

Planning Commission Staff Report

Subject: Second Amended Sunnyside Subdivision Lot 11
Author: Kirsten Whetstone, MS, AICP- Senior Planner
Project Number: PL-17-03584
Date: August 23, 2017
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Second Amended Sunnyside Subdivision Lot 11 plat amendment located at 606 Mellow Mountain Road and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Fred and Sue Schulte, owners
Applicant Representative: Marshall King, Alliance Engineering
Location: 606 Mellow Mountain Road
Zoning: Single Family (SF) District
Adjacent Land Uses: Residential
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Proposal

The applicant requests to combine an adjacent remnant parcel with Lot 11 of the Sunnyside Subdivision to create one (1) 17,884 square foot, platted lot of record for an existing single-family house on the property. Lot 11 and the remnant parcel are commonly owned by the Applicant. (See Exhibit A proposed plat and Exhibit B applicant's letter).

Background

On June 5, 2017, the City received a plat amendment application for Sunnyside Subdivision Lot 11 located at 606 Mellow Mountain Road. The application was deemed complete on June 21, 2017. The property is located within the Single Family (SF) District and developed with a single family house. The 11,648 sf platted lot (Lot 11) and the 6,236 sf remnant parcel are both owned by the applicant and recognized together by Summit County as Parcel #SNS-11.

Sunnyside Subdivision was approved by City Council on July 19, 1979, and recorded at Summit County on August 3, 1979 (See Exhibit C existing Sunnyside Subdivision plat). At the time of plat recordation, there was land, adjacent and to the east, that was by error not included in the subdivision plat drafted for recordation. The eastern boundary of the subdivision was to coincide with the eastern boundary of the MS 5665 Lily No. 3

Mining Claim but it fell approximately thirty-one feet (31') short. See Exhibit D- Summit County Recorder Office working copy of the Sunnyside Subdivision plat, Exhibit E- County Recorder Map, Exhibit F- Boundary Survey of Mining Claim Lots in the area and Exhibit G- Aerial Photo showing Quit Claim parcel.

The Sunnyside Subdivision plat was drawn up excluding this approximately 31' wide strip of property. The error was discovered in December of 1979 and the strip was quit claimed from the original land owner/developer (Royal Street Land Company) to the owner of the recorded subdivision (Park City Alliance, James Gaddis Investment Company, LTD, etc.), as Entry No. 161985, Book M147, Page 467 at Summit County Recorder Office. The strip of land runs north/south from the southern boundary of Lot 10 to the northern boundary of Lot 11 across Mellow Mountain Road.

On August 27, 1980, a warranty deed, Entry No. 169813, Book M165, Page 247, was recorded at Summit County conveying a parcel approximately 31 feet wide extending the length of Lot 11. On January 15, 1981, a warranty deed, Entry No. 175389, Book M 177, Page 414, was recorded at Summit County conveying a parcel approximately 31 feet wide extending the length of Lot 10 (across Mellow Mountain Road from Lot 11). The remnant parcel adjacent to Lot 10 was combined by the First Amended Sunnyside Subdivision Lot 10 approved by City Council on March 24, 2016 and recorded at Summit County on October 27, 2016.

In 1986, a building permit was issued for construction of a single-family house on Lot 11 located at 606 Mellow Mountain Road. The house was constructed across the warranty deed line and there was no requirement for a plat amendment at that time. The house on Lot 11 was constructed with a side setback measured from the eastern boundary of the warranty deed description (see Exhibit G).

The current owner of Lot 11 would like to record a plat amendment to remove the interior parcel line and resolve this remnant parcel issue. Summit County recognizes Lot 11 and the remnant parcel with a single Tax ID number (SNS-11). The working recorded plat at Summit County indicates that the utility easement along the east boundary of the current lot was moved to the east boundary of the warranty deed description back in the early 1980s.

Purpose

The purpose of the Single Family (SF) Zoning District is to:

- (A) maintain existing predominately Single Family detached residential neighborhoods,
- (B) allow for Single Family Development Compatible with existing Developments,
- (C) maintain the character of mountain resort neighborhoods with Compatible residential design; and

(D) require Streetscape design that minimizes impacts on existing residents and reduces architectural impacts of the automobile.

Analysis

The proposed plat amendment creates one (1) lot of record from platted Lot 11 of the Sunnyside Subdivision and an adjacent remnant parcel. Lot 11 was platted with approval and recordation of the Sunnyside Subdivision in 1979. Lot 11 is 11,648 sf square feet (sf) in area. The adjacent remnant lot is 6,236 sf in area. Amended Lot 11 will have a total of 17,884 sf of lot area. Lots in Sunnyside Subdivision range in area from 8,596 sf to 23,860 sf. The applicant desires to resolve the remnant parcel issue as the common lot line runs through the existing single-family house.

A single-family dwelling is an allowed use in the Single Family (SF) District. Duplexes and multi-dwelling buildings are not allowed. There are no minimum or maximum lot sizes in the SF District. There is not a minimum or maximum lot width identified in the SF District. The existing lot is approximately 106.5 feet wide and the proposed lot is 140.7 feet wide. Access to the property is from Mellow Mountain Road.

The following table shows applicable development parameters in the Single Family (SF) District (Land Management Code Section 15-2.11):

LMC Requirements	Requirements
Building Footprint	No maximum building footprint or house size is required with the SF District or Sunnyside Subdivision.
Front/Rear Yard Setbacks	Front setback- minimum of 25 feet for front facing garage and 20 feet for the main house or side of garage. Existing house/garage is 25' – 45'. Complies. Rear setback- minimum of 15 feet. Existing house is 84'. Complies. (standard exceptions apply)
Side Yard Setbacks	Side setbacks- minimum of 12 feet. Existing house is 12' east side and 35' west side. Complies. (standard exceptions apply)
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-eight (28') from Existing Grade. Exceptions apply, including 5' height to 33' for pitched roof (4:12 and greater). Existing is 25' to 30'. Complies.

Utility easements shall be platted on the amended plat, including 5' wide non-exclusive utility easements along the front, rear and side lot lines. The applicant shall verify that there are no existing utilities in the 5' non-exclusive utility easement along the existing Lot 11 easterly property boundary. The 5' easement was relocated to the east boundary of the warranty deed description by the County in the 1980s. Staff recommends a condition of approval that prior to plat recordation, letters from utility providers (Questar, Rocky Mountain Power, and communications entities) shall be submitted indicating

approval of utility easements associated with the new lot lines. SBWRD has already provided a letter indicating they have no issues with the plat amendment or relocation of utility easements.

The final mylar plat is required to be signed by the Snyderville Basin Water Reclamation District (SBWRD) and this ensures that requirements of the District are addressed prior to plat recordation. A ten foot wide public snow storage easement is required along the front lot line.

A low stacked sandstone retaining wall encroaches 2' across the front property line onto Mellow Mountain Road right-of-way for a distance of approximately twenty feet. Larger loose individual sandstone boulders to the left of the driveway also encroach into the right-of-way (Exhibit H- photos). Staff recommends a condition of approval that these encroachments be resolved to the satisfaction of the City Engineer prior to plat recordation.

Good Cause

Planning Staff finds that there is good cause for this plat amendment as the plat amendment will resolve a remnant parcel issue, and right-of-way encroachment issues. The plat amendment will not cause undo harm to adjacent property owners and all requirements of the Land Management Code for the existing house can be met. Plat recordation and compliance with all requirements of the SF District are required prior to issuance of any future building permits.

Process

Approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code § 1-18.

Department Review

This project has gone through an interdepartmental review. Issues raised regarding the history of the remnant parcel have been further researched by staff and explained by the applicant (see Exhibit B). Other issues have been addressed with conditions of approval.

Notice

On August 3, 2017, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record on August 5, 2017, according to requirements of the Land Management Code.

Public Input

No public input was received at the time this report was published.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the Second Amended Sunnyside Subdivision Lot 11 plat amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Second Amended Sunnyside Subdivision Lot 11 plat amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on this item.

Consequences of not taking the Planning Department's Recommendation

The platted lot and remnant parcel would remain as is, and continue to be commonly owned. The existing house would be a non-complying structure due to being constructed across the property line. The issue of the remnant parcel would remain unresolved. Sunnyside Subdivision does not have house size limitations based on lot size.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the Second Amended Sunnyside Subdivision plat amendment located at 606 Mellow Mountain Road and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Ordinance

Exhibit A – Proposed Second Amended Plat

Exhibit B – Applicant's Project Intent and existing conditions survey

Exhibit C – Existing Sunnyside Subdivision plat

Exhibit D – Recorder's Working Copy of Sunnyside Subdivision plat

Exhibit E – County Recorder Plat Map

Exhibit F – Boundary Survey of Mining Claims- Lilly No. 3

Exhibit G – Quit Claim property Exhibit

Exhibit H – Photos

Ordinance No. 2017-XX

**AN ORDINANCE APPROVING THE SECOND AMENDED SUNNYSIDE
SUBDIVISION LOT 11 PLAT AMENDMENT, LOCATED AT 606 MELLOW
MOUNTAIN ROAD, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 606 Mellow Mountain Road has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on August 5, 2017, the property was properly noticed according to the requirements of the Land Management Code and legal notice was published in the Park Record; and

WHEREAS, on August 3, 2017, the property was posted and notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on August 23, 2017, to receive input on the Plat Amendment; and

WHEREAS, the Planning Commission, on August 23, 2017, forwarded a recommendation to the City Council; and,

WHEREAS, on September 21, 2017, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the Second Amended Sunnyside Subdivision Lot 11 plat amendment.

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

SECTION 1. APPROVAL. The Second Amended Sunnyside Subdivision Lot 11 plat amendment 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 606 Mellow Mountain Road.
2. The property is in the Single Family (SF) Zoning District.
3. The subject property consists of platted Lot 11 of the Sunnyside Subdivision and a remnant parcel located adjacent to the easterly boundary of Lot 11.
4. The property, including Lot 11 and the remnant parcel, is recognized by Summit County as Parcel SNS-11 (Tax ID).
5. The property is currently developed with a single family house that straddles the common lot line between Lot 11 and the remnant parcel.
6. The proposed plat amendment creates one (1) 17,884 square foot (sf), platted lot

of record, by combining the 11,648 sf existing Lot 11 and the 6,236 sf remnant parcel under common ownership.

7. There are no minimum or maximum lot sizes in the SF District.
8. Lots in Sunnyside Subdivision range in area from 8,596 sf to 23,860 sf.
9. Sunnyside Subdivision was approved by City Council on July 19, 1979 and recorded at Summit County on August 3, 1979.
10. At the time of original plat recordation in 1979, land adjacent and to the east, was by error not included in the subdivision plat drafted for recordation. The eastern boundary of the subdivision was to coincide with the eastern boundary of the MS 5665 Lilly No. 3 Mining Claim.
11. The Sunnyside Subdivision plat was drawn up excluding this approximately 31' wide strip of property on the eastern boundary. The strip of land runs north/south from the southern boundary of Lot 10 to the northern boundary of Lot 11 across Mellow Mountain Road.
12. The platting error was discovered in December of 1979 and the 31' wide strip was quit claimed from the original land owner/developer (Royal Street Land Company) to the owner of the recorded subdivision (Park City Alliance, James Gaddis Investment Company, LTD, etc.), as Entry No 161985, Book M147, Page 467 at the Summit County Recorder's Office.
13. On August 27, 1980, a warranty deed, Entry No. 169813, Book M 165, Page 247, was recorded at the Summit County Recorder's office conveying a parcel approximately 31 feet wide extending the length of Lot 11 from the southerly boundary to the northerly boundary. This parcel is the 6,236 sf remnant parcel subject to the requested plat amendment.
14. A similar warranty deed was entered into the records for Lot 10 and the remnant parcel adjacent to Lot 10 was combined by the First Amended Sunnyside Subdivision Lot 10, approved by the City Council on March 24, 2016 and recorded at Summit County on October 27, 2016.
15. In 1986 a building permit was issued for construction of a single family house on Lot 11 located at 606 Mellow Mountain Road. The house was constructed across the warranty deed line and there was no requirement for a plat amendment at that time. The house on Lot 11 was constructed with a side setback measured from the eastern boundary of the warranty deed description, which is the eastern boundary of TAX ID number SNS-11.
16. The applicant desires to resolve the remnant parcel issue.
17. There is no maximum building footprint or house size identified for the Sunnyside Subdivision and all requirements of Land Management Code Section 15-2.11 (SF District) apply.
18. A single-family dwelling is an allowed use in the Single Family (SF) District.
19. There is not a minimum or maximum lot width identified in the SF District. The existing lot is approximately 106.5 feet wide and the proposed lot is 140.7 feet wide.
20. Access to the property is from Mellow Mountain Road, a public street. No changes are proposed to the existing driveway.
21. A low stacked sandstone retaining wall encroaches 2' over the front property line onto Mellow Mountain Road right-of-way for a distance of approximately twenty

feet. Larger, loose individual sandstone boulders to the left of the driveway also encroach into the right-of-way.

