROUND, DIA.
STEEL (LARGE SCALE)	CHANNEL
RIGID INSULATION	ANGLE
ROUGH WOOD	DETAIL
BLOCKING	SECTION CUT, DETAIL
ALUMINUM (LARGE SCALE)	BUILDING SECTION
GRAVEL	KEYED NOTES
FINISHED WOOD	WINDOW TYPE
BATT OR BLOWN INSULATION	DOOR NUMBER
PLASTER, SAND, GROUT, MORTAR	REVISION
STEEL (SMALL SCALE)	INTERIOR WALL ELEV.
BITUMINOUS PAVING	WALL TYPE
PLYWOOD	
GYPSUM BOARD	

CODE ANALYSIS

AREA CALCULATIONS (S/F)		
	AREA	TOTAL
LOWER LEVEL EXISTING LIVING	540.8	
LOWER LEVEL NEW LIVING	303.2	
LOWER LEVEL TOTAL		844
MID LEVEL EXISTING LIVING	540.8	
MID LEVEL NEW LIVING	303.2	
MID LEVEL TOTAL		844
UPPER LEVEL NEW LIVING	303.2	
TOTAL LIVING	1991	
LOD/DISTURBED AREA		1,875
LOT AREA		1,875
ALLOWABLE FOOTPRINT		844
PROPOSED FOOTPRINT		844

APPLICABLE CODES
2015 IRC 2018 IBC 2018 IPC 2018 IMC 2017 NEC 2018 IFGC 2018 IECC 2018 IFC OCCUPANCY: R2

CONSTRUCTION TYPE: VB BUILDING TO BE FIRE SPRINKLED: CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

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ABREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	JOINT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANF'R	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OF.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OPN'G	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060 Tel. 435-649-7263,
E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
Lot 28
Block 54 Park City Survey

317 Ontario Avenue
Park City, UT 84060

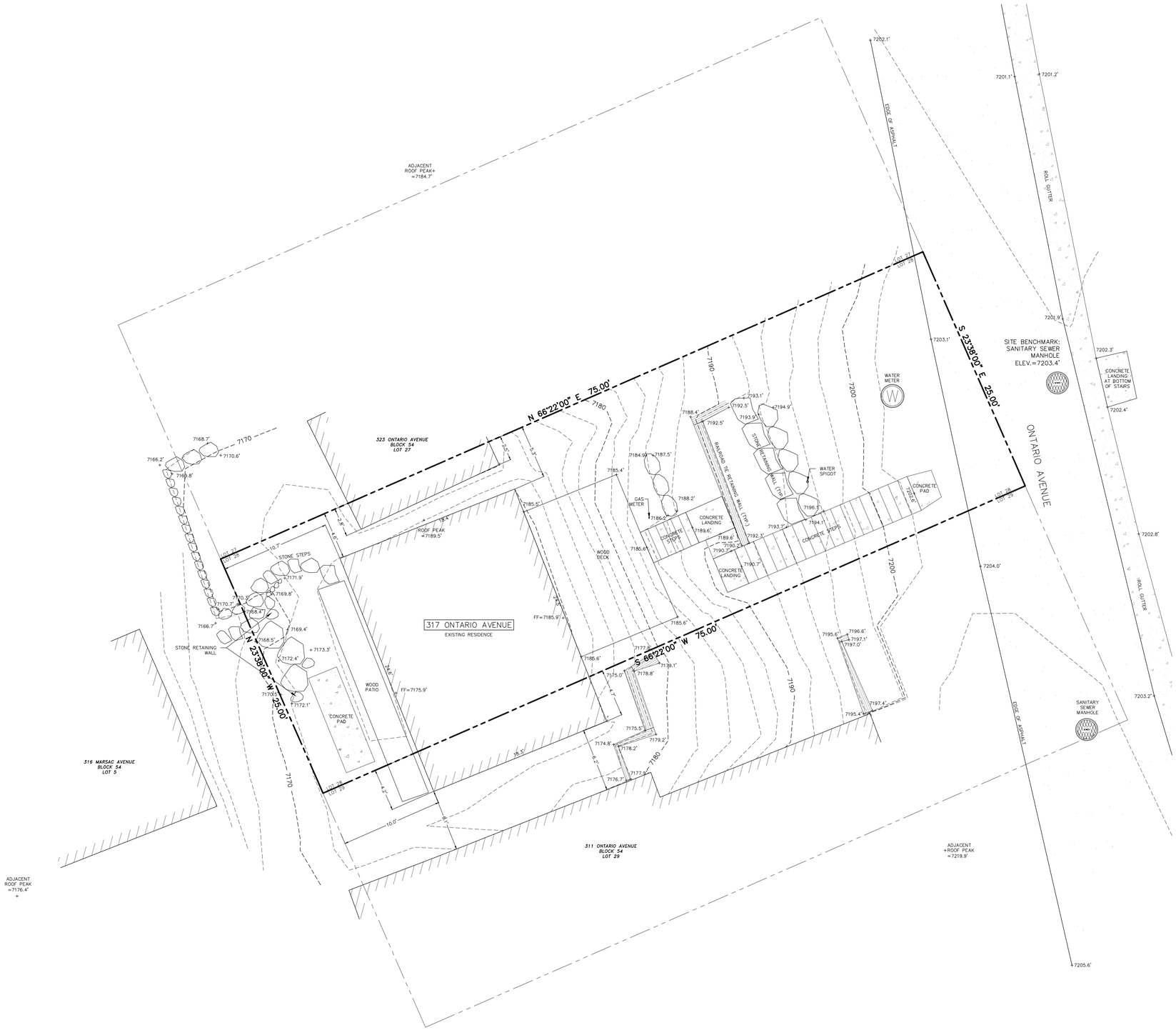
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COVER SHEET

REVISIONS:

DATE: 2/13/2023 11:39:12 PM

PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:
Aa



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR — No. 4857264 — MICHAEL DEMKOWICZ — 6/17/2022 — STATE OF UTAH

NOTES

1. Site Benchmark: Sanitary Sewer Manhole = 7203.4'.
2. Field work for this survey was performed on April 29, 2022.
3. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
4. Lot Area = 1,875 square feet or 0.04 acres

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
BRAYLON ROSE
MARSHALL KING
CHIP TOMSUDEN
TYLER LEPORE
NICK BENTLEY

DATE: 6/17/22

EXISTING CONDITIONS & TOPOGRAPHIC MAP
317 ONTARIO AVENUE
PARK CITY SURVEY, BLOCK 54 LOT 28

FOR: SCOTT BEVAN
JOB NO.: 6-4-22
FILE: X:\ParkCitySurvey\dwg\srv\topo2022\060422.dwg

SHEET 1 **OF** 1

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SHEET NUMBER: 3D.1

PROJECT NUMBER:

DATE:

REVISIONS

SHEET DESCRIPTION: STREET VIEW IMAGES

PROJECT DESCRIPTION: ONTARIO
317 Ontario Ave.
Park City, UT

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

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Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
317 ONTARIO
317 Ontario Ave.
Park City, UT

SHEET DESCRIPTION:
CROSS CANYON IMAGES

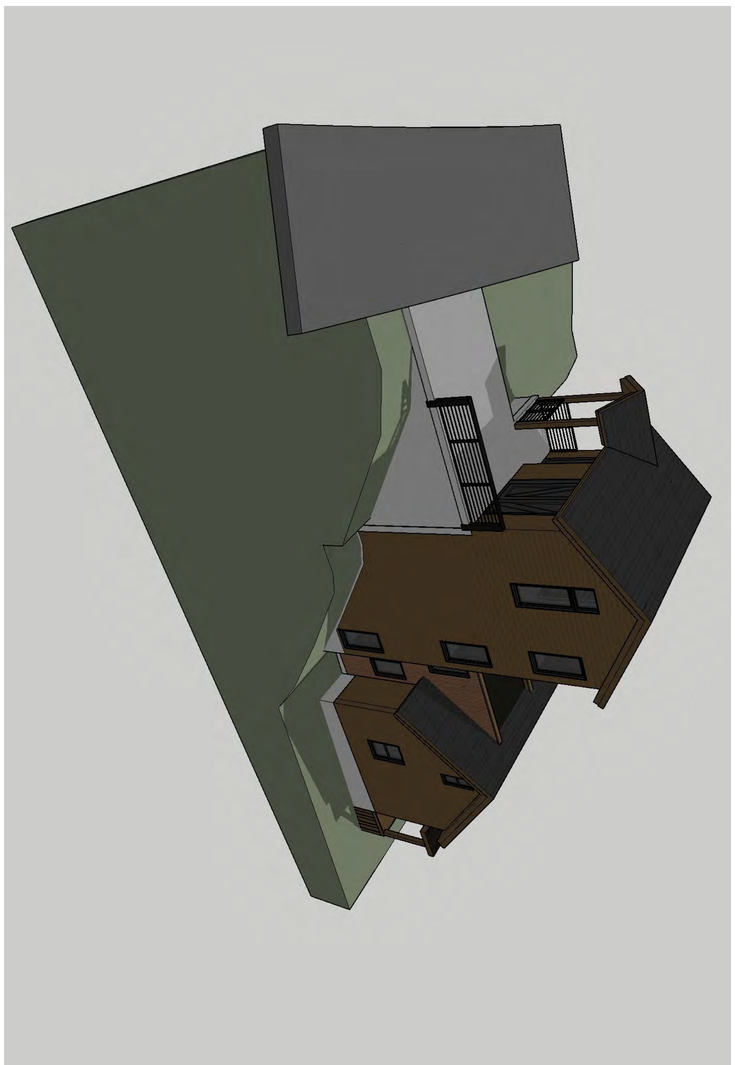
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DATE:

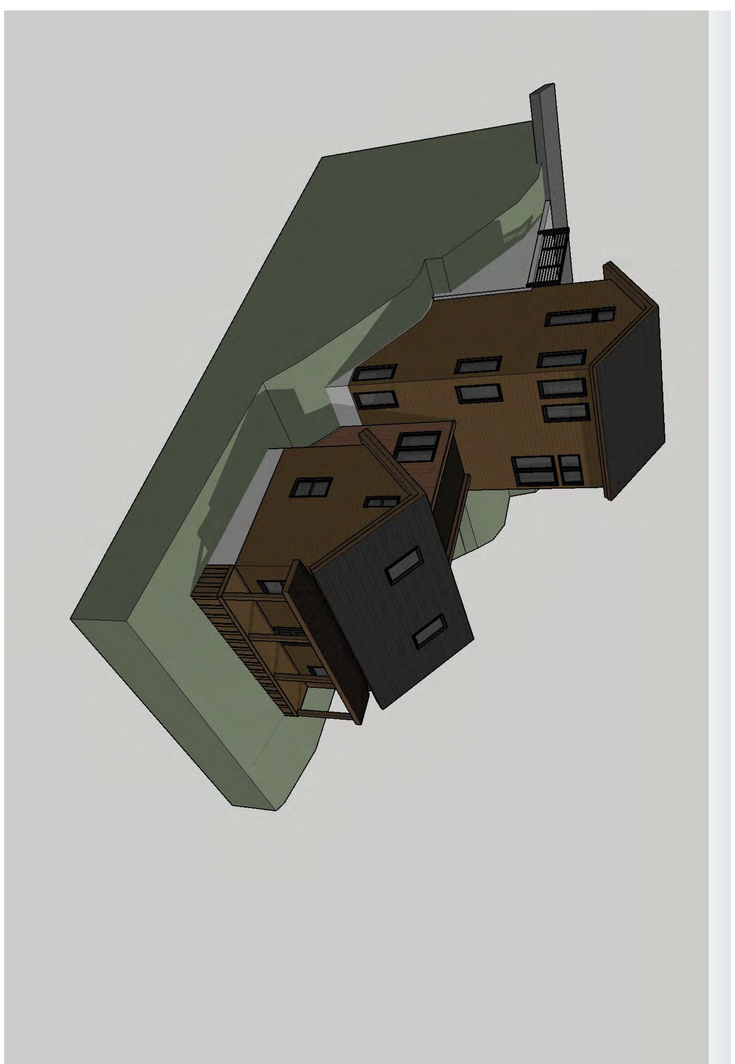
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SHEET NUMBER:
3D.2

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SHEET NUMBER: 3D.3

PROJECT NUMBER:

DATE:

REVISIONS

SHEET DESCRIPTION: BIRDSEYE IMAGES

PROJECT DESCRIPTION: ONTARIO
317 Ontario Ave.
Park City, UT

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

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GENERAL NOTES

SITE PLAN NOTES:
1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES
1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES
1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

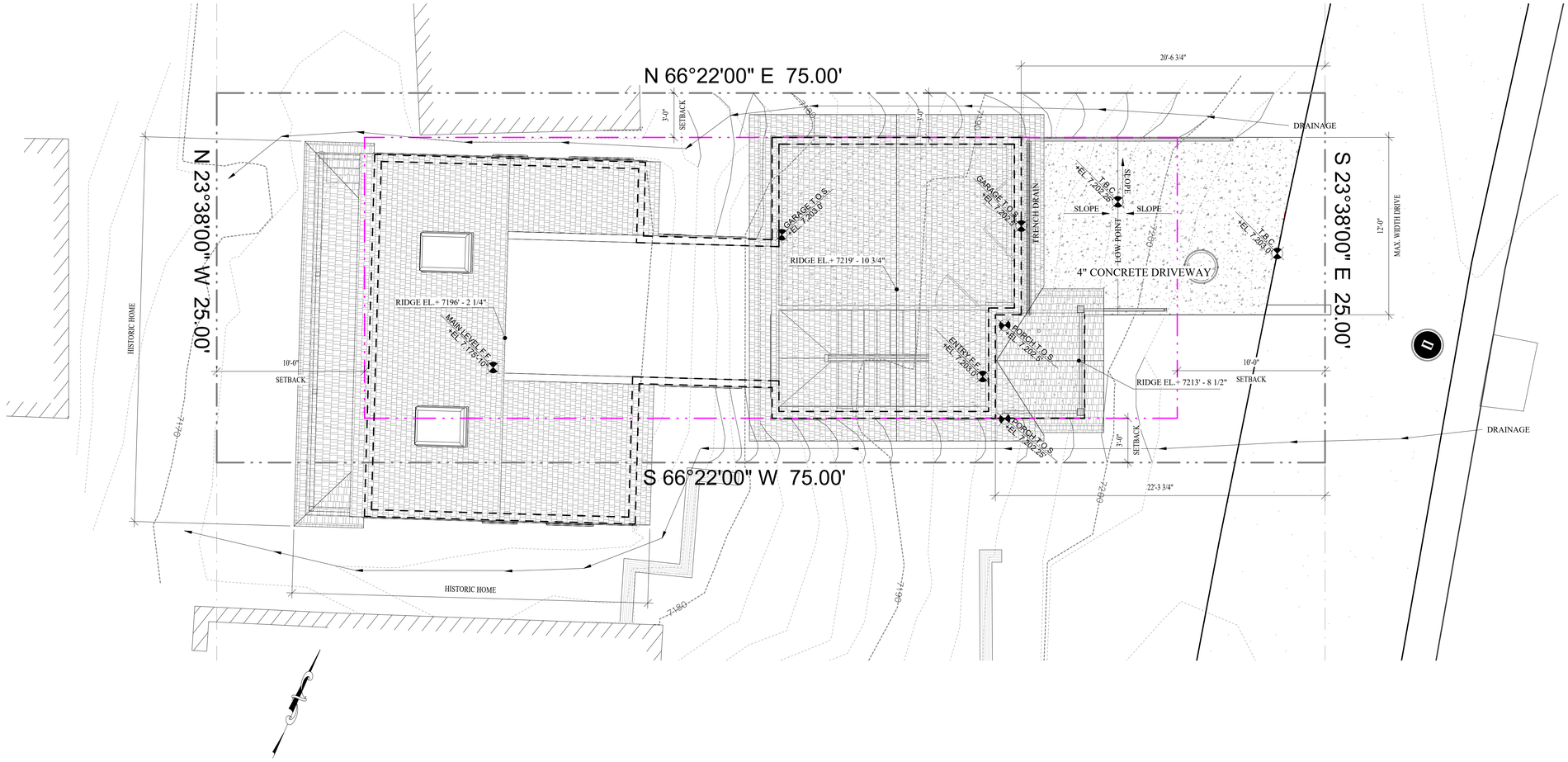
SNOW REMOVAL SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- WATER SERVICE LID
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
- SEWER CLEAN OUT
- WATER METER
- ROAD SIGNAGE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- OH — OVERHEAD UTILITY LINE
- FD — FOUNDATION DRAIN LINE
- FIRE HYDRANT

NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

LOD DISTURBED AREA: 1875 S/F



1 / A0.1 SITE PLAN
1/4" = 1'-0"

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PROJECT DESCRIPTION:
Lot 28
Block 54 Park City Survey
317 Ontario Avenue
Park City, Ut 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

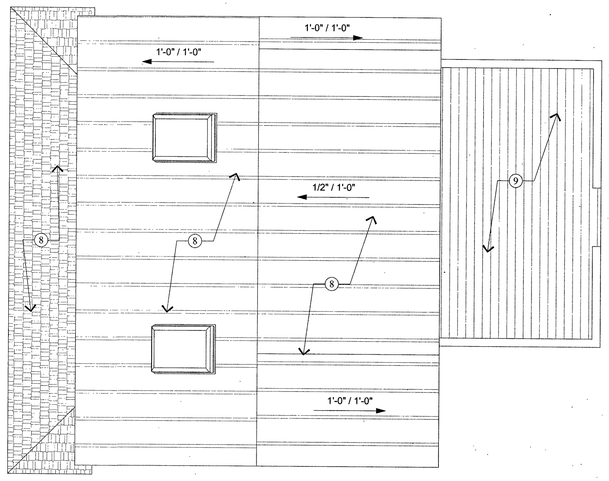
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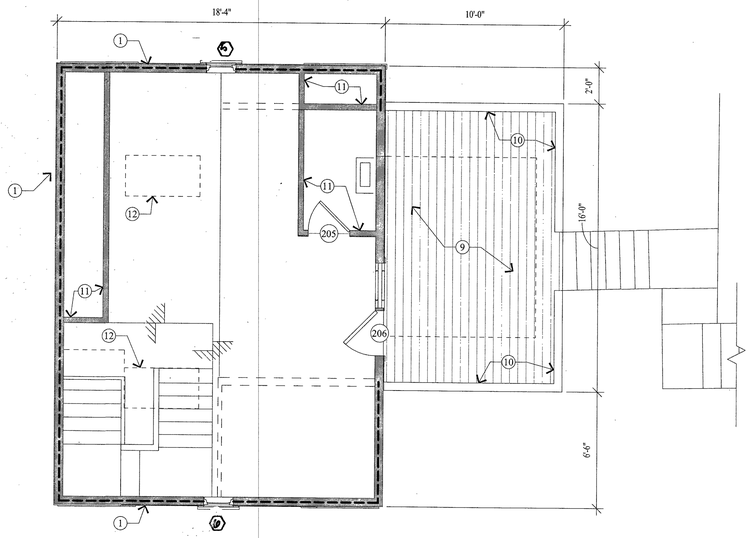
PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:
A0.1

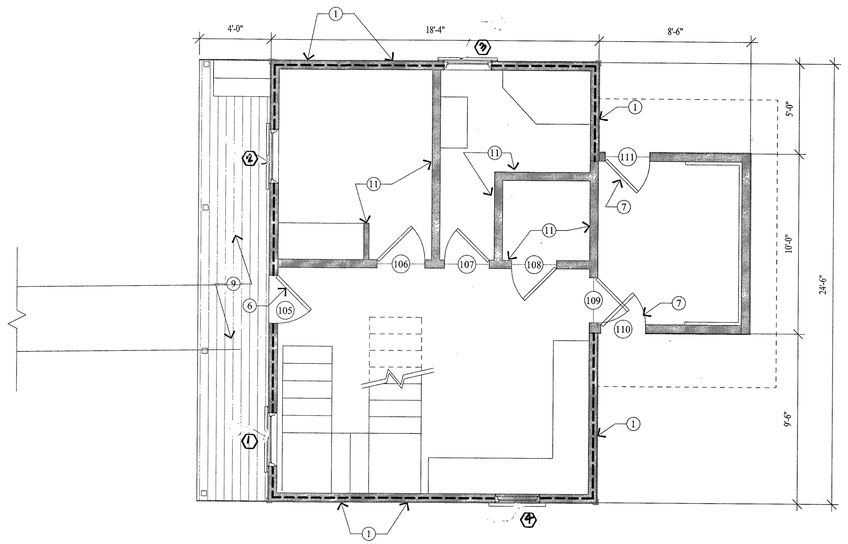
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3 AB1.1 Existing Roof
1/4" = 1'-0"



2 AB1.1 Existing Upper Level
1/4" = 1'-0"



1 AB1.1 Existing Main
1/4" = 1'-0"

WALL LEGEND

EXISTING FRAMED WALL

EXISTING HISTORIC FRAMED WALL

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

1. 1x8 HORIZONTAL SHIPLAP SIDING, 2X4 FRAMING (HISTORIC).
2. 1x8 FRIEZE BOARD (HISTORIC)
3. 1x4 WOOD CORNER TRIM (HISTORIC)
4. DOUBLE HUNG WOOD WINDOW (HISTORIC)
5. CASEMENT WOOD WINDOW (HISTORIC)
6. FRAME & PANEL WOOD DOOR (HISTORIC)
7. FRAME & PANEL DOOR (NON-HISTORIC)
8. METAL ROOF (NON-HISTORIC)
9. WOOD DECK
10. WOOD RAILINGS
11. INTERIOR 2x4 WALL w/ GYPSUM BOARD BOTH SIDES. (NON-HISTORIC)
12. EXISTING SKYLIGHT (NON-HISTORIC)
13. FIXED WOOD WINDOW (NON-HISTORIC)

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PROJECT DESCRIPTION:
Lot 28
Block 54 Park City Survey
317 Ontario Avenue
Park City, 3Ut 84060

SHEET DESCRIPTION:
EXISTING FLOOR & ROOF PLANS

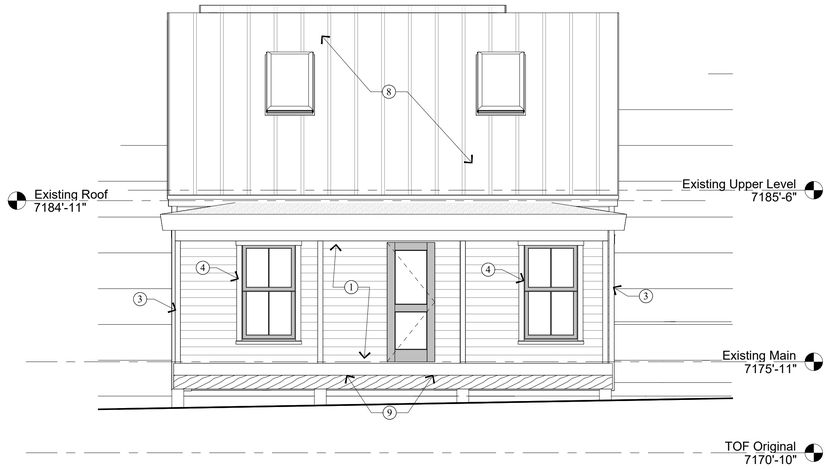
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PROJECT NUMBER:
Rossie Hill

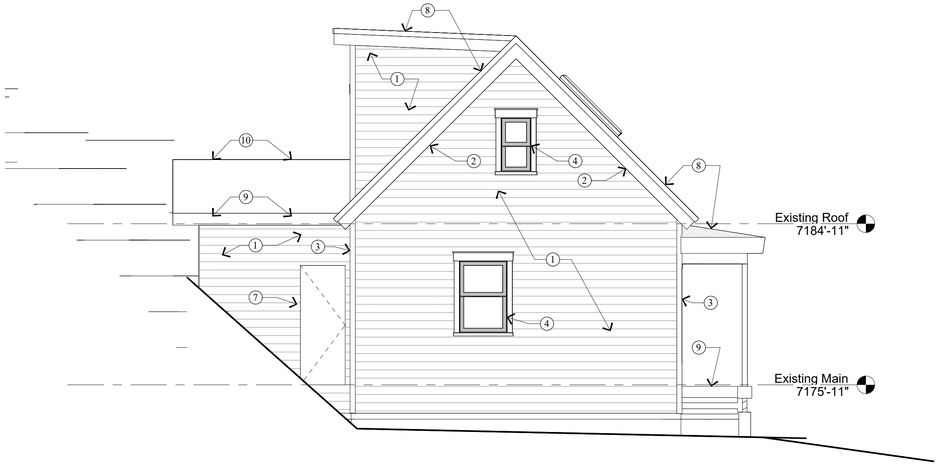
SHEET NUMBER:
AB1.1

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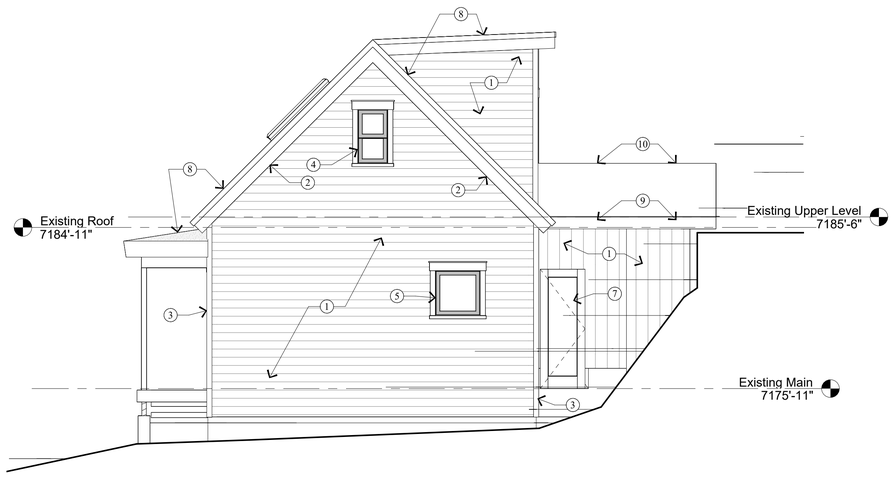
4 AB1.2 EXISTING WEST ELEVATION

1/4" = 1'-0"



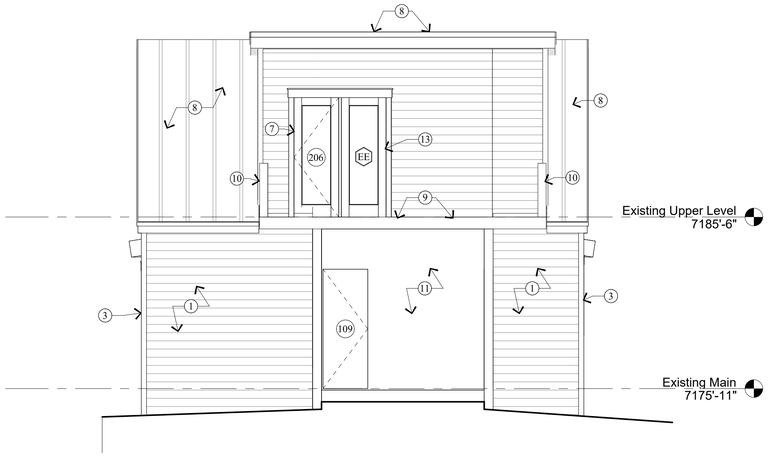
3 AB1.2 EXISTING NORTH ELEVATION

1/4" = 1'-0"



2 AB1.2 EXISTING SOUTH ELEVATION

1/4" = 1'-0"



1 AB1.2 EXISTING EAST ELEVATION

1/4" = 1'-0"

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PROJECT DESCRIPTION:
Lot 28
Block 54 Park City Survey

317 Ontario Avenue
Park City, UT 84060

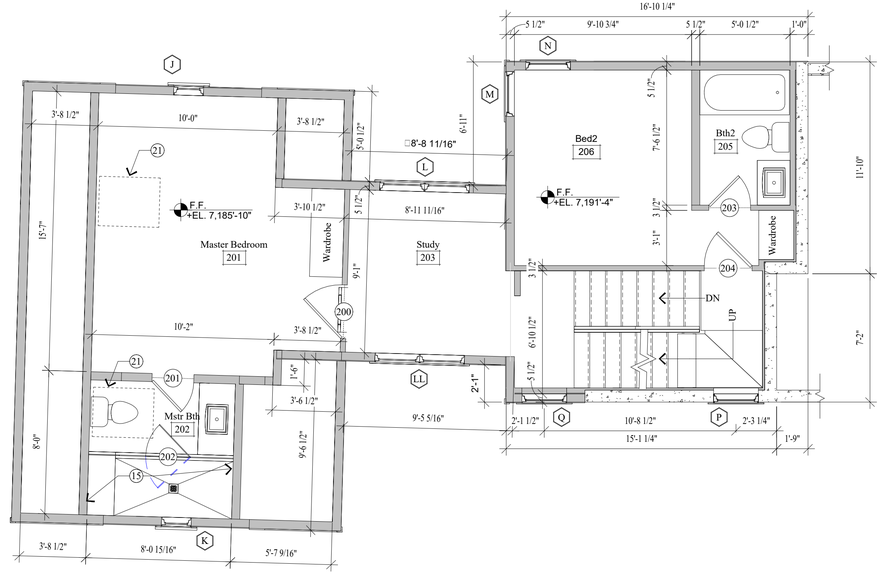
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EXISTING ELEVATIONS

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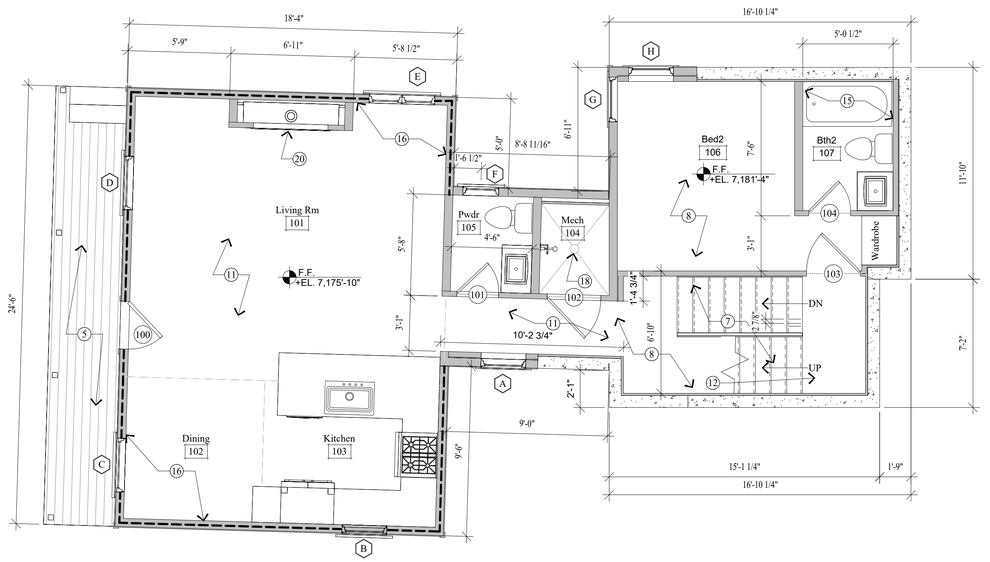
PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:
AB1.2



2 / A1.1 Floor Plan Mid Level

1/4" = 1'-0"



1 / A1.1 Floor Plan Lower Level

1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
2. EXTERIOR WALLS TO BE 2x6 FRAMING OR 2X4 FURRED TO 2X6 W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 -TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9-1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
3. SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

1. ARCHITECTURAL GRADE CLASS A COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST -SEE STRUCTURAL FOR SIZE AND SPACING.
2. CONTINUOUS RIDGE & EVE VENTS
3. DOUBLE INSULATED LOW E SKYLIGH
4. GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN. PROVIDE WEATHER PROOF GFI OUTLET AT BASE & HEATAPE THRU GUTTER TO BELOW FROST.
5. DECK: 2x6 TREX DECKING CONCEALED FASTENERS - SEE STRUCTURAL FOR SIZE AND SPACING OF JOISTS
6. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
7. STAIRS & RAILINGS PER CODE. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
8. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
9. 4" REINFORCED HEATED CONCRETE DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
10. SUSPENDED CONCRETE GARAGE FLOOR w/ HEATED TOPPING SLAB
11. 1-1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
12. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
13. PROPERTY LINE.
14. SET BACK LINE.
15. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYP. BACKER.
16. AS-BUILT 2X4 WALL (HISTORIC) w/ NEW 2X2 INTERIOR FURRING, SHEATHING PER STRUCTURAL, R-23 BIBBS INSULATION, POLYAMIDE PERMIABLE MOISTURE BARRIER, 1/2" GYPSUM BOARD, LEVEL 5 FINISH, 3 COATS OF PAINT
17. SINGLE PLY MEMBRANE ROOF. SLOPE MIN. 1/2" IN 12". INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE WARRANTY.
18. DRAIN, SLOPE SLAB MIN 1/4" PER FOOT TO DRAIN, DRAIN TO DAYLIGHT
19. SLOT DRAIN, SLOPE SLAB MIN 1/4" PER FOOT TO DRAIN & AWAY FROM DRAIN, DRAIN TO DAYLIGHT
20. MONTIGO DISTINCTION D4815 GAS FIREPLACE
21. TRECH DRAIN, DRAIN TO DAYLIGHT

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PROJECT DESCRIPTION:
Lot 28
Block 54 Park City Survey
317 Ontario Avenue
Park City, Ut 84060

SHEET DESCRIPTION:
LOWER & MID LEVEL FLOOR PLAN

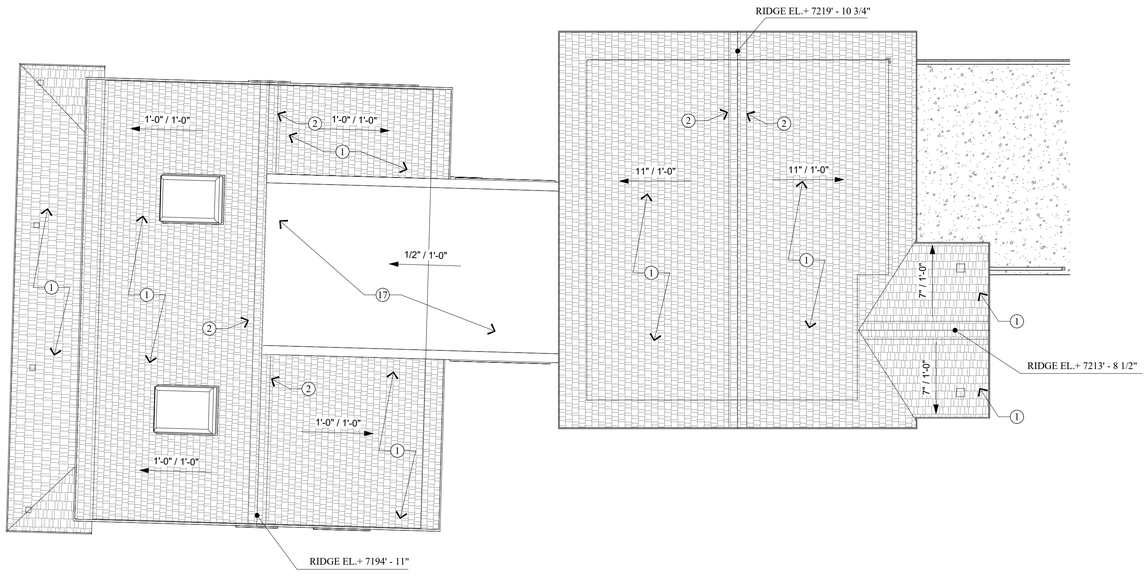
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PROJECT NUMBER:
Rossie Hill

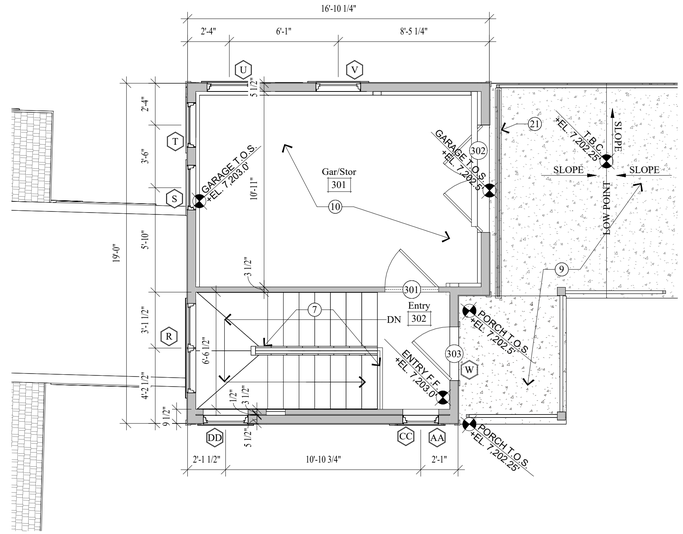
SHEET NUMBER:
A1.1

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2 A1.2 Floor Plan Roof

1/4" = 1'-0"



1 A1.2 Floor Plan Top Level

1/4" = 1'-0"

GENERAL NOTES

EXISTING 2x FRAMED WALL

NEW CONCRETE WALL

NEW 2x FRAMED WALL

(E) INDICATES EXISTING

(N) INDICATES NEW

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
2. EXTERIOR WALLS TO BE 2x6 FRAMING OR 2X4 FURRED TO 2X6 W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 -TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9-1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
3. SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

1. ARCHITECTURAL GRADE CLASS A COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (3554 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST -SEE STRUCTURAL FOR SIZE AND SPACING.
2. CONTINUOUS RIDGE & EVE VENTS
3. DOUBLE INSULATED LOW E SKYLIGH
4. GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN. PROVIDE WEATHER PROOF GFI OUTLET AT BASE & HEATAPE THRU GUTTER TO BELOW FROST.
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7. STAIRS & RAILINGS PER CODE. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
8. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
9. 4" REINFORCED HEATED CONCRETE DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
10. SUSPENDED CONCRETE GARAGE FLOOR w/ HEATED TOPPING SLAB
11. 1-1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
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19. SLOT DRAIN. SLOPE SLAB MIN 1/4" PER FOOT TO DRAIN & AWAY FROM DRAIN, DRAIN TO DAYLIGHT
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PROJECT DESCRIPTION:
Lot 28
Block 54 Park City Survey
317 Ontario Avenue
Park City, Ut 84060

SHEET DESCRIPTION:
TOP LEVEL FLOOR & ROOF PLANS

REVISIONS:

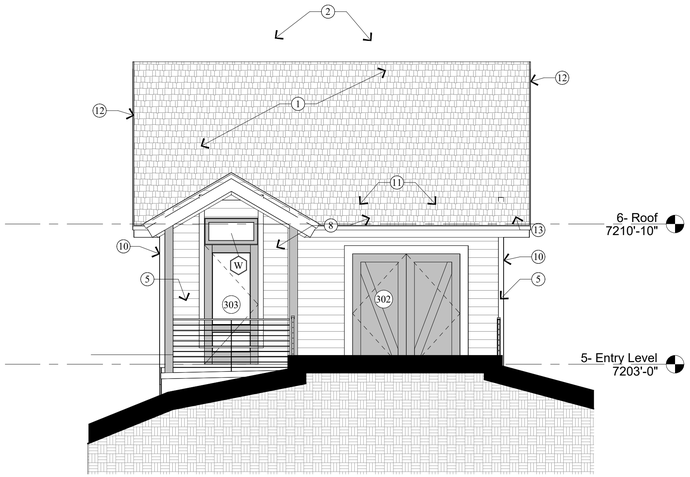
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PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:
A1.2

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2 A2.1 East Elevation

1/4" = 1'-0"



1 A2.1 North Elevation

1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
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5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST -SEE STRUCTURAL FOR SIZE AND SPACING. PITCHES BELOW 4" IN 12" REQUIRES CONTINUOUS ICE & WATER SHIELD UNDERLAYMENT
2. CONTINUOUS RIDGE & EVE VENTS
3. CONCRETE RETAINING WALL
4. 2x6 TREX DECKING ON 2x P.T. OPEN DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
5. STEEL CABLE RAIL 1-1/2"x1-1/2" CORNER POSTS 1"x2" TOP RAIL MIN. 3" ABOVE SURFACE. 1-1/2"x1/4" INTERMEDIATE POSTS
6. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
7. 4" REINFORCED HEATED CONCRETE / DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
8. 1x6 CEDAR HORIZONTAL SHIPLAP SIDING - STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x6 STUD WALL @ 16" O.C.
9. VERTICAL METAL SIDING ON WEATHER RESISTIVE BARRIER
10. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED TYPICAL
11. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE. TYP. @ BOTTOM OF SHINGLES. ICE & WATER SHIELD OVER DRIP EDGE TO 3'-0" INSIDE WARM WALL TYP.
12. 1x4 ON 1X8 BUILT-UP FASCIA BOARD - STAINED.
13. 1x CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
14. WINDOWS AND DOORS W/ LOW E INSULATED GLASS -SEE SHEET A6.1 FOR SCHEDULES TYPICAL.
15. ALL WINDOW TRIM ON EXISTING BUILDING TO MATCH ORIGINAL
16. 1x4 PICTURE FRAME HEAD, JAMB AND SILL - STAINED.
17. ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP ALL WALL SURFACES ABOVE ROOFING 2'-0" MIN. TYPICAL
18. MAX DISTANCE FROM 1ST LEVEL TOP OF SUBFLOOR TO TOP FLOOR TOP ROOF BEARING IS 35'-0".
19. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
20. EXISTING GRADE LINE.
21. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
22. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
23. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. 1x6 FRIEZE BOARD - STAINED.
25. 4x4 EXISTING TURNED COLUMNS RESTORE, PRESERVE & PROTECT
26. DOUBLE INSULATED LOW E SKYLIGHT
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28. HISTORIC 1x6 CEDAR HORIZONTAL SHIPLAP SIDING - RESTORED & STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x STUD WALL BUILT OUT TO 2x6 @ 16" O.C.

