



AGENDA

MEETING CALLED TO ORDER AT 5:30PM

ROLL CALL

ADOPTION OF MINUTES OF August 26, 2015

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

550 Park Avenue - Steep Slope Conditional Use Permit for construction of a new single-family dwelling and a Conditional Use Permit for a parking area with five or more spaces. <i>Public hearing and continuation to September 23, 2015</i>	PL-14-02451 27 PL-15-02471 <i>Planner Astorga</i>
2001 Park Avenue – Pre-Master Planned Development review for an amendment to the Hotel Park City MPD (aka Island Outpost MPD) <i>Public hearing and continuation to uncertain date</i>	PL-15-02681 28 <i>Planner Whetstone</i>
738 Main Street - First Amendment to the Summit Watch at Park City Record of Survey - proposal to remove existing plat note that requires Planning Commission approval for all uses except outdoor dining. <i>Public hearing and continuation to September 23, 2015</i>	PL-15-02844 29 <i>Planner Boehm</i>
738 Main Street - Summit Watch at Park City Conversion of Convertible Space to Units, First Amended, Fourth Supplemental Record of Survey - proposal to remove existing plat note that requires Planning Commission approval for all uses except outdoor dining. <i>Public hearing and continuation to September 23, 2015</i>	PL-15-02845 30 <i>Planner Boehm</i>
900 Main Street - Summit Watch at Park City Phase 3 & 3A First Amended, Third Supplemental Record of Survey - proposal to remove existing plat note that requires Planning Commission approval for all uses except outdoor dining. <i>Public hearing and continuation to September 23, 2015</i>	PL-15-02846 31 <i>Planner Boehm</i>

CONSENT AGENDA – *All items on the consent agenda shall be passed or denied by a single motion at the Commission meeting, unless a motion to remove a specific item is made. If a member of the public or a member of the Planning Commission requests a public hearing on a consent agenda item, then the item shall be removed from the consent agenda and acted on at the same meeting.*

260 Main Street – AGIO 260 Second Amended Condominium Plat to reflect as-built conditions. <i>Public hearing and possible recommendation to City Council on October 8, 2015</i>	PL-15-02860 33 <i>Planner Alexander</i>
Lot 19 Norfolk Avenue (located between 1102 and 1046 Norfolk Avenue) - Steep Slope Conditional Use Permit for construction of a new single-family dwelling on a vacant lot. <i>Public hearing and possible action</i>	PL-15-02853 75 <i>Planner Turpen</i>

REGULAR AGENDA – *Discussion, public hearing, and possible action as outlined below*

CONSIDERATION OF AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE SECTION 15, CHAPTER 11 AND ALL HISTORIC ZONES TO EXPAND THE HISTORIC SITES INVENTORY AND REQUIRE REVIEW BY THE HISTORIC PRESERVATION BOARD OF ANY DEMOLITION PERMIT IN A HISTORIC DISTRICT AND ASSOCIATED DEFINITIONS IN CHAPTER 15-15.

PL-15-02895 99
*Interim Planning
Director Erickson*

Public hearing, discussion and continuation to September 23, 2015

ADJOURN

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
AUGUST 26, 2015

COMMISSIONERS IN ATTENDANCE:

Chair Adam Strachan, Melissa Band, Preston Campbell, Steve Joyce, John Phillips, Doug Thimm

EX OFFICIO:

Interim Planning Director, Bruce Erickson; Christy Alexander Planner; Kirsten Whetstone; Planner, Tom Daley, Deputy City Attorney

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REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 5:35 p.m. and noted that all Commissioners were present.

ADOPTION OF MINUTES

August 12, 2015

Commissioner Phillips commented on the conditions of approval for 162 Ridge Avenue. He recalled that the Commissioners had discussed limiting the construction traffic to King Road only during excavation. He pointed out that Condition #16 as written limits all construction traffic for the entire project to King Road.

Chair Strachan recalled a comment by the project architect that the contractors had been using King Road for 166 Ridge Avenue and it was working fine. Jonathan DeGray agreed with Commissioner Phillips that the limitation only applied to the excavation phase.

Planner Alexander stated that the language in Condition #16 was taken from the conditions for 166 Ridge Avenue. Mr. DeGray pointed out that the condition as written would prevent light trucks from using Daly Avenue. He preferred to only limit the heavy construction vehicles to King Road during the excavation period. Chair Strachan asked Planner Alexander to revise Condition #16 per their initial discussion to specify that the access is limited to King Road during the excavation phase only.

Commissioner Phillips referred to page 7 of the Staff report, second paragraph, first sentence, "Planner Alexander stated that the Planning Commission could add a condition of approval requiring the Board to meet the 4' requirement." He replaced the word "Board"

with “Applicant” to correctly read, “....requiring the **Applicant** to meet the 4’ requirement”.

MOTION: Commissioner Joyce moved to APPROVE the minutes of August 12, 2015 as corrected. Commissioner Band seconded the motion.

VOTE: The motion passed. Commissioner Worel abstained since she was absent from the August 12th meeting.

PUBLIC INPUT

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Interim Planning Director, Bruce Erickson, updated the Planning Commission on the discussion with the City Council regarding Historic Preservation and the role of the Historic Preservation Board. Mr. Erickson stated that the City Council and the Historic Preservation Board would have a joint meeting the following week to discuss a number of agenda items. The City Council also directed Staff to do a number of things. Two new inventories were started on Mine sites that should be listed and protected. He expected to receive the Mine site report from Vail in September, at which time all three lists would be merged and prioritized and sent back to the City Council. The Staff was also looking at potential revisions to the Land Management Code. One revision is to strengthen the demolition by neglect section of the ordinance. The Staff was also working on ways to regulate structures in the historic districts that may not meet the designation of Landmark or Significant, but might be contributory to the neighborhood consistent with the introduction paragraphs of each historic zone.

Mr. Erickson reported that the Historic Preservation Board would have their regular meeting next week in addition to the joint meeting with the City Council.

Mr. Erickson noted that the work being done by the Staff and the HPB would result in additional work for the Planning Commission in terms of the LMC and the need to make difficult decisions for the Historic District zones.

Mr. Erickson announced that Christy Alexander would be leaving Park City to take an elevated planning position for the City of San Francisco. This was her last Planning Commission meeting in Park City and the Planning Department was both upset that she was leaving and very proud of her accomplishment. She will be missed. The Commissioners congratulated Planner Alexander and wished her the best in her new venture.

Chair Strachan noted that at the last meeting he had requested that Mr. Erickson try to schedule a joint meeting with the Snyderville Planning Commission. Mr. Erickson had contacted the County and Tuesday, September 22nd was given as a possible meeting date. Chair Strachan suggested that they schedule that date as long as the majority of the Commissioners could attend. He thought it would be too difficult to find a date where everyone from both Planning Commissions could attend. Most of the Commissioners were available to meet on September 22nd. Mr. Erickson would confirm that date with Pat Putt at Summit County. He anticipated a two hour meeting from 5:00-7:00. The issues for discussion would relate to transferable development rights; long term growth at Quinn's Junction; transportation and other issues. Chair Strachan encouraged the Commissioners to send Mr. Erickson any items they would like to have on the agenda.

CONTINUATIONS - (Public Hearing and Continue to date specified)

1. 2001 Park Avenue – Pre-Master Planned Development review for an amendment to the Hotel Park City MPD (aka Island Outpost MPD) (Application PL-15-02681)

Planner Kirsten Whetstone reported that notices were sent to the neighbors and she had received public input. She requested to do a short presentation and asked the Planning Commission to give the applicant the opportunity to make a brief statement. Planner Whetstone noted that this was a pre-MPD application and it would be back before the Planning Commission for a full review and discussion. However, taking public input this evening would help the Staff prioritize the issues moving forward.

Planner Whetstone reviewed the application for Hotel Park City located at 2001 Park Avenue, located in the Recreation Commercial Zone and subject to the MPD. In order to amend the Master Plan the applicant is required to submit a pre-MPD application first, where the Planning Commission reviews the general concept plans and makes a decision on consistency with the zone, the MPD and the General Plan.

Planner Whetstone noted that page 45 of the Staff report indicates that the Staff had provided findings. She corrected that to say that the Staff had not provided findings.

Planner Whetstone reported that the applicant was requesting 28 additional hotel suites, which would be approximately 56 to 60 keys with a lockout situation. An additional 4,000 to 5,000 square feet of conference space or meeting rooms was also being proposed. The underground parking structure would also be extended and 109 parking spaces would be added with improved circulation. Planner Whetstone remarked that the Staff was still trying to clarify the agreements with the City in terms of golf and maintenance of the parking

garage and the impacts on the golf course. They also needed to do a density analysis. The Staff was working on those and other issues.

Chris Jensen with THINK Architecture, representing the applicant, stated that the proposal was on the south lawn between the Hotel and the Cottages to construct a new conference facility and residential condominium units with underground parking underneath. Mr. Jensen noted that this development project began in 1987 between the Greater Park City Company and the Park City Municipal Corporation. In 1987 the development proposed was 272 hotel rooms, a total of 68 total UEs, 15 commercial UEs with 5% of the hotel support commercial. That agreement was under Ordinance 87-14. Mr. Jensen stated that in 1996 Island Outpost acquired the property and voluntarily changed that development to a smaller boutique style hotel with 100 rooms and 39 UEs. That proposal was more in line with what Hotel Park City is today. The proposal was put into the development agreement between Island Outpost and the City. Mr. Jensen stated that part of that development agreement outlined a shared parking with the City for the golf course, and a shared cost of construction between the City and the developer, with the City bearing 48% of the parking garage.

Mr. Jensen understood there were parking issues, and he expected to hear from the neighbors this evening about limited access up Thaynes Canyon and limited services due to parking on the road. They are very aware of those issues. Mr. Jensen noted that the original proposal in 1987 proposed less parking stalls than the Island Outpost proposal, and that fact is stated in the development agreement. He pointed out that there was a shared ordinance conversation with the development agreement of Island Outpost in 1996.

Mr. Jensen stated that the applicant was currently proposing 109 new underground parking stalls under the lawn area with a better circulation plan for the lower garage, which would benefit the south end. Mr. Jensen remarked that 109 new parking stalls provides the ability to help increase the parking for golf by parking the hotel on the south end, and allow the golfers to park in the parking garage on the north side. It would open up parking stalls during the day and create shared parking in the evening for Ruth's Chris and the Hotel.

Mr. Jensen stated that the applicant would like to open the MPD to talk about density, parking and potential benefits. He noted that as the number of units increase, the HOA fees are projected to decrease. The City participates in those fees and this proposal would hopefully reduce the City's involvement in some of the costs incurred, as well as helping to alleviate the parking issue. The hope was for everyone to work together on this approach to come up with a better situation that could benefit the City, the golf course, White Pine skiing, as well as Hotel Park City. Mr. Jensen looked forward to public comment this evening, and coming back to the Planning Commission at a future date.

Chair Strachan opened the public hearing.

Pat Fortune, a resident at 2102 Webster Drive, spoke on behalf of his neighborhood. Mr. Fortune emphasized that there is a parking problem and the applicant's admission of their parking situation is a failure. He stated that 119 cars were parked in their neighborhood last week. They cannot get their mail delivered and a week ago the garbage truck only picked up half the garbage because the vehicles cannot access their neighborhood. Mr. Fortune stated that cars are parked on both sides of the road and the police have had to tow cars that blocked private driveways. Mr. Fortune stated that the golf course shares partial blame but they are not entirely to blame because parking is also an issue in the winter during cross country events. However, for cross country events the cars park diagonally on driving range which alleviates some of the problem. Mr. Fortune stated that his neighborhood is not a commercial parking lot for a commercial venture. They are currently working with the City to make their neighborhood permit parking only like Old Town. He noted that a project was approved in 1987 that created a burdensome situation, but they have no recourse until the Code is changed allowing the police to write tickets or remove cars. Mr. Fortune pointed out that in addition to being in the hotel and restaurant business, Hotel Park City is also in the swim club business, the health club business and the conference business, and there is not enough parking. He remarked that adding 109 spaces as a solution to the problem is ridiculous. Mr. Fortune noted that the hotel and the golf course have been very successful and the neighbors do not want to hinder that success, but the parking problem is becoming a health and safety issue and it needs to be addressed.

Chair Strachan closed the public hearing.

MOTION: Commissioner Thimm moved to CONTINUE 2001 Park Avenue – Pre-Master Planned Development review for an amendment to the Hotel Park City MPD to September 9, 2015. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

2. Land Management Code Amendments regarding vertical zoning storefront regulations in Chapter 15-2.5-2 Uses in Historic Recreation Commercial (HRC), Chapter 15-2.6-2 Uses in Historic Commercial Business (HCB), and associated Definitions in Chapter 15-15 Defined Terms. (Application PL-15-02800)

Chair Strachan opened the public hearing.

Mike Sweeney stated that he was representing all of the property owners below Heber Avenue, and also the Sky Lodge regarding this issue. The property owners took exception to increasing and changing the current vertical zoning, which they obtained under their MPDs and CUPs. Mr. Sweeney believed the HPCA shared their concern. Mr. Sweeney stated that if any of the Commissioners were interested in seeing and learning how they actually conduct business on Lower Main Street, he would be happy to walk them through it. He has had 20 years of experience on Lower Main and he welcomed the opportunity to speak with any of the Commissioners.

Chair Strachan closed the public hearing.

MOTION: Commissioner Worel moved to CONTINUE Land Management Code Amendments regarding vertical zoning storefront regulations in Chapter 15-2.5-2 Uses in Historic Recreation Commercial (HRC), Chapter 15-2.6-2 Uses in Historic Commercial Business (HCB), and associated Definitions in Chapter 15-15 Defined Terms to October 15, 2015. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

CONSENT AGENDA

1. 281 & 283 Deer Valley Drive – Plat Amendment to combine four lots into two single lots of record. (Application PL-15-02808)
2. 415 Main Street Plat Amendment to combine all of Lots 3 and 4, and a portion of Lot 5 into one (1) lot of record located in Block 10 of the Amended Plat of the Park City Survey (Application PL-15-02851)

Chair Strachan opened the public hearing on the Consent Agenda items.

There were no comments or requests to remove an item from the Consent Agenda.

There was some confusion as to whether or not a public hearing was necessary for Consent Agenda items, as well as the process for removing items from the Consent Agenda. Chair Strachan and Mr. Erickson stated that they would research the proper procedure and report back to the Planning Commission. Planner Whetstone stated that the Staff should also research proper noticing procedures for Consent Agenda items

MOTION: Commissioner Phillips moved to APPROVE the Consent Agenda. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 281 283 Deer Valley Drive

1. The property is located at 281 & 283 Deer Valley Drive.
2. The property is in the Residential (R-1) District.
3. The subject property consists of Lots 3, 4, 26, and 27, Block 66, of the Amended Plat of Park City Survey.
4. In 1981 a duplex dwelling was constructed on Lots 3, 4, 26, and 27.
5. The proposed plat amendment creates two (2) lots of record from the existing four (4) lots. As proposed, Lot 1 contains 3,295 SF and Lot 2 contains 3,425 SF.
6. A duplex dwelling is an allowed use in the Residential (R-1) District.
7. The minimum lot area for a duplex dwelling is 3,750 square feet; Lot 1 and Lot 2 at 281 & 283 Deer Valley Drive will be a total of 6,720 square feet. The proposed lots meet the minimum lot area for a duplex dwelling.
8. The minimum lot width for a duplex in the district is thirty-seven and one-half feet (37.5'). The proposed lots are each twenty-five feet (25') wide. The proposed lots do not meet the minimum lot width requirement for a duplex dwelling.
9. The setback requirements for the lot are a minimum front yard setback of fifteen feet (15'), a minimum side yard setback of five feet (5'), and a minimum rear setback of fifteen feet (15').
10. The existing duplex dwelling does not meet the current LMC setback requirements for the front and side yard setbacks. The existing front yard setback is fourteen feet (14') and the existing side yard setbacks are four and one-half foot (4.5') setback on the east side and a five and one-half (5.5') setback on the west side.
11. There is a zero foot (0') side yard setback between each unit of the duplex dwelling. Per Land Management Code (LMC) § 15-2.12-3 (F)(2), the Residential (R-1) District does not require a side yard between connected structures where the structures are designed with a common wall on a Property Line and the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official.
12. On July 16, 2015 the applicant submitted a Non-Complying Structure Determination application. The application was deemed complete on July 22, 2015.
13. On July 23, 2015 the Planning Director determined that the existing duplex dwelling is a legal non-complying structure due to non-complying side yard setbacks, non-complying lot widths, and therefore, the existing structure and existing lot width may be maintained as a part of the proposed plat amendment.

14. There is an existing rock retaining wall on the east property line of Lot 3. The rock retaining wall encroaches onto the property of 295 Deer Valley Drive. The rock retaining wall also extends into the Public Right-of-Way.
15. There is an existing rock retaining wall on the west property line of Lot 4. The rock retaining wall encroaches onto the property of 267 Deer Valley Drive. The rock retaining wall also extends into the Public Right-of-Way.
16. The proposed plat amendment will not cause undo harm to adjacent property owners.
17. The proposed lot area of 3,295 square feet (Lot 1) and 3,425 square feet (Lot 2) are compatible lot combinations as the entire Residential-D1is(tRri-c1t)has abundant sites with the same dimensions.
18. On October 9, 2014, an At-Risk Building Permit (BD-14-20000) was approved by the Planning Department and Building Department for the construction of an addition and remodel to the existing non-historic duplex dwelling.
19. The applicant applied for a Plat Amendment application on June 8, 2015. The Plat Amendment application was deemed complete on June 18, 2015.
20. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law – 281 & 283 Deer Valley Drive

1. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
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. There is good cause for this plat amendment in that it creates two legal lots of record and resolves existing non-complying issues.

Conditions of Approval 281 & 283 Deer Valley Drive

1. The 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 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) 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. A ten feet (10') wide public snow storage easement will be required along the Deer Valley Drive frontage of the property and shall be shown on the plat prior to recordation.
4. The east rock retaining wall can either be removed, or the property owner must enter into an encroachment agreement with the owner(s) of 295 Deer Valley Drive and with the City for the Public Right-of-Way.
5. The west rock retaining wall can either be removed, or the property owner must enter into an encroachment agreement with the owner(s) of 267 Deer Valley Drive and with the City for the Public Right-of-Way.
6. The structures must be designed with a party wall agreement in a form approved by the City Attorney and Chief Building Official.
7. 13-D sprinklers are required for any new construction or significant renovation of existing.
8. Separate utility meters must be installed for each unit.
9. Easements for utilities must be determined and established.

Findings of Fact – 415 Main Street

1. The Miner's Plaza Plat Amendment is located at 415 Main Street within the Historic Commercial Business (HCB) District.
2. The Miner's Plaza Plat Amendment at 415 Main Street consists of Lots 3, 4, and a portion of Lot 5 of Block 10 of the Amended Plat of the Park City Survey.
3. On July 8, 2015, the applicants submitted an application for a plat amendment to combine Lots 3, 4, and a portion of Lot 5 containing a total of 4,500 square feet into one (1) lot of record.
4. The application was deemed complete on July 15, 2015.
5. The lots at 415 Main Street currently contain an existing restroom building and landscaping improvements.
6. The HCB zone requires a minimum lot size of 1,250 square feet. The proposed lot size is 4,500 square feet.
7. The maximum floor area ratio (FAR) allowed in the HCB zone is 4.0. Currently, the site has an FAR of 0.076.
8. The HCB zone does not have a minimum front, rear and side yard setbacks. The existing restrooms building has a front yard setback of 51 feet, rear yard setback of 9 feet, north (side) yard setback of 30 feet and south (side) yard of 0 feet. These comply with the LMC.
9. The current restroom building is 12.85' in height, and complies with the height requirements of the HCB zone.
10. No parking is required as this is a public plaza.

11. The parcel currently has improvements that extend beyond the interior property lines, including the existing public restrooms building, concrete pads, wood landing, retaining walls, planting beds, and other landscape features.
12. The house and deck at 416 Park Avenue encroach about six inches (6") for a length of six feet six inches (6'6") along the west property line of Lot 5.

Conclusions of Law – 415 Main Street

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
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 – 415 Main Street

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment 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 amendment 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 complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Recordation of this plat and completion and approval of a final Historic District Design Review (HDDR), applications are required prior to building permit issuance for any construction on the proposed lot.
4. The applicant shall provide a private sewer lateral easement for the benefit of 416 Park Avenue, 424 Park Avenue, and 419 Main Street.
5. The property owner must enter into an encroachment agreement with the owner(s) of 416 Park Avenue for the existing historic house and deck located on the west property line of lot 5.
6. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final mylar prior to recordation.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

1. **900 Round Valley Drive – Pre-Master Planned Development review for an amendment to the IHC Master Planned Development (Application PL-15-02695)**

Commissioner Worel disclosed that her office is located on the IHC Campus; however, that would not affect her ability to discuss and vote on this item.

Planner Whetstone reviewed the request for an amendment to the Intermountain Healthcare MPD. This was a MPD pre-application, which IHC is required to present to the Planning Commission and the public prior to submitting a formal Master Planned Development amendment application. Planner Whetstone explained that the Code tasks the Staff and the Planning Commission with finding that the requested concept is generally consistent with the zone, the existing Master Plan and Development Agreement, and with the General Plan. She noted that the IHC Campus is located in the Commercial Transition (CT) Zone. Planner Whetstone remarked that this pre-application request was being reviewed under the newly adopted General Plan. The Staff had conducted an analysis for compliance with the General Plan.

Planner Whetstone noted that the Staff report outlined five amendments; two of which the Staff was requesting to be continued. The three items for consideration this evening were 1) the Affordable Housing Plan and the question of locating the Peace House on Lot 8; 2) The subdivision of Lot 8 in to two lots; and 4) Administrative adjustments to conditions and the Development Agreement. The Staff report contained background information on the action the Housing Authority took in terms of the Peace House and how it could satisfy a portion of the remaining affordable housing obligation. Planner Whetstone commented on the request to subdivide Lot 8, which is where the Peace House is proposed to be located. It is a large lot and the request is to subdivide Lot 8 into one smaller parcel and one larger parcel; and to provide a lease on the smaller portion for the Peace House. The last item for discussion this evening related to the previous Master Planned Development approval amendment and the Conditional Use Permit that the Planning Commission recently approved. She noted that currently there is only an Annexation Agreement and they would like to turn that into a Development Agreement in order to address all of the issues on the campus.

Planner Whetstone stated that the Staff was requesting continuance on Item 3) a request for an additional 50,000 square feet of density for the Park City Medical Center for support medical uses; and 5) the appropriateness of a Park City Fire District station within the MPD. The Staff needed additional time to research these items and would bring them back to the Planning Commission on September 9th with Findings.

The Staff recommended that the Planning Commission conduct a public hearing on Items 1, 3 and 4 and discuss these items to determine whether or not there is consistency with the General Plan.

Morgan Bush, representing IHC, referred to page 101 of the Staff report regarding the Affordable Housing component. He stated that during a meeting last Fall the Planning Commission requested that IHC do more due diligence and talk about affordable housing for future phases of expansion on the hospital campus. Mr. Bush reported that since that meeting they have been working with Peace House to consider locating Peace House on a portion of the hospital campus. IHC has signed a lease with Peace House for Lot 8. It is a 40 year ground lease with a ten year extension for \$1 a year. He explained that the intent is to use 3.6 acres of Lot 8 on Round Valley Drive, the back loop road that is the fire road that should not be used by the public. They would like to eventually subdivide that portion and retain it as part of IHC property.

Mr. Bush stated that IHC went to the Park City Housing Authority to get questions clarified as to how much affordable housing credit IHC could get for the Peace House. He understood that because Peace House received \$980,000 funding from the County as part of the Tanger Outlet Mall, that portion of the project could not be used by IHC for affordable housing because it was already satisfying another affordable housing obligation. Mr. Bush stated that for the remainder of the project the Housing Authority determined that there were 12.5 affordable housing units that would be available for IHC to use as part of their additional affordable housing. Mr. Bush proposed that those 12.5 units be considered as the next phase of their Affordable Housing; and that it be the only affordable housing placed on this campus. He emphasized that IHC would not want to provide additional residential units on-site because it is not consistent with how the campus works.

Mr. Bush stated that the 12.5 units would meet all of the projected need. As the hospital plans for future expansion in the next three to ten years, they have identified up to 90,000 square feet of additional hospital expansion, and that density already exists under the annexation agreement. However, the affordable housing needs to be provided before IHC can proceed with that expansion. Mr. Bush remarked that IHC was proposing that Peace House be allowed to proceed and be the affordable housing component of the plan for Phase 2 of the hospital expansion projects. In terms of the remaining affordable obligations that would be required for full buildout after 2025, IHC has been talking with the City Sustainability Department regarding the possibility of either participating in an employee support program for affordable housing, or they would have to purchase units in another housing project to satisfy those requirements. Therefore, the intent would be that the remaining 10.8 units of affordable housing associated with the full buildout phase would be provided off campus. Mr. Bush remarked that this was the affordable housing concept

they were proposing in fulfillment of the request by the Planning Commission last fall.

Doug Clyde, representing Peace House, stated that he has been involved in developing the site plan for Peace House. He remarked that it has been a long and cooperative relationship with IHC that meets the needs of the future of the Peace House. Mr. Clyde explained that the mission of the Peace House was changing going forward. Peace house is currently a small 3,000 square foot facility at an undisclosed location. It has been there over 20 years and it works well for the current need of interrupting violence. Mr. Clyde stated that the future of organizations like the Peace House is to provide a more complete facility. The Peace House plan for the IHC campus is to provide a facility that provides not only a short-term interruption of violence, but to also provide a platform for a transition back to normal life. Mr. Clyde stated that in addition to the current short-term component where people stay two weeks to two months, there would also be a larger component of transitional housing in which they would stay one to two years. Transitional housing and the associated support elements do more than just interdict immediate violence. It enables people to put their lives back together.

Mr. Clyde stated that under the proposed plan the emergency shelter portion would move out and expand, there would be twelve units of transitional housing, and a larger amount of support, which includes child care, counseling, recreation facilities, staff for the Peace House, as well as other uses. Mr. Clyde pointed out that it would be a different Peace House in a 40,000 square foot facility.

Mr. Clyde provided a handout outlining the Mission of Peace House, as well as the Overview of the Peace House Community Campus. The back page of the handout contained a site plan for the Peace House. Mr. Clyde explained the process up to this point. They were now selecting a final architect and getting ready to do hard architecture. They would be coming back to the Planning Commission with a conditional use permit application.

Mr. Clyde reviewed the site plan and noted that the space on Lot 8 would give Peace House a public face. People from the street can learn about who they are and it will be a place where their Boards could meet. It will be a place to educate the public as well as protect and transition the victims. Mr. Clyde stated that being in a location with public access is important, but it is also important to be in a location with safe surroundings. He noted that a potential fire station is under consideration, which would be another benefit in terms of safety and security.

Mr. Bush commented on the three conditions from the last MPD meeting. He noted that Condition #16 states that, "The Staff and the applicant shall verify that all items relating to the planned ballfield mitigation had been completed". Mr. Bush stated that it was noted

during the meeting that it had been completed; however, the Condition did not match what was discussed in the hearing. He requested that it be corrected for the record.

Mr. Bush noted that Condition #17 states, "The applicant shall conduct and present a parking study one year after occupancy of the north building". He recalled that it was recommended by Staff, but based on their discussion he understood that instead of doing the parking study now, it should be done in conjunction with the next hospital expansion. Mr. Bush requested that it be corrected for the record.

Mr. Bush stated that Condition #18 relates to a Development Agreement. IHC supports having a Development Agreement that incorporates the Annexation Agreement, the MPD and the two amendments so everything is in one document. It would make it easier for IHC and the Staff to monitor to make sure they were fulfilling all the obligations that were agreed to.

Mr. Bush summarized that the items for discussion this evening were the Peace House, Affordable Housing and the corrections to the Conditions of Approval from October 2014.

Commissioner Worel stated that in looking at the proposed site plan the campus appeared to be fenced. Mr. Clyde replied that there would be multiple layers of security but there would be no perimeter fencing.

Commissioner Joyce wanted to know what would happen with the building if for any reason the Peace House might go away in the future. Mr. Clyde stated that if Peace House were to fail the facility would default to the landlord, and they would be responsible to continue using it to fulfill their affordable housing obligation.

Commissioner Joyce questioned why Peace House had chosen this location for transitional housing when there were no support services in the area other than medical. Mr. Clyde stated that it was a complicated issue. They want a public face but it still needs to be sequestered from the general public. It would be impractical to implement the type of security that Peace House needs inside an urban environment. Transitional housing is a secure site and no outside visitors are allowed, except under special circumstances. In many respects they have to blend the need for different levels of security with how to interface with the public.

Chair Strachan understood that 40,000 square feet was the intended structure. He asked for the number of total AUs. Mr. Clyde replied that without having a hard number on the square footage he estimated approximately 20 AUs. There would be 12 transitional studio units with lockout bedrooms, which would be slightly over 1 UE; and eight emergency shelter units with lockouts as well. However, the emergency shelter units would not have

cooking facilities. Chair Strachan clarified that 12 units would go to the Hospital and 8 units would go to Summit County for a total of 20 AUs. Mr. Clyde answered yes.

Commissioner Joyce noted that the Hospital has been operational for quite a while and the second phase was fast approaching; however, they have not built any of the 28 affordable housing units that IHC was putting in Park City Heights to fulfill their obligation. He understood that part of the delay was tied to delays in Park City Heights. Commissioner Joyce remarked that a few months ago he heard that some of the Park City Heights units were starting to be sold, and that the affordable housing units would be sold over the next five to ten years. Commissioner Joyce found it unacceptable to have a hospital project with an affordable housing commitment that goes from being built and open for years to being expanded without seeing one unit of affordable housing. The Peace House would be the first affordable component primarily because Peace House has a deadline to meet.

Commissioner Joyce understood that the City was doing a lot of work with Affordable Housing, but he was frustrated with the process. Another example was the obligation for worker housing for PCMR that was never built. Commissioner Joyce suggested that the City should begin to require that the affordable housing be built and occupied before a certificate of occupancy is issued for the remainder of the project.