22. Utility easements recorded on the Sunnyside Subdivision plat are required to be shown on the amended plat, including 5' wide non-exclusive utility and drainage easements along the front, rear and side lot lines.
23. Summit County documents show that the 5' easement was moved to the eastern boundary of the warranty deed. The applicant will verify that there are no existing utilities in the platted 5' non-exclusive utility easement along the existing Lot 11 easterly property boundary.
24. The final mylar plat is required to be signed by the Snyderville Basin Water Reclamation District to ensure that requirements of the District are addressed prior to plat recordation.
25. Snow storage area is required along public streets and rights-of-way due to the possibility of large amounts of snowfall in this location.
26. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City 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 the plat is not recorded 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. All new construction shall comply with LMC setback regulations in effect at the time of building permit issuance.
4. A ten foot (10') wide public snow storage easement is required along the Mellow Mountain Road frontage of the property and shall be shown on the plat prior to recordation.
5. A five foot (5') wide non-exclusive public utilities, drainage, and SBWRD easement is required along the front, rear and side lot lines of the new lot.
6. Modified 13-D sprinklers are required for any new construction and shall be noted on the plat.
7. All requirements of the Snyderville Basin Water Reclamation District shall be satisfied prior to recordation of the plat.

8. Prior to plat recordation, letters from utility providers (Questar, Rocky Mountain Power, and communications entities) shall be submitted indicating approval of utility easements associated with the new property lines.
9. Staff recommends a condition of approval that the identified encroachments be resolved to the satisfaction of the City Engineer prior to plat recordation.

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

PASSED AND ADOPTED this 21th day of September, 2017.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibit A- Proposed plat



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land into lots and streets, together with easements, hereafter to be known as SUNNYSIDE SUBDIVISION LOT 11- FIRST AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

PARCEL 1:
Beginning at the southeast corner of Lot 11, SUNNYSIDE SUBDIVISION according to the official plat thereof on file and of record in the Summit County Recorder's Office, and running thence South 66°30' East 34.20 feet; thence North 232.61 feet; thence South 30°10' West 62.42 feet to a point on the easterly line of Lot 11; thence South along said easterly line 165.006 feet to the point of beginning.

PARCEL 2:
Lot 11, SUNNYSIDE SUBDIVISION, according to the official plat thereof, recorded in the Summit County Recorder's Office.
Excepting therefrom:
Beginning at the northeast corner of Lot 11, SUNNYSIDE SUBDIVISION, and running thence South along the easterly line of Lot 11, 55.29 feet; thence South 30°10' West 104.72 feet; thence North 55.00 feet to a point on the northwesterly line of said Lot 11; thence North 30°10' East along said northwesterly line 104.72 feet to the point of beginning.

PARCEL 3:
Beginning at a point which is located South 30°10' West 62.42 feet from the corner No. 1 of the Lilly No. 3 Mining Claim (Survey No. 5885), said point also being on the east boundary line of the SUNNYSIDE SUBDIVISION, as recorded, and also located South 112.77 feet and East 1371.80 feet from the east quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North along said east boundary line 55.29 feet; thence South 30°10' West along the boundary of said Subdivision 104.72 feet; thence South 55.29 feet to a point of intersection with the northeasterly sideline of the said Lilly No. 3 Mining Claim; thence North 30°10' East along the said northeasterly sideline 104.72 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Fred Schulte & Sue Schulte, husband & wife as tenants in common, hereby certify that they have caused a survey to be made and this SUNNYSIDE SUBDIVISION LOT 11-FIRST AMENDED to be prepared and hereby consent to the recording of this SUNNYSIDE SUBDIVISION LOT 11-FIRST AMENDED.

In witness whereof, the undersigned set his hand this _____ day of _____, 2017.
By: Fred Schulte

In witness whereof, the undersigned set her hand this _____ day of _____, 2017.
By: Sue Schulte

ACKNOWLEDGMENT

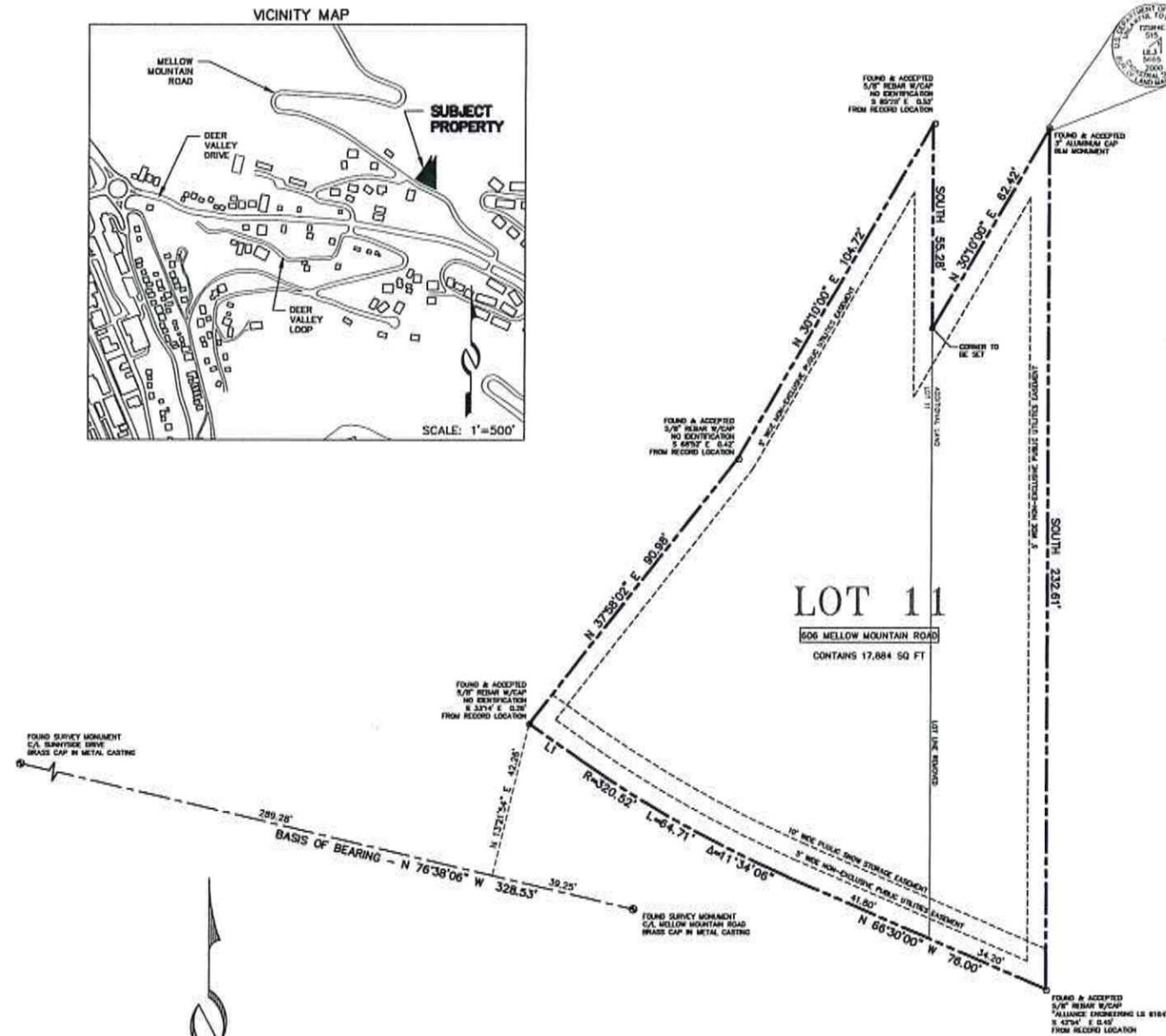
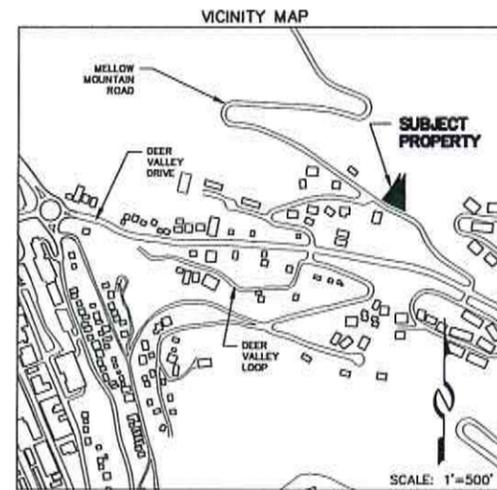
State of: _____
County of: _____
On this _____ day of _____, 2017, Fred Schulte personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Fred Schulte acknowledged to me that he is the person whose name is subscribed to this instrument, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public
Printed Name _____
Residing in: _____
My commission expires: _____

ACKNOWLEDGMENT

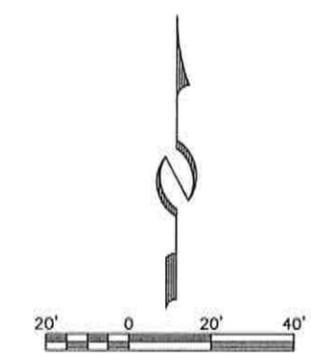
State of: _____
County of: _____
On this _____ day of _____, 2017, Sue Schulte personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Sue Schulte acknowledged to me that she is the person whose name is subscribed to this instrument, and that she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public
Printed Name _____
Residing in: _____
My commission expires: _____



LINE	BEARING	DISTANCE
L1	N 54°55'54" W	17.00

NOTES
1. This subdivision is subject to the Conditions of Approval in Ordinance 17-_____



SUNNYSIDE SUBDIVISION LOT 11-FIRST AMENDED

A SINGLE FAMILY SUBDIVISION LOCATED IN SECTION 15
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

 (435) 640-9167 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2584 Park City Utah 84302-2584	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2017 BY: S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2017 BY: CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2017 BY: PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2017 BY: PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2017 BY: MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2017 BY: PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER _____
	8/30/17 JOB NO.: 8-10-16 FILE: X:\EastofOldTown\dwg\sr\plat2016\081016.dwg						

SUNNYSIDE SUBDIVISION
LOT 11 PLUS ADDITIONAL

(606 MELLOW MOUNTAIN ROAD)

PROJECT INTENT

March 23, 2017

Sunnyside Subdivision was recorded August 3, 1979, in the office of the Summit County Recorder. At the time of the plat recordation, there was additional land to the east of Sunnyside Subdivision that erroneously was not included in the originally recorded subdivision. The east boundary of Sunnyside Subdivision was to be the east boundary of the Lilly No. 3 mining claim, but the Lilly No. 3 mining claim was previously surveyed in the incorrect location.

On December 5, 1979, a quitclaim deed, Entry No. 161985, Book M147, Page 467, for a parcel approximately 31 feet wide (the difference between where the Lilly No. 3 mining claim should have been and where the subdivision was actually platted) extending from the northerly boundary of Lot 11, Sunnyside Subdivision, across Mellow Mountain Road to the southerly boundary of Lot 10 Sunnyside Subdivision, was granted to the developer of Sunnyside Subdivision. The portion of that parcel that is adjacent to Lot 11 is now a part of platted Lot 11. The existing single family residence is located across Lot 11 and the additional parcel to the east of Lot 11.

It is the desire of the current owner to unify the original Lot 11 with the additional 31-foot-wide strip to the east into one lot of record.