Jonathan DeGray
Architect
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E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
Lot 28
Block 54 Park City Survey
317 Ontario Avenue
Park City, Ut 84060

SHEET DESCRIPTION:
NORTH & EAST ELEVATIONS

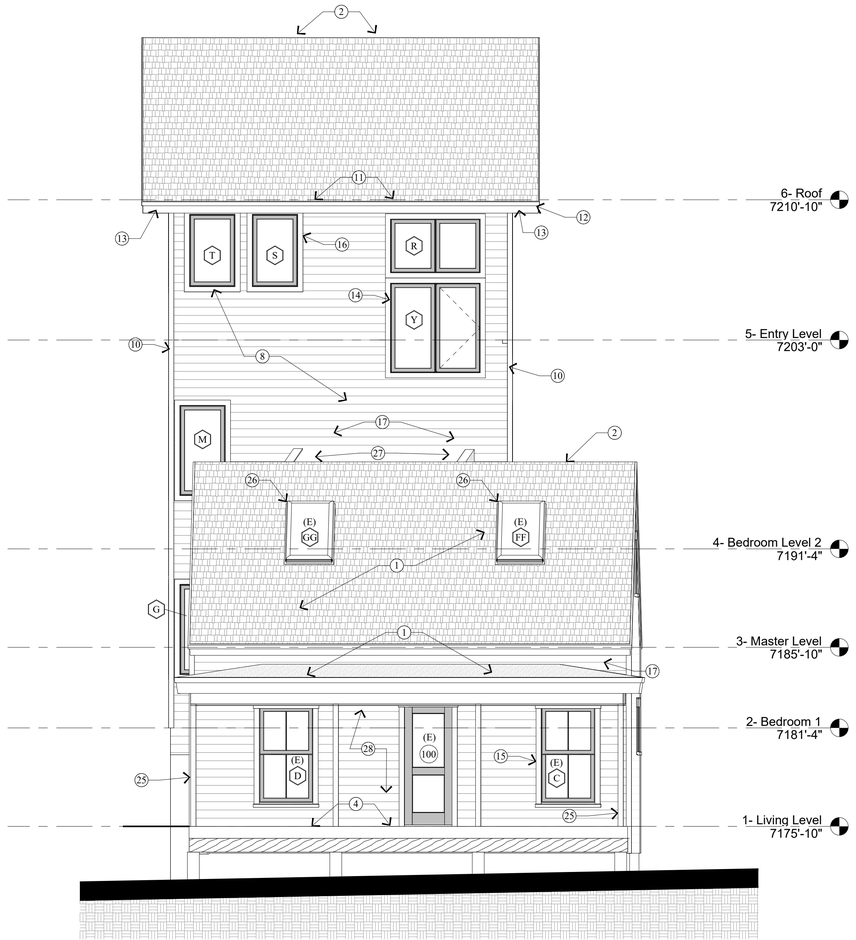
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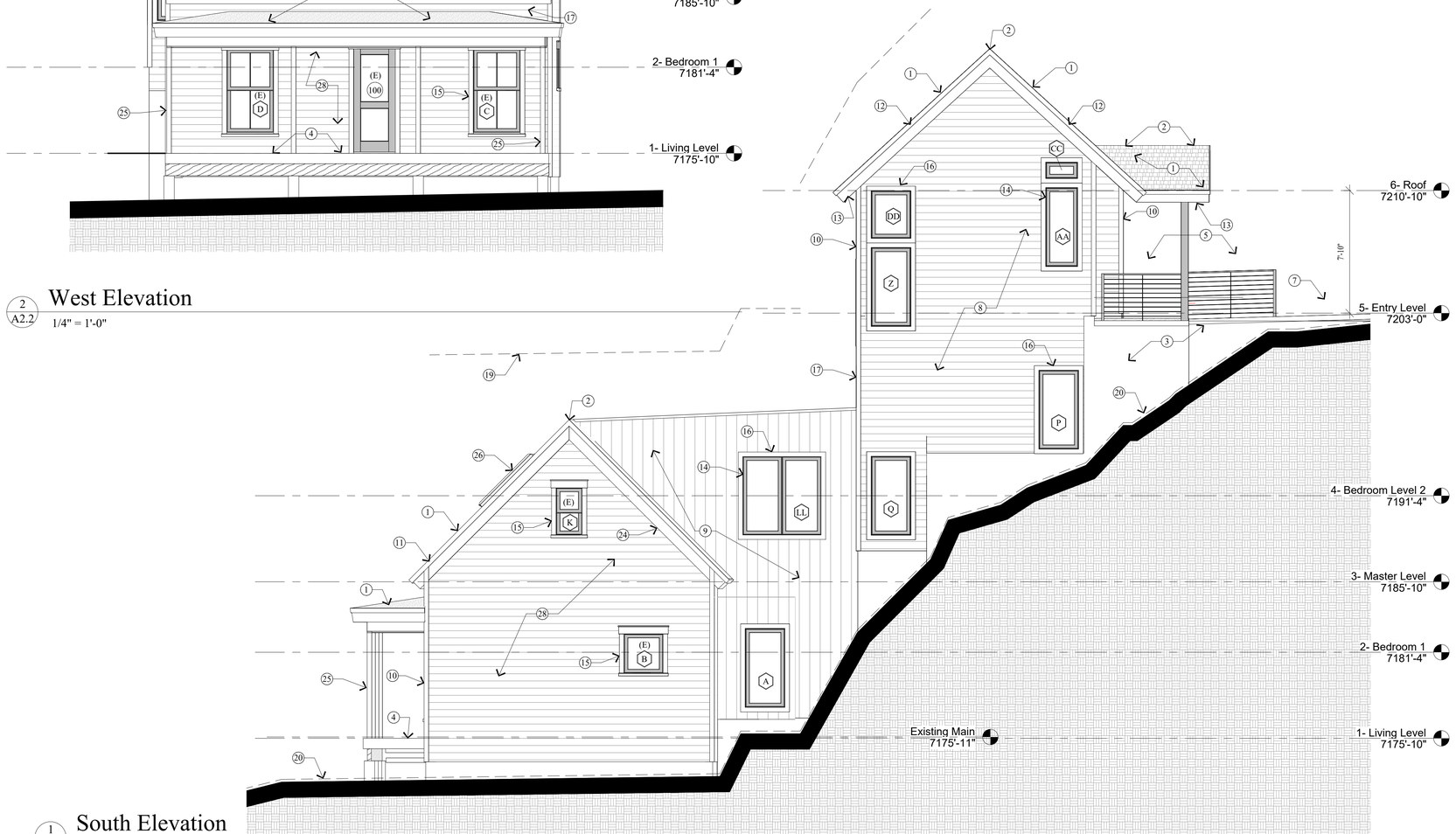
PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:
A2.1

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2 A2.2 West Elevation
1/4" = 1'-0"



1 A2.2 South Elevation
1/4" = 1'-0"

GENERAL NOTES

EXISTING 2x FRAMED WALL
NEW CONCRETE WALL
NEW 2x FRAMED WALL
(E) INDICATES EXISTING
(N) INDICATES NEW

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
2. EXTERIOR WALLS TO BE 2x6 FRAMING OR 2X4 FURRED TO 2X6 W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 -TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9-1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
3. SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

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Lot 28
Block 54 Park City Survey
317 Ontario Avenue
Park City, Ut 84060

SHEET DESCRIPTION:
SOUTH & WEST ELEVATIONS

REVISIONS:

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PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:
A2.2

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DOOR SCHEDULE

MARK (X)	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINSH	HDWR TYPE	REMARKS
LOWER LEVEL DOORS										
100		2'-8"	6'-8"	2"						
101	STYLE & RAIL	2'-4"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
102	STYLE & RAIL	3'-0"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
103	STYLE & RAIL	3'-0"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
104	STYLE & RAIL	2'-4"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
105		2'-8"	6'-8"	2"						
106	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
107	STYLE & RAIL	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
108	STYLE & RAIL	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
109	STYLE & RAIL	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
110		2'-6"	6'-8"	2"						
111	STYLE & RAIL	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
MID LEVEL DOORS										
200	STYLE & RAIL	3'-0"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
201	STYLE & RAIL	2'-4"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
202	SHOWER	2'-6"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
203	STYLE & RAIL	2'-4"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
204	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
205	STYLE & RAIL	2'-4"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
206		2'-6"	6'-8"	2"						
TOP LEVEL DOORS										
301	STYLE & RAIL	3'-0"	6'-8"	1 3/8"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
302		6'-0"	6'-8"	1 3/8"						
303	EXTERIOR	3'-0"	6'-8"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH		Tempered Glass W/ Threshold

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3. SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4
4. FRENCH/PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN
6. ACCORDANCE WITH UL325. - IRC 309.4.

WINDOW SCHEDULE

MARK (X)	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
B	2'-6"	2'-6"						Existing
C	3'-0"	5'-4"						Existing
D	3'-0"	5'-4"						Existing
E	3'-8"	4'-0"						New Construction
F	2'-0"	4'-0"						New Construction
G	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
H	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
J	1'-8"	3'-0"						New Construction
K	1'-8"	3'-0"						New Construction
L	5'-0"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
M	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
N	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
P	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
Q	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
R	5'-0"	3'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
S	2'-6"	4'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
T	2'-6"	4'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
U	2'-6"	4'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
V	2'-6"	6'-0"	STACKED FIXED		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
W	3'-0"	1'-6"						New Construction
X	2'-7 3/8"	4'-7 15/16"						Existing
Y	5'-0"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
Z	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
AA	2'-0"	5'-0"						New Construction
BB	2'-8"	4'-0"						Existing
CC	2'-0"	1'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
DD	2'-6"	3'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
EE	2'-6"	6'-8"						Existing
FF	2'-7 3/8"	4'-7 15/16"						New Construction
GG	2'-7 3/8"	4'-7 15/16"						New Construction
HH	2'-6"	6'-8"						Existing
JJ	1'-8"	3'-0"						Existing
KK	1'-8"	3'-0"						Existing
LL	5'-0"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	New Construction
MM	2'-7 3/8"	4'-7 15/16"						Existing

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS. OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308
5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR MAT'L	FLOOR BASE	FLOOR NORTH	FLOOR SOUTH	FLOOR EAST	FLOOR WEST	CEILING HEIGHT	CEILING MAT'L	REMARKS
LOWER LEVEL										
101	Living Rm									
102	Dining									
103	Kitchen									
104	Mech									
105	Pwdr									
106	Bed 2									
107	Bath 2									
MAIN LEVEL										
201	Master Bedroom	CARPET	WOOD	GYP	GYP	GYP	GYP		GYP	
202	Mstr Bth	TILE	TILE	GYP	GYP	GYP	GYP		GYP	
203	Study	WOOD	WOOD	GYP	GYP	GYP	GYP		GYP	
204	Bdrm 2									
205	Bth2									
UPPER LEVEL										
301	Gar/Stor									
302	Entry									

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Rossie Hill

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A6.1

Planning Department

July 5, 2023

Mary Louden
5441 Night Sage Ln
Fort Worth, TX 76109
melouden@gmail.com

CC: Jonathan DeGray

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	317 Ontario
Zoning District:	HR-1 Historic Residential
Application:	Material Deconstruction of Significant Historic Material
Project Number:	PL-22-05451
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	July 5, 2023
Project Summary:	Applicant Seeks Approval for Material Deconstruction of a Portion of a Significant Historic Structure to Facilitate the Construction of an Addition.

Action Taken

On July 5, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for portions of 317 Ontario Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 317 Ontario Avenue is a Significant Historic Structure on Park City's Historic Sites Inventory.
2. The home was originally constructed c. 1885 and is a 1.5-story Hall-Parlor style house.
3. In 1984, 317 Ontario Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
4. On November 11, 2022 the Applicant submitted a Historic District Design Review Pre-Application to discuss a potential addition to the Structure.

5. On March 29, 2023 the Applicant submitted a full Historic District Design Review application for a proposed addition.

Material Deconstruction

6. The Applicant proposes the Material Deconstruction of 62 square feet of the existing siding on the rear exterior walls to accommodate an addition to expand the living area of the home and provide an attached garage.
7. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
8. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the front of the property, subject to the Conditions of Approval below.
9. The Findings for "Complies" from the Analysis of Proposal sections of the Staff Report dated July 5, 2023 are incorporated herein by reference.

Conclusions of Law

1. The proposed addition is located on the tertiary façade of the Historic Structure and adjacent to the Ontario Avenue public right-of-way. (LMC §15-13-2(B)(4)(a)(2)).
2. The proposal to construct an addition complies with the requirements set forth in the Historic Residential (HR-1) District (LMC Chapter 15-2.2).
3. The proposal to construct an addition complies with the Design Guidelines for Historic Residential Sites (LMC §15-13-2(B)(4)).

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. The Applicant must obtain Historic District Design Review and Steep Slope Conditional Use Permit approval prior to the issuance of a building permit.
4. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
7. The Applicant shall complete a Historic Preservation Plan, subject to approval by the Chief Building Official and the Planning Director prior to the issuance of a building permit.

8. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.
9. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Significant Historic Structure could be restored.
10. In-line additions shall be avoided.
11. The Applicant shall re-use any salvageable removed original siding material to replace areas of damaged siding on the remainder of the Historic Structure.
12. The Applicant shall reduce the eave overhangs in the side yards to comply with the requirements of LMC §15-2.2-3(J).
13. The height of the proposed addition shall be reduced to comply with the requirements of the Land Management Code prior to the approval of the HDDR.
14. A Steep Slope Conditional Use Permit (SSCUP) shall be approved prior to the issuance of a building permit.
15. During review of the HDDR, the Planning Director Designee shall give specific consideration to Universal Design Guideline 9.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Randy Scott, Historic Preservation Board Chair

CC: Caitlyn Tubbs, Senior Historic Preservation Planner

HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): A.W. Webster House

Address: 317 Ontario Avenue

Date of Construction: c. 1885 City, County: Park City, Summit

County, Utah Architect/Builder, if known: unknown Tax Number: PC-455

Current Owner: Bradley J. and Catherine P. Brainard (H/W jt.)

Legal Description (include acreage): LOT 28 BLK 54 AMENDED PLAT OF THE PARK CITY SURVEY; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THEOFFICE OF THE SUMMIT COUNTY RECORDER CONT 0.04 AC M91-669 KWD-322 299-840363-788 513-505-7 554-687 569-517 571-626 596-818 (SEE QCD-922-676 UNION PACIFIC LAND RESOURCES CORP TO MISSOURI PACIFIC RAILROAD COMPANY) 1630-19821791-428

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:	National Register of Historic Places:	Evaluation:
■ Building	■ Eligible	☐ Landmark Site
☐ Structure	☐ Ineligible	■ Significant Site
☐ Site	☐ Listed, Date:	☐ Non Historic

DOCUMENTATION

Photographs:

- [x] Tax Photos
- [x] Prints:
- [ ] Historic

Research Sources:

- [x] Sanborn Maps
- [x] tax Card
- [x] Census Records
- [x] City/ County Histories
- [ ] Personal Interviews
- [x] Park City Museum
- [x] Newspapers
- [ ] Other:

DESCRIPTION

Architectural Style: Hall-Parlor type / Victorian-Vernacular style

No. Stories: 1.5

Number of Associated Structures: [ ] Accessory building(s). # [ ] Structure(s). #

Condition: [x] Good [ ] Fair [ ] Poor [ ] Uninhabitable/Ruin

Location: [x] Original location [ ] Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding and corner boards. The fullwidth dropped hipped-roof porch is supported by turned posts with a full balustrade

Foundation: The foundation appears to be concrete

Roof: The roof is a simple gable form sheathed in standing-seam metal material. The West side of the roof has three flush-mounted skylights and the rear roof has a nearly full-width flat dormer that projects from the ridge to the eave. The dormer is also sheathed in standing-seam metal material

Windows/Doors: The windows are two-over-two double-hung sash units with smaller double-hung units in the gable ends. The door on the traditional primary façade is a frame-and-panel door with upper light and the rear dormer has paired fully glazed doors

Additions: [x] Major [ ] Minor [ ] None

Alterations: [x] Major [ ] Minor [ ] None

Describe Additions/ Alterations (Dates):

Essential Historic Form: [x] Retains [ ] Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The house at 317 Ontario Avenue was described in a 1984 National Register nomination as follows:

"This house is a one story frame hall and parlor house with a gable roof. It has a rectangular plan, and has an original shed extension. The façade is symmetrical with a door set slightly off center between two windows. A porch supported on slender square piers and topped by jigsaw cut decorative brackets spans the facade. The windows are the one over one light double hung sash type. The building is in fair condition, and because no major alterations to the exterior have been made, it maintains its original integrity."

The slender square piers mentioned in the nomination are actually lathe turned wood posts upon closer observation of the 1983 photos. A previous historic information form, written in 2008 states that the siding was replaced with new material milled to match the previous material, but the current photos show marks and divisions present in the 1983 photos, specifically a section where a window once was on the south façade in the gable; thus, these claims are dubious, and the drop-novelty siding appears original. The roof is clad with a standing seam metal, replacing the shingled roofing described in the 1984. A wide, flat roofed dormer projects from the ridge to the eave on the rear part of the roof. A wood balustrade has been added to the porch. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

■ Settlement & Mining Boom Era (1868-1893)

☐ Mature Mining Era (1894-1930)

☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The history of this house was detailed in the 1984 National Register nomination form as follows:

"Built c. 1885, the A. W. Webster House at 317 Ontario is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era , significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and its original owner was probably A.W. and Abbie Webster. Although the Webster's did not obtain legal title to the property until 1890, it was not unusual in Park City at that time for individuals to build houses on property which they had obtained through informal rather than official transactions. The Webster's, about whom nothing is known, sold the house in 1891 to Grace Warren, who owned it until 1896. Subsequent owners include John and Charles Shields (March 1896-April 1896), John Sincock (1896-1900), Frank and Elizabeth Cargeeg (1900-1914), and Elizabeth Nancarrow and heirs (1914-present). Nothing is known about these owners, except that Frank Cargeeg was a miner from England (b. 1842)."

Further research has uncovered more information about Frank and Elizabeth Cargeeg. They were both born in England, and immigrated to the U.S. in 1884. For some reason, most of their children took their mother's last name, which was Nancarrow. The property was transferred to their daughter, Elizabeth Nancarrow, in 1914. It appears that this house was mostly used as an income property, as the owners are listed as living elsewhere on the 1920, 1930, and 1940 censuses. The house stayed in the ownership of the Nancarrow family until 1984. It is currently owned by Bradley and Catherine Brainard.

REFERENCES

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

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Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

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Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993

PHOTOS

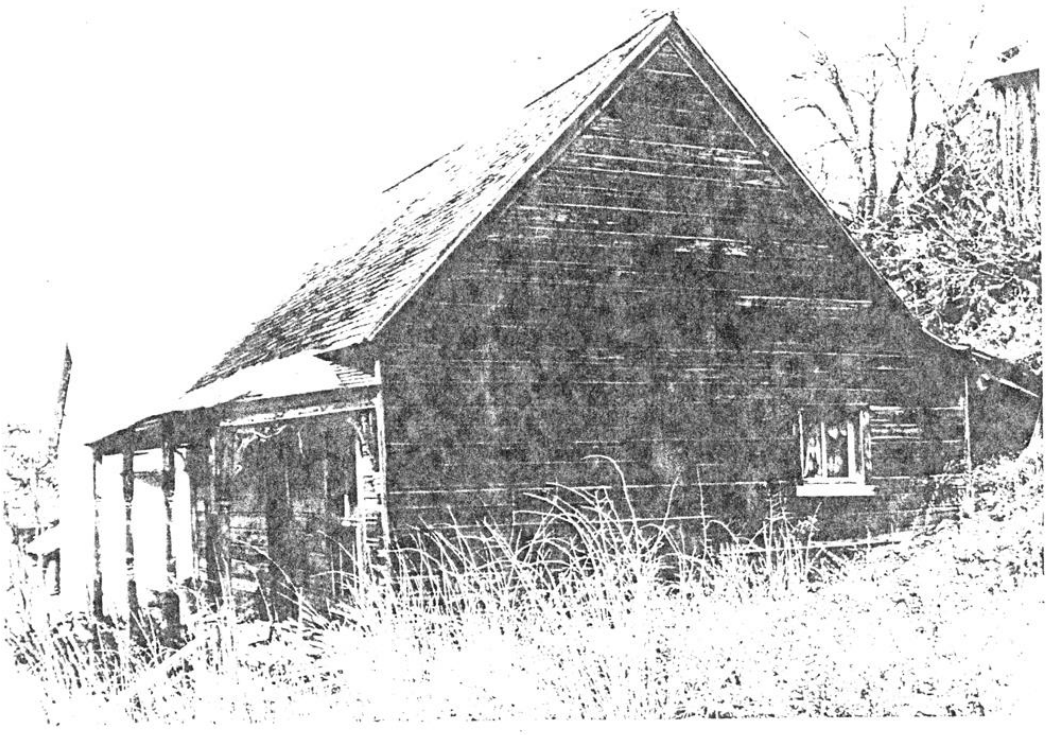
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

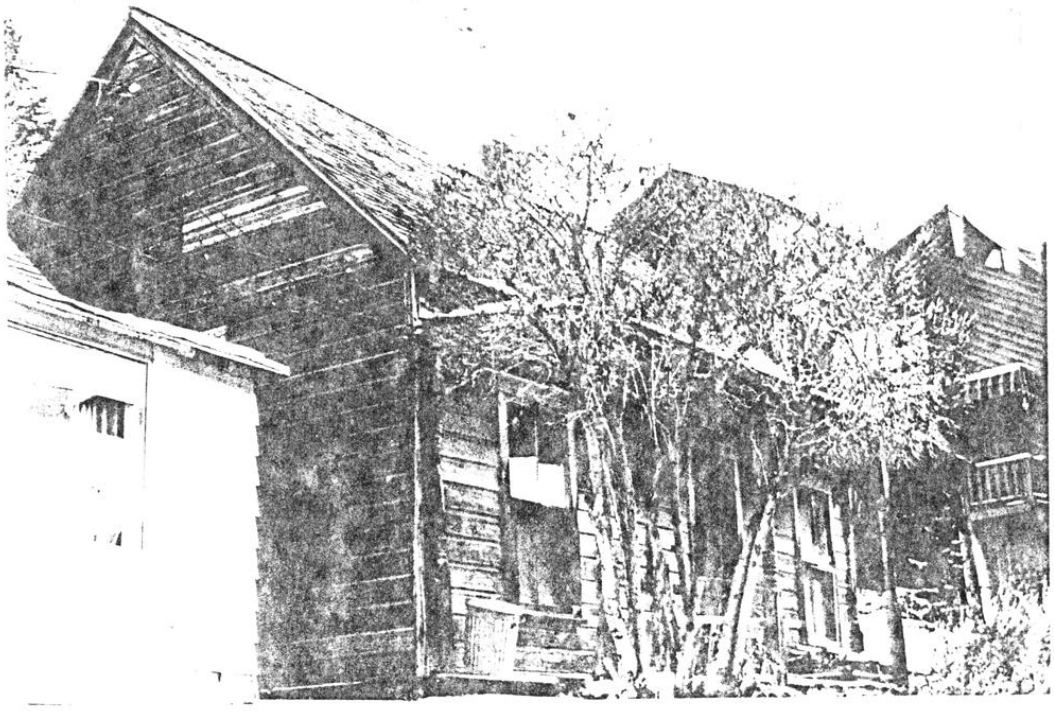
317 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940













317 Ontario Avenue. Northwest oblique. November 2013.



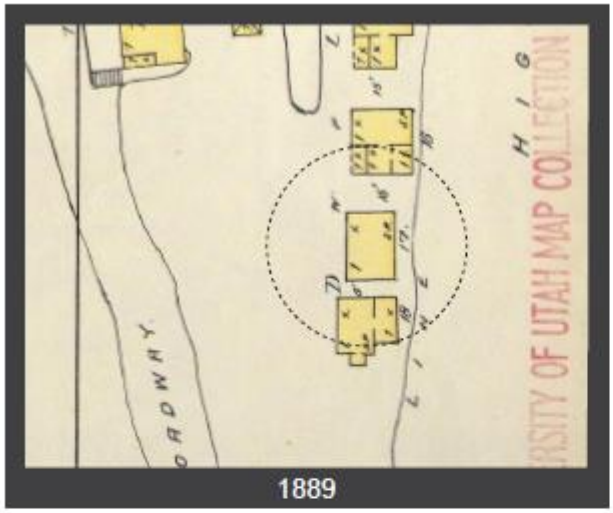
317 Ontario Avenue. West elevation. November 2013.

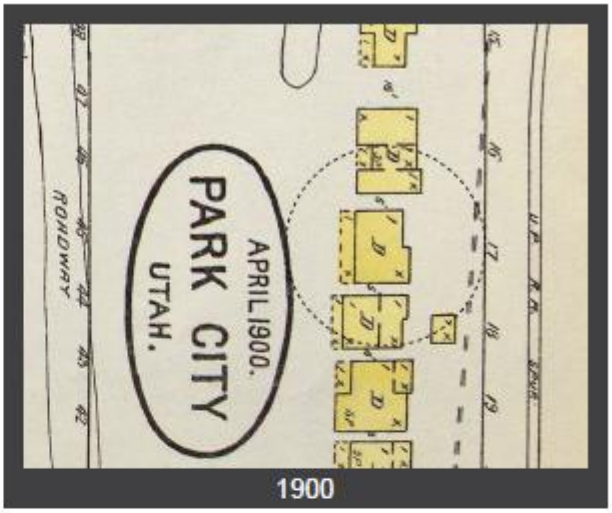


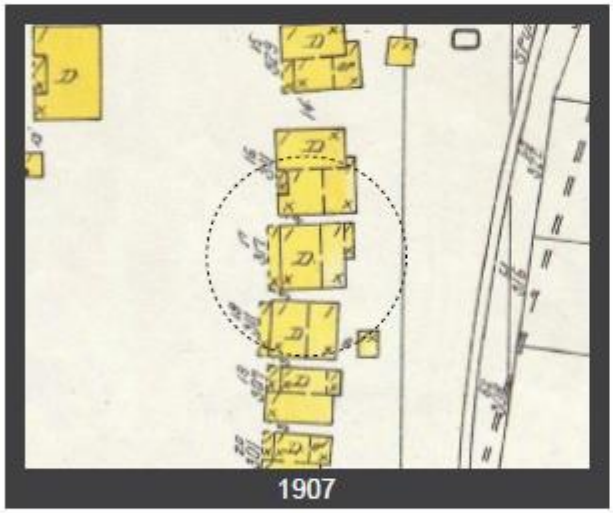
317 Ontario Avenue. Northeast oblique. November 2013.

317 Ontario Avenue, Park City, Summit County, Utah

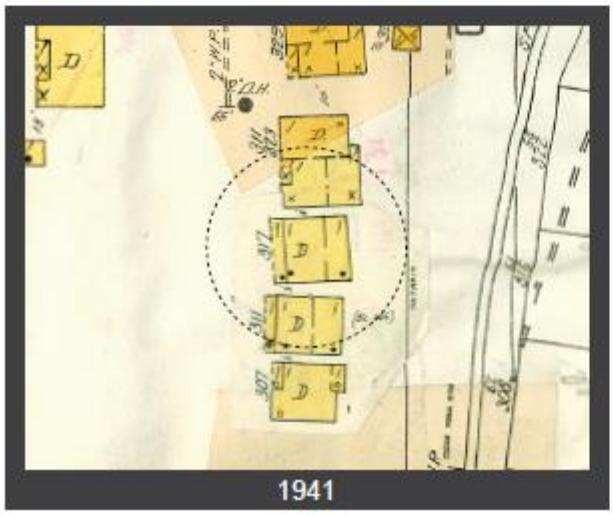
Intensive Level Survey—Sanborn Map history

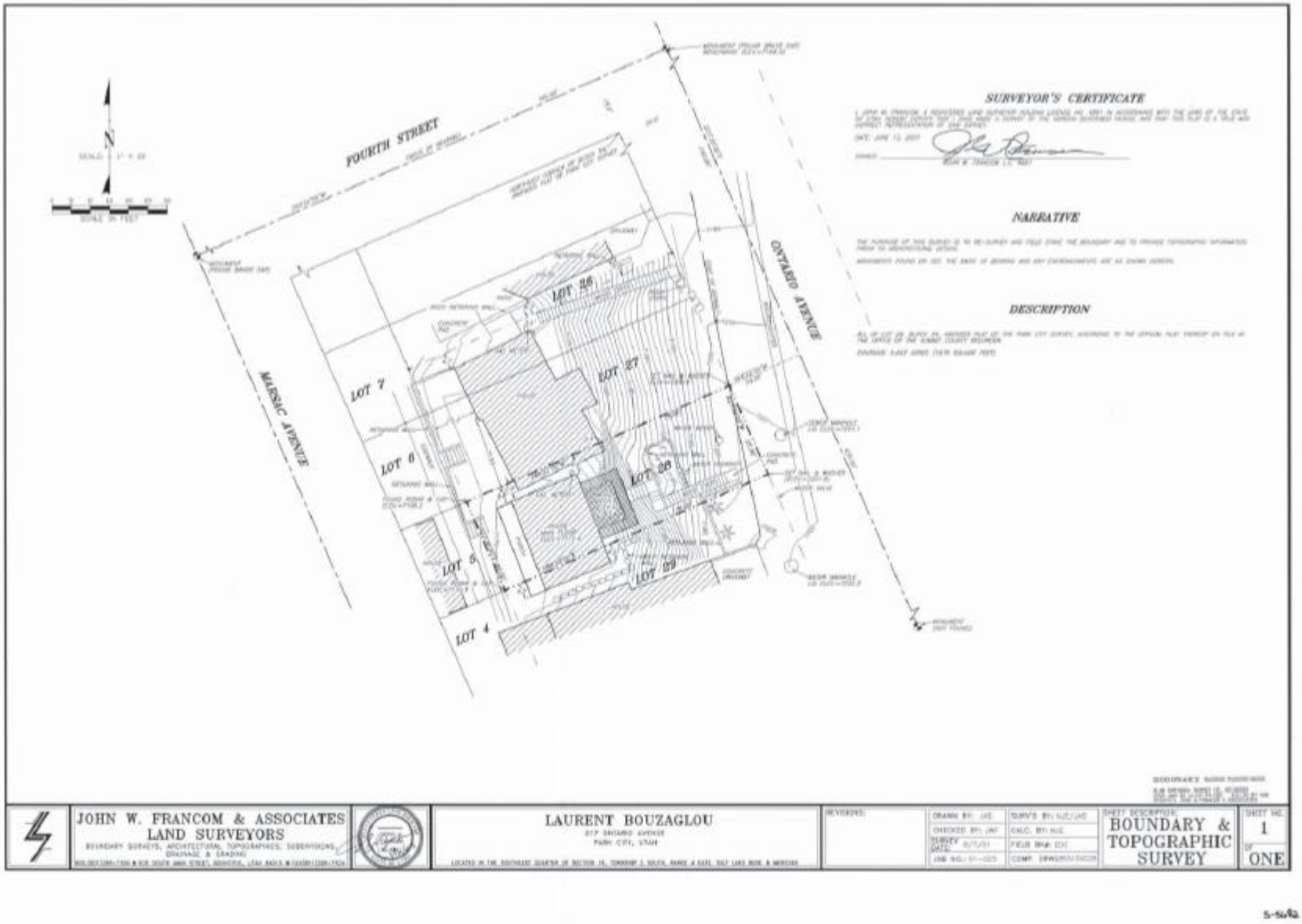






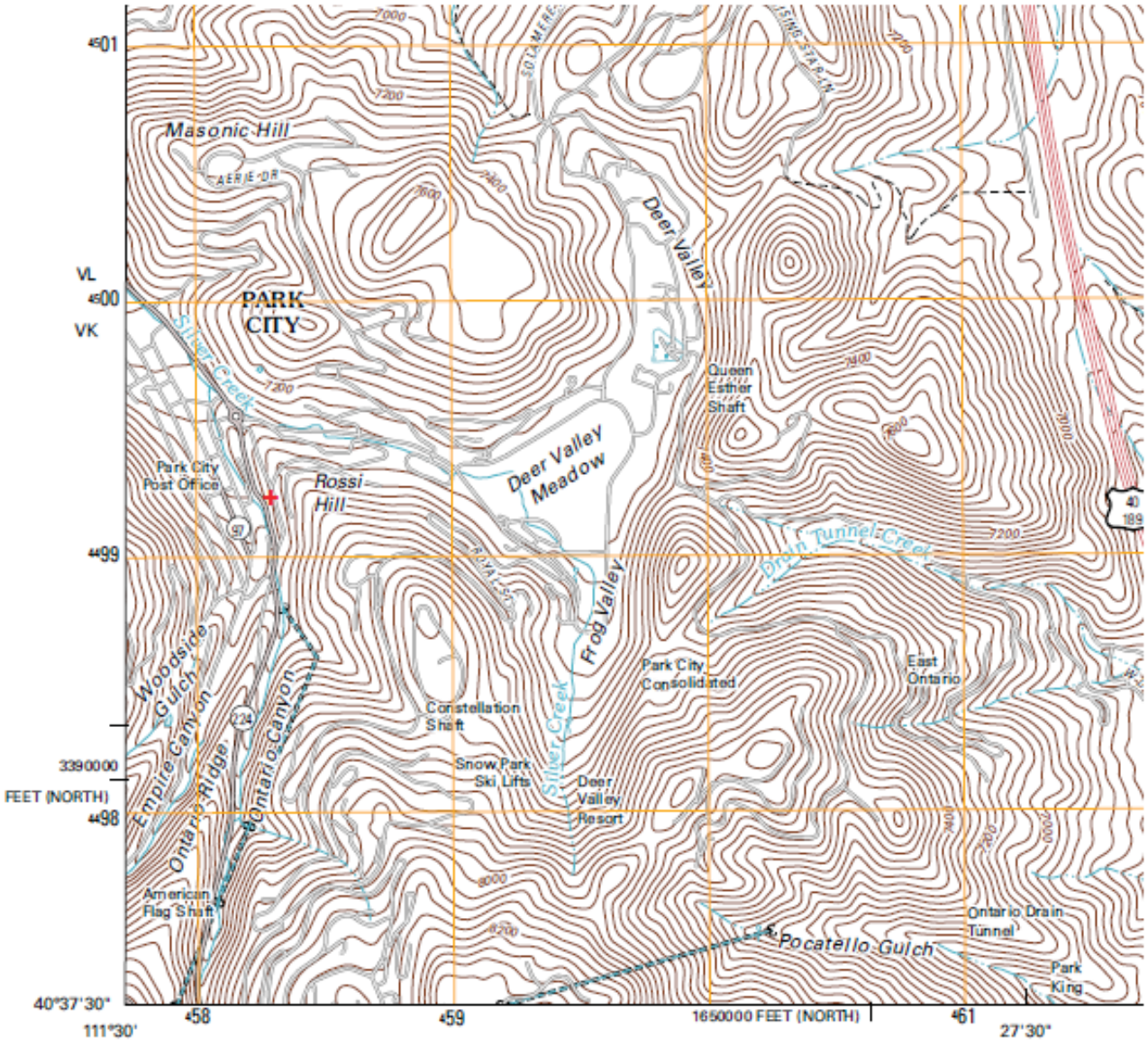




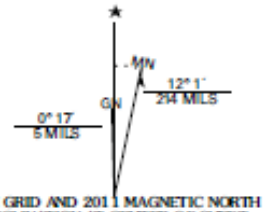

FOURTH STREET
ONTARIO AVENUE
MARSAC AVENUE
LOT 7
LOT 6
LOT 5
LOT 4
LOT 26
LOT 27
LOT 28
LOT 29
SURVEYOR'S CERTIFICATE
NARRATIVE
DESCRIPTION
JOHN W. FRANCOM & ASSOCIATES
LAND SURVEYORS
LAURENT BOUZAGLOU
317 ONTARIO AVENUE
PARK CITY, UTAH
BOUNDARY & TOPOGRAPHIC SURVEY
1
ONE

317 Ontario Avenue, Park City, Summit County, Utah

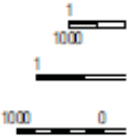
Intensive Level Survey—USGS Map



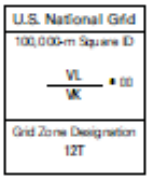
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 12T
10 000-foot ticks: Utah Coordinate System of 1983
(north and central zones)



UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



Imagery	NAIP, July 2009 - August 2009
Roads	©2006-2010 Tele Atlas
Names	GNIS, 2009
Hydrography	National Hydrography Dataset, 2009
Contours	National Elevation Dataset, 2008



+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

Property Type:

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 317 Ontario
Park City, Summit County, Utah

UTM: 12 458370 4498990

Name of Structure: A. W. Webster House

T. R. S.

Present Owner: Mr. and Mrs. Carl Redlin

Owner Address: 5413 South 1900 West, Roy, Utah 84067

Year Built (Tax Record):

Effective Age:

Tax #: PC 455

Legal Description

Kind of Building:

25 x 50 feet of Lot 28 Block 54, Park City Survey, less right-of-way Lot 28 Union Pacific Land Resources Corporation. Less than one acre.

2 STATUS/USE

Original Owner: probably A. W. Webster

Construction Date: c.1885

Demolition Date:

Original Use: Residence

Present Use:

Building Condition:

- ☐ Excellent
- ☑ Good
- ☐ Deteriorated
- ☐ Site
- ☐ Ruins

Integrity:

- ☐ Unaltered
- ☑ Minor Alterations
- ☐ Major Alterations

Preliminary Evaluation:

- ☑ Significant
- ☐ Contributory
- ☐ Not Contributory
- ☐ Not of the Historic Period

Final Register Status:

- ☐ National Landmark
- ☐ National Register
- ☐ State Register
- ☐ District
- ☐ Multi-Resourc
- ☐ Thematic

3 DOCUMENTATION

Photography:

Date of Slides: 1983

Slide No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Date of Photographs: 1983

Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

- ☑ Abstract of Title
- ☑ Plat Records/Map
- ☑ Tax Card & Photo
- ☐ Building Permit
- ☐ Sewer Permit
- ☑ Sanborn Maps
- ☐ City Directories
- ☐ Biographical Encyclopedias
- ☑ Obituary Index
- ☑ County & City Histories
- ☑ Newspapers
- ☐ Utah State Historical Society
- ☐ Personal Interviews
- ☐ LDS Church Archives
- ☐ LDS Genealogical Society
- ☐ U of U Library
- ☐ BYU Library
- ☐ USU Library
- ☐ SLC Library
- ☑ Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher: Roger Roper

Date: 4/84

Street Address: 317 Ontario Site No:

4 ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall and Parlor House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame hall and parlor house with a gable roof. It has a rectangular plan, and has an original shed extension. The facade is symmetrical with a door set slightly off center between two windows. A porch supported on slender square piers and topped by jigsaw cut decorative brackets spans the facade. The windows are the one over one light double hung sash type. The building is in fair condition, and because no major alterations to the exterior have been made, it maintains its original integrity.

5 HISTORY

Statement of Historical Significance: Construction Date: c. 1885

Built c. 1885, the A. W. Webster House at 317 Ontario is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and its original owner was probably A.W. and Abbie Webster. Although the Websters did not obtain legal title to the property until 1890, it was not unusual in Park City at that time for individuals to build houses on property which they had obtained through informal rather than official transactions. The Websters, about whom nothing is known, sold the house in 1891 to Grace Warren, who owned it until 1896. Subsequent owners include John and Charles Shields (March 1896-April 1896), John Sincock (1896-1900), Frank and Elizabeth Cargeeg (1900-1914), and Elizabeth Nancarrow and heirs (1914-present). Nothing is known about these owners, except that Frank Cargeeg was a miner from England (b. 1842).

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 317 Ontario Avenue
City: Park City, UT
Current Owner: Bradley J. and Catherine P. Brainard
Address: (see historic site form for address)

Tax Number: PC-455
Legal Description (include acreage): PC BK54 L28 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		[L1-7, L18-32]
5/2/1890	D.C. McLaughlin & wife	A.W. Webster	W		"28"
1/3/1891	A.W. & Abbie Webster	Grace Warren	W		"28"
6/29/1893	Grace Warren	Shields Bros	Mortgage	$400.00	"28"
3/2/1896	Mrs. Grace Warren	Shields Bros	W		"28"
4/6/1896	Charles & John Shields	John Sincock	W		"28"
11/8/1898	John Sincock & wife	James T. Kescel	Mortgage	$400.00	"28"
6/12/1900	John Sincock & wife	James T. Kescel	W.D.		
6/18/1900	James T. Kescel	Frank & Elizabeth Cargeeg	W.D.		
3/14/1914	Frank & Elizabeth Cargeeg	Elizabeth Nancarrow	W.D.		
5/16/1984	E. Nancarrow, M. Vincent & F. Cossey	Frank & Thelma Nancarrow	Q.C.D.		
6/29/1990	M.M. Vincent & F.M. Cossey	Alan J. & Mery Ardell	Q.C.D.		[Estate of Frank Nancarrow, deceased]
7/23/1990	Alan J. & Mery Ardell	Laurent Bouzaglou	Q.C.D.		
6/29/2004	Laurent Bouzaglou	Kathy A. Steadman	W.D.		
5/15/2006	Kathy A. Steadman	Bradley J. & Catherine P. Brainard	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 5/9/2014

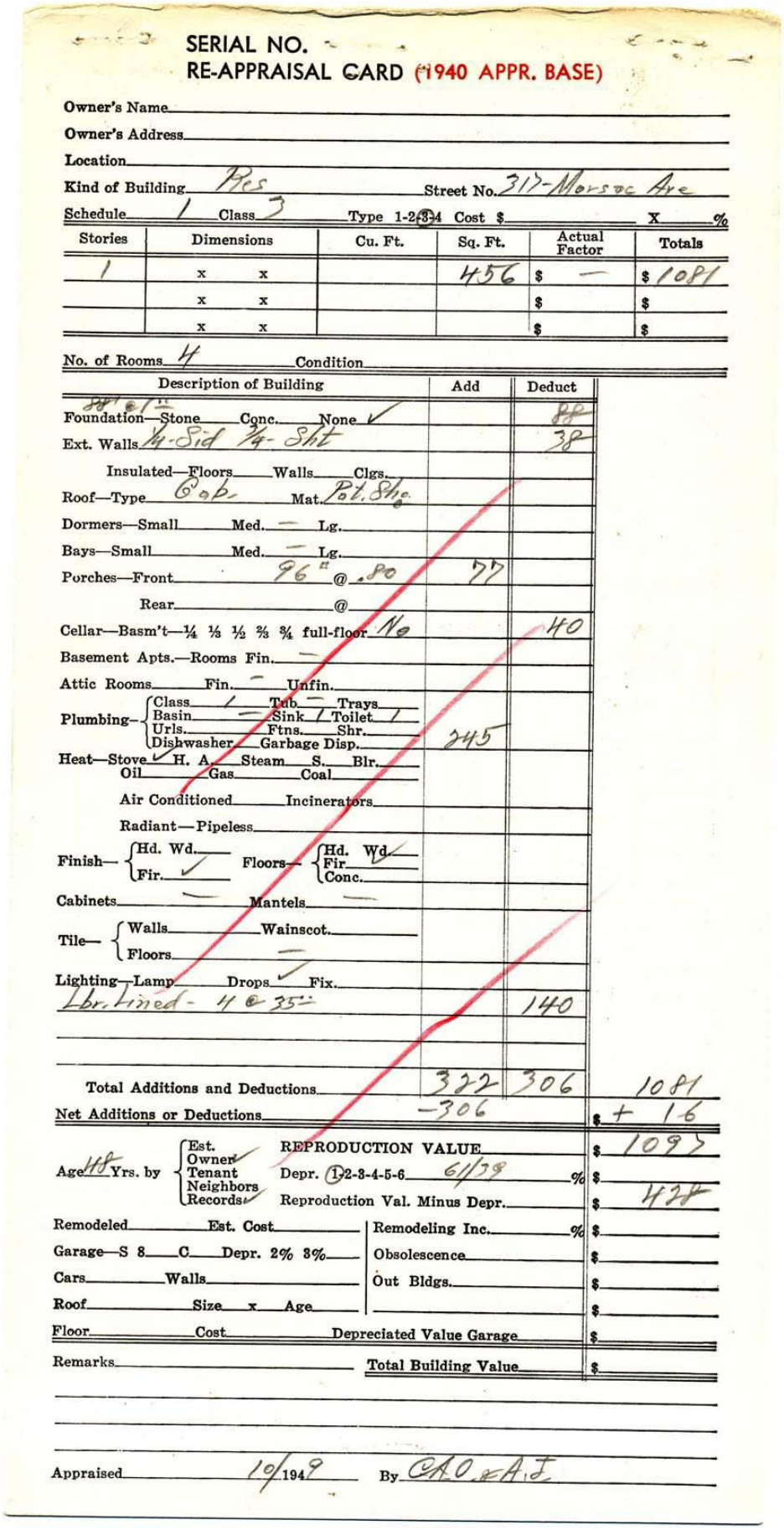
Death Summons Francis Cargeeg

Another old time resident and miner of Park City was summoned to his final rest yesterday morning. This time the grim reaper claimed Francis Cargeeg, who for upward of twenty-three years has been a familiar figure in our midst, during all of that time working at different miners in the camp. He was one of the first to work on the Mayflower, which later developed into the big Silver King Coalition, and for years he was at the Ontario, Anchor and other properties of the camp. He was an exceptionally good miner, a good citizen and a good man. He goes to his reward beloved by those who knew him best and respected by all. To his aged wife, his only surviving daughter, and other near relatives, sincere sympathy is extended in their great bereavement and sorrow. He was a devoted husband, and kind father.

Francis Cargeeg was born in Madron Churchtown, Cornwall, England, on the 4th of April, 1842, making him seventy-two years of age at the time of his death. He came to America thirty-five years ago, living in Michigan and Colorado until 1890 when he came to Park City residing here steadily since that time. He is survived by a widow and one daughter, Mrs. Mary Nancarrow, and seventeen grandchildren.

The funeral will occur Monday next at 2 o'clock from the M. E. church, Rev. T. P. Cook, officiating.

Park Record 3/28/1914



SERIAL NO.

RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name

Owner's Address

Location

Kind of Building Res Street No. 317-Morgan Ave

Schedule 1 Class 3 Type 1-2-3-4 Cost $ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		456	$ —	$ 1081
	x x			$	$
	x x			$	$

No. of Rooms 4 Condition

Description of Building	Add	Deduct	
Foundation—Stone Conc. None ✓		88	
Ext. Walls ¼-Sid ¾-Sht		38	
Insulated—Floors Walls Clgs.			
Roof—Type Gab. Mat. Pat. Sht.			
Dormers—Small Med. — Lg.			
Bays—Small Med. — Lg.			
Porches—Front 96 # @ .80	77		
Rear @			
Cellar—Basm't—¼ ⅓ ½ ⅔ ¾ full-floor No		40	
Basement Apts.—Rooms Fin. —			
Attic Rooms Fin. — Unfin.			
Plumbing—Class 1 Tub. — Trays Basin — Sink 1 Toilet 1 Urls. Ftns. Shr. Dishwasher Garbage Disp.	245		
Heat—Stove ✓ H. A. Steam S. Blr. Oil Gas Coal			
Air Conditioned Incinerators			
Radiant—Pipeless			
Finish—Hd. Wd. Fir. ✓ Floors—Hd. Wd. Fir. Conc.			
Cabinets — Mantels —			
Tile—Walls Wainscot. Floors —			
Lighting—Lamp Drops ✓ Fix. Lbr. Lined - 4 @ 35		140	
Total Additions and Deductions	322	306	1081
Net Additions or Deductions	-306		$ + 16

Age 48 Yrs. by Est. Owner ✓ Tenant Neighbors Records ✓

REPRODUCTION VALUE $ 1097

Depr. 1-2-3-4-5-6 61/39 % $

Reproduction Val. Minus Depr. $ 438

Remodeled Est. Cost | Remodeling Inc. % $

Garage—S 8 C Depr. 2% 3% | Obsolescence $

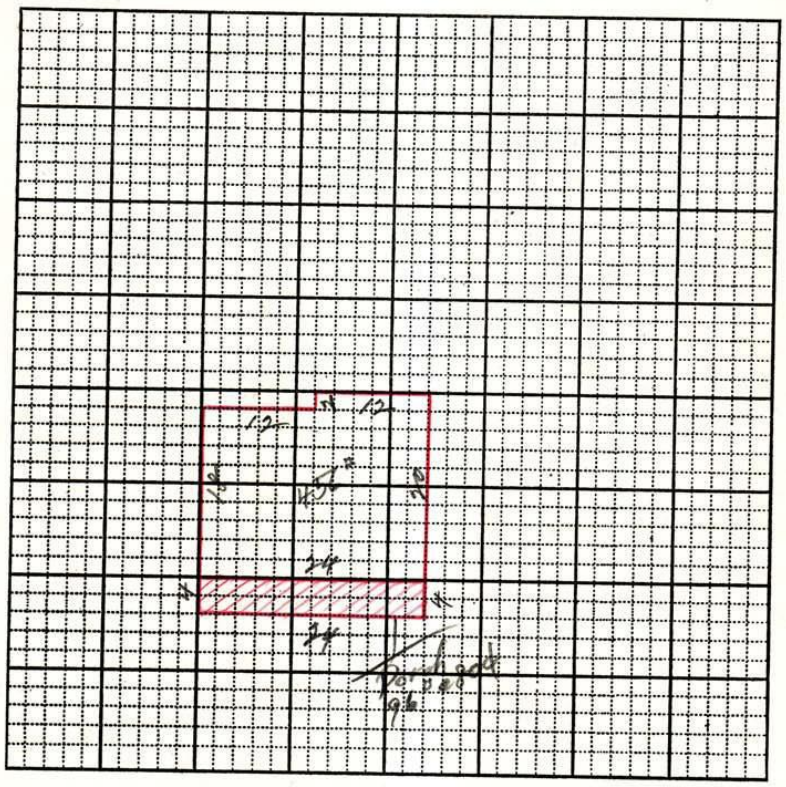
Cars Walls | Out Bldgs. $

Roof Size x Age | $

Floor Cost Depreciated Value Garage $

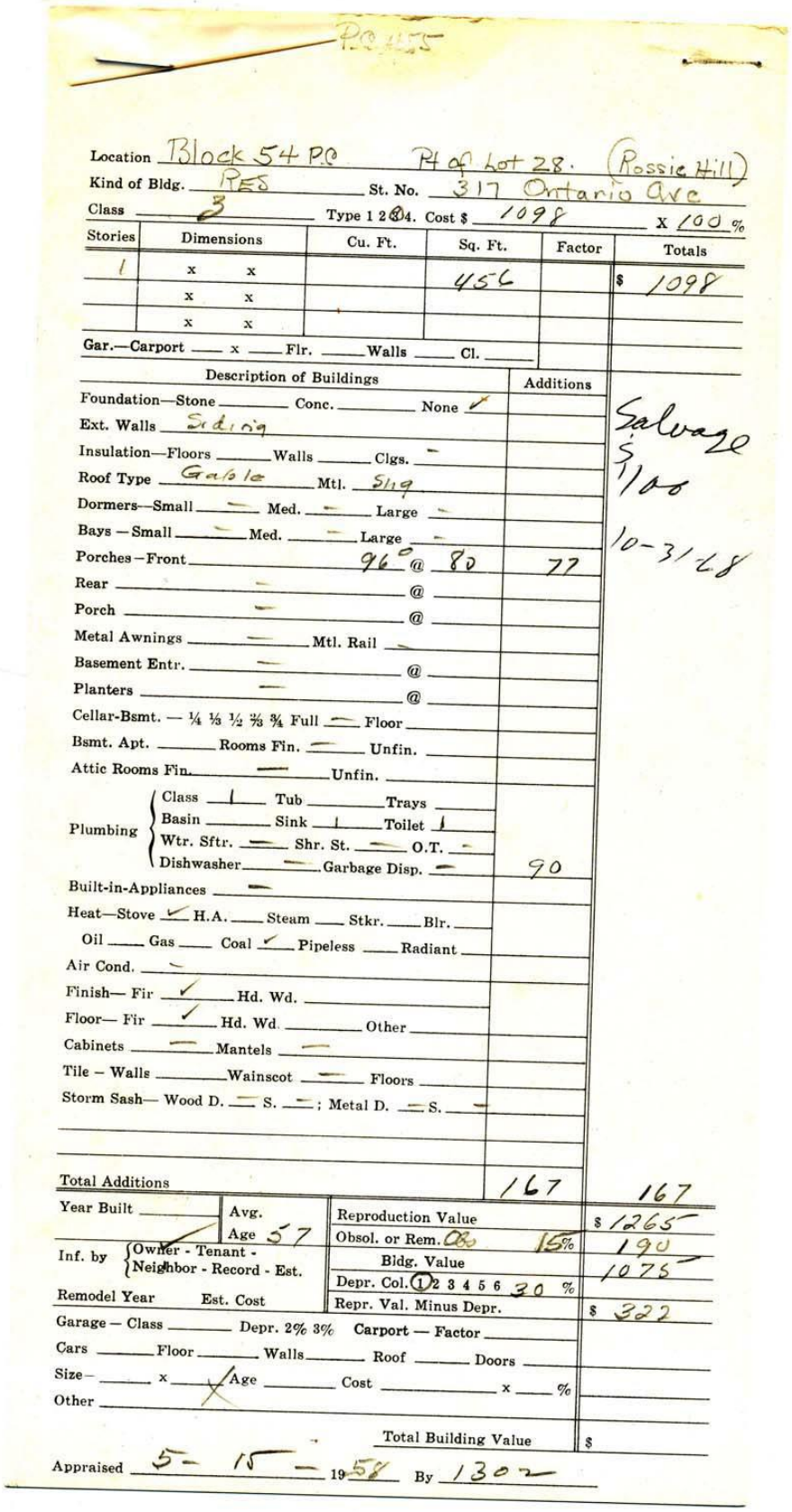
Remarks | Total Building Value $

Appraised 10/1949 By C.A.O. & A.J.



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74
State of Utah State Tax Commission



P.C. 455

Location Block 54 PC Pt of Lot 28. (Rossie Hill)
Kind of Bldg. RES St. No. 317 Ontario Ave.
Class 3 Type 1 2 3 4. Cost $ 1098 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		456		$ 1098
	x x				
	x x				

Gar.—Carport ___ x ___ Flr. ___ Walls ___ Cl. ___

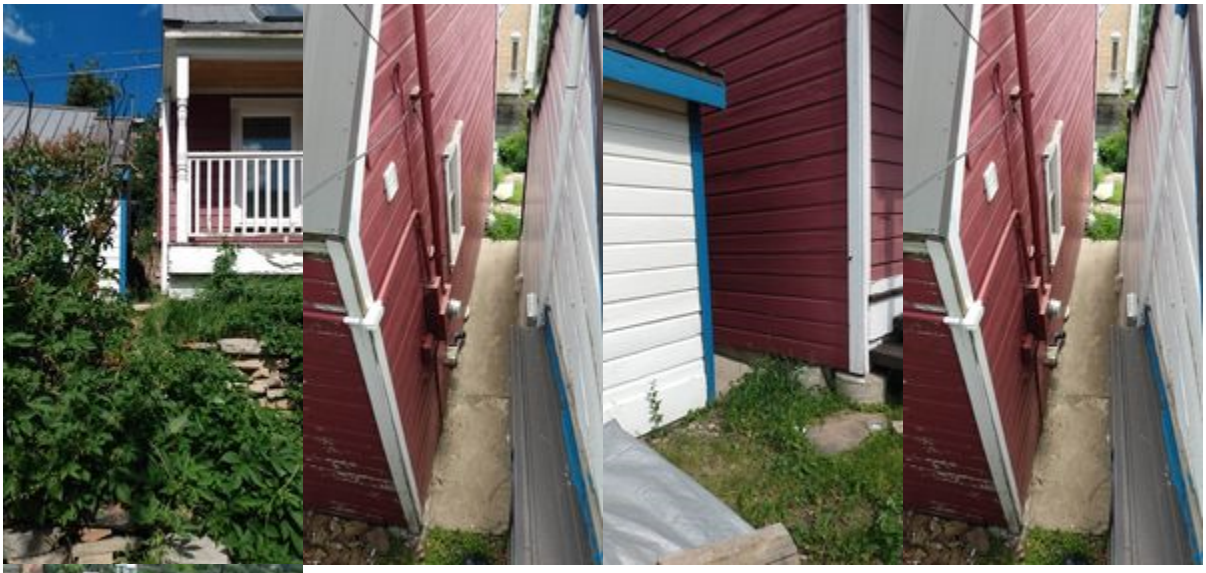
Description of Buildings	Additions	
Foundation—Stone ___ Conc. ___ None ✓		Salvage $100
Ext. Walls Siding		
Insulation—Floors ___ Walls ___ Clgs. —		
Roof Type Gable Mtl. Slag		
Dormers—Small — Med. — Large —		
Bays — Small — Med. — Large —		10-31-68
Porches—Front 96 @ 80	77	
Rear — @		
Porch — @		
Metal Awnings — Mtl. Rail —		
Basement Entr. — @		
Planters — @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full — Floor		
Bsmt. Apt. ___ Rooms Fin. — Unfin. ___		
Attic Rooms Fin. — Unfin. ___		
Plumbing: Class 1 Tub ___ Trays ___		
Basin ___ Sink 1 Toilet 1		
Wtr. Sftr. — Shr. St. — O.T. —		
Dishwasher — Garbage Disp. —	90	
Built-in-Appliances —		
Heat—Stove ✓ H.A. ___ Steam ___ Stkr. ___ Blr. ___		
Oil ___ Gas ___ Coal ✓ Pipeless ___ Radiant ___		
Air Cond. —		
Finish— Fir ✓ Hd. Wd. ___		
Floor— Fir ✓ Hd. Wd. ___ Other ___		
Cabinets — Mantels —		
Tile – Walls ___ Wainscot — Floors ___		
Storm Sash— Wood D. — S. —; Metal D. — S. —		
Total Additions	167	167

Year Built ___	Avg. Age 57	Reproduction Value	$ 1265
Inf. by Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem. 08 15%	190
		Bldg. Value	1075
Remodel Year Est. Cost		Depr. Col. 1 2 3 4 5 6 30 %	
		Repr. Val. Minus Depr.	$ 322
Garage — Class ___ Depr. 2% 3%		Carport — Factor ___	
Cars ___ Floor ___ Walls ___ Roof ___ Doors ___			
Size— ___ x ___ Age ___ Cost ___ x ___ %			
Other ___			
		Total Building Value	$

Appraised 5-15-1958 By 1302

From: pat carnahan <[redacted]>
Sent: Wednesday, July 5, 2023 5:28 PM
To: Caitlyn Tubbs
Subject: [External] 317 Ontario ave from Patrick Carnahan

[CAUTION] This is an external email.





From: pat carnahan <[redacted]>
Sent: Thursday, July 6, 2023 3:00 AM
To: Caitlyn Tubbs
Subject: [External] Pat Carnahan ; 317 Ontario ave

[CAUTION] This is an external email.

I can not sleep as I should not have left the meeting yesterday.
There is a bathroom and a bedroom on the second floor at 317. That is also the entrance from Ontario. If you let them remove a bedroom bathroom and the entrance they will surly want to add on a new bed bath and entrance that will require excavation.
My water line is inside the back room of that house right next to 317's water line . Workers are very likely to rip my water line up with the other water pipes inside that place.
I should not have left that meeting. I have been so stressed out, when you you said the meeting was to address inside work and you would not be talking about excavation I did not put together that it is the same project. They are not just vaulting the ceiling, they are making the place unlivable unless they can add on a new entrance and rooms to replace rooms and entrance they already have.
I will be in to talk to you in the morning.
Pat

Planning Commission
Staff Report

Subject: **45 Hillside Avenue**
Application: **PL-23-05717**
Author: **Lillian Zollinger, Planner II**
Date: **September 13, 2023**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

(I) Review the Steep Slope Conditional Use Permit (SSCUP) at 45 Hillside Avenue, (II) conduct a public hearing, and (III) consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the SSCUP Draft Final Action Letter (Exhibit A).

Description

Applicant:	Dan Fischer, represented by Caitlyn Barhorst
Location:	45 Hillside Avenue
Zoning District:	Historic Residential - 1 (HR-1) District
Adjacent Land Uses:	Single Family Dwellings
Reason for Review:	The Planning Commission reviews and takes Final Action on SSCUPs for Lots greater than 3,750 square feet.[1]

DRT	Design Review Team
HDDR	Historic District Design Review
HR-1	Historic Residential - 1
LMC	Land Management Code
ROW	Right-of-Way
SFD	Single Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

45 Hillside Avenue is in the Historic Residential – 1 (HR-1) Zoning District and has an existing non-historic Single-Family Dwelling (SFD) on the Site with no designated parking.

Hillside Avenue is a short road (approximately 500 feet in length) that connects Daly Avenue and Main Street to Marsac Avenue. Hillside Avenue is a two-way street, but its middle section is a single-track road, which permits two-way travel, but only in one direction at a time. Southbound (downhill) vehicles are required to yield to northbound (uphill) travel. 45 Hillside Avenue is located at the bottom of the street, near the juncture

[1] LMC § 15-2.1-6(B)(2)

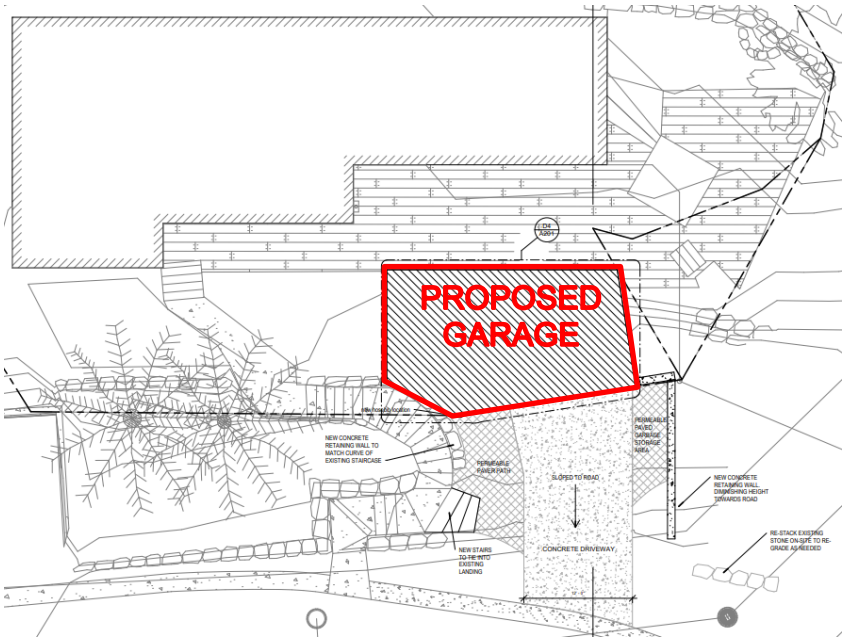
of Hillside Avenue, Daly Avenue and Main Street. The location of the property at the juncture of Hillside Avenue, Daly Avenue, and Main Street creates a traffic situation that is unique to this intersection.

On August 24, 2021, the Board of Adjustment approved Variances from the Front Setback to locate a Detached Accessory Building within the Front Setback to construct a new single car garage into the hillside (see Meeting Minutes, p.1 and see Exhibit C). This approval does not expire.

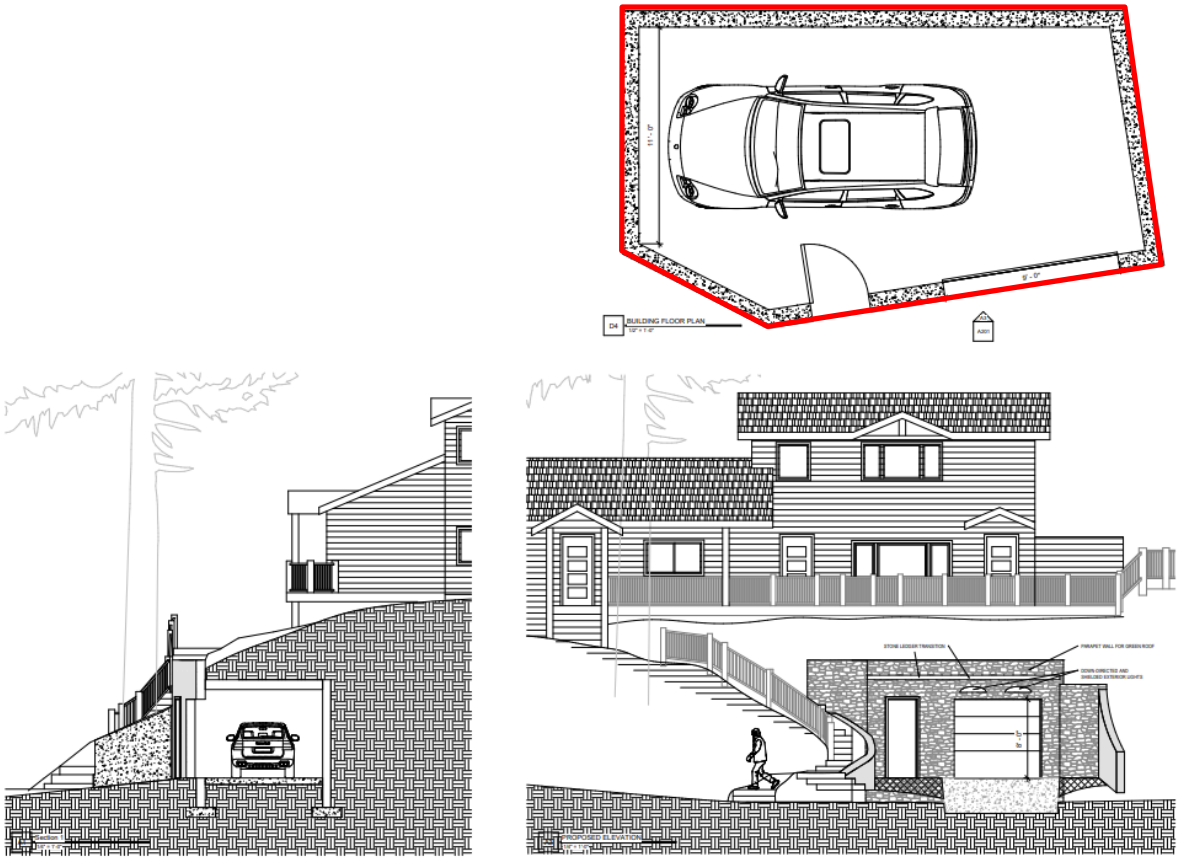
On January 20, 2022, the Planning Director approved the Historic District Design Review (HDDR) for the design of the detached garage. The Applicant did not apply for a building permit or extension before January 20, 2023, and per Condition of Approval 2 and LMC § 15-11-12(E), the HDDR approval expired (see Exhibit D).

On March 23, 2022, the Planning Commission approved the Steep Slope Conditional Use Permit (SSCUP) for the construction of the detached garage into a Steep Slope in the front of the SFD. (Meeting Minutes, p. 22). The Applicant did not apply for a building permit or extension before March 23, 2023, and per Condition of Approval 4 and LMC § 15-1-10(G), the SSCUP approval expired (see Exhibit E).

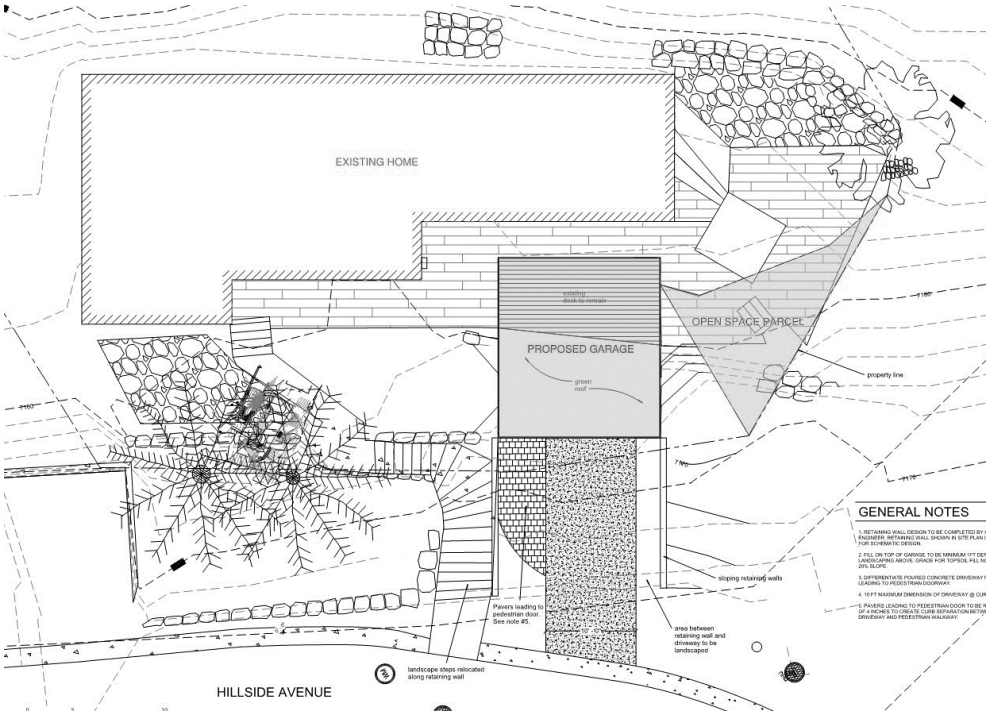
The Applicant proposes to construct a Detached Accessory Building (also known as a detached garage), to create one off-street parking space. The Applicant proposes a similar, but new location for the garage, due to structural safety concerns of the existing SFD and deck. The proposed location will come up to the Property Line, but the proposed construction will not impact the existing deck. See Exhibit I for the Applicant's narrative regarding the location.



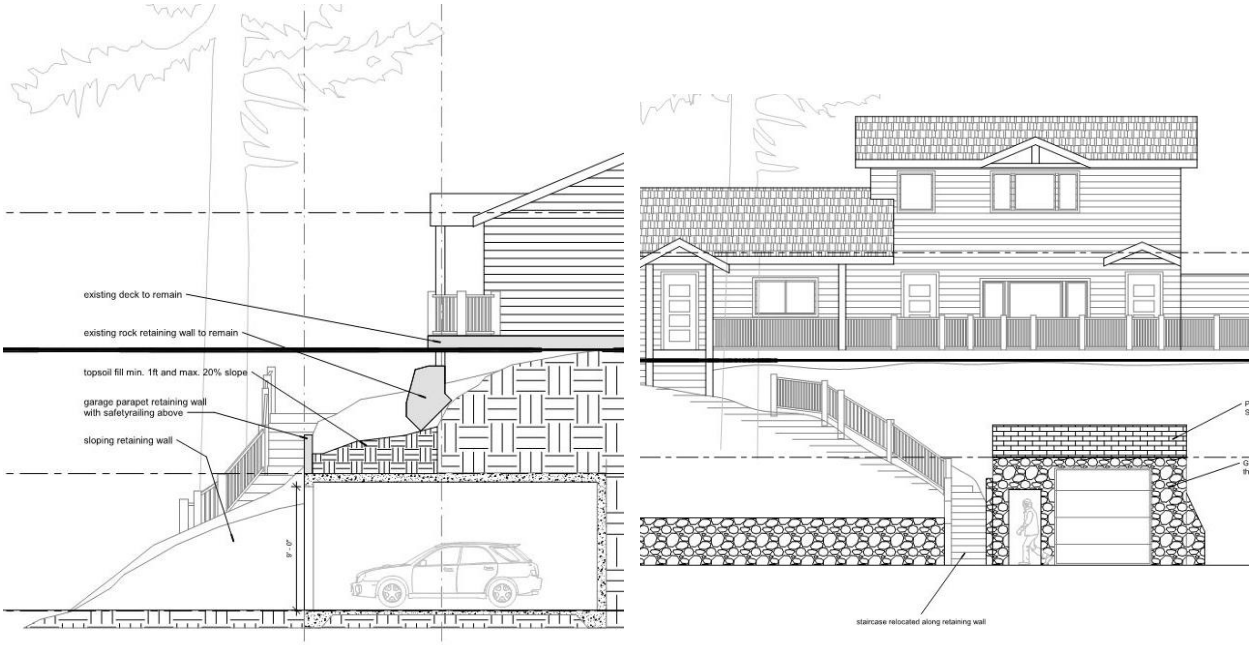
Current site plan



Current proposal – a garage parallel to Hillside Avenue (above)



Previous site plan



Previous proposal – a garage perpendicular to Hillside Avenue

The previous proposal was 360 square feet (sf), and the current proposal is 386 sf. Both the previously proposed structure and currently proposed structure have an interior height of nine feet, and 3 foot retaining wall on top, for a total exterior height of 12 feet. The proposed garage is similar in size to the original approval, and is within the scope of the approved Variances.

The Board of Adjustment Conditioned that the Variances were limited to the construction of a single-car garage to be constructed as close to the front property line as possible (see Exhibit C, Condition of Approval 1). The garage is proposed to be built to the front property line and complies with the Condition.

Due to the Applicant's concern of the first proposed garage location, and subsequent change in design, Staff requested the applicant provide a Geotechnical Report (Exhibit F), a Vehicle Turning Radius (Exhibit G), and Civil Engineering Report (Exhibit H) to ensure the proposed garage would be feasible. The Applicant provided the additional information, showing that the proposed garage can be built into the hillside, and outside of the restricted open space designated on the plat.

In conjunction with the SSCUP, Staff is reviewing the new HDDR application (PL-23-05716) for compliance with LMC § 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*.

Analysis

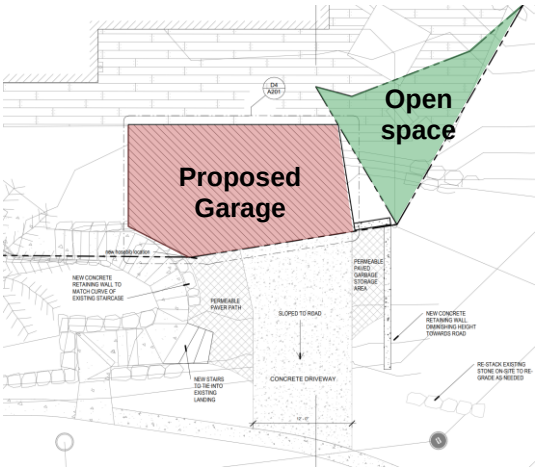
45 Hillside Avenue is located on an uphill lot with varying slopes. The 386 square foot (sf) Detached Accessory Building will be constructed on a steep slope with an average

slope 47.8%. LMC § 15-2.2-6 requires a SSCUP for construction of any Structure with a Building Footprint in excess of 200 square feet (sf) in the HR-1 Zoning District.

(I) The proposal to construct a Detached Accessory Building complies with HR-1 Zoning District requirements outlined in LMC Chapter 15-2.2.

One of the purposes HR -1 Zoning District is to establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[2] Accessory Buildings are an Allowed Use in the HR-1 Zoning District. Additionally, the proposed garage will help move cars off the street and Right-of-Way (ROW).

LMC § 15-2.2-3 outlines lot and site requirements for the HR-1 Zoning District, shown in the table below:[3]

Zoning Requirement	Analysis
Minimum Lot Size - 1,875 square feet (sf)	**Complies:** 6,534 sf
Minimum Lot Width- 25'	**Complies:** 87'
Maximum Building Footprint - 2,263 sf[4]	**Complies:** SFD Main Building Footprint – 1,408 sf Accessory Building Footprint – 386 sf Combined Footprint – 1,794 sf The Quit Claim deed states that, the "Grantee shall not construct any structure or building on the [open space] parcel" and that, "Subject to the restriction that no floor area shall be drawn from the parcel in conjunction with development on Grantee's adjoining property" (see Condition of Approval 14). 

[2] LMC § 15-2.2-1.
[3] LMC § 15-2.2-3.
[4] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.

Front and Rear Setbacks- 10' 20' total for Front and Rear Setbacks	**Variance Granted (see Exhibit C):** Front: SFD: 16' (no changes proposed) Accessory Building: 0' Rear: SFD: 18' (no changes proposed) Accessory Building: 47' SFD: 34' total for Front and Rear Setbacks The Site has an Unusual Lot size and five Setbacks (see Exhibit J for the Planning Director's Setback Determination Letter).
Side Setbacks – 10' 24' total for Side Setbacks	**Complies:** SFD: 6.5' (North), 22' (South), 28.5' total (no changes proposed) Accessory Building: 26'

LMC § 15-2.2-5 outlines structure's height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height- 27 feet above Existing Grade	**Complies:** SFD: No changes proposed Accessory Building: 12' from Existing and Final grade. The maximum height measured from the lowest finish floor plane to the point of the highest wall top plate is 12'.
Maximum interior height of 35 feet	**Complies:** 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." The proposed Detached Accessory Building has an interior height of nine feet, as defined, and is compliant.
Roof Pitch- 7:12 -12:12	**Complies:** Pursuant to LMC § 15-2.2-5(C), The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12)." However, LMC § 15-2.2-5(C)(4) states "Accessory Structures may be below the required seven: twelve (7:12) roof pitch."
Final Grade within 4 feet of Existing Grade	**Complies:** The proposed final grade is not within four feet of existing grade, however, pursuant to § 15-2.2-5, garage entrances are an exception to the Final Grade requirement. See analysis below.

(II) The proposal to construct a Detached Accessory Building complies with

criteria outlined in LMC § 15-2.2-6 *Development on Steep Slopes*.

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts.[5]

Since the Detached Accessory Building proposes an excess of 200 sf located on an existing Slope of thirty percent (30%) or greater, the SSCUP application is required, pursuant to per § 15.2-2.6(A)(1). Additionally, the HDDR Application's approval will be subject to the approval of this SSCUP.

The Planning Commission reviews SSCUPs for Lots that are 3,750 sf or greater.[6] 45 Hillside Avenue Lot contains 6,534 sf and therefore requires Planning Commission approval.

SSCUP applications are subject to the following criteria:

Criteria	Analysis of Proposal
LOCATION OF DEVELOPMENT – Development is located and designed to reduce visual and environmental impacts of the Structure.	**Complies:** The Board of Adjustments granted a Variance to locate a Detached Accessory Building in front of the Main Building pursuant to LMC § 15-2.2-3(G). The proposed location of the garage within the Front Setback is to reduce the required depth of excavation. The building will act as the primary retaining structure, minimizing the required retaining walls around the accessory garage.  *A similar garage on Hillside Avenue.*

[5] LMC § 15-2.2-6
[6] LMC § 15-2.2-6(B)(1)

VISUAL ANALYSIS – The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.	**Complies:** The development will not be viewable from Vantage Points. See Exhibit K for photos of the site.
ACCESS – Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.	**Complies:** The proposed 12' wide concrete driveway, located entirely within the ROW, is a 5.3% downhill slope towards Hillside Avenue, and compliant with LMC § 15-13-8(B)(1)(h)(7), which requires, "new driveways shall not exceed twelve (12) feet in width." The driveway leads to a single car "bunker style" garage. The Applicant will be required to record an encroachment agreement with the Engineering Department (see Condition of Approval 14). Landscape separations are utilized, and plant materials are used for screening. Paver stones are used to differentiate pedestrian areas from vehicular driveways. The existing landscape stairway will remain close to the current location and serve as the same entry point to the residence. At least one tree will be removed and required to be replaced on the Lot (see Condition of Approval 18).
TERRACING – The project may include terraced retaining Structures if necessary to regain Natural Grade.	**Complies:** The project does not include terracing aside from the garage acting as a single terrace for the existing grade. The garage will have an approximately three-foot wall on top to retain existing vegetation and soil.
BUILDING LOCATION – Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.	**Complies:** The footprint of the structure is within the Rear and Side Setbacks and the Board of Adjustment granted a Variance to the Front Setback to construct the detached garage. The proposal respects existing topography, and character-defining site features. The intent of constructing the garage within the Front Setback is to reduce the required excavation of the site. The existing landscape stairway will remain close to the current location and serve as the same entry point to the residence.

BUILDING FORM AND SCALE – Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.	**Complies:** The proposal reflects historic character and scale of Park City Historic Sites with small-scale, infill development. The proposal complements the scale and design of buildings unique to Hillside Avenue and Upper Main Street. 
SETBACKS – The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.	**Complies:** The Board of Adjustment granted a Variance from the Front Setback (see Exhibit C). Additionally, see Exhibit I for the Setback Determination Letter, as the Lot has an unusual configuration.
DWELLING VOLUME – The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.	**Complies:** The volume of the main dwelling will remain unchanged. The proposed garage will have a volume of approximately 3,474 cubic feet.
BUILDING HEIGHT | STEEP SLOPE – The Zone Height in the HR-1 District is 18' for Accessory Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.	**Complies:** Accessory Building: 12 ft from Existing and Final Grade The proposed Structure is compatible with surrounding Structures and abides by height restrictions in the HR-1 Zoning District. The front Façade is a similar scale to the surrounding development as viewed from the Hillside Avenue Public ROW.

(IV)The Development Review Committee[7] reviewed the proposal on September 5, 2023, and identified the following.

The Engineering Department requires the following Condition of Approval:

15. The Applicant shall apply for an Encroachment Agreement with the Engineering Department before applying a building permit.

The encroachment will include the existing shed, retaining wall, stairs, driveway, landscaping, and any other structure that may fall into the right of way.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on August 30, 2023. Staff mailed courtesy notice to property owners within 300 feet on August 30, 2023. The *Park Record* published notice on August 30, 2023. LMC § 15-1-21.

Public Input

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

Alternatives

- The Planning Commission may approve the SSCUP Application;
- The Planning Commission may deny the SSCUP Application and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: SSCUP Draft Final Action Letter
Exhibit B: Proposed Plans
Exhibit C: 45 Hillside Avenue Variance Final Action Letter
Exhibit D: 45 Hillside Avenue HDDR Final Action Letter
Exhibit E: 45 Hillside Avenue SSCUP Final Action Letter
Exhibit F: Geotechnical Report
Exhibit G: Vehicle Turning Radius
Exhibit H: Civil Engineering Report
Exhibit I: Applicant's Narrative
Exhibit J: Setback Determination Letter
Exhibit K: Site Photos

[7] 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 Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Planning Department

September 13, 2023

Caitlyn Barhorst
358 S 700 E Suite B #243
Salt Lake City, UT 84102
806-559-8079

CC: Dan Fischer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	45 Hillside Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-23-05717
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	September 13, 2023
Project Summary:	Construction of a detached garage into a Steep Slope in the front of a non-Historic site

Action Taken

On September 13, 2023, the Planning Commission conducted a public hearing and approved the construction of a detached garage into a Steep Slope in the front of a non-Historic site according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. On June 20, 1996, City Council adopted Ordinance No. 2021-45, approving The Bluejay Parcel Lot Line Adjustment combining portions of Lots 10 and 11, of Block 19 of the Park City Survey. The property is described as parcel BJAY-ALL.
2. The lot contains a 200 square foot parcel of land (Parcel B), that is described in Note #3 of the Plat as being subject to the restrictions of Quit Claim entry No. 450706, Book 925, Pages 722-724. Parcel B on the plat is denoted “Open Space,” and under the terms of the Quit Claim deed is subject to an open space

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easement that states: “Grantee shall not construct any structure or building on the parcel”. Park City Municipal Corporation is the beneficiary of the easement.

3. The owner currently parks in an asphalt parking pad parallel to Hillside Avenue and accesses the house via stairs and paths. This space is not approved private parking for 45 Hillside Avenue, but, rather, it is located in the City ROW and is considered public parking. There is no other parking on site.
4. The property is located at 45 Hillside Avenue.
5. The property is located within the Historic Residential – 1 (HR-1) Zoning district.
6. The Minimum Lot Size for a Single-Family Dwelling in the HR-1 Zoning District is 1,875 square feet. The Lot is 6,534 square feet.
7. The Minimum Lot width in the HR-1 Zoning District is 25 feet. The Lot width is 87 feet.
8. There is an existing 1,408 square foot Single Family Dwelling on the property. It is a non-historic site.
9. The applicant proposes a detached garage to be constructed within a slope greater than 30% and requires a Steep Slope Conditional Use Permit (SSCUP).
10. Planning Commission approval is required for SSCUP on Lots greater than 3,750 square feet.
11. The proposed detached garage is an Accessory Building.
12. The Maximum Building Footprint for a 6,534 square-foot Lot in the HR-1 Zoning District is 2,263 square feet. The combined Building Footprint for the existing main building and the proposed accessory building is 1,794 square feet.
13. Front and Rear Setbacks for Lots up to 75 feet in depth are 10 feet, for a total of 20 feet. The Front Setback to the main building is 16 feet. The Rear Setback for the main building is 18 feet. The accessory building will have a Front Setback of 0 feet.
14. Side Setbacks for Lots with widths up to 100 feet are 10 feet, for a total of 24 feet. The main building has Side Setbacks of 6.5 feet (north), and 22 feet (south), for a total of 28.5 feet. The accessory building will have a side setback of 26 feet.
15. The Lot has an unusual configuration, and per LMC 15-4-17, the setbacks have been determined by the Planning Director, as noted in a determination letter issued on January 13, 2022.
16. On August 24, 2022, the Board of Adjustments granted the property a Variance to LMC Sections 15-2.2-3(F) to reduce the required ten-foot (10’) front yard setback to zero feet (0’) and to Section 15-2.2-3(G)(6) to locate a Detached Accessory Building in front of the front façade of the Main Building, to allow for a

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single car garage to be constructed behind the property line and within the Front Yard Setback.

17. On January 20, 2022, the Planning Director approved a Historic District Design Review for the garage, which approval expired on January 20, 2023.
18. On March 23, 2022, the Planning Commission approved a SSCUP for the garage, which approval expired on March 23, 2023.
19. The Applicant did not apply for an extension before the approvals expired.
20. The Applicant proposes to construct a detached garage in a slightly different location from the original approvals.
21. Maximum Building Height for the HR-1 Zoning District is 27 feet above Existing Grade, and 18 feet for Accessory Structures. There is no change in height for the main building, and the detached garage will be 12 feet from final grade. The maximum height measured from the lowest finish floor plane to the point of the highest wall top plate is 12 ft.
22. The Planning Commission reviews Steep Slope Conditional Use Permits pursuant to the criteria outlined in LMC Section 15-2.2-6:
    a. **LOCATION OF DEVELOPMENT** – Complies: The Board of Adjustments granted a Variance to locate a Detached Accessory Building in front of the Main Building pursuant to LMC § 15-2.2-3(G). The proposed location of the garage within the Front Setback is to reduce the required depth of excavation. The building will act as the primary retaining structure, minimizing the required retaining walls around the accessory garage.
    b. **VISUAL ANALYSIS** – Complies: The development will not be viewable from Vantage Points.
    c. **ACCESS** – Compiles: The proposed 12’ wide concrete driveway, located entirely within the ROW, is a 5.3% downhill slope towards Hillside Avenue, and compliant with LMC § 15-13-8(B)(1)(h)(7), which requires, “new driveways shall not exceed twelve (12) feet in width.” The driveway leads to a single car “bunker style” garage. The Applicant will be required to record an encroachment agreement with the Engineering Department (see Condition of Approval 14). Landscape separations are utilized, and plant materials are used for screening. Paver stones are used to differentiate pedestrian areas from vehicular driveways. The existing landscape stairway will remain close to the current location and serve as the same entry point to the residence. At least one tree will be removed and required to be replaced on the Lot (see Condition of Approval 18).

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d. **TERRACING** – Complies: The project does not include terracing aside from the garage acting as a single terrace for the existing grade. The garage will have an approximately three-foot wall on top to retain existing vegetation and soil.
e. **BUILDING LOCATION** – Complies: The footprint of the structure is within the building pad and is inside the Rear and Side Setbacks. The proposal respects existing topography, character-defining site features. The intent of constructing the garage within the Front Setback is to reduce the required excavation of the site. The existing landscape stairway will remain close to the current location and serve as the same entry point to the residence.
f. **BUILDING FORM AND SCALE** – Complies: The proposal reflects historic character and scale of Park City Historic Sites with small-scale, infill development. The proposal complements the scale and design of buildings unique to Hillside Avenue and Upper Main Street.
g. **SETBACKS** – Complies: The Board of Adjustment granted a Variance from the Front Setback. Additionally, see Exhibit I for the Setback Determination Letter, as the Lot has an unusual configuration.
h. **DWELLING VOLUME** – Complies: The volume of the main dwelling will remain unchanged. The proposed garage will have a volume of approximately 3,474 cubic feet.
i. **BUILDING HEIGHT | STEEP SLOPE** – Complies: Accessory Building: 12 ft from Existing and Final Grade. The proposed Structure is compatible with surrounding Structures and abides by height restrictions in the HR-1 Zoning District. The front Façade is a similar scale to the surrounding development as viewed from the Hillside Avenue Public ROW.

23. Staff published notice on the City's website and posted notice to the property on August 30, 2023. Staff mailed notice to property owners within 300 feet on August 30, 2023.

Conclusions of Law

1. The Application complies with Land Management Code Chapter 15-2.2 Historic Residential – 1 Zoning District, and LMC Section 15-2.2-6, Development on Steep Slopes.
2. The Use will be Compatible with surrounding Structures in scale and mass.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

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Conditions of Approval

1. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to the issuance of a building permit.
3. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards in a condition precedent to building permit issuance.
4. This approval will expire on September 13, 2024, if a building permit has not been issued by the Building Department before the expiration date, unless the Applicant submits a extension request in writing to the Planning Department prior to the expiration date and the Planning Director approves an extension of this approval.
5. Final building plans and construction details shall reflect substantial compliance with the plans reviewed September 13, 2023, by the Planning Commission. 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.
6. 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.
7. The Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction prior to submitting a building permit, subject to City Engineer approval.
8. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
9. The Applicant shall submit a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.
10. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
11. The property is located just 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

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mine waste impacted soils they must handle the material in accordance to State and Federal law.