Mr. Bush recalled that Commissioner Joyce had made this same comment at the October meeting. He understood that moving forward IHC needs to have the affordable housing projects or programs in place before they bring plans for any future hospital expansion. Mr. Bush stated that IHC was committed to working with partners in the community to meet their affordable housing obligation.

Commissioner Joyce appreciated that Mr. Bush understood his concern. He emphasized that the problem was not just with the Hospital, and that it was important to establish a policy that would apply to every project with an affordable housing obligation.

Mr. Erickson reported that he and Planner Whetstone were already looking into the delays at Park City Heights. He asked Mr. Bush to explain IHC's agreement with Park City Heights on building the first set of affordable units. Mr. Morgan stated that it goes back to the Annexation Agreement and the agreement that was struck as part of the Annexation. He explained that the IHC Board has said that Intermountain Health Care is not in the housing business and they should partner with other entities to build the affordable housing units. Mr. Bush stated that Burbidge and Ivory Development took the responsibility for the required 44.78 affordable units as part of the Annexation and Sales Agreement for the land. Therefore, IHC has not been involved in the actual Park City Heights projects. He noted that Burbidge had to put up a bond as part of the Park City Heights project, and Lot 4

of the IHC campus was deeded to the City as part of the affordable housing contribution. That was the extent of what IHC was obligated to do under the Annexation.

Mr. Erickson stated that building the affordable housing required of this project was critical and it would be resolved before the City allows the next phase of this pre-master plan. He offered to come back with more specific information for the Planning Commission at the next meeting. In addition, the Commissioners were welcome to visit the Planning Department to discuss the matter. Mr. Erickson agreed with Commissioner Joyce's suggestion to amend the LMC to build the affordable housing units early in the project; and he was willing to have that discussion.

Planner Whetstone noted that the Annexation Agreement was included in the Staff report, and pages 130 and 131 contained a section on affordable housing. Planner Whetstone reported that she was currently working with Rhoda Stauffer, the City Affordable Housing Specialist, on a training program for the Planning Commission regarding the affordable housing resolutions and the program itself. She thought it would be helpful for the Planning Commission to understand the resolutions and all the amendments, and they would schedule that training as soon as possible. Chair Strachan thought it would be helpful if Ms. Stauffer could attend the next scheduled meeting with IHC.

Chair Strachan referred to Ms. Stauffer's report in the Staff report, and noted that the City Council, as the Housing Authority, was asked whether they supported granting the exemption of density for the Summit County units with the understanding that any future density granted would be reduced by those units. He wanted to know how the Housing Authority had responded. Planner Whetstone replied that the Housing Authority agreed that if IHC is successful in gaining density, the County units should be taken from that density. However, it was only their recommendation and the Planning Commission would make the final decision.

Mr. Clyde pointed out that money from Summit County was building some of the density. In looking at the global picture, he thought the City might want to take a more generous view on that issue. The County is spending money to put affordable housing in the City that would service the City and the County. He suggested that it may be unreasonable to tell the County that they need to spend money to buy units to transfer in to cover the affordable housing units the County was building for the City's benefit. He thought there might be a more cooperative way to handle the issue.

Mr. Erickson bifurcated the Lot 8 and Peace House issues this evening. The remaining items would be continued to a future meeting.

Chair Strachan thought the Lot 8 subdivision was tied to the Summit County units and the two could not be separated. Mr. Clyde stated that based on the nature of the lease, Peace House is not dependent on the subdivision of Lot 8. If the subdivision is not approved, Peace House has the entire lot. Mr. Bush remarked that the only entitlement that Peace House is required to get for the lease is the MPD amendment making it a permitted use for affordable housing, and approval of the CUP. Mr. Bush explained that IHC would like to subdivide Lot 8, but it would not affect the lease with Peace House.

Chair Strachan agreed with Mr. Clyde that the City needs to give a little as well. He was concerned about double-dipping where IHC would benefit from both the County and the City's affordable housing obligations. Chair Strachan was uncomfortable with the language in the Staff report stating, "Through agreements with other entities and transfer of development on certain parcels, the housing obligation was reduced by 22.37 AUEs." He thought it emphasized Commissioner Joyce's point about building the affordable units. Chair Strachan understood the give and take between the City and County, but at the same time IHC needed to understand that the Planning Commission expected to see built units. They cannot keep shifting things around and transferring parcels. Chair Strachan anticipated a problem with the subdivision because it could increase the density.

Mr. Bush clarified that the purpose of the subdivision was to enable them to keep the required 80% open space on site. It was not planned for development. Planner Whetstone pointed out that the parcel was mostly wetlands. Mr. Bush reminded the Commissioners that the density on Lot 8 was transferred last Fall; therefore, there is no density on Lot 8. The request for additional density for support medical was an item for a future conversation. Chair Strachan believed the two were intertwined. By giving the Peace House a generous lease of \$1 per year, he assumed that IHC would need to recoup the money somehow by finding additional square footage on a different piece of the campus.

Chair Strachan pointed out that this was a pre-MPD and there would be time to have the necessary in-depth discussions. At this point he could not find anything that would deny their request, but there was still a lot of work to resolve the issues.

Commissioner Thimm referred to a number of places in the report indicating that the Staff was seeking commentary. Mr. Erickson stated that if the Commissioners provided commentary this evening it should focus on Lot 8 and Peace House. He was also interested in hearing their comments regarding affordable housing. Planner Whetstone provided some background on deferments and transfers related to the affordable housing obligation.

Commissioner Band asked Planner Whetstone to walk through the site plan to orient the Commissioners to the entire site and the lots. Planner Whetstone did not have a site plan available, but she reviewed the plat and identified the specific lots and general layout of the site.

Per the questions on page 102 of the Staff reports, Chair Strachan asked if anyone had concerns regarding the location of the Peace House. The Commissioners had no issues. Chair Strachan asked if the Commissioners thought the Peace House was consistent with the General Plan. Commissioner Thimm supported the use. The Commissioners had no issues. Based on previous comments, Chair Strachan tabled the questions regarding the subdivision of Lot 8 to another meeting. The Commissioners concurred.

Chair Strachan reviewed the Conditions of Approval of the October 8th, 2014 approval. Condition #16 addressed the mitigation for the loss of use of the planned ballfield. The Staff report indicated that the Condition was a carryover from the MPD and that the applicant had satisfied the Condition as stated in Finding of Fact #21. The Commissioners were comfortable with the Staff's response.

Condition #17 related to the parking study. Commissioner Joyce recalled a lengthy discussion regarding the parking study. The question at that time was whether the applicant should come back in one year with a traffic study. During that discussion the Planning Commission determined that nothing would change in a year and a study would be pointless. He recalled that the Planning Commission decided not to require a parking study until IHC comes back with a relevant proposal to expand the hospital. IHC would be required to submit a parking study as part of the application for the next expansion. The Commissioners had the same recollection.

Mr. Erickson thought they should include a time threshold when they write the Master Planned Development Agreement and incorporate the Annexation. Mr. Bush suggested that they tie the parking study to the next Hospital CUP. Commissioner Joyce favored that approach because it was more in line with their previous decision. The Commissioners concurred.

Chair Strachan noted that Condition #18 was a Development Agreement question with affordable housing obligations. He suggested that they table the discussion until they have the affordable housing discussion at the next meeting. Mr. Bush was not opposed to tabling the discussion. He remarked that the intent is to have a Development Agreement at the conclusion of this MPD amendment process. He thought it was better to wait until they could have a more detailed discussion and talk about all the potential elements of amending the MPD.

Chair Strachan asked the Commissioners for their thoughts on the question about locating a Park City District fire station within the IHC MPD. Commissioner Band stated that she has been talking to Paul about this for over a year. As a real estate agent she was trying to help him find a parcel because the District is in desperate need of a fire station. They need a lot of space, but they also need to be close to roads and intersections. The Fire District found space on City property but she believed they would rather deal with a private entity if possible. Commissioner Band personally did not think the fire station should be counted as density because it is a public service.

Commissioner Thimm agreed that essential public services should be located when and where they are needed. He noted that part of the question is whether or not the CT zone allows for a fire station use. His reading of the zone is that it allows public and quasi-public, civic and municipal uses; and he believed that a fire station would fall somewhere within that category. Commissioner Thimm stated that it would be a conditional use that would come before the Planning Commission and he would support it. Commissioner Thimm did not think the area of the fire station should detract from the allowed density that was approved.

Mr. Erickson believed the density issue required cross discussion with other City departments and the people who crafted the density equation. The Staff would bring this back to the Planning Commission for further discussion. Commissioner Band wanted to know why the Annexation Agreement had a different density number than the MPD. Mr. Erickson stated that he and the Staff were looking into why that happened. He did not have an answer this evening, but he hoped to be able to answer that question at a later date. Another question he would like to be able to answer is how many unit equivalents are in the Quinn's Junction area total, and how many have been used up by the hospital in this particular development. Mr. Erickson remarked that the Staff would research the background on the UEs and report back to the Planning Commission.

Chair Strachan opened the public hearing.

There were no comments.

Chair Strachan closed the public hearing.

The Commissioners were prepared to make a motion but needed guidance on how to phrase it.

Based on their discussion, Mr. Erickson suggested that the Planning Commission motion should be to find that the Pre-MPD application was consistent with the General Plan and Zoning for the location and use of the Peace House on Lot 8; Administrative adjustments to

Conditions #16 and #17 in the Development Agreement, but not Condition #18; and for a Park City fire station generally within the MPD as discussed this evening.

MOTION: Commissioner Joyce made the motion as phrased by the Interim Planning Director Bruce Erickson, to find that the Pre-MPD application was consistent with the General Plan and Zoning for the location and use of the Peace House on Lot 8; Administrative adjustments to Conditions #16 and #17 in the Development Agreement, but not Condition #18; and for a Park City fire station generally within the MPD as discussed this evening. Commissioner Band seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Items 1, 2 and 4

1. On September 2, 2014, the City received a completed application for a pre-Application for a Master Planned Development amendment located at 1000 Ability Way.
2. The proposed MPD Amendment includes the following main items:
 - Fulfillment and phasing of the IHC MPD Affordable Housing Obligation
 - Subdivision of Lot 8 into two lots
 - Additional 50 units of density to bring total density to 3 units/acre from the existing density of 2.64 units/acre (continue to Sept 9)
 - Corrections to conditions of the October 8, 2014 approvals (MPD Amendment)
 - Amendment to the Development Agreement
 - Consideration of inclusion of a Fire Station within the MPD (Continue to September 9)
3. A full MPD application, and a Conditional Use Permit for construction of the Peace House, will be required to include a site plan, landscaping plan, a phasing plan, utility and grading plans, traffic and parking study updates, open space calculations, architectural elevations, view shed studies, sensitive lands analysis, affordable housing mitigation plan, soils/mine hazard studies as applicable, density analysis, and other MPD requirements as outlined in LMC Chapter 6, including any additional items requested by the Planning Commission at the pre- MPD meeting.
4. The property is zoned Community Transition (CT).
5. There is no minimum lot size in the CT zone.
6. The base density in the CT Zone is 1 unit per 20 acres. Maximum density allowed in the Community Transition (CT) Zoning District for non-residential projects is 3 units per acre provided that all Density bonus requirements set forth in LMC Section 15-

- 2.23A are met and the additional standards are incorporated into the amended Master Planned Development.
7. The MPD Amendment includes a proposal to locate the Peace house, with transitional housing, shelter housing and support services, to the eastern 3.6 acres of Lot 8 to satisfy 12.5 AUEs of remaining 23.32 AUEs of housing obligation (not including any additional requirements associated with any approved additional density). IHC offers the lot for Peace House use at a nominal cost of \$1 per year as a “ground” lease.
 8. The above affordable housing strategy for the Peace House was approved by the Park City Housing Authority on June 4, 2015.
 9. Access to the property is from Round Valley Drive, a public street.
 10. The property is subject to the IHC/USSA/Burbidge Annexation plat and Annexation Agreement recorded at Summit County on January 23, 2007.
 11. On May 23, 2007, the Planning Commission approved a Master Planned Development for the IHC aka Park City Medical Center as well as a Conditional Use Permit for Phase One. Phase One included a 122,000 square foot hospital building (with an additional 13,000 square feet of constructed, unfinished shell space) with 50,000 square feet of medical offices. Two separate medical support buildings were proposed in the initial phase of development, including the Physician’s Holding building on Lot 7 and the People’s Health Center/ Summit County Health offices building on Lot 10 (25,000 sf each).
 12. On November 25, 2008, a final subdivision plat known as the Subdivision Plat (Amended) for the Intermountain Healthcare Park City Medical Campus/USSA Headquarters and Training Facility was approved and recorded at Summit County
 13. On October 8, 2014 the Planning Commission approved MPD amendments for Phase 2 construction. These MPD Amendments transferred 50,000 sf of support medical clinic uses to Lot 1 from Lots 6 and 8 (25,000 sf each).
 14. A requirement for any Master Planned Development (MPD) (or amendment to an MPD) is a pre-application public meeting and determination of compliance with the Park City General Plan and the purpose and uses of the zoning district (CT) in this case.
 15. The CT zone per LMC Section 15-2.23-2 allows for a variety of uses including conservation and agriculture activities; different types of housing and alternative living situations and quarters; trails and trailhead improvements; recreation and outdoor related uses; public, quasi public, civic, municipal and institutional uses; hospital and other health related services; athlete training, testing, and related programs; group care facilities, ancillary support commercial uses; transit facilities and park and ride lots; small wind energy systems; etc.
 16. It was determined at the time of the annexation and approval of the MPD that the Intermountain Healthcare Hospital (aka Park City Medical Center) and associated support medical offices are consistent with the purpose and uses of the zone.

17. The proposed Peace House use is consistent with existing uses and is consistent with the CT Zone and Goals of the General Plan for the Quinn's Junction Neighborhood.
18. The Land Management Code (LMC 15-6-4(B)) describes the pre- Application process for MPDs and MPD amendments.
19. The purpose of the pre-application public meeting is to have the applicant present preliminary concepts and give the public an opportunity to respond to those concepts prior to submittal of the MPD amendment application.
20. IHC is located in the Quinn's Junction neighborhood, as described in the new Park City General Plan.
21. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.
22. The proposed MPD amendments are consistent with the intent of the Joint Planning Principles for the Quinn's Junction area.
23. Amendments to the IHC MPD are a compatible use in this neighborhood. Development is setback from the Entry Corridor to preserve the open view from SR 248. Sensitive wetland areas should be protected and taken into consideration in design of driveways, parking lots, and buildings, as well as protected from impacts of proposed uses.
24. Small Town Goals of the General Plan include protection of undeveloped land; discourage sprawl, and direct growth inward to strengthen existing neighborhoods. Alternative modes of transportation are encouraged and the MPD/CUP for the Peace House will need to describe alternative transportation related to the Peace House operations and residents.
25. Quinn's Junction is identified as a Development Node. The proposed MPD amendments include uses to provide a public location for the Peace House and support the existing IHC uses and mission. The housing proposed is short term transitional housing and emergency shelter housing in support of the Peace House mission.
26. There is existing City bus service to the area on an as needed basis and additional uses will help to validate additional services. Studies of transit and transportation in

- the Quinn's area will be important in evaluating the merits of the MPD amendments and considerations for permanent bus routes in the area.
27. The IHC and proposed Peace House Lot 8 are located on the City's trail system and adjacent to Round Valley open space and medical services.
 28. Natural Setting Goals of the General Plan include conserve a healthy network of open space for continued access to and respect for the natural setting. Goals also include energy efficiency and conservation of natural resources.
 29. With the proposed changes the MPD would require a minimum of 80% open space, excluding all hard surface areas, parking, driveways, and buildings.
 30. The proposed MPD amendments include relocating the existing Peace House to a location where the mission can be expanded and enhanced.
 31. Green building requirements are part of the existing Annexation Agreement and would continue to apply to the Peace House facility.
 32. Sense of Community Goals of the General Plan include creation of diversity of housing, including affordable housing; provision of parks and recreation opportunities; and provision of world class recreation and infrastructure to host local, regional, national, and international events while maintaining a balance with the sense of community.
 33. A primary reason for the proposed MPD amendments is to provide improvements and enhancements to allow the Peace House to relocate to a public location to continue to be successful and to carry out their mission. The proposed transitional housing will complement the shelter.
 34. On April 8, 2015, the Planning Commission opened a public hearing and continued the item to a date uncertain to allow City Staff to work out issues related to the affordable housing obligation. No public input was provided at the meeting.
 35. On August 12, 2015 the property was re-posted and letters were mailed to neighboring property owners per requirements of the Land Management Code.
 36. On August 8, 2015 a legal notice of the public hearing was published in the Park Record and placed on the Utah public meeting website.
 37. On August 26, 2015, the Planning Commission conducted a public hearing and discussed the pre-MPD for the IHC MPD amendment.
 38. At the pre-Application public meeting, the Applicant presented the preliminary concepts for the proposed Master Planned Development. This preliminary review focused on identifying issues of compliance with the General Plan and zoning compliance for the proposed MPD.

Conclusions of Law – Items 1, 2 and 4

1. The proposed MPD Amendments to the Intermountain Healthcare Hospital MPD initially comply with the intent of the Park City General Plan and general purposes of the Community Transition (CT) zone.

2. A full MPD application is required to be submitted and reviewed by City Staff with a recommendation provided to the Planning Commission prior to issuance of any building permits for construction related to these amendments.
3. The full MPD application will include typical MPD studies such as an updated traffic/intersection study, updated utility capacity study (including water, sewer, gas/electric, communications, etc.), a revised phasing plan, an affordable housing plan for remaining and new obligation, reports on any additional mine hazard or soils issues for revised building footprints, open space calculations, updated sensitive lands and wildlife reports, Frontage Protection Zone setback exhibit, parking analysis, and public benefits analysis.
4. A Conditional Use Permit application for construction of any phase of development within the MPD will be required prior to issuance of a building permit.
5. Typical CUP requirements include site plan, landscaping plan, phasing of construction, utility and grading plans, storm water plans, parking and circulation plans, open space calculations, architectural elevations and visual studies, materials and colors, specific geotechnical studies, etc.).
6. The MPD will be reviewed for compliance with the MPD requirements as outlined in LMC Chapter 6, the Annexation Agreement, the CT zone requirements, as well as any additional items requested by the Planning Commission at the pre-MPD meeting.
7. Finding a Pre-MPD application consistent with the General Plan and general purposes of the zone, does not indicate approval of the full MPD or subsequent Conditional Use Permits.
8. These findings are made prior to the Applicant filing a formal MPD Application.

The Park City Planning Commission Meeting adjourned at 7:10 p.m.

Approved by Planning Commission: _____

Planning Commission Staff Report



Application No: PL-14-02451 + PL-15-02471
Subject: 550 Park Avenue
Author: Francisco J. Astorga, Senior Planner
Date: September 9, 2015
Type of Item: Administrative – Conditional Use Permit, Use and Steep Slope

PLANNING DEPARTMENT

Summary Recommendation

Staff recommends the Planning Commission conduct a public hearing and continue the 550 Park Avenue Conditional Use Permit, Steep Slope and Use, to September 27, 2015, to allow Staff and the applicant additional time to work through the applications.

Description

Applicant: 545 Main Street Holdings, LLC represented by Billy Reed and Jonathan DeGray
Location: 550 Park Avenue
Zoning: Historic Residential-2
Adjacent Land Uses: Residential + Commercial
Reason for Review: Conditional Use Permits require Planning Commission review and approval.

Proposal

This application is a request for a Steep Slope Conditional Use Permit for a new single-family dwelling on a vacant lot of record and a Conditional use Permit for a *Residential Parking Area or Structure with five (5) or more spaces, associated with a residential Building on the same Lot*. Both uses would be accommodated on the same structure/lot.

Planning Commission Staff Report



PLANNING DEPARTMENT

Application #: PL-15-02681
Subject: Hotel Park City MPD
Author: Kirsten Whetstone, Sr. Planner
Date: September 9, 2015
Type of Item: Administrative – Master Planned Development Pre-application

Summary Recommendations

On August 26, 2015, the Planning Commission conducted an initial public hearing and continued this item to September 9th. Staff is requesting additional time to review previous development agreements and history of approvals of the existing Hotel Park City MPD (aka Island Outpost MPD) in order to provide direction regarding consistency with the General Plan and existing MPD. Staff recommends that the Planning Commission conduct a public hearing and continue this item to a date uncertain. Staff will re-notice and re-post for the future public hearing.

Description

Applicant: HPC Development L.C. represented by Chris Jensen, architect (THNK Architecture)
Location: 2001 Park Avenue
Zoning District: Recreation Commercial (RC)
Adjacent Land Uses: Park City Municipal Golf Course, Thaynes Canyon residential neighborhood, Snow Creek Shopping Center, Park Avenue Condominiums
Reason for Review: Pre-Applications for MPDs and MPD amendments require Planning Commission review and a finding of compliance with the Park City General Plan prior to submittal of a full Master Planned Development application.

Proposal

On February 4, 2015, the Planning Department received an application for a Master Planned Development Pre-Application meeting for proposed amendments to the Hotel Park City Master Planned Development (aka Island Outpost MPD) located at 2001 Park Avenue (Exhibit A). The property is zoned Recreation Commercial (RC). Access to the property is from Park Avenue (aka State Highway 224) and Thaynes Canyon Drive (a public street). The applicant is requesting 28 additional residential hotel suites (56-60 additional keys), 4,500 to 5,000 square feet of additional meeting space, and extension of the existing underground parking structure to add 109 new underground parking stalls with improved internal circulation. The addition is proposed at the south end of the existing hotel to the north of the existing cottage units.

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: 738 Main Street – First Amendment
to the Summit Watch at Park City
Record of Survey

Author: John Paul Boehm

Date: September 9, 2015

Type of Item: Administrative – Amendment to Record of Survey

Project Number: PL-15-02844

Summary Recommendations

Staff recommends that the Planning Commission hold a public hearing for the First Amendment to the Summit Watch at Park City Record of Survey and continue the item to September 23, 2015 in order to allow time for staff to consolidate the three (3) Summit Watch Record of Survey plat amendments (PL-15-02844, PL-15-02845, PL-15-02846) into one Record of Survey plat to be called the First Amendment to the Fourth Supplemental Summit Watch at Park City Record of Survey.

Topic

Applicant: Summit Watch Condominium Owners Association, Inc.

Location: 738 Main Street

Zoning: Historic Commercial Business (HCB) as part of the Summit Watch MPD

Adjacent Land Uses: Commercial, Nightly Rental Condominiums

Reason for Review: Plat amendments require Planning Commission review and a recommendation with final action by the City Council.

Planning Commission Staff Report



Subject: 710-900 Main Street –Summit
Watch at Park City Conversion of
Convertible Space to Units, First Amended, Fourth
Supplemental Record of Survey

Author: John Paul Boehm

Date: September 9, 2015

Type of Item: Administrative – Amendment to Record of Survey

Project Number: PL-15-02845

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends that the Planning Commission hold a public hearing for the Summit Watch at Park City Conversion of Convertible Space to Units, First Amended, Fourth Supplemental Record of Survey and continue the item to September 23, 2015 in order to allow time for staff to consolidate the three (3) Summit Watch Record of Survey plat amendments (PL-15-02844, PL-15-02845, PL-15-02846) into one Record of Survey plat to be called the First Amendment to the Fourth Supplemental Summit Watch at Park City Record of Survey.

Topic

Applicant: Summit Watch Condominium Owners Association, Inc.

Location: 710-900 Main Street

Zoning: Historic Commercial Business (HCB) as part of the Summit Watch MPD

Adjacent Land Uses: Commercial, Nightly Rental Condominiums

Reason for Review: Plat amendments require Planning Commission review and a recommendation with final action by the City Council.

Planning Commission Staff Report



Subject: 890 and 900 Main Street – Summit Watch at Park City Phase 3 & 3A
First Amended, Third Supplemental Record of Survey
Author: John Paul Boehm
Date: September 9, 2015
Type of Item: Administrative – Amendment to Record of Survey
Project Number: PL-15-02846

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends that the Planning Commission hold a public hearing for the Summit Watch at Park City Phase 3 & 3A First Amended, Third Supplemental Record of Survey and continue the item to September 23, 2015 in order to allow time for staff to consolidate the three (3) Summit Watch Record of Survey plat amendments (PL-15-02844, PL-15-02845, PL-15-02846) into one Record of Survey plat to be called the First Amendment to the Fourth Supplemental Summit Watch at Park City Record of Survey.

Topic

Applicant: Summit Watch Condominium Owners Association, Inc.
Location: 890-900 Main Street
Zoning: Historic Commercial Business (HCB) as part of the Summit Watch MPD
Adjacent Land Uses: Commercial, Nightly Rental Condominiums
Reason for Review: Plat amendments require Planning Commission review and a recommendation with final action by the City Council.

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: AGIO 260 Second Amended
Condominium Plat
Author: Christy J. Alexander, AICP, Planner II
Project Number: PL-15-02860
Date: September 9, 2015
Type of Item: Administrative – Condominium Plat

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing and consider forwarding a positive recommendation to the City Council for the AGIO 260 Second Amended condominium plat, based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Staff reports reflect the professional recommendation of the planning department. The Planning Commission, as an independent body, may consider the recommendation but should make its decisions independently.

Description

Applicant: Scott 5, LLC, owners, as represented by Steve Bruemmer, Elliott Workgroup
Location: 260 Main Street
Zoning: Historic Commercial Business (HCB) District
Adjacent Land Uses: Mixed-use developments consisting of restaurant, retail, hotel, residential, etc.
Reason for Review: Condominium plats require Planning Commission review and City Council action

Proposal

The applicant is requesting to amend the existing AGIO 260 First Amended condominium plat to reflect the as-built conditions (Exhibit A). This application is to memorialize what has previously been approved through the HDDR process and has been built. In March of 2014, a HDDR application was reviewed for minor modifications to Unit B. A building permit was obtained and the unit modification has been completed. A plat amendment is required to update the plat to match the new unit configuration and square footage.

Background

On July 17, 2015, the applicant submitted a complete application for the AGIO 260 Second Amended condominium plat. The Planning Department staff approved a Historic District Design Review application for this site on April 17, 2014 as described above and the Building Department issued a building permit on August 12, 2014. The scope of the proposed project was limited to a minor addition to the existing Level 4

residential unit B. The existing Level 4 consists of the elevator penthouse, bathroom and interior space, as well as an outdoor roof terrace, and sloped roof area above the living space below. The proposed modification included approximately 327 sf of existing outdoor roof terrace and converted it to indoor living space. This addition blends into the existing building envelope and design. The majority of the additional enclosed living space is concealed from street view by the existing slope roof.

The AGIO 260 First Amended condominium plat was approved by City Council on July 10, 2008 (Ordinance # 08-28) and was recorded at Summit County on November 21, 2008. Two changes to the original plat triggered the necessity of recording a new plat. The structure of the building was changed slightly for engineering purposes and to accommodate electrical lines. Also, a portion of the basement floor area designated to be common was changed to a convertible area for storage Under Utah Law, a plat must be amended if the structure is modified and if areas that were private become common and/or limited common and vice versa.

The AGIO 260 condominium plat was approved by City Council on October 4, 2007 (Ordinance # 07-66) and was recorded at Summit County on May 30, 2008. The original 260 Main Street Subdivision was approved by City Council on May 31, 2007 (Ordinance # 07-29) and was recorded at Summit County on July 31, 2007. All conditions of these two plats continue to apply and none of the conditions or plat notes negatively impact the approval of this Second Amended condominium plat.

Analysis

The proposed AGIO 260 Second Amended condominium plat is consistent with the purpose statements of the HCB District and meets all LMC requirements. A change in the building square footage was changed by an additional 327 square feet. The footprint of the building will remain the same, the only change to the building was converting outdoor roof terrace to indoor living space, as was approved under the HDDR application. The property is subject to the following criteria:

	Permitted in HCB	Proposed in HDDR and Built
Lot and Site Requirements	Minimum lot size of 1,250 sf. No minimum required setbacks	No changes are proposed to lot or footprint. Lot size is 3,732.27 sf. No changes are proposed, the addition did not change existing setbacks.
Height	45' angling back from the front and rear property lines.	No changes are proposed to increase total height. Meets current code requirements.
Floor Area Ratio	Maximum of 4.0	No changes are proposed to FAR. 2.12 FAR exists.
Parking	Two spaces are required for each residential unit.	No changes are proposed and parking is sufficient to meet the size of each of the

		two residential units. A total of four spaces are provided in the basement of the building for residential use. The property paid into the 1984 Special Improvement District (SID) which waives the parking requirement of 1.5 FAR for the commercial use.
--	--	--

Good Cause

Planning Staff finds there is good cause for this condominium plat to reflect the as-built conditions that have been approved through the HDDR process and Building permit process and have been constructed.

Department Review

This project has gone through an interdepartmental review. There were no issues raised by any of the departments or service providers regarding this proposal that have not been addressed by the conditions of approval.

Notice

The property was posted and notice was mailed to property owners within 300 feet on August 26, 2015 in accordance with the requirements in the LMC. Legal notice was also published in the Park Record on August 22, 2015 and on the public notice website in accordance with the requirements of the LMC.

Public Input

Staff has not received public input on this application at the time of this report. Public input may be taken at the regularly scheduled Planning Commission public hearing and at the Council meeting scheduled for October 8, 2015.

Process

Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 15-1-18. A Building Permit is publicly noticed by posting of the permit.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the AGIO 260 Second Amended condominium plat as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the condominium plat amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the condominium plat amendment to a date certain and provide direction to the applicant and/or staff to provide additional information necessary to make a decision on this item.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The proposed condominium plat amendment would not be recorded the existing AGIO 260 First Amended condominium plat would not reflect the as-built conditions.