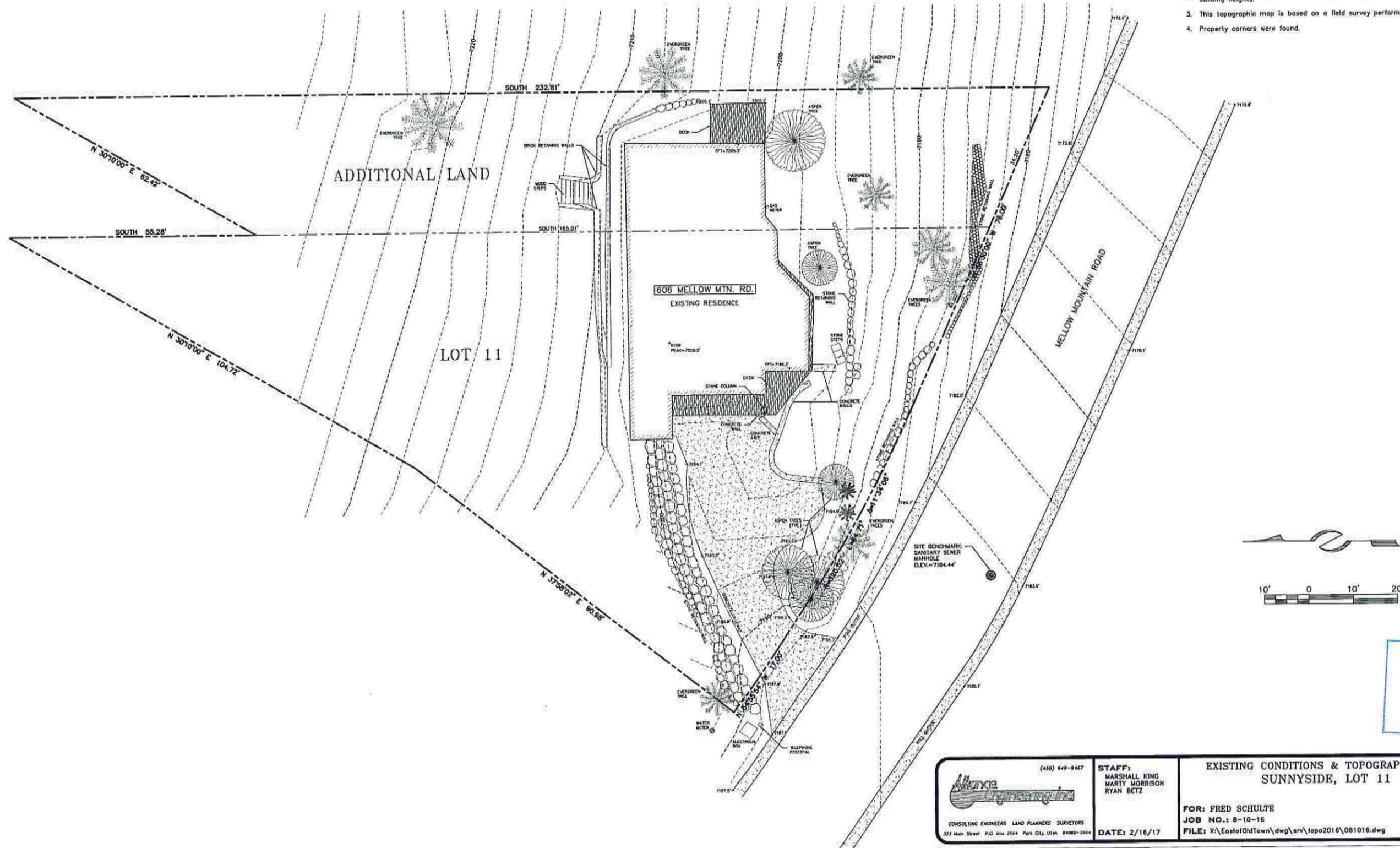
SURVEYOR'S CERTIFICATE



I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

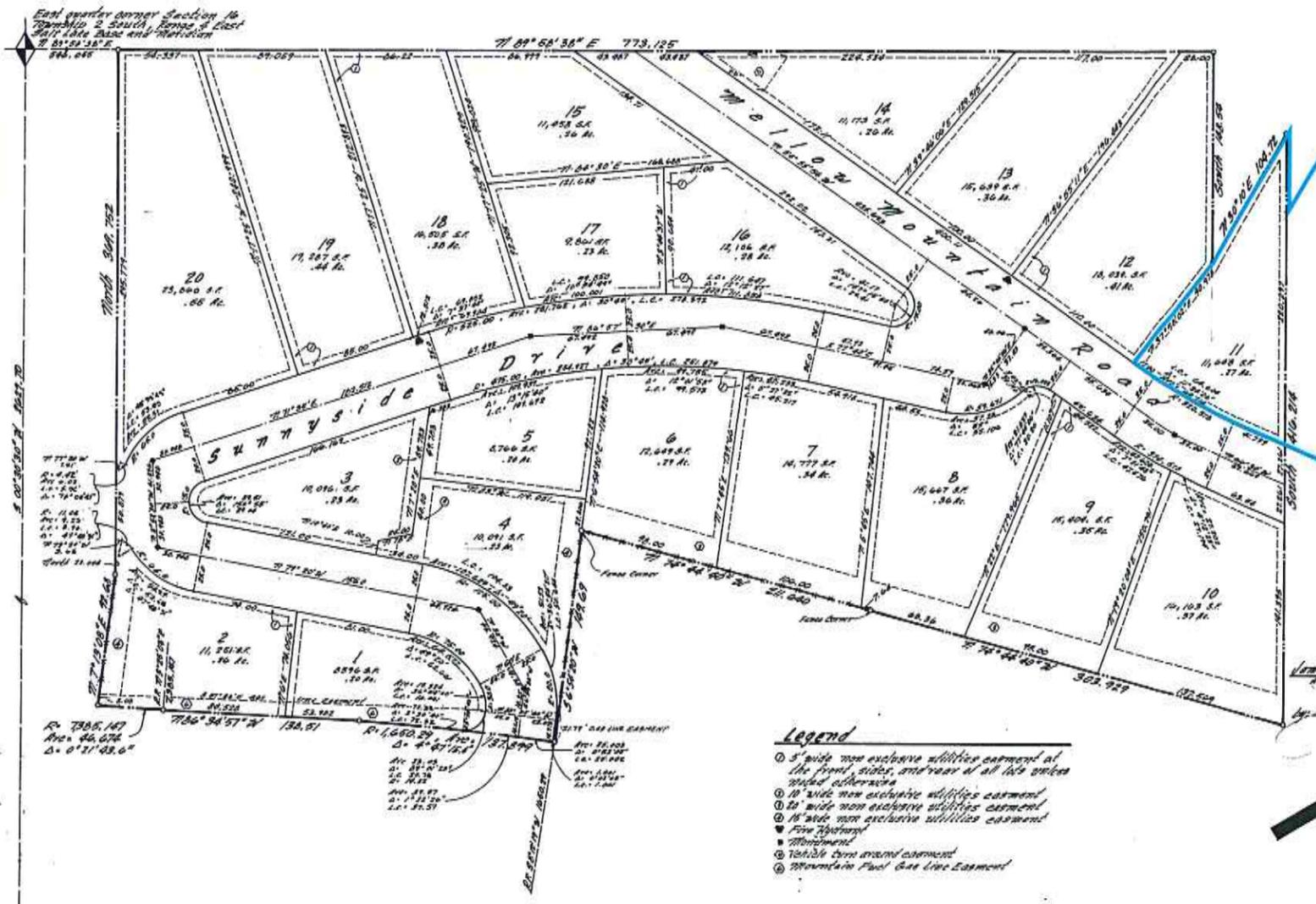
1. Site Benchmark: Sanitary sewer manhole Elevation=7184.44'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on November 10, 2016.
4. Property corners were found.



RECEIVED
 JUN 05 2017
 PARK CITY
 PLANNING DEPT.

 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 373 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING MARTY MORRISON RYAN BETZ	EXISTING CONDITIONS & TOPOGRAPHIC MAP SUNNYSIDE, LOT 11	SHEET 1 OF 1
	DATE: 2/16/17	FOR: FRED SCHULTE JOB NO.: 8-10-16 FILE: X:\EastofOldTown\dwg\sr\topo2016\081016.dwg	

EXHIBIT C



Surveyors Certificate

I, D.J. Silver do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 3891 as provided under the laws of the State of Utah, I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter known as SUNNYSIDE SUBDIVISION, and that same has been correctly surveyed and staked on the ground as shown on this plat.

Beginning at a point which is North 61°58'36" East 594.065 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, running thence North 61°58'36" East 773.125 feet; thence South 148.54 feet; thence North 30°10' East 104.72 feet; thence South 416.214 feet; thence North 74°44'40" West 303.929 feet; more or less to a fence corner; thence North 74°44'40" West 149.69 feet to a fence corner; thence South 61°58'36" East along a fence line 149.69 feet to a point on a 1450.59 foot radius curve to the left, the vertex point of which is South 61°19' West 1450.29 feet; thence westerly along the arc of said curve 137.879 feet to a point of tangency; thence North 64°34'51" West 138.51 feet to a point of a 7085.147 foot radius curve to the right, the vertex point of which is North 5°25'05" East 7385.147 feet; thence westerly along the arc of said curve 44.674 feet; thence North 7°13'05" East along a fence line 42.65 feet to a fence corner; thence North 369.752 feet to the point of beginning.

Contains 8,066 Acres

4 June 1979
Date

Owners Dedication

Know all men by these presents that we the undersigned owners of the herein described tract of land having caused same to be subdivided into lots and streets to be hereafter known as SUNNYSIDE SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof we have hereunto set our hands this 5th day of June, A.D. 1979

James Baddie, President of U.S. SONS INC.
James Baddie, Attorney

4 June 1979
Date

Acknowledgement

State of Utah
County of Summit

On this 5th day of June, A.D. 1979 personally appeared before me, the undersigned Notary Public in and for said State and County, R.S. Knight, who being by me duly sworn did say that he is my father-in-law in common with the property upon which the proposed Sunnyside Subdivision is located, and that he signed the owners dedication freely and voluntarily for the purposes therein mentioned.

James Baddie
Notary Public
My Commission Expires 10-2-80
Residing in Salt Lake County, Utah



Acknowledgement

State of Utah
County of Summit

On this 2nd day of August, A.D. 1979, personally appeared before me, the undersigned Notary Public in and for said State and County, James Baddie, who being duly sworn did say that he is the general partner of U.S. Sons, Inc., a Utah Limited Partnership and that said Limited Partnership is an owner in common of the property on which the proposed Sunnyside Subdivision is located, and that he signed the owners dedication freely and voluntarily for the purposes therein mentioned.

James Baddie
Notary Public
My Commission Expires 10-2-80
Residing in Salt Lake County, Utah

SUNNYSIDE SUBDIVISION

A Single Family Subdivision located in the West 1/2 of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian

<p>Prepared By: Alliance Engineering Civil Engineering Planning - Surveying 323 Main Street, P.O. Box 2064 Park City, Utah 84060</p>	<p>City Planning Commission Approved and Accepted by the Park City Planning Commission this 23rd day of May, A.D. 1979</p> <p>Bessie Watta Chairman</p>	<p>Engineers Certificate Approved and Accepted by the Park City Engineering Department this 23rd day of June, A.D. 1979</p> <p>Johnny R. Roberts Park City Engineer</p>	<p>Approval as to Form Approved as to Form this 10th day of July, A.D. 1979</p> <p>Michael J. McCoy Park City Attorney</p>	<p>Certificate of Attest Attest this 23rd day of July, A.D. 1979</p> <p>Linda W. Heatham Park City Recorder</p>	<p>Commiss Approval & Acceptance Approved and Accepted by the Park City Council this 19th day of July, A.D. 1979</p> <p>John C. Decker Mayor</p>	<p>158192 State of Utah, County of Summit, Recorded and Filed at the request of: Michael D. Kevitoh Salt Lake, 1979, Time 4:25, Book --, Page -- Fee \$20.00 Honda Springs Summit County, Utah</p>
---	---	---	--	---	--	--



<p>Alliance Engineering Inc. CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2064 Park City, Utah 84060-2064 (435) 648-9487</p>	<p>STAFF: MARSHALL KING RYAN BETZ</p>	<p>OWNERSHIP PLAT 606 MELLOW MOUNTAIN ROAD LOT 11, SUNNYSIDE SUBDIVISION</p> <p>FOR: FRED SCHULTE JOB NO.: 8-10-16 FILE: X:\EastofOldTown\dwg\Exhibits\sunnyside lot 10-ownership map.dwg</p>	<p>SHEET 1 OF 1</p>
--	--	--	--

NE 1/4
SEC. 16

NE 1/4

APRIL MOUNTAIN SUB. (2002)

TOTAL = 85.66 AC. EXHIBIT E
(FIRS No. 1-2-3-4-5-6-7)
(NON-PATENTED CLAIMS)

2000-1153

LOT 21
(LOT 6) 19.73 AC
40.00

LOT 4
10.375

LOT 5
40.00

LOT 20
7.44 AC

MELLOW MOUNTAIN ESTATES
SUB. (2007)

1ST SUPPLEMENTAL OF
THE PINNACLE AT DEER
VALLEY CONDO. (1983)

2ND SUPPLEMENTAL OF
THE PINNACLE AT DEER
VALLEY CONDO. (1984)

E 1/4 Cor.
Sec. 16, T2S,
R4E, S.L.B.M.