12. The Hillside Avenue Public Right-of-Way is a non-compliant parcel within the Soil Ordinance boundary. Construction activity in this area, in addition to a Right-of-Way permit, requires a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.
13. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
14. No construction shall take place on the designated Open Space per the Plat.
15. The Applicant shall apply for an Encroachment Agreement with the Engineering Department before applying a building permit.
16. If at some point in the future the ROW is re-aligned, the applicant shall be responsible for the removal of the retaining walls and any parking in the ROW at their own expense.
17. 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.
18. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. Any removed Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size. Impacts to Significant Vegetation in the Right-of-Way shall be reviewed by the Forestry Board.
19. New construction activity shall not physically damage nearby Historic Sites.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5068 or email lillian.zollinger@parkcity.org

Sincerely,

Sarah Hall, Planning Commission Chair

CC: Lillian Zollinger, Project Planner

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FISCHER



OWNER

Dan and Jorie Fischer

ARCHITECTURE

UNCOMMON ARCHITECTS
CAITLYN BARHORST
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(801) 810-5061
ryan@hazelwood-eng.com

LANDSCAPE

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ### ####
email address

MECHANICAL

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ### ####
email address

ELECTRICAL

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ### ####
email address

CONTRACTOR

FINE GC
DAVID FINE
(435) 513 - 5047
david@finegc.com

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4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84009
uncommonarch.com
(801) 417-9951

FISCHER
45 HILLSIDE AVENUE, PARK CITY, UT
PLANNING APPLICATION DRAWING SET

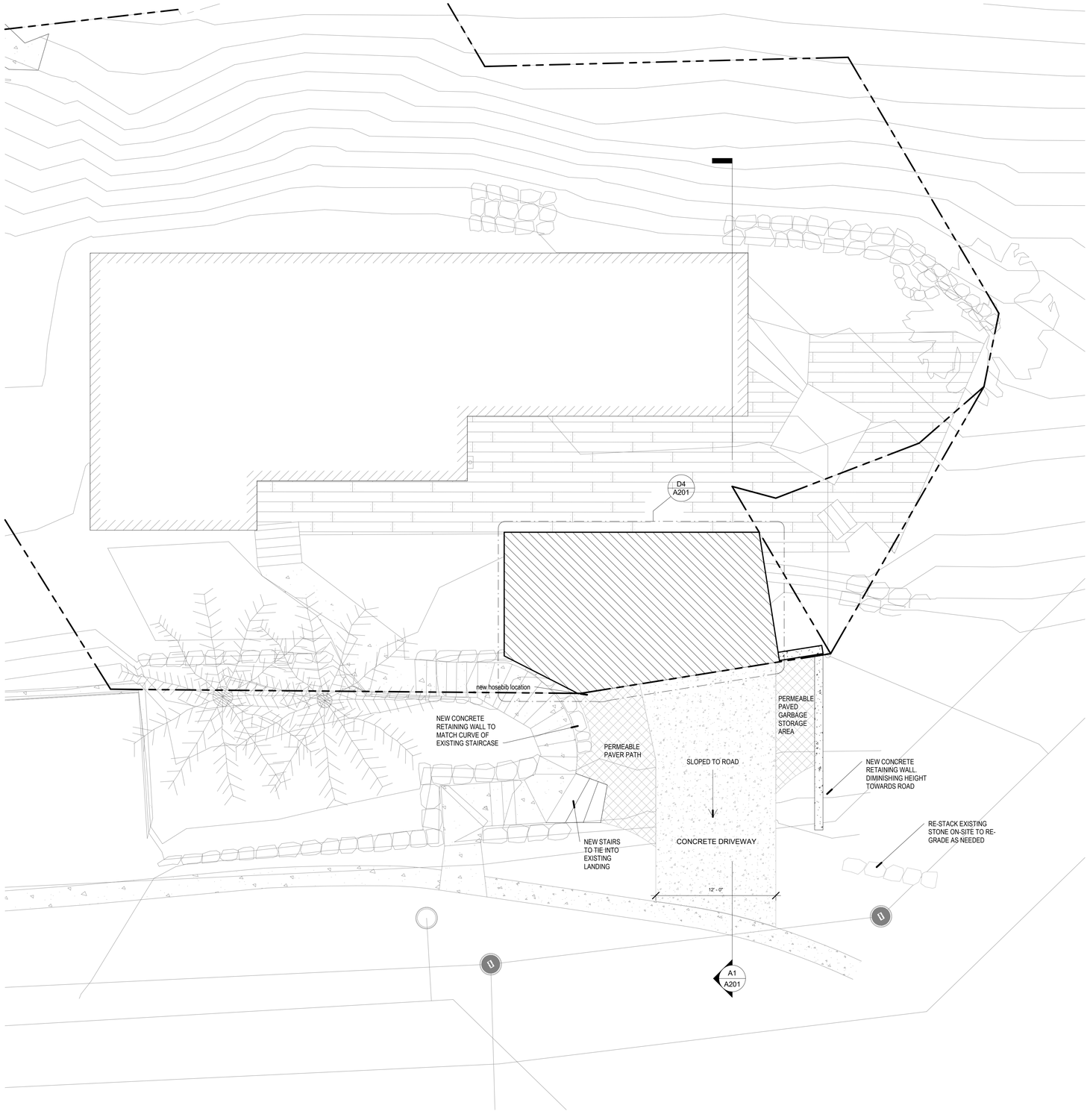
JOB NUMBER: 21125
OWNER: Fischer
DATE: 06.15.23

REV	DATE	DESCRIPTION

COVER SHEET

G100

6/16/2023 10:14:56 AM



PERMEABLE PAVER



uncommon architects

4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84009

uncommonarch.com
(801) 417-9951

FISCHER

45 HILLSIDE AVENUE, PARK CITY, UT

PLANNING APPLICATION DRAWING SET

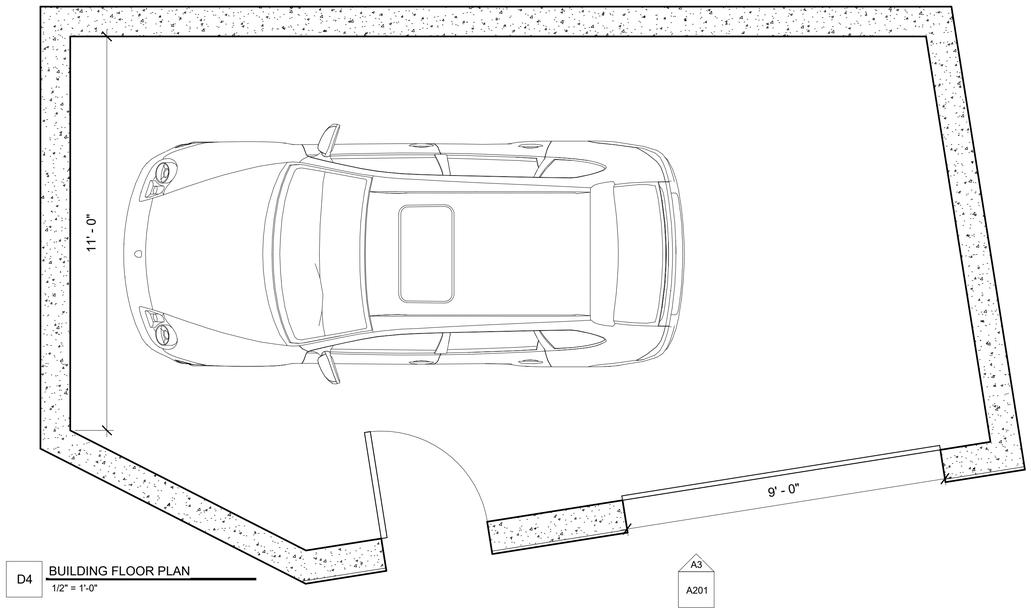
JOB NUMBER:	21125
OWNER:	Fischer
DATE:	06.15.23

REV	DATE	DESCRIPTION

SITE PLAN

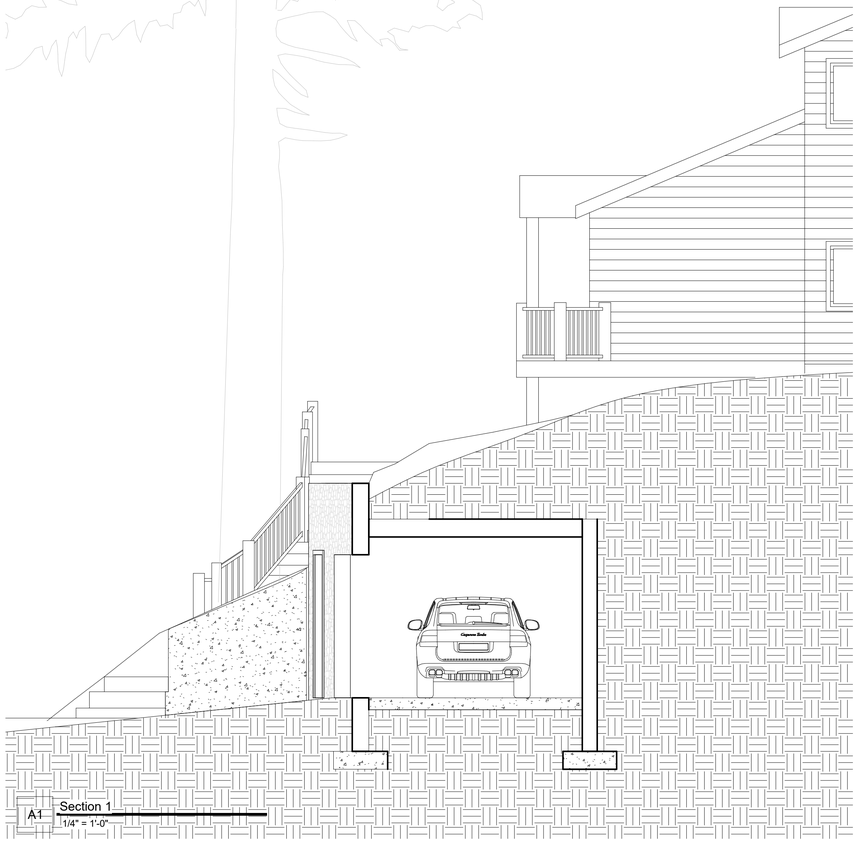
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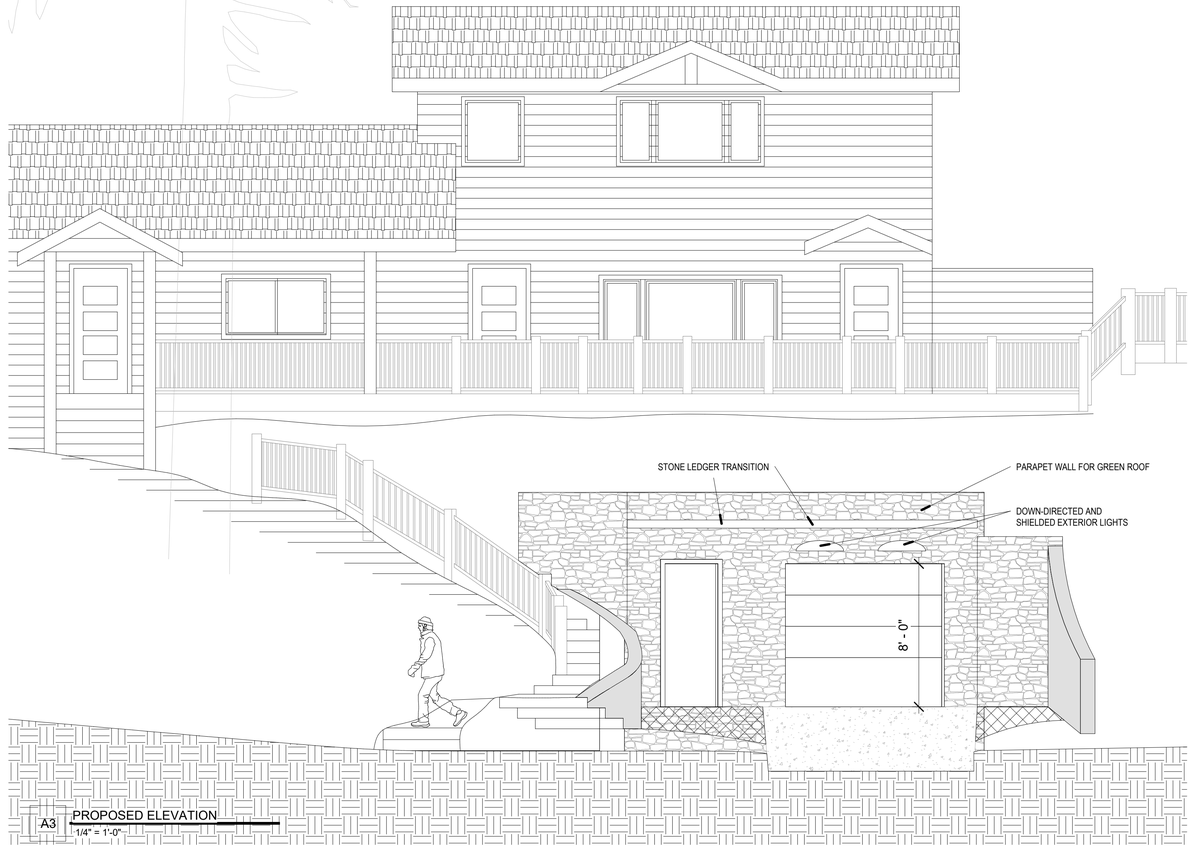


D4 BUILDING FLOOR PLAN
1/2" = 1'-0"

A3
A201



A1 Section 1
1/4" = 1'-0"



A3 PROPOSED ELEVATION
1/4" = 1'-0"

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FISCHER
45 HILLSIDE AVENUE, PARK CITY, UT
PLANNING APPLICATION DRAWING SET

JOB NUMBER:	21125
OWNER:	Fischer
DATE:	06.15.23

REV	DATE	DESCRIPTION

BUILDING DETAILS

A201

6/16/2023 10:14:57 AM

August 24, 2021

Caitlyn Barhorst, Raw Design Studio
358 S 700 E Suite B #243
Salt Lake City, UT 84102
info@rawdesignstudio.com
801-215-9729

CC: Dan Fischer

NOTICE OF BOARD OF ADJUSTMENTS ACTION

Description

Address:	45 Hillside Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Variance
Project Number:	PL-21-04861
Action:	Approved with Conditions
Date of Final Action:	August 24, 2021
Project Summary:	A request for Variances from the Front Setback pursuant to Section 15-2.2-3(F) and to locate a Detached Accessory Building in front of the Main Building pursuant to Section 15-2.2-3(G), in order to construct a new single car "bunker" style garage, at 45 Hillside Avenue, a non-historic Single-Family Dwelling.

Action Taken

On August 24, 2021, the Board of Adjustments conducted a public hearing and approved the new, subterranean single-car garage in the Front Setback according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 45 Hillside Avenue in the Historic Residential-1 (HR-1) Zoning District.

2. The HR-1 zone is characterized by historic and contemporary homes on one (1) to two (2) lot combinations.
3. The property consists of 6,575 square feet.
4. There is an existing ~1,408 square foot Single Family Dwelling on the property. It is a non-historic site.
5. The existing house is set back from the front property line by 12 feet to 22 feet. It is set back from the edge of asphalt on Ontario Avenue by ~30 feet.
6. The owner currently parks in an asphalt parking pad parallel to Hillside Avenue and accesses the house via stairs and paths. This space is not approved private parking for 45 Hillside Avenue, but, rather, it is located in the City ROW and is considered public parking.
7. The applicant is requesting a Variance to LMC Sections 15-2.2-3(F) to reduce the required ten-foot (10') front yard setback to zero feet (0') and to Section 15-2.2-3(G)(6) to locate a Detached Accessory Building in front of the front façade of the Main Building, to allow for a single car garage to be constructed behind the property line and within the Front Yard Setback.
8. If at some point in the future the ROW is re-aligned, the applicant shall be responsible for the removal of the retaining walls and any parking in the ROW at their own expense.
9. Literal enforcement of the LMC would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the LMC as there are circumstances specific to this property that are unique and are not conditions general to the neighborhood such as the width of the platted unbuilt ROW, and the steepness and topography of the slope along Hillside Avenue. (Criteria 1)
10. There are special circumstances attached to this property that do not generally apply to other Properties in the same zone. The proposed garage would have to be pushed further into the hill if the Variances are not granted, thus (1) increasing the height and unsightliness of retaining walls, (2) increasing the amount of excavated materials, and (3) increasing the length of the driveway. (Criteria 2)
11. Granting the Variances are essential to the enjoyment of a substantial property right possessed by other property in the same zone. Granting the Variances allows the property owner to construct a Detached Accessory Building (garage) at the street level without severely impacting existing grade, while also alleviating congestion and safety concerns on Hillside Avenue by providing off-street parking. (Criteria 3)
12. The Variances will not substantially affect the General Plan and will not be contrary to public interest. It is within the public interest to reduce vehicle conflicts on Hillside Avenue. Parked cars are a safety hazard to other cars, delivery vehicles, emergency vehicles, pedestrians, and cyclists utilizing Hillside Avenue. (Criteria 4)
13. In order to construct a garage that meets the required Front Setbacks, the garage would need to be carved into the hill deeper than the proposed garage and require greater excavation to accommodate an uphill driveway. If the garage were constructed to comply with the LMC, it would not meet the intent of the General Plan.

14. The spirit of the Land Management Code is observed, and substantial justice is done. Granting the Variances will allow the applicant to construct a garage for the Site that will be setback from the edge of curb by twenty feet, consistent with the required front yard setback outlined in 15-2.2-3 (F). The Variances permit the owner to increase off-street parking in the neighborhood for two properties while reducing the impact of a long driveway, higher retaining walls, and greater excavation of the existing hillside. (Criteria 5)
15. All other LMC related site and lot criteria, including the other setbacks, height, footprint, parking, uses, etc. will be met.

Conclusions of Law

1. Literal enforcement of the HR-1 District requirements for this property causes an unreasonable hardship that is not necessary to carry out the general purpose of the zoning ordinance.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the Variances is essential to the enjoyment of a substantial property right possessed by other property in the same zone.
4. The proposal is consistent with the General Plan.
5. The spirit of the zoning ordinance is observed by this application.

Condition of Approval

1. The Variances are limited to the construction of a single-car garage to be constructed as close to the front property line as possible, as indicated on the plans submitted with this application dated June 23, 2021, unless otherwise approved with an HDDR approval.
2. No portion of the garage shall be used for additional living space.
3. No other structures including decks are allowed in the front setback.
4. The garage interior shall be used for parking. Limited storage is permitted to the extent that it does not preclude parking of a vehicle. Trash and recycling bins may be stored in the garage.
5. The applicant will need to receive a Conditional Use Permit for Steep Slopes and Permits for Construction in the Right-of-Way prior to the issuance of a building permit.
6. An Administrative Conditional Use Permit for retaining walls exceeding six feet (6') in height in the Front Setback may be required subject to the final design and configuration of the proposed garage.
7. The applicant will need to submit an HDDR application for the proposed design to the Planning Department for review for compliance with the Design Guidelines for Historic Districts and Historic Sites prior to the issuance of a building permit for the new construction.
8. If at some point in the future Hillside Avenue is re-aligned, the applicant will be responsible for the removal of retaining walls and parking within the ROW at their sole expense and in an expeditious manner (within 90 days if written notice).
9. The applicant will need to enter into an Encroachment Agreement with Park City Engineering Department for the retaining walls located within the Public Right-of-

Way.

10. City Engineer review and approval of all appropriate grading, utility installation, public improvements is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
11. Prior to the issuance of a building permit a Construction Mitigation Plan that includes careful consideration of how construction related parking will be managed shall be submitted to the Building, Engineering and Planning Departments for review and approval.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5063 or email browne.sebright@parkcity.org

Sincerely,

Ruth D. Gezelius

Ruth Gezelius
Board of Adjustments, Chair
CC: Browne Sebright, Planner II

Planning Department

January 20, 2022

Dan Fischer
45 Hillside Avenue
Park City, Utah 84060

CC: Caitlyn Barhorst

NOTICE OF PLANNING DEPARTMENT ACTION

Application #	PL-21-04828
Subject	Historic District Design Review (HDDR)
Address	45 Hillside Avenue
Description	New Detached Accessory Structure
Action Taken	Approved
Date of Action	January 20, 2022

Summary of Staff Action

Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, and LMC Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*. On January 20, 2022, the Planning Director approved plans for the project located at 45 Hillside Avenue subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On November 24, 2021, the Planning Department received a complete Historic District Design Review Application.
2. The Site is located at 45 Hillside Avenue.
3. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
4. On June 20, 1996, City Council adopted Ordinance No. 2021-45, approving The Bluejay Parcel Lot Line Adjustment combining portions of Lots 10 and 11, of Block 19 of the Park City Survey. The property is described as parcel BJAY-ALL.
5. The Main Building is non-Historic and is not included on the Park City Historic Sites Inventory.
6. The Applicant proposes a new Detached Accessory Structure for use as a garage.

7. Staff reviewed 45 Hillside Avenue's HDDR application for compliance with LMC Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites.
8. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.2, *Historic Residential – 1 (HR-1) District.*
9. Staff published notice on the City's website and posted notice to the property on January 5, 2022.
10. Staff mailed courtesy notice to property owners within 100 feet on January 5, 2022.
11. The Analysis Section of the Staff Report is incorporated herein.

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 meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the plans approved January 20, 2022, by the Planning Department. 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 Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Approval of this HDDR is conditioned on the approval of the Steep Slope Conditional Use Permit (PL-21-05085). The applicant is responsible for notifying the Planning Department of any design changes that are required for the Steep Slope CUP, including modifications to parking areas, landscaping, building height, and setbacks.
5. 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.
6. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
7. The City Engineer shall review and approve all grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
8. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction drawings and documents. The overall aesthetics of the approved HDDR

architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved by Planning Staff prior to construction.

9. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
10. The property is located just 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.
11. The Hillside Avenue Public Right-of-Way is a non-compliant parcel within the Soil Ordinance boundary. Construction activity in this area, in addition to a Right-of-Way permit, requires a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.
12. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
13. New construction activity shall not physically damage nearby Historic Sites.
14. New materials should reflect the character of the Historic District.
15. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
16. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
17. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
18. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
19. 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.
20. Construction waste should be diverted from the landfill and recycled when possible.
21. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
22. The Applicant shall either adjust the orientation of the single car garage or to seek an Encroachment Agreement with the City to allow for the garage to encroach into the open space easement prior to the approval of the Steep Slope Conditional Use Permit

If you have questions regarding your application or the action taken please contact the project Planner, Browne Sebright, at 435-615-5036 or browne.sebright@parkcity.org.

Sincerely,



Gretchen Milliken,
Planning Director

CC: Browne Sebright, Planner II

Attachments
Attachment 1: Approved Plans

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Planning Department

March 30, 2022

Caitlyn Barhorst
358 S 700 E Suite B #243
Salt Lake City, UT 84102
806-559-8079

CC: Dan Fischer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	45 Hillside Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-21-05085
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 23, 2022
Project Summary:	Construction of a detached garage into a Steep Slope in the front of a non-Historic site

Action Taken

On March 23, 2022, the Planning Commission conducted a public hearing and approved the construction of a detached garage into a Steep Slope in the front of a non-Historic site according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. On June 20, 1996, City Council adopted Ordinance No. 2021-45, approving The Bluejay Parcel Lot Line Adjustment combining portions of Lots 10 and 11, of Block 19 of the Park City Survey. The property is described as parcel BJAY-ALL.
2. The lot contains a 200 square foot parcel of land (Parcel B), that is described in Note #3 of the Plat as being subject to the restrictions of Quit Claim entry No. 450706, Book 925, Pages 722-724. Parcel B on the plat is denoted “Open

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Space," and under the terms of the Quit Claim deed is subject to an open space easement that states: "Grantee shall not construct any structure or building on the parcel". Park City Municipal Corporation is the beneficiary of the easement.

3. The owner currently parks in an asphalt parking pad parallel to Hillside Avenue and accesses the house via stairs and paths. This space is not approved private parking for 45 Hillside Avenue, but, rather, it is located in the City ROW and is considered public parking. There is no other parking on site.
4. The property is located at 45 Hillside Avenue.
5. The property is located within the Historic Residential – 1 (HR-1) Zoning district.
6. The applicant proposes a detached garage to be constructed within a slope greater than 30% and requires a Steep Slope Conditional Use Permit.
7. Planning Commission approval is required for Steep Slope Conditional Use Permits on Lots greater than 3,750 square feet. 45 Hillside Avenue is a 6,534-square-foot Lot.
8. The purposes of the Historic Residential – 1 (HR-1) Zoning District are in part to encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and to maintain existing residential neighborhoods and to establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.
9. The Minimum Lot Size for a Single-Family Dwelling in the HR-1 Zoning District is 1,875 square feet. The Lot is 6,534 square feet.
10. The Minimum Lot width in the HR-1 Zoning District is 25 feet. The Lot width is 87 feet.
11. There is an existing 1,408 square foot Single Family Dwelling on the property. It is a non-historic site.
12. The proposed detached garage is an Accessory Building.
13. The Maximum Building Footprint for a 6,534 square-foot Lot in the HR-1 Zoning District is 2,263 square feet. The combined Building Footprint for the existing main building and the proposed accessory building is 1,768 square feet.
14. Front and Rear Setbacks for Lots up to 75 feet in depth are 10 feet, for a total of 20 feet. The Front Setback to the main building is 16 feet. The Rear Setback for the main building is 18 feet. The accessory building will have a Front Setback of 1 foot.

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15. Side Setbacks for Lots with widths up to 100 feet are 10 feet, for a total of 24 feet. The main building has Side Setbacks of 6.5 feet (north), and 22 feet (south), for a total of 28.5 feet. The accessory building will have a side setback of 26 feet.
16. The lot has an unusual configuration, and per LMC 15-4-17, the setbacks have been determined by the Planning Director, as noted in a determination letter issued on January 13, 2022.
17. On August 24, 2022, the Board of Adjustments granted the property a Variance to LMC Sections 15-2.2-3(F) to reduce the required ten-foot (10') front yard setback to zero feet (0') and to Section 15-2.2-3(G)(6) to locate a Detached Accessory Building in front of the front façade of the Main Building, to allow for a single car garage to be constructed behind the property line and within the Front Yard Setback.
18. Maximum Building Height for the HR-1 Zoning District is 27 feet above Existing Grade, and 18 feet for Accessory Structures. There is no change in height for the main building, and the detached garage will be 2 feet from existing grade, and 13 feet from final grade. The maximum height measured from the lowest finish floor plane to the point of the highest wall top plate is 13 ft.
19. The Planning Commission reviews Steep Slope Conditional Use Permits pursuant to the criteria outlined in LMC Section 15-2.2-6.
20. **LOCATION OF DEVELOPMENT** – The proposed location of the garage within the Front Setback is to reduce the required excavation of the site. The building will act as the primary retaining structure, minimizing the required retaining walls around the accessory garage.
21. **VISUAL ANALYSIS** – The development will not be viewable from Vantage Points, which are defined in LMC § 15-15-1. The structure will be built into the hillside, and will be covered with a green roof to reduce the visual impact.
22. **ACCESS** – The proposed driveway is ten feet (10') wide, and the visual impact of on-site parking is minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in an integrated design. Landscape separations are utilized, and plant materials are used for screening. Paver stones are used to differentiate pedestrian areas from vehicular driveways. The existing landscape stairway will remain close to the current location and serve as the same entry point to the residence.
23. **TERRACING** – There is a proposed green roof for the top of the garage in order to reduce the visual impacts of the structure; there will also be landscaping where possible between the proposed driveway and the required reanneals.

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24. **BUILDING LOCATION** – The proposal respects existing topography, character-defining site features. The intent of constructing the garage within the Front Setback is to reduce the required excavation of the site. The existing landscape stairway will remain close to the current location and serve as the same entry point to the residence.
25. **BUILDING FORM AND SCALE** – The proposal reflects historic character and scale of Park City Historic Sites with small-scale, infill development. The proposal complements the scale and design of buildings unique to Hillside Avenue and Upper Main Street.
26. **SETBACKS** – The lot has an unusual configuration, and per LMC 15-4-17, the setbacks have been determined by the Planning Director, as noted in a determination letter issued on January 13, 2022. The proposed development complies with setbacks, and the Variances granted for the property.
27. **DWELLING VOLUME** – The volume of the main dwelling will remain unchanged. The proposed garage will have a volume of approximately 3,600 cubic feet. The form and volume of the garage are simple, and the garage is embedded into the hillside to reduce its perceived volume.
28. **BUILDING HEIGHT | STEEP SLOPE** – The proposed Structure is compatible with surrounding Structures and abides by height restrictions in the HR-1 Zoning District. The front Façade is a similar scale to the surrounding development as viewed from the Hillside Avenue Public Right-of-Way.
29. Staff reviewed 45 Hillside Avenue's HDDR application for compliance with LMC Chapter 15-13-8, Design Guidelines for New Residential Infill Construction in Historic Districts. The Planning Director approved the Historic District Design Review application on January 20, 2022.
30. Staff published notice on the City's website and posted notice to the property on March 9, 2022.
31. Staff mailed notice to property owners within 300 feet on March 9, 2022.
32. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The Application complies with Land Management Code Chapter 15-2.2 *Historic Residential – 1 Zoning District*, and LMC Section 15-2.2-6, *Development on Steep Slopes*.
2. The Use will be Compatible with surrounding Structures in scale and mass.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

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Condition(s) of Approval

1. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to the issuance of a building permit.
3. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards in a condition precedent to building permit issuance.
4. This approval will expire on March 23, 2023 if a building permit has not been issued by the Building Department before the expiration date, unless the Applicant submits a extension request in writing to the Planning Department prior to the expiration date and the Planning Director approves an extension of this approval.
5. Final building plans and construction details shall reflect substantial compliance with the plans approved March 23, 2022, by the Planning Commission. 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.
6. 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.
7. The Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction prior to submitting a building permit, subject to City Engineer approval.
8. 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.
9. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
10. The Applicant shall submit a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.
11. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.

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12. The property is located just 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.
13. The Hillside Avenue Public Right-of-Way is a non-compliant parcel within the Soil Ordinance boundary. Construction activity in this area, in addition to a Right-of-Way permit, requires a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.
14. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
15. If at some point in the future the ROW is re-aligned, the applicant shall be responsible for the removal of the retaining walls and any parking in the ROW at their own expense.
16. 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.
17. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5063 or email browne.sebright@parkcity.org

Sincerely,

DocuSigned by:
Laura Suesser
BA63A50339EA482...

Laura Suesser, Planning Commission Chair Pro Tem

CC: Browne Sebright, Project Planner

Applied GeoTech

GEOTECHNICAL INVESTIGATION

PROPOSED GARAGE

45 HILLSIDE AVENUE
PARK CITY, UTAH

PREPARED FOR:

FINE CONSTRUCTION

ATTENTION: DAVID FINE
EMAIL: DAVID@FINEGC.COM

PROJECT NO. 1230525 **JULY 28, 2023**

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EXECUTIVE SUMMARY

1. One test pit was excavated at the property to investigate subsurface conditions. Approximately 4 feet of fill was encountered overlying lean clay. Clayey gravel with sand was encountered below the clay at a depth of approximately 9½ feet. The maximum depth investigated was approximately 10½ feet.

2. No subsurface water was encountered in the test pit at the time of excavating. Based on our experience in the area, there is a potential for subsurface water to occur in a perched condition during the spring and early summer as snow melts.

3. We understand the proposed garage will consist of a one-story, reinforced-concrete structure. We understand that a portion of the garage is planned to extend below the finished ground surface. Grading fill is planned to be placed above the garage. We have assumed that building loads for the garage will consist of wall loads up to 4 kips per lineal foot.

4. The proposed garage may be supported on spread footings bearing on the undisturbed natural soil or on properly compacted structural fill extending down to the natural soil.

   Footings bearing on the natural soil or on compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot. Footings bearing on at least 2 feet of compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 2,500 pounds per square foot.

5. The upper soil at the site consists of clay. Access difficulties may be encountered when the soil becomes very moist to wet. Placement of 1 to 2 feet of granular soil will improve site access.

6. Geotechnical information related to foundations, subgrade preparation, and materials is included in the report.

SCOPE

This report presents the results of a geotechnical investigation for the proposed garage to be constructed for the residence located at 45 Hillside Avenue in Park City, Utah. The study was conducted in general accordance with our proposal dated July 10, 2023.

Field exploration was conducted to obtain information on the subsurface conditions. This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

There is a residence on the property that consists of a one-story wood-frame building with an on-grade floor. The proposed garage is planned to be constructed west of the residence. There are rockeries in the area of the proposed garage that will be removed. There is a concrete stairway to the north of the proposed garage.

The ground surface in the area of the proposed garage slopes moderately to steeply down to the west toward Hillside Avenue. Vegetation consists of grass, some shrubs and trees.

Hillside Avenue, an asphalt-paved road, extends along the west side of the property. There are residences to the north, south and east.

FIELD STUDY

The field study was conducted on July 13, 2023. One test pit was excavated at the site by the client. The approximate test pit location is shown on Figure 1. The test pit was excavated using a mini-excavator. The test pit was logged and soil samples obtained by a representative from AGEC. A log of the subsurface conditions encountered in the test pit is graphically shown on Figure 2.

The test pit was backfilled without significant compaction. The test pit backfill should be removed and replaced with properly compacted fill where it will support proposed foundations, floor slabs or exterior concrete flatwork.

SUBSURFACE CONDITIONS

Approximately 4 feet of fill was encountered overlying lean clay. Clayey gravel with sand was encountered below the clay at a depth of approximately 9½ feet. The maximum depth investigated was approximately 10½ feet.

A description of the soil encountered in the test pit follows:

Fill - The fill consists predominantly of clayey gravel with sand. The fill contains some cobbles and some glass debris. The fill is moist and dark brown to orange brown.

Sandy Lean Clay - The clay contains some gravel. The clay is medium stiff, moist and light brown.

Clayey Gravel with Sand - The clayey gravel contains occasional cobbles. The clayey gravel is dense, moist and dark brown to brown.

SUBSURFACE WATER

No subsurface water was encountered in the test pits at the time of excavating. Based on our experience in the area, there is a potential for subsurface water to occur in a perched condition during the spring and early summer as snow melts.

PROPOSED CONSTRUCTION

We understand the proposed garage will consist of a one-story, reinforced-concrete structure. We understand that the garage is planned to extend below the finished ground surface. Grading fill is planned to be placed above the garage. We have assumed that building loads for the garage will consist of wall loads up to 4 kips per lineal foot.

If the proposed construction or building loads are significantly different from those described above, we should we be notified so that we can reevaluate the recommendations given.

RECOMMENDATIONS

The following recommendations are provided based on the subsurface conditions encountered and the proposed construction.

A. Site Grading

We anticipate excavation for the proposed garage will consist of a cut of up to approximately 15 feet. We anticipate up to 3 feet of site grading fill will be placed around and above the garage.

1. Subgrade Preparation

   Prior to placing grading fill, the topsoil, unsuitable fill, organic material and other deleterious materials should be removed.

   Care should be taken to not disturb the natural soil to remain below the proposed garage.

2. Temporary Excavation Slopes

   Temporary unretained excavation slopes up to 15 feet in height in the natural soil may be constructed at 1 horizontal to 1 vertical or flatter.
   The excavator is responsible to provide safe working conditions around temporary excavation slopes.

3. Long-term Slopes

   Long-term unretained slopes in the natural soil and fill may be constructed at 2 horizontal to 1 vertical or flatter. Fill placed on slopes steeper than 5 horizontal to 1 vertical should be keyed into the slope with a key for every 4 feet of vertical rise. Prior to placement of fill, the subgrade should be prepared by removing the topsoil, unsuitable fill, debris and other deleterious materials.

   Slopes should be protected from erosion by revegetation, erosion control mats or other methods.

4. Shoring

It appears there may not be not sufficient horizontal distance to construct temporary unretained excavation slopes in some areas. In these areas, shoring will likely be needed. We anticipate shoring would likely consist of soil nails with a shotcrete face. Other types of shoring may be considered.

Shoring should be designed to retain the load of the soil along with any surcharge and other loading conditions located above and adjacent to the excavation. The amount of lateral movement of the shoring and its potential impact on adjacent structures and utilities should be considered in the design.

Lateral loads used in design of the shoring should be increased due to sloping ground above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall.

Details and calculations of proposed shoring and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation.

The excavator is responsible to provide safe working conditions around temporary excavation slopes.

5. Excavation

We anticipate excavation in the fill and natural soil can be accomplished using conventional excavation equipment.

6. Materials

Materials used as fill for the project are anticipated to consist of imported fill and the on-site soil. Recommendations for these materials are shown below.

a. Imported Fill

Listed below are materials recommended for imported structural fill.

Fill Location	Recommendation
Below Footings	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit <30% Maximum size 4 inches
Below Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Below Floor Slabs (Deeper than 4 inches)	Non-expansive granular soil Passing No. 200 Sieve <50% Liquid Limit <30% Maximum size 4 inches

b. On-Site Materials

The natural clayey gravel and fill may be considered for use as structural fill below the proposed garage if it meets the criteria presented above for imported structural fill. The clayey gravel and fill may also be used as grading fill around the garage and below proposed pavement and concrete flatwork.

Clay is not recommended for use as structural fill below the proposed garage. The clay may be considered for use as grading fill around the garage or in landscape areas.

Topsoil, organic material, oversize material and other deleterious material should be removed from the soil described above that will be used as structural fill, utility trench backfill and below concrete flatwork.

c. Moisture Conditioning

Depending on the moisture content of the soil at the time of construction, the soil may require wetting or drying prior to use as fill. Drying of the soil may not be practical during cold or wet times of the year.

7. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill Location	Compaction
Below Foundations	≥ 95%
Below Concrete Flatwork	≥ 90%
Foundation Wall Backfill	≥ 90%
Utility Trench Backfill (Outside building area)	≥ 90%
Landscaping	≥ 85%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Fill placed for the project should be frequently tested for compaction.

8. Drainage

The ground surface surrounding the proposed garage should be sloped to drain away from the garage and house in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

The proposed garage may be supported on spread footings bearing on the undisturbed natural soil or on structural fill extending down to the natural soil.

2. Bearing Pressure

Footings bearing on the natural soil or on compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot. Footings bearing on at least 2 feet of compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 2,500 pounds per square foot.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Minimum Footing Width and Embedment

Footings should have a width of at least 1½ feet and a depth of embedment of at least 1 foot.

5. Settlement

We estimate total and differential settlement will be less than 1 inch for footings bearing on the undisturbed natural soil or on compacted structural fill that extends down to the natural soil.

Care should be taken to not disturb the natural soil at the base of footing excavations so that settlement can be maintained within tolerable limits. Loose soil in the base of footing excavations should be removed or be compacted.

6. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 40 inches below grade for frost protection.

7. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to fill or concrete placement.

8. Construction Observation

A geotechnical engineer from AGEC should observe footing excavations for the garage prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill extending down to the natural soil.

Unsuitable fill, topsoil, organics or other deleterious materials should be removed from below the proposed slabs.

2. Underslab Sand and/or Gravel

A 4-inch layer of free draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the concrete slabs for ease of construction and to promote even curing of the slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for footings placed on the natural soil or compacted structural fill is controlled by sliding resistance between the footing and the foundation soil. A friction value of 0.40 may be used in design for ultimate lateral resistance for footings. The passive resistance of the soil adjacent footings may also be considered in design for lateral resistance of footings.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for the design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

Material Type	Active	At-Rest	Passive
Granular Fill or Clay	45 pcf	60 pcf	250 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 21 pcf for the active condition, increased by 6 pcf for the at-rest condition and decreased by 21 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.34g which represents a 2 percent probability of exceedance in a 50-year period (ICC, 2017).

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve ultimate soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Seismic Design Considerations

1. Building Code Parameters

Listed below is a summary of the site parameters that may be used with the 2018 and 2021 International Building Codes:

Description	Value[1]
Site Class	D[2]
S_s - MCE_R ground motion (period=0.2s)	0.58g
S_1 - MCE_R ground motion (period=1.0s)	0.21g
F_a - Site amplification factor at 0.2s	1.33
F_v - Site amplification factor at 1.0s	2.18
PGA - MCE_G peak ground acceleration	0.26g
PGA_M - Site modified peak ground acceleration	0.34g

[1]Values obtained from information provided by the Applied Technology Council at https://hazards.atcouncil.org

[2]Site Class D was selected based on the subsurface conditions encountered and our understanding of the geology in the area.

2 Potential Seismic Sources

No active faults are mapped as being located on the property. The nearest mapped active fault is the Salt Lake City segment of the Wasatch fault located approximately 16 miles west of the site (Utah Geological Survey, 2023).

3. Liquefaction

Based on our experience in the area and the subsurface conditions encountered, liquefaction is not considered a potential hazard at the site.

F. Water Soluble Sulfates

Based on published literature and previous experience in the area, the natural soil possesses negligible sulfate attack potential on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

G. Subsurface Drain

With the potential for perched water conditions to develop during the wet times of the year, we recommend that a subsurface drain be provided around the below-grade portion of the garage. The subsurface drain system should consist of at least the following items.

1. The subsurface drain system should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of the garage. A geosynthetic drain could be used as an alternative. The drain should extend up the foundation walls high enough (to within approximately 3 feet of the ground surface) to intercept potential subsurface water.

2. At least 6 inches of free-draining gravel should be placed below the floor slab of the buildings. The gravel should connect the perimeter drainage pipe.

3. The flow line of the pipe should be placed at least 14 inches below the finished floor level and should slope to a sump or outlet where water can be removed by pumping or by gravity flow.

4. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1:1 (horizontal to vertical) so as not to disturb the soil below the garage.

5. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.

6. Consideration may be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.

7. AGEC should observe construction of the subsurface drain.

H. Additional Services

It is important that AGEC be involved during design and construction of the garage. There are several items where we can provide value, help the design of the geotechnical aspects of the project be more efficient and help reduce the risk to the design team and the owner.

We recommend that at least the following additional services be provided:

1. Observe the foundation excavation for the garage.
2. Review construction plans for the project to determine whether recommendations in this report have been incorporated into the design.
3. Observe fill placement and compaction during construction. This is especially important in the area of the proposed garage and concrete flatwork, including the driveway.
4. Provide other testing and inspections that may be required by the building code or local jurisdiction.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the proposed construction and the information obtained from the test pit excavated at the property. Variations in the subsurface conditions may not become evident until additional exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate our recommendations.

APPLIED GEOTECH



Scott D. Anderson, P.E.

Reviewed by Douglas R. Hawkes, P.E., P.G.

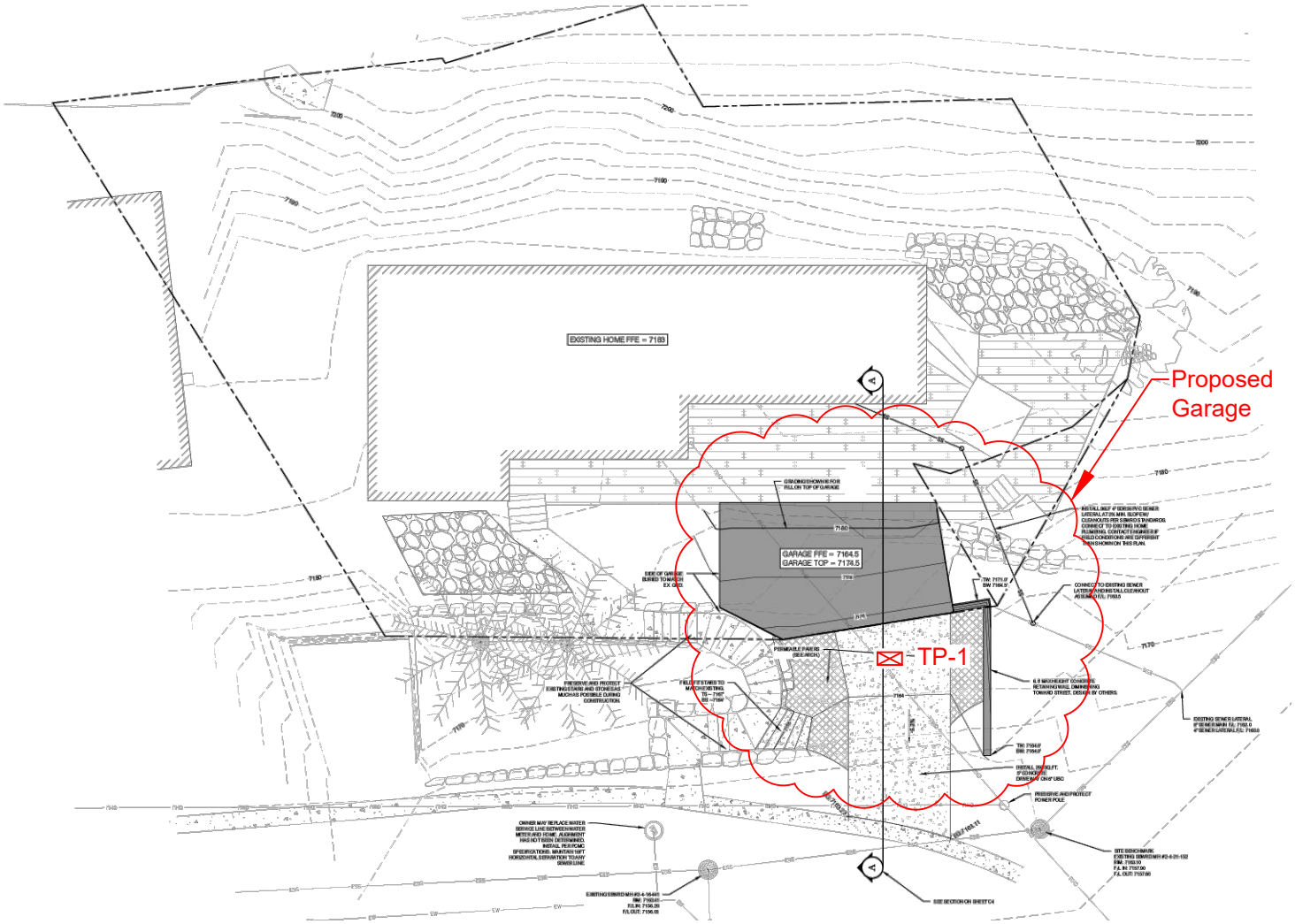
SDA/rs

REFERENCES

International Code Council, 2020; 2021 International Building Code, Falls Church, Virginia.

International Code Council, 2017; 2018 International Building Code, Falls Church, Virginia.

Utah Geological Survey, 2023; Utah Geologic Hazards Portal accessed July 22, 2023 at http://geology.utah.gov/apps/hazards.



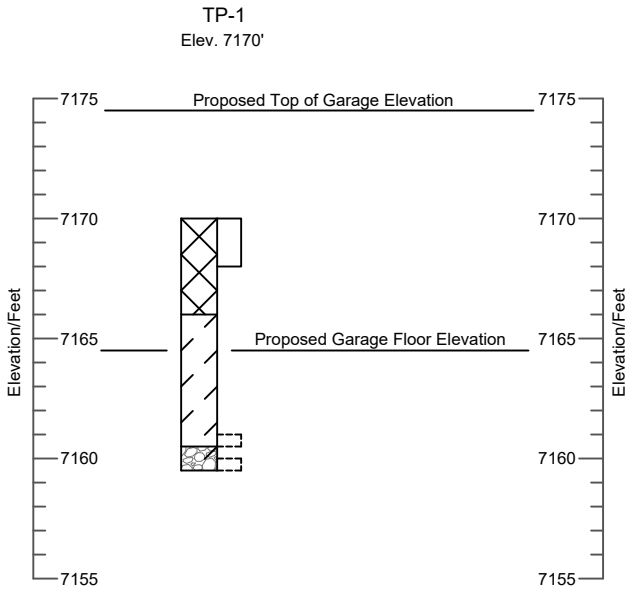
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0 20 40 feet

Approximate Scale

PROPOSED GARAGE
45 HILLSIDE AVENUE
PARK CITY, UTAH

1230525	AGEC	Test Pit Location	Figure 1



LEGEND:

Fill; predominantly clayey gravel with sand, some cobbles, some glass debris, moist, dark brown to orange brown.

Sandy Lean Clay (CL); contains some gravel, medium stiff, moist, dark brown.