Recommendation

Staff recommends the Planning Commission hold a public hearing and consider forwarding a positive recommendation to the City Council for the AGIO 260 Second Amended condominium plat, based on the findings of fact, conclusions of law and conditions of approval as stated in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat

Exhibit B – Vicinity Map/Aerial Photograph/HDDR Images

Exhibit C – Ordinance # 08-28 AGIO 260 First Amended Condo Plat

Exhibit D – Ordinance # 07-66 AGIO 260 Condo Plat

Exhibit E – Ordinance # 07-29 260 Main Street Subdivision

Exhibit F – Action letter from HDDR approval April 17, 2014

Exhibit A – Draft Ordinance with Proposed Plat

Ordinance 15-

AN ORDINANCE APPROVING THE AGIO 260 SECOND AMENDED CONDOMINIUM PLAT LOCATED AT 260 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the AGIO 260 Condominiums, located at 260 Main Street, have petitioned the City Council for approval of the AGIO 260 Second Amended condominium plat; a Utah Condominium project; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on September 9, 2015, to receive input on the proposed amended condominium plat;

WHEREAS, on September 9, 2015, the Planning Commission forwarded a recommendation to the City Council; and,

WHEREAS, on October 8, 2015, the City Council held a public hearing on the proposed amended condominium plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed AGIO 260 Second Amended condominium plat; a Utah Condominium project.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The AGIO 260 Second Amended condominium plat, as shown in Exhibit A, 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 260 Main Street within the Historic Commercial Business (HCB) District.
2. The AGIO 260 First Amended condominium plat was approved by City Council on July 10, 2008 (Ordinance # 08-28) and was recorded at Summit County on November 21, 2008. The AGIO 260 condominium plat was approved by City Council on October 4, 2007 (Ordinance # 07-66) and was recorded at Summit County on May 30, 2008. The original 260 Main Street Subdivision was approved by City Council on May 31, 2007 (Ordinance # 07-29) and was recorded at Summit County on July 31, 2007.

3. On July 17, 2015, the applicants submitted an application for a condominium plat amendment. The application was deemed complete on July 17, 2015.
4. The total square footage of the exterior roof deck that was converted to interior space is 327 square feet as approved under the HDDR application on April 17, 2014.
5. The condominium plat amendment does not increase the parking requirements for these units, parking is sufficient to meet the size of each of the two residential units. A total of four spaces are provided in the basement of the building for residential use. The property paid into the 1984 Special Improvement District (SID) which waives the parking requirement of 1.5 FAR for the commercial use.
6. As conditioned, this condominium plat amendment is consistent with the conditions of approval of the AGIO 260 First Amended condominium plat, the AGIO 260 condominium plat, and the original 260 Main Street Subdivision.
7. The findings in the Analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this condominium plat amendment.
2. The amended condominium plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. The amended condominium plat is consistent with the AGIO 260 First Amended condominium plat as approved by City Council on July 10, 2008, the AGIO 260 condominium plat as approved by City Council on October 4, 2007, and the original 260 Main Street Subdivision as approved by City Council on May 31, 2007.
4. Neither the public nor any person will be materially injured by the proposed condominium plat amendment.
5. Approval of the condominium 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 Attorney and City Engineer will review and approve the final form and content of the amended condominium plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the condominium plat.
2. The applicant will record the amended condominium 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 condominium plat will be void, unless a complete application requesting 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 AGIO 260 and AGIO 260 First Amended condominium plat continue to apply.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this ___ day of _____, 2015.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Karen Anderson, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

EXHIBIT A

CONDOMINIUM PLAT AGIO 260 SECOND AMENDED

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER
OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

LEGAL DESCRIPTION

AGIO 260 FIRST AMENDED, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, NO. 859751, DATED: NOVEMBER 21, 2008, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF LOT 1 OF 260 MAIN STREET SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (ENTRY NO. 820990, RECORDED JULY 31, 2007).

CONTAINS: 3,914.88 SQUARE FEET (0.0807 ACRES)

EXISTING ACCESS EASEMENT

AN EXISTING ACCESS EASEMENT FOR VEHICULAR INGRESS AND EGRESS AS RESERVED IN THE WARRANTY DEED BY AND BETWEEN MRS. FIELDS, INC., AS GRANTOR, AND SCHIFF BREWING COMPANY, AS GRANTEE, AND RECORDED FEBRUARY 23, 1983 AS ENTRY NO. 374478 IN BOOK 710 AT PAGE 877, RECORDS OF SUMMIT COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 23°31'00" EAST 8.82 FEET FROM THE NORTHEAST CORNER OF LOT 15, BLOCK 70, PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; AND RUNNING THENCE ALONG THE EASTERLY LINE OF SAID BLOCK SOUTH 23°31'00" EAST 8.13 FEET THENCE SOUTH 88°00'00" WEST 7.88 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 21°28'04" WEST; THENCE ALONG THE ARC OF SAID CURVE 18.20 FEET THROUGH A CENTRAL ANGLE OF 62°13'04"; THENCE NORTH 88°00'00" EAST 26.87 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.
I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-8-15 OF CHAPTER 8, CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 87, REAL ESTATE.



GREGORY R. WOLBACH

OWNERS DEDICATION AND CONSENT TO RECORD - HOA

KNOW ALL MEN BY THESE PRESENT THAT 260 AGIO OWNERS ASSOCIATION, INC. (THE "ASSOCIATION"), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST SIXTY-SEVEN PERCENT (67%) OWNERSHIP INTEREST IN THE COMMON AREAS AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF ARTICLE 24 OF THE DECLARATION OF CONDOMINIUM FOR AGIO 260, CERTIFIES THAT IT HAS CAUSED THIS SURVEY TO BE MADE AND THIS RECORD OF SURVEY TO BE PREPARED. THE ASSOCIATION, ON BEHALF OF ALL OF THE UNIT OWNERS, DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

BY: _____
(Name of document signor) (This or Other)
260 AGIO OWNERS ASSOCIATION, INC.
A UTAH NON-PROFIT CORPORATION

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)
(Name of document signor) (This or Other)
260 AGIO OWNERS ASSOCIATION, INC. A UTAH NON-PROFIT CORPORATION

ON THE _____ DAY OF _____, 2015, 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, DID SAY THAT HE/SHE IS THE _____ OF 260 AGIO OWNERS ASSOCIATION, INC. A UTAH NON-PROFIT CORPORATION.
AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID 260 AGIO OWNERS ASSOCIATION, INC. A UTAH NON-PROFIT CORPORATION, BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID 260 AGIO OWNERS ASSOCIATION, INC., EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, STATE _____

* Signs in a Representative Capacity: An authorized officer, agent, partner, trustee, member or other representative may sign on behalf of their representative business, be it a corporation, partnership, trust, limited liability company or other entity providing they have been given authority to sign in their representative capacity. The notary must require the signer to present satisfactory documentary evidence and administer an oath or affirmation.

OWNERS DEDICATION AND CONSENT TO RECORD - UNIT 202

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE UNITS, COMMON AND LIMITED COMMON AREAS CONTAINED WITHIN THE HEREIN DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "AGIO 260 SECOND AMENDED", CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED. WE DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM AND CERTIFY THAT THE UNITS ARE AS SHOWN ON THIS AMENDED CONDOMINIUM PLAT.

BY: _____
(Name of document signor) (This or Other)

ACKNOWLEDGMENT

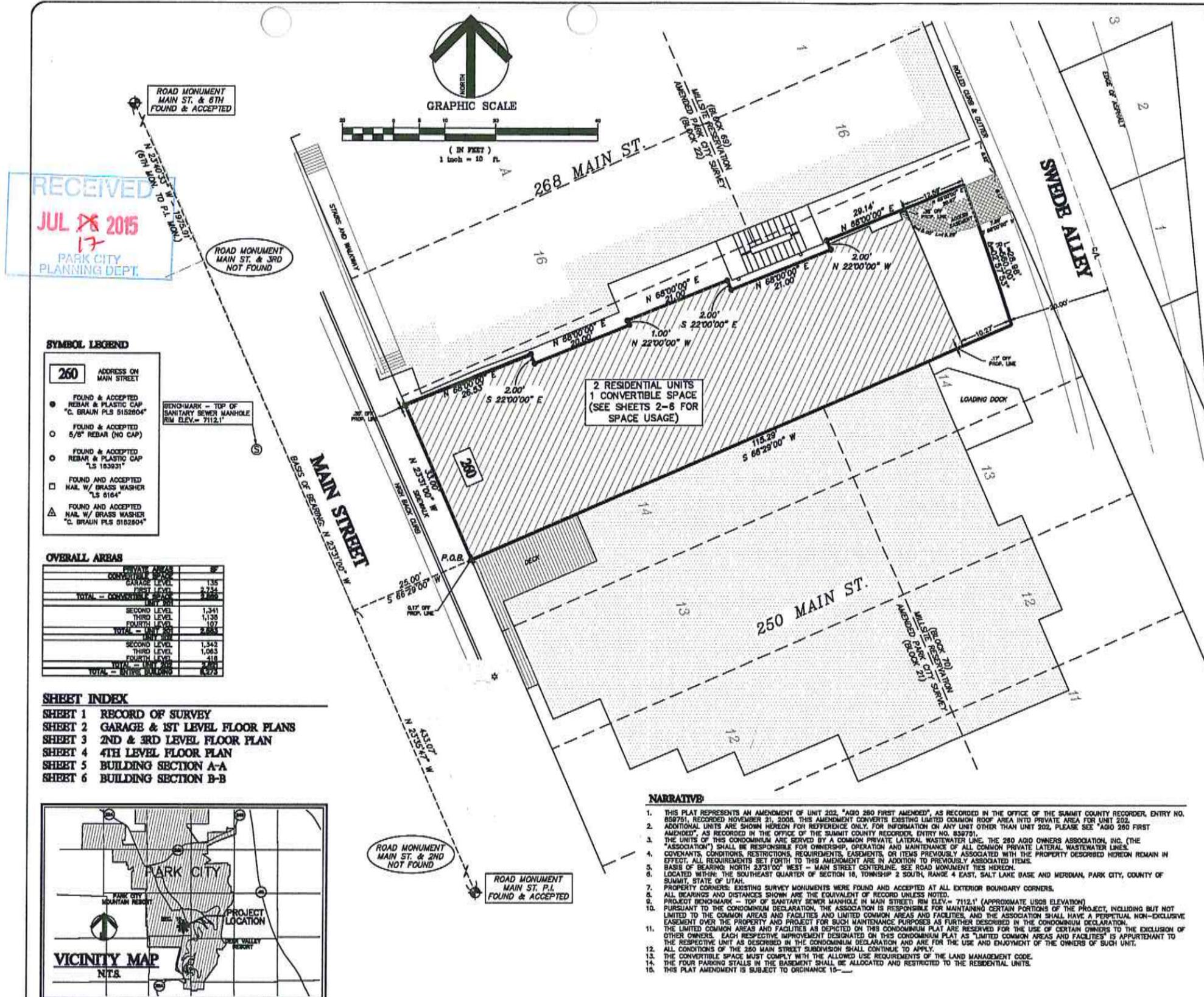
STATE OF _____)
COUNTY OF _____)
(Name of document signor) (This or Other)
SCOTT'S, LLC A UTAH LIMITED LIABILITY COMPANY

ON THE _____ DAY OF _____, 2015, 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, DID SAY THAT HE/SHE IS THE _____ OF SCOTT'S, LLC A UTAH LIMITED LIABILITY COMPANY.
AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID SCOTT'S, LLC A UTAH LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED TO ME THAT SAID SCOTT'S, LLC A UTAH LIMITED LIABILITY COMPANY, EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, STATE _____

* Signs in a Representative Capacity: An authorized officer, agent, partner, trustee, member or other representative may sign on behalf of their representative business, be it a corporation, partnership, trust, limited liability company or other entity providing they have been given authority to sign in their representative capacity. The notary must require the signer to present satisfactory documentary evidence and administer an oath or affirmation.

SHEET 1 OF 6
PLAT DATED JULY 8, 2015
PLANNING RECORDS BOOK 106090
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RECEIVED
JUL 26 2015
17
PARK CITY PLANNING DEPT.

SYMBOL LEGEND

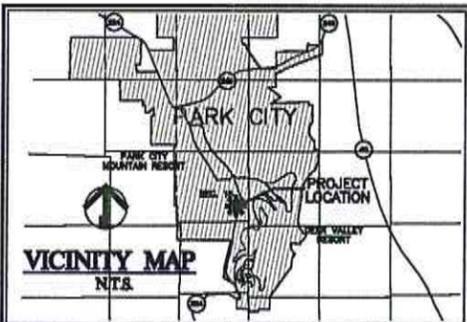
- 260 ADDRESS ON MAIN STREET
- FOUND & ACCEPTED REBAR & PLASTIC CAP "C. BRAUN PLS 5152804"
- FOUND & ACCEPTED 5/8" REBAR (NO CAP)
- FOUND & ACCEPTED REBAR & PLASTIC CAP "LS 183931"
- FOUND AND ACCEPTED NAIL W/ BRASS WASHER "LS 6164"
- △ FOUND AND ACCEPTED NAIL W/ BRASS WASHER "C. BRAUN PLS 5152804"

OVERALL AREAS

PRIVATE AREAS	SF
CONVERTIBLE SPACE	1,341
GARAGE LEVEL	1,136
FIRST LEVEL	2,724
TOTAL - CONVERSION	5,201
SECOND LEVEL	1,341
THIRD LEVEL	1,136
TOTAL - UNIT 202	2,477
UNIT 202	2,477
SECOND LEVEL	1,342
THIRD LEVEL	1,063
FOURTH LEVEL	418
TOTAL - UNIT 202	2,823
TOTAL - UNIT 202	4,300

SHEET INDEX

- SHEET 1 RECORD OF SURVEY
- SHEET 2 GARAGE & 1ST LEVEL FLOOR PLANS
- SHEET 3 2ND & 3RD LEVEL FLOOR PLAN
- SHEET 4 4TH LEVEL FLOOR PLAN
- SHEET 5 BUILDING SECTION A-A
- SHEET 6 BUILDING SECTION B-B



NARRATIVE

- THIS PLAT REPRESENTS AN AMENDMENT OF UNIT 202, "AGIO 260 FIRST AMENDED", AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, ENTRY NO. 859751, RECORDED NOVEMBER 21, 2008. THIS AMENDMENT CONVERTS EXISTING LIMITED COMMON ROOF AREA INTO PRIVATE AREA FOR UNIT 202.
- ADDITIONAL UNITS ARE SHOWN HEREON FOR REFERENCE ONLY. FOR INFORMATION ON ANY UNIT OTHER THAN UNIT 202, PLEASE SEE "AGIO 260 FIRST AMENDED", AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, ENTRY NO. 859751.
- THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE 260 AGIO OWNERS ASSOCIATION, INC. (THE "ASSOCIATION") SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.
- COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
- BASE OF BEARING: NORTH 23°31'00" WEST - MAIN STREET CENTERLINE. SEE ROAD MONUMENT TIES HEREON.
- LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, COUNTY OF SUMMIT, STATE OF UTAH.
- PROPERTY CORNERS, EXISTING SURVEY MONUMENTS WERE FOUND AND ACCEPTED AT ALL EXTERIOR BOUNDARY CORNERS.
- ALL BEARINGS AND DISTANCES SHOWN ARE THE EQUIVALENT OF RECORD UNLESS NOTED.
- PROJECT BENCHMARK - TOP OF SANITARY SEWER MANHOLE IN MAIN STREET; RM ELEV. = 7112.1' (APPROXIMATE USGS ELEVATION)
- PURSUANT TO THE CONDOMINIUM DECLARATION, THE ASSOCIATION IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES, AND THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND PROJECT FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CONDOMINIUM DECLARATION.
- THE LIMITED COMMON AREAS AND FACILITIES AS SHOWN ON THIS CONDOMINIUM PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS TO THE EXCLUSION OF OTHER OWNERS. EACH RESPECTIVE IMPROVEMENT DESIGNATED ON THIS CONDOMINIUM PLAT AS "LIMITED COMMON AREAS AND FACILITIES" IS APPURTENANT TO THE RESPECTIVE UNIT AS DESCRIBED IN THE CONDOMINIUM DECLARATION AND ARE FOR THE USE AND ENJOYMENT OF THE OWNERS OF SUCH UNIT.
- ALL CONDITIONS OF THE 260 MAIN STREET SUBDIVISION SHALL CONTINUE TO APPLY.
- THE CONVERTIBLE SPACE MUST COMPLY WITH THE ALLOWED USE REQUIREMENTS OF THE LAND MANAGEMENT CODE.
- THE FOUR PARKING STALLS IN THE BASEMENT SHALL BE ALLOCATED AND RESTRICTED TO THE RESIDENTIAL UNITS.
- THIS PLAT AMENDMENT IS SUBJECT TO ORDINANCE 15-_____

ROAD MONUMENT MAIN ST. & 2ND NOT FOUND

ROAD MONUMENT MAIN ST. P.I. FOUND & ACCEPTED

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1870 Bonanza Drive • Suite 101
 P.O. Box 2021 • Park City • Utah • 84080
 Phone: (435) 848-4887 • Fax: (435) 848-8218
 E-mail: info@evergreen-engineering.com
 Planning Commission Packet September 9, 2015

CITY ENGINEER
 THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 2015.

 CITY ENGINEER

SNYDERVILLE BASIN W.R.D.
 REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ AD 2015.
 BY: _____
 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 2015.

 CHAIRMAN

APPROVAL AS TO FORM
 APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 2015.

 CITY ATTORNEY

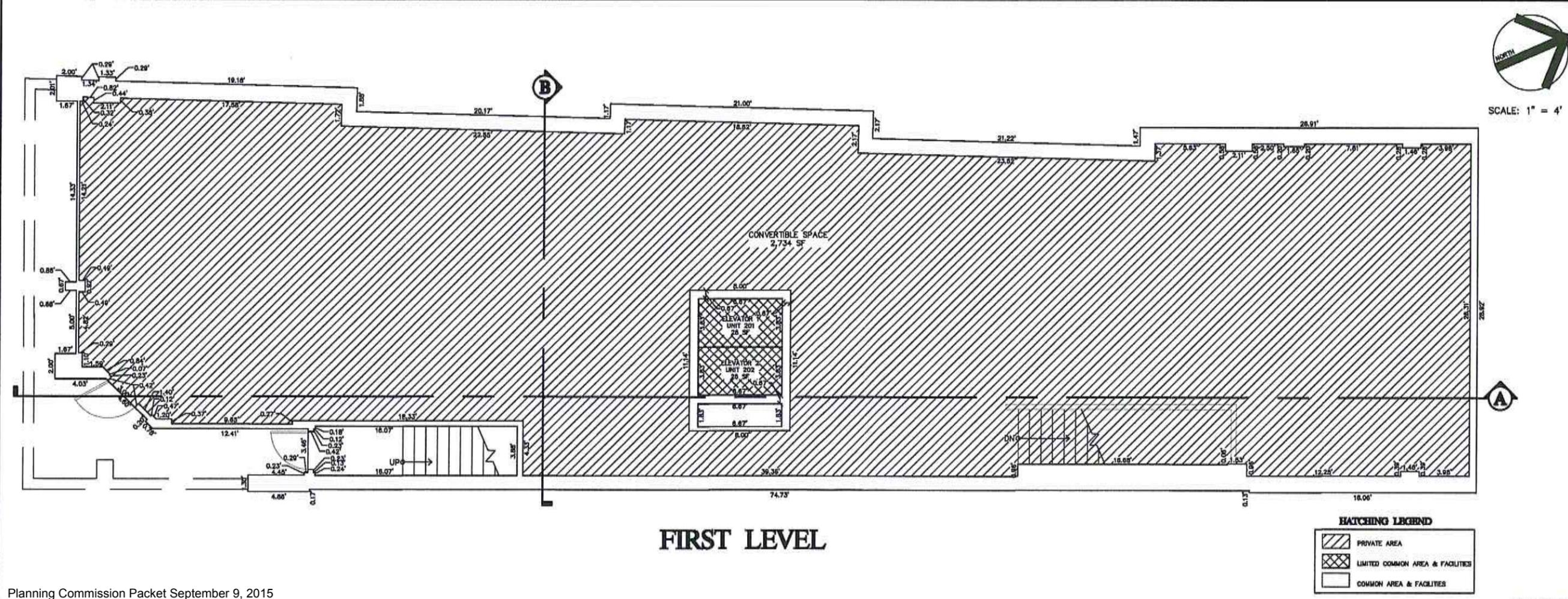
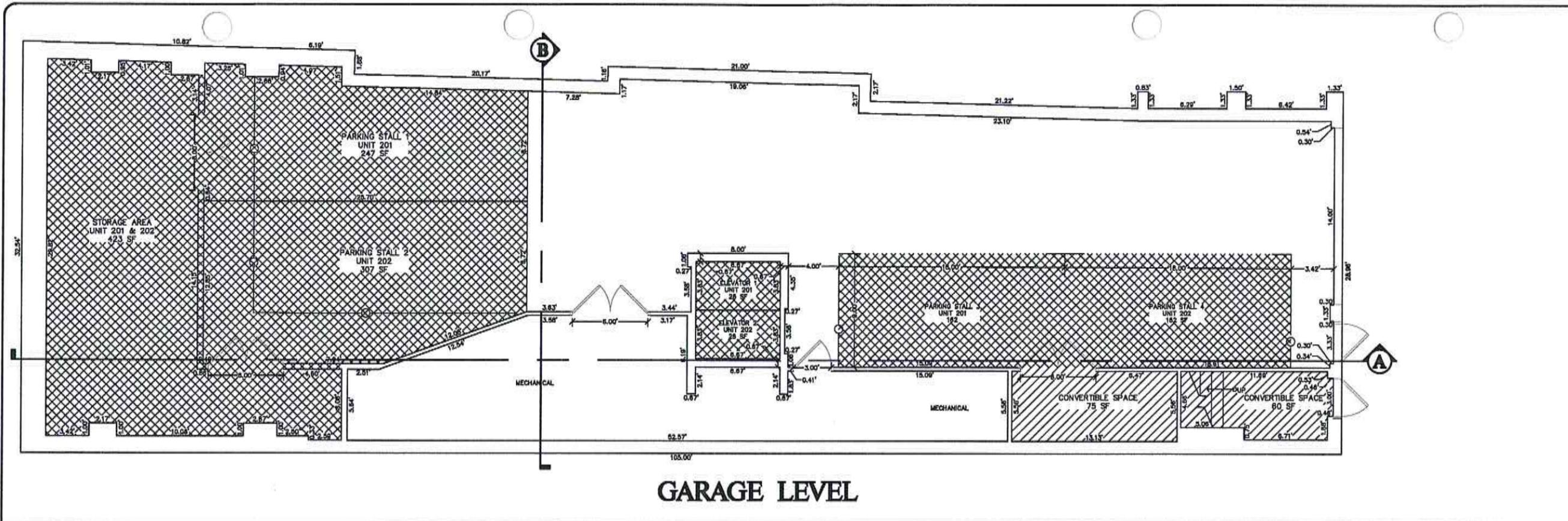
CITY COUNCIL APPROVAL
 PRESENTED TO THE BOARD OF _____ PARK CITY CITY COUNCIL THIS _____ DAY OF _____ A.D. 2015 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

 MAYOR

 CITY RECORDER

RECORDED
 No. _____
 STATE OF _____
 COUNTY OF SUMMIT
 RECORDED AND FILED AT THE REQUEST OF:

 Page 40 of 109
 COUNTY RECORDER



Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 18750 Bonanza Drive • Suite 104
 P.O. Box 22891 • Fort City • Utah • 84002
 Phone: (435) 949-4219
 Fax: (435) 949-4219
 E-mail: info@evergreen-eng.com

REVISIONS	DATE	BY	COMMENTS



DESIGNED BY:
ELLIOTT WORKGROUP

DRAWN BY:
ADM

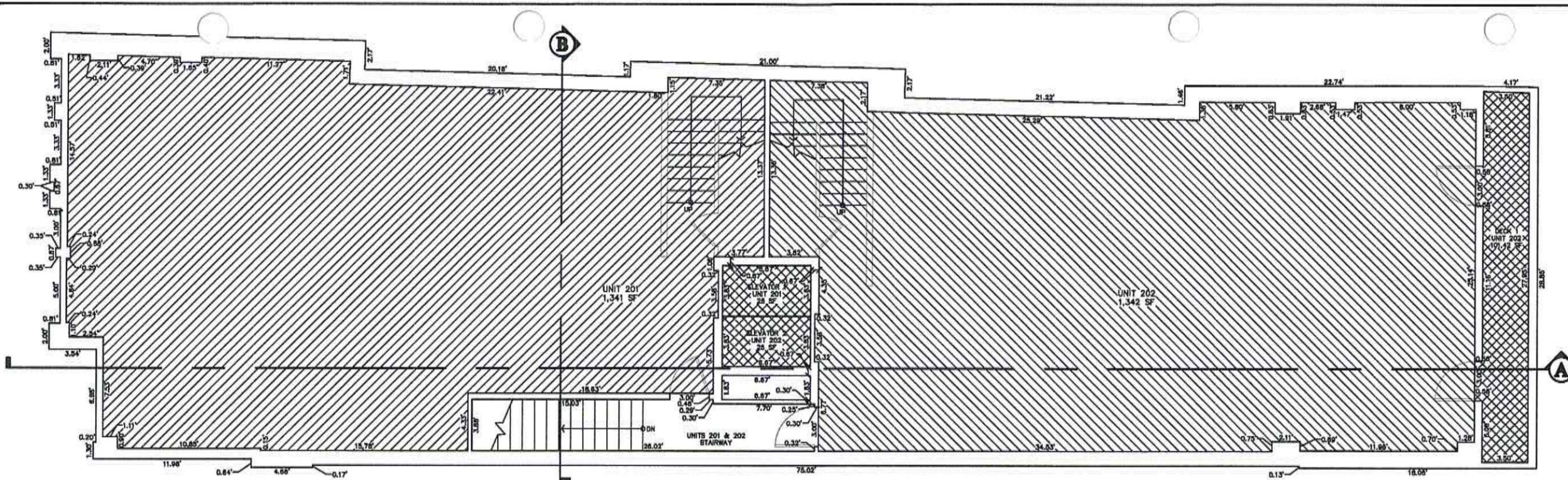
CHECKED BY:
GRW/ADM

AGIO 260 SECOND AMENDED GARAGE LEVEL AND FIRST FLOOR

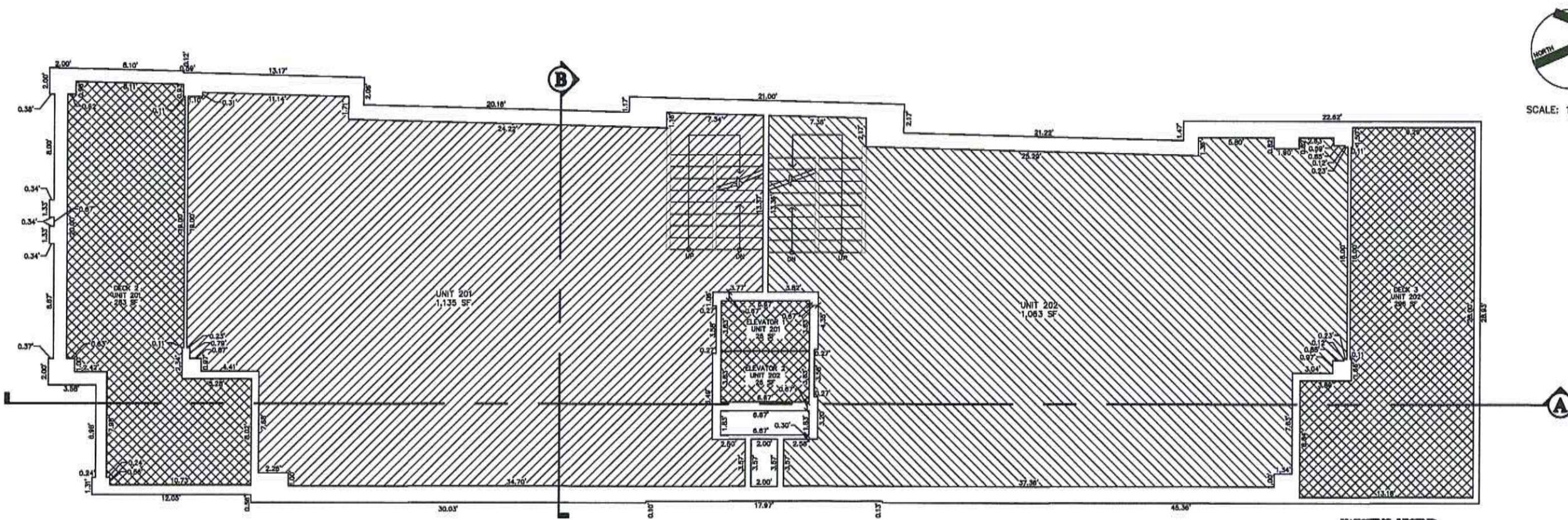
FILE: JIM SCOTT

DATE: 08/10/15

NO. 1526



SECOND LEVEL



THIRD LEVEL

HATCHING LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA & FACILITIES
	COMMON AREA & FACILITIES



Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1879 Bonanza Drive • Suite 104 • 84600
 P.O. Box 2001 • Park City • Utah • 84002
 Phone: (435) 767-8700 • Fax: (435) 767-8710
 E-mail: info@evergreen-engineer.com