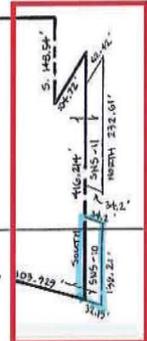
SUNNYSIDE UP
SUB.

SUNNYSIDE SUB.

SW 1/4

- PC-S-29 (2/3 INT.) THOMAS A CLARK ETAL
- PC-S-321-B (1/6 INT.) APRIL MTN. OWNERS ASSOC (1997-1999) 2084-1144
- PC-S-321-C (9/240 INT.) STEPHEN M LOO
- PC-S-321-C-1 (18/240 INT.) RUSSELL G. SCHULDER
- PC-S-321-C-2 (9/240 INT.) JOHN L. LOO
- PC-S-321-D (1/60 INT.) JESSICA J. MAYNARD 2084-978

0.50 AC. SHADED PORTION of VIRGINIA No. 1



SCALE
ONE INCH 200 FEET

RECORDED
FEB 13 2014

NW 1/4 SEC 15

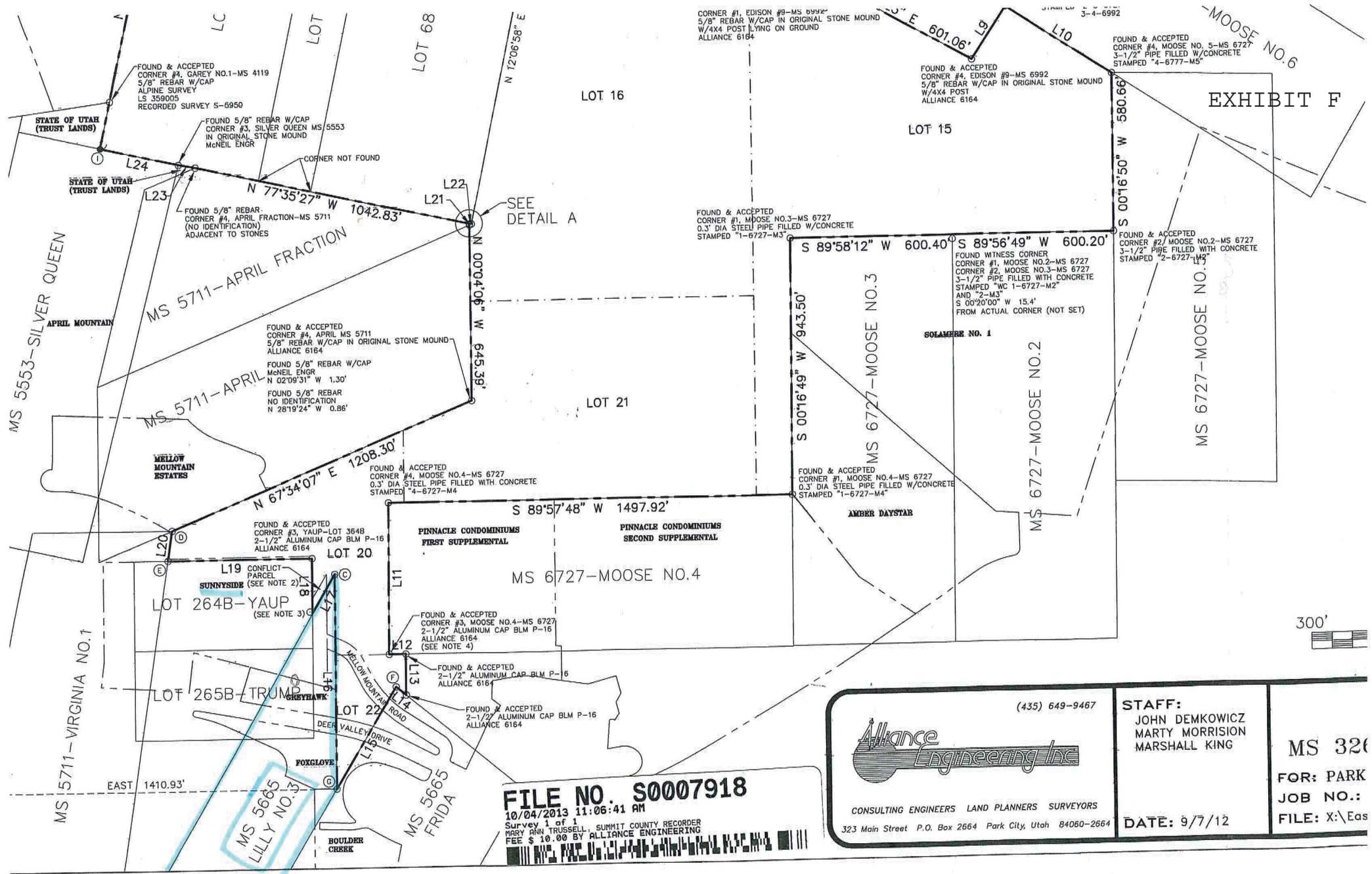
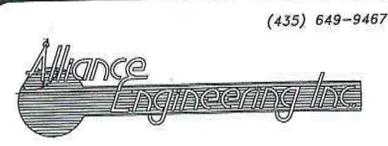


EXHIBIT F

FILE NO. S0007918

10/04/2013 11:06:41 AM
 Survey 1 of 1
 MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
 FEE \$ 10.00 BY ALLIANCE ENGINEERING



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

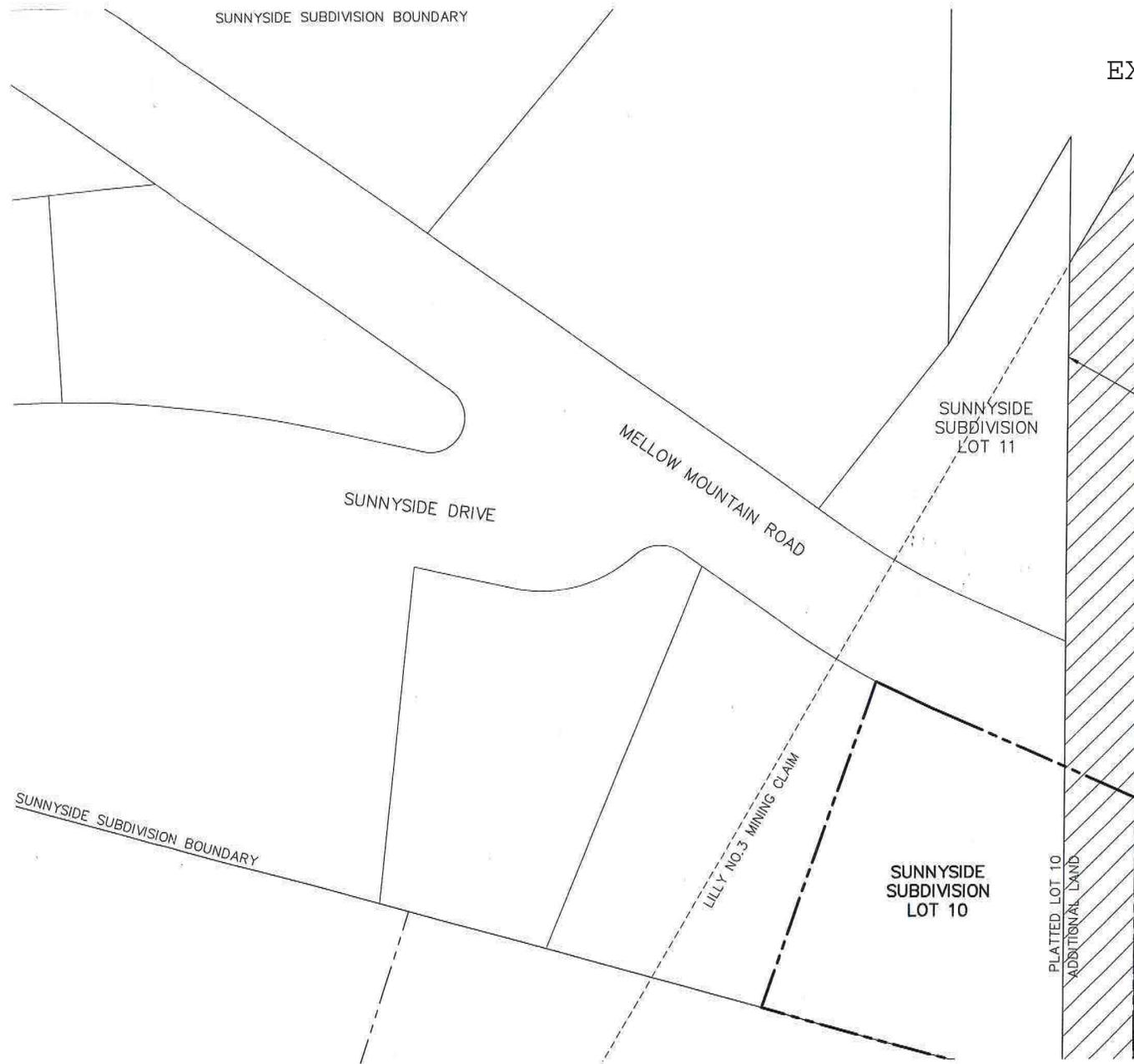
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
 JOHN DEMKOWICZ
 MARTY MORRISON
 MARSHALL KING

DATE: 9/7/12

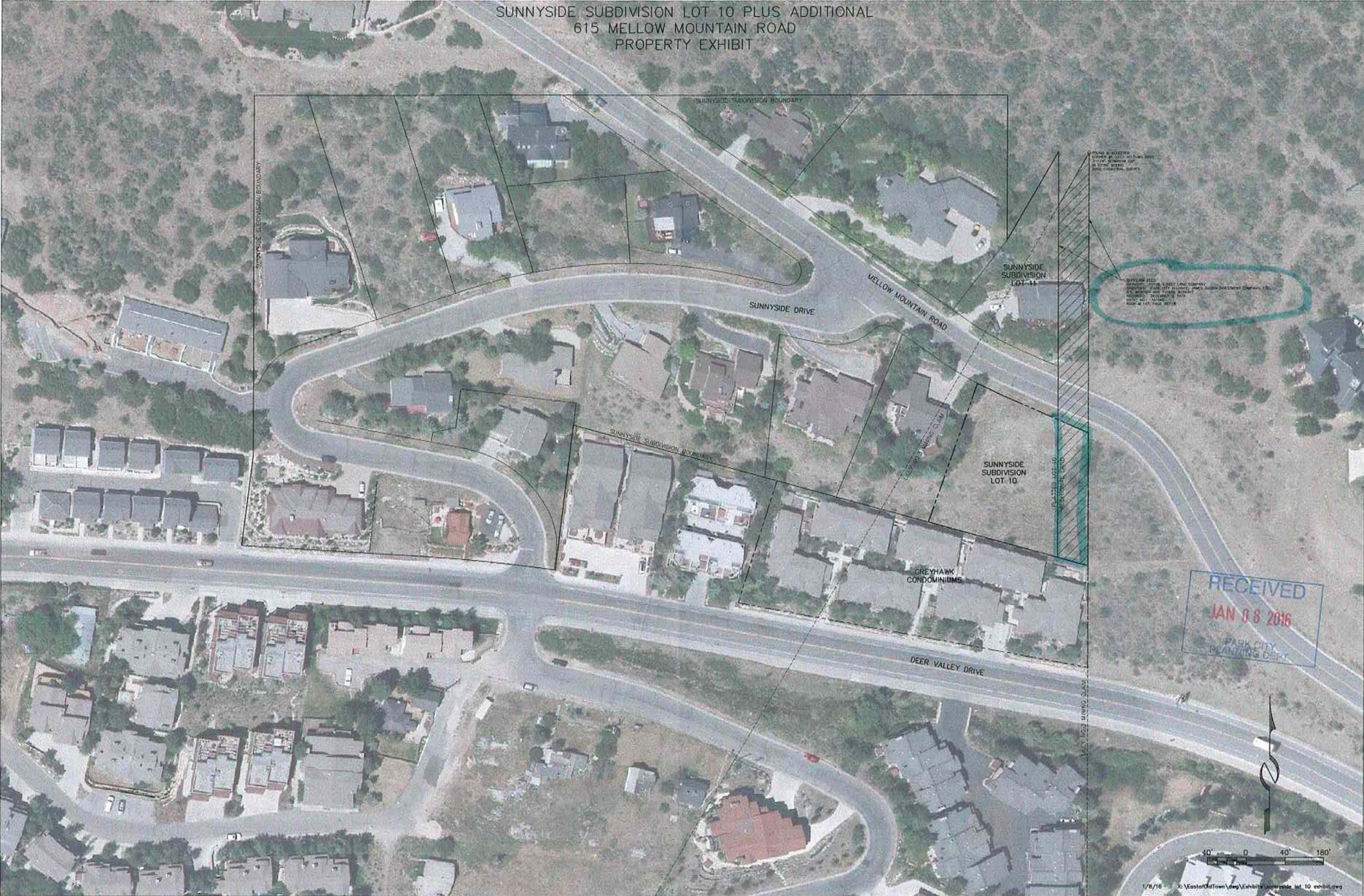
MS 320
FOR: PARK
JOB NO.:
FILE: X:\Eas

EXHIBIT G 1



FOUND & ACCEPTED
CORNER #1, LILLY NO. 3-MS 5665
3-1/4" ALUMINUM CAP
IN STONE MOUND
2000 CADASTRAL SURVEY

QUITCLAIM DEED
GRANTOR: ROYAL STREET LAND COMPANY
GRANTEES: PARK CITY ALLIANCE, JAMES GADDIS INVESTMENT COMPANY, L
R.S. MCNIGHT AND YVONNE MCNIGHT
RECORDED: DECEMBER 5, 1979
ENTRY NO.: 161985
BOOK M 147, PAGE 467-8