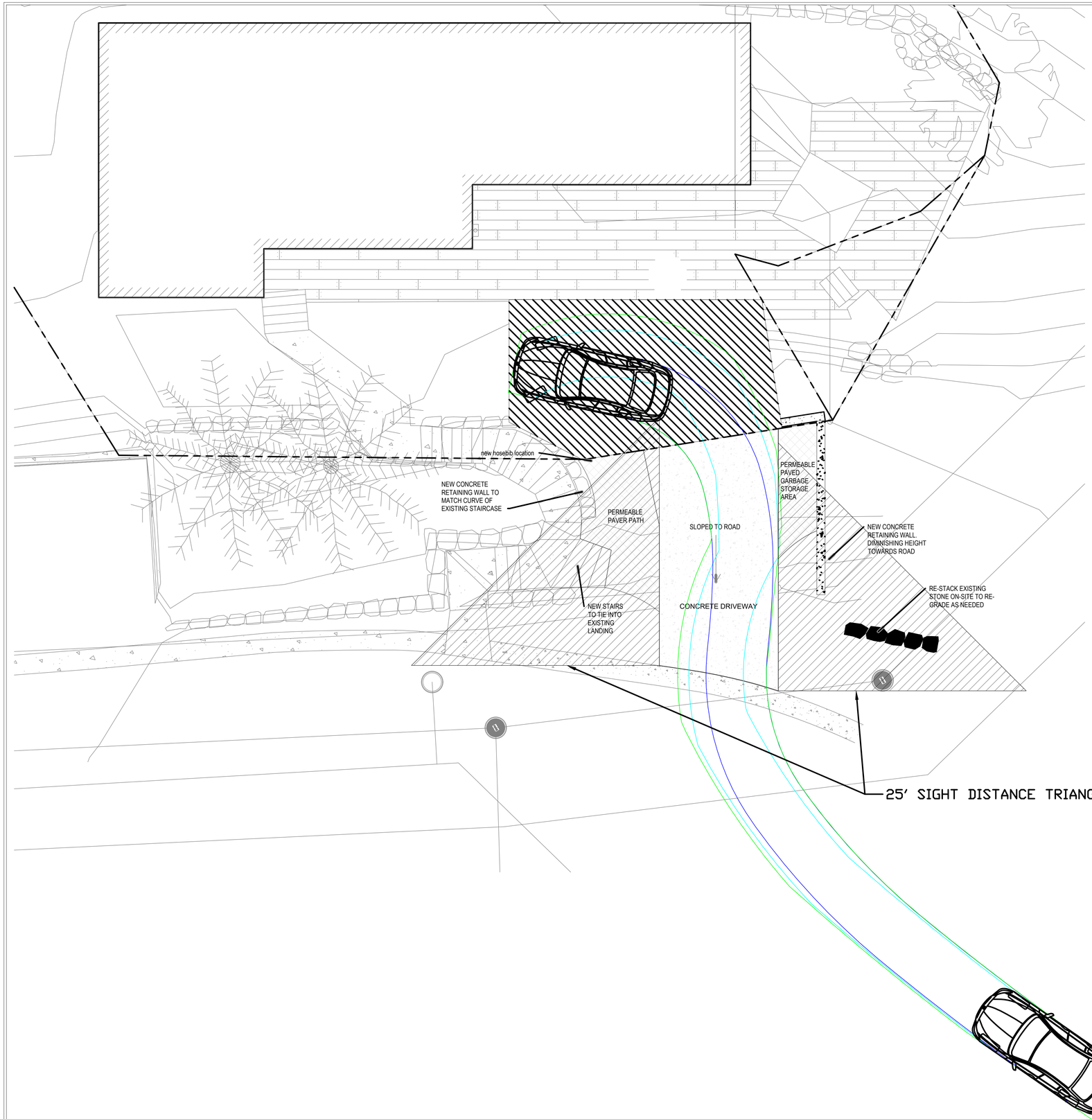
Clayey Gravel with Sand (GC); contains occasional cobbles, dense, moist, dark brown to brown.

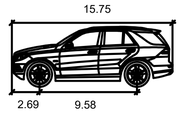
Indicates disturbed sample taken.

NOTES :

1. The test pit was excavated on July 13, 2023 with a mini-excavator.
2. The location of the test pit was measured by pacing from features shown on the site plan provided.
3. The elevation of the test pit was determined by interpolating between contours shown on the site plan provided.
4. The test pit location and elevation should be considered accurate only to the degree implied by the method used.
5. The lines between materials shown on the test pit log represent the approximate boundaries between materials and the transitions may be gradual.
6. No free water was encountered in the test pit at the time of excavation.

1230525	AGEC	Test Pit Log, Legend and Notes	Figure 2





Mercedes Benz ML 350 2012

	Feet
Width	: 6.50
Track	: 6.20
Lock to Lock Time	: 6.0 s
Steering Angle	: 34.9 deg

ALTITUDE ENGINEERING
PO BOX 531, HEBER CITY, UT 84032
BLAYDE.MCINTIRE@GMAIL.COM
(307) 679-8620

FISCHER GARAGE
45 HILLSIDE AVE
PARK CITY, UT

VEHICLE TURNING ANALYSIS

SHEET #: C10

DATE: 06/30/2023

PROJECT #: 21-0904

PROFESSIONAL ENGINEER
No. 10429167
BLAYDE ALIAS MCINTIRE
06/30/23
STATE OF UTAH

N

5' 0' 5' 10'

REV#:	DATE:	DESCRIPTION:

Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE SECTIONS OF APWA UTAH CHAPTER STANDARD PLANS AND SPECIFICATIONS MOST RECENT EDITION, UNLESS OTHERWISE SPECIFIED. THE PLANS AND SPECIFICATIONS PRESENTED HERE SHALL TAKE PRECEDENCE IF CONFLICTS SHOULD ARISE.

2. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL WORK AND MATERIALS TO BE FURNISHED TO COMPLETE THE WORK WITH THEIR TRUE INTENT AND PURPOSE.

3. THE CONTRACTOR SHALL NOTIFY ALTITUDE ENGINEERING, HEREAFTER DESIGNATED AS ENGINEER, IMMEDIATELY REGARDING ANY DISCREPANCIES OR CONFLICTS.

4. WHERE THE PLANS AND SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT THE BEST PRACTICES AND WORKMANSHIP SHALL PREVAIL.

5. THE ENGINEER WILL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY UNAUTHORIZED CHANGES OR USES TO THESE PLANS OR SPECIFICATIONS. ANY CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER AND GOVERNING JURISDICTION.

6. THE CONTRACTOR SHALL MAINTAIN AN UPDATED SET OF PLANS ON SITE AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING AS-BUILT DRAWINGS OF ALL UNDERGROUND WORK. THE AS-BUILTS SHALL BE TIED TO EASILY DEFINED MONUMENTS OR SURFACE IMPROVEMENTS AS REQUIRED FOR ACCURACY OF AS-BUILT CONDITIONS. AT THE COMMENCEMENT OF WORK, AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AND OWNER.

7. ALL WORK PERFORMED SHALL BE GUARANTEED BY THE CONTRACTOR AND/OR HIS SURETY AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR, OR FOR THE LENGTH DESIGNATED BY THE JURISDICTIONAL AUTHORITY, WHICHEVER IS MORE.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH REQUIREMENTS OF THE JURISDICTIONAL AUTHORITY.

9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE WORK INCLUDING BUT NOT LIMITED TO: UTILITY PERMITS, EXCAVATION PERMIT, RIGHT-OF-WAY PERMIT, TRAFFIC CONTROL PERMIT, STORMWATER PERMIT, DUST CONTROL PERMIT, AND NOISE PERMIT. COPIES OF ALL PERMITS SHALL BE KEPT ON SITE AND AVAILABLE AT ALL TIMES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GROUND AND SURFACE WATER CONTROL DURING CONSTRUCTION. THIS REQUIREMENT INCLUDES BUT IS NOT LIMITED TO THE CONSTRUCTION OF: UTILITIES LINES, VAULTS, MANHOLES, CATCH BASINS, EARTHWORK AND GRADING, AND ROADWORK.

11. COMPACTION TESTING SHALL BE AN INTEGRAL PART OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIRD-PARTY TESTING SERVICES. COMPACTION SHALL COMPLY WITH REQUIREMENTS OF THE JURISDICTIONAL AUTHORITY. COMPACTION SHALL INCLUDE BUT IS NOT LIMITED TO: EARTHWORK AND GRADING, TRENCH BACKFILL, ROAD BASE, AND ASPHALT PAVEMENT.

12. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL OBSTRUCTIONS ABOVE AND BELOW GROUND AS NECESSARY TO COMPLETE THE WORK.

13. CONTRACTOR SHALL NOTIFY BLUE STAKES OF UTAH A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO ANY EXCAVATION.

14. CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE SITE WHILE IT IS UNDER CONSTRUCTION. CONTRACTOR SHALL KEEP THE SITE NEAT AND ORDERLY AT ALL TIMES. ADEQUATE SOLID WASTE AND TOILET FACILITIES ARE REQUIRED. ALL CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN THE PROJECT LIMITS OF DISTURBANCE UNLESS OTHERWISE SPECIFIED. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

15. CONTRACTOR SHALL PHASE CONSTRUCTION WORK AS TO MINIMIZE SITE DISTURBANCE AT ALL TIMES. AREAS OF THE SITE THAT ARE NOT UNDER CONSTRUCTION SHALL BE LEFT UNDISTURBED. AREAS WHERE WORK IS COMPLETED SHALL BE STABILIZED WITHIN 14 DAYS.

16. ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE REQUIRED TO POTHOLE TO CONFIRM PIPE LOCATION, SIZE, AND MATERIAL TYPE PRIOR TO ORDERING MATERIALS AND PRIOR TO CONSTRUCTION.

17. DATA SHOWN ON THE PLANS HAS BEEN GATHERED FROM MULTIPLE SOURCES WITH VARYING RELIABILITY. ENGINEER DOES NOT GUARANTEE THEIR ACCURACY.

18. SURVEY AND TOPOGRAPHIC DATA HAVE BEEN GATHERED IN THE FIELD AND ARE ONLY AS ACCURATE AS SITE CONDITIONS ALLOWED AT THE TIME OF THE SURVEY. SURVEY DATA SHALL BE THE SOLE RESPONSIBILITY OF THE SURVEYOR OF RECORD. AS SUCH, ALTITUDE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF SURVEY DATA.

19. THE ENGINEER WILL SET CONTROL POINTS FOR THE PROJECT THAT ARE CRITICAL TO THE CONSTRUCTION STAKING. THESE CONTROL POINTS SHALL BE AGREED UPON IN A PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL TAKE CARE TO NOT DISTURB THESE CONTROL POINTS DURING CONSTRUCTION. IF IT BECOMES NECESSARY TO REMOVE A CONTROL POINT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE SO THAT THE CONTROL POINT CAN BE REPLACED.

20. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING CONSTRUCTION STAKING, COORDINATING WITH THE SURVEYOR AND ENGINEER, AND MAINTAINING CONSTRUCTION STAKES.

21. PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE TO THE OWNER AND ENGINEER. AS CHANGES OCCUR, THE CONTRACTOR MUST INFORM THE OWNER AND ENGINEER.

LEGEND

	EXISTING MINOR CONTOUR
7000	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
7000	PROPOSED MAJOR CONTOUR
	PROPERTY LINE
	FENCE
	ROAD CENTERLINE
COMM	EXISTING COMMUNICATIONS
EG	EXISTING GAS
IRR	EXISTING IRRIGATION
EP	EXISTING POWER
ESD	EXISTING STORM DRAIN
ESS	EXISTING SEWER
EW	EXISTING WATER
COMM	PROPOSED COMMUNICATIONS
G	PROPOSED GAS
IRR	PROPOSED IRRIGATION
P	PROPOSED POWER
SD	PROPOSED STORM DRAIN
SS	PROPOSED SEWER
W	PROPOSED WATER
	CONCRETE
	ASPHALT
	GRAVEL/UNTREATED BASE COURSE
	EARTH
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
	UTILITY POLE
D	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN
S	SEWER MANHOLE

ALTITUDE ENGINEERING
PO BOX 531, HEBER CITY, UT 84032
BLAYDE.MCINTIRE@GMAIL.COM
(307) 679-8620

45 HILLSIDE AVE
PARK CITY, UT
FOR: RAW DESIGN

GENERAL NOTES

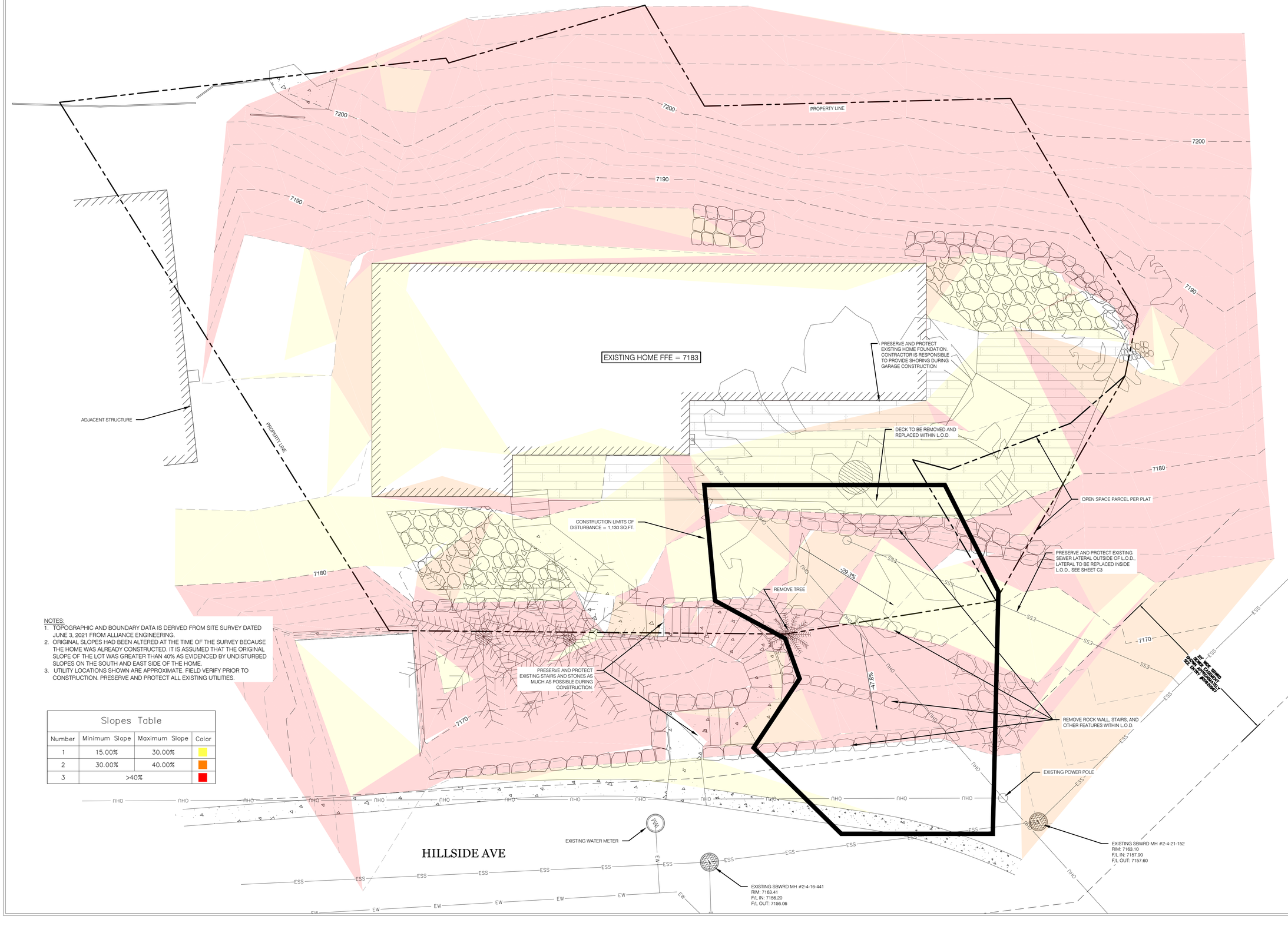
SHEET #: C1

DATE: 08/25/2023

PROJECT #: 21-0904

REV#:	DATE:	DESCRIPTION:

Know what's below.
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



NOTES:
1. TOPOGRAPHIC AND BOUNDARY DATA IS DERIVED FROM SITE SURVEY DATED JUNE 3, 2021 FROM ALLIANCE ENGINEERING.
2. ORIGINAL SLOPES HAD BEEN ALTERED AT THE TIME OF THE SURVEY BECAUSE THE HOME WAS ALREADY CONSTRUCTED. IT IS ASSUMED THAT THE ORIGINAL SLOPE OF THE LOT WAS GREATER THAN 40% AS EVIDENCED BY UNDISTURBED SLOPES ON THE SOUTH AND EAST SIDE OF THE HOME.
3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. FIELD VERIFY PRIOR TO CONSTRUCTION. PRESERVE AND PROTECT ALL EXISTING UTILITIES.

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	30.00%	
2	30.00%	40.00%	
3	>40%		

ALTITUDE ENGINEERING
PO BOX 531, HEBER CITY, UT 84032
BLAYDE.MCINTIRE@GMAIL.COM
(307) 679-8620

45 HILLSIDE AVE
PARK CITY, UT
FOR: RAW DESIGN

EXISTING CONDITIONS

SHEET #: C2

DATE: 08/25/2023

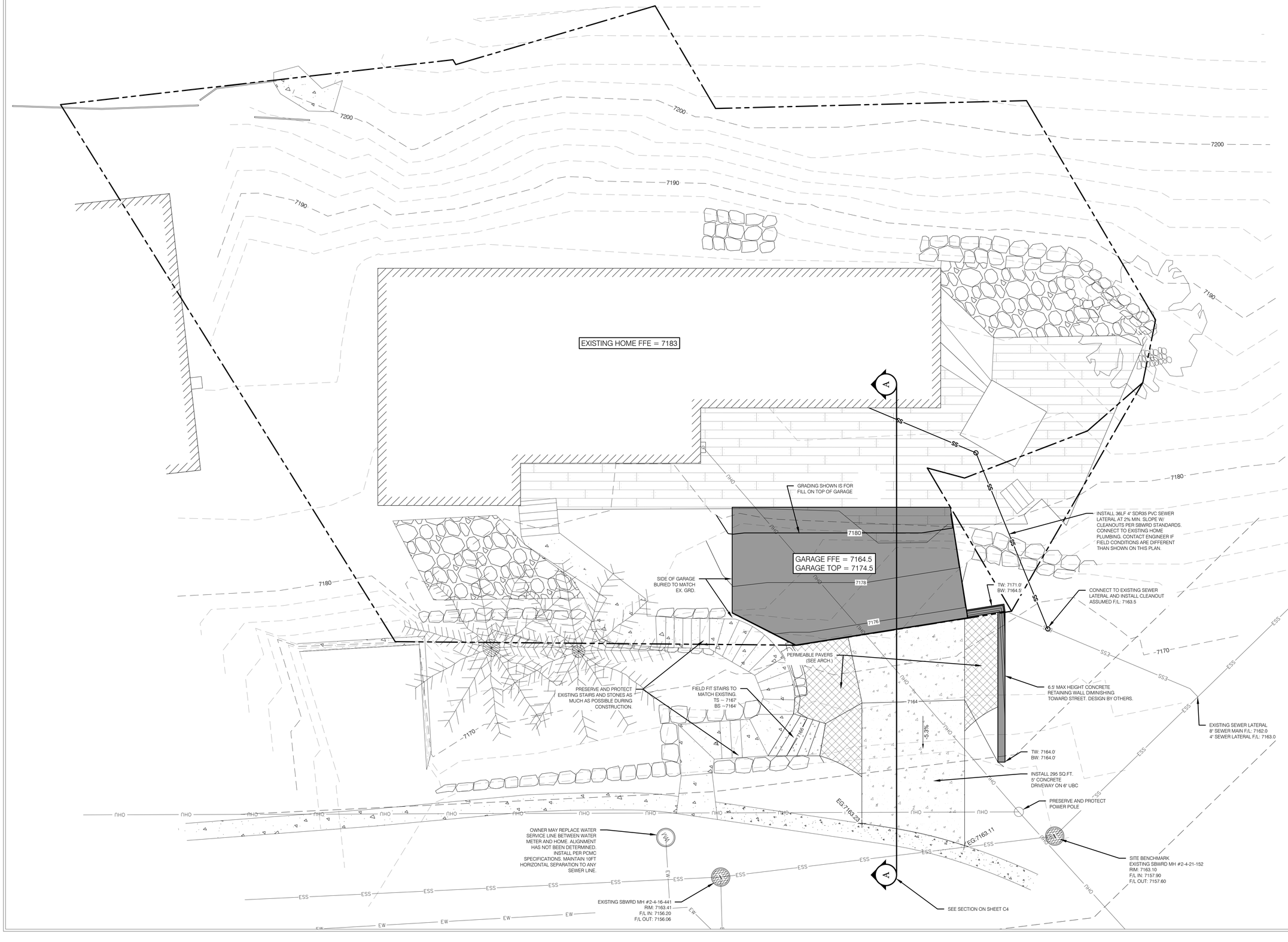
PROJECT #: 21-0904

N

5' 0' 5' 10'

REV#:	DATE:	DESCRIPTION:

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ALTITUDE ENGINEERING
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BLAYDE.MCINTIRE@GMAIL.COM
(307) 679-8620

45 HILLSIDE AVE
PARK CITY, UT
FOR: RAW DESIGN

SITE PLAN

SHEET #: C3

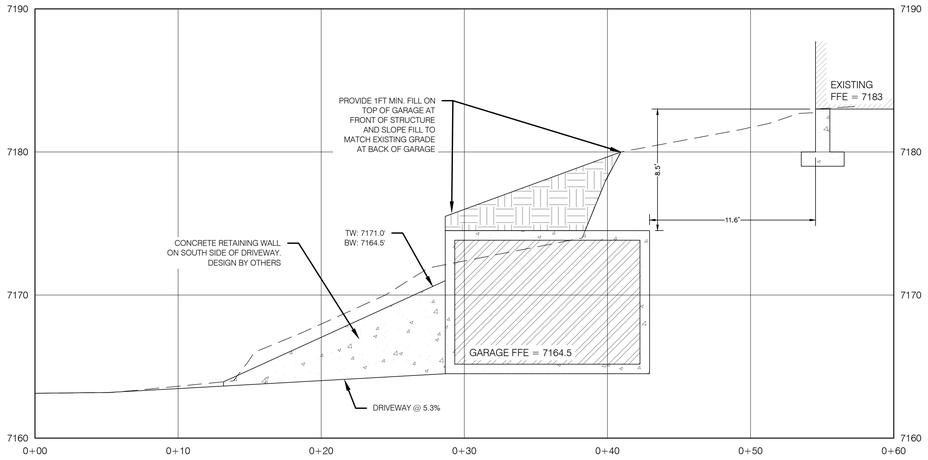
DATE: 08/25/2023

PROJECT #: 21-0904

REV#:	DATE:	DESCRIPTION:

Know what's below.
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SECTION A-A



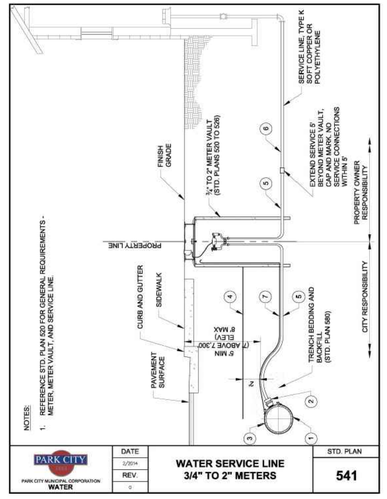
LEGEND AND APPROVED PARTS LIST

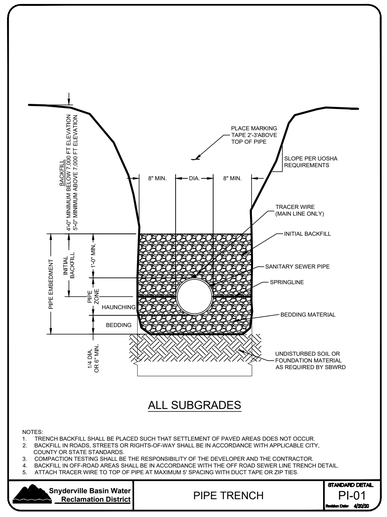
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BRONZE SERVICE SADDLE; DI & AC PIPE; DOUBLE STRAP PVC PIPE; TWO-PIECE BOLTED	MUELLER	DI & AC PIPE: BR2B SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE: H-15001 SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS
		FORD	DI & AC PIPE: STYLE 202B 1-1/2" SERVICE, CC THDS; 2" SERVICE, FIP THDS PVC PIPE: 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
②	BRASS CORPORATION STOP, INLET CC THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-(SERVICE SIZE)-G-NL
③	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
⑤	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 1" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APPV'D EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), SDR 9, AWWA C901; OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APPV'D EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INLCUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

PARK CITY MUNICIPAL CORPORATION: WATER	DATE: 2/2014	REV.	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN 541 S

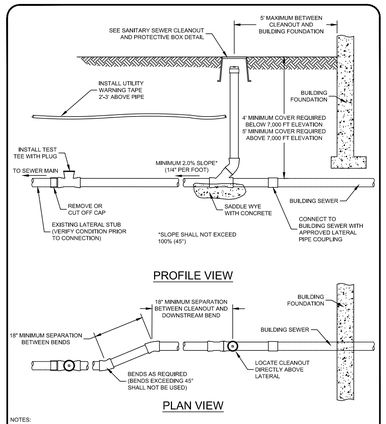




ALL SUBGRADES

NOTES:
1. TRENCH BACKFILL SHALL BE PLACED SUCH THAT SETTLEMENT OF PAVED AREAS DOES NOT OCCUR.
2. BACKFILL IN ROADS, STREETS OR RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY OR STATE STANDARDS.
3. COMPACTION TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR.
4. BACKFILL IN OFF-ROAD AREAS SHALL BE IN ACCORDANCE WITH THE OFF ROAD SEWER LINE TRENCH DETAIL.
5. ATTACH TRACER WIRE TO TOP OF PIPE AT MAXIMUM 5' SPACING WITH DUCT TAPE OR ZIP TIES.

Snyderville Basin Water Reclamation District	PIPE TRENCH	STANDARD DETAIL PI-01 Revision Date: 4/2020

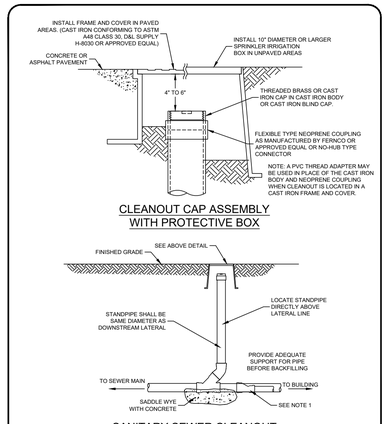


PROFILE VIEW

PLAN VIEW

NOTES:
1. CLEANOUTS ARE REQUIRED ON PRIVATE LATERALS AT THE FOLLOWING LOCATIONS:
   A. WITHIN 5 FEET OF THE BUILDING FOUNDATION
   B. AT NO MORE THAN 100 FEET APART, MEASURED FROM THE UPSTREAM ENTRACE OF THE CLEANOUT
2. BENDS EXCEDING 45° SHALL NOT BE USED
3. FUSION WELD OR SOLVENT WELD FITTINGS AND JOINTS REQUIRED ON VERTICAL BENDS AND ON SLOPES GREATER THAN 3:1 (33%)
4. MAINTAIN 10' MINIMUM SEPARATION BETWEEN LATERAL AND ANY ADJACENT WATER MAIN LINE OR LATERAL.

Snyderville Basin Water Reclamation District	GRAVITY LATERAL STUB TO GRAVITY BUILDING CONNECTION	STANDARD DETAIL LAT-05 Revision Date: 4/2020

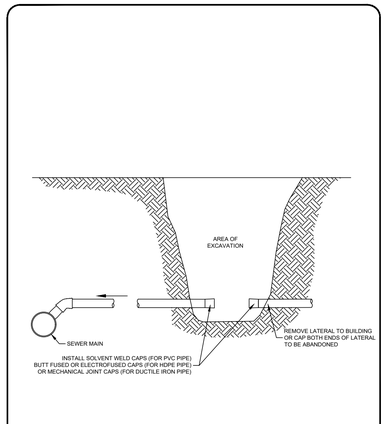


CLEANOUT CAP ASSEMBLY WITH PROTECTIVE BOX

SANITARY SEWER CLEANOUT

NOTES:
1. FOR TRANSITION FROM 4" (UPSTREAM) TO 6" (DOWNSTREAM) LATERALS, TRANSITION SHALL OCCUR AT A CLEANOUT AND SHALL BE ACCOMPLISHED WITH AN ECCENTRIC REDUCER ON THE UPSTREAM SIDE OF THE WYE
2. FOR LATERALS USING HDPE PIPE:
   45° BEND SHALL BE 3 SEGMENT HDPE BEND
   WYE SHALL BE PREFABRICATED (NOT MOLDED) WYE
   ALL JOINTS SHALL BE FUSION WELDED

Snyderville Basin Water Reclamation District	SANITARY SEWER CLEANOUT AND PROTECTIVE BOX	STANDARD DETAIL LAT-07 Revision Date: 4/2020



PROFILE

NOTES:
1. CAP EXISTING LATERAL AS CLOSE TO THE MAIN LINE AS POSSIBLE.
2. SBWRD INSPECTOR MUST WITNESS THE INSTALLATION OF LATERAL CAPS.

Snyderville Basin Water Reclamation District	ABANDONMENT OF EXISTING LATERAL	STANDARD DETAIL LAT-10 Revision Date: 4/2020

ALTITUDE ENGINEERING
PO BOX 531, HEBER CITY, UT 84032
BLAYDE.MCINTIRE@GMAIL.COM
(307) 679-8620

45 HILLSIDE AVE
PARK CITY, UT
FOR: RAW DESIGN

SECTIONS AND DETAILS

SHEET #: C4

DATE: 08/25/2023

PROJECT #: 21-0904

REV#:	DATE:	DESCRIPTION:

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Steep Slope Conditional Use Permit Application – 45 Hillside Avenue, Park City, UT

This existing non-historic Single-Family Dwelling at 45 Hillside Avenue has no off-street parking and the owners are seeking to create parking for the residence with a new driveway leading to a new detached accessory structure.

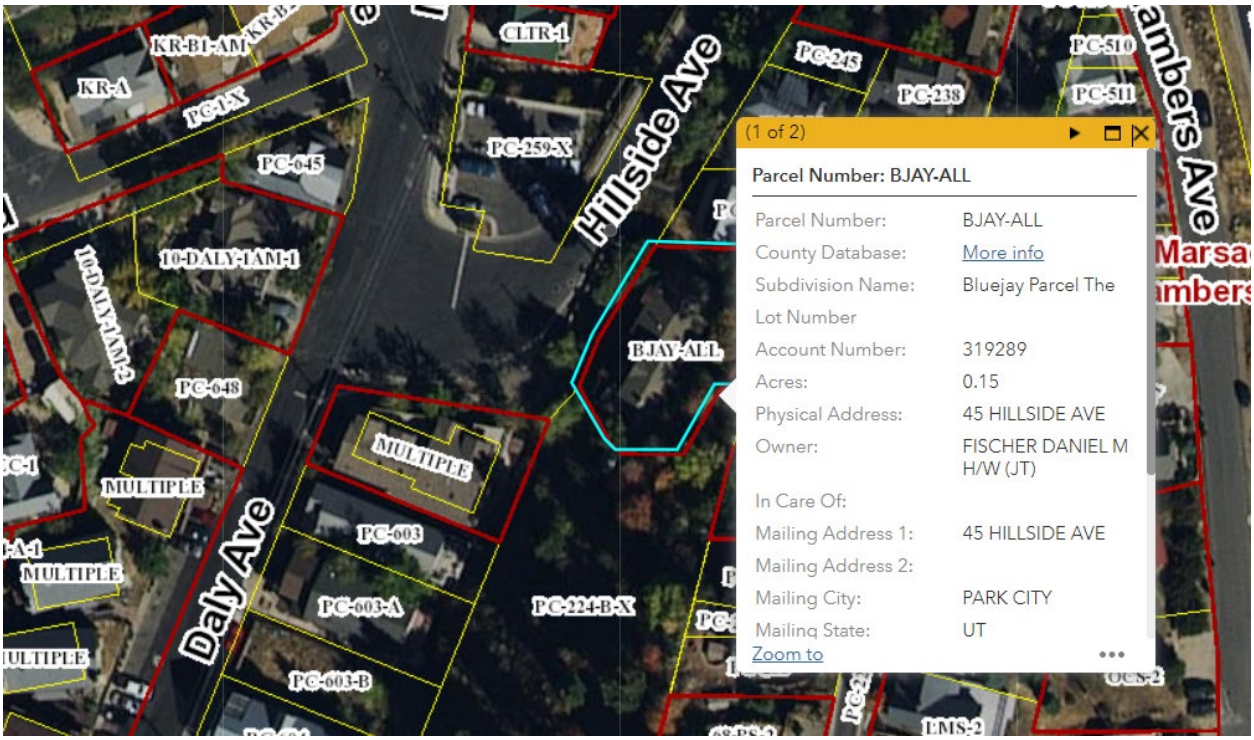
By excavating into the hillside, the driveway leading to the "bunker" style accessory structure is intended to provide off-street parking for one car. With the garage there will be space for 2 off-street parking spaces. Any necessary encroachment agreements with the city for the driveway, stairway, etc. will be submitted as required. The existing landscape stairway is proposed to remain and will serve as the same entrance point to the residence with an additional set of steps to tie into the existing landing. There is a proposed green roof for the top of the garage in order to reduce the visual impacts of the structure; there will also be permeable pavers between the proposed driveway and the required retaining walls. The intent of constructing the detached accessory structure within the front setback is to reduce the required excavation of the site as locating the structure closer to the foundation of the existing house is not feasible and causes slope stability concerns. The existing subterranean garages at 27 Hillside and the excavated parking area at 37 Hillside located just north of the proposed site both achieve off-street parking similar to this application.

The change in scope from the previous approvals is due to concerns with feasibility and structural safety of the existing structure and deck. To minimize the excavation back into the hillside, we have shifted the garage structure 90 degrees "sideways" to allow for a perpendicular garage-driveway configuration. As the sideways garage will not be as close to the existing home's foundation, there is going to be less shoring required and less excavation overall.

Thank you,

CAITLYN BARHORST (they/them)
PROJECT MANAGER +
HISTORIC PRESERVATION SPECIALIST

4040 W Daybreak Parkway #110
South Jordan, UT 84009
O: 801.417.9951 | C: 806.559.8079
www.uncommonarch.com


KR-B1-AM
KR-A
PC-45X
CLTR-1
PC-259-X
PC-045
10-DALY-1AM-1
10-DALY-1AM-2
PC-048
MULTIPLE
MULTIPLE
MULTIPLE
PC-003
PC-003-A
PC-003-B
PC-224-B-X
Daly Ave
Hillside Ave
BJAY-ALL
PC-245
PC-238
PC-510
PC-511
Ambers Ave
(1 of 2)
Parcel Number: BJAY-ALL
Parcel Number: BJAY-ALL
County Database: More info
Subdivision Name: Bluejay Parcel The
Lot Number
Account Number: 319289
Acres: 0.15
Physical Address: 45 HILLSIDE AVE
Owner: FISCHER DANIEL M H/W (JT)
In Care Of:
Mailing Address 1: 45 HILLSIDE AVE
Mailing Address 2:
Mailing City: PARK CITY
Mailing State: UT
Zoom to
EMS-2

Conditional Use Permit Criteria.

The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT**. Development is located and designed to reduce visual and environmental impacts of the Structure.

   The proposed location of the detached accessory structure within the front setback reduces the required excavation of the site. The proposed design includes both a green roof/ landscaping above the structure to mimic natural grade, as well as permeable pavers between the retaining wall and concrete driveway reduce the visual impacts of the retaining walls from the right of way.

2. **VISUAL ANALYSIS**. The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:
   - To determine potential impacts of the proposed Access, and Building mass and design; and
   - To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.

   See the application package for the visual analysis.

3. **ACCESS**. Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.

   The proposed driveway follows as close as possible the natural grade from the paved street to the proposed accessory structure

4. **TERRACING**. The project may include terraced retaining Structures if necessary to regain Natural Grade.

   The proposed detached accessory structure will act as the majority of the retaining for the site. The proposed retaining walls leading to the road from the structure will be sloped towards the road and diminishing in height.

5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.

   The proposed location of the detached accessory structure within the front setback reduces the required excavation of the site. The proposed design includes both a green roof/ landscaping above the structure to mimic natural grade, as well as landscaping proposed between the paved driveway and the retaining walls to reduce the visual impacts of the retaining walls from the right of way.

6. **BUILDING FORM AND SCALE**. Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.

   The subterranean or "bunker" style accessory structure is proposed to be nested in the site topography. The visible building mass is limited to the garage door, pedestrian entrance door, and retaining walls along the driveway.

7. **SETBACKS**. The Planning Department and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.

   The structure is proposed to be located at the front property line. The variance application for the location of the detached accessory structure was approved by the Board of Adjustment on August 24, 2021.

8. **DWELLING VOLUME**. The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Department and/or Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

   The maximum footprint for this lot at 0.15 acres (6534sf) is 2263sf. The existing single family dwelling is approximately 1405sf. The proposed garage is 196sf, for a total proposed footprint of 1601sf.

9. **BUILDING HEIGHT (STEEP SLOPE)**. The Zone Height in the HR-1 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.2-5. The Planning Department and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

   The proposed garage does not exceed the zone height of 27ft.

Planning Department

January 13, 2022

Dan Fischer
PO Box 2441
Park City, UT 84060

CC: Caitlyn Barhorst
caitlyn@rawdesign.com

NOTICE OF PLANNING DIRECTOR DETERMINATION

Re: Determination of Setbacks for an Unusual Lot Configuration at 45 Hillside Avenue, Park City, UT

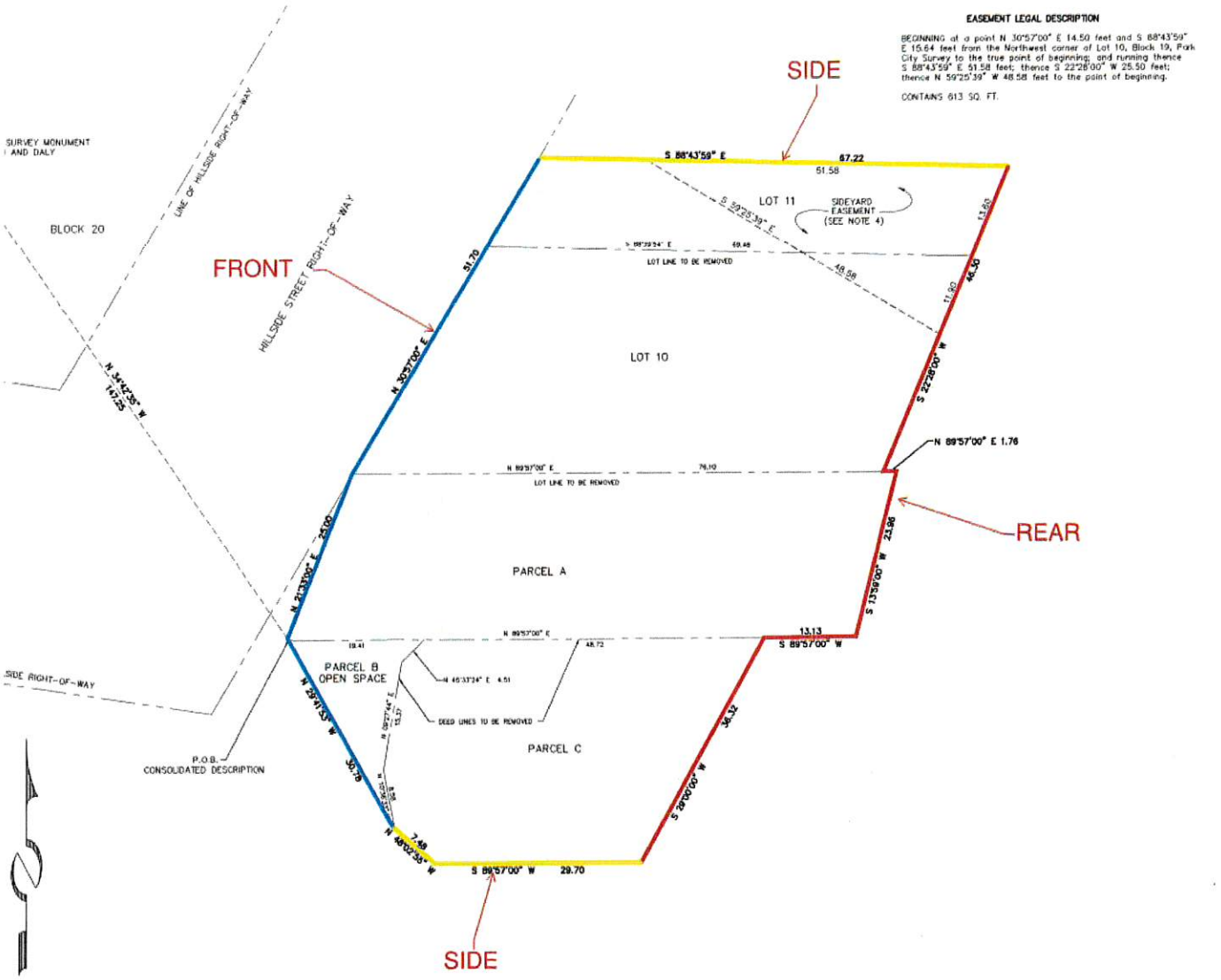
Dear Dan Fischer,

The Lot at 45 Hillside Avenue has more than four (4) sides and is considered a Lot with unusual configuration. Per § 15-2.2-3(B) of the Land Management Code, in the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.

Per your Historic District Design Review Application and Steep Slope Conditional Use Permit Application submitted on November 24, 2021, regarding a new single car "bunker" style garage at 45 Hillside Avenue the Planning Director has determined that this property has an unusual Lot configuration.

The Planning Director has determined that this Lot has the following Setback configuration:

- Three (3) front Setbacks (west and southwest Lot Lines);
- Three (3) side Setbacks (north, southwest and south Lot Lines); and
- Five (5) rear Setbacks (east and southeast Lot Lines).



If you have any questions or concerns regarding this Final Action Letter, please do not hesitate to contact the project planner, Browne Sebright, browne.sebright@parkcity.org or at 435-615-5063.

Sincerely,

Gretchen Milliken
Planning Director

CC: Browne Sebright, Planner II








Park Ave
Main St
Hillside Ave
Prospect Ave
Chambers Ave
King Rd
Daly Ave
Joseph Durkin House
45 Hillside Ave,
Park City, UT 84060
24 Daly Rental Home
Skibonez
Outdoor clothing
and equipment shop
George Murray House
Alpine Navigator





Planning Commission
Staff Report

Subject: **1334 Lucky John Drive**
Application: **PL-23-05751**
Author: **Alexandra Ananth, Senior Planner**
Date: **September 13, 2023**
Type of Item: **Administrative - Conditional Use Permit**

Recommendation
(I) Review the proposed Conditional Use Permit (CUP) for a Private Recreation Facility, (II) Conduct a public hearing, and (III) Consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Action Letter.

Description

Applicant:	Ed and Caroline Lewis, represented by James B. Glascock, Architect
Location:	1334 Lucky John Drive
Zoning District:	Single Family (SF)
Adjacent Land Uses:	Single Family Residential
Reason for Review:	Conditional Use Permits require Planning Commission review and Final Action[1]

CUP	Conditional Use Permit
SF	Single Family

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary
The Applicant is seeking a Conditional Use Permit (CUP) to locate a Private Recreation Facility, a swimming pool, at their residence in the Single Family (SF) Zoning District in Park Meadows.

The Applicant submitted verification of notification of the Holiday Ranchettes HOA (Exhibit B).

Background
1334 Lucky John Drive is Lot 50 in the Holiday Ranchettes Subdivision, Summit County Recorded Entry No. 123347, recorded on May 31, 1974. The Lot is approximately 2.47 acres. There are no plat notes that affect this project.

Encroachment Permit 947492, recorded on June 20, 2012, allows for a Snowmelt System in City Right-of-Way. Encroachment Permit 947493, also recorded on June 20,

[1] LMC § 15-1-8(H)

2012, allows for a mailbox in City Right-of-Way.

Analysis

Private Recreation Facilities require a Condition Use Permit in the Single Family (SF) Zoning District.[2] The Planning Commission reviews and takes Final Action on Conditional Use Permits.[3]

Chapter 15-1, Definitions, defines Private Recreation Facilities as follows:

Recreation Facilities, Private. Recreation facilities operated on private Property and not open to the public, including Recreation Facilities such as swimming pools, tennis courts, outdoor Pickleball Courts, and similar facilities for the Use by Owners and guests.

(I) The proposal to add a pool complies with LMC 15-2.11, Single Family (SF) District.