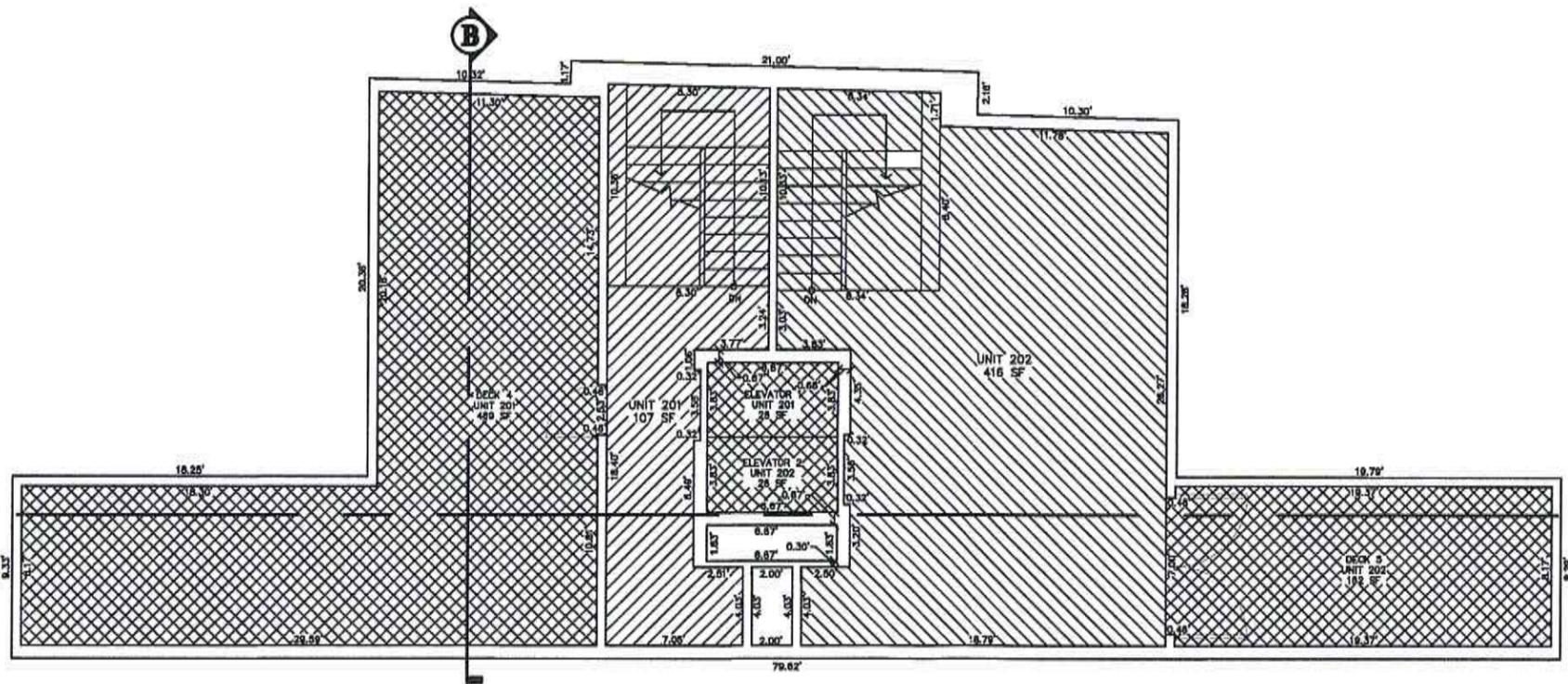
DATE	BY	COMMENTS



DESIGNED BY:
ELLIOTT WORKGROUP
 DRAWN BY:
ADM
 CHECKED BY:
GRW/ADM

AGIO 260 SECOND AMENDED SECOND AND THIRD FLOORS

FILE: AGIO260_2RDAMD-FP
 JOB NO.: 1526
 FOR: JIM SCOTT



FOURTH LEVEL

HATCHING LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA & FACILITIES
	COMMON AREA & FACILITIES



Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1870 Bonanza Drive • Suite 104 • 84600
 P.O. Box 2051 • Park City • Utah • 84002
 Phone: 435-226-1111 • Fax: 435-226-1112
 E-mail: info@evergreen-engineer.com

REVISIONS	COMMENTS
DATE	BY

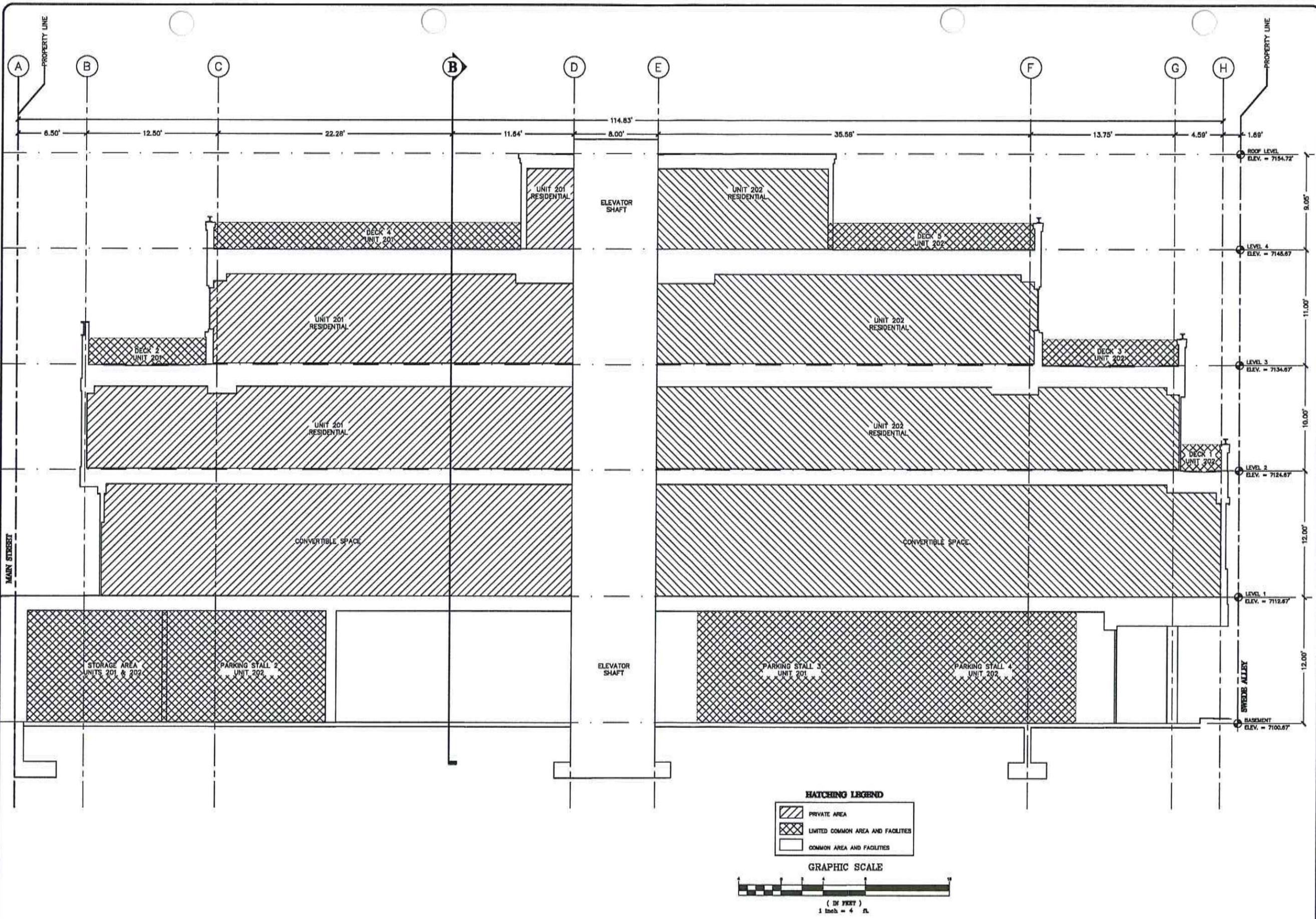
© 2015 Evergreen Engineering, Inc.



DESIGNED BY:
ELLIOTT WORKGROUP
 DRAWN BY:
ADM
 CHECKED BY:
GRW/ADM

**AGIO 260 SECOND AMENDED
FOURTH FLOOR**

FILE: AGR002_2NDAMD-FP
 DES. NO.: 1526
 DATE: 7/8/15
 FOR: JIM SCOTT



Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1570 Bonanza Drive • Suite 104
 P.O. Box 208 • Park City, Utah • 84060
 Phone: (435) 764-4225
 Fax: (435) 764-4225
 E-mail: info@evergreen-eng.com

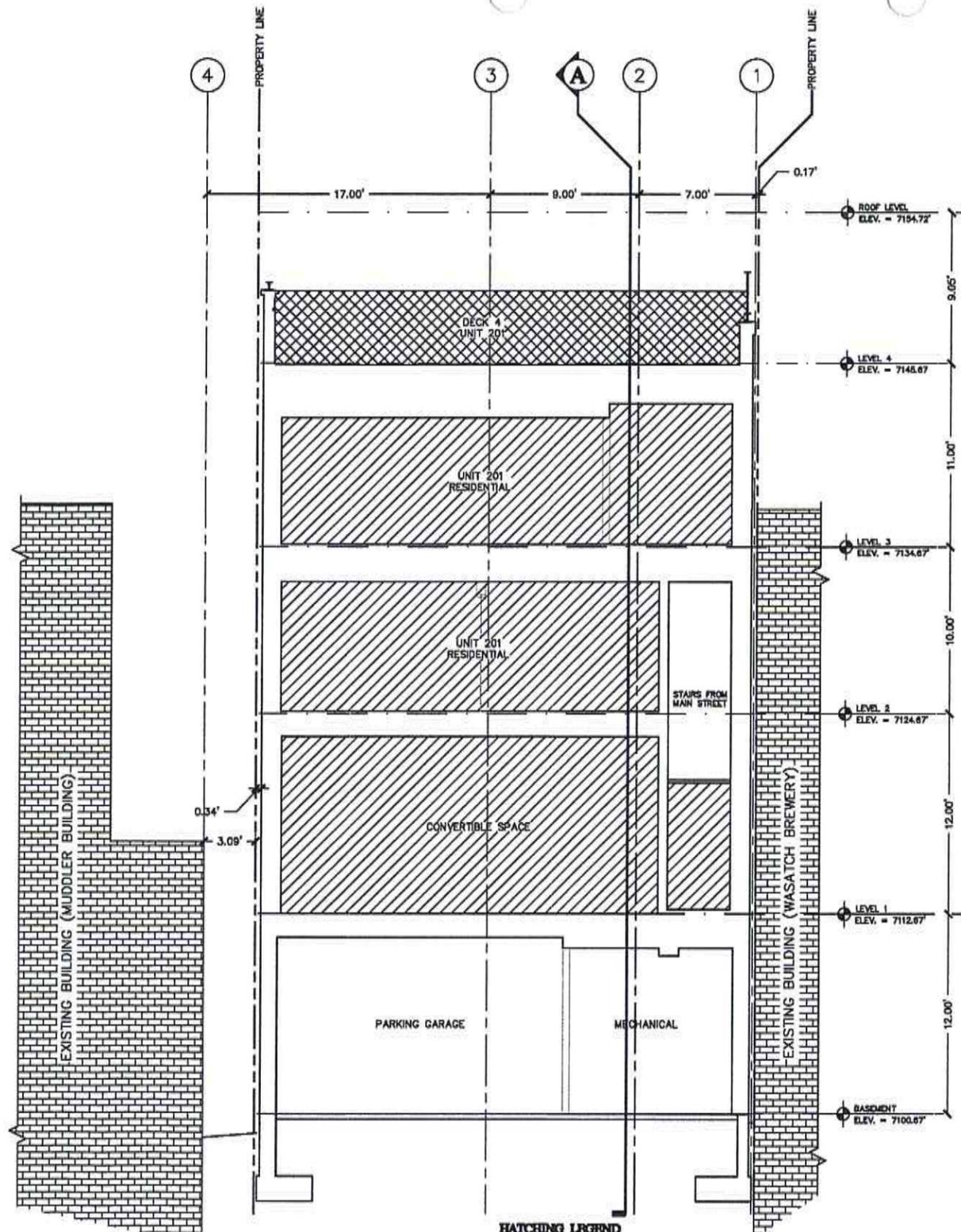
DATE	BY	COMMENTS



DESIGNED BY:
ELLIOTT WORKGROUP
 DRAWN BY:
ADM
 CHECKED BY:
GRW/ADM

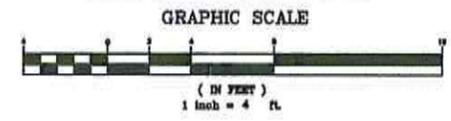
AGIO 260 SECOND AMENDED BUILDING SECTION A-A

DATE: 07/06/15
 FILE: AGIO260_SECTION-A-A
 SHEET NO. 1526
 OF 1526
 BY: JIM SCOTT



HATCHING LEGEND

	PRIVATE AREA
	LIMITED COMMON AREA AND FACILITIES
	COMMON AREA AND FACILITIES



Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1970 Business Drive • Suite 104 • 84000
 P.O. Box 2081 • Park City • Utah • 84000
 Phone: 435-266-1067 • Fax: (435) 248-4218
 E-mail: info@evergreen-engineering.com

DATE	BY	REVISIONS / COMMENTS



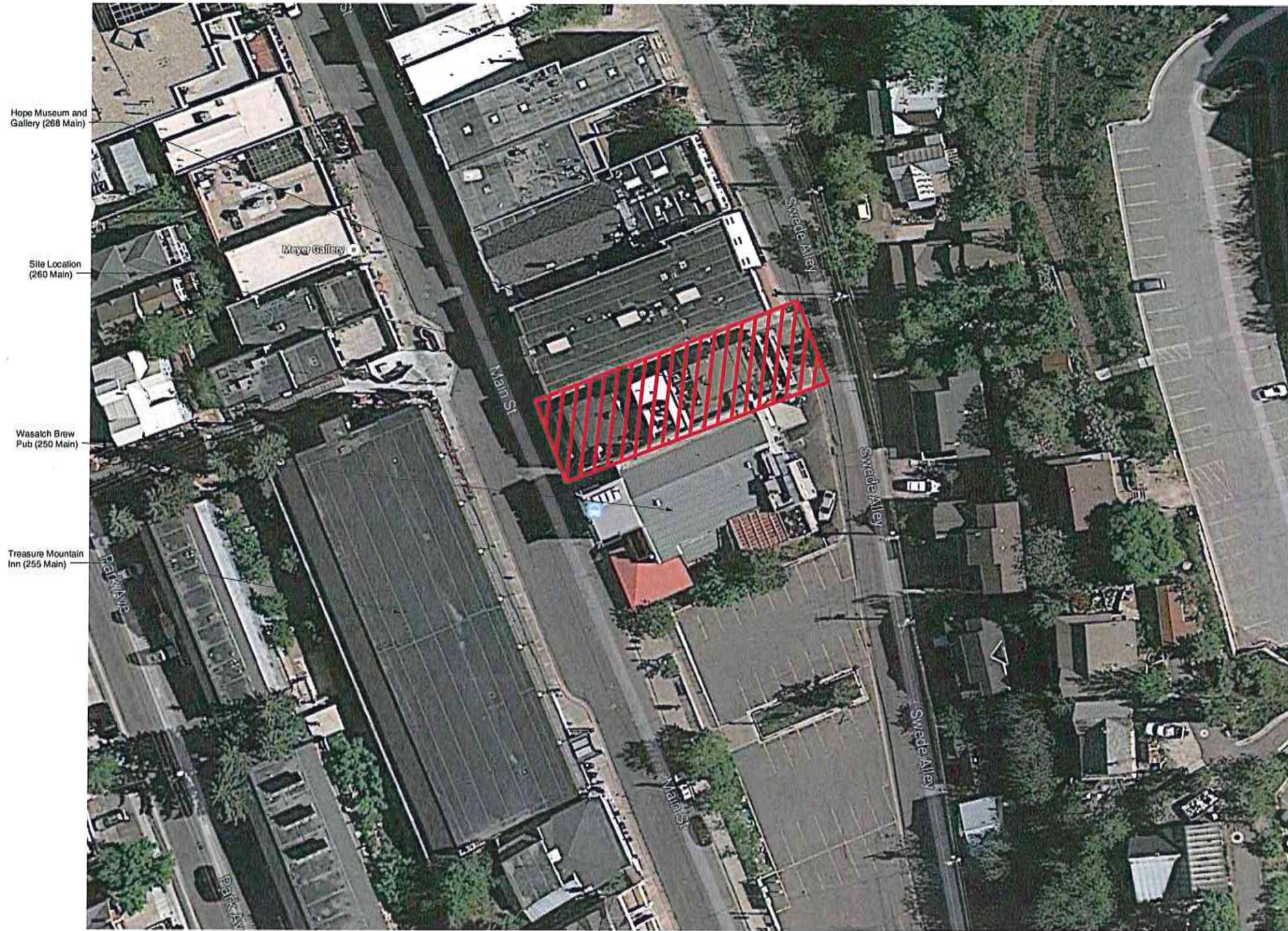
DESIGNED BY:
ELLIOTT WORKGROUP
 DRAWN BY:
ADM
 CHECKED BY:
GRW/ADM

AGIO 260 SECOND AMENDED BUILDING SECTION B-B

DATE: 12/16/14
 FILE: AGIO260_2NDAMND-BB
 DRAWN BY: JIM SCOTT

EXHIBIT B





Scott S, LLC

260 Main Street
Unit B Tenant Improvements
260 Main Street

Aerial View

H-003



Historic District Design Review
03.10.2014



West Elevation Panorama Looking Toward Site



West Elevation Panorama Looking From Site



East Elevation Panorama Looking Toward Site



East Elevation Panorama Looking From Site



North Elevation Looking Toward Site



North Elevation Looking Toward Site



South Elevation Looking Toward Site

Historic District Design Review
03.10.2014

elliott
workgroup
architecture
284 Main Street - PO Box 3410 - Park City, Utah 84302
435.248.0037 - 801.478.1829 - www.elliottworkgroup.com

Scott 5, LLC
260 Main Street
Unit B Tenant Improvements
260 Main Street

Current Photographs

H-002

Ordinance No. 08-28

AN ORDINANCE APPROVING THE FIRST AMENDED AGIO 260 CONDOMINIUM RECORD OF SURVEY PLAT LOCATED AT 260 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 260 Main Street have petitioned the City Council for approval of the First Amended Agio 260 condominium record of survey plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on June 25, 2008, to receive input on the First Amended Agio 260 condominium record of survey plat;

WHEREAS, the Planning Commission, on June 25, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the First Amended Agio 260 condominium record of survey plat.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The First Amended Agio 260 condominium record of survey 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 260 Main Street, Park City, Utah.
2. 260 Main Street is one lot of record located within portions of Lots 14 and 15 in Block 21 and portions of Lots 14 and 15 in Block 70 of the Park City Survey recorded as the 260 Main Street Subdivision.
3. 260 Main Street is located in the Historic Commercial Business (HCB) district.
4. The lot is 3514 square feet in size.
5. The 3 condominium units vary in size and use. One unit will be utilized as commercial space off of Main Street. Two units are designated as residential units on the second and third floor.
6. Two parking spaces are required for each residential unit. A total of four spaces are provided in the basement of the building.
7. Parking requirements for the Commercial Use has been fulfilled. The property was paid in full to the Main Street Parking Special Improvement District prior to Jan 1, 1984.

8. The new mixed-use building located at 260 Main Street complies with all requirements of the HCB district within the Land Management Code.
9. The findings within the Analysis section are incorporated within.

Conclusions of Law:

1. There is good cause for this condominium record of survey.
2. The record of survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed record of survey.
4. Approval of the record of survey, 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 Attorney and City Engineer will review and approve the final form and content of the record of survey and CCRs 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 condominium 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.
3. All conditions of approval of the 260 Main Street Subdivision shall continue to apply.
4. The proposed convertible space within the building must comply with the allowed use requirements of the Land Management Code.
5. The four parking spaces in the basement shall be allocated and restricted to the residential units.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 10th day of July, 2008.

PARK CITY MUNICIPAL CORPORATION



Mayor Dana Williams

Attest:



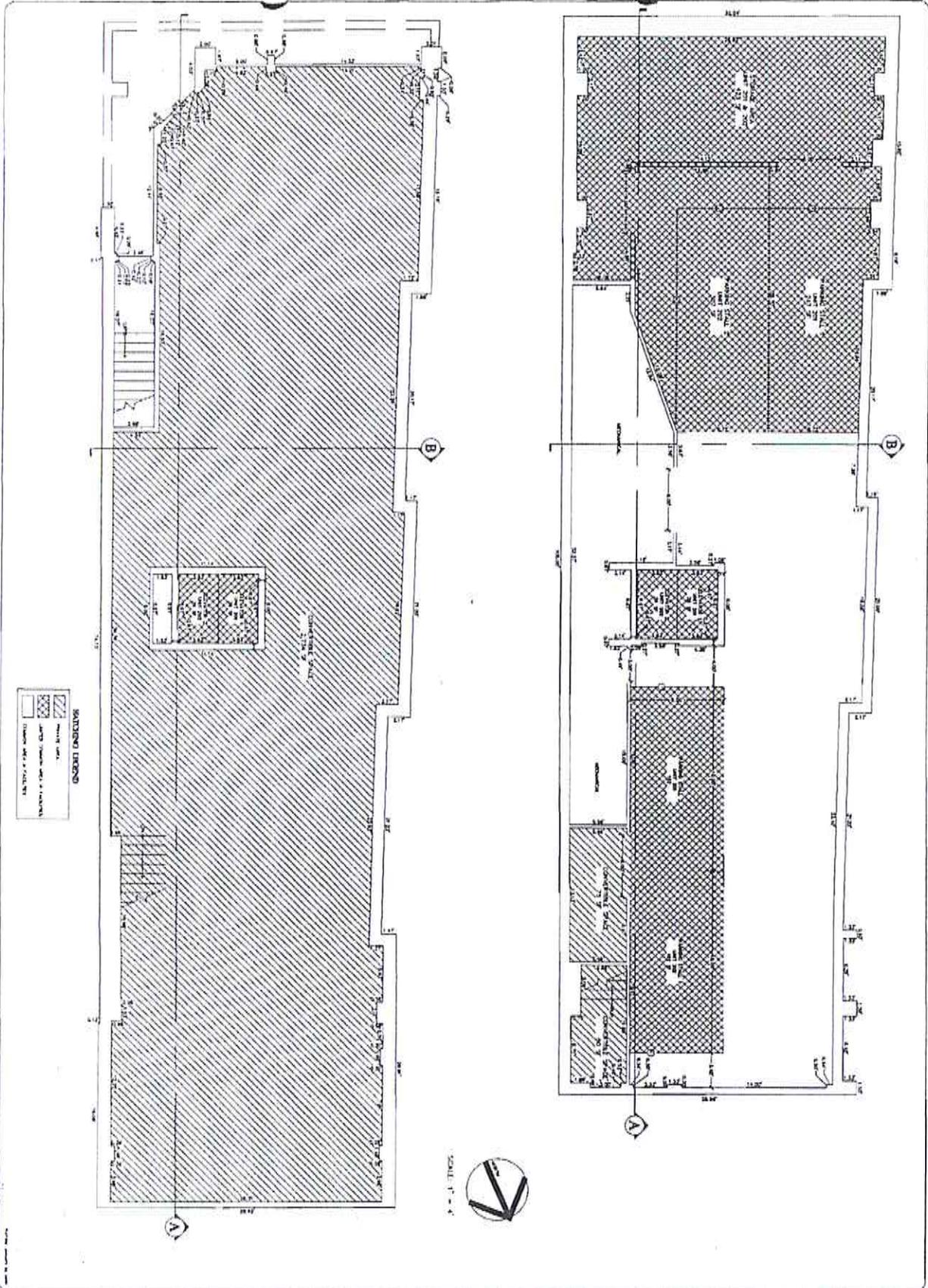
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

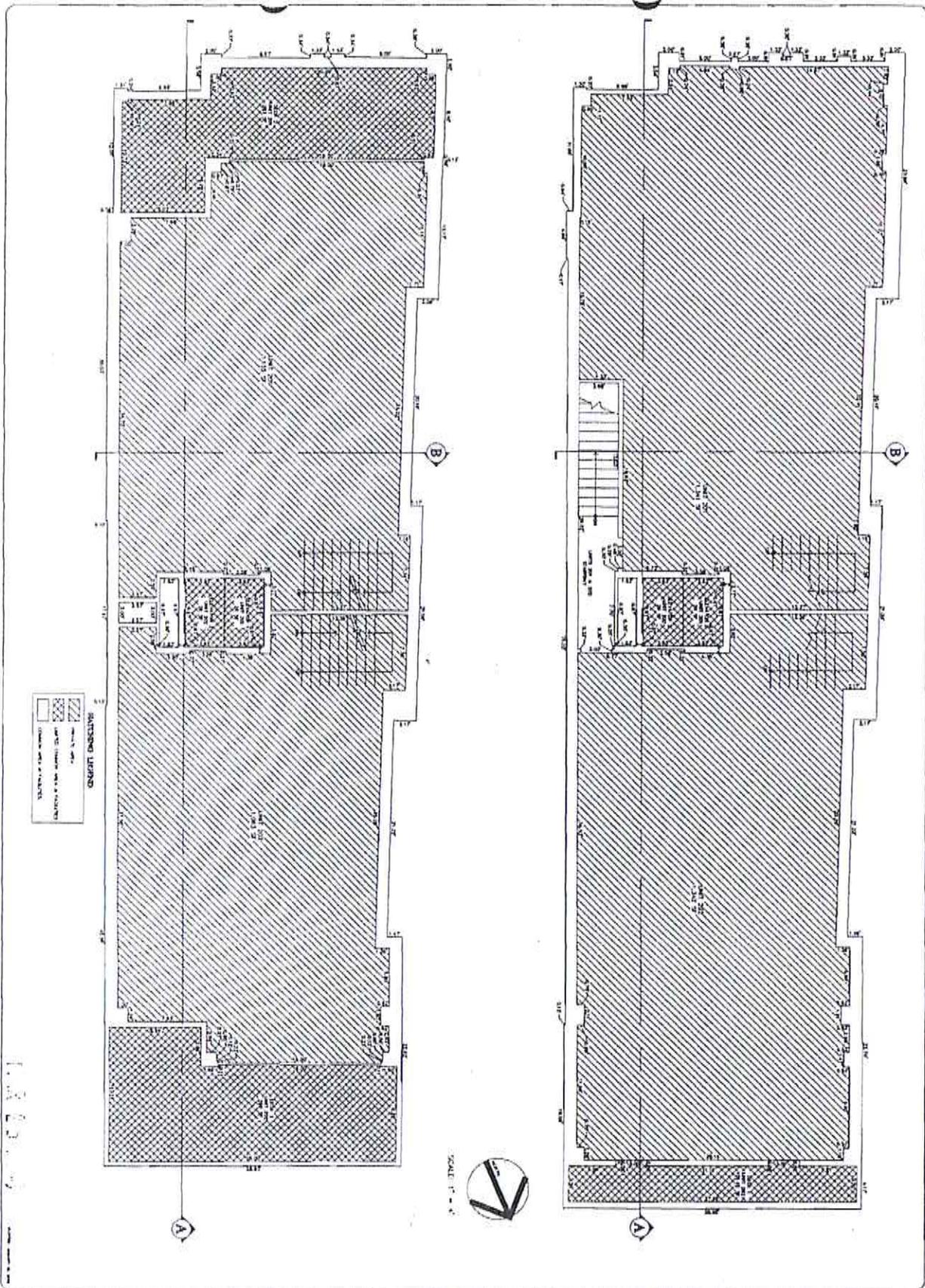




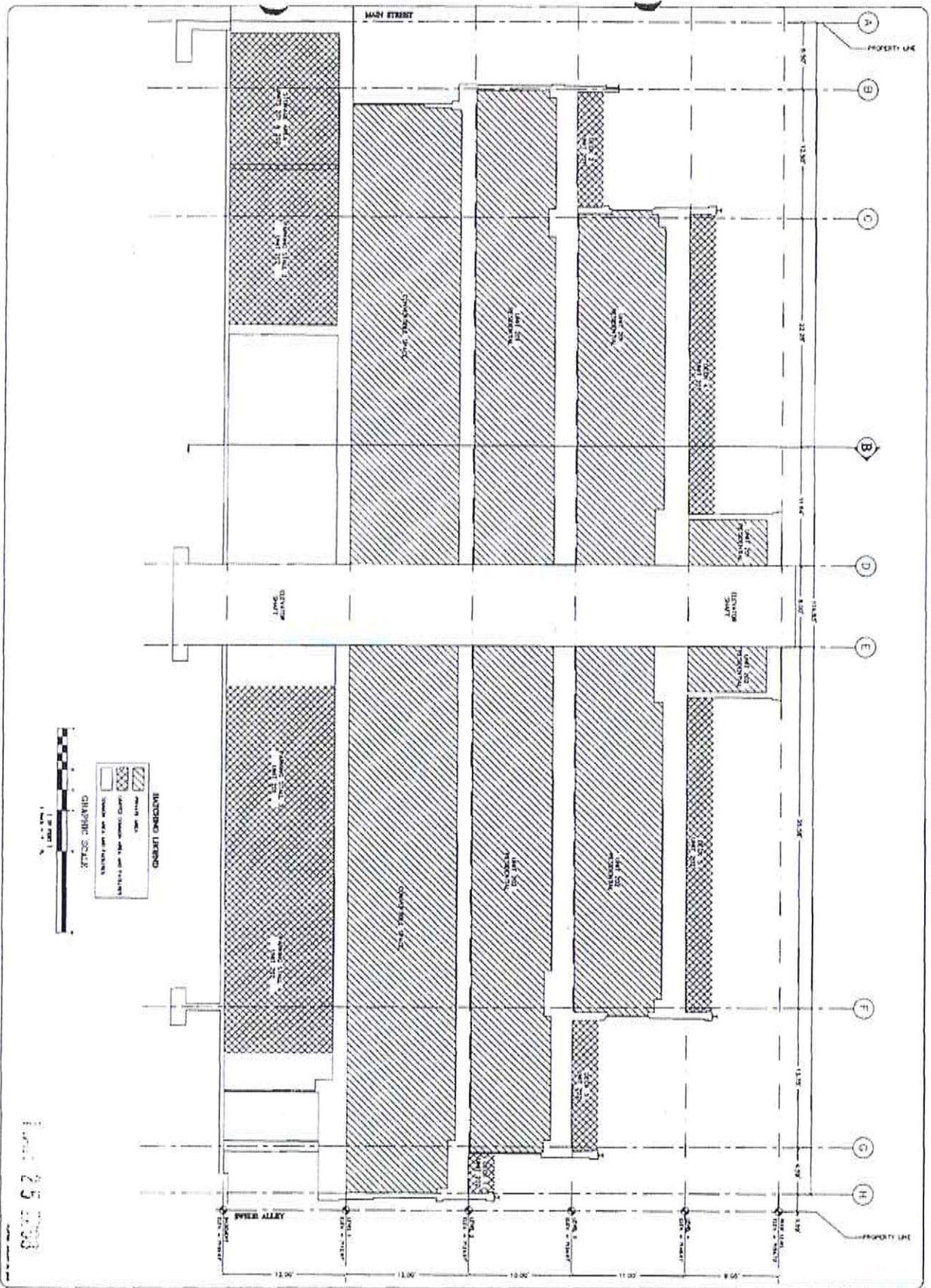
SHEET NO. 007	AGIO 260 GARAGE LEVEL AND FIRST FLOOR	DATE 09/07	DRAWN BY EVERGREEN ENGINEERING, INC.	CHECKED BY EVERGREEN ENGINEERING, INC.
GERMAINE PARTNERS FLOORPLANS/PROJ 007		© 2015 Evergreen Engineering, Inc.		