Sunnyside, Lot 11 – looking northerly

RECEIVED
JUN 05 2017
PARK CITY
PLANNING DEPT.



Sunnyside, Lot 11 – looking east

RECEIVED
JUN 05 2017
PARK CITY
PLANNING DEPT.



Sunnyside, Lot 11 – looking west

RECEIVED
JUN 05 2017
PARK CITY
PLANNING DEPT.



Sunnyside, Lot 11 – looking southwesterly

RECEIVED
JUN 05 2017
PARK CITY
PLANNING DEPT.



Sunnyside, Lot 11 – looking south

RECEIVED
JUN 05 2017
PARK CITY
PLANNING DEPT.



DATE: August 23, 2017

TO HONORABLE MAYOR AND COUNCIL

Respectfully:

Hannah Tyler, Planner II

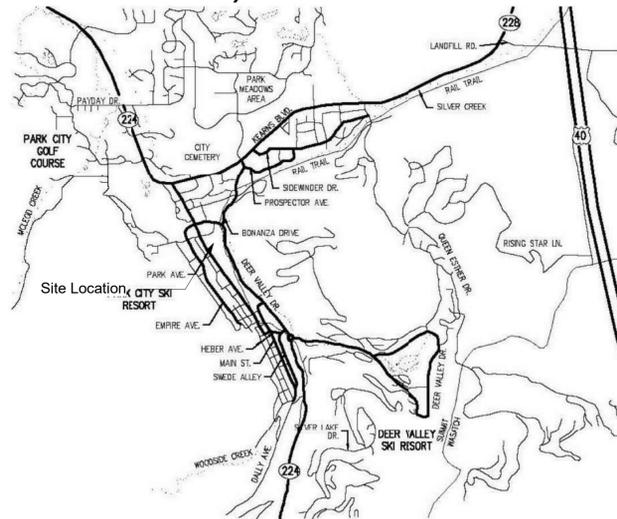
Exhibit A - Woodside Park Affordable Housing
Project Phase I Plans

Woodside Park

1353 Park Ave
Park City, Utah

Master Planned Development

January 26th, 2017 (Rev. 05/04/2017)



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Park City Municipal Corporation 445 Marsac Avenue, P.O.Box 1480 Park City, UT 84060	EWG Architecture 449 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0092 Contact: Steve Bruemmer, AIA	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
Alliance Engineering 323 Main Street, P.O. Box 2664 Park City, UT 84060 435-649-9467 Contact: Michael Demkowicz		EWG Architecture 449 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0092 Contact: Sid Ostergaard
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600	Park City Fire Department 730 Bitner Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1460 East Salt Lake City, UT 84112 (801) 538-6146
Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993

DRAWING INDEX

MPD	DESCRIPTION
MPD-001	COVER SHEET
1 of 1	SURVEY
MPD-003	EXISTING SITE PLAN
MPD-004	PROPOSED SITE PLAN
MPD-005	PROPOSED ROOF PLAN
MPD-006	SITE SUITABILITY
MPD-007	OPEN SPACE AREA PLAN
MPD-008	AREA PLAN
MPD-009	CONTEXTUAL ANALYSIS
MPD-010	CONTEXTUAL ANALYSIS
MPD-011	CONTEXTUAL ANALYSIS
MPD-012	CONTEXTUAL ANALYSIS
MPD-013	CONTEXTUAL ANALYSIS
MPD-014	CONTEXTUAL ANALYSIS
MPD-015	SITE SECTION ANALYSIS
1 of 2	UTILITY PLAN
2 of 2	STORMWATER MANAGEMENT PLAN
L-100	LANDSCAPE PLAN
L-200	LANDSCAPE PLAN

BUILDING DESCRIPTION

The proposed project consist of combining the existing non-historic fire station lot at 1353 Park Avenue with the 1364 Woodside Avenue lot (Sernyak Subdivision Lot 2) to accommodate a new development of five affordable housing residential units and open space.

The non-historic fire station at 1353 Park Avenue will be demolish (Per Demolition Permit) to accommodate the new residential units and the 1364 Woodside Avenue (Sernyak Subdivision Lot 2) will be use as parking area for them.

The relatively flat lot of the old fire station will accommodate one single family home located at the new 1343 Park Avenue parcel and four townhouse units with lockout units on the back at the new 1354 Woodside Avenue parcel.

All residential units consist of two levels with pitched and flat roofs under the high requirements. The response of the statutory regulation, all new work or repair, replacement, rehabilitation or restoration shall be compliant. Design Guidelines intended to secure, compatibility with and provide for visual aesthetics complement to the character and function of the community shall be paramount to any proposed improvement. All design on these houses has been design to comply with the Design Guidelines regulations.

Master Planned Development
January 26th, 2017 (Rev. 05/04/2017)

**elliott
workgroup**
architecture
364 Main Street - PO Box 3419 - Park City, Utah 84060
435.649.0092 801.415.1839 www.elliottworkgroup.com

Woodside Park

1353 Park Ave
Park City, Utah

COVER SHEET

MPD-001

SURVEYOR'S CERTIFICATE

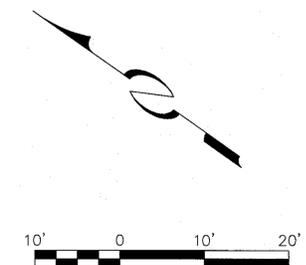
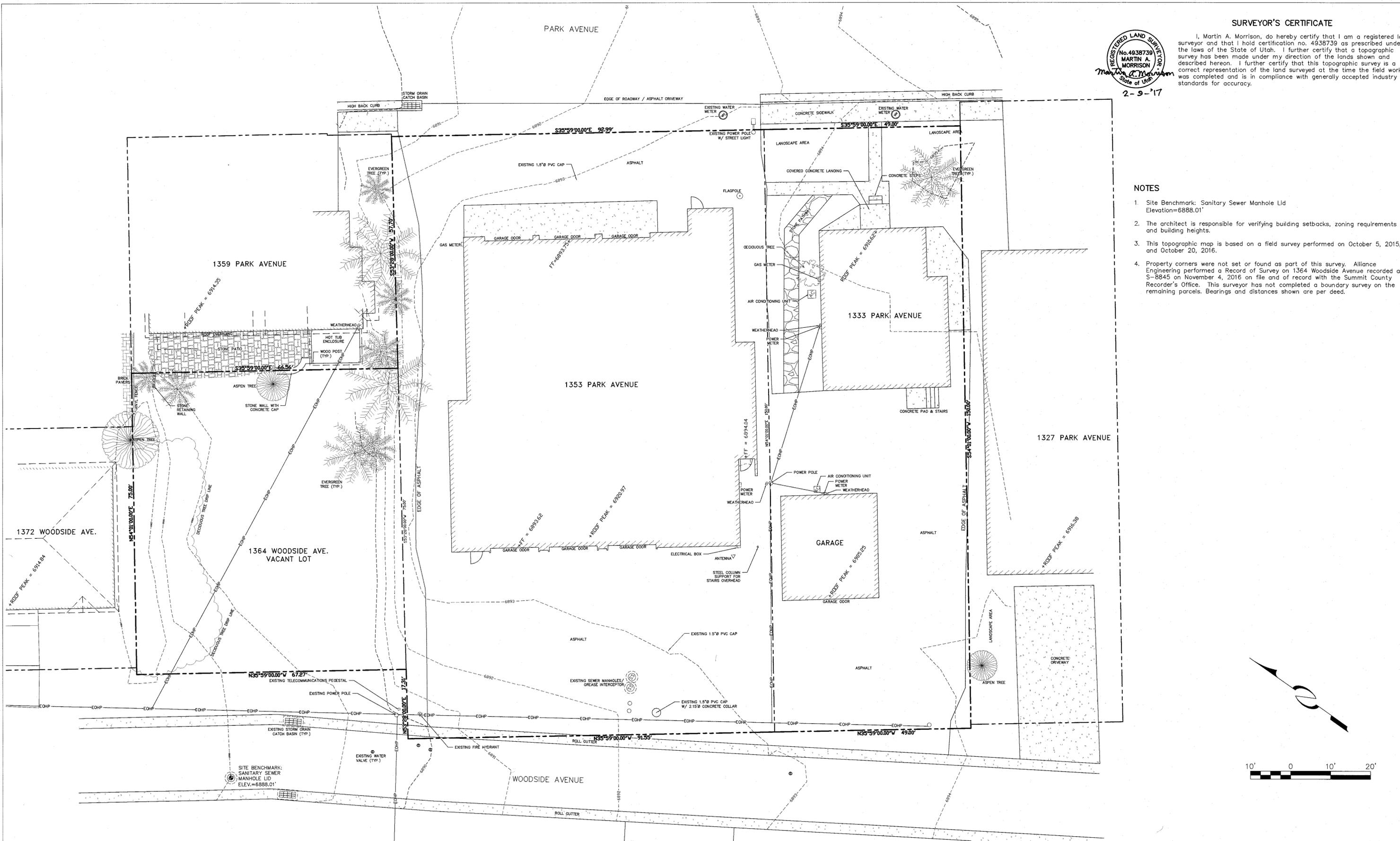
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.



2-9-17

NOTES

1. Site Benchmark: Sanitary Sewer Manhole Lid
Elevation=6888.01'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on October 5, 2015, and October 20, 2016.
4. Property corners were not set or found as part of this survey. Alliance Engineering performed a Record of Survey on 1364 Woodside Avenue recorded as S-8845 on November 4, 2016 on file and of record with the Summit County Recorder's Office. This surveyor has not completed a boundary survey on the remaining parcels. Bearings and distances shown are per deed.



<p>(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</p>	<p>STAFF: MICHAEL DEMKOWICZ DEVIN EARL CHIP TOMSUDEN MARTIN MORRISON CHARLES GALATI</p>	<p>EXISTING CONDITIONS & TOPOGRAPHIC MAP</p> <p>1333, 1353 PARK AVE. & 1364 WOODSIDE AVE.</p> <p>FOR: PARK CITY MUNICIPAL CORPORATION</p> <p>JOB NO.: 7-10-16</p> <p>FILE: X:\SnydersAddition\dwg\sr\topo2016\071016 - Woodside Park.dwg</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 2/7/17</p>		



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 7248891, as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the tract of land into lots and streets, together with easements, hereafter to be known as WOODSIDE PARK SUBDIVISION - PHASE I and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

PARCEL 1

Beginning at a point which is North 54°01' East 350.00 feet and South 35°59' East 222.00 feet from the Northwest corner of Block 24, SNYDER'S ADDITION TO PARK CITY, said point also being on the Westerly right-of-way line of Park Avenue; running thence South 35°59' East along said right-of-way line 92.99 feet; thence South 54°01' West 150.00 feet; thence North 35°59' West 91.55 feet; thence North 53°28' East 150.1 feet to the point of beginning.