SF Requirement	Analysis of Proposal
Density – 3 Units per acre	**Complies**: The Lot is 2.47 acres
Front Setback – 20 ft.	**Complies**: > 30 ft.
Rear Setback – 15 ft.	**Complies**: >50 ft.
Side Setback – 12 ft.	**Complies**: >40 ft.
Building Height – 28 ft. from Existing Grade	**Complies**: There is no building associated with the pool
Parking – 2 stalls	**Complies**: The existing house includes a 2-car garage

The Applicant is proposing a pool behind their house in the middle of their Lot. The Single Family Dwelling and pool comply with the Single Family Zoning District Lot and Site Requirements. The proposed location is currently an open pasture/meadow area and no Significant Vegetation will be removed.

There is no above ground building associated with the pool, and the pool is located within the CC&R established buildable area. Plans (Exhibit C) have been approved by the Holiday Ranchettes HOA.

The pool is a 20 x 48 ft. in-ground pool with a spa and wading area and will have an automatic cover. The pool is designed for seasonal use for the owners and their guests. There are two deck areas planned adjacent to the pool, one at the south end is approximately 165 square feet, and a larger east sun deck is approximately 512 square feet. These decks will be level with the existing grade at the south. The east and west sides will slope down approximately one (1) foot on the west and three (3) feet on the

[2] LMC § 15-2.11-2(B)
[3] LMC § 15-1-8(H)

east. The east sun deck will have a short landscape hedge as a buffer to the east property. The pool deck will have steps down for access to the rear of the property. The pool will be connected to the house with a stone paver walkway.

The north end of the pool will include a fenced area for pool equipment and storage of lounge furniture in the winter and will not have a roof. The enclosure will be a short concrete retaining wall faced with stone veneer to match the house. The north wall will be a solid Trex fence with gates.

(II) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.

CUP Review Criteria	Analysis of Proposal
Size and location of the Site – 3 units per acre	**Complies**: The Lot complies with the SF lot size requirements as noted above. The site is approximately 2.47 acres.
Traffic considerations	**Complies**: The pool is for the seasonal use of the property owners and their guests and is not expected to create additional traffic.
Utility capacity	**Complies**: COA 1 requires a building permit which shall be reviewed by the Engineering Department.
Emergency vehicle access	**Complies**: Emergency vehicle access is from existing streets.
Parking – 2 stalls	**Complies**: The Single Family Dwelling meets the parking requirements.
Internal circulation	**Complies**: The pool is connected to the residence via a walkway.
Fencing, screening, and landscaping	**Complies**: The pool is located at grade and will be partially screened with landscaping. An equipment shed and storage area will be screened with low walls, fencing, and landscaping. Walls and fencing will not exceed 6 ft.

Building mass, bulk, and orientation	**Complies**: The pool will be inground and deck areas are at grade. An equipment shed and storage area will be screened with low walls, fencing, and landscaping. Walls and fencing will not exceed 6 ft.
Open Space	**Complies**: The pool is in the buildable area per the HOA CC&Rs. The remainder of the site will remain pasture/meadow.
Signs and lighting	**Complies**: COA 2 requires any exterior lighting comply with LMC § 15-5-5(J), *Outdoor Lighting*.
Compatibility with surrounding structures	**Complies**: The pool has been designed to be low profile and minimally visible from adjacent properties.
Noise and mechanical factors	**Complies**: Mechanical equipment will be screened and is not expected to affect people or property off-site. Noise must comply with the City's Noise Ordinance. The pool is in the middle of a large lot and should have minimal impact on abutters.
Control of delivery and service vehicles	**Complies**: NA
Ownership	**Complies**: The pool does not change the ownership of the Single Family Lot.
Appropriateness of the structure to the existing topography	**Complies**: The pool is appropriate for the existing topography and the Lot is not located in an environmentally sensitive area.
Consistency with the General Plan	**Complies**: The Use as conditioned is appropriate for the Single Family Zoning District and is compatible with the SF neighborhood and Resort community.

(III) The Development Review Committee requires Conditions of Approval.[4]

The Development Review Committee reviewed the proposal on September 5, 2023, and recommended Conditions of Approval 5 and 6, prohibiting a filling line between the house and the pool that could cause a cross contamination issue, and requiring coordination with the Snyderville Basin Water Reclamation District prior to draining the pool.

Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this report.

[4] 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 Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on August 30, 2023. Staff mailed courtesy notice to property owners within 300 feet on August 30, 2023. The *Park Record* published notice on August 30, 2023.[5]

Public Input

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

Alternatives

- The Planning Commission may approve the Conditional Use Permit for a Private Recreation Facility in the SF Zoning District;
- The Planning Commission may deny the Conditional Use Permit and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to September 27, 2023 .

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: HOA Letter of Notification
Exhibit C: Project Intent and Pool Plans

[5] LMC § 15-1-21.

Planning Department

September 13, 2023

James B. Glascock, Architect P.C.
801-860-8905
glascock@mtcon.net

CC: Ed and Caroline Lewis

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	1334 Lucky John Drive
Zoning District:	Single Family (SF)
Application:	CUP for a Private Recreation Facility
Project Number:	PL-23-05751
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	September 13, 2023
Project Summary:	CUP for a Pool

Action Taken

On September 13, 2023, the Planning Commission conducted a public hearing and approved a Conditional Use Permit for a Private Recreation Facility according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Applicant seeks a Conditional Use Permit (CUP) to locate a Private Recreation Facility Use, a swimming pool, at their residence in the Single Family (SF) Zoning District in Park Meadows.
2. 1334 Lucky John Drive is Lot 50 in the Holiday Ranchettes Subdivision, Summit County Recorded Entry No. 123347, recorded on May 31, 1974. The Lot is approximately 2.47 acres. There are no plat notes that affect this project.
3. Private Recreation Facilities require a Condition Use Permit in the Single Family (SF) Zoning District.[1] The Planning Commission reviews and takes Final Action on Conditional Use Permits.[2]
4. The Applicant submitted verification of notification of the Holiday Ranchettes HOA.

[1] LMC § 15-2.11-2(B)
[2] LMC § 15-1-8(H)

5. The proposal to add a pool complies with LMC § 15-2.11, Single Family (SF) District.
6. There is no above ground building associated with the pool, and the pool is located within the CC&R established buildable area.
7. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

CUP Review Criteria	**Analysis of Proposal**
Size and location of the Site – 3 units per acre	**Complies**: The Lot complies with the SF lot size requirements as noted above. The site is approximately 2.47 acres.
Traffic considerations	**Complies**: The pool is for the seasonal use of the property owners and is not expected to create additional traffic.
Utility capacity	**Complies**: COA 1 requires a building permit which shall be reviewed by the Engineering Department.
Emergency vehicle access	**Complies**: Emergency vehicle access is from existing streets.
Parking – 2 stalls	**Complies**: The Single Family Dwelling meets the parking requirements as noted above.
Internal circulation	**Complies**: The pool is connected to the residence via a walkway.
Fencing, screening, and landscaping	**Complies**: The pool is located at grade and will be partially screened with landscaping. An equipment shed and storage area will be screened with low walls, fencing, and landscaping. Walls and fencing will not exceed 6 ft.
Building mass, bulk, and orientation	**Complies**: The pool will be inground and deck areas are at grade. An equipment shed and storage area will be screened with low walls, fencing, and landscaping. Walls and fencing will not exceed 6 ft.

Open Space	**Complies**: The pool is located in the buildable area per the HOA CC&Rs. The remainder of the site will remain pasture/meadow.
Signs and lighting	**Complies**: COA 2 requires any exterior lighting comply with LMC § 15-5-5(J), *Outdoor Lighting*.
Compatibility with surrounding structures	**Complies**: The pool has been designed to be low profile and minimally visible from adjacent properties.
Noise and mechanical factors	**Complies**: Mechanical equipment will be screened and is not expected to affect people or property off-site. Noise must comply with the City's Noise Ordinance. The pool is located in the middle of a large lot and should have minimal impact on abutters.
Control of delivery and service vehicles	**Complies**: NA
Ownership	**Complies**: The pool does not change the ownership of the SF Lot.
Appropriateness of the structure to the existing topography	**Complies**: The pool is appropriate for the existing topography and the Lot is not located in an environmentally sensitive area.
Consistency with the General Plan	**Complies**: The Use as conditioned is appropriate for the Single Family Zoning District and is compatible with the SF neighborhood and Resort community.

8. The Development Review Committee reviewed the proposal on September 5, 2023, and did not identify any issues requiring Conditions of Approval.

Conclusions of Law

1. The Application, as conditioned, complies with LMC § 15-1-10(E) *Conditional Use Permit Criteria* and LMC Chapter 15-2.11 *Single Family Zoning District*
2. The proposed Use, as conditioned, is compatible with the surrounding structures in Use, scale, mass, and circulation.
3. The effect of any differences in Use or scale have been mitigated through careful planning.

Planning Department

Conditions of Approval

1. The Applicant shall be responsible for applying for building permits including any review by the Engineering Department.
2. Any exterior lighting shall be reviewed and approved by the Planning Department for compliance with LMC § 15-5-5(J), Outdoor Lighting. Exterior lighting shall be Fully Shielded and cannot exceed 3,000 degrees Kelvin.
3. The Applicant shall comply with Municipal Code Chapter 6-3 *Noise*, which establishes a maximum of 55dBA from 6:00 AM through 10:00 PM.
4. The pool shall be built in accordance with plans reviewed by the Planning Commission on September 13, 2023, Exhibit A.
5. No permanent filling line shall be allowed between the Single Family Dwelling and the pool that could cause a cross contamination issue.
6. The pool may not be drained into the City's sewer system and drainage shall be coordinated with the Snyderville Basin Water Reclamation District.

If you have questions or concerns regarding this Final Action Letter, please call Alexandra Ananth, at 435-615-5066, or email alexandra.ananth@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Project File

Exhibit A: Project Plans

HOMEOWNERS ASSOCIATION
NOTIFICATION VERIFICATION

This document shall serve as verifications that the Holiday Ranch
(Subdivision)

Homeowner's Association has been notified of Lavis
(Owner)

(HR-50)

Intent to build at 1334 Lucky John Dr.
approval to build (Address) pool etc
per plans dated 6/26/23.

This notice is only to inform the HOA that the owner is seeking a Building permit from Park City Municipal Corporation. These plans may change and it is the HOA's responsibility to follow the process if necessary.

Check One:

✓ Notice received and acknowledged

[signature] 6/11/23
HOA Representative Date

_____ Notice mailed and received

I hereby certify that I attempted to contact the HOA to execute the above acknowledgement and was unsuccessful. Attached is the signed return receipt of the certified letter which included a true and accurate copy of this notification.

_____ (Owner signature and attach receipt)

JAMES B. GLASCOCK ARCHITECT P.C.
ARCHITECTURE • PLANNING
18801 East Lark Drive Queen Creek, AZ 85142
Phone: 801--860-8905
Glascock@mtcon.net

July 11, 2023

Re: Description of Proposed Private Pool
At a Single-Family Residence
Lot #50 Holiday Ranchettes
1334 Lucky John Drive, Park City Utah

This project is a residential swimming pool at an existing single-family residence located within the Single Family (SF) District Zone in Park City. This application is for a Conditional Use - Item #13 Private Recreation Facility (Swimming Pool). The location of the proposed pool on the property is currently an open pasture area. There is no above ground building structure with this building. The project will meet all the requirements of the SF Zone with respect to the yard setbacks and be located entirely within the established buildable area on the lot. The plans were submitted to the Holiday Ranchettes HOA and have been approved. Refer to the attached approval letter.

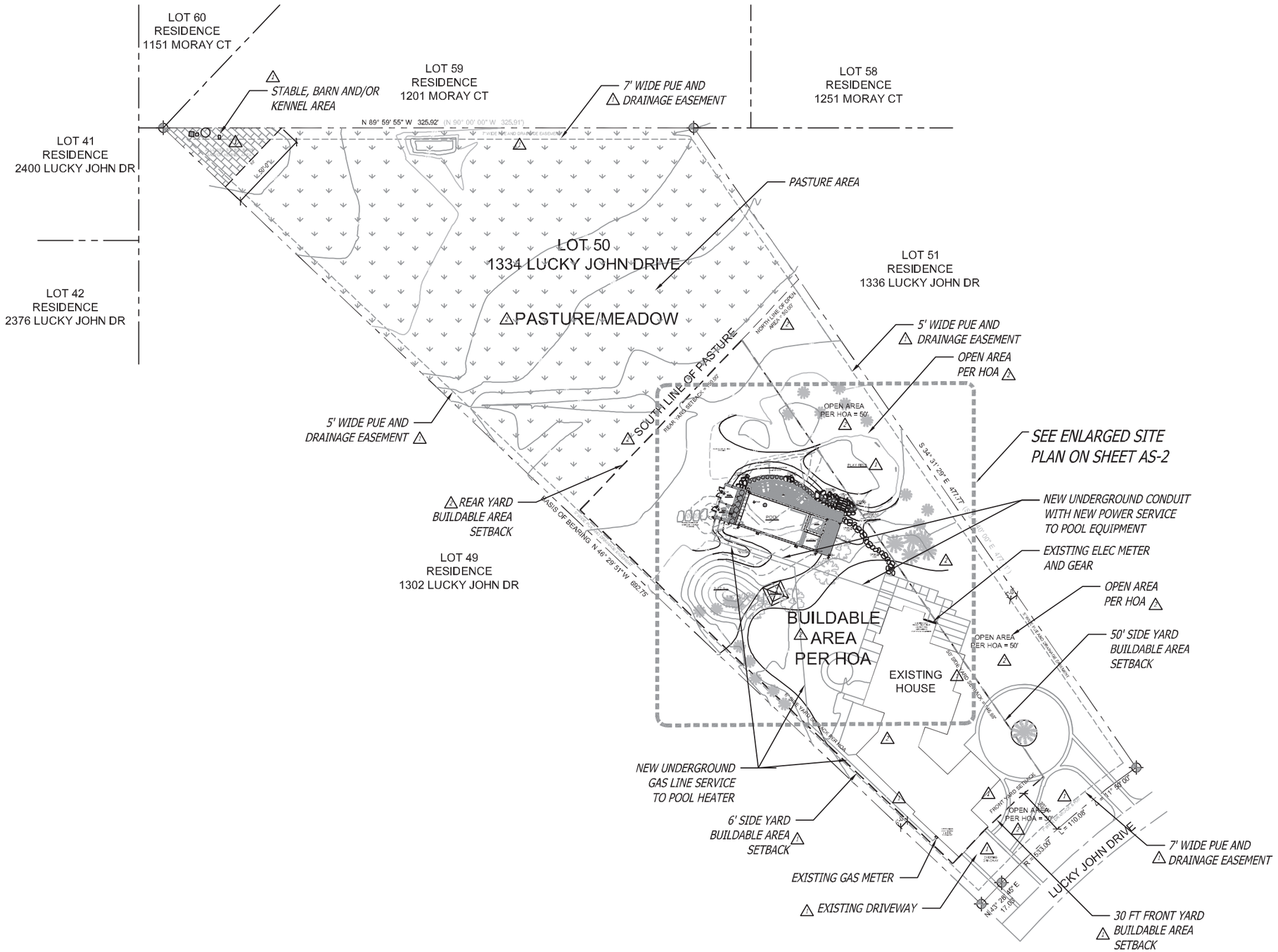
The project is a 20 FT x 48 FT in-ground pool with a spa and wading area included in the pool footprint. The pool will include coping and an automatic cover for security. The final dimensions are 53 FT long x 22 FT wide for a final footprint of 1,166 SF for the pool, coping and cover. The pool is designed for seasonal use. There are two deck areas planned with either concrete, stone, or paver finish. One deck at the south end of the pool for a small lounge area of 165 SF and a larger east sun deck with an area of 512 SF. The elevation of the pool decks and pool coping will be lever with the existing grade at the south side with the existing grass back yard. The east and west sides will slope down approximately 1 FT on the west and 3 FT on the east to the existing grades with a gradual 1 in 12 slopes. The east sun deck will have a short landscape hedge as a buffer to the east properties.

The north end of the pool will have a 9 FT x 22 FT Pool Enclosure fenced area (198 SF) for the pool equipment and storage of pool lounge furniture in the winter. The Pool Enclosure slab will be at the existing grade of the Pasture and will not have a roof and be open to the air. The construction of the Pool Enclosure on three sides will be a short concrete retaining wall faced with light gray stone veneer to match the house. The north wall will be a solid Trex fence with access gates in a light gray color. The exposed wall of the Pool Enclosure to the pool will have a short landscape hedge to further hide it from visibility. This design will effectively minimize its appearance.

The Pool Deck area will have steps down for access to the lower existing playfield made of stone pavers re-used from other areas on the property. The Pool Deck will have a stone paver walkway from the House patio. The stairs will be flanked by stone boulders to minimize the visibility to the property to the east.

Every effort in the design has been made to keep the pool profile, lounge area as low from visibility from the adjacent properties

James B. Glascock Architect
JBG/jbg



MASTER SITE PLAN

SCALE: 1" = 30'-0"

0 30' 60'
15' 45' 75'

NORTH

1 07-01-23 REVISIONS TO PLANS PER HOA FOR REVIEW AND APPROVAL

1 07-06-23 REVISIONS TO PLANS FOR CLARIFICATION PER HOA FOR REVIEW AND APPROVAL

James B. Glascock, Architect P.C.
Architecture ▪ Planning
18901 East Lark Drive
Queen Creek, Arizona 85142
801-860-8905 e-mail: glascock@mtcon.net

Date 06-26-23

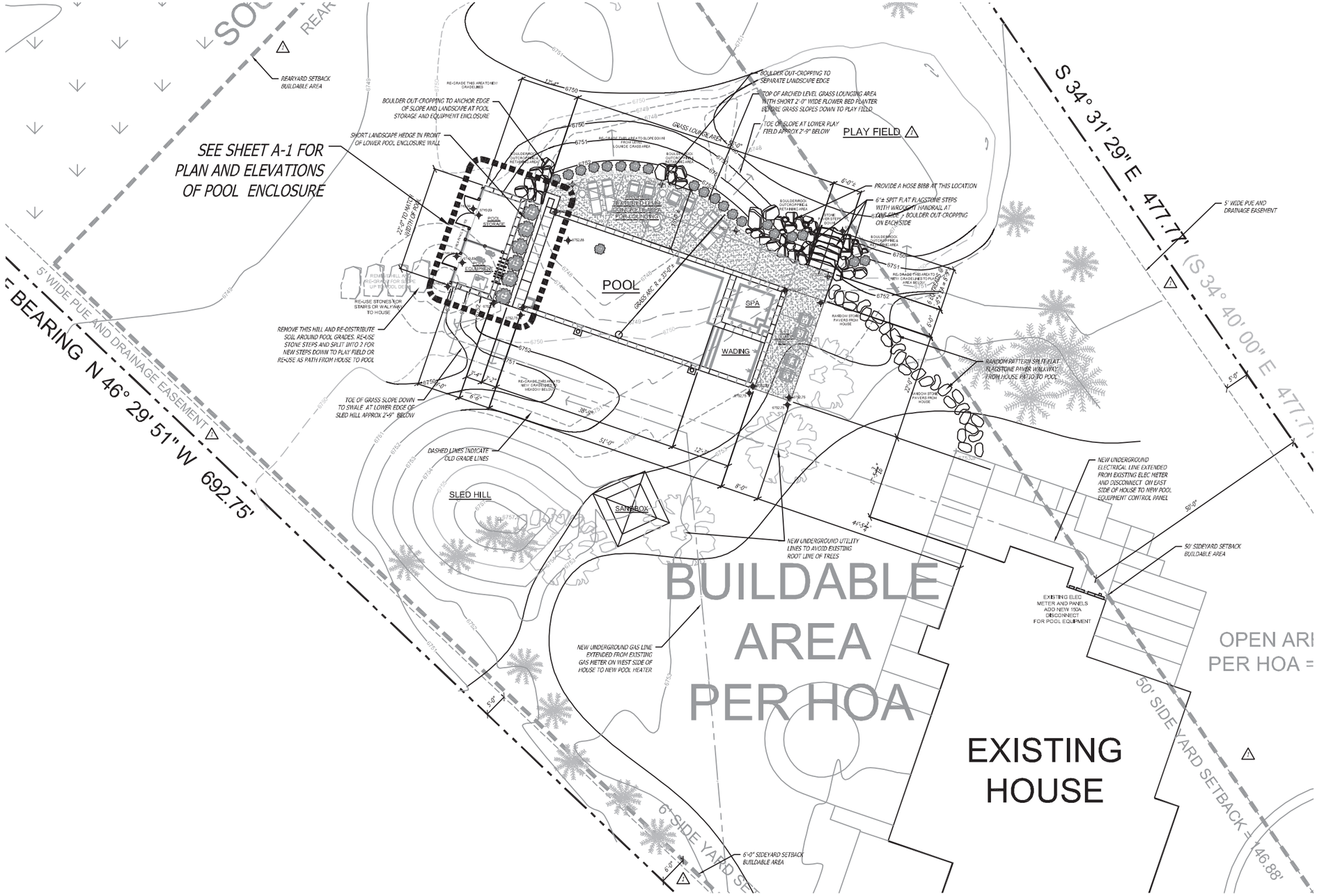
Revisions 07/01/23 07/06/23

Project 22-009

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NEW POOL AND EQUIPMENT DESIGN FOR:
EDWARD AND CAROLINE LEWIS RESIDENCE
LOT 50 HOLIDAY RANCHETTES
1334 LUCKY JOHN DRIVE, PARK CITY, UTAH 84060

AS-1



ENLARGED SITE PLAN

SCALE: 1" = 10'-0"

0 10' 20' 30' 40' 50'

NORTH

1 07-01-23 REVISIONS TO PLANS PER HOA FOR REVIEW AND APPROVAL

James B. Glascock, Architect P.C.
Architecture ▪ Planning
18901 East Lark Drive
Queen Creek, Arizona 85142
801 - 860 - 8905 e-mail: qlascock@mticon.net

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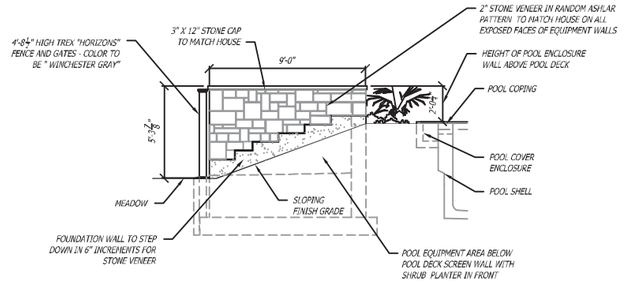
Project 22-009

NEW POOL AND EQUIPMENT DESIGN FOR:
EDWARD AND CAROLINE LEWIS RESIDENCE
LOT 50 HOLIDAY RANCHETTES
1334 LUCKY JOHN DRIVE, PARK CITY, UTAH 84060

Revisions 07/01/23

Date 06-26-23

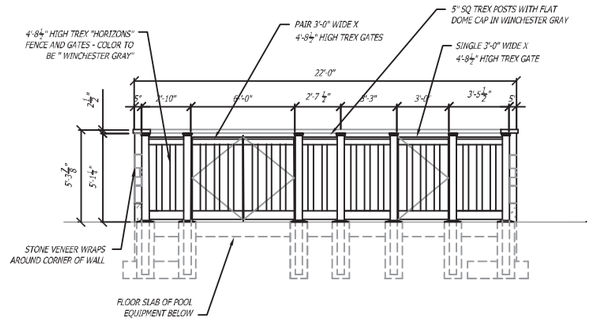
AS-2



SOUTH (SLED HILL) ELEVATION

SCALE: 1/4" = 1'-0"

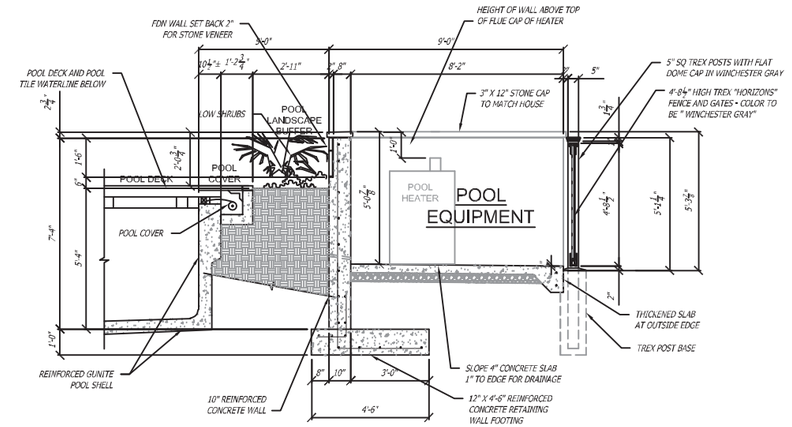




WEST (MEADOW) ELEVATION

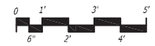
SCALE: 1/4" = 1'-0"

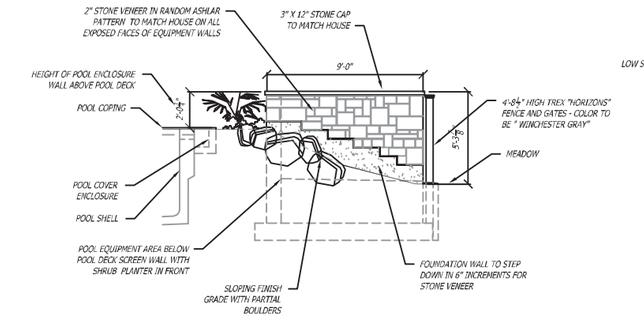




CROSS SECTION

SCALE: 3/8" = 1'-0"

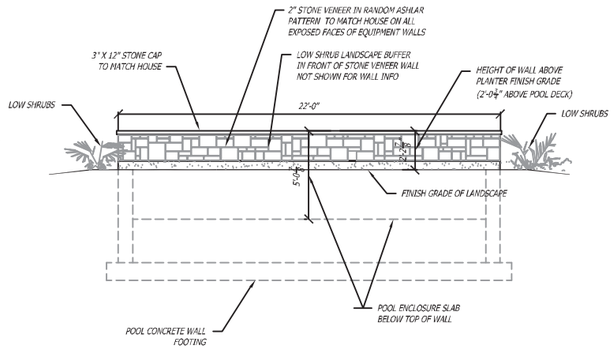




NORTH (PLAY FIELD) ELEVATION

SCALE: 1/4" = 1'-0"

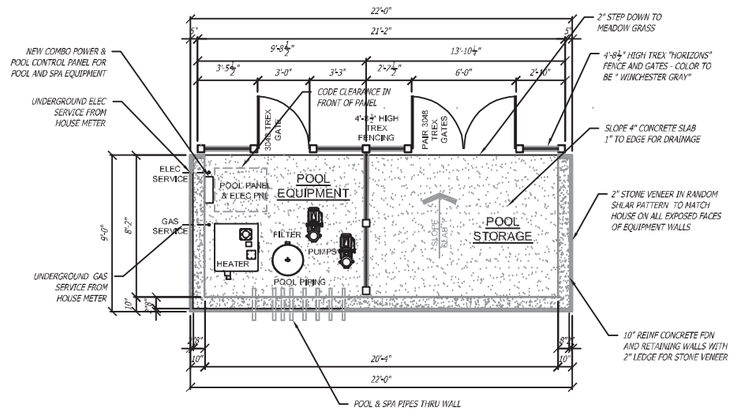




EAST (POOL & HOUSE) ELEVATION

SCALE: 1/4" = 1'-0"





EQUIPMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"





James B. Glascock, Architect P.C.
Architecture ▪ Planning
18901 East Lark Drive
Queen Creek, Arizona 85142
801-860-8905 e-mail: glascock@mtcon.net

Date 06-21-23

Revisions

Project 22-009

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NEW POOL AND EQUIPMENT DESIGN FOR:
EDWARD AND CAROLINE LEWIS RESIDENCE
LOT 50 HOLIDAY RANCHETTES
1334 LUCKY JOHN DRIVE, PARK CITY, UTAH 84060

A-1

Planning Commission
Staff Report

Subject: **2459 Iron Mountain Drive**
Application: **PL-23-05664**
Author: **Jack Niedermeyer**
Date: **September 13, 2023**
Type of Item: **Plat Amendment**

Recommendation

(I) Review the proposed 2459 Iron Canyon Drive Plat Amendment; (II) conduct a public hearing; and (III) consider forwarding a positive recommendation for City Council's consideration on October 5, 2023, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Ordinance (Exhibit A).

Description

Applicant:	Owen C. Blair
Location:	2459 Iron Mountain Drive
Zoning District:	Single Family (SF); Sensitive Land Overlay (SLO)
Adjacent Land Uses:	Single Family Residences
Reason for Review:	The Planning Commission reviews and forwards a recommendation to City Council for Plat Amendments [1]

LMC Land Management Code
SF Single-Family
SLO Sensitive Land Overlay

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

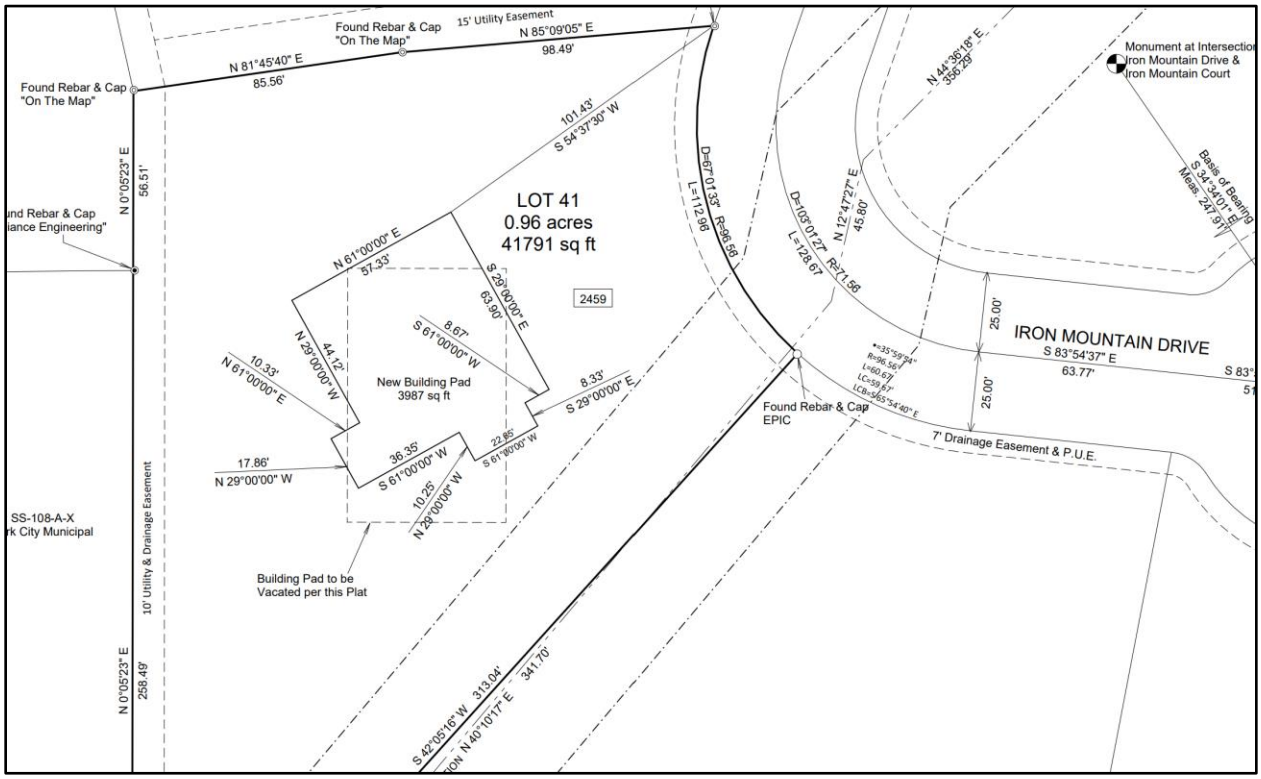
Background

2459 Iron Mountain Drive is Lot 41 of the Iron Canyon Subdivision. The Applicant proposes to redraw the existing 4,000 square-foot Building Pad for 2459 Iron Mountain Drive, which is recorded on the Iron Canyon Subdivision (Exhibit B). Lot 41 is currently an undeveloped Lot. The Applicant is seeking to construct a new Single-Family Dwelling (SFD) that is proposed to be located outside of the current platted Building Pad. The proposed Building Pad is 3,987 square feet and is designed to mirror the footprint of the future SFD.

Condition of Approval 7:
"The final Building Pad shown on the Plat shall not exceed 4,000 square-feet."

[1] LMC § 15-1-8

The image below shows the existing and proposed Building Pads.



2459 Iron Mountain Drive Proposed Building Pad

Over the years, nine Lots within the Iron Canyon Subdivision have completed similar Building Pad adjustments, all maintaining 4,000 square-foot Building Pads:

Lot 29 – Approved on November 10, 2005 (Ordinance No. 05-70)
Lot 11 – Approved on June 1, 2006 (Ordinance No. 06-34)
Lot 4 – Approved on September 14, 2006 (Ordinance No. 06-66)
Lot 5 – Approved on September 28, 2006 (Ordinance No. 06-68)
Lot 43 – Approved on April 27, 2017 (Ordinance No. 2017-18)
Lot 42 – Approved on October 12, 2017 (Ordinance No. 2017-55)
Lot 33 – Approved on September 1, 2022 (Ordinance No. 2022-34)
Lot 45 – Approved on April 27, 2023 (Ordinance No. 2023 -20)
Lot 8 – Approved on April 27, 2023 (Ordinance No. 2023-21)

Analysis

(I) The proposed Plat Amendment complies with the Single Family (SF) Zoning District requirement outlined in LMC Chapter 15-2.11.

2459 Iron Mountain Drive is in the SF Zoning District. LMC § 15-2.11-2(A)(1) lists SFDs as an Allowed Use in the SF Zoning District. The Lot is 0.96 acres with the front Lot Line measuring 112.96', rear Lot Line measuring 258.49' and side Lot Lines measuring 341.7', 85.6', and 98.49'.

The table below outlines the LMC § 15-2.11-3 Lot and Site Requirements for a Single-Family Dwelling in the SF Zoning District:

Requirement	**Analysis of Proposal**
Front Setback – 25’	**Complies** 68’ from Front Property Line
Rear Setback – 15’	**Complies** 62’ from Rear Property Line
Side Setbacks – 12’	**Complies** 51’ and 45’ from Side Property Lines

(II) The proposed Plat Amendment complies with the Sensitive Land Overlay (SLO) requirements outlined in LMC Chapter 15-2.21.

LMC § 15-2.21-3 requires, “[a]ny Applicant for Development [to] produce a Sensitive Lands Analysis performed by a Qualified Professional(s) that identifies and delineates all the following features and conditions”. The Applicant provided the required Sensitive Land Overlay (SLO) documents to the Planning Department as part of the initial submittal of the application (Exhibit D).

Requirement	Analysis of Proposal
Slope/Topographic Map	**Complies** Lot 41 has an average slope of 14%.
Ridge Line Areas	**Complies** The proposed Building Pad does not impact a Ridge Line Area.
Vegetative Cover **Complies** The proposal to modify the existing Building Pad will not remove any additional vegetation that was not previously approved to be removed as part of the original	

Iron Canyon Subdivision approval.

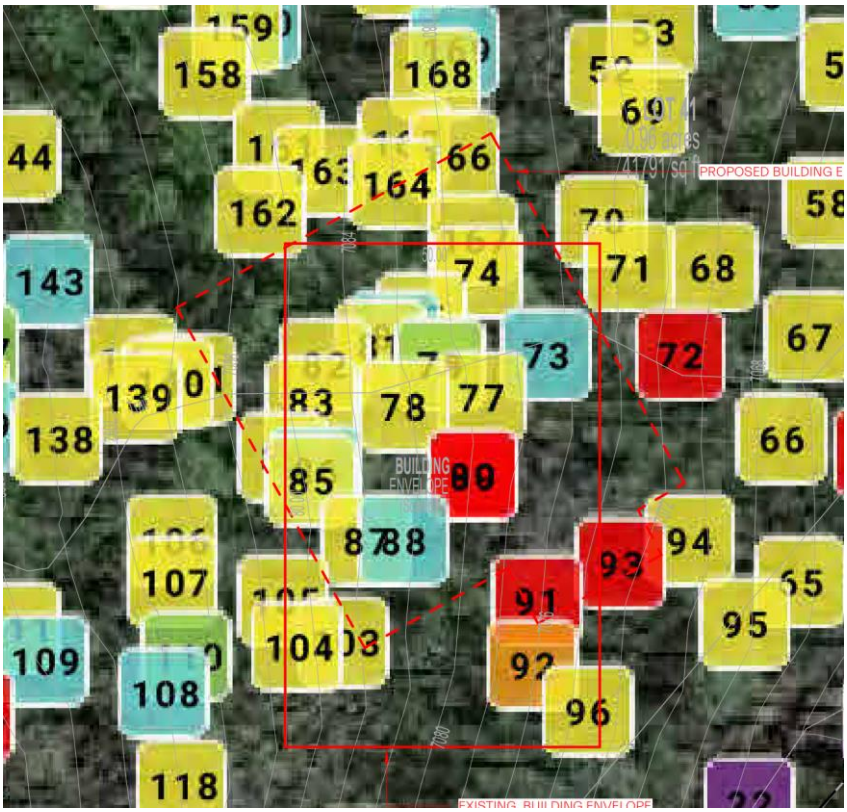


Table 1: Plantings within the Existing vs. Proposed Building Pad

Plant Type	Existing Building Pad	Proposed Building Pad
Quaking Aspen - Yellow	13	13
Subaline Fir - Red	3	4
Gambel Oak - Blue	4	4
Bigtooth Maple - Green	1	1
Utah Serviceberry - Orange	1	0

Designated Entry Corridors and Vantage Points	**Complies** The site is slightly visible from McPolin Barn, a designated vantage point, but mostly screened by natural landscape and neighboring structures.



Wetlands	**Complies:** The site is not near Wetlands.
Stream Corridors, Canals, And Irrigation Ditches	**Complies:** There is a 30' Stream Protection Zone along the Southern Property Line. *See analysis section IV*
Wildlife Habitat Areas	**Complies:** The proposal is not allowing for Building Footprint expansion that would impact existing wildlife habitats.

(III) There is Good Cause for the Plat Amendment, and no public street, Right-of Way, or easement is vacated or amended.

The proposed Plat Amendment relocates a Building Pad to reflect future conditions of the Site. The Planning Commission and City Council review the Plat Amendment according to LMC § 15-7.1-3(B) and approval requires a finding of Good Cause, and a

finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

The Land Management Code defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as providing public amenities and benefits, resolving existing issues and nonconformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and Park City and furthering the health, safety, and welfare of the Park City Community."

There is Good Cause for this Plat Amendment as it does not further subdivide or increase the density of the existing Iron Canyon Subdivision. The proposed Plat Amendment does not create or expand upon any non-conformities and no public street, Right-of-Way, or easement is proposed to be vacated or amended. The proposal does not exceed the maximum Building Pad square footage of 4,000 established by the Iron Canyon Subdivision Plat. The proposal exceeds the setback requirements of the SF Zoning District.[2] Lastly, there several Lots within the Iron Canyon Subdivision that have completed similar Building Pad adjustments, all maintaining 4,000-square-foot Building Pads.

(IV) The Development Review Committee requires Conditions of Approval.[3]

The Engineering department provided feedback regarding a proposed retaining wall within the platted stream protection zone. The Applicant has provided an updated site plan which demonstrates that the retaining wall will not be within the platted stream protection zone (Exhibit C). Staff recommends Condition of Approval 8.

Condition of Approval 8:
"Final Building Plans shall demonstrate that there will be no encroachments into the platted 30' Stream Protection Zone."

The Water Department provided comments that no elevation callout for water pressure was shown on the existing or proposed plat. The representative for the Water Department stated that neighboring subdivisions sometimes have callouts for elevations that development cannot exceed. The representative also stated that a callout will need to be shown on the final plat which states the maximum floor elevation at which a water pressure of 45psi can be provided.

Staff recommends condition of approval 9.

[2] LMC § 15-2.11-3
[3] 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 Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Condition of Approval 9:
"The final Plat shall show a maximum floor elevation at which a water pressure of 45psi can be provided."

Department Review
The Planning Department, Engineering Department, and City Attorney's Office 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 August 30, 2023. Staff mailed courtesy notice to property owners within 300 feet on August 30, 2023. The *Park Record* published notice on August 30, 2023.[4]

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

Alternatives
- The Planning Commission may forward a positive recommendation for City Council's consideration on October 5, 2023; or
- The Planning Commission may forward a negative recommendation for City Council's consideration on October 5, 2023; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits
Exhibit A: Draft Ordinance No. 2023-XX
Attachment 1: Proposed Plat
Exhibit B: Iron Canyon Subdivision Plat
Exhibit C: Proposed Site Plan
Exhibit D: SLO Documents

[4] LMC § 15-1-21.

Ordinance No. 2023-XX

AN ORDINANCE APPROVING IRON CANYON SUBDIVISION LOT 41– BUILDING PAD ADJUSTMENT PLAT AMENDMENT, LOCATED AT 2459 IRON MOUNTAIN DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 2459 Iron Mountain Drive petitioned the City Council for approval of the Iron Canyon Subdivision Lot 41 – Building Pad Adjustment Plat Amendment; and

WHEREAS, on August 30, 2023, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on August 30, 2023, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on August 30, 2023, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on Septemeber 13, 2023, the Planning Commission reviewed the proposed Plat Amendment, held a public hearing, and forwarded a _____ recommendation for City Council's consideration on October 5, 2023; and

WHEREAS, on October 5, 2023, the City Council reviewed the 2459 Iron Mountain Drive Plat Amendment and held a public hearing: and

WHEREAS the 2459 Iron Mountain Plat Amendment is consistent with the Park City Land Management Code Chapter 15-2.11, Chapter 15-2.21, and Section 15-7.1-6.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. APPROVAL. The Iron Canyon Subdivision Lot 41 – Building Pad Adjustment Plat Amendment at 2459 Iron Mountain Drive, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 2459 Iron Mountain Drive.
2. The Lot is within the Single-Family Zoning District.
3. The subject property is Lot 41 of the Iron Canyon Subdivision, approved by the City Council in 1989.
4. The Lot contains 0.96 acres.
5. The Plat Amendment proposes to adjust the Building Pad area shown on Lot 41 of

the Iron Canyon Subdivision Plat.
6. The Building Pad is proposed to be 3,987 square feet, including footings.
7. The City Council has approved the following adjusted Building Pads for Lots of the Iron Canyon Subdivision: Lots 4, 5, 8, 11, 29, 33, 42, 43, and 45.
8. The proposed Plat Amendment is consistent with the pattern of development in the neighborhood.

Conclusions of Law

1. There is Good Cause for this Plat Amendment as it does not further subdivide or increase the density of the existing Iron Canyon Subdivision. The proposed Plat Amendment does not create or expand upon any non-conformities and no public street, Right-of-Way, or easement is proposed to vacated or amended.
2. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.11 and § 15-7.1-6 Final Subdivision Plat.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Any new construction shall comply with Land Management Code Section 15-2.11 regarding Setbacks, Building Height, Building Envelope, Building Pad, etc.
4. All other Conditions of Approval and platted requirements for the Iron Canyon Subdivision continue to apply and shall be noted on the plat.
5. The Applicant shall show the bearings and distances of the final Building Pad on the recorded Plat.
6. The Building Footprint shall be fully located within the amended Building Pad.
7. The final Building Pad shown on the Plat shall not exceed 4,000 square feet.
8. Final Building Plans shall demonstrate that there will be no encroachments into the platted 30' Stream Protection Zone.
9. The final Plat shall show a maximum floor elevation at which a water pressure of 45psi can be provided.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 5th Day of October 2023.