Evergreen Engineering, Inc.

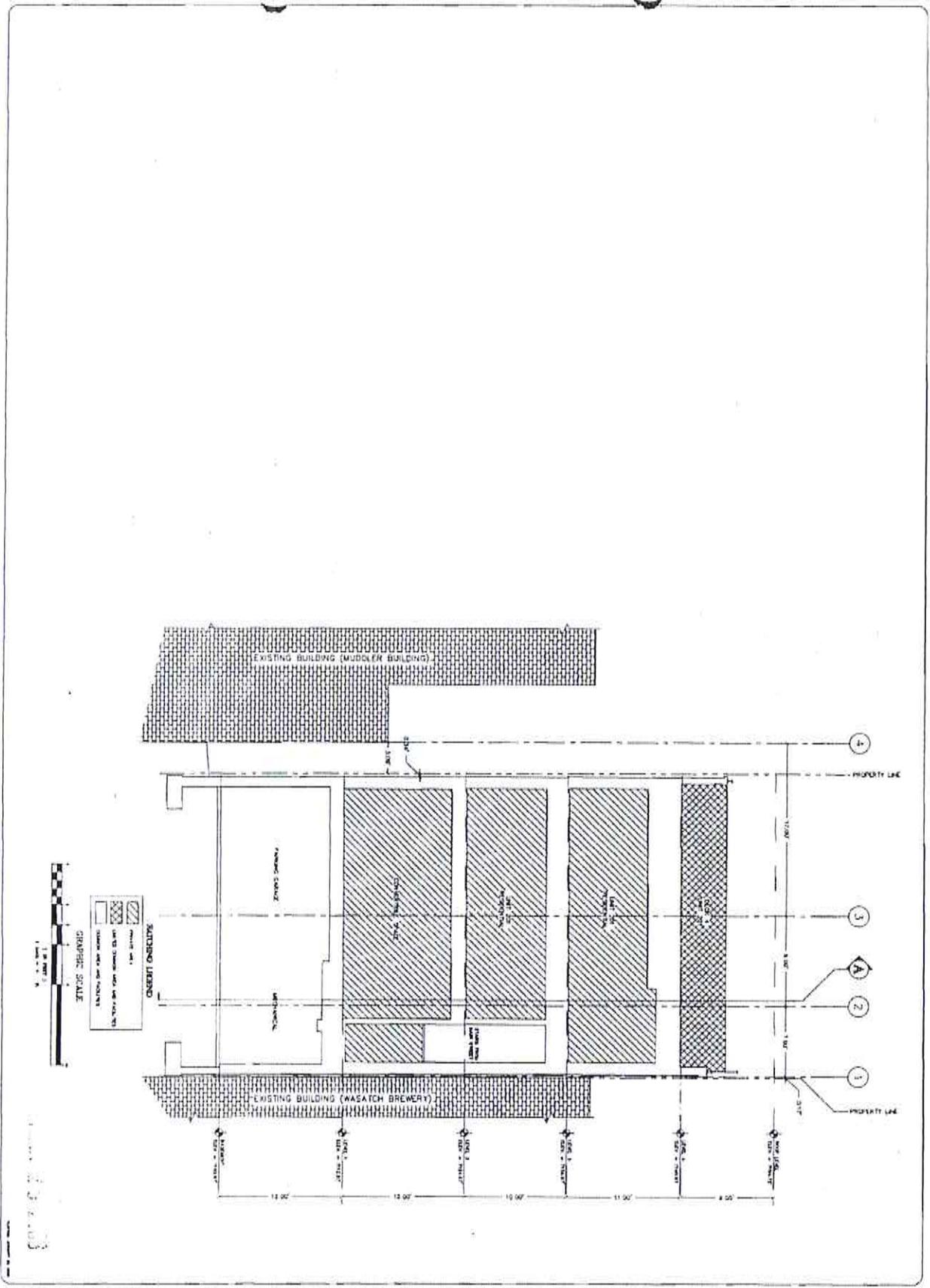
Civil Engineering • Land Surveying • Land Planning
 12450 Sunset Blvd., Suite 100
 Van Nuys, CA 91411 • Fax: (818) 708-1000
 Phone: (818) 708-1007 • Fax: (818) 708-1010
 Email: info@evergreen-engineering.com



1 of 1 SHEET GERMANE PARTNERS	AGIO 260 SECOND AND THIRD FLOORS FLOORPLANNING 08/10 082	07/27/14 14 SHEETS 14 SHEETS 14 SHEETS 14 SHEETS	08/10/14 08/10/14 08/10/14 08/10/14	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 8px;">NO.</th> <th style="font-size: 8px;">DATE</th> <th style="font-size: 8px;">REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISION										Evergreen Engineering, Inc. <small>124 Engineering + Land Services + Land Planning 14700 Highway 100, Suite 100 P.O. Box 4000 • Fort Worth, TX 76107 Phone (817) 444-0001 Fax (817) 444-0002 Email: info@evergreen-engineering.com</small>
NO.	DATE	REVISION															



AGIO 260 BUILDING SECTION A-A	PROJECT NO. 1501 SHEET NO. 0017	DATE: 08/20/15	DRAWN BY: [Name] CHECKED BY: [Name]	EVERGREEN ENGINEERING, INC. 1000 Evergreen Way, Suite 100 P.O. Box 2001, Park City, UT 84302 Phone: (435) 246-0811 Fax: (435) 246-1014 Email: info@evergreen-us.com
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AGIO 260 BUILDING SECTION B-B	GERMAINE PARTNERS ARCHITECTS	SECTION B-B 007	PROJECT NO. 1000000000 DATE 10/10/10	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				Evergreen Engineering, Inc. <small> Civil Engineering • Land Surveying • Land Planning 1675 American Fork, Suite 104 P.O. Box 2881 • Park City, UT • 84302 Phone: (435) 648-8881 • Fax: (435) 648-8718 Email: info@evergreen-engineering.com </small>
NO.	DATE	DESCRIPTION									

EXHIBIT D

Ordinance No. 07-66

AN ORDINANCE APPROVING THE AGIO 260 CONDOMINIUM PLAT LOCATED AT 260 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 260 Main Street have petitioned the City Council for approval of the Agio 260 condominium record of survey plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on September 12, 2007, to receive input on the Agio 260 condominiums record of survey plat;

WHEREAS, the Planning Commission, on September 12, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Agio 260 condominiums record of survey plat.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Agio 260 condominium record of survey plat 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 260 Main Street, Park City, Utah.
2. 260 Main Street is one lot of record located within portions of Lots 14 and 15 in Block 21 and portions of Lots 14 and 15 in Block 70 of the Park City Survey recorded as the 260 Main Street Subdivision.
3. 260 Main Street is located in the Historic Commercial Business (HCB) district.
4. The lot is 3514 square feet in size.
5. The 3 condominium units vary in size and use. One unit will be utilized as commercial space off of Main Street. Two units are designated as residential units on the second and third floor.
6. Two parking spaces are required for each residential unit. A total of four spaces are provided in the basement of the building.
7. Parking requirements for the Commercial Use has been fulfilled. The property was paid in full to the Main Street Parking Special Improvement District prior to Jan 1, 1984.

8. The new mixed-use building located at 260 Main Street complies with all requirements of the HCB district within the Land Management Code.
9. The findings within the Analysis section are incorporated within.

Conclusions of Law:

1. There is good cause for this condominium record of survey.
2. The record of survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed record of survey.
4. Approval of the record of survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

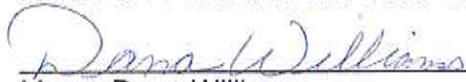
Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the record of survey and CCRs 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 condominium 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.
3. All conditions of approval of the 260 Main Street Subdivision shall continue to apply.
4. The proposed convertible space within the building must comply with the allowed use requirements of the Land Management Code.
5. The four parking spaces in the basement shall be allocated and restricted to the residential units.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 4th day of October, 2007.

PARK CITY MUNICIPAL CORPORATION



 Mayor Dana Williams

Attest:



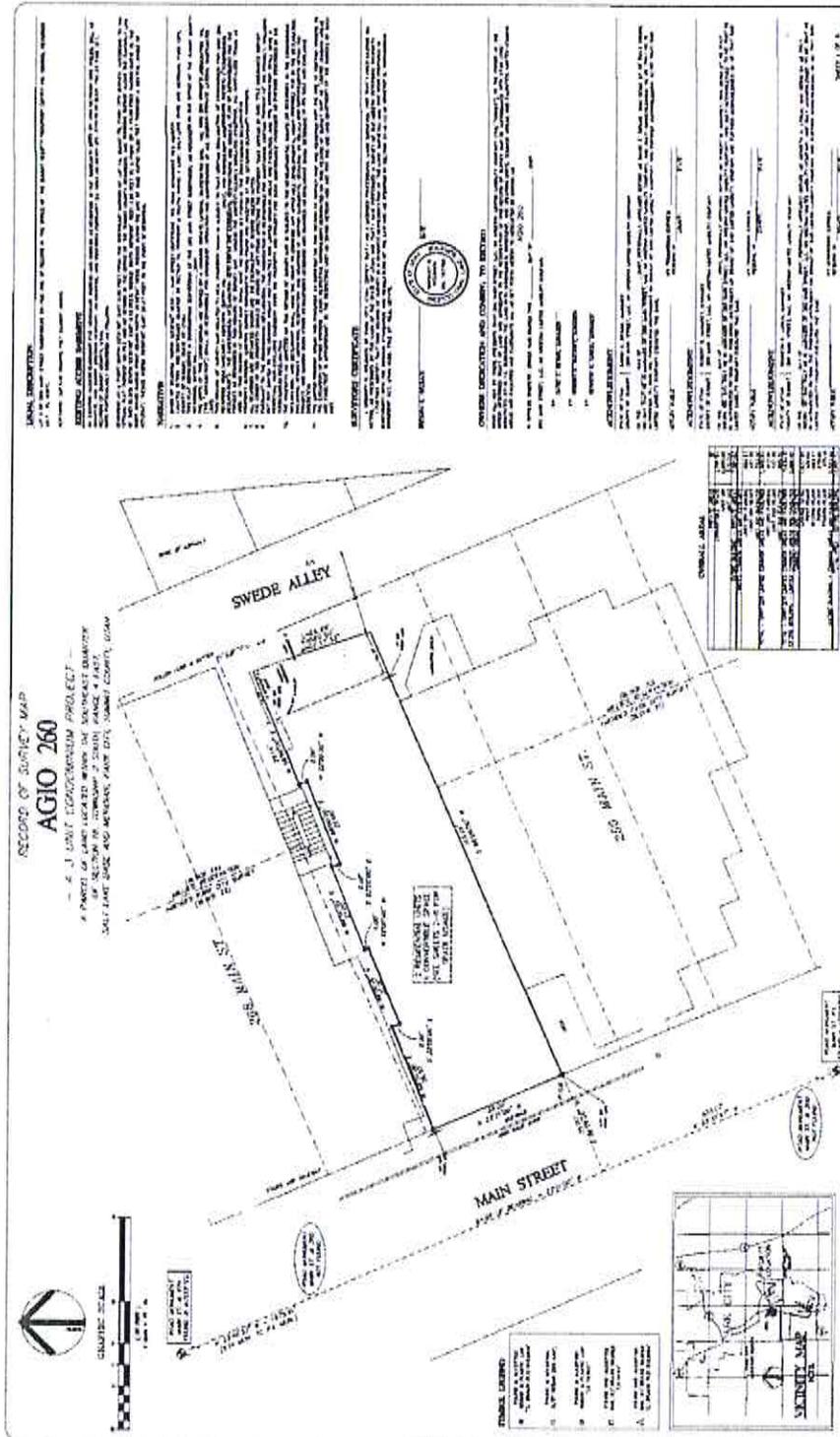
 Janet M. Scott, City Recorder

Approved as to form:



 Mark D. Harrington, City Attorney





Evergreen Engineering, Inc.
 10000 W. 10th Street, Suite 100, Denver, CO 80202
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 www.evergreeneng.com

CITY ENGINEER
 I HEREBY APPROVE THIS MAP AS ACCURATE AND CORRECT FOR THE CITY OF DENVER.
 DATE: 9/4/2007

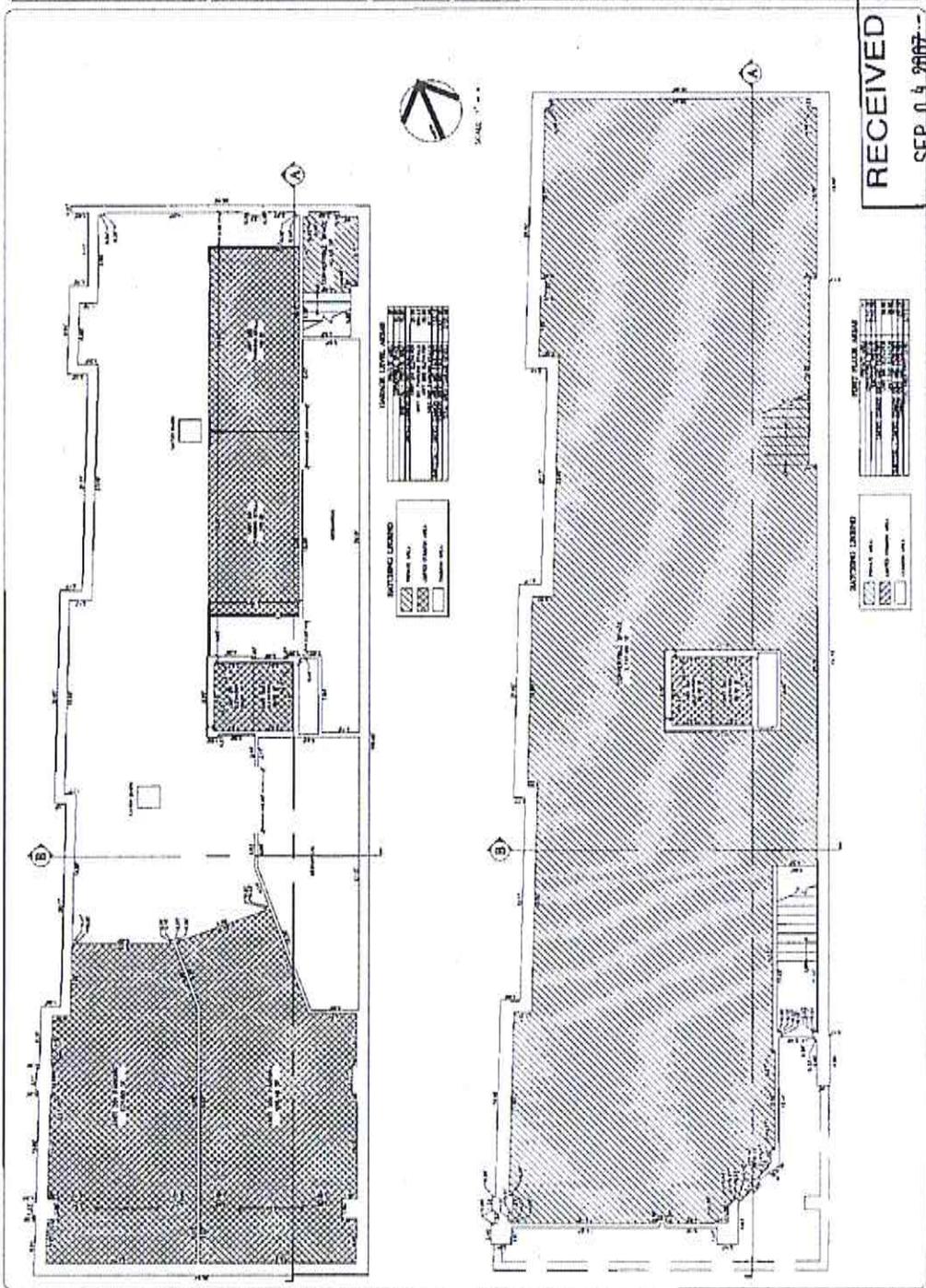
CITY PLANNING COMMISSION
 I HEREBY APPROVE THIS MAP AS ACCURATE AND CORRECT FOR THE CITY OF DENVER.
 DATE: 9/4/2007

CITY RECORDS
 I HEREBY APPROVE THIS MAP AS ACCURATE AND CORRECT FOR THE CITY OF DENVER.
 DATE: 9/4/2007

CITY COUNCIL APPROVAL
 I HEREBY APPROVE THIS MAP AS ACCURATE AND CORRECT FOR THE CITY OF DENVER.
 DATE: 9/4/2007

RECEIVED
 SEP 04 2007
 PARK CITY PLANNING DEPT

GARAGE NUMBER: _____
 AGIO 260
 GARAGE LEVEL AND FIRST FLOOR
 PROJECT NUMBER: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 EVERGREEN ENGINEERING, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.EVERGREENENGINEERING.COM



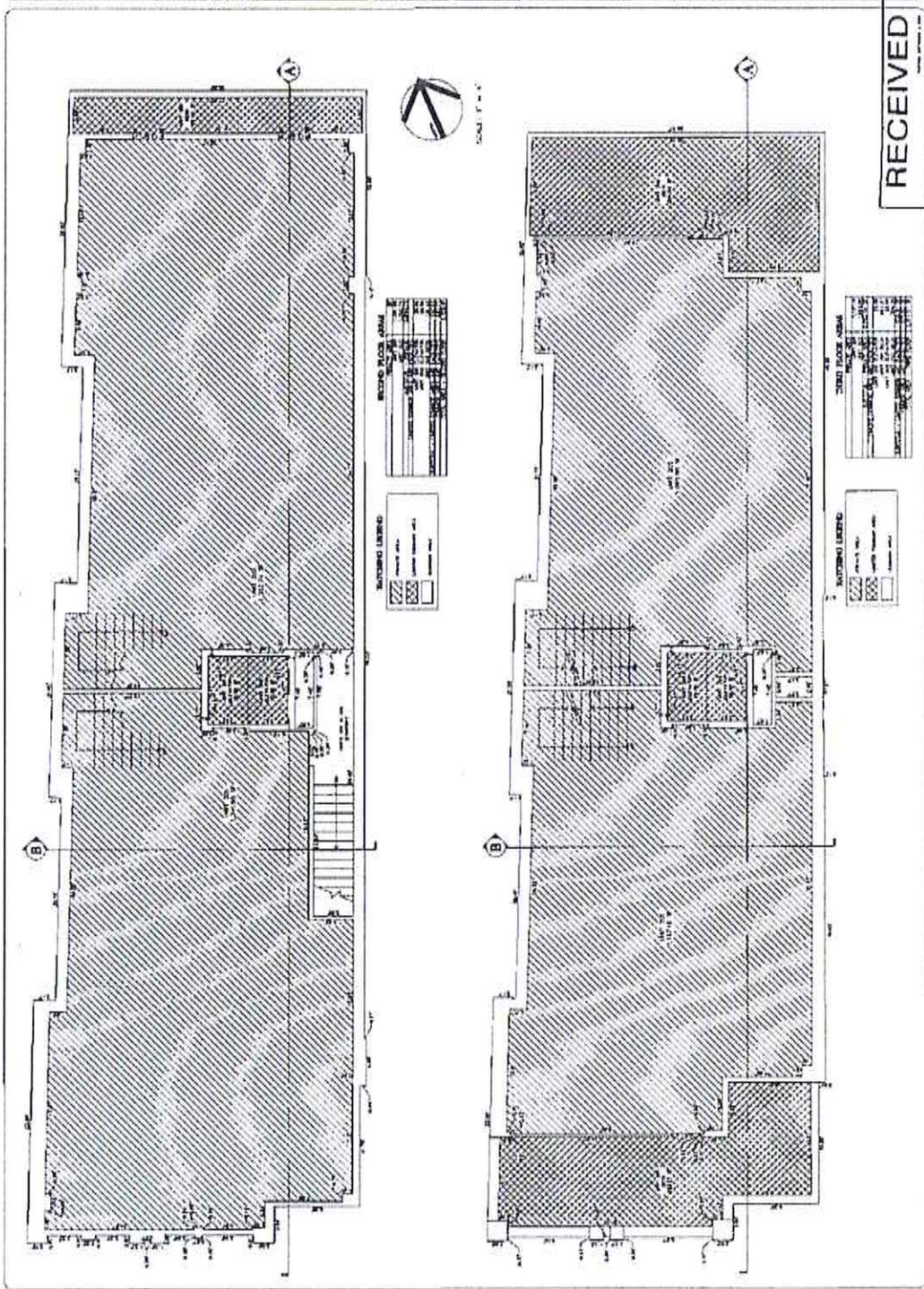
RECEIVED
 SEP 04 2007
 PARK CITY
 PLANNING DEPT.

EVERGREEN ENGINEERING, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.EVERGREENENGINEERING.COM

PROJECT NO. 07-001
 SHEET NO. 201
 DATE: 08/20/07

FLOOR PLAN
 AGIO 260
 SECOND AND THIRD FLOORS

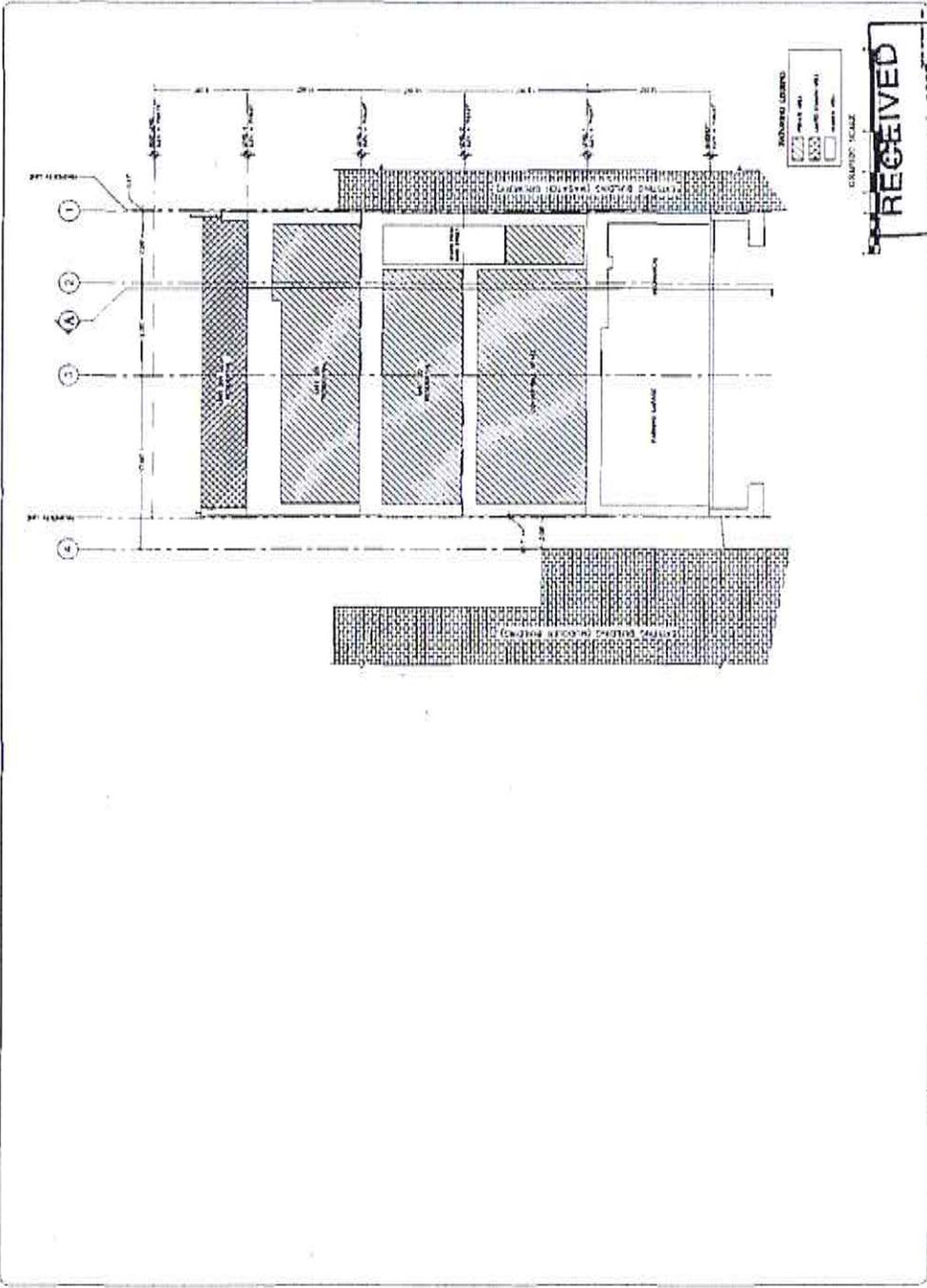
DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 08/20/07



RECEIVED
 SEP 04 2007
 PARK CITY
 PLANNING DEPT.

EVERGREEN ENGINEERING, INC.
 10000 104TH AVE. S.E.
 SUITE 100
 BELLEVUE, WA 98004
 (206) 453-1100
 www.evergreeneng.com

PROJECT: AGIO 260 BUILDING SECTION B-B
 DATE: 08/20/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]

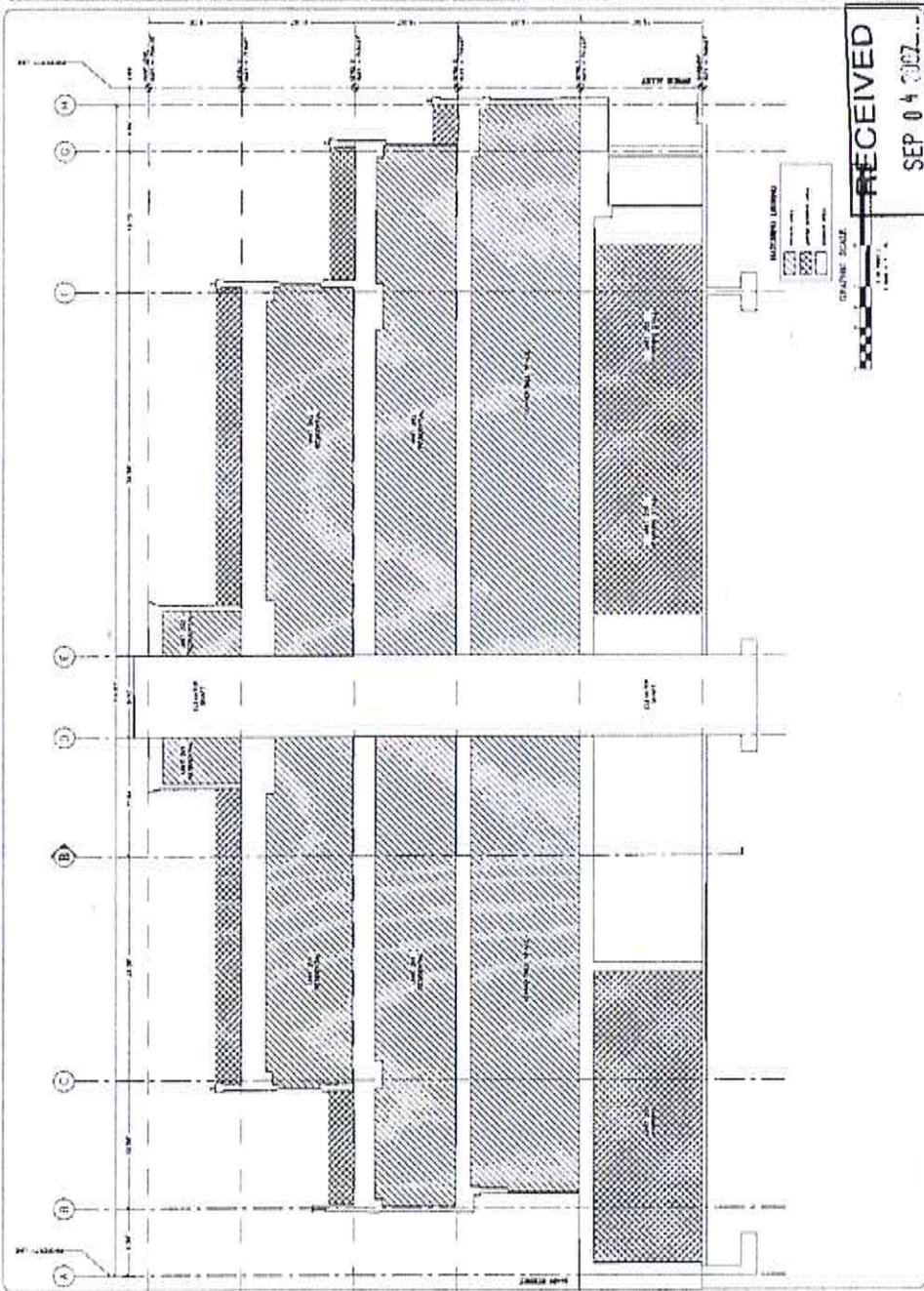


RECEIVED
 SEP 04 2007
 PARK CITY
 PLANNING DEPT

EVERGREEN ENGINEERING, INC.
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.8888
 FAX: 303.733.8889
 WWW.EVERGREENENGINEERING.COM

PROJECT NO. 15-001
 SHEET NO. 15-001-01
 DATE: 08/20/15

AGIO 200
 BUILDING SECTION A-A
 SECTION NUMBER



RECEIVED
 SEP 04 2015
 PARK CITY
 PLANNING DEPT.