PARCEL 2

Beginning at a point which is South 54°01' West 329 feet and South 35°59' East 325.0 feet from the Northeast corner of Block 24, SNYDER'S ADDITION, Park City, Utah, and running thence South 35°59' East 39 feet; thence South 54°01' West 150 feet; thence North 35°59' West 49 feet, more or less, to a wooden fence; thence North 54°01' East along said wooden fence 150 feet; thence South 35°59' East 10 feet to the point of beginning.

PARCEL 3

All of Lot 2, SERNYAK SUBDIVISION, according to the official plat thereof, on file and of record in the Summit County Recorder's Office

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that _____ the undersigned owner of the herein described tract of land, to be known hereafter as WOODSIDE PARK SUBDIVISION-PHASE I, does hereby certify that he/she has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his/her hand this _____ day, of _____, 2017.

ACKNOWLEDGMENT

_____, Authorized Representative

State of _____
County of _____

On this _____ day of _____, 2017, _____ personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, _____ acknowledged to me that he/she is the authorized representative of _____ and that he/she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public
A Notary Public commissioned in _____

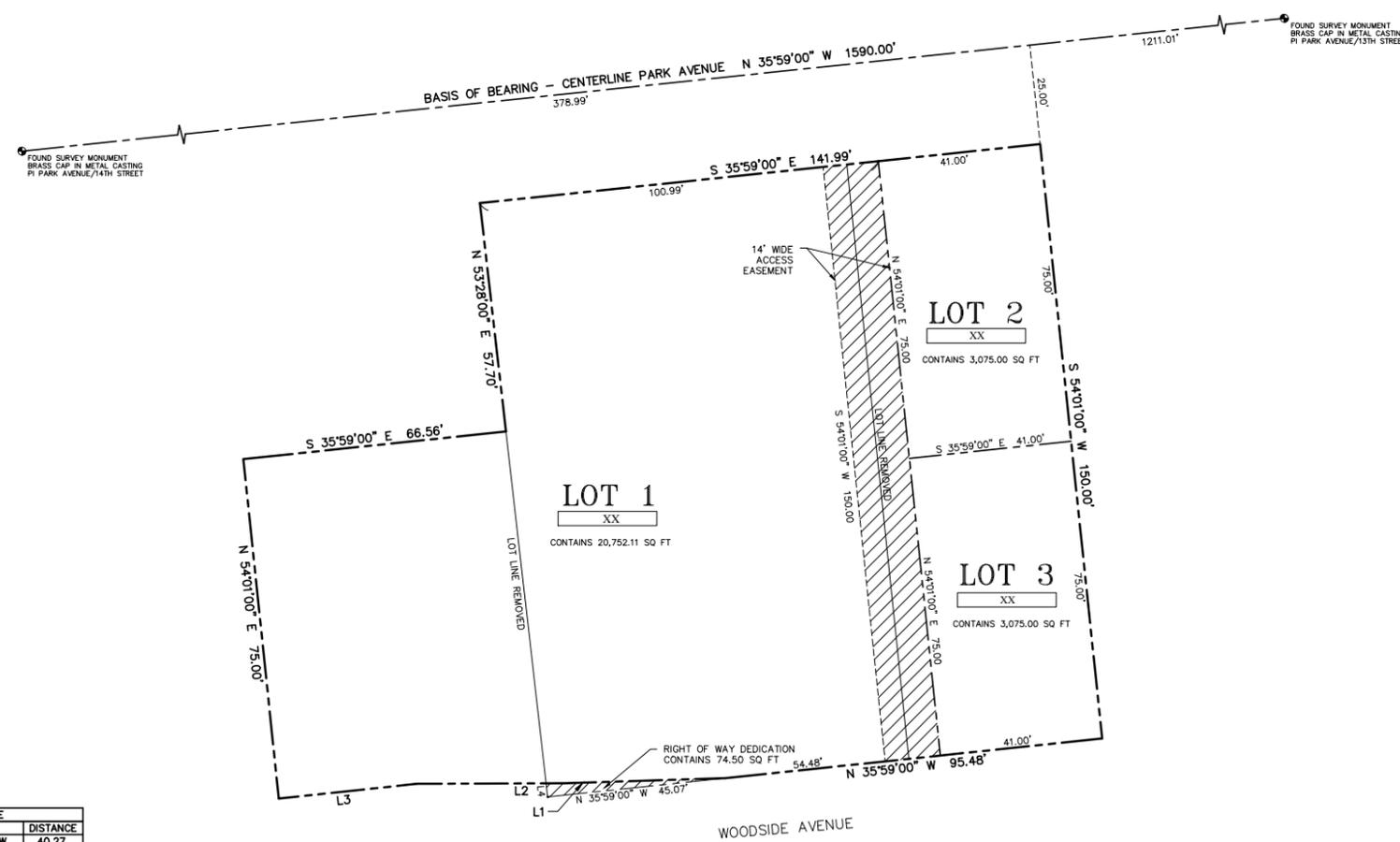
Printed Name _____

Residing in: _____

My commission expires: _____

NOTE

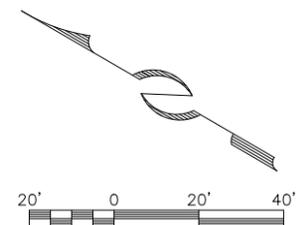
This subdivision is subject to the Conditions of Approval in Ordinance 2017-_____.



LINE	BEARING	DISTANCE
L1	N 31°48'41" W	40.27
L2	N 31°13'29" W	37.55
L3	N 36°03'49" W	34.99
L4	N 53°28'00" E	3.43

WOODSIDE PARK SUBDIVISION-PHASE I

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2017
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2017
BY _____ CHAIR

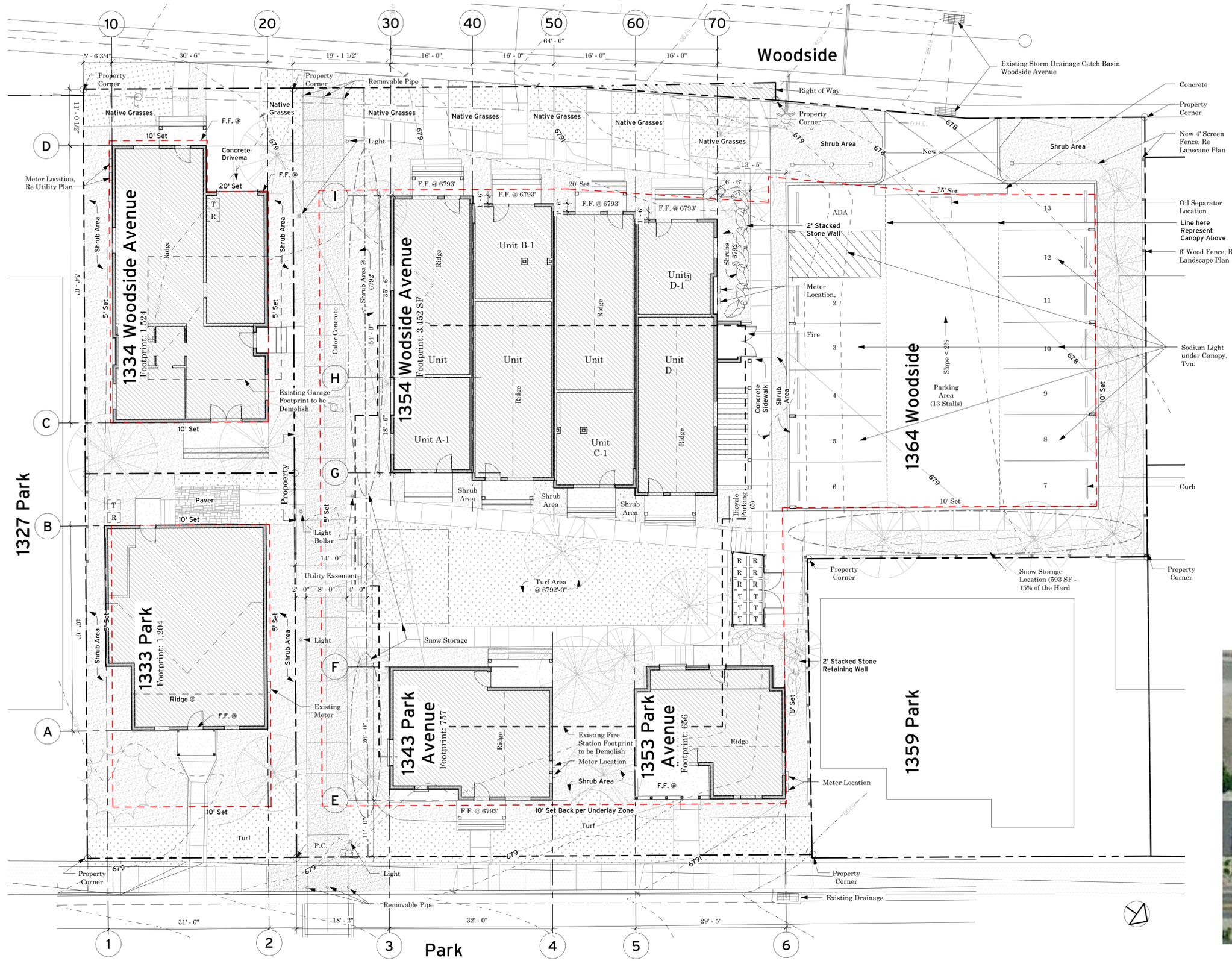
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2017
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2017
BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2017
BY _____ MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS SUBDIVISION PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2017
BY _____ PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____
FEE _____ RECO _____



Parking Analysis

	Parking Requirement
1333 Park Avenue	0
1354 Park Avenue	0
1343 Park Avenue	1.5
1334 Woodside Avenue	2
1354 Woodside Avenue	10
TOTAL REQUIRED STALLS	13.5
Surface Parking	14
Structure Parking	1
TOTAL PROPOSED STALL	15

Site Analysis

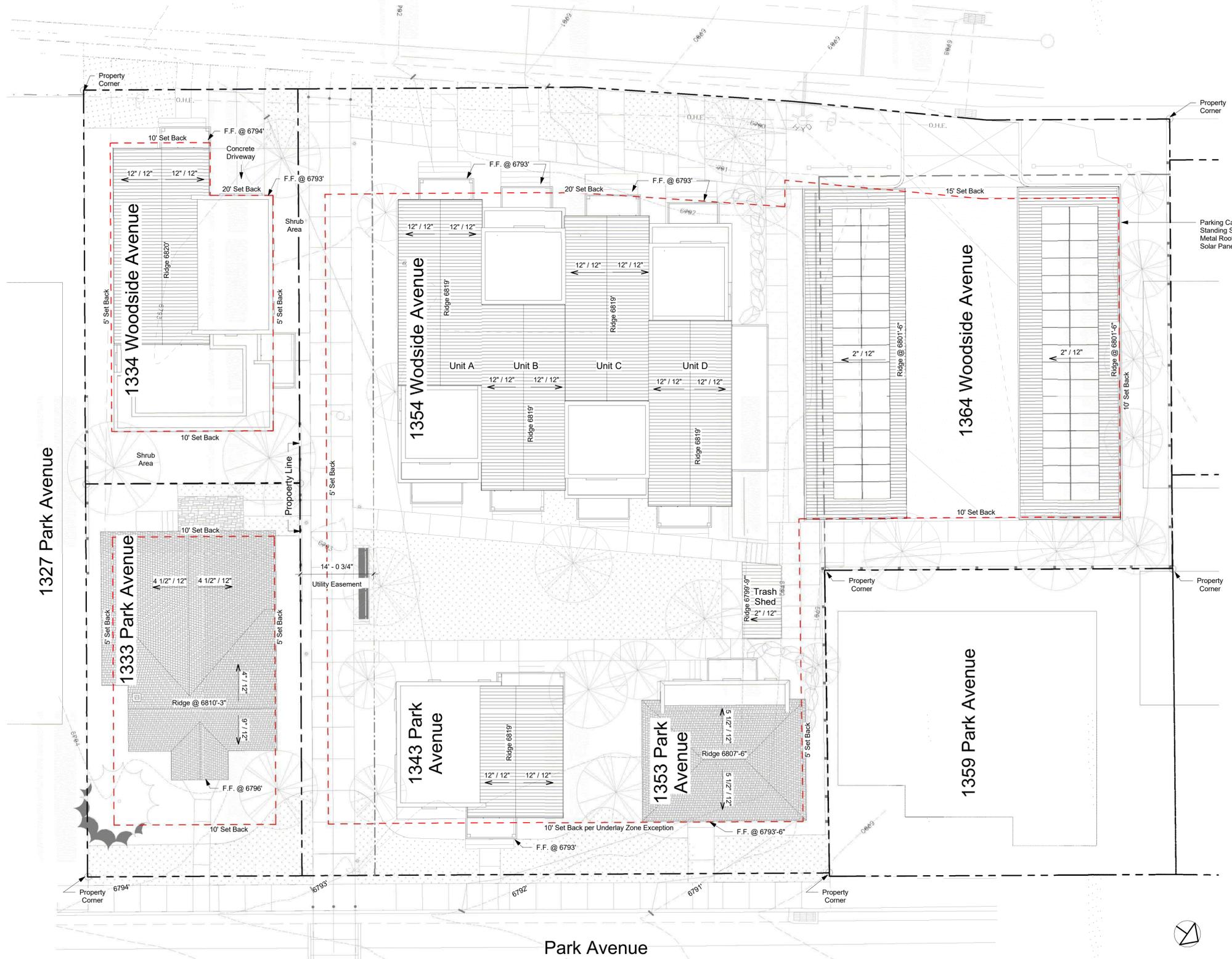
	Area	Acres	Percentage
Driveways/Parking	4,397	0.1	16.32%
Building Area	8,424	0.193	31.27%
Open Space	14,119	0.323	52.41%
TOTAL PROPERTY	26,940	0.616	100.00%

* Re: LMC 15-6-5-D



1 Proposed Site Plan
SCALE: 1" = 10'-0"

2 Proposed Aerial Photo
SCALE: 1" = 40'-0"



1 Proposed General Roof Plan
SCALE: 1" = 10'-0"

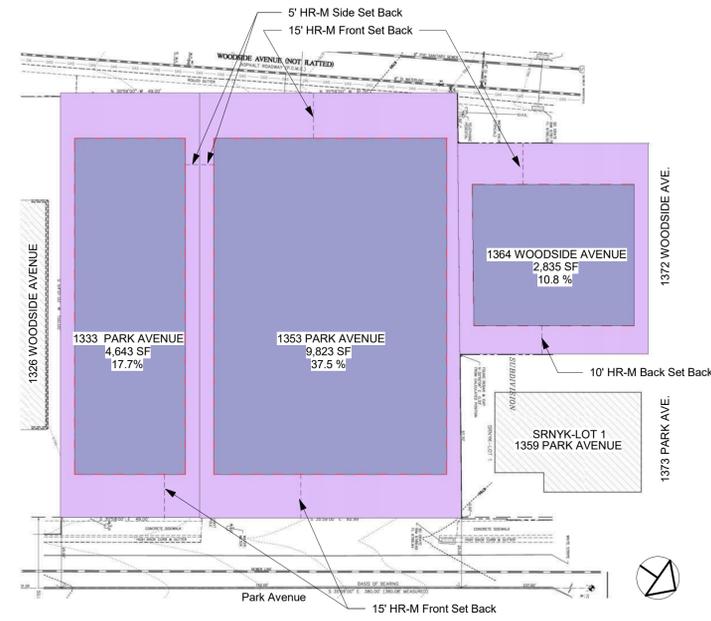
Legend

- Open space
- Buildable Area
- Parking
- Proposed Area



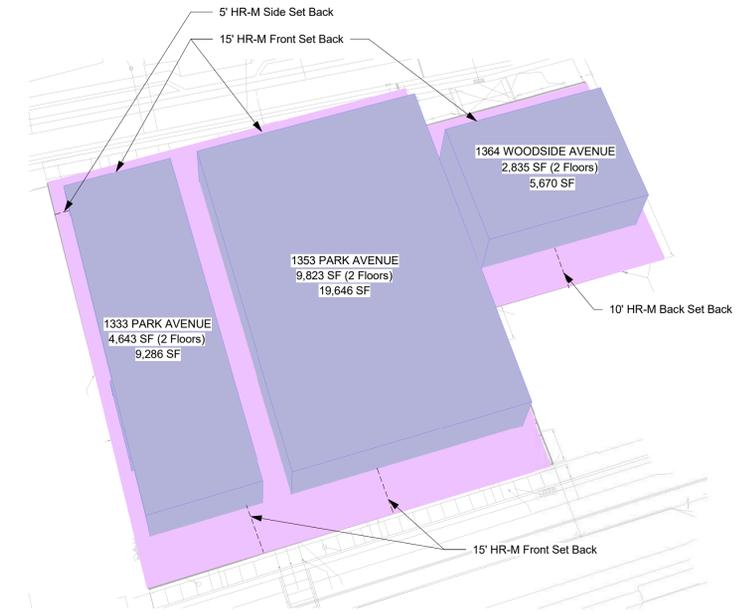
Property Area (Existing)

26,209.50 SQ FT = 100%



Buildable Area (Existing)

17,301 SQ FT = 66%
8,908.5 SQ FT = 34%

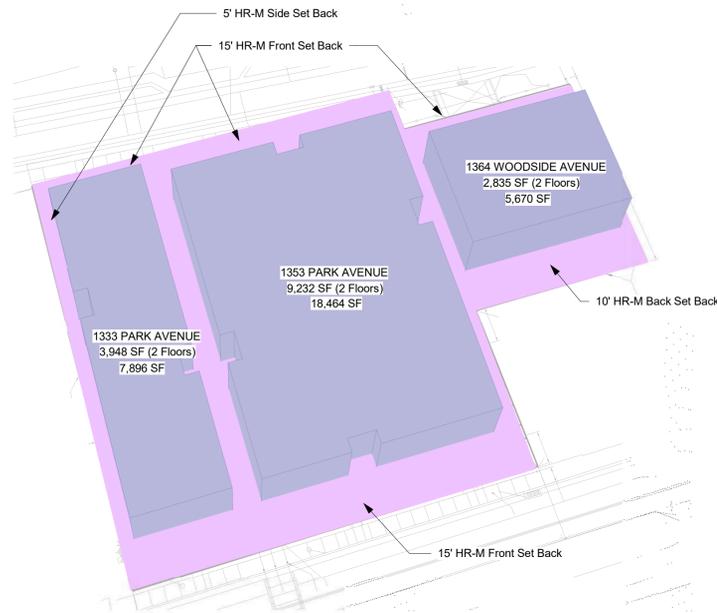


Buildable Volume (Existing)

34,602 SF

HR-M Zone Height 27'

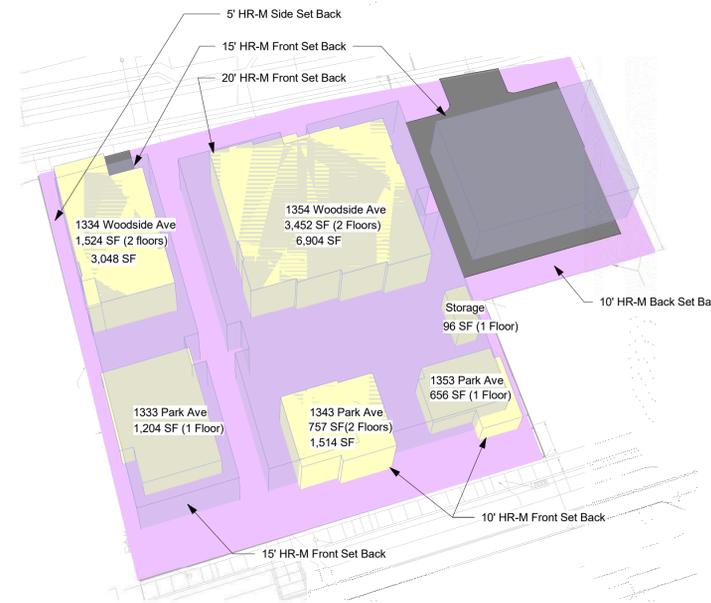
Maximum Building Developable Area



Buildable Volume (Allowable)

HR-M Zone Height 27' 26,209 SF

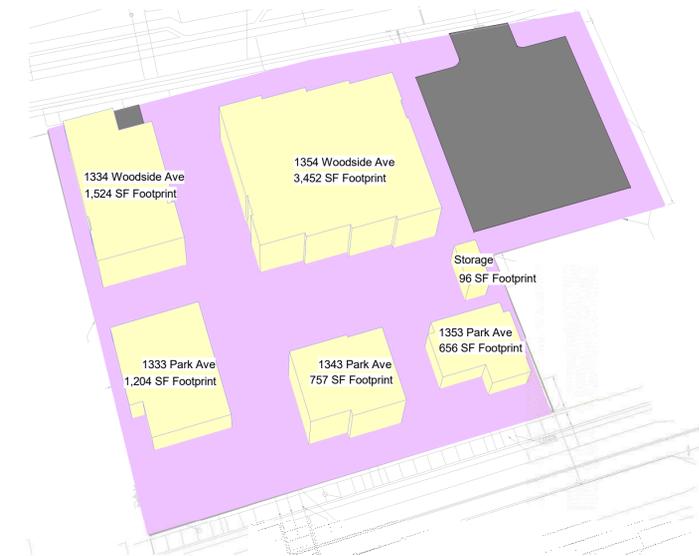
Maximum Building Developable Footprint 16,015 = 61%
Open Space Area 10,194 = 39%



Proposed Buildings

Proposed Building Area 13,422 SF

Proposed Building Footprint 7,593 SF
Proposed Storage 96 SF



Proposed Open Space

4,397 SF Parking = 16.34%
14,119 SF Open Space = 52.48%

Site Analysis

	Area	Acres	Percentage
Driveways/Parking	4,397	0.094	16.32%
Building Footprint	7,727	0.177	28.68%
Private Hardscape	697	0.014	2.59%
Open Space	14,119	0.307	52.41%
TOTAL PROPERTY	26940	0.592	100.00%

LEGEND

-  Driveway/Parking
-  Building
-  Private
-  Open Space

AREA CALCULATION - Gross / Net / UE's

1333 Park Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Lower Level	0	1,204			900			0.00
Level 1	1,036	1,204			900			1.15
TOTAL	1036	2,408			900			1.15
Percentage								100%

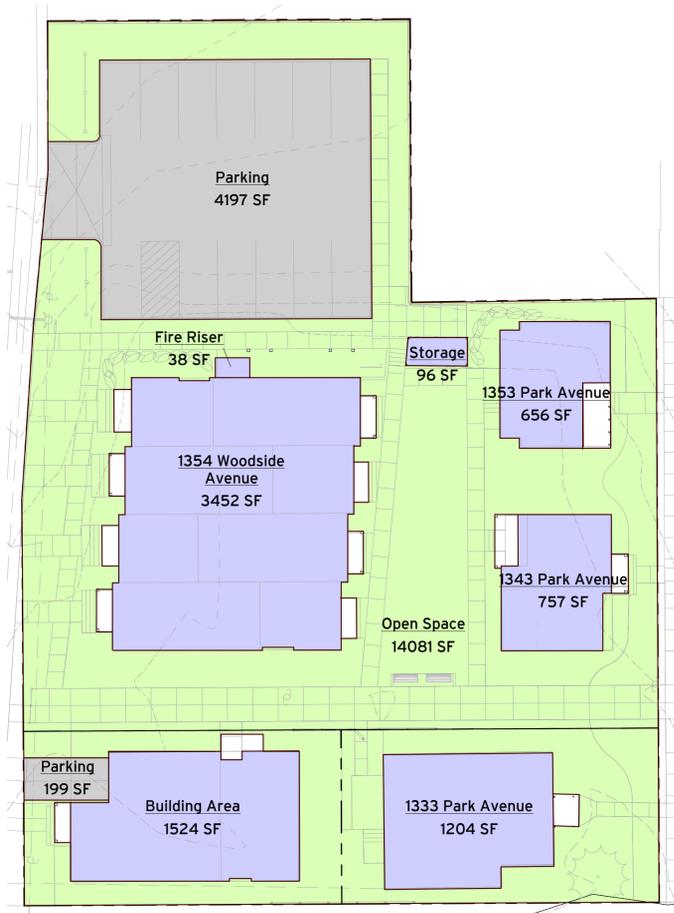
1353 Park Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Level 1	576	656			900			0.64
TOTAL	576	656			900			0.64
Percentage								100%

1343 Park Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Level 1	671	757			900			0.75
Level 2	648	796			900			0.72
TOTAL	1319	1553			900			1.47
Percentage								100%

1334 Woodside Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Level 1	1,091	1,524	2,000			0.55		
Level 2	882	1,012	2,000			0.44		
TOTAL	1973	2,536	2,000			0.99		
Percentage						100%	0%	0%

1354 Woodside Avenue								
Level	Useable Area	Gross Area	Residential Use	Commercial Use	Affordable Use	Residential UE	Commercial UE	Affordable UE
Lower Level	0	3,456			900			0.00
Level 1	3,078	3,452			900			3.42
Level 2	2,710	3,200			900			3.01
TOTAL	5788	10,108			900			6.43
Percentage								100%

TOTAL	10692	17261				0.99	0.00	9.69
Percentage						9%	0%	91%



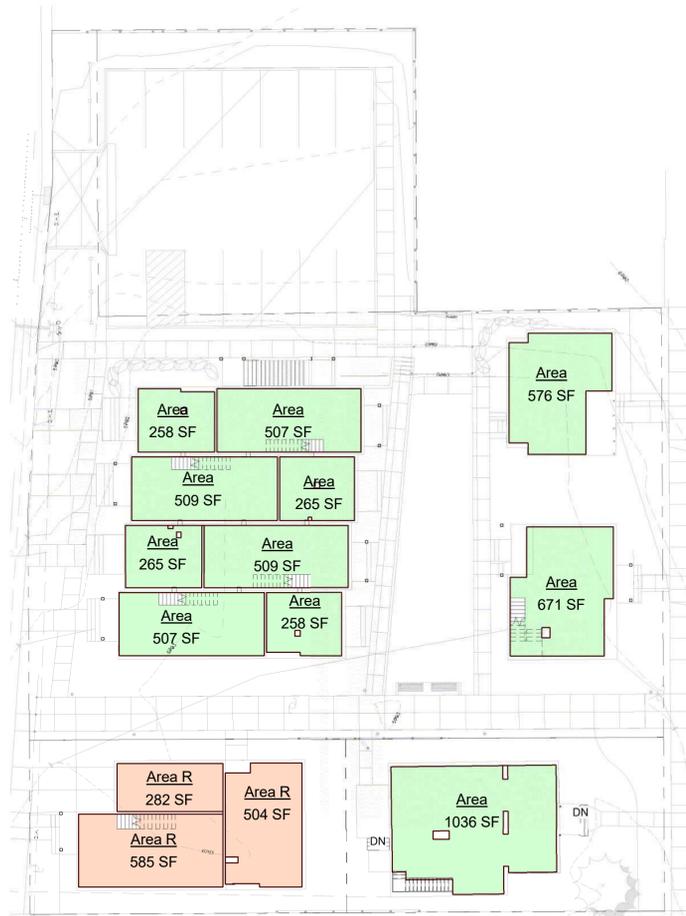
1 Gross Main Level
SCALE: 1" = 20'-0"



2 Gross Second Level
SCALE: 1" = 20'-0"



3 Gross Storage Level
SCALE: 1" = 20'-0"



1 Net Floor Level
SCALE: 1" = 20'-0"



2 Net Second Level
SCALE: 1" = 20'-0"

AREA CALCULATION - Net / Parking

Residential

Unit Name	Parcel	Level	Area SF	Area SF Total	Parking Ratio	Parking Requirements
1334 Woodside	Parcel 4	Level 1	585			
		Level 2	882			
				1,467	1.5 Stalls / Between 1,000-2,000SF	1.5
Accessory Building	Parcel 4	Level 1	504	504	1 Stall / Less than 1,000SF	1
TOTAL				1971		2.5

Affordable Housing

Unit Name	Parcel	Level	Area SF	Area SF Total	Parking Ratio	Parking Requirements
1333 Park Avenue	Parcel 1	Level 1	1,036	1,036	0 Stalls/ Historic	0
1353 Park Avenue	Parcel 2	Level 1	576	576	0 Stalls/ Historic	0
1343 Park Avenue	Parcel 3	Level 1	671			
		Level 2	648			
				1,319	1.5 Stalls / Between 1,000-2,000SF	1.5
1354 Woodside Avenue	Parcel 5	Level 1	507			
		Level 2	670			
				1,177	1.5 Stalls / Between 1,000-2,000SF	1.5
Parcel 6	Level 1	Level 1	509			
		Level 2	685			
				1,194	1.5 Stalls / Between 1,000-2,000SF	1.5
Parcel 7	Level 1	Level 1	509			
		Level 2	685			
				1,194	1.5 Stalls / Between 1,000-2,000SF	1.5
Parcel 8	Level 1	Level 1	507			
		Level 2	670			
				1,177	1.5 Stalls / Between 1,000-2,000SF	1.5
Accessory Building	Parcel 5	Level 1	258	258	1 Stall / Less than 1,000SF	1
	Parcel 6	Level 1	265	265	1 Stall / Less than 1,000SF	1
	Parcel 7	Level 1	265	265	1 Stall / Less than 1,000SF	1
	Parcel 8	Level 1	258	258	1 Stall / Less than 1,000SF	1
TOTAL				6719		11.5



Aerial View 1 From Park Avenue



Aerial View 2 From Woodside Avenue



Courtyard View 1



Courtyard View 2



Park Avenue View



Woodside Avenue View



Woodside Avenue View



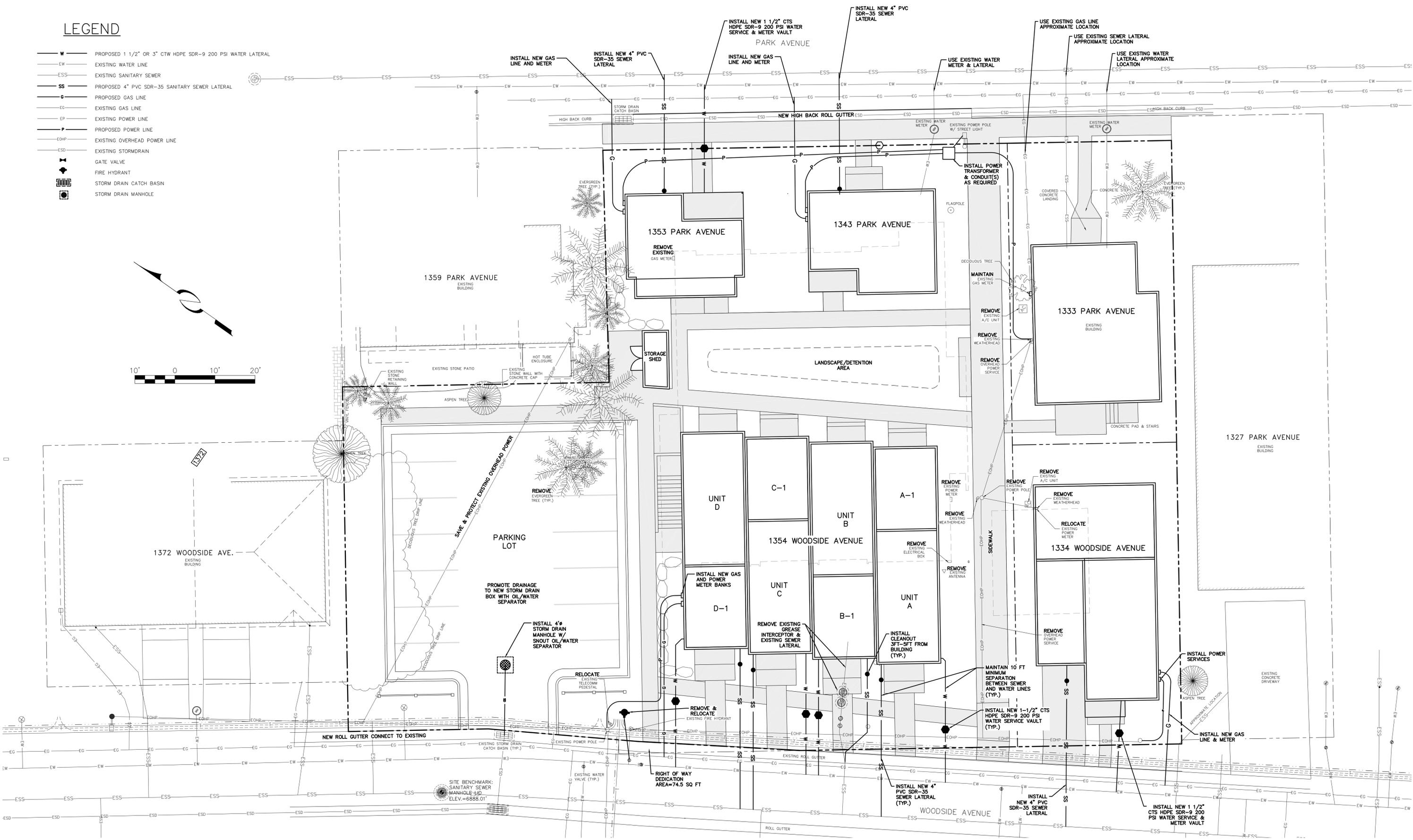
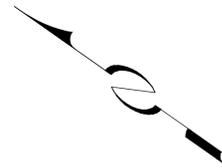
Woodside Avenue View



1 Section
SCALE: 1/8" = 1'-0"

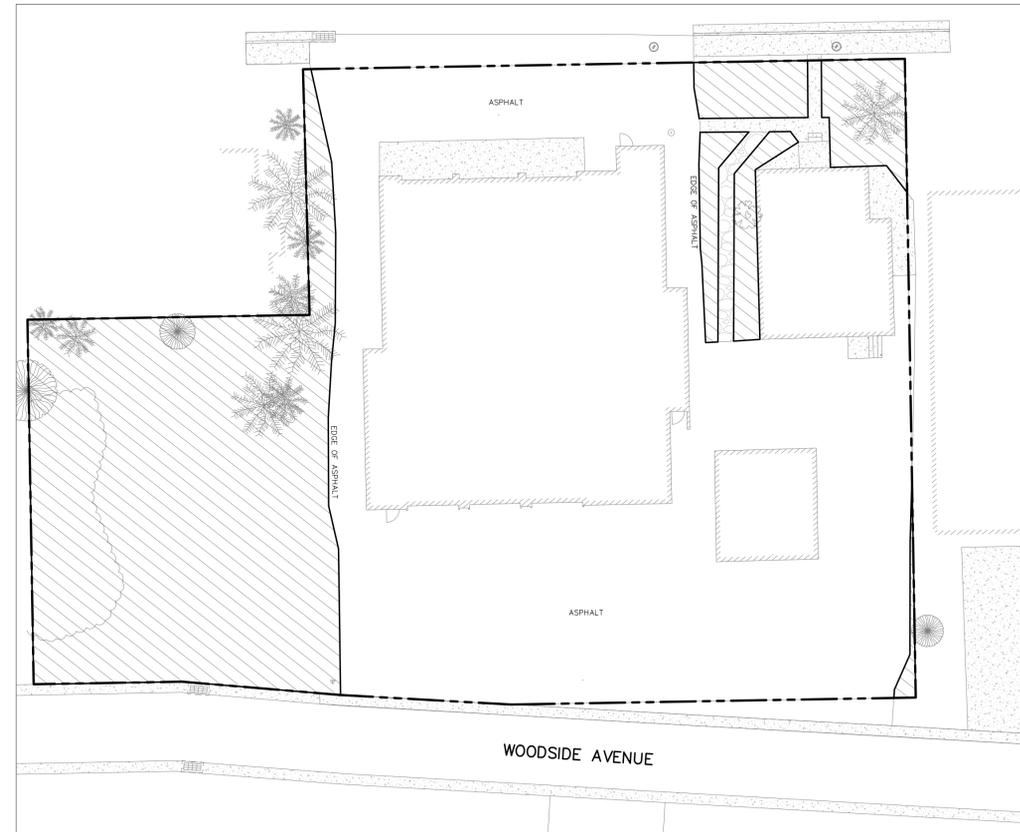
LEGEND

- W PROPOSED 1 1/2" OR 3" CTW HDPE SDR-9 200 PSI WATER LATERAL
- EW EXISTING WATER LINE
- ESS EXISTING SANITARY SEWER
- SS PROPOSED 4" PVC SDR-35 SANITARY SEWER LATERAL
- G PROPOSED GAS LINE
- EG EXISTING GAS LINE
- EP EXISTING POWER LINE
- P PROPOSED POWER LINE
- EOHP EXISTING OVERHEAD POWER LINE
- ESD EXISTING STORMDRAIN