PARK CITY MUNICIPAL CORPORATION

_____
Nann Worel, MAYOR

ATTEST:

_____
City Recorder

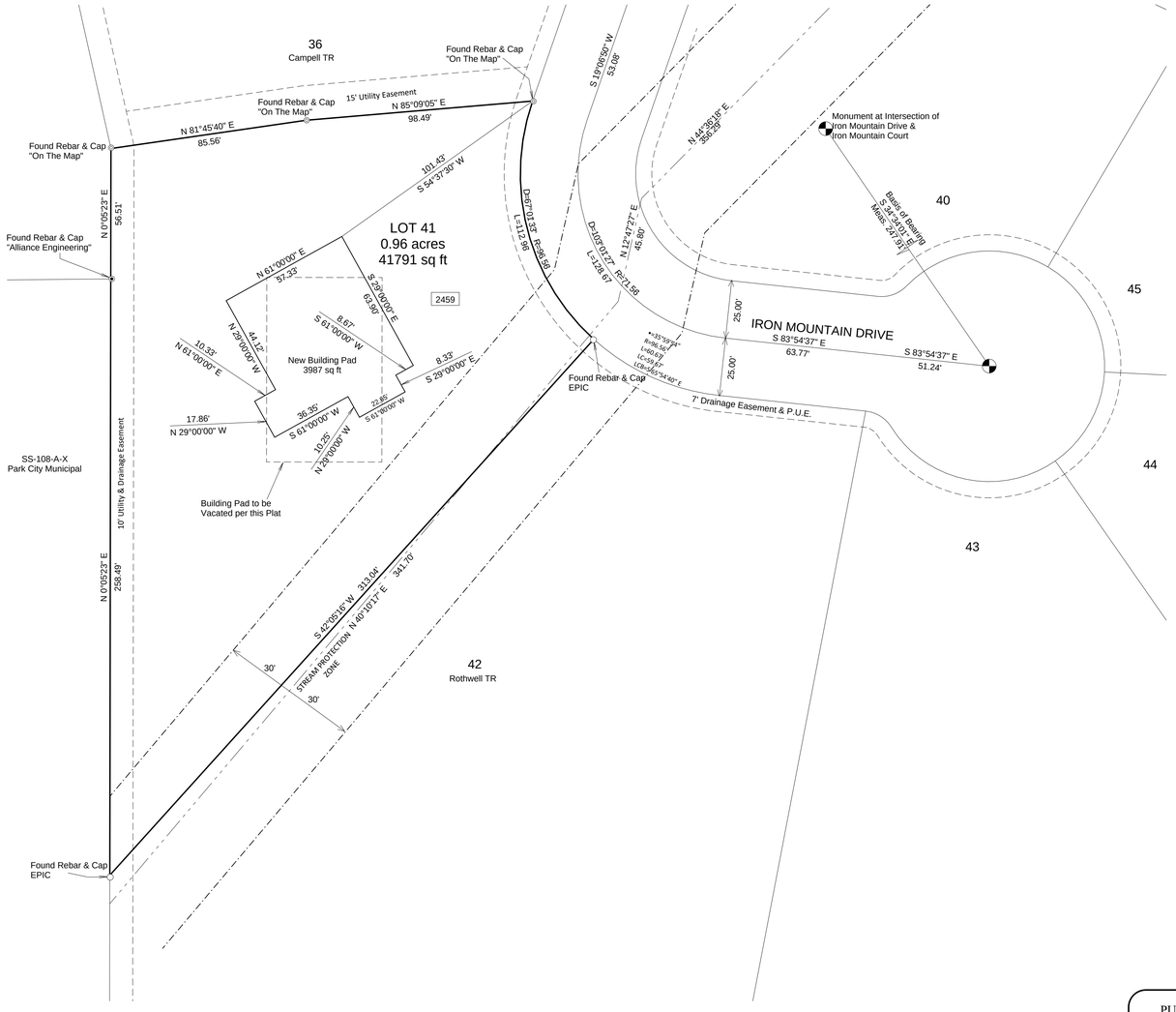
APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Attachment 1 – Plat

IRON CANYON SUBDIVISION LOT 41
- BUILDING PAD ADJUSTMENT

Located in the SW 1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian
Park City, Summit County, Utah



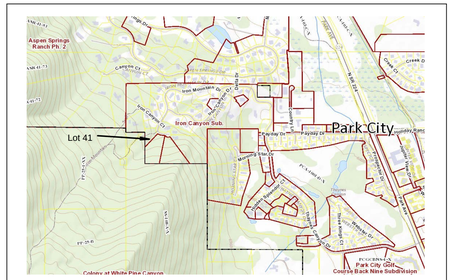
Scale 1 Inch = 30 Feet

30 0 30 60

Legend

- On the Map, Rebar & Cap
- Street Monument
- EPIC Rebar & Cap
- Alliance Engineering, Rebar & Cap

ADDRESS: 14 IRON CANYON COURT



SITE LOCATION

Notes:
1. This plat is subject to the Conditions of Approval in ordinance _____.
2. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submital.
3. The purpose for this plat amendment is to vacate the existing (original) building pad and provide the location and dimensions of the new building pad.
4. This plat amendment is subject to conditions of approval and all general and special notes contained within the Iron Canyon Subdivision Plan (Entry No. 212520) and all other zoning requirements, covenants, restrictions, easements and rights of way, per record documents and City or County Ordinances.

Surveyor Certificate

I Paul Ferry do certify that I am a Professional Land Surveyor holding certificate No. 368358 as prescribed by the laws of the State of Utah. I further certify that by authority of the owners, I have made of survey of the tract of land shown on this plat and described hereon, and have adjusted the building pad location hereafter to be known as Iron Canyon Subdivision Lot 41, -Building Pad Adjustment and that the same has been correctly surveyed and marked on the ground as shown on this

PROFESSIONAL LAND SURVEYOR PAUL FERRY No. 368358 Licensed STATE OF UTAH

June 22, 2023

Boundary Description

Lot 41, Iron Canyon Subdivision, According to the Official Plat thereof on file and of Record in the Office of the Summit County Recorder.

Owner Dedication & Consent to Record

Know by all men by these presents that Owen C. Blair and Deborah N. Blair, as Trustees of the Owen C. Blair Trust, dated May 05, 2011, that we all of the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the Iron Canyon Subdivision Lot 41 - Building Pad Adjustment do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use and does hereby consent to the Recordation of this Plat.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D. 20 __22__.

Owen C. Blair Trust
dated May 5, 2011

_____
Owen C. Blair, Trustee

_____
Deborah N. Blair, Trustee

Acknowledgement

STATE OF UTAH
COUNTY OF SUMMIT

On this _____ day of _____, 20 __23__ Owen C. Blair and Deborah N. Blair, Trustees of the Owen C. Blair Trust, dated May 5, 2011, Personally Appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, that They acknowledged to me that They executed the Owner's Dedication as Trustees of the aforesaid trust.

By: _____ _____
Notary Public Printed Name

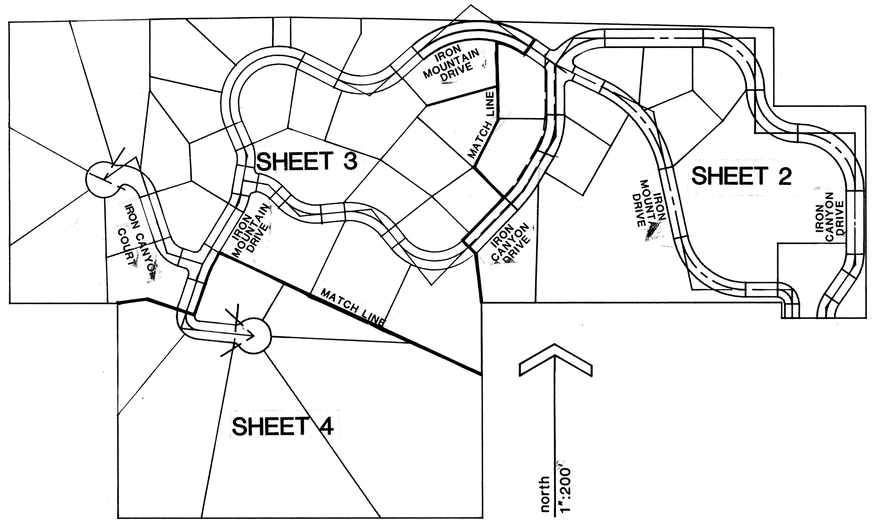
My commission expires: _____

Residing in: _____

HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
435-336-4210

CITY COUNCIL APPROVAL	CITY PLANNING COMMISSION	CITY ENGINEER	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	APPROVAL AS TO FORM	RECORDED
Approval and Acceptance by the Park City Council this _____ Day of _____, 2023.	Recommended by the Park City Planning Commission this _____, day of _____, 20 __23__.	I find this plat to be in accordance with information on file in my office this _____ day of _____, 2023.	Reviewed for conformance to the Snyderville Basin Water Reclamation District Standards this _____, day of _____, 20 _____.	Approved as to form this _____ day of _____, 2023.	STATE of UTAH COUNTY SUMMIT AND FILED AT THE REQUEST OF: _____ Date: _____ Time: _____ Entry # _____ Fee: _____
By: _____ Mayor	By: _____ Chair	By: _____ Park City Engineer	By: _____ SBWRD	By: _____ Park City Attorney	_____ County Recorder

PUBLIC SAFETY ANSWERING POINT APPROVAL	CERTIFICATE OF ATTEST
Approved this _____ day of _____, 2023.	I Certify this Plat was approved by Park City Council this _____ , day of _____, 2023
By: _____ Summit County GIS Coordinator	By: _____ Park City Recorder



INDEX MAP

SURVEYOR'S CERTIFICATE

I, KENNETH W. WATSON, A REGISTERED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR, HOLD CERTIFICATE NO. 5190, AS PRESCRIBED BY THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TO BE HEREAFTER KNOWN AS IRON CANYON, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 29 DAY OF Sept., 1983

Kenneth W. Watson
REGISTERED LAND SURVEYOR

REGISTERED PROFESSIONAL ENGINEER — KENNETH WATSON No. 4300 — STATE OF UTAH

REGISTERED LAND SURVEYOR — KENNETH W. WATSON No. 5190 — STATE OF UTAH

NOTE

1. LOTS 12, 14, 15, 27, 33, 34, 40, 42 AND 43 MAY TAKE ADVANTAGE OF SETBACK VARIANCE ALLOWED AS PER SECTION 4-5.5.3 OF THE LAND MANAGEMENT CODE.
2. PARK CITY WILL NOT ACCEPT STREETS FOR DEDICATION UNTIL 24 OF THE 45 LOTS HAVE BEEN OCCUPIED
3. ALL EXTERIOR BUILDING MATERIALS SHALL BE CLASS 1-RATED FLAME-SPREAD MATERIALS IN ACCORDANCE WITH UBC 4202. ALL RESIDENCES SHALL BE FIRE SPRINKLED IN ACCORDANCE WITH UBC 38-1-82.

LEGAL DESCRIPTION

IRON CANYON LEGAL DESCRIPTION

A parcel of land located in the S.W. 1/4 of Section 5 and the N.W. 1/4 of Section 8, T2S, R4E, Salt Lake Base and Meridian being further described as follows:

Beginning at a point on the south line of the S.W. 1/4 of said Section 5, said point being South 89°21'00" West 246.55 feet from the South 1/4 corner of said Section 5 to the prolongation of an existing wood rail fence running northerly; thence along the prolongation of said fence South 0°04'12" West 11.37 feet to the northerly line of the Quitclaim deed exhibit "B" as stated in book M 58 page 60 of recorded document in the Summit County recorder's office; thence West 244.02 feet; thence North 44.00 feet to the Northeast corner parcel of land described in Book F page 389 as recorded in the Summit County recorder's office; thence West 840.00 feet to the N.W. corner of Thaynes Canyon subdivision No. 3 as shown on said subdivision plat; thence South 600.00 feet; thence West 1020.00 feet; thence North 543.50 feet to the South line of said Section 5; thence South 89°21'00" West 278.64 feet to the S.W. corner of said Section 5; thence North 0°12'32" West along said section line 842.84 feet, to a point on the boundary line agreement as stated in book M 230 page 626 and recorded in the Summit County recorder's office; thence North 88°50'23" East 376.77 feet; thence North 89°19'58" East 395.03 feet; thence South 88°50'22" East 1350.28 feet to a point that is defined in the boundary line agreement recorded in book M 230 page 626 in the Summit County recorder's office, the South 1/4 corner of said Section 5 as referenced in said boundary line agreement is located West 2639.77 feet from the S.E. corner of said Section 5; thence South 222.96 feet to the prolongation of an existing fence running easterly; thence along said fence and the prolongation of said fence North 89°34'50" East 264.75 feet to the prolongation of an existing rail fence running southerly; thence along said prolongation and said fence line South 0°04'12" West 579.66 feet to the point of beginning. Containing 56.21 acres more or less.

Basis of bearings being the south line of Section 4, T2S, R4E, Salt Lake Base and Meridian which has a bearing of South 89°49'21" West.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS IRON CANYON, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER INCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 13th DAY OF October, 1983.

SIGNED H. Roman Boyer, Vernal Parker, The Boyer Company — SIGNED _____

SIGNED _____ — SIGNED _____

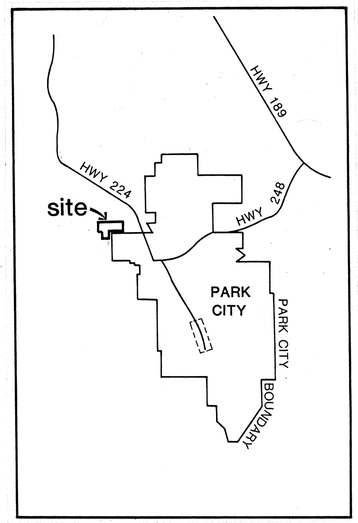
SIGNED _____ — SIGNED _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Salt Lake } : S.S.

ON THE 13th DAY OF October A.D., 1983, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake, IN THE STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, two IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT they SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

DeAnne A. Balli
NOTARY PUBLIC
RESIDING AT Salt Lake City
MY COMMISSION EXPIRES: 4-28-85



VICINITY MAP

IRON CANYON

PREPARED FOR

THE BOYER COMPANY
675 EAST 500 SOUTH
SALT LAKE CITY, UTAH

PREPARED BY

ECKHOFF, WATSON & PREATOR
1798 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH

CITY COUNCIL APPROVAL

PRESENTED TO PARK CITY
CITY COUNCIL THIS 27th DAY OF OCTOBER
A.D. 1983, Thos. C. Price Sr. Mayor
ATTEST William R. Gstheim, Recorder

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS 20TH DAY OF OCTOBER A.D. 1983.
Eric W. DeHaan, P.E.
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE [illegible]
CITY PLANNING COMMISSION ON THIS [illegible] DAY
OF [illegible] A.D. 1983.

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 27
DAY OF October A.D. 1983.
Thomas E. Clyde
CITY ATTORNEY

RECORDED

No. 212520
Date 10-28-83
At 2:09
Fee 7.50
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF Western States Title Co. Alan Spriggs
COUNTY RECORDER

ECKHOFF, WATSON and PREATOR ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS

NW CORNER SECTION 6 T2S, R4E SLB&M
FD. BRASS CAP MONUMENT
1988 DEPENDENT RESURVEY OF EAST
BOUNDARY OF TWP
BLM OFFICE SLC, UTAH

N 1/4 SECTION 6
SEARCHED FOR CORNER - NOTHING FOUND

5407.91 FT. MEAS.

2703.36 FT. BOOK A 245 PG 48
BLM OFFICE SLC, UTAH

2706.00 FT. BOOK A 245 PG 48
BLM OFFICE SLC, UTAH

NW. CORNER SECTION 5 T2S, R4E, SLB&M
FD. IRON ROD AS ESTABLISHED BY J.J.
JOHNSON & ASSOC. DATE UNKNOWN

2656.50 FT. BOOK A 245 PG 48
BLM OFFICE SLC, UTAH

N 1/4 SECTION 5
DID NOT SEARCH
FOR CORNER

5314.32 BLM

2657.82 FT. BOOK A 245, PG. 47
BLM OFFICE SLC, UTAH

NE CORNER SECTION 5 T2S, R4E, SLB&M
FD. STONE LOOSELY SET IN GROUND

BOOK A 245 PG 48
2707.33 FT. RETRACEMENT
SURVEY
N 0°12'32" W
BY SINGLE
2700.00 FT. CALC
PROP METHOD

W 1/4 SECTION 5
SEARCHED FOR CORNER
NOTHING FOUND

2711.20 FT. RETRACEMENT
SURVEY BOOK A 245 PG 48
N 0° 12' 32" W
2711.85 FT. CALC.
BY SINGLE PROP METHOD

6

5

4

IRON CANYON SUBDIVISION

N 0°13'46" E 5326.67 FT.
C&S ENGR 11/16/75
N 0°13'06" E 5336.66 FT. MEASURED

C.C. SECTION 6 & 7 T2S, R4E SLB&M
FD. SANDSTONE 24X15X7 MARKED WITH
C.C. ON EAST & GROOVES ON SOUTH & 1
GROOVE ON NORTH FACE AS STATED IN
BOOK A-245, PAGE 85, BLM OFFICE
SLC, UTAH

N 89°56'29" W

2869.67 FT. MEASURED
2838.00 FT. BOOK A-245 PG 85
BLM OFFICE, SLC, UTAH

S 1/4 CORNER SECTION 6
FD. RED SANDSTONE FACE DOWN
RESET IN DEPRESSION IN GROUND
BOOK A-39 PG 263
BLM OFFICE, SLC, UTAH

N 88°15'38" W 2640.00 FT.

BLM OFFICE, SLC, UT.
BOOK A-39 PG. 263

2630.57 FT. CALC.
BY DOUBLE
PROP. METHOD

SW CORNER SEC. 5, T2S, R4E, SLB&M
SET AS DETERMINED BY DOUBLE
PROP. METHODS.

BOOK A-39 PG. 262
BLM OFFICE, SLC, UTAH

N 89° 21' 00" E
2640.00 FT.

2629.37 FT. CALC.
BY SINGLE PROP.
METHOD

S 1/4 CORNER SECTION 5
SET - AS DETERMINED BY
SINGLE PROP. METHOD

BOOK A-39 PG. 262
BLM OFFICE, SLC, UTAH

N 89° 21' 00" E
2640.00 FT.

2629.37 FT. CALC. BY
SINGLE PROP. METHOD

S 89°49'28" W 5308.42
BASIS OF
BEARINGS

S 89°49'28" W 5308.24 FT.
MEASURED

C&S ENGR. 11/15/75

SE CORNER SECTION 5
T2S, R4E, SLB&M
FD. I.R.R. SPIKE

SE CORNER SECTION 4
T2S, R4E SLB&M
FD. PARK CITY BRASS
CAP STAMPED 1934

2634.14 FT. C&S ENG. 11/15/75 SURVEY
2632.75 FT. CALC. BY SINGLE
PROP METHOD

S 0°02'46" W
S 0° 33' 52" E

7

8

9

W 1/4 CORNER SECTION 8, T2S, R4E, SLB&M
FD IRON ROD AS ESTABLISHED BY B&G
ENGR. APPROX. 1965

5292.09 MEAS.

E 1/4 CORNER SECTION 8
T2S, R4E SLB&M
FD. PARK CITY BRASS CAP

2986.5 FT. AS STATED IN BOOK A-243
PG 82 BLM OFFICE, SLC, UTAH

SEARCHED FOR CORNERS
NOTHING FOUND

326.7 FT.

NORTH

SCALE 1" = 300'

No.	Revision	By	Date
Designed	Drawn JWW 9/5/83	Checked	Date
Scale	Approved		Date

ECKHOFF, WATSON and PREATOR ENGINEERING

ENGINEERS • PLANNERS • SURVEYORS

The Boyer Company 675 East 500 South Salt Lake City, Utah 84102

IRON CANYON
SECTION CONTROL

Project Number

Sheet Number

SHEET 2 OF 5

Osborne 18U3-3/C-052382

IRON CANYON

CURVE DATA

	Δ	R	L	C	CHORD BEARING
C2	34° 44' 37"	120.896	73.31	72.192	N 17° 22' 18" E
C3	34° 44' 37"	70.896	42.990	42.335	N 17° 22' 18" E
C4	34° 44' 37"	95.896	58.15	57.263	N 17° 22' 18" E
C5	34° 44' 37"	120.896	73.31	72.192	N 17° 22' 18" E
C6	34° 44' 37"	70.896	42.99	42.335	N 17° 22' 18" E
C7	34° 44' 37"	95.896	58.15	57.263	N 17° 22' 18" E
C8	90° 00' 00"	75.00	117.81	106.066	N 45° 00' 00" W
C9	90° 00' 00"	125.00	196.350	176.777	N 45° 00' 00" W
C10	27° 34' 43"	129.575	62.369	61.769	S 27° 04' 01" E
C11	86° 41' 18"	184.195	275.472	250.508	N 47° 09' 21" E
C12	08° 57' 58"	129.575	20.277	20.275	S 08° 47' 41" E
C13	38° 10' 09"	40.00	26.647	26.157	S 70° 54' 56" E
C14	23° 30' 09"	217.529	89.230	88.606	N 52° 36' 28" W
C15	51° 49' 51"	40.00	36.185	34.964	S 25° 54' 56" E
C16	36° 32' 41"	129.575	82.647	81.253	N 22° 35' 02" W
C17	13° 05' 09"	239.749	54.757	54.638	S 06° 33' 38" E
C18	23° 30' 09"	237.529	97.433	96.732	N 52° 36' 28" E
C19	23° 30' 09"	197.529	81.026	80.459	N 52° 36' 28" E
C20	115° 37' 22"	15.00	30.269	25.389	N 57° 49' 06" E
C21	117° 49' 08"	15.00	30.845	25.691	N 05° 26' 58" W
C22	36° 32' 24"	142.741	91.033	89.498	N 71° 43' 48" E
C23	55° 55' 16"	167.742	163.717	157.296	N 62° 02' 23" E
C24	44° 34' 51"	192.741	149.968	146.214	N 67° 42' 34" E
C25	79° 59' 44"	15.00	20.943	19.283	N 85° 25' 01" E
C26	90° 00' 00"	165.00	259.18	233.542	S 45° 00' 00" E
C27	90° 00' 00"	140.00	219.912	197.990	S 45° 00' 00" E
C28	90° 00' 00"	115.00	180.644	162.635	S 45° 00' 00" E
C29	90° 00' 00"	75.00	117.810	106.066	S 45° 00' 00" E
C30	90° 00' 00"	100.00	157.080	141.421	S 45° 00' 00" E
C31	90° 00' 00"	125.00	196.350	176.777	S 45° 00' 00" E
C32	90° 00' 00"	100.00	157.080	141.421	S 45° 00' 00" E
C33	90° 00' 00"	40.00	62.832	56.569	S 45° 00' 00" E
C34	069° 02' 44"	45.00	44.978	42.305	S 34° 18' 39" W
C35	06° 52' 06"	419.535	50.291	50.261	N 40° 49' 04" E
C36	13° 00' 50"	394.535	89.613	89.420	N 37° 44' 42" E
C37	13° 00' 50"	369.535	83.937	83.754	N 37° 44' 42" E
C38	31° 13' 13"	189.749	103.394	102.119	N 15° 37' 40" E
C39	31° 13' 13"	214.749	117.016	115.574	N 15° 37' 40" E
C40	18° 08' 04"	239.749	75.882	75.566	S 22° 10' 15" W
C41	54° 36' 12"	15.00	14.295	13.760	N 27° 17' 01" W
C42	21° 12' 03"	226.197	83.698	83.221	N 65° 11' 08" W
C43	38° 31' 35"	276.197	185.718	182.239	S 73° 50' 54" E
C110	36° 32' 41"	121.575	77.544	76.236	N 22° 35' 02" W

9/21/83 - UPDATE

EXACT LOCATION OF EASEMENT MAY VARY

10' Utility Easement

N.03°06'42"W. 2.037'

S 88° 50' 22" E. 479.631'

(541.79' EASEMENT ℄ TO ℄)

1350.28'

50' R/W

50.01

50.0'

13.404'

14.417'

109.922'

SET REBAR

313.68'

UTILITY EASEMENT (PUMP HOUSE)

0.3006 AC.

IRON MOUNTAIN DRIVE

WEST 280.96

IRON CANYON DRIVE

140.00

222.96' SOUTH

STREAM PROTECTION ZONE

SEE PLAT 2 FOR CONTINUATION

PLAT 2

12 0.5311 AC.

11 0.5370 AC.

6 0.452 AC.

5 0.4623 AC.

3 0.4884 AC.

7 0.512 AC.

8 0.399 AC.

4 0.529 AC.

2 4.504 AC.

9 3.808 AC.

10 0.7729 AC.

1 0.526 AC.

Δ=7°08'12" R=369.535 Lc=46.029' C=45.999'

10' ACCESS Sanitary Sewer & Utility Easements

10' Sanitary Sewer Easement

10' Sanitary Sewer & Utility Easement

℄ 16.0 Ft. R/W & Easement, Mtn. Fuel Entry # 133881, Book M85, Page 278

℄ 5.0 Ft. R/W & Easement, One Inch Pipe Line Entry # 134110, Book M85, Page 520

33 Ft. Culinary Water Conduit Easement Entry # 125799, Book M63, Page 592

N 89°34'50" E

SET REBAR

90.50

EAST 90.50

IRON CANYON DRIVE SOUTH 219.52

S 0°04'12" W 579.66'

LEGEND

● Monuments To Be Set

BUILDING PAD

1"=50'

212520

SE CORNER SECTION 4 PARK CITY MON.

S1/4 CORNER SEC. 5

SE CORNER SEC. 5 T.2S., R.4E., S.L.B.&M FD. R.R. SPIKE

P.O.B. S 89°21'00" W 246.55

2629.37'

S 89°49'28" W 5308.42

BASIS OF BEARING C & S ENGINEERING SURVEY-1975

S 0°04'12" W 11.37

NW CORNER THAYNES CANYON # 3 SUB. (AS DETERMINED BY RECORDED PLAT)

S 89°21'00" W 2629.37' SECTION LINE

SECTION 5

SECTION 8

NORTH LINE OF THE QUIT CLAIM DEED AS RECORDED IN BOOK M-58, PAGE 60

PAYDAY DRIVE

THAYNES CANYON SUBDIVISION

85.00' 40.00' 40.00' 155.00' 40.00' 40.00' 80.00'

1	Revise Lots 1-9 - Change Road	LWJ	9/21/83	
No.	Revision	By	Date	
Designed	Drawn	Checked	Date	
Scale	Approved	Date		

ECKHOFF, WATSON and PREATOR ENGINEERING

ENGINEERS • PLANNERS • SURVEYORS

SALT LAKE CITY, UTAH 84115

The Boyer Company 675 East 500 South Salt Lake City, Utah 84102

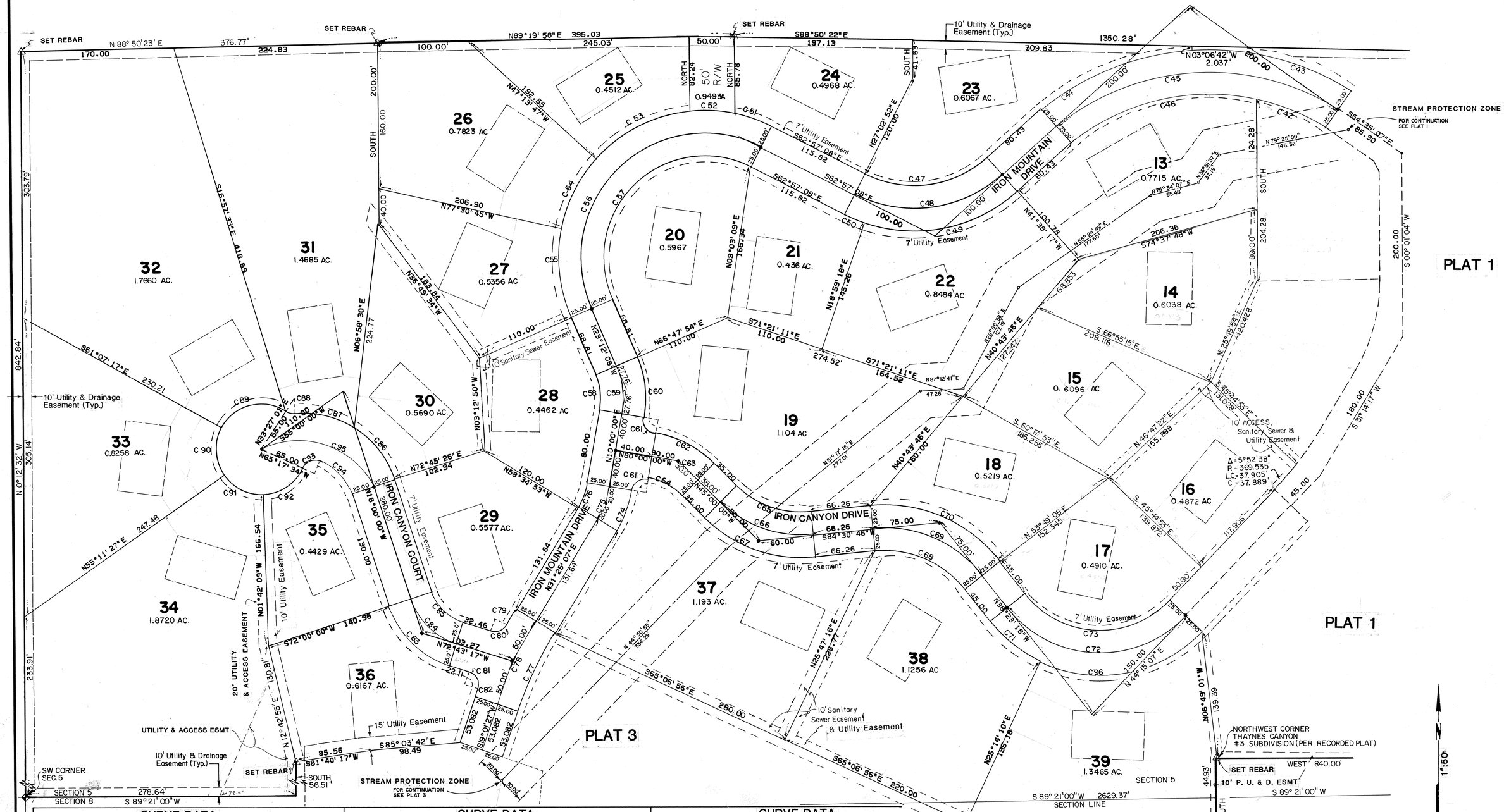
IRON CANYON

Project Number

Sheet Number SHEET 3 OF 5

254

IRON CANYON


SET REBAR
N 88° 50' 23" E
376.77'
224.83
170.00
SET REBAR
N89°19' 58"E 395.03
245.03'
100.00'
SET REBAR
S88°50' 22"E
197.13
50.00'
10' Utility & Drainage Easement (Typ.)
1350.28'
209.83
N03°06'42"W 200.00
2.037'
STREAM PROTECTION ZONE
FOR CONTINUATION SEE PLAT 1
S54°35'07"E 85.90
PLAT 1
25 0.4512 AC.
24 0.4968 AC.
23 0.6067 AC.
26 0.7823 AC
31 1.4685 AC.
32 1.7660 AC.
27 0.5356 AC
20 0.5967
21 0.436 AC.
22 0.8484 AC
13 0.7715 AC.
14 0.6038 AC.
15 0.6096 AC
16 0.4872 AC
17 0.4910 AC.
18 0.5219 AC.
19 1.104 AC
28 0.4462 AC
30 0.5690 AC.
29 0.5577 AC.
35 0.4429 AC.
33 0.8258 AC.
34 1.8720 AC.
36 0.6167 AC.
37 1.193 AC.
38 1.1256 AC
39 1.3465 AC.
IRON MOUNTAIN DRIVE
IRON CANYON DRIVE
IRON CANYON COURT
7' Utility Easement
10' Sanitary Sewer Easement
10' Sanitary Sewer Easement & Utility Easement
10' ACCESS, Sanitary Sewer & Utility Easement
20' UTILITY & ACCESS EASEMENT
UTILITY & ACCESS ESMT
15' Utility Easement
10' Utility & Drainage Easement (Typ.)
SW CORNER SEC. 5
SECTION 5
SECTION 8
S 89° 21' 00" W
278.64'
SET REBAR
SOUTH 56.51
STREAM PROTECTION ZONE
FOR CONTINUATION SEE PLAT 3
PLAT 3
NORTHWEST CORNER THAYNES CANYON #3 SUBDIVISION (PER RECORDED PLAT)
SET REBAR
WEST 840.00'
10' P. U. & D. ESMT
S 89° 21' 00" W
S 89°21'00"W 2629.37'
SECTION LINE
SECTION 5
SECTION 8
S 00° 12' 32" W
305.14'
842.84'
303.79'
233.91'
S61°07'17"E 230.21
S16°52'33"E 418.69
N06°58'30"E 224.77
N36°45'34"W 183.84
206.90
N77°30'45"W
S72°00'00"W 140.96
N01°42'09"W 166.54
N55°11'27"E 247.48
N12°42'55"E 130.81'
N03°12'50"W 280.00'
N18°00'00"W 280.00'
N72°45'26"E 102.94
120.00
N58°34'53"W
S65°06'56"E 280.00
S65°06'56"E 220.00
S65°06'56"E 307.56
N25°47'16"E 228.77
N25°14'10"E 135.18
N09°49'10"W 139.39
S 00°01'04"W 200.00
S 36°14'17"W 180.00
N 44° 30' 55" 356.29
N87°12'41"E 47.26
S 60°17'53"E 188.255'
N 46°47'22"E 155.888
S 45°44'53"E 135.872'
N 53°49'09"E 152.345
S 23°04'53"E 131.028
N 25°19'54"E 120.428
S 66°55'15"E 209.118
N 41°38'17"W 100.28
S74°37'48"W 206.36
N 79° 25' 09" 146.32
N 76° 34' 02" E 55.48
N 58° 24' 49" E 77.60
N 40°43'46"E 160.00
S 71°21'11"E 274.52'
S 71°21'11"E 164.52
N66°47'54"E 110.00
N23°12'08"W 68.81
N09°03'09"E 166.34
N19°59'18"E 145.28
S62°57'08"E 115.82
N27°02'52"E 120.00
S 85° 03' 42" E 98.49
S81°40'17"W 85.56
N 12° 42' 55" E
Δ=5°52'38"
R=369.535'
Lc=37.905'
C=37.889'
Δ=15°19'41"
R=50.00'
L=13.376'
C=13.337'
N 15° 19' 41" E
N 23° 04' 53" W
S 15° 19' 41" W
S 23° 04' 53" E
N 15° 19' 41" E
S 15° 19' 41" W
N 23° 04' 53

CURVE DATA

	Δ	R	L	C	CHORD BRG.
C97	103° 01' 27"	46.558	83.717	72.886	S 32° 29' 17" E
C98	103° 01' 27"	71.558	128.67	112.023	S 32° 29' 17" E
C99	67° 01' 33"	96.558	112.956	106.625	S 14° 29' 20" E
C100	35° 59' 54"	96.558	60.667	59.674	S 66° 00' 03" E
C101	52° 01' 12"	15.000	13.619	13.156	S 57° 59' 24" E
C102	92° 59' 21"	50.00	81.148	72.531	S 78° 28' 28" E
C103	52° 16' 19"	50.00	45.616	44.050	N 28° 53' 42" E
C104	76° 28' 52"	50.00	66.742	61.896	S 82° 13' 13" W
C105	52° 01' 12"	15.00	13.619	13.156	S 57° 59' 24" E
C106	62° 17' 53"	50.00	54.365	51.727	N 28° 23' 24" W

1"=50'

STREAM PROTECTION ZONE
FOR CONTINUATION SEE PLAT 2

PLAT 2

34

40
0.7247 AC

41
0.9594 AC

45
0.7760 AC

42
2.7553 AC

43
3.1308 AC.

44
4.9600 AC.

IRON MOUNTAIN DRIVE

10' Sanitary Sewer Easement & Utility Easement

7' D&P.U.E.

SECTION 5

SECTION 8

SECTION LINE

SET REBAR

WEST 840.00'

S 89°21'00" W 2629.37'

278.64' S89°21'00"W

N81°40'17"E 85.56

N85°03'42"E 98.49

N 12°42'04"E 45.80

N65°06'56"W 407.56

S87°14'28"E 408.14

N41°59'53"E 313.04

N 40°04'54"E 341.70

N10°44'53"E 495.39

N34°58'09"W 567.74

N30°27'39"E 123.37

N 44°30'55"E 356.29

63.765' S84°00'00"E 63.765'

51.235

63.765

56.51'

315.00'

543.49'

44.93'

200.00'

600.00

400.00

NORTH

SOUTH

285.00'

272.65' (EASEMENT ℄ TO ℄)

10' Utility & Drainage Easement (Typ.)

10' Utility & Drainage Easement (Typ.)

10'Utility & Drainage Easement (Typ.)

235.00'

500.00'

285.00'

WEST 1020.00

SET REBAR

SET REBAR

212520

ECKHOFF, WATSON and PREATOR ENGINEERING
1798 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH 84115
ENGINEERS • PLANNERS • SURVEYORS

The Boyer Company 675 East 500 South Salt Lake City, Utah 84102

IRON CANYON

Project Number

Sheet Number SHEET5 OF 5



1 SITE PLAN
1/16" = 1'-0"

WILDLIFE URBAN INTERFACE NOTES

HOME HARDENING

1. ROOF ARE KEPT FREE OF PINE NEEDLES, LEAF LITTER, AND ALL OTHER DEBRIS.
2. RAIN GUTTERS ARE KEPT CLEAR AND CLEAN OF ALL DEBRIS.
3. AREAS UNDER DECKS OR ROOF OVERHANGS ARE NOT USED FOR STORAGE OF ANY COMBUSTIBLE MATERIALS.
4. AREAS UNDER DECKS ARE KEPT CLEAN OF ALL DEAD OR DRY VEGETATION, AND DEBRIS.
5. VENTS ARE COVERED BY METAL SCREENS WITH NO LARGER THAN 1/8-INCH MESH.
6. EAVES ARE BOXED AND/OR MADE FROM NON-COMBUSTIBLE MATERIALS.
7. EXISTING OR PROPOSED FENCE COMPONENTS WITHIN THE IMMEDIATE IGNITION ZONE ARE MADE OF NON-COMBUSTIBLE MATERIALS AND/OR THE STRUCTURE IS NON-COMBUSTIBLE AT THE CONNECTION POINT.
8. WINDOWS ARE MADE OF DOUBLE OR TRIPLE PANE OR TEMPERED GLASS.
9. ROOFS ARE COVERED WITH A CLASS A ROOF COVERING. DOCUMENTATION OF CLASS A ROOF ASSEMBLIES AND COVERINGS ARE REQUIRED.

IMMEDIATE IGNITION ZONE (5 FEET TO STRUCTRE INCLUDING DECKS AND OVERHANGS)

1. ALL DEAD AND DYING VEGETATION IS REMOVED FROM WITHIN 5' OF THE STRUCTURE
2. ALL VEGETATION IS ON THE APPROVED LIST
3. ALL TREES ARE TRIMMED TO BE NO CLOSER THAN 10' FROM AN ACTIVE WOOD BURNING CHIMNEY. THE DISTANCE FROM ANY NATURAL GAS DIRECT VENT FOLLOWS MANUF. RECOMENDATIONS

INTERMEDIATE IGNITION ZONE (30' TO 5')

1. ALL VEGETATION IN THIS ZONE IS ON THE APPROVED LIST. SEE APPROVED PLANTING LIST
2. ALL DEAD AND DYING VEGETATION IS REMOVED AND KEPT CLEAR
3. GRASSES ARE KEPT TO A MAXIMUM OF 4 INCHES IN HEIGHT ABOVE THE GROUND.
4. VEGETATION UNDER TREES IS REMOVED TO PREVENT THE LADDER EFFECT OF A GROUND FIRE FROM SPREADING INTO TREE CROWNS.
5. TREES TALLER THAN 10 FEET AND LESS THAN 15 FEET HAVE ALL BRANCHES REMOVED FROM WITHIN 4 FEET OF THE GROUND AS MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
6. TREES GREATER THAN 15 FEET HAVE ALL BRANCHES REMOVED FROM WITHIN 6 FEET OF THE GROUNDAS MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
7. TREES AND SHRUBS ARE CLUSTERED WITH THE CANOPIES OF THE CLUSTERS BEING NO CLOSER THAN 18 FEET TO THE NEXT CLOSEST **CLUSTER(S).
8. NO SINGLE TREE CLUSTER EXCEEDS 5 TREES OR COVERS MORE THAN 15% OF THE INTERMEDIATE IGNITION ZONE, WHICHEVER IS LESS.
9. ALL LANDSCAPING IN THE INTERMEDIATE IGNITION ZONE MUST BE PLANTED AND MAINTAINED SO THAT A GROUND FIRE IS NOT LIKELY TO SPREAD INTO THE TREE CANOPIES.
10. SEE WUI WORKSHEET FOR EXCEPTIONS

EXTENDED IGNITION ZONE (100'-30')

1. ALL DEAD AND DYING VEGETATION IS REMOVED.
2. **SMALL CONIFERS GROWING BETWEEN TREE CLUMPS OR CLUSTERS ARE REMOVED BY THINNING.
3. TREES GREATER THAN 15 FEET HAVE ALL BRANCHES REMOVED FROM WITHIN 6 FEET OF THE GROUND AS MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
4. TREES AND SHRUBS ARE CLUSTERED. CANOPIES OF THE CLUSTERS ARE AT LEAST 12 FEET APART FROM NEXT CLOSEST CLUSTER(S).
5. NO SINGLE TREE CLUSTER EXCEEDS 5 TREES OR COVERS MORE THAN 25% OF THE INTERMEDIATE IGNITION ZONE, WHICHEVER IS LESS.

CLASS A ROOFING

1. CLASS A ROOF ASSEMBLY REPORTS SHOWING COMPLIANCE WITH ASTM E108 OR UL 790 MUST BE UPLOADED INTO MCIPRIOR TO ROOF COVERING INSPECTIONS. THE ASSEMBLIES MUST BE FIELD VERIFIED FOR COMPLIANCE WITH THE PROVIDED STANDARD. TO PASS A FINAL INSPECTION INVOLVING ROOF CONSTRUCTION OR RE-ROOFING, DOCUMENTATION THAT THE ROOF COVERING COMPLIES WITH ASTM E108 OR UL 790 MUST ALSO BE UPLOADED TO MCI.

SITE PLAN & GRADING NOTES:

1. 5% FINAL GRADE SLOPE AWAY 6" FROM BUILDING FOR 10' MIN.
2. MAX 2:1 SLOPES, THESE REQUIRE ENGINEERING AS TO SOIL STABILITY.
3. SLOPES STEEP THAN 3:1 REQUIRE EROSION CONTROL BLANKETS.
4. ROCK WALLS HIGHER THAN 5' TO BE ENGINEERED.
5. TOP OF FOUNDATION WALLS TO BE 6" ABOVE ADJACENT FINISHED GRADE.
6. FOR DRIVEWAY LESS THAN 100', FIRST 20' 10% OR LESS.
7. FOR DRIVEWAY MORE THAN 100', FIRST 20' 5% OR LESS.
8. MAX. ALLOWED GRADE OF 12% FOR UP TO 250', 10% MAX REMAINING.
9. DRIVEWAY STAKING & PROPERTY CORNER INSPECTION PRIOR TO RECEIVING BUILDING PERMIT.
10. PIPE MAY BE REQUIRED IN RIGHT-OF-WAY FOR NATURAL DRAINABE TO OCCUR (12" MIN) DETERMINED AT STAKING POSITION.

ELECTRICAL SERVICE:

1. SERVICE SIZE TBD BY ELECTRICAL CONTRACTOR
2. UNDERGROUND SERVICE TO WALL - MOUNTED METER
3. 24" MIN. BURY OF 3" ELECTRICAL CONDUIT
4. 270 DEGREE MAX. SWEEPS
5. TOAL LINE LENGTH: TBD

GAS SERVICE:

1. SYSTM SIZE TBD BY GAS LINE CONTRACTOR
2. METER IS 3' MIN FROM ELETRICAL METER

SITE CONSTRUCTION NOTES:

1. CONSTRUCTION TO BE COMPLETE IN 12 MONTHS OR LESS
2. HOURS OF OPERATION ARE 7AM TO SUNSET, MONDAY THROUGH SATURDAY.
3. HOURS OF OPERATION ARE 7AM TO SUNSET, MONDAY THROUGH SATURDAY.
4. SITE CLEAN-UP TO BE PERFORMED DAILY.
5. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER, DUMPSTER COVERS MAY BE REQUIRED PER HOA.
6. NOISE LEVEL SHALL NOT EXCEED 65 DECIBELS.

CONSTRUCTION MITIGATION:

1. MUD CONTROL AND STREET MAINTENANCE AS FOLLOWS:
   A. MUD TRACKED ONTO THE STREET MUST BE CLEANED UP PRIOR TO THE END OF THE WORK DAY.
   B. TRUCKS WILL ONLY BE LOADED WHILE PARKED ON PAVEMENT OR CLEAN GRAVEL.
   C. THE ENTIRE DRIVE TO BE GRAVELED AT ALL TIMES DURING CONSTRUCTION TO REDUCE MUD ON STREETS.
   D. A 50' STABILIZED CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION WITH FILTER FABRIC COVERED BY 2" MIN. ROCK FOR 50'.
2. ALL MATERIALS TO BE LOADED INTO OR NEXT TO DRIVEWAY.
3. ALL DIRT STORED ON SITE WILL BE KEPT WITHIN THE L.O.D..

PARKING:

1. ALL CONSTRUCTION TRAFFIC TO PARK IN DESIGNATED AREAS AND NOT ON STREET WITHOUT PROPER APPROVAL
2. VEHICLES NOT TO BE LEFT ON SITE OVERNIGHT.

DELIVERIES:

1. DELIVERIES SHALL BE MADE ONLY DURING WORK HOURS.

SIGNAGE:

1. THERE SHALL BE A SIGN ON SITE PLACED WITHIN BUILDING ENVELOPE SHOWING THE CONTRACTORS NAME AND PHONE NUMBER, ARCHITECTS NAME AND NUMBER AND IDENTIFICATION OF THE PARTICULAR JOB LOCATION BY EITHER HOMESITE ADDRESS OR HOMESITE OWNER'S NAME.
2. THE SIGN SHALL NOT EXCEED (6) SF AND NOT (4) FT FROM GRADE.