EXHIBIT E

Ordinance No. 07-29

AN ORDINANCE APPROVING THE 260 MAIN STREET SUBDIVISION COMBINING PORTIONS OF LOTS 14 AND 15 OF BLOCK 70 AND PORTIONS OF LOTS 14 AND 15 OF BLOCK 21 OF THE PARK CITY SURVEY, PARK CITY, UTAH, INTO ONE LOT OF RECORD.

WHEREAS, the owner of the property known as 260 Main Street, has petitioned the City Council for approval of a plat amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on May 9, 2007, to receive input on the 260 Main Street Subdivision.

WHEREAS, the Planning Commission, on May 9, 2007, forwarded a positive recommendation to the City Council; and

WHEREAS, on May 31, 2007 the City Council approve the 260 Main Street Subdivision; and

WHEREAS, it is in the best interest of Park City Utah to approve the 260 Main Street Subdivision.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL The above recitals are hereby incorporated as findings of fact. The 260 Main Street Subdivision as shown in Exhibit B 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 260 Main Street.
2. The zoning is Historic Commercial Business (HCB).
3. The HCB zone is a commercial business zone characterized by a mix of commercial, residential, recreational and institutional uses that enhance and foster the economic and cultural vitality of the City.
4. The amendment will combine portions of Lots 14 and 15 of Block 70 and portions of Lots 14 and 15 in Block 21 of the Park City Survey into one lot of record.
5. The lot is vacant.
6. Access to the property is from Main Street and Swede Alley.

7. The proposed lot measures approximately 30' x 115.26'.
8. The proposed lot is 3,514 square feet in size.
9. The minimum lot size in the HCB zone is 1,250 square feet.
10. Dedication of a street right-of-way has been offered to the city measuring 20 feet westerly of the centerline of the existing asphalt of Swede Alley.
11. Minimal construction staging area is available along Swede Alley and Main Street.
12. The applicant may measure the maximum building volume and height from the original rear yard property line as it existed prior to the right-of-way dedication. The rear building plane may rise vertically from the new rear property line 31'5" from the average natural grade

Conclusions of Law:

1. There is good cause for this subdivision.
2. The subdivision is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. As conditioned the subdivision is consistent with the Park City General Plan.

Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. Prior to the receipt of a building permit for construction on this lot, the applicant shall submit an application for Historic Design Review for review and approval by the Planning Department for compliance with applicable Historic District Design Guidelines.
3. The applicant will record the plat amendment 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 and the plat will be void.
4. The applicant will record the plat amendment at the County prior to issuance of a building permit.
5. Future building plans must respect the existing easement for vehicular ingress and egress for the neighboring building at 268 Main Street, as recorded.
6. The applicant will submit a flood proofing certificate for new construction prior to issuance of a building permit.
7. The applicant will submit a trash collection and storage plan for new construction prior to issuance of a building permit.
8. Building plans will include a fire sprinkler system that is compliant with the modified 13-D regulations.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 31st day of May 2007.

PARK CITY MUNICIPAL CORPORATION

Dana Williams
Mayor Dana Williams

Attest:

Janet M. Scott
Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington
Mark D. Harrington, City Attorney



260 MAIN STREET SUBDIVISION

FINAL SUBDIVISION PLAN

APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, CALIFORNIA, AND APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, CALIFORNIA, AND APPROVED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, CALIFORNIA.

LEGAL DESCRIPTION:

That certain parcel of land, more particularly described as follows: ...

EXISTING ACCESS EASEMENTS:

There are no existing access easements on the subject property.

REMARKS:

This subdivision plan was prepared in accordance with the provisions of the Subdivision Map Act, Chapter 464 of the California Government Code, and the rules and regulations of the State Board of Equalization.

PREPARED BY:

VERGREEN ENGINEERING, INC. 1000 ...

APPROVED:

...

APPROVED:

...

APPROVED:

...

APPROVED:

...



<p>CITY OF SACRAMENTO</p> <p>City Engineer</p> <p>...</p>				
--	--	--	--	--



April 17, 2014

Jim Scott
260 Main Street, Unit B
Park City, UT 84060

NOTICE OF PLANNING DEPARTMENT ACTION

Project Address: 260 Main Street, Unit B
Project Description: Historic District Design Review
Date of Action: April 17, 2014
Project Number: PL-14-02279

Summary of Staff Action

Staff reviewed this HDDR application for compliance with the June 19, 2009 Historic District Design Guidelines, specifically with 1) Universal Guidelines for New Construction in Historic Districts (#1 through 8) and 2) Specific Guidelines: A. Site Design; B. Primary Structures; D. Off-Street Parking Areas, Garages, & Driveways; G. Exterior Lighting; and I. Sustainability. Staff found that as conditioned the proposed addition to the residential unit will comply with applicable Guidelines. This letter serves as the final action letter and approval for the proposed design for 260 Main Street. The plans, as redlined, are approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 260 Main Street.
2. The property is not listed as a historically significant site as defined in the Park City Historic Sites Inventory.
3. The property is located in the Historic Commercial Business (HCB) zoning district and is subject to all requirements of the Park City Land Management Code (LMC) and the 2009 Historic District Design Guidelines.
4. The parcel is approximately 3,732.27 square feet in size. The minimum lot size requirement in the HCB district is 1,250 square feet and the maximum Floor Area Ratio (FAR) is 4.0.
5. The proposed addition to the residential unit is 327 square feet, increasing the total FAR to 2.12.

6. The existing developed site is located on Lot 1 of the 260 Main Street Subdivision.
 7. The neighborhood is characterized by historic and non-historic commercial business and residential.
 8. The new addition will comply with all setbacks. Hot tubs must be located within the property lines and not protrude out into the Right-of-Way.
 9. Access to the property is from Swede Alley.
 10. Four (4) off-street parking spaces are provided for the residential units.
 11. The proposed building meets the height limits and height envelopes for the HCB zoning. The building FAR and setbacks also comply with the zoning requirements.
 12. The proposal, as conditioned complies with applicable Universal Design Guidelines for new construction in Historic Districts.
 13. The proposal, as conditioned complies with applicable Specific Design Guidelines for new construction, including A- Site Design, B- Primary Structures, D- Off-Street Parking Areas, Garages, & Driveways; G- Exterior Lighting, and I- Sustainability.
 14. On March 10, 2014, a Historic District Design Review application was submitted to the Planning Department for the above described work.
 15. On March 21, 2014, Staff posted notice of receipt of the HDDR application and sent out notice letters to property owners as required by the Land Management Code. No public comment was provided regarding the addition.
 16. On April 17, 2014, Staff posted notice of final action as required by the Land Management Code. The appeal period runs until 5 pm on April 27, 2014.
-

Conclusion of Law

1. The proposal complies with the 2009 Park City Design Guidelines for Historic Districts and Historic Sites, as conditioned.
2. The proposal complies with the Land Management Code requirements pursuant to the Historic Commercial Business (HCB) District (lot size, setbacks, etc.).
3. The proposed work is consistent with Park City General Plan.

Conditions of Approval

1. 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 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.
2. Final building plans and construction details shall reflect substantial compliance with the drawings stamped in on March 10, 2014 and the tenant improvement drawing stamped in on March 12, 2014 and approved on April 17, 2014, as redlined. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to construction. Any changes, modifications, or deviations from the approved work that have not

been approved by the Planning and Building Departments may result in a stop work order.

3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction shall be reviewed and approved prior to construction.
4. If a complete building permit has not been obtained by April 17, 2015, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department.
5. The City Engineer shall review and approval all appropriate grading, utility installation, 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.
6. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
7. Construction waste should be diverted from the landfill and recycled when possible.
8. All exterior lighting shall meet Park City's lighting ordinance and be downward directed and shielded, including any existing lighting that does not currently comply.
9. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain. Roof mounted equipment and vents shall be painted to match the roof and/or adjacent wall color and shall be screened or integrated into the design of the structure.
10. All exterior wood siding shall be painted or stained a solid color, and when possible, a low VOC (volatile organic compound) paint and finish shall be used. Provide a weather protective finish to wood surfaces that were not historically painted.
11. All exterior concrete must be textured.
12. All exterior steel trim, panels, and hand rails must be non-reflective.
13. Hot tubs require a building permit and compliance with the zone setbacks.
14. Approval of this HDDR was noticed on April 17, 2014, and any approval is subject to a 10 day appeal period.
15. All standard conditions of approval shall apply (see attached).

If you have any questions about this approval, please do not hesitate to contact me. I can be reached at (435) 615-5068, or via e-mail at christy.alexander@parkcity.org.

Sincerely,

A handwritten signature in black ink that reads "Christy Alexander". The signature is written in a cursive, flowing style.

Christy J. Alexander, AICP
Planner II

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to

issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.

14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

September 2012

Planning Commission Staff Report



Subject: 1060 Norfolk Avenue
Project #: PL-15-02853
Author: Hannah Turpen, Planner
Date: September 9, 2015
Type of Item: Administrative – Steep Slope Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (CUP) at 1060 Norfolk Avenue, conduct a public hearing, and approve the Steep Slope CUP for 1060 Norfolk Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Staff reports reflect the professional recommendation of the planning department. The Planning Commission, as an independent body, may consider the recommendation but should make its decisions independently.

Description

Owner/ Applicant: Magnus Floden (represented by Jamie Thomas, contractor)
Location: 1060 Norfolk Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential
Reason for Review: Construction of structures with a Building Footprint greater than 200 square feet on a steep slope (30% or greater) requires a Conditional Use Permit

Proposal

This application is a request for a Steep Slope Conditional Use Permit (CUP) for a new single-family home with a proposed square footage of approximately 2,532 square feet (including the 250 square foot single-car garage) on a vacant 1,875 square foot lot located at 1060 Norfolk Avenue. The total Building Footprint exceeds 200 square feet and the construction is proposed on a slope of 30% or greater.

Background

On July 10, 2015 the City received a completed application for a Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 1060 Norfolk Avenue. The property is located in the Historic Residential (HR-1) District. The lot contains 1,875 square feet.

This application is a request for a Conditional Use Permit for construction of new single family dwelling. Because the total proposed Building Footprint is greater than 200 square feet, and would be constructed on a slope greater than thirty percent (30%), the

applicant is required to file a Conditional Use Permit application for review by the Planning Commission, pursuant to Land Management Code (LMC) § 15-2.1-6.

A Historic District Design Review (HDDR) application is currently under review by Planning staff (Exhibit A).

Purpose

The purpose of the Historic Residential (HR-1) 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.

Analysis

The proposed house contains a total of 1,875 square feet, including the 250 square foot single-car garage proposed on the upper level. The proposed footprint is 844 square feet. The house complies with all setbacks, building footprint, and building height requirements of the HR-1 zone. Staff reviewed the plans and made the following LMC related findings:

Requirement	LMC Requirement	Proposed
Lot Size	Minimum of 1,875 square feet	1,875 square feet, <u>complies.</u>
Building Footprint	844 square feet <u>maximum</u>	844 square feet, <u>complies.</u>
Front Yard	10 feet minimum	13 feet 6 inches (front) porch, <u>complies</u> ; 18 feet to single-car garage, <u>complies.</u>
Rear Yard	10 feet minimum	Increases from 13'1" to 14'7.5" across rear property line, <u>complies.</u>
Side Yard	3 feet minimum, total 6 feet.	3 feet on each side, <u>complies.</u> Total of 6 feet, <u>complies.</u>
Height	27 feet above existing grade, <u>maximum.</u>	26'8.5", ridge of gable on the north elevation, <u>complies.</u>
Height (continued)	A Structure shall have a maximum height of 35 feet measured from the	31 feet, <u>complies.</u>

	lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	Maximum difference is 4 feet on the north, south, east and west elevations, <u>complies.</u>
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located 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 (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.	The rear roof line measures 21'11 ³ / ₄ " in height, <u>complies.</u>
Roof Pitch	Between 7:12 and 12:12.	The main roofs have 7:12 pitches, <u>complies.</u>
Parking	Two (2) off-street parking spaces required.	One (1) space within a single-car garage and one uncovered space on the driveway, within the lot area, compliant with required dimensions, <u>complies.</u>

The overall slope of the lot is roughly 24%. The driveway sits on a slope of approximately 40%. The driveway is the only portion of the built structure that sits on a slope greater than 30%.

LMC § 15-2.1-6 requires a Conditional Use permit for development on steep sloping lots (30% or greater) if the Building Footprint exceeds 200 square feet and stipulates that the Conditional Use Permit can be granted provided the proposed application and design comply with the following criteria and impacts of the construction on the steep slope can be mitigated:

Criteria 1: Location of Development.

Development is located and designed to reduce visual and environmental impacts of the Structure. **No unmitigated impacts.**

The proposed single family dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The foundation is stepped with the existing topography to minimize the amount of excavation necessary. The proposed landscape plan incorporates significant vegetation. The proposed footprint complies with that allowed for the lot area. The front and rear setbacks meet all requirements, and are increased for portions of the structure. The hillside within the side yard will be terraced with retaining walls no greater than six feet (6') in height from existing grade. The driveway is the only portion of the built structure that sits on a slope greater than 30%. The majority of the house sits on a slope far less than 30% which allows floor levels to relate closely to existing topography.

Criteria 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 project and identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items. **No unmitigated impacts.**

The applicant submitted a photographic visual analysis, including street views, to show the proposed streetscape and how the proposed house fits within the context of the slope, neighboring structures, and existing vegetation.

The visual analysis and streetscape demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass than surrounding structures, and visual impacts are mitigated. There is minimized excavation because the majority of the house is not located on the grade that dramatically rises to form Norfolk Avenue. Vegetation will be added as necessary and retaining walls will be limited to terracing in the side yards.

Criteria 3: Access.

Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. The garage sits below the street level reducing the fill needed to access the garage and the front door. Common driveways and Parking Areas, and side Access to garages are strongly encouraged; however a side access garage is not possible on this site. **No unmitigated impacts.**

The proposed design incorporates a driveway which will sit above final grade approximately two feet six inches (2'6") at the west property line and approximately seven feet six inches (7'6") at the top of the concrete slab of the single-car garage. The foundation of the elevated driveway will be clad in a natural stacked stone veneer. The elevated driveway is needed to accommodate the change in the grade from Norfolk Avenue measured at the curb and gutter at an approximate elevation of 6970' and drops to an approximate elevation of 6967'6" at the top of the concrete slab of the single-car garage. The slope of the driveway will be approximately 6.6%.

Criteria 4: Terracing.

The project may include terraced retaining Structures if necessary to regain Natural Grade. **No unmitigated impacts.**

Minor retaining is necessary to regain natural grade around the proposed structure to provide for egress on the north and south elevations. Minor and limited retaining is also being requested around the driveway located in the front yard area. Both of these areas will meet the LMC development standards of retaining walls in setback areas which range from one foot eight inches (1'8") to a maximum height of two feet (2') above final grade.

There is a steep grade in the front fifteen feet (15') of the lot and a gentle grade in the remaining sixty-six feet (60') of the lot. Overall, the slope is 24% for the entire lot. The slope increases to 40% in the front fifteen feet (15') of the lot.

Criteria 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 provide variation of the Front Yard. **No unmitigated impacts.**

The building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. As previously noted, the house is located on a relatively gentle grade except at the front fifteen feet (15') of the driveway, which sits on the steep slope below Norfolk Avenue. The driveway access was designed to accommodate the significant slope between the Norfolk Avenue curb and gutter and the front (west) façade of the garage.

Terraced stone retaining walls, not exceeding six feet in height from Existing Grade, will be constructed to retain the hillside in the side yards and around the driveway. The Final Grade will be changed no more than four feet (4') from the Existing Grade. The site design and building footprint provide an increased front setback area in front of the garage. Side setbacks and building footprints are maintained consistent with the pattern of development and separation of structures in the neighborhood.

Criteria 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 Commission may require a garage separate from the main Structure or no garage. **No unmitigated impacts.**

The main ridge of the roof orients with the contours. The size of the lot allows the design to not offend the natural character of the site as seen on the submitted plans. The house steps with the grade and is broken into a series of smaller components that are

compatible with the District. The stepping creates rear and side elevations that respect the adjacent properties.

Staff finds that the proposed design is consistent with the Design Guidelines for Historic Districts and Historic Sites. The structure reflects the historic character of Park City's Historic Sites such as simple building forms, unadorned materials, and restrained ornamentation. The style of architecture selected and all elevations of the building are designed in a manner consistent with a contemporary interpretation of the chosen style. The Historic District Design Review (HDDR) application for this project has not yet been approved.

Exterior elements of the new development—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and even traditional architecture. The scale and height of the new structure follows the predominant pattern of the neighborhood. Further, this style of this house is consistent with the Design Guidelines. It does not detract from nearby historic properties, but rather lends itself to the overall character of the neighborhood.

Criteria 7: 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. **No unmitigated impacts.**

The proposed structure meets the standard LMC setbacks for a lot this size consisting of a minimum of ten feet (10') front/rear yard setbacks. The minimum side yard setbacks are three feet (3') minimum and six feet (6') total.

Front setbacks are increased as the garage portion of the house is setback eighteen feet (18') from the property line and thirty-five feet (35') from the edge of the street, to accommodate the code required parking space entirely on the lot. No wall effect is created with the proposed design. Side setbacks are consistent with the pattern of development and separation in the neighborhood. The articulation in the front and rear facades reduce the overall mass of the structure and does not create a wall effect along the street front or rear lot line.

Criteria 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 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. **No unmitigated impacts.**

The proposed structure is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible with both the volume and massing of single family dwellings in the area. The design

minimizes the visual mass and mitigates the differences in scale between the proposed house and surrounding structures.

Criteria 9: Building Height (Steep Slope).

The maximum Building Height in the HR-1 District is twenty-seven feet (27'). 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 existing residential Structures. **No unmitigated impacts.**

The proposed structure meets the twenty-seven feet (27') maximum building height requirement measured from existing grade at the highest point. The heights of the main ridges range from twenty-three feet eight and one-half inches (23'8½") to twenty-six feet eight and one-half inches (26'8½") above the existing grade. Portions of the house are less than twenty seven feet (27') in height. The tallest ridge (26'8½") is not visually apparent from the front, back, or sides of the house. The rear roof line measures 21'11¾" in height.

The applicant also meets the criteria outlined in LMC 15-2.2-5(A) stating that the structure shall have a maximum height of thirty-five feet (35') measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The height from the lowest finished floor plane to the highest wall plate is thirty-one feet (31').

Process

Approval of this application constitutes Final Action that may be appealed to the City Council following appeal procedures found in LMC § 15-1-18. The applicant has submitted a Historic District Design Review (HDDR) application; however, this has not yet been approved.

Department Review

This project has gone through an interdepartmental review. No issues were brought up other than standards items that have been addressed by revisions and/or conditions of approval.

Notice

The property was posted and notice was mailed to property owners within 300 feet on August 26, 2015. Legal notice was also published in the Park Record in accordance with requirements of the LMC on August 22, 2015.

Public Input

No input has been received regarding the Steep Slope CUP.

Alternatives

- The Planning Commission may approve the Conditional Use Permit for 1060 Norfolk Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and provide staff with Findings for this decision, or

- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is an existing platted residential lot that contains native grasses and shrubs.

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur and the applicant would have to revise the plans.

Recommendation

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit at 1060 Norfolk Avenue and conduct a public hearing. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Findings of Fact:

1. The property is located at 1060 Norfolk Avenue.
2. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone.
3. A single family dwelling is an allowed use in the HR-1 District.
4. The property is described as Lot 19, Block 9 of the Snyder's Addition to the Park City Survey.
5. The lot contains 1,875 square feet.
6. The lot is currently vacant.
7. A Historic District Design Review (HDDR) application has not yet been approved.
8. This is a 25' x 75' "Old Town" lot. There is minimal existing vegetation on this lot. This is a downhill lot.
9. Access to the property is from Norfolk Avenue, a public street.
10. Two (2) parking spaces are proposed on site. One (1) space is located inside a single-car garage and one (1) is accommodated by a driveway parking space.
11. The neighborhood is characterized by a mix of historic and non-historic residential structures, single-family homes and duplexes.
12. The proposal consists of a single-family dwelling of 2,532 square feet, including the basement area and single-car garage.
13. The driveway is designed with a maximum width of eleven feet three and-a-half inches (11'3½") and is approximately thirty-five feet (35') in length from the garage to the existing edge of Norfolk Avenue with a minimum of eighteen feet (18') of driveway located on the property. The garage door complies with the maximum height and width.
14. The proposed driveway has an overall slope of 6.6% as measured from the front of the garage to the edge of the paved street.
15. An overall building footprint of 844 square feet is proposed. The maximum allowed footprint for this lot is 844 square feet.
16. The proposed structure complies with all setbacks. The minimum front and rear yard setbacks are ten feet (10'). The minimum side yard setbacks are three feet (3').

17. The proposed structure complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty-seven feet (27') in height.
18. The applicant submitted a visual analysis, cross valley views and a streetscape showing a contextual analysis of visual impacts of this house on the cross canyon views and the Norfolk Avenue streetscape. Staff finds that the proposed house is compatible with the surrounding structures based on this analysis.
19. The building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. There is no existing significant vegetation on the lot.
20. The site design, stepping of the foundation and building mass, increased articulation, and decrease in the allowed difference between the existing and final grade mitigates impacts of construction on the 40% slope area.
21. The design includes setback variations in the front and back and lower building heights for portions of the structure in both the front and back where facades are less than twenty-seven feet (27') in height.
22. The proposed massing and architectural design components are compatible with both the volume and massing of other single family dwellings in the area. No wall effect is created with adjacent structures due to stepping, articulation, and placement of the house on the lot.
23. The proposed structure follows the predominant pattern of buildings along the street, maintaining traditional setbacks, orientation, and alignment. Lot coverage, site grading, and steep slope issues are also compatible with neighboring sites. The size and mass of the structure is compatible with surrounding sites, as are details such as foundation, roofing, materials, window and door openings, and single car garages.
24. This property is required to have independent utility services for water, sewer, power, etc.
25. Lighting will be reviewed at the time of the HDDR and Building Permit application for compliance with the LMC lighting code standards.
26. The findings in the Analysis section of this report are incorporated herein.
27. The applicant stipulates to the conditions of approval.

Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6(B)
2. The CUP, as conditioned, is consistent with the Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting the historic house to the west from damage.

3. A final utility plan, including a drainage plan, for utility installation, public improvements, and storm drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers, including Snyderville Basin Water Reclamation District, prior to issuance of a building permit.
4. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance. .
5. A final Landscape Plan shall be submitted to the City for review prior to building permit issuance. Such plan will include water efficient landscaping and drip irrigation. Lawn area shall be limited in area.
6. If required by the Chief Building Official based on a review of the soils and geotechnical report submitted with the building permit, the applicant shall submit a detailed shoring plan prior to the issue of a building permit. If required by the Chief Building Official, the shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer. The shoring plan shall take into consideration protection of the historic structure to the west and the non-historic structure to the north.
7. This approval will expire on September 9, 2016, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
8. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission and the Final HDDR Design.
9. All retaining walls within any of the setback areas shall not exceed more than six feet (6') in height measured from final grade, except that retaining walls in the front yard shall not exceed four feet (4') in height, unless an exception is granted by the City Engineer per the LMC, Chapter 4.
10. Modified 13-D residential fire sprinklers are required for all new construction on this lot.
11. The driveway width must be a minimum of ten feet (10') and will not exceed twelve feet (12') in width.
12. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
13. Construction waste should be diverted from the landfill and recycled when possible.
14. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain.

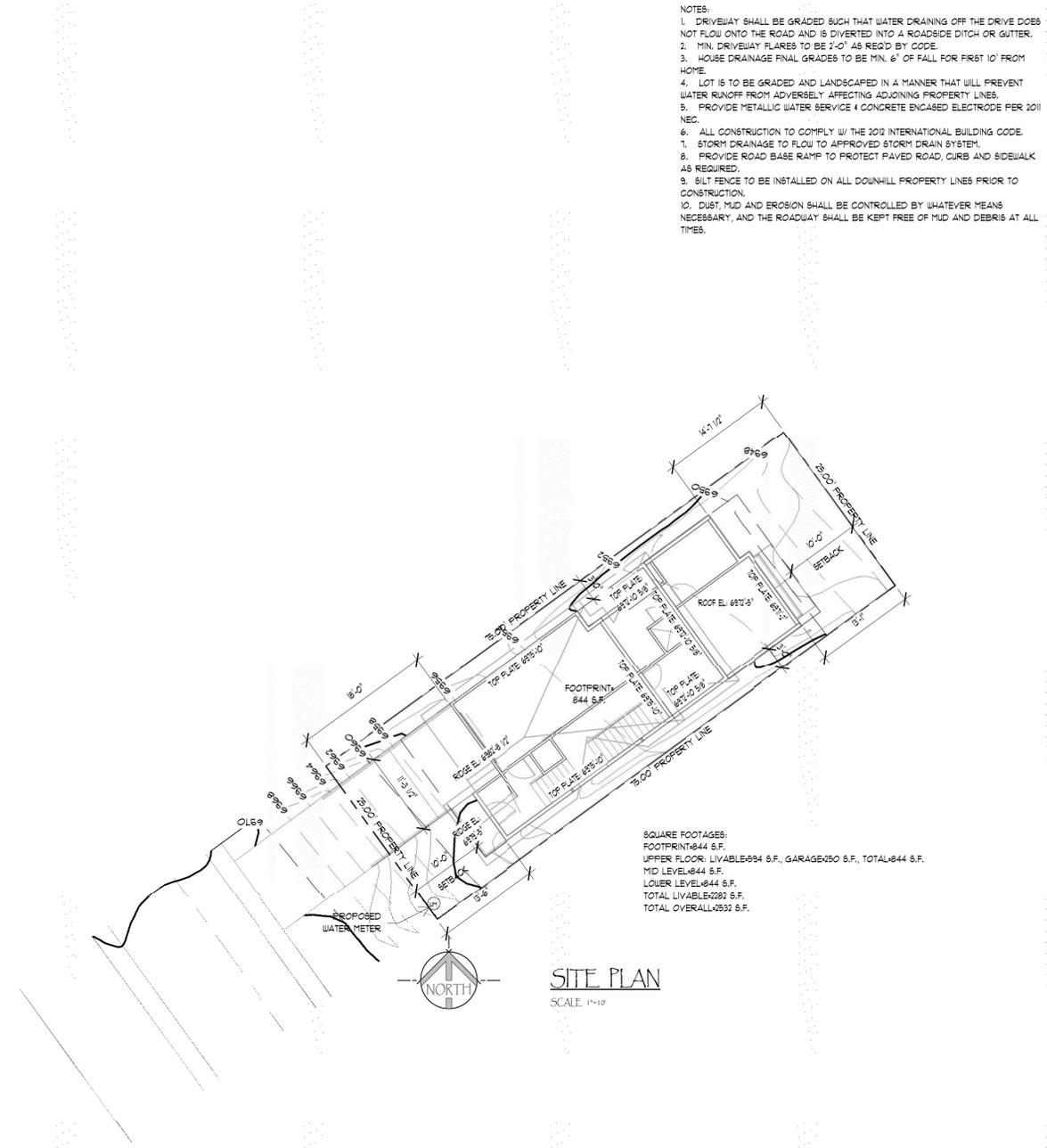
Exhibits

Exhibit A- Plans (existing conditions, site plan, elevations, floor plans)

Exhibit B- Existing Conditions Survey

Exhibit C- Visual Analysis/Streetscape

Exhibit D- Existing Photographs



- NOTES:
1. DRIVEWAY SHALL BE GRADED SUCH THAT WATER DRAINING OFF THE DRIVE DOES NOT FLOW ONTO THE ROAD AND IS DIVERTED INTO A ROADSIDE DITCH OR GUTTER.
 2. MIN. DRIVEWAY FLARES TO BE 2'-0" AS REQ'D BY CODE.
 3. HOUSE DRAINAGE FINAL GRADES TO BE MIN. 6' OF FALL FOR FIRST 10' FROM HOME.
 4. LOT IS TO BE GRADED AND LANDSCAPED IN A MANNER THAT WILL PREVENT WATER RUNOFF FROM ADVERSELY AFFECTING ADJOINING PROPERTY LINES.
 5. PROVIDE METALLIC WATER SERVICE 4 CONCRETE ENCASED ELECTRODE PER 2011 NEC.
 6. ALL CONSTRUCTION TO COMPLY W/ THE 2012 INTERNATIONAL BUILDING CODE.
 7. STORM DRAINAGE TO FLOW TO APPROVED STORM DRAIN SYSTEM.
 8. PROVIDE ROAD BASE RAMP TO PROTECT PAVED ROAD, CURB AND SIDEWALK AS REQUIRED.
 9. SILT FENCE TO BE INSTALLED ON ALL DOWNHILL PROPERTY LINES PRIOR TO CONSTRUCTION.
 10. DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.

SQUARE FOOTAGES:
 FOOTPRINT-844 S.F.
 UPPER FLOOR: LIVABLE-994 S.F., GARAGE-250 S.F., TOTAL-1244 S.F.
 MID LEVEL-844 S.F.
 LOWER LEVEL-844 S.F.
 TOTAL LIVABLE-2292 S.F.
 TOTAL OVERALL-2932 S.F.

SITE PLAN
 SCALE: 1/4"=1'-0"

#	Revision
1	
2	
3	
4	
5	
6	

Drawn By: J. Dwyer
 Engineered By: _____
 Plan #: _____
 Plan Name: _____

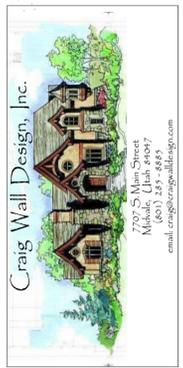
Notes

Each Sub-Contractor Shall Check And Understand All Dimensions, Notes And Other Aspects Of This Project Applicable To Their Trade And Affecting Other Trades Prior To And During Construction.

Notify Designer Or Engineer In Writing Of Any Discrepancies Or Changes On The Drawings Before Proceeding With Any Work.

Each Sub-Contractor Shall Coordinate Work With Other Trade Through The General Contractor.

The Designer Will Not Assume Responsibility For Any Misuse Or Misreading Of These Plans Where Information Is Available But Unclear. The Person Using These Plans Is Responsible For Clarifying Any Questions According To The Conditions Stated Above.



Lot 19 Norfolk Ave.
 Lot 19 Norfolk Ave.
 Park City, Utah

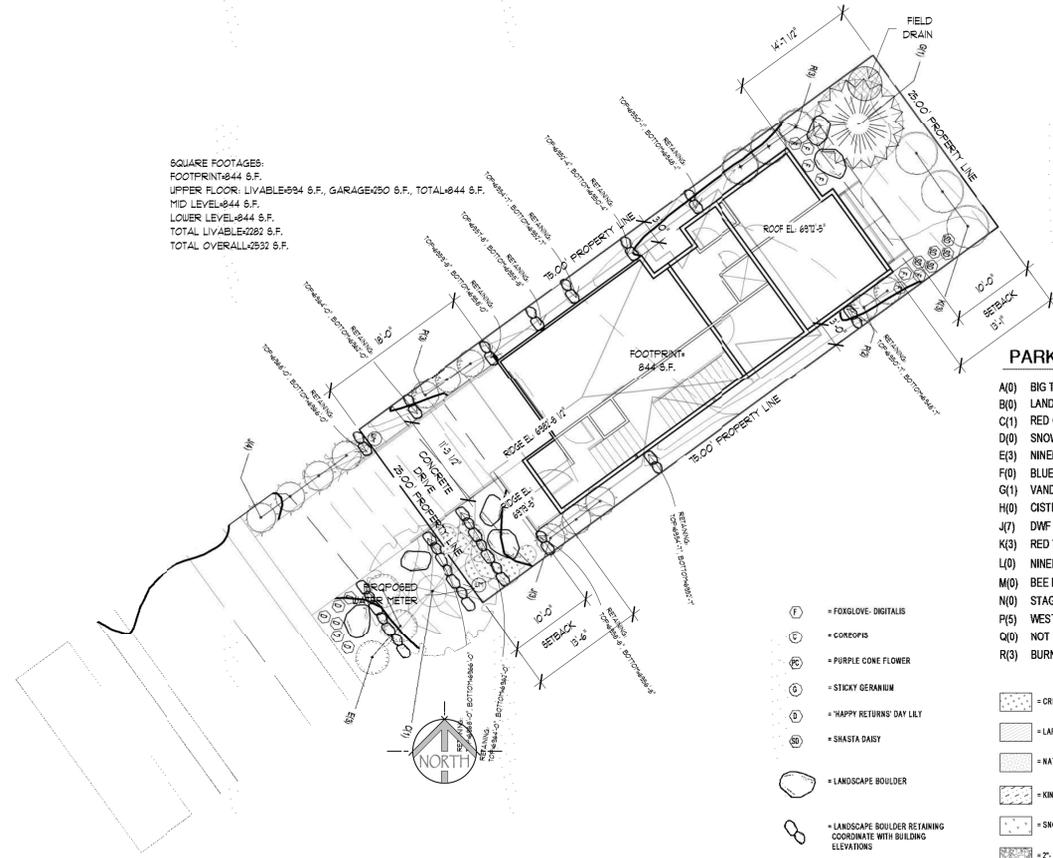
PRINT DATE
 July 31, 2015

SHEET
C1.0a

SITE PLAN

NOTES:
 1. DRIVEWAY SHALL BE GRADED SUCH THAT WATER DRAINING OFF THE DRIVE DOES NOT FLOW ONTO THE ROAD AND IS DIVERTED INTO A ROADSIDE DITCH OR GUTTER.
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 5. PROVIDE METALLIC WATER SERVICE & CONCRETE ENCASED ELECTRODE PER 2011 NEC.
 6. ALL CONSTRUCTION TO COMPLY W/ THE 2012 INTERNATIONAL BUILDING CODE.
 7. STORM DRAINAGE TO FLOW TO APPROVED STORM DRAIN SYSTEM.
 8. PROVIDE ROAD BASE RAMP TO PROTECT PAVED ROAD, CURB AND SIDEWALK AS REQUIRED.
 9. SILT FENCE TO BE INSTALLED ON ALL DOWNHILL PROPERTY LINES PRIOR TO CONSTRUCTION.
 10. DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.

SQUARE FOOTAGES:
 FOOTPRINT: 844 S.F.
 UPPER FLOOR: LIVABLE: 684 S.F., GARAGE: 20 S.F., TOTAL: 844 S.F.
 MID LEVEL: 844 S.F.
 LOWER LEVEL: 844 S.F.
 TOTAL LIVABLE: 2292 S.F.
 TOTAL OVERALL: 2932 S.F.



PARK CITY HIGH ELEVATION PLANT LIST

- A(0) BIG TOOTH MAPLE- acer grandidentatum
- B(0) LANDSCAPE ROSE-rosa woodsii
- C(1) RED CANADIAN CHOKE CHERRY-prunus virginiana
- D(0) SNOWBERRY- symphoricarpos oreophilus
- E(3) NINEBARK, "DARTS GOLD"- physocarpus o. nanus
- F(0) BLUE OAT GRASS-helicictichon sempervirens
- G(1) VANDERWOLF PINE- pinus flexilis
- H(0) CISTENA PLUM- prunus x cistina
- J(7) DWF SHRUBBY SWISS PINE- pinus mugho
- K(3) RED TWIG DOGWOOD- cornus sericea 'cardinal'
- L(0) NINEBARK, "RUBY SPICE"- physocarpus opulifolius
- M(0) BEE BALM-manarda fistulosa
- N(0) STAGHORN SUMAC- plus typhina
- P(5) WESTERN SAND CHERRY- prunus pumila besseyi
- Q(0) NOT USED
- R(3) BURNING BUSH DWF- euonymus alatus 'compactus'

- (F) = FOXGLOVE- DIGITALIS
 - (C) = COREOPSIS
 - (P) = PURPLE CONE FLOWER
 - (G) = STICKY GERANIUM
 - (D) = "HAPPY RETURNS" DAY LILY
 - (SD) = SNASTA DASY
 - (B) = LANDSCAPE BOULDER
 - (R) = LANDSCAPE BOULDER RETAINING COORDINATE WITH BUILDING ELEVATIONS
- [Pattern] = CREEPING MAHONIA- MAHONIA REPENS (5) 5 GAL
 - [Pattern] = LARGE SHREDED MULCH BED. PROVIDE LANDSCAPE FABRIC UNDER.
 - [Pattern] = NATIVE MOUNTAIN WILD FLOWER
 - [Pattern] = KINKIKINICK
 - [Pattern] = SNOW IN SUMMER
 - [Pattern] = 2'-4" RIVER RIP RAP

SITE PLAN w/ PROPOSED VEGETATION

SCALE: 1"=10'

#	Revision
1	
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Drawn By: J. Dwyer
 Engineered By: [Blank]
 Plan #: [Blank]
 Plan Name: [Blank]

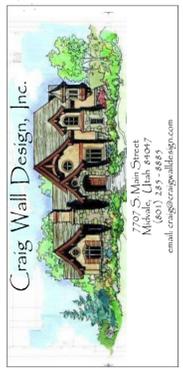
Notes

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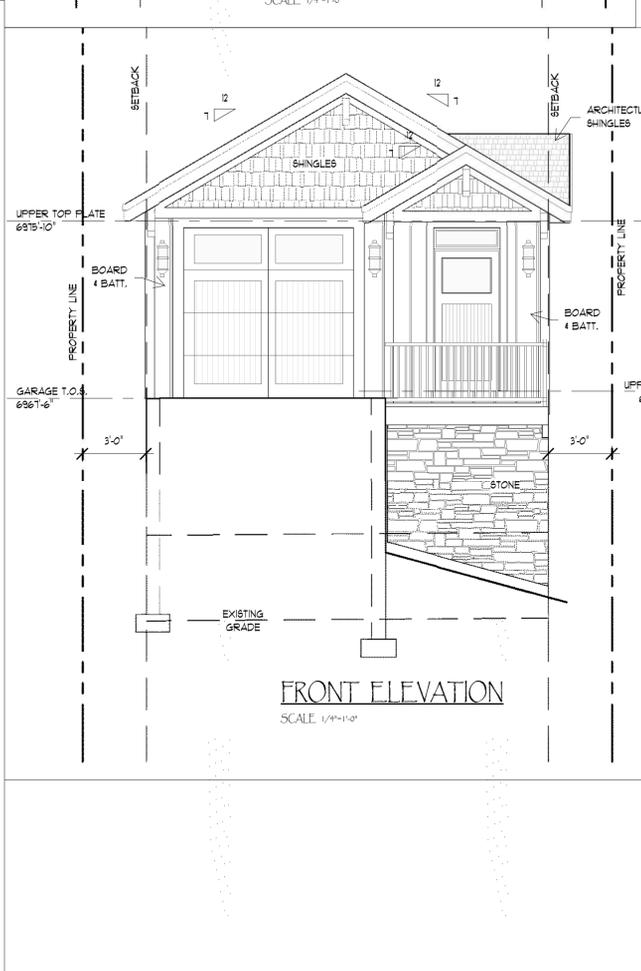
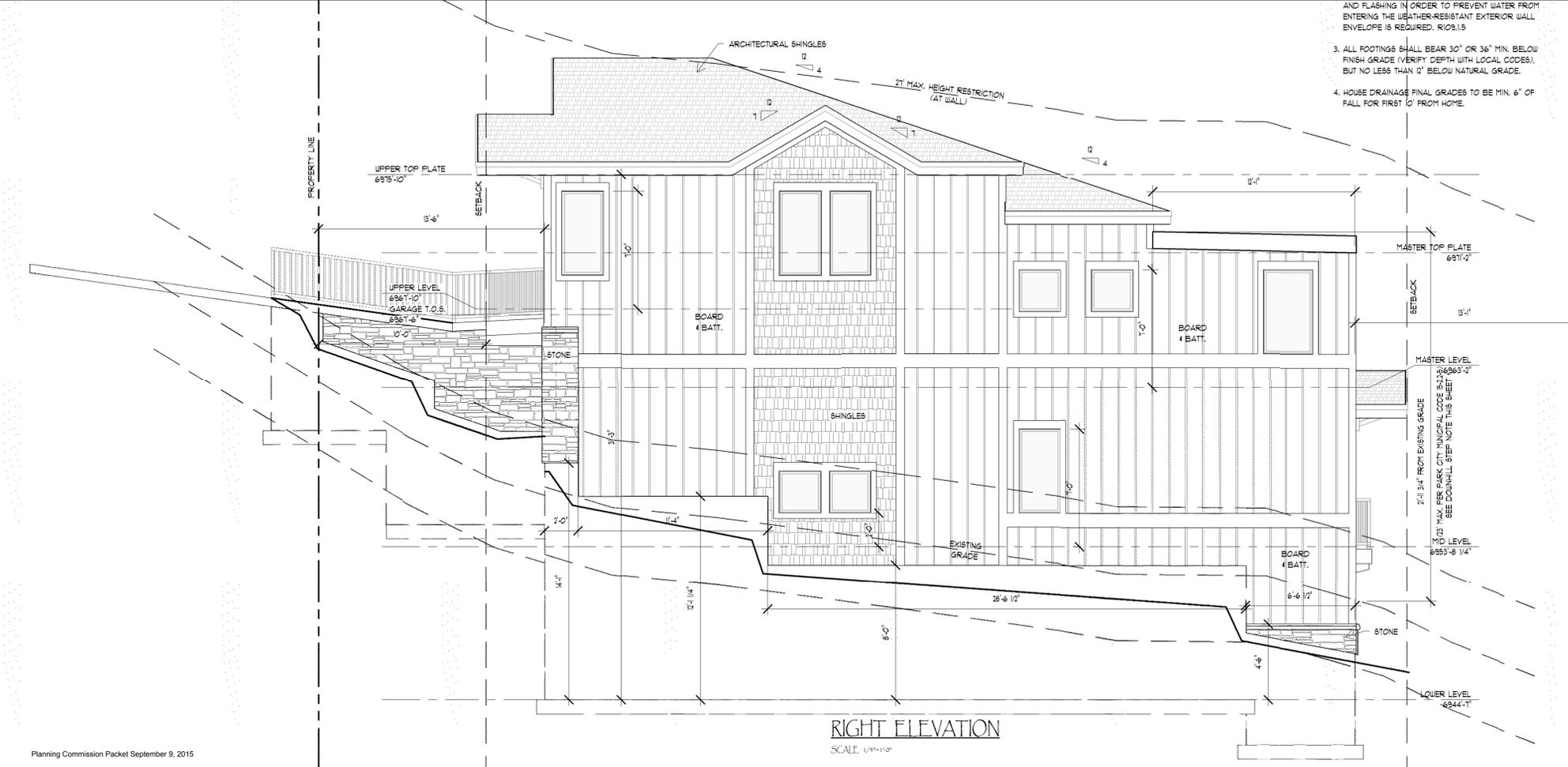
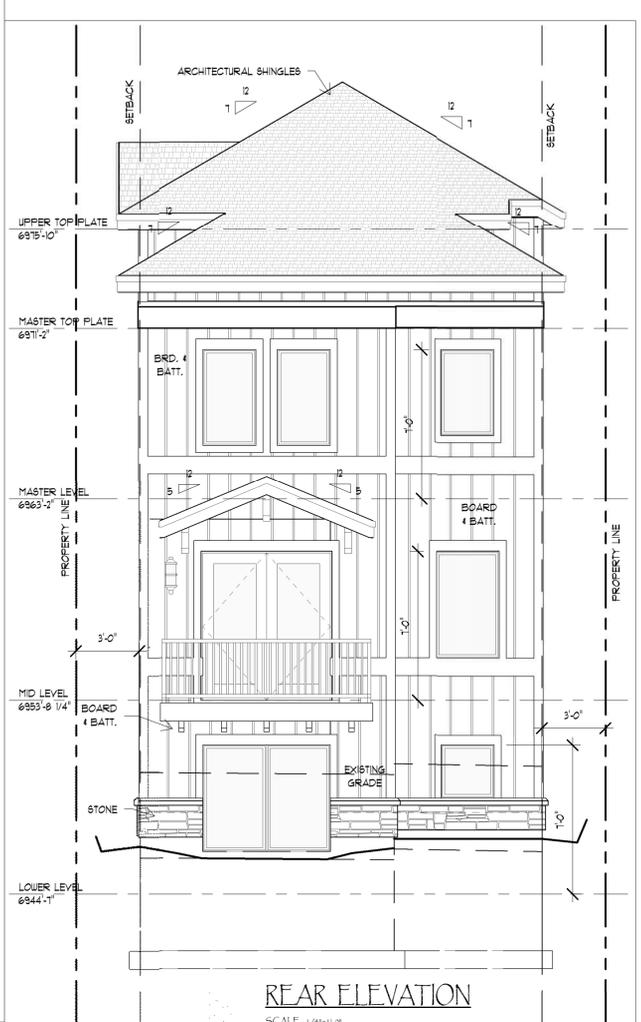
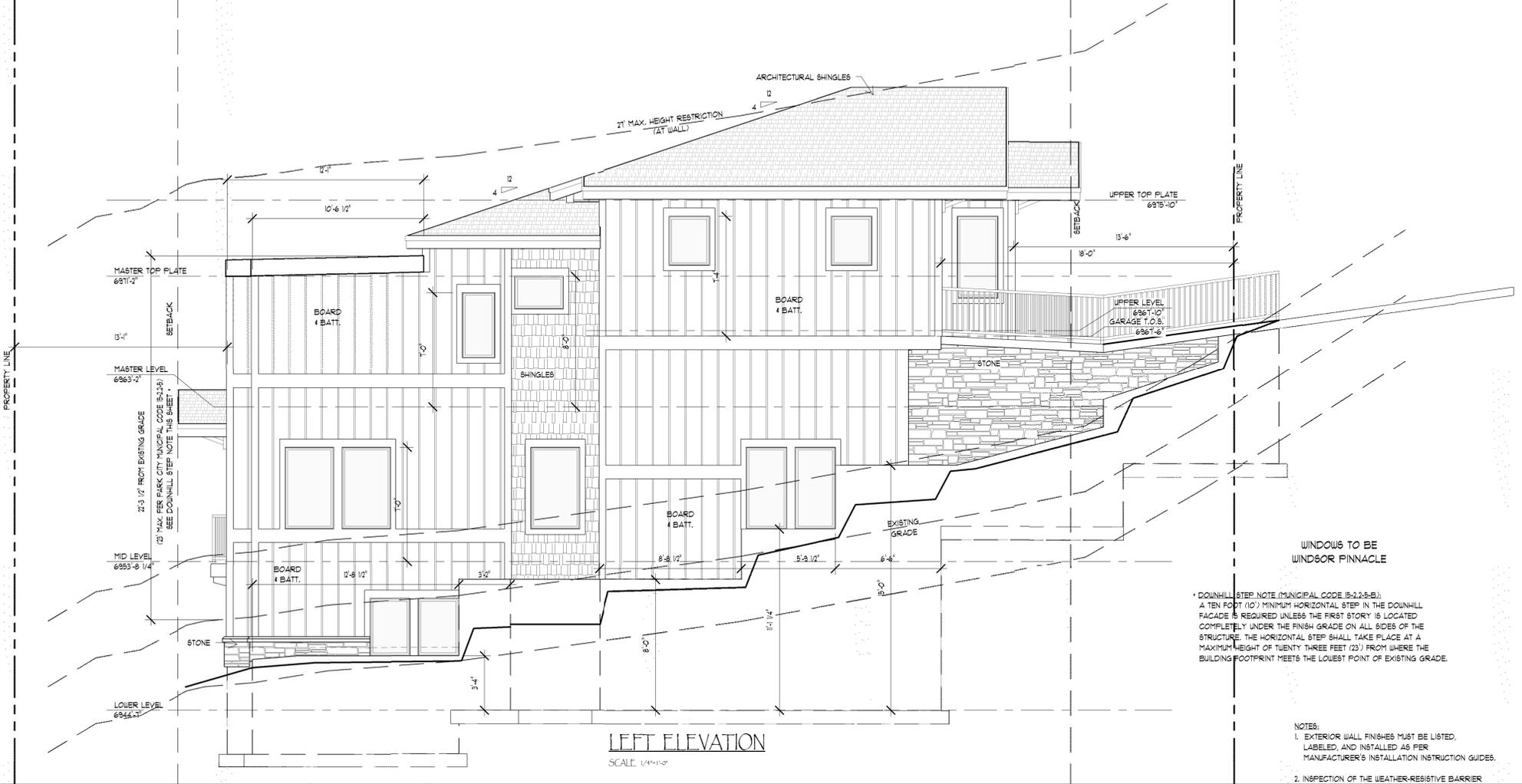


Lot 19 Norfolk Ave.
 Lot 19 Norfolk Ave.
 Park City, Utah

PRINT DATE
 July 31, 2015

SHEET
C1.0b

SITE PLAN



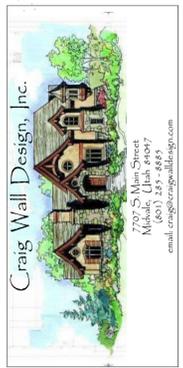
Revision	1	2	3	4	5	6

Drawn By: J. Dwyer
Engineered By: [Blank]
Plan #: [Blank]
Plan Name: [Blank]

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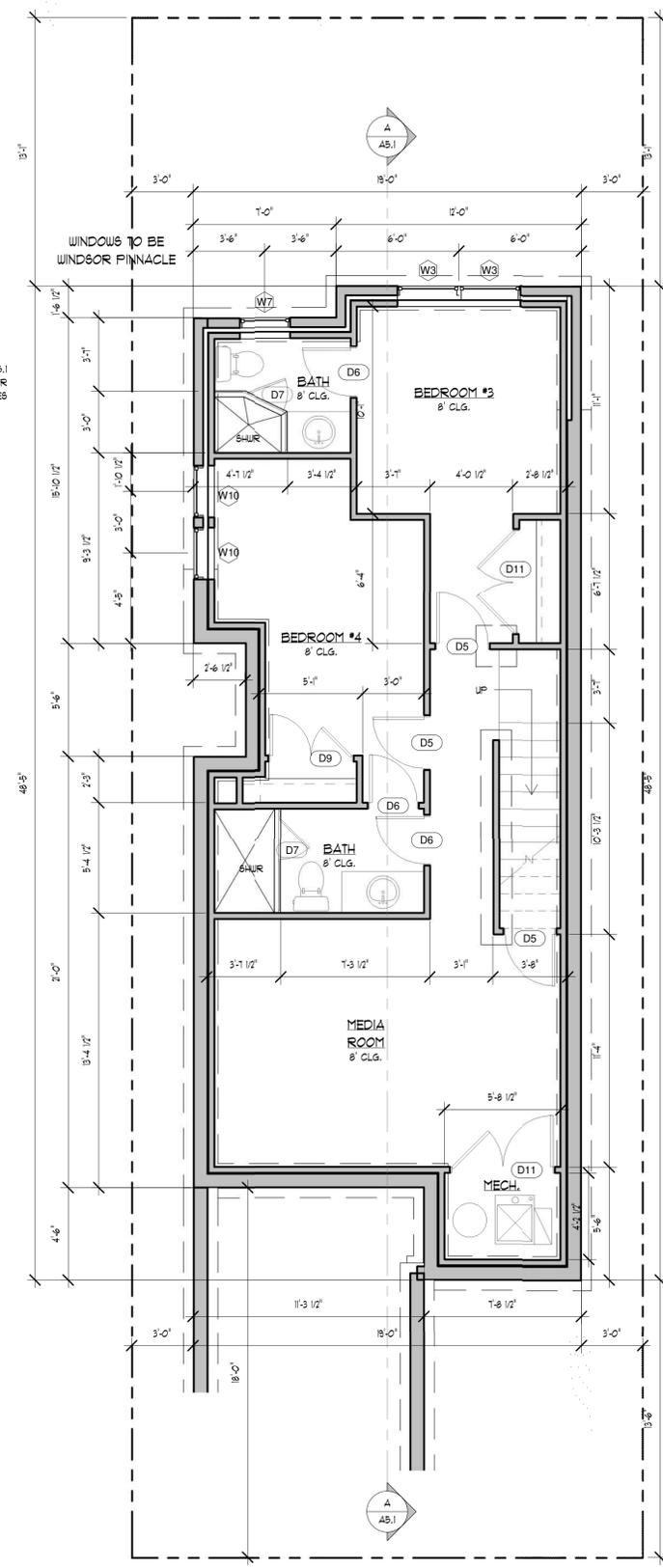
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Lot 19 Norfolk Ave.
Lot 19 Norfolk Ave.
Park City, Utah

PRINT DATE: July 31, 2015
SHEET: A1.0

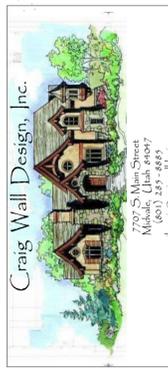
SEE SHEET A5.1
FOR WINDOW & DOOR
SCHEDULES



LOWER FLOOR/FOOTING & FOUNDATION PLAN

PRINT DATE
July 31, 2015
SHEET
A2.0

Lot 19 Norfolk Ave.
Lot 19 Norfolk Ave.
Park City, Utah



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Drawn By:
J. Bentley
Engineered By:
Plan #:
Plan Name:

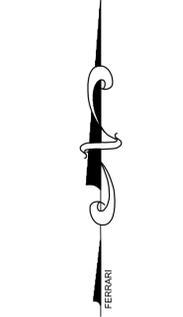
#	Revision
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Exhibit B: Existing Conditions Survey



RECORD OF SURVEY & TOPOGRAPHICAL MAP

LOTS 19 BLOCK 9, SNYDERS ADDITION TO PARK CITY
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
 TOWNSHIP 2S RANGE 4E
 SALT LAKE BASE AND MERIDIAN



SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5406908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY J. FERRARI, P.L.S. 5046908 EXPIRES
 MARCH 31, 2017

LEGEND:

- | | | | |
|--|------------------------|--|---------------------------|
| | PROPERTY LINE | | PROPERTY CORNER LS6164 |
| | MAJOR CONTOUR | | PROPERTY CORNER LS5046908 |
| | MINOR CONTOUR | | FIRE HYDRANT |
| | CENTER LINE | | WATER VALVE |
| | ORIGINAL PLAT LOT LINE | | WATER METER |
| | OVER HEAD UTILITY | | SEWER MANHOLE |
| | FENCE | | GAS VALVE |
| | | | TELEPHONE PEDESTAL |
| | | | STREET MONUMENT |
| | | | POWER POLE |
| | | | DRAINAGE INLET |

PROJECT INFORMATION:

CLIENT: MAGNUS FLODEN
 PROJECT ADDRESS: NORFOLK AVENUE
 PARK CITY, UT 84060
 SERIAL NO: LOT 19, BLOCK 9, SNYDER'S ADDITION TO PARK CITY

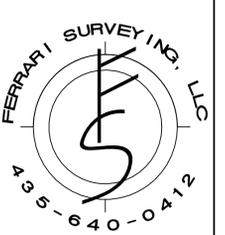
NOTES:

- THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF MAGNUS FLODEN.
- THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM SNYDERS ADDITION TO PARK CITY SUBDIVISION.
- NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- DATE OF FIELD WORK AUGUST 25, 2013.
- VERTICAL DATUM IS BASED ON THE STREET MONUMENT AT 11TH & NORFOLK AVE. ELEVATION=6966.13'.
- BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
- THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
- BASIS OF BEARING SHOWN HEREON.
- FOUND PER SURVEY S-564 ON FILE AND OF RECORD AT THE SUMMIT COUNTY RECORDERS OFFICE.
- FOUND PER SURVEY S-507 ON FILE AND OF RECORD AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGAL DESCRIPTION:

ALL OF LOT 19 IN BLOCK 9, SNYDERS ADDITION TO PARK CITY, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

INITIAL	REVISIONS	DATE	REV

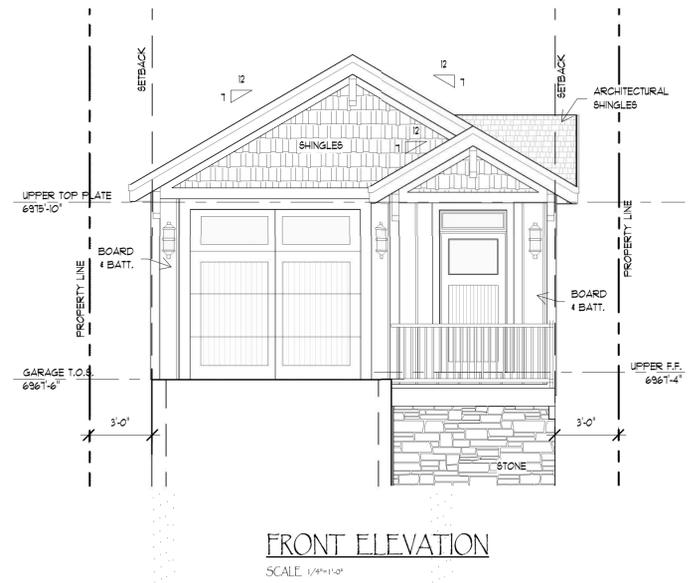


P.O. BOX 683001
 PARK CITY, UT 84068

REUSE OF DOCUMENTS
 THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRARI SURVEYING & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.

RECORD OF SURVEY AND TOPOGRAPHICAL MAP
 LOT 19
 MAGNUS FLODEN
 SUMMIT COUNTY
 PARK CITY
 UTAH

BAR IS ONE INCH ON ORIG. DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
SURVEY BY: GJF DESIGN BY: GJF DRAFTING BY: GJF CHECKED BY: GJF	GJF 8-25-14 GJF GJF GJF
XREFS: XREF1 DRAWING: SA-90NORFLOK DATE: 9-3-14	XREF2 SA-90NORFLOK
SCALES: 1:10 HORIZONTAL 2' CONTOURS VERTICAL	1 OF 1 PROJECT No: 9014.86



LOT 19 NORFOLK AVENUE FRONT ELEVATION AND CONTEXT PHOTO



#	Revision
1	
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Drawn By: J. Bailey
 Engineered By:
 Plan #:
 Plan Name:

Notes

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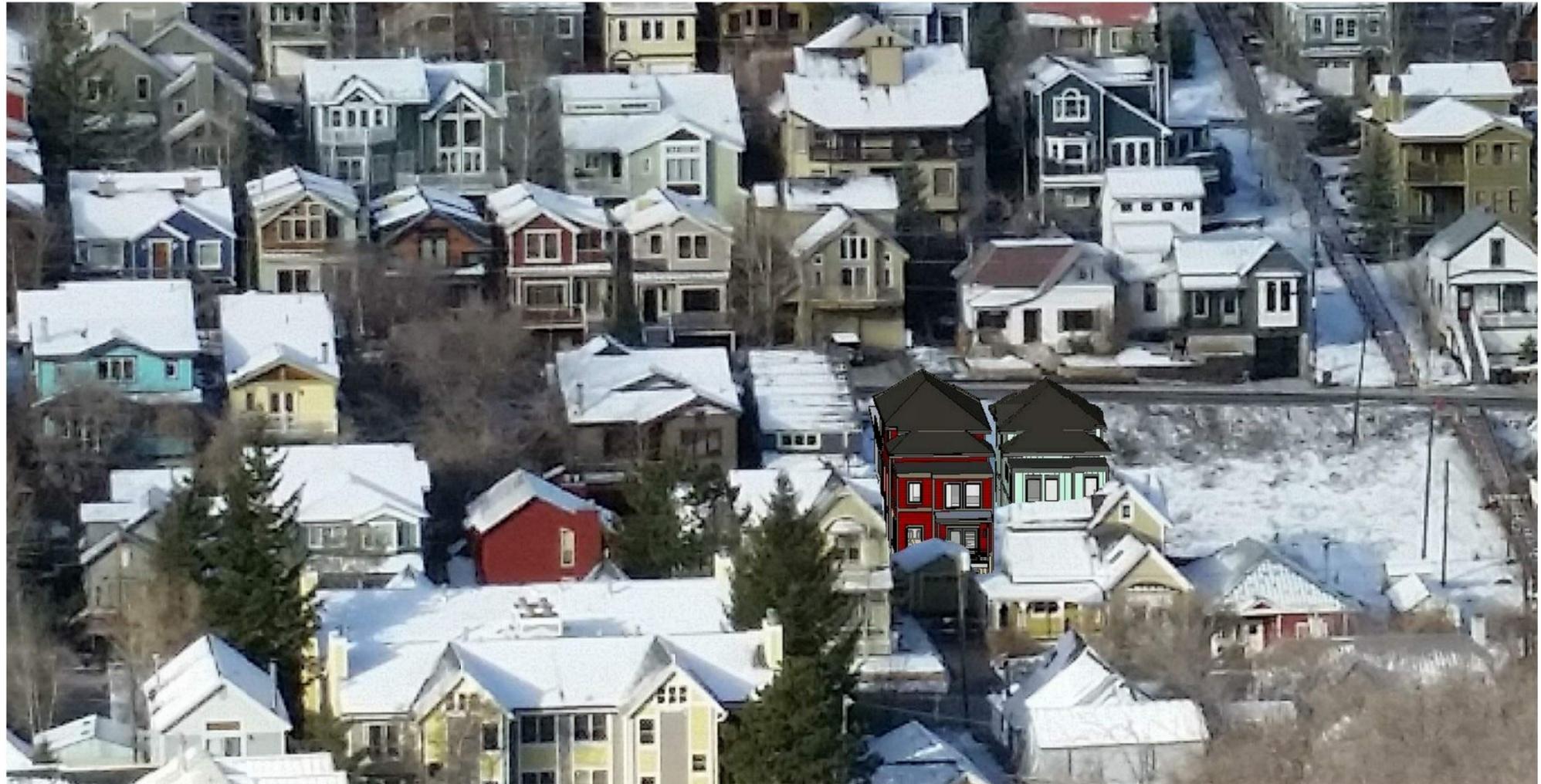
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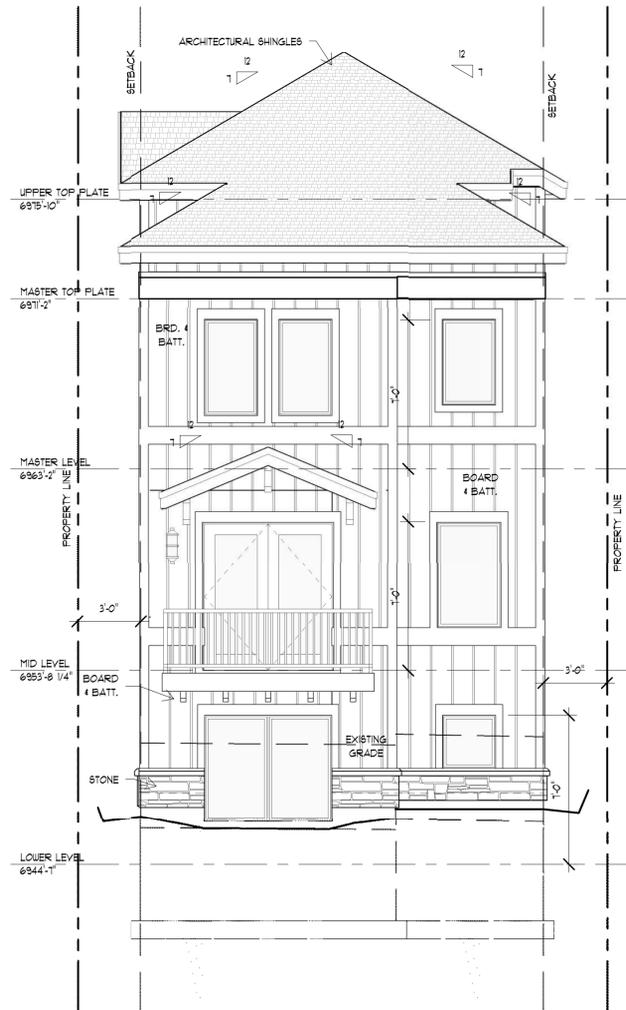
Lot 19 Norfolk Ave.
 Lot 19 Norfolk Ave.
 Park City, Utah

PRINT DATE
 July 31, 2015
 SHEET
A6.0

STREETSCAPE/CONTEXT PHOTO



LOT 19 NORFOLK AVENUE REAR ELEVATION AND CONTEXT PHOTO



#	Revision
1	
2	
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4	
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Drawn By: J. Bailey
 Engineered By:
 Plan #:
 Plan Name:

Notes

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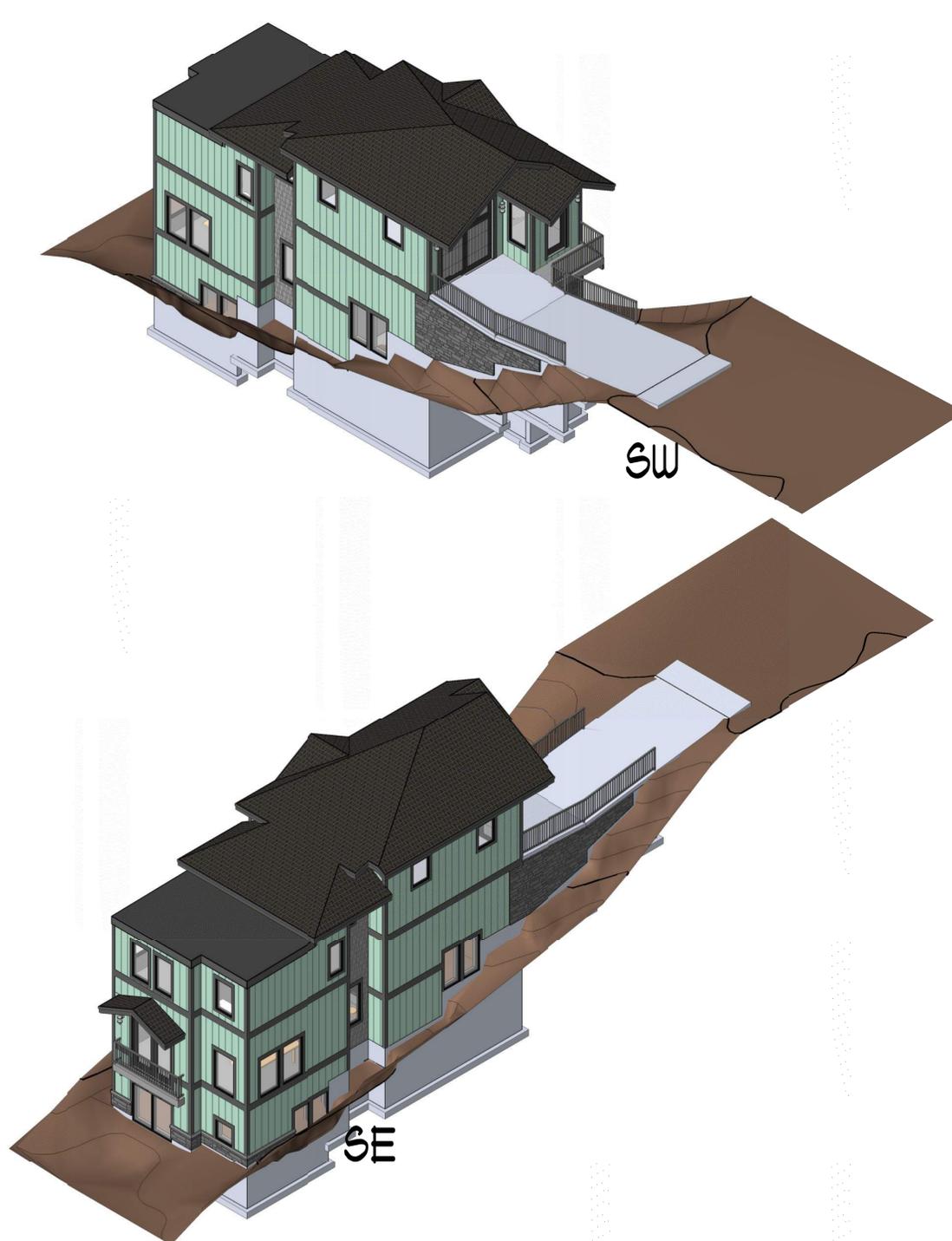
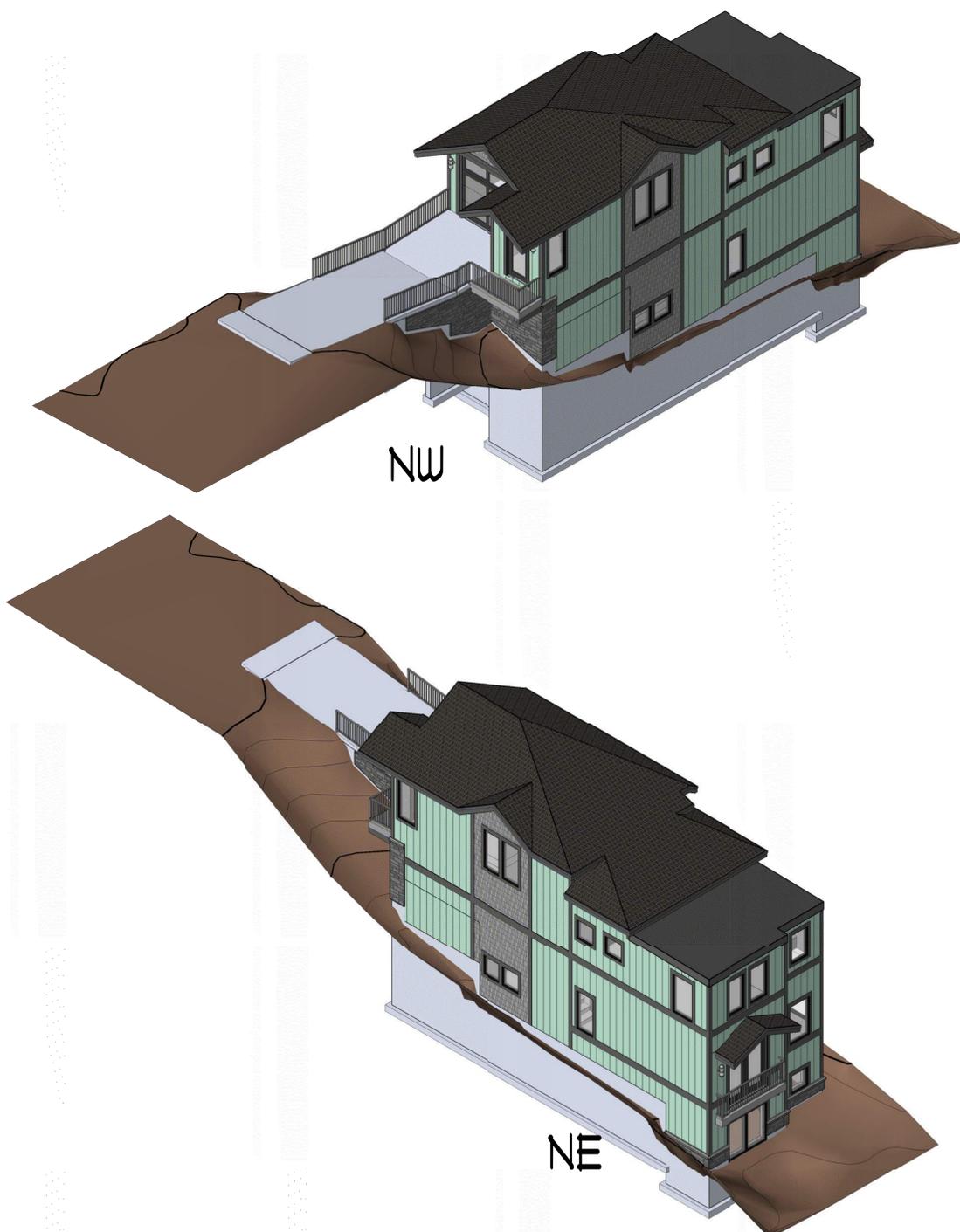
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Lot 19 Norfolk Ave.
 Lot 19 Norfolk Ave.
 Park City, Utah

PRINT DATE
 July 31, 2015
 SHEET
A6.1

REAR CONTEXT PHOTO



#	Revision
1	
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Drawn By: J. Bailey
 Engineered By:
 Plan #:
 Plan Name:

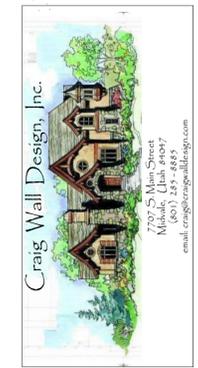
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Lot 19 Norfolk Ave.
 Lot 19 Norfolk Ave.
 Park City, Utah

PRINT DATE
 July 31, 2015

SHEET
A6.2

MASSING AXONOMETRICS











Planning Commission Staff Report

PLANNING DEPARTMENT

Subject: LMC Amendment Park City Historic Sites Inventory Criteria & Demolition Permits
Author: Bruce Erickson, AICP, Interim Planning Director
Date: September 9, 2015
Type of Item: Legislative – LMC Amendment

Summary Recommendations

On August 6, 2015, the City Council directed the Planning Department to move forward with a pending ordinance. The purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the following terms:

- any structure that has received a historic grant from the City;
- has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey;
- or despite non-historic additions retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form.

In addition, the pending ordinance is also to amend Land Management Code to include demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board.

Description

Project Name: LMC Amendment regarding Historic Sites Inventory criteria and demolition permits in the Historic District
Applicant: Planning Department
Proposal: Revisions to the Land Management Code

Reason for Review:

Amendments to the Land Management Code require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18.

Background

Prior the pending ordinance, all Historic District Design Review applications were reviewed by staff. If a property was not designated as historic on the City's Historic Sites Inventory (HSI) as Landmark or Significant, the planner would sign off on the Building Department's demolition permit. The criteria for Landmark and Significant historic designations are outlined in Land Management Code (LMC) 15-11-10(A).

Due to concerns regarding the historic designation of the property at 569 Park Avenue, City Council adopted the attached pending ordinance (Exhibit A). The pending ordinance has modified the criteria for historic designation as well as required additional

review for all structures constructed in or before 1975. Further, the ordinance requires that the Historic Preservation Board (HPB) review any request for demolition. Demolition, as defined by the International Building Code (IBC). The IBC definition includes removal of any portions of a structure as well as demolishing the entire building. Due to this, the HPB has been reviewing applications on a bi-monthly basis for compliance with this ordinance.

Analysis

The Planning Department will request to have the Planning Commission open a public hearing and review the possible Land Management Code amendments on September 9, 2015. The current pending ordinance went into effect on August 7, 2015, See Exhibit A.

The HPB has expressed concern about the definition of “demolition.” There has also been some confusion regarding the review as the HPB is only allowed to approve the demolition work of the project, and the HPB is not permitted to do design review at this time. Further, staff is working creating a work flow that would limit the review of the HPB to full HDDR applications, rather than reviewing those demolition projects that are limited to minor maintenance, minor construction, and have little to no impact on the historic district. These projects with a limited scope of work are often issued an HDDR waiver letter from the Planning Director.

The Planning Department is working on a more refined draft of the Ordinance and based on any input from the hearing and direction as well as feedback from the Historic Preservation Board, staff is requesting this be continued to September 23. This is a public hearing where the Planning Commission will take public comment and can give Planning Staff input on the pending ordinance.

Process

Amendments to the Land Management Code require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18.

Department Review This report has been reviewed by the Legal Department.

Notice

Legal notice of a public hearing was posted in the required public spaces and public notice websites on August 20, 2015 and published in the Park Record on August 22, 2015 per requirements of the Land Management Code.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments. No public input has been received at the time of this report. Staff has noticed this item for public hearings on September 9 and October 14, 2015 conducted by the Planning Commission.

Recommendation:

Staff recommends the Planning Commission consider any public input and review the proposed ordinance and give input to the Planning Department and continue to October 14, 2015.

Exhibits

Exhibit A - Pending Ordinance

Exhibit B – DRAFT Minutes 8.6.15 City Council meeting

Ordinance No. _____

**AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE
SECTION 15, CHAPTER 11 AND ALL HISTORIC ZONES TO EXPAND THE
HISTORIC SITES INVENTORY AND REQUIRE REVIEW BY THE HISTORIC
PRESERVATION BOARD OF ANY DEMOLITION PERMIT IN A HISTORIC DISTRICT**

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City; and

WHEREAS, it is in the best interest of the community to periodically amend the Land Management Code to reflect the goals and objectives of the City Council and to align the Code with the Park City General Plan; and

WHEREAS, the City Council finds that the proposed changes to the Land Management Code are necessary to supplement existing zoning regulations to protect Historic structures and the economic investment by owners of similarly situated property (currently Historic);

WHEREAS, Park City was originally developed as a mining community and much of the City's unique cultural identity is based on the historic character of its mining era buildings;

WHEREAS, these buildings are among the City's most important cultural, educational, and economic assets;

WHEREAS, the demolition of potentially historic buildings would permanently alter the character of a neighborhood, community and City;

WHEREAS, individual members of the Historic Preservation Board, ("HPB") the official body to review matters concerning the historical designation and design of buildings within the City, and several members of the public have requested that the Council reconsider the sufficiency of the Historic Building Inventory;

WHEREAS, the pending amendments to the Land Management Code ("LMC") and the Historic District Guidelines and any revisions to the Historic Building Inventory are expected to be completed within the next six months;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, that:

SECTION 1. AMENDMENTS. The recitals above are incorporated herein as findings of fact. The Land Management Code, Title 15 of the Municipal Code of Park City, is hereby amended as follows:

- A. Amendment to Section 15-11-10(A) (2): **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures

may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its ~~Essential~~Historical Form, ~~meaning there are no major alterations that have destroyed the Essential Historical Form~~as demonstrated by any of the following: it previously received a historic grant from the City; or it has previously been listed on the Historic Site Inventory; or it was listed as Significant or Contributory on any reconnaissance or other historic survey; or despite non-historic additions it retains its historic scale, context, materials in a manner and degree which can reasonably be restored to Essential Historical Form. ~~Major alterations that destroy the Essential Historical Form include:~~
 - ~~(i) — Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or~~
 - ~~(ii) — Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or~~
 - ~~(iii) — Moving it from its original location to a Dissimilar Location, or~~
 - ~~(iv) — Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right of Way.~~
 - (c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
- (3) Any Development involving the Reconstruction of a Landmark Site or a Significant Site that is executed pursuant to Section 15-11-15 of this code shall remain on the Park City Historic Sites Inventory and shall be listed as a Significant Site.

B. New Section. The following section shall be added to Land Management

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Code Title 15, all Historic Zoning Districts Chapters 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and Chapter 11:

Final Review by Historic Preservation Board. Any application for any demolition permit as defined by the IBC, which includes reconstruction, disassembly, and panelization for demolition of any Building (main, attached, detached, or public), Accessory Building, and/or Structure in which any part of the structure was constructed before 1975 in a Historic District zone must be reviewed by the Historic Preservation Board. Nothing in this section adds any additional criteria or standards to existing Land Management Code or International Building Code sections governing the issuance of such permit. Review by the Board is limited to determination that demolition of such Building (main, attached, detached, or public), Accessory Building, and/or Structure is in conformance with applicable code. If non-compliance is determined, the application shall be remanded to the applicable authority. Planning staff shall review demolition applications of interior elements that (1) have no impact on the exterior of the structure; or (2) are not structural in nature; or (3) the scope of work is limited to exploratory demolition.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

SECTION 3. EFFECT ON EXISTING APPLICATIONS/PERMITS. Any Complete Application for any demolition permit or CAD received prior to Friday, August 7, 2015, shall not be affected by this amendment. Any currently valid permits or CAD which have been issued by the Building and Planning Departments prior to the adoption of this Ordinance shall not be affected by this amendment.

PASSED AND ADOPTED this ____ day of September, 2015.

PARK CITY MUNICIPAL CORPORATION

Mayor Jack Thomas

Attest:

City Recorder's Office

Approved as to form:

Mark D. Harrington, City Attorney

**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
August 6, 2015**

Page | 6

**Adjournment into Lower Park Avenue Redevelopment Authority Quarterly Update
Everyone is present**

Jonathan Weidenhamer, Economic Development Manager, gave Council the quarterly update for Lower Park Avenue. States the critical message is the reminder that Staff will come back before Council on August 20th to ask for direction regarding the Library Field, a housing project on Woodside, the fire station, and the next steps regarding Miner's Hospital.

Henney says that in the report they talk about the Park Avenue 1450 and 1460 and he read that there was a certain preference for stand alone housing. Henny asks Weidenhamer if that's been determined because he thought they were waiting to hear what the design team's recommendation was.

Rhoda says the process is that the council has directed Staff with a preference to single family homes; however, they will be bringing other options to the table.

REGULAR MEETING

I. ROLL CALL - Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6:10 p.m. at the Marsac Municipal Building on Thursday, August 6, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Karen Anderson, Deputy City Recorder; Ann Ober, Senior Policy Advisor; Jonathan Weidenhamer, Economic Development Manager; Bruce Erickson, Planning; Anya Grahn, Historic Preservation Planner; Jenny Diersen, Special Events Coordinator; Kirsten Whetstone, Senior Planner; Heinrich Deters, Trails Coordinator; Phyllis Robinson, Public Affairs Manager; Rhoda Stauffer, Housing Specialist.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Manager's Report

Determination of Significance of 569 Park Avenue

Erickson says that the designation of the historic sites and national register of historic places are two of the most powerful tools we have in land use planning. Not only do we deal with local land use law and local designation of sites, we are reviewed by the state historic preservation office and the national parks service who administers the national registration of historic sites. Because of this the work of the historic preservation board is, in his opinions, considerably more complicated than even that of the planning commission. The protection of our historic designations, landmark, and significant sites requires precision of language and careful review before taking action. We thought we'd give you a little bit of context for your use. We reviewed all of our records as far back as our current system would allow, which is roughly 2006 and it looks like the last certificate of appropriateness for demolition of an historic designated structure was in 2006. Since then we've moved away from demolition and are now deconstructing and reconstructing buildings carefully using panelization or reconstruction. Not just purely demolition—drive them off the site and grind them away. So, while there have been demolitions, sorry, deconstructions of historic sites—listed ones—they have either been panelized or reconstructed using historic materials. If it's a landmark structure, it can be added back to the list of historic sites under our HSI designation. So, if they're reconstructed according to the national register guidelines, then we can add them back

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on the list. Since 2009 the historic preservation board has added 23 sites to the inventory. We've denied 5 to the significant site inventory and removed a total of 5 from 2009 to 2011, so we're up 23 and down 10. Each one of those denials or removals was reviewed individually by the historic preservation board with the advice of the staff and the consultants. As we've said, these historic designations are a powerful tool for preserving our heritage in our neighborhoods. But the tool is a laser, not a hammer, and we may need to rethink our more liberalized policies for new construction in the historic districts creating the drive to remove buildings that are historic, or in the case of 569, that strongly contribute to the sense of neighborhood. With that, I'm going to turn the time over to the experts, I'll be here to answer any questions.

Grahn says that just to give you a little background about where our criteria came from this all started in 2008 and I'm sure many of you remember when the process began, but we had put a moratorium on demolitions of any houses that had been built before 1962. And this gave us a chance to hire Preservation Solutions and Dina Blaes to come through and do an evaluation and do our survey, which led to the adaption of our historic site inventory in 2009. So, while she was doing this inventory, in 2010 they began reviewing the different nomination for the local district and new information would come up, so at that time she reviewed the 569 Park Avenue and she found it didn't comply with the criteria in the land management code that talks about the essential historical form. This criteria in the land management code was put in so that we weren't being capricious and so that we could treat everyone the same and have the same standards to fall by. In 2009 569 Park Avenue had been included in the HSI. When you walk past it it's very misleading and that's part of the reason our design guidelines stress the importance of not introducing architectural details that didn't previously exist and why they stress basing renovations on physical evidence and photographs rather than taste because that's how these bungalow elements came to be incorporated in the new roof form and the new shape of the building. Then in 2013 we hired Sierra to do an intensive level survey that is a lot more detailed than doing a reconnaissance level survey that Dina did. A reconnaissance survey is much like a windshield survey—you walk up and down the street and just look and decided if it looks historic or not. The intensive level survey goes further than that. It researches the property and its history in a lot greater detail. Grahn worked with the historical society and the museum to identify which building were on their list, but weren't necessarily on our inventory and this structure came up. We found that it had been removed in 2010 because it didn't meet the historical standards.

Council member Henney states the windshield survey is what the community will look at and that this house now looks very similar to how it was in 1937. It adds to the historic character of the district. Grahn says if you want to keep houses like this on the list, then we need to redo the land management code. He asks if we can throw a moratorium on demolition until we figure out historic criteria as the structure adds to the character of the historic district and should be preserved. Erickson states they are willing to look at changing the code to preserve houses that aren't necessarily on the Historic list, but that add to the historic feeling of the city. Foster says it is the purview of the Council to change the code. Henney says that common sense and the code are at odds in this situation. A house is going to be demolished that adds to the historic look of the town and new structures that we don't know what they'll look like will be built. And he says it's not the same as contemporary infill. Council member Simpson states current code stems from decisions made to preserve the purity of appropriate preservation so as not to be arbitrary or

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capricious, but to preserve as many structures as possible. She says a lot of thought and work went in to the code to make sure it was a level playing field and people could understand the process. That's why there are two categories—landmark and significant—because some buildings are significant and we want to keep them, but they aren't necessarily landmark. Beerman says this home isn't cut and dry and the elements are there that make it something we would want to preserve. He like Erickson's idea that some homes are definitely Historic (with a big H) while others are historic (with a little h) and should be preserved even if they don't fit the description exactly. Erickson says they should do everything they can to protect that home other than listing it as a historic site. Council member Peek states additions that have been made to a structure through the years shouldn't disqualify it from being added to the list. Matsumoto states that later additions to the home should not keep it from being on the list; therefore, making it possible to demolish it. The original form is still there Erickson pointed out they have not seen an application for demolition and have had limited contact with the owner. Harrington cautioned Council on moratoriums that may interfere with pending legislation, but suggests looking at enforcing a pending ordinance instead. Simpson says a pending ordinance is what they need to do in this instance. She thinks any demolition in old town first needs to go to the Historic Preservation Board and she wants to look into creating a category that includes homes like this that may not be historically pristine, but that they want to preserve. Foster clarifies Council wants Staff to work on an LMC code change and a pending ordinance.

Mayor Thomas opened the public hearing. John Browning, owner of 561 Park Avenue states he grew up in Utah but now lives in London and flew in to address this issue. He says that he and a neighbor used 569 as an example when remodeling their own homes because they considered it an historic home and now they find out that it's not. He states he doesn't understand why they, as residents, were not involved in preservation discussions and were surprised to find out that this structure can be demolished. He hopes the city will look at this house again and be more transparent about the decision process. Realizes the City must make decisions on what is historic, but reiterates that anyone looking at this structure can agree that it should be preserved. He encourages Council to find a way to preserve the home, whether it's through the pending ordinance or revisiting the reason it was taken off the listing.

Linda Cox, 575 Park Avenue resident, states her house now looks very different from how it did in 1937 but that the basic footprint and structure is the same and agrees there needs to be better notification to the public regarding de-listing of historic structures and/or potential demolitions. In a historic district it's important to preserve the few old miner homes that are there. She even welcomes a renovation of the house if it complies with the historic standards.

Mike Stoker, architect of 575 Park Avenue, states this issue is troubling because he has clients ask him what they can and cannot do to their homes to preserve them, and points out other homeowners had to jump through a lot of hoops to be in compliance. Feels 569 can be scaled back to its original look if that is an option and would hate to see two brand new homes built in its place. He thinks other angles besides just the front façade should be considered when looking at the

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historicity.

John Plunkett, a resident who has restored several homes in Old Town, states the current code is focused on the integrity of current homes but that the National Park Service does include a section on preserving neighborhood integrity. States he is perplexed as to why the Historic Board designated 569 as it did, so they engaged an outside expert whose opinion was that historic character would be diminished if this house were lost and that additions made to the structure do not diminish its character.

Andy Byrne, Old Town resident, has done lots of work to homes on Park Avenue and feels demolition of this home would be a slap in the face to residents of this neighborhood who have put so much time, money and energy into preserving their structures.

Justin Keyes pointed out that no demolition application has been made but a pre-application has, so the owner is taking steps to work to demolishing the home. He also states that this de-listing was not noticed properly and therefore the de-listing could technically be null and void.

John Staffschultz, living on 633 Woodside, states an owner of a structure on Woodside Avenue was able to have his home demolished the same day Council was voting on the demolition ruling. This happened in 2008 and the landscaping was just completed last week; therefore, the amount of impact cannot be overstated.

Mayor Thomas thanks everyone for their comments. States this is a very important issue to everyone on the Council. He's hopeful they can reach a solution that is satisfies everyone.

2015 Monthly Construction Update

No comments were made.

2015 Fourth of July Event Update

Council member Henney states he heard China Bridge filled up by 10:00 on the Fourth of July and asked if we charge for parking on the 4th. Jenny Diersen, Special Events, states no, we do not but we are contemplating doing so.

III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Jamie Wilcox, director of Youtheatre at the Egyptian Theatre, says thank you for allowing her group to have the use of Miner's Hospital this summer. States they are looking for a permanent home and would be interested in leasing Miner's Hospital if that is an option in the future.

Ruth Meintsain, 305 Woodside resident, spoke to funding for historic grants. She states there are 45 houses that did not receive grant money since funding ran out and feels the \$47,000 is not enough and hopes more can be added to the fund in the future. Foster says staff is currently working on this issue.