CONSTRUCTION & SILT FENCE:

1. CONSTRUCTION FENCE LENGTH: TBD
2. SILT FENCE LENGTH: TBD L.F. (PLACED ON DOWNHILL SLOPE)

CONCRETE WASHOUT BOX:

1. PLASTIC LINED OUTPACK CORRUGATED CONCRETE WASHOUT BOX, OR SIMILAR, SEE PHOTO BELOW.
2. CLEANOUT CONCRETE AND PUMP INTO THE WASHOUT BOX
3. WHEN FULL, REPLACE WITH A NEW BOX AND DISPOSE OF OLD BOX INTO DUMPSTER.
4. 4'x4'x14" HOLDING 18 CU. FT. OF WASTE CONCRETE
5. BOX TO BE PLASTIC LINED

PARK CITY BEST MANAGEMENT PRACTICES

REFER TO PARK CITY'S BOOKLET IDENTIFYING BMPS THAT ARE RECOMMENDED BY THE UTAH DIVISION OF WATER QUALITY AND THE ENVIRONMENTAL PROTECTION AGENCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT APPROPRIATE BMPS AND IMPLEMENT AND MAINTAIN THIS BMPS ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA STREET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND. STOCKPILE OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL OR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.



KLIMA ARCHITECTURE
4376 N FORESTDALE DR UNIT #5
PARK CITY UT 84098
435-513-2178

IRONHAUS

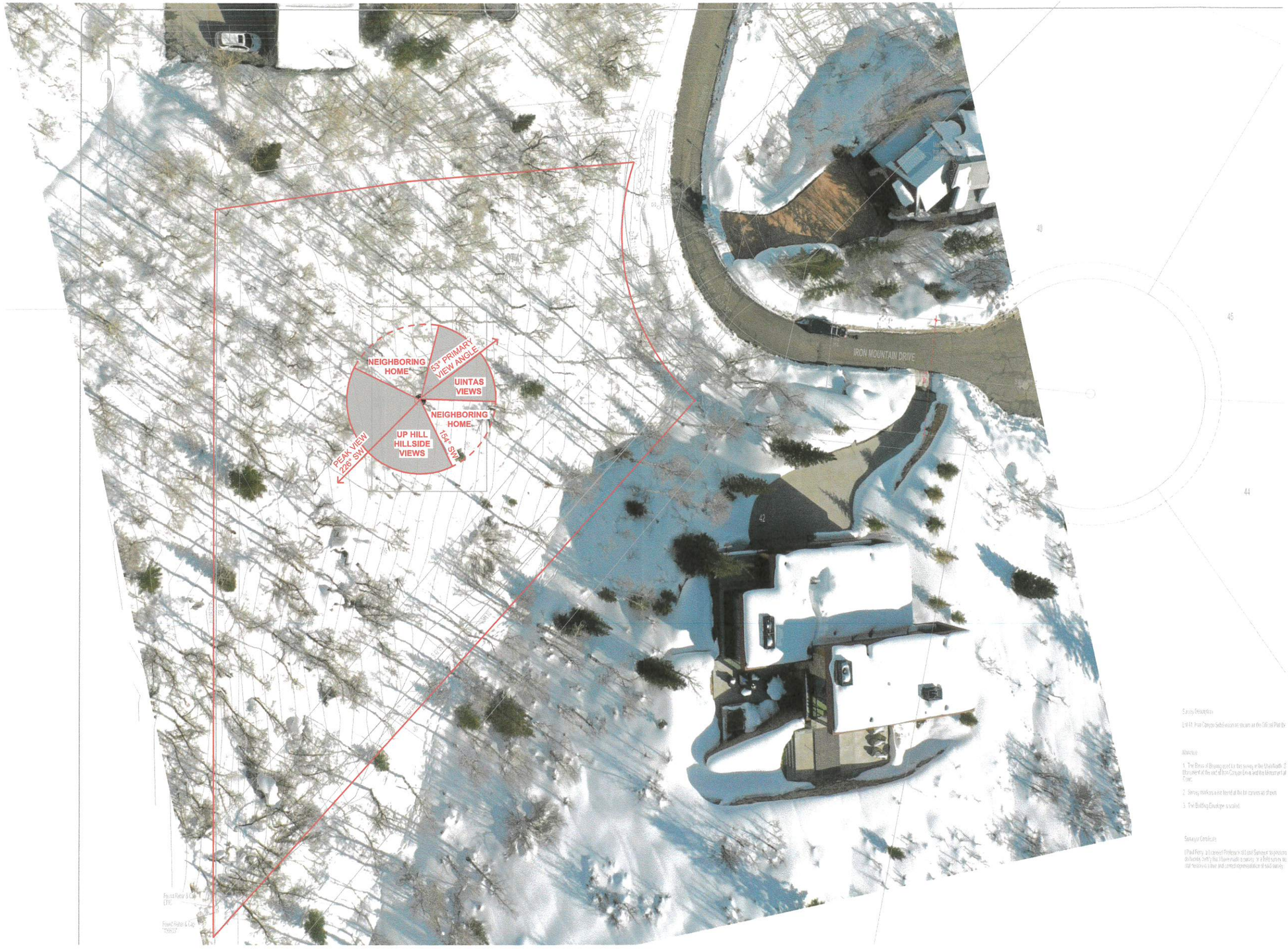
2459 IRON MOUNTAIN DRIVE PARK CITY UT 84098

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C2

SITE PLAN

DATE 8/30/2023
3:23:40 PM



1 VIEW DIAGRAM DRONE SHOT
1" = 20'-0"



Survey Description

Lot 41, Iron Canyon Subdivision as shown on the Official Plat thereof on file in the Office of the Summit County Recorder.

Narrative

1. The Basis of Bearing used for this survey is the Utah North, State Plane Coordinate System (NAD83) between the Monument at the end of Iron Canyon Drive and the Monument at the intersection of Iron Canyon Drive and Iron Canyon Court.

2. Survey markers were found at the lot corners as shown.

3. The Building Envelope is scaled.

4. Vertical Datum is NAVD 1988 derived from the Utah TURN GPS Virtual Reference Network.

Surveyor Certificate

I Paul Ferry, a Licensed Professional Land Surveyor as prescribed by the Laws of the State of Utah and holding License No. 368358, do hereby certify that I have made a survey, or a field survey was made under my direction of the described property by and that the plat hereon is a true and correct representation of said survey.

September 15, 2021

PAUL FERRY No. 368358 LICENSED STATE OF UTAH

HIGH MOUNTAIN
SURVEYING, LLC
P.O. Box 445
1325 South Hoytsville Road
Coalville, Utah 84017
(435) 336-4010

COMMENTS:

SHEET 1 OF 1

SURVEYED BY: PCF
DRAWN BY: PCF
PCS FILE:
PROJECT NO:
DATE: September 15, 2022

RECORD OF SURVEY

Prepared For: Chris Price, KLIMA Architecure
Lot 41, Iron Canyon Subdivision
Part of NW1/4 Section 8, T2S, R4E, SLB&M
Park City, Summit County, Utah



KLIMA

Scale 1 Inch = 60 Feet
Found Rebar & Cap "Alliance Engineering"
Found Rebar & Cap On The Map
15' Utility Easement
Telephone Pedestal
Sewer Manhole Elevation=6,7054.37
Monument Line Iron Mountain Dr
Iron Mountain Dr
IRON MOUNTAIN DRIVE
S 83°54'37" E
63.77
Sewer Manhole
Found Rebar & Cap
7' Drainage Easement & P.U.E.
PROPOSED BUILDING ENVELOPE
EXISTING BUILDING ENVELOPE
BUILDING ENVELOPE
STREAM PROTECTION LINE
N 00°05'23" E
S 00°05'23" W
N 00°05'23" E
S 00°05'23" W
N 00°05'23" E
S 00°05'23" W

Proposed Tree Care Services

Tree Quantity: 394

Proposal Value: $0

July 31, 2023

Proposal #: 609250

Tree Care Service Address/Location
Klima- 2459 Iron Mountain Dr
2459 Iron Mountain Dr
Park City, Utah 84060
Jake
jake@klimaarchitecture.com
tel:801-404-8652

Tree Care Service Billing Address
Klima
Park City, Utah 84060
Chris Price
chris@klimaarchitecture.com
tel:435-513-2178

Low Stump Tree Service
3560 Beaver Creek Rd
Kamas, Utah
Patty Xavier
ISA Certified Arborist
ISA Certified Tree Risk Assessor
patty@lowstump.com
tel:435-200-5730

	Species	Qty	Height	DBH	Service	Price
	Property Border	27				$0
	Choke Cherry and Service Berry	1	10'	2"		$0
	Quaking Aspen	1	25'	5"	Cytospora Canker Present	$0
	Quaking Aspen	3	15'	3"	Service berry mixed in with aspen, approximately 2 4' clumps	$0
	Utah Serviceberry	1	10'	1"	A 4 ft clump	$0
	Quaking Aspen	2	15'	4"	One is a standing dead, the other has cytospora canker present	$0
	Quaking Aspen	2	15'	4"	Service Berry present in between aspens	$0
	Choke Cherry	1	1'-15'	2"	Approximately 4 ft by 15 ft section. Fire Blight present and active	$0
	Quaking Aspen	6	15'	3"	Heavily surrounded by choke cherry	$0
	Gambel Oak	1	25'	8"	Near north east property line	$0
	Gambel Oak	1	25'	9"	One of the more mature oaks on property	$0
	Gambel Oak	4	12'	3"	Located in the same grove as #42, much younger in age	$0
	Gambel Oak	7	16'-30'	7"-12"	Grove of oaks includes one large 12" diameter, 2 10" diameter that are standing dead, the rest are 5" diameter	$0
	Bigtooth Maple	1	13'	2"	Valuable native tree	$0
	Subalpine Fir	1	20'	6"	Valuable native tree	$0
	Quaking Aspen	1	15'	3"	Standing Dead, Fruiting Bodies Present	$0
	Gambel Oak	6	1'-15'	1"-6"	Young grove of oak being overtaken by choke cherry	$0
	Quaking Aspen	6	1'-15'	1"-6"	Young grove of aspen	$0
	Quaking Aspen	2	20'	4"	Heavily overgrown with choke cherry	$0
	Gambel Oak	5	1'-15'	1"-6"	Approximately 30'x30' grove with 2 aspen 3" diameter and 15', 2 2" diameter maples 12'. Gamble part ranges from 4" to 2".	$0
	Quaking Aspen	2	8'	1"		$0
	Quaking Aspen	1	20'	5"	Standing Dead	$0
					Sub-Total	**$0**

	Species	Qty	Height	DBH	Service	Price
	Quaking Aspen	1	18'	6"	New saplings present in area.	$0
	Quaking Aspen	8	16'-30'	1"-6"	Young grove of aspen with largest at 6" diameter.	$0
	Quaking Aspen	2	16'-30'	1"-6"	Aspen along creekbed show good signs of health	$0
	Quaking Aspen	1	8'	1"-6"	Aspen along creekbed show good signs of health	$0
	Quaking Aspen	3	30'	12"	3 mature aspen near stream all showing signs of significant decline. Ctyospora canker present.	$0
	Subalpine Fir	1	10'	3"	Standing Dead	$0
	Quaking Aspen	5	12'	3"	Young aspens growing on right side of stream.	$0
	Quaking Aspen	5	30'	10"	Young bigtooth maple growing right next to mature aspen. 7' tall, 1" DBH	$0
	Quaking Aspen	10	1'-15'	1"-6"	Young aspen grove 1"-4" DBH	$0
	Quaking Aspen	5	1'-15'	1"-6"	Young grove of aspen 10-20' tall and 3-4" DBH.	$0
	Quaking Aspen	1	20'	8"	Cytospora canker present	$0
	Subalpine Fir	1	13'	4"		$0
	Gambel Oak	5	1'-15'	1"-6"	Grove approximately 40x20 2-4" diameter 15' tall at the highest. Young aspens 2"-3" mixed in	$0
	Gambel Oak	8	16'-30'	1"-6"	Ranging from 12'-20' tall and 3"-5" DBH	$0
	Quaking Aspen	1	25'	10"	Standing Dead	$0
	Quaking Aspen	1	16'-30'	8"	Standing Dead	$0
	Quaking Aspen	9	1'-15'	1"-6"		$0
	Gambel Oak	2	10'	1"-6"		$0
	Subalpine Fir	1	7'	2"		$0
	Utah Serviceberry	1	10'	1"-6"	15'x15' with 3 2"-3" DBH aspens mixed in	$0
	Subalpine Fir	3	8'	3"		$0
	Quaking Aspen	5	1'-15'	1"-6"	Young aspen volunteers very present	$0
	Quaking Aspen	4	35'	12"	Two out of four are the more healthy aspens on the property. One is 20' tall and 6" DBH, the other 15' tall and 4" DBH	$0
	Quaking Aspen	1	20'	6"	Healthy and along stream	$0
	Quaking Aspen	1	26'	9"		$0
	Quaking Aspen	1	25'	8"	Fruiting bodies and cytospora canker present	$0
					Sub-Total	**$0**

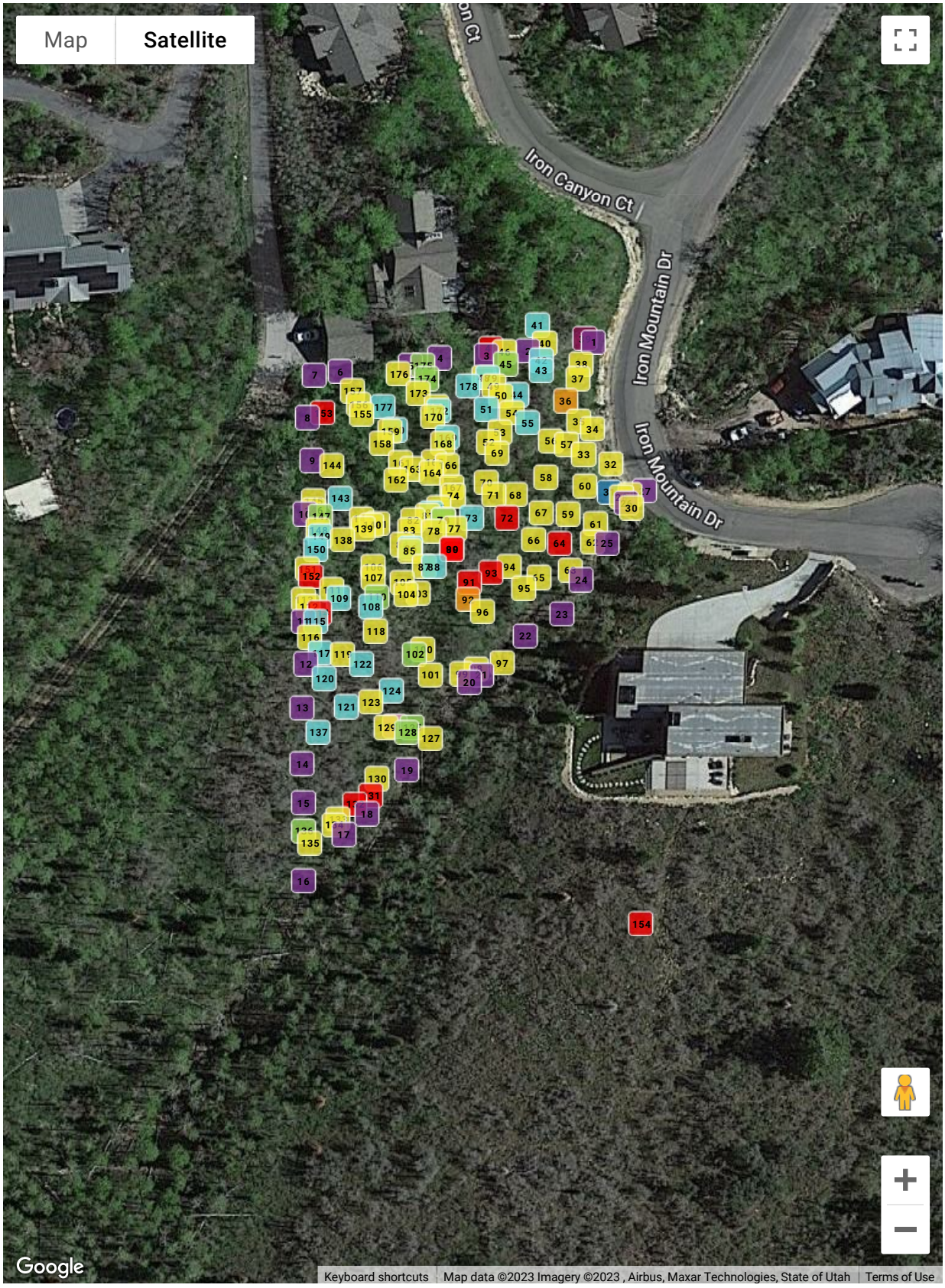
	Species	Qty	Height	DBH	Service	Price
	Quaking Aspen	5	35'	12"	Standing Dead	$0
	Bigtooth Maple	4	7'	1"		$0
	Quaking Aspen	3	15'	3"	4 3" DBH gambel oak also in clump	$0
	Gambel Oak	5	16'-30'	7"-12"	Lagre 10" dbh 25' tall scrub oak snapped and broke / bent four other mature oaks	$0
	Gambel Oak	2	25'	8"	One of the more mature oaks. 15' 5" next to it	$0
	Bigtooth Maple	4	15'	3"	Maple Grove with Service Berry mixed in replacing an old stand of standing dead aspen	$0
	Quaking Aspen	3	30'	9"	Standing Dead	$0
	Quaking Aspen	1	15'	5"	Standing Dead	$0
	Quaking Aspen	1	30'	10"	Declining due to cytospora canker	$0
	Subalpine Fir	1	25'	6"	More matrue and healthy fir on property	$0
	Gambel Oak	1	25'	8"	More mature oaks with great upright growth	$0
	Quaking Aspen	2	30'	12"	Fruiting bodies and cytospora canker present	$0
	Gambel Oak	2	20'	6"	Bigtooth maple volunteers growing in this area. Lots of deadfall oaks.	$0
	Quaking Aspen	1	17'	4"	Overcrowded with oak and deadfall	$0
	Quaking Aspen	1	17'	5"	Standing Dead	$0
	Gambel Oak	4	20'	6"	Bent down slope, most likely due to winter damage. Likely to fail or snap in that direction	$0
	Gambel Oak	6	20'	1"-6"	All bent down slope. Lots of deadfall. Aspen volunteers mixed in.	$0
	Gambel Oak	2	20'	6"	Mature oaks	$0
	Quaking Aspen	1	18'	4"	2 other aspens, 2" diameter next ot is.	$0
	Gambel Oak	6	1'-15'	1'-6'	6 gambel oak 2-3" diameter	$0
	Bigtooth Maple	1	18'	3"	Mature maple. 5 volunteers around it all less than 1" diameter.	$0
	Douglas Fir	1	12'	3"		$0
	Quaking Aspen	1	30'	10"	Cytospora canker present	$0
	Bigtooth Maple	3	12'	2"	Clump of 3	$0
	Quaking Aspen	5	1'-15'	1"-6"	Young aspen near creek area	$0
	Subalpine Fir	1	6'	3"		$0
					Sub-Total	**$0**

	Species	Qty	Height	DBH	Service	Price
	Subalpine Fir	1	18'	5"		$0
	Quaking Aspen	1	22'	10"	Standing dead	$0
	Quaking Aspen	2	22'	5"	Declining. One has 50% of branches living.	$0
	Bigtooth Maple	4	9'	1"	On property edge, 4 immature maples in clump	$0
	Gambel Oak	8	16'-30'	6"	Grove with lots of mature oaks. 8 oaks at 6" diameter and 20' tall. Broken / bent and deadfall trees present. Young oaks present	$0
	Quaking Aspen	3	12'	3"		$0
	Quaking Aspen	2	22'	8"	Fruiting bodies present	$0
	Gambel Oak	7	16'-30'	6"	Grove of oaks. Chokecherry in grove and young oaks as well.	$0
	Quaking Aspen	5	17'	5"	Grove of aspens with 5 oaks mixed in at 1-2" diameter.	$0
	Quaking Aspen	3	17'	4"		$0
	Quaking Aspen	1	15'	6"	Choke cherry and service berry with active fire blight surrounding.	$0
	Bigtooth Maple	1	10'	2"		$0
	Gambel Oak	7	20'	6"		$0
	Gambel Oak	5	1'-15'	1"-6"	4-5" in diameter, 12-15' tall	$0
	Quaking Aspen	4	15'	4"	In gambel oak grove. 5-7" in diameter and 18-20' tall	$0
	Subalpine Fir	1	18'	7"	Mature Fir. Aspen volunteers surrounding it, may cause decline in future.	$0
	Subalpine Fir	2	25'	9"	Mature Fir	$0
	Quaking Aspen	5	15'	4"	2-5" in diameter. Service berry and gambel oak mixed in	$0
	Quaking Aspen	19	15'	5"		$0
	Quaking Aspen	6	25'	10"		$0
	Quaking Aspen	3	16'-30'	4"-7"	Cytospora canker present	$0
	Gambel Oak	6	1'-15'	1"-6"	15'x15' grove. Some standing dead present. 3-4" diameter oaks	$0
	Quaking Aspen	1	30'	13"	Boring insects active and cytospora canker present	$0
	Quaking Aspen	2	10'	2"		$0
	Quaking Aspen	1	23'	8"		$0
	Quaking Aspen	5	15'	5"	Service berry and choke cherry mixed in. Grove of trees are 3-5" in diameter and 12-16' tall.	$0
					Sub-Total	**$0**

	Species	Qty	Height	DBH	Service	Price
	Quaking Aspen	1	25'	10"	Fruiting bodies present	$0
	Quaking Aspen	2	20'	8"	In grove of gambel oak	$0
	Gambel Oak	9	1'-15'	1"-6"		$0
	Quaking Aspen	8	20'	7"		$0
	Quaking Aspen	3	18'	3"		$0
	Gambel Oak	1	22'	7"		$0
	Quaking Aspen	6	18'	5"	Varying degrees of health, ranging from 4-6" diameter and 15-20' tall.	$0
	Bigtooth Maple	1	20'	6"	Very mature maple	$0
	Bigtooth Maple	2	15'	3"	Ranging from 1-3" in diameter	$0
	Quaking Aspen	6	18'	5"	Near north property line. Grove of aspens with service berry mised in. Ranging from 4-8" diameter and 20-25' tall.	$0
	Gambel Oak	2	12'	3"		$0
	Gambel Oak	11	1'-15'	1"-6"	40x20 grove butting up to property line.	$0
	Gambel Oak	2	1'-15'	8"	Less mature oaks surround the two mature ones. Service berry also present.	$0
					Total	**$0**

LOW STUMP TREE SERVICE

Klima- 2459 Iron Mountain Dr



LOW STUMP TREE SERVICE

Klima- 2459 Iron Mountain Dr

Proposal #609250 07-31-2023



July 25, 2023

Populus tremuloides ID# 49
Quaking Aspen
Height: 15' DBH: 3"
Health: 0% - Dead

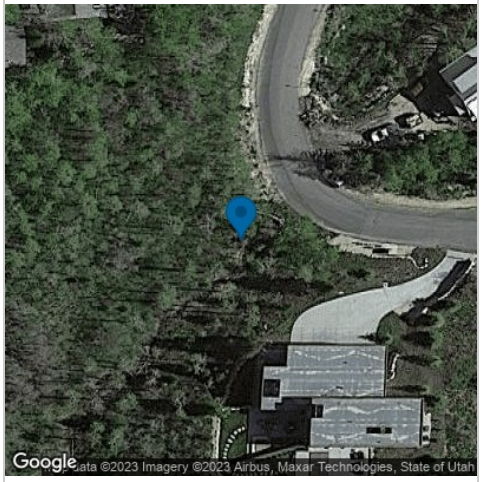


Standing Dead, Fruiting Bodies Present
Fruiting body



July 25, 2023

Populus tremuloides ID# 61
Quaking Aspen
Height: 16'-30' DBH: 1"-6"
Health: 80% - Good



Aspen along creekbed show good signs of health
Creek aspen

Planning Commission
Staff Report

Subject: **Residential Parking Code Amendments**
Application: **PL-23-05821**
Author: **Spencer Cawley, Planner II**
Date: **September 13, 2023**
Type of Item: **Work Session – Land Management Code Amendment**

Recommendation

Review residential parking requirements and provide input on potential Land Management Code amendments to:

- Clarify Approved Parking Areas;
- Identify possible exceptions to residential parking requirements;
- Establish RV Parking Standards; and,
- Provide minor updates to Driveway Standards

Description

Applicant:	Planning Department
Zoning Districts:	Historic Residential – Low Density Historic Residential – 1 Historic Residential – 2 Historic Residential – Medium Density Historic Recreation Commercial Historic Commercial Business Estate Single – Family Residential – 1 Residential Development Residential Development – Medium Density Residential – Medium Density Recreation Commercial General Commercial Light Industrial
Land Management Code Amended:	15-2.1 *Historic Residential – Low Density (HRL) District* 15-2.2 *Historic Residential (HR – 1) District* 15-2.3 *Historic Residential (HR – 2) District* 15-2.4 *Historic Residential – Medium Density (HRM) District* 15-2.5 *Historic Recreation Commercial (HRC) District* 15-2.6 *Historic Commercial Business (HCB) District* 15-2.10 *Estate (E) District* 15-2.11 *Single-Family (SF) District*

15-2.12 *Residential (R-1) District*
15-2.13 *Residential Development (RD) District*
15-2.14 *Residential Development – Medium Density (RDM) District*
15-2.15 *Residential – Medium Density (RM) District*
15-2.16 *Recreation Commercial (RC) District*
15-2.18 *General Commercial (GC) District*
15-2.19 *Light Industrial (LI) District*
15-15-1 *Definitions*

Reason for Review: The Planning Commission reviews and forwards a recommendation to the City Council for Land Management Code amendments; the City Council takes Final Action[1]

LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

There are opportunities to clarify parking requirements for Residential Uses in the Land Management Code (LMC). This Work Session allows the Planning Commission to provide input on potential clarifications. Staff will send public notice and conduct stakeholder outreach before scheduling a public hearing.

Analysis

The Park City General Plan places an emphasis on addressing residential parking in the Historic Zoning Districts. Specifically, it encourages pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.[2] Additionally, the General Plan recommends implementing tools which restrict parking in historic districts to limit residential parking.[3] For example, Historic Structures are exempt from Residential Parking requirements, unless the Use requires a Conditional Use Permit. While these goals require robust analysis and changes to policy, there is potential to support these goals by amending existing code.

(I) Parking requirements for residential uses are outlined in LMC § 15-3-6 *Parking Ratio Requirements For Specific Land Use Categories.*[4]

Off-Street parking must be provided for each residential land Use as outlined in this section. The following table summarizes the parking requirements for these Uses:

[1] LMC § 15-1-7
[2] Park City General Plan, Vol I, p. 108
[3] Park City General Plan, Vol I, p. 109
[4] LMC § 15-3-6

RESIDENTIAL PARKING RATIO REQUIREMENTS		
USE		PARKING RATIO (NUMBER OF REQUIRED SPACES
Accessory Apartment		1 per bedroom
Lockout Unit in Single-Family and Duplex Dwellings		1 per bedroom
Single-Family Dwelling		2 per Dwelling Unit
Duplex Dwelling		2 per Dwelling Unit (4 total)
Triplex Dwelling		2 per Dwelling Unit (6 total)
Multi-Unit Dwelling	Apartment/Condominium not greater than 1,000 square feet floor Area	1 per Dwelling Unit
	Apartment/Condominium greater than 1,000 square feet and less than 2,000 square feet floor Area	1.5 per Dwelling Unit
	Apartment/Condominium 2,000 square feet floor Area or greater	2 per Dwelling Unit
Dormitory		1 per 200 square feet floor Area devoted to accommodations
Boarding House, Hostel		1 per 2 beds; and 1 per manager's unit
Secondary Living Quarters		1 per bedroom in addition to requirements for primary residence
Guest House		1 per Unit Parking for the first six (6) bedrooms is based on the parking requirements for the dwelling. An additional space is required for every additional two bedrooms utilized by the Nightly Rental Use. Parking for Historic Structures may be allowed on the Street adjacent to the Property, if approved by the Planning, Engineering, and Building Departments.
Nightly Rental		

(II) Can Property Owners satisfy Off-Street Parking for Residential Uses in the Front, Rear, or Side Setbacks?

In 2020, Planning Staff recommended amendments to the LMC to rearrange the code, so it is consistent within the Historic Residential Zoning Districts. These amendments

were reviewed by the Historic Preservation Board (Staff Report; Meeting Minutes), the Planning Commission (Staff Report; Meeting Minutes), and the City Council adopted Ordinance 2020-42, enacting the proposed amendments (Staff Report; Meeting Minutes).

One of the 2020 LMC changes allow shared driveways in the Rear Setbacks of Lots in Historic Zoning Districts. Additionally, the term "approved Parking Area" was added, but never defined.

Currently, the LMC does not outright restrict or exempt Off-Street Parking in the Front, Rear, or Side Setbacks. Within each Zoning District, there are minor inconsistencies that create ambiguity regarding exceptions for Off-Street parking in the Setbacks.

For example, in the Historic Residential – Low Zoning District, the LMC states:

> *[Front Setback Exception] Driveways leading to either a garage or an approved Parking Area. No portion of a Front Yard, except for driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.*

In the Historic Residential – 1 Zoning District it reads:

> *[Front Setback Exception] Driveways leading to a Garage or approved Parking Area. No portion of a Front Yard, except for patios, driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.*

And in the Single – Family Zoning District the LMC says:

> *[Front Setback Exception] Driveways leading to a garage or Parking Area. No portion of a Front Yard, except for approved driveways and patios, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled*.

These inconsistencies (identified in red) create confusion—can required Off-Street Parking for Residential Uses be fulfilled in the Setbacks? It is clear that Driveways are allowed in the Setbacks when they lead to a garage or approved Parking Area. But is a Driveway an approved off-Street Parking Area? The LMC could be amended to clarify whether a property owner can satisfy Off-Street parking requirements in the Setbacks.

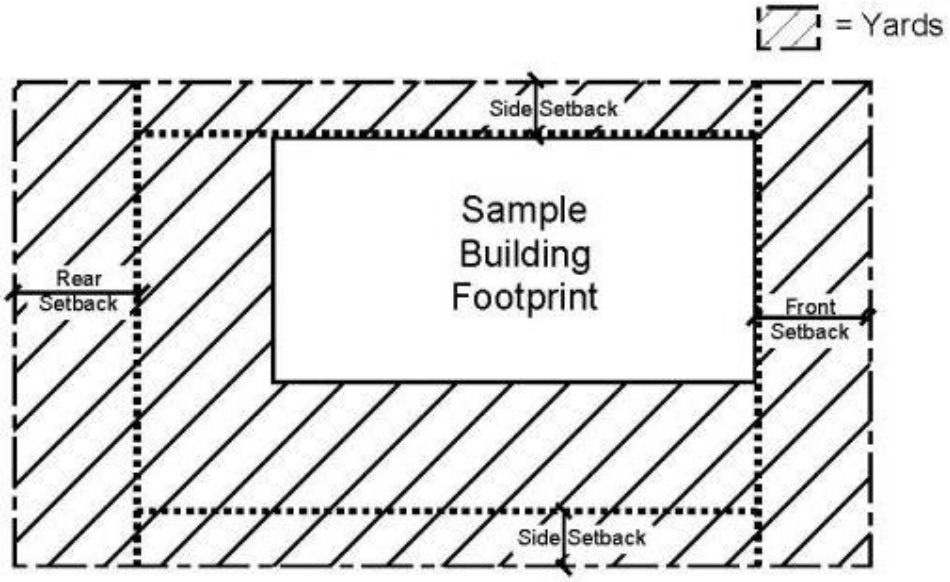
The LMC defines Setback[5] as:

> *A line parallel to a Property Line (or a Right-of-Way, platted Street, existing curb or edge of a Street, whichever line may extend furthest into the lot) at a distance established by the Zoning District. Between this line and the corresponding Property Line, no Structure[6] or portion thereof shall be permitted, erected, constructed, or placed unless specifically allowed by the Zoning District.*

[5] LMC § 15-15-1

[6] Structure is defined as "Anything constructed, the Use of which requires a fixed location on or in the ground, or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground; definition includes 'Building'."

The following image is found in the LMC alongside the definition of Setback:



Christine Quattro, a PhD Fellow in City and Regional Planning at the University of Pennsylvania published an article for the June 2021 American Planning Association's *Zoning Practice* titled, "The Significance of the Setback". Quattro explains that a Front Setback establishes the streetscape and the public realm facing the Right-of-Way. The Side and Rear Setbacks help to limit development and establish the property owner's private area. Quattro states:

> "The lack of Side or Rear Setbacks could push activities which may have been relegated to them into the Front Setback, including trash and tool storage, gardening and green space, outdoor gathering space, car and bike parking, and trees. Without any Setbacks, these activities may disappear altogether or occupy the public realm."

"The Significance of the Setback" argues that flexibility in the Setback is contextual and depends on parcel location.[7] For example, allowing Off-Street Parking in the Setbacks may be appropriate in the Single-Family Zoning District rather than in Old Town's Historic Zoning Districts. Setbacks in the Historic Districts focus on minimizing the visual impacts of development helping to maintain Old Town's character and scale.

Planning Staff recommends the Planning Commission consider the following:

1. As outlined above, the LMC grants Setback exceptions. However, can a residential property owner satisfy Off-Street Parking requirements in the setbacks?
2. If yes, should regulating parking in the Setbacks be based on Zoning District and not as a comprehensive standard?
3. If parking is appropriate in the Setbacks, is a minimum side setback from

[7] "The Significance of the Setback," by Christine Quattro, 2021, *Zoning Practice*, p. 6.

the property line necessary to avoid trespass onto a neighboring property?

(III) Staff recommends additional definitions to clarify residential parking requirements.

The Land Management Code defines the following as found in LMC § 15-15-1:

- **GARAGE, PRIVATE.** An Accessory Building, or a portion of the Main Building, used for the storage of motor vehicles for the tenants or occupants of the Main Building and not by the general public.

- **OFF-STREET.** Entirely outside of any City Right-of-Way, Street, Access easement, or any private Access drive, or Street required by this Title. (Could this be clarified to include setbacks in the definition?)

- **PARKING, RESIDENTIAL.** A Parking Area or Structure used exclusively for residential, non-commercial Uses.

- **PARKING AREA.** An unenclosed Area or Lot other than a Street used or designed for parking.

- **PARKING STRUCTURE.** A fully enclosed Structure designed and intended for parking.

While these existing definitions provide context to current regulations, there may be opportunities to give further clarification. For example, the definition of Off-Street could be clarified to include Setbacks in the definition:

> **Off-Street**. Entirely outside of any City Right-of-Way, Street, Access easement, or any private Access drive, or Street required by this Title; may include approved locations in Setbacks (see Approved Parking Area).

However, in the LMC amendments of 2020, the term “approved parking space” was added to some sections of code and gives further ambiguity to these requirements.

Regarding defined terms, Staff recommends the Planning Commission consider the following questions:

1. What is an “Approved Parking Area” and who approves the location?
2. Will a defined term help to clarify existing code or should the text of the conflicting code provide the full context?

(IV) Further Considerations

1. **Exemptions**

Currently, residential Historic Sites are exempt from residential parking requirements. There may be opportunities to expand this exemption for other uses, such as an

Accessory Apartment or Internal Accessory Dwelling Unit.

Accessory Apartments: The parking requirement for Accessory Apartments is one Parking Space per Bedroom in addition to the existing requirement for the primary residence. Parking is permitted only within approved garages and on paved driveways. Parking Spaces for Accessory Apartments need to be covered and may be provided in tandem subject to the following:

a. The existing driveway length equals or exceeds 25 feet as measured from the Property Line.
b. Preservation of existing Significant Vegetation when all other parking alternatives are undesirable.
c. Tandem Parking for an Accessory Apartment in any residential Historic Zoning District is allowed when the Applicant has secured an Administrative Permit and the Planning Department has made the following findings:
    1) Tandem Parking will not create an undue hardship for the neighborhood.
    2) Other parking options are less desirable than the proposed tandem space.
    3) Reasonable efforts, such as automatic garage door openers, lease provisions and/or limitation of garage storage, have been made to encourage the Use of all Off-Street Parking.

Internal Accessory Dwelling Units: The parking requirement for Internal Accessory Dwelling Units (IADU) is one Parking Space per IADU in addition to the existing requirement of two Off-Street parking spaces for the Single-Family Dwelling. Parking for IADU need not be covered and may be provided in tandem subject to one of the following criteria:

a. The existing driveway length equals or exceeds 25 feet as measured from the Property Line. Parking is only permitted within approved garages and on paved driveways.
b. Preservation of existing Significant Vegetation when all other parking alternatives are undesirable.
c. Tandem Parking for an IADU in any residential Historic Zoning District is allowed when the Applicant has secured a Conditional Use Permit and the Planning Commission has made the following findings:
    a. Tandem Parking will not create an undue hardship for the neighborhood.
    b. Other parking options are less desirable than the proposed tandem space.
    c. Reasonable efforts, such as automatic garage door openers, lease provisions and/or limitation of garage storage, have been made to encourage the Use of all Off-Street Parking.

2. Tandem Parking

LMC § 15-3-3(I) defines Tandem Spaces as parking designs, which necessitate parking one vehicle directly behind another, not perpendicular to each other, are permitted only

for Single-Family Dwellings, Accessory Apartments, and Duplex Dwellings in all zoning districts. In any Zoning District where the Front Setback is 20 feet or less, both Parking Spaces must be perpendicular to the Street, unless there is an adequate landscaped buffer between the Street and Parking pad, subject to review by the Planning Director.

Tandem Parking is allowed and strongly encouraged in the Historic District to support single car wide garages. Tandem Parking is allowed for Single-Family and Duplex Dwellings in the RC District.

Is the Planning Commission interested in understanding the effects of Tandem Parking and the pros/cons of expanding Tandem Parking as an allowed parking configuration in Zoning Districts outside of the Historic District?

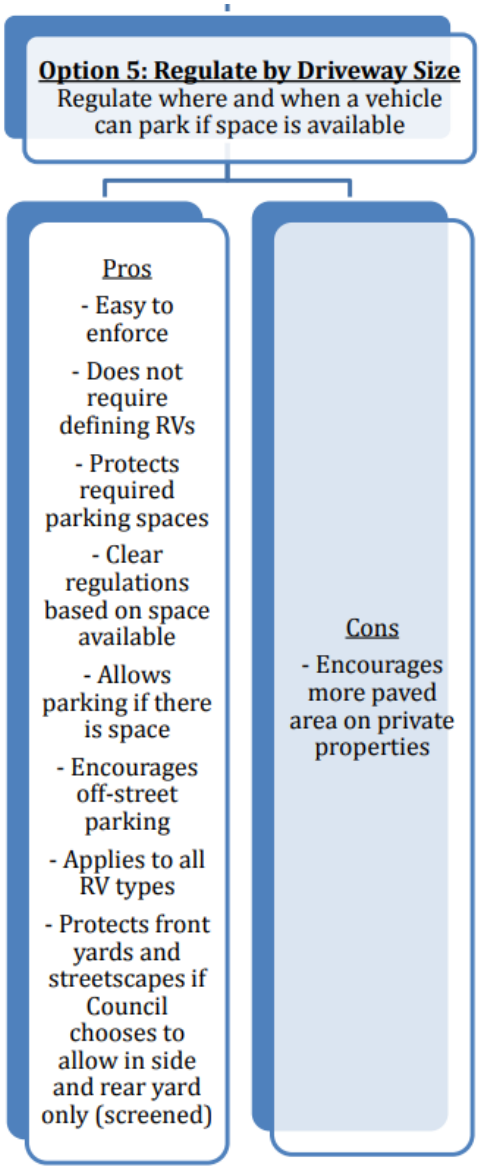
3. RV Parking Requirements

Current regulations regarding RV parking are difficult to understand and enforce. For example, the LMC states driveway areas are not to be used for the storage of any trailer, camper, motor home, boat, or equipment at any time.[8] However, Municipal Code Title 9 states vehicles are not allowed to be parked on any street for more than 72 consecutive hours.[9] Existing code also includes:

- All vehicles, boats, RVs, trailers, and similar vehicles must be parked on an approved paved surface. At no time shall a vehicle be parked on lawn or other landscaped Areas.[10]
- Non-motorized equipment, including uncoupled trailers and snowplows, may never be parked in any street.[11]

There are opportunities to clarify these regulations. In 2018, at the direction of the City Council, Planning Staff conducted a Work Session to amend the Land Management Code (LMC) to make changes to RV parking regulations (Staff Report; Meeting Minutes). The intent of these changes was to address concerns with RV parking on public streets and on impervious surfaces, encourage safe and appropriate parking, improve the aesthetic and visual experience of Park City, and maintain public infrastructure. Staff reviewed five possible options to address RV parking: 1) No change to the LMC; 2) Minor changes to the existing code; 3) Regulate by vehicle size; 4) Regulate by vehicle use; and, 5) Regulate by driveway size. The Council generally favored limiting the length of on-site parking areas seeing that Off-Street parking requirements were first satisfied by the property owner. The amendments stalled without further consideration.

[8] LMC § 15-3-4(A)(3)(b)
[9] PCMC § 9-3-1
[10] LMC § 15-3-4(A)(3)(a)
[11] PCMC § 9-2-13



Ultimately, Staff recommended option 5 – regulate by driveway size (see graphic to the left). This option is enforceable and allows parking where it is available. Parking would be allowed if a driveway is large enough to accommodate an RV without impeding access to or Off-Street parking in required parking spaces. Property Owners park their RVs where they have space, but this would codify and require proper Setbacks, appropriate paved surfaces, and safety considerations.

Although these amendments were not adopted, Staff recommends the Planning Commission consider amendments to RV parking in residential areas.

Staff also reviewed comparable resort towns RV parking regulations and found that very few have codified language restricting RV parking. For example, Jackson, WY has a blanket code regulation that imposes the same standards in all zones. The codes states "The use of the front yard (street yard) of a residential use for the storage of boats, snowmobiles, trailers, RVs, and similar motor vehicles and equipment is prohibited".[12] However, outdoor storage is prohibited in certain Zones such as Town Square – 1 Zone.[13]

Other RV Parking regulations in comparable communities include:

- Bozeman, MT – Only one RV allowed in a garage or a rear yard.
- Hailey, ID – Only one RV allowed outside; no more than two ATVs allowed if screened.
- Boulder, CO – 18-inch setback from sidewalk or public ROW
- Big Sky, MT – Outdoor storage prohibited.
- Whitefish, MT – Prohibited in the side setbacks; 180 days or less if licensed and ready for highway use.
- Pitkin County, CO – 180 Consecutive days or less if permitted and ready for highway use.
- Taos, NM – 180 consecutive days or less; fully licensed and ready for highway

[12] Land Development Regulations Town of Jackson, Wyoming § 6.4.1
[13] Land Development Regulations Town of Jackson, Wyoming § 2.2.16

use.
- Sun Valley, ID – 180 consecutive days or less, fully licensed and ready for highway use.

The recommended code amendments from 2018 are robust and specific allowing for ease of enforcement.

4. Engineering Department Recommendations

Steel or rubber plates placed at driveway entrances, or the bottom of driveways create a hazard for snowplows. Snowplows will catch the corner of the steel plate damaging the plow and concrete curb. In addition to collection or stopping debris creating difficulties for street sweeping. Rubber inserts act as a barrier to the flow of storm water and reduce the volume of storm water that passes through the gutter.

LMC § 15-3-3 outlines general Parking Area and Driveway standards. The Engineering Department suggests adding the following to Subsection A, Grading and Drainage:

15-3-3 General Parking Area And Driveway Standards

Off-Street parking shall meet the following standards:

1. **GRADING AND DRAINAGE**.

    1. Parking Areas must be Graded for proper drainage with surface water diverted to a specified Area approved by the City Engineer, to keep the Parking Area free of accumulated water and ice.
    2. Adequate control curbs must be installed to control drainage and direct vehicle movement.
    3. Parking Area drainage must be detained on Site, treated if required under NPDES (National Pollution Discharge Elimination Standards), and channeled to a storm drain or gutter as approved by the City Engineer.
    4. Driveways must not exceed a fourteen percent (14%) Slope.
    5. Drives serving more than one Single-Family Dwelling shall provide a minimum twenty-foot (20') transition Area at no greater than two percent (2%) Slope beginning at the back of the curb, or as otherwise approved by the City Engineer, in anticipation of future Street improvements.
    6. Steel plates or rubber inserts placed at the bottom of driveways are prohibited.

Additionally, the Engineering Department is interested in adding requirements for capturing snowmelt from heated driveways on-site. Currently, there is no standard for collecting water runoff from heated driveways. As water snowmelt runs off site, it freezes on non-heated sidewalks, in gutters, and in the public Right-of-Way creating safety concerns. The Engineering Department proposes the addition to subsection A:

    7. Driveways with a snowmelt system must conform with Municipal Code Title 13 *Water and Storm Water Code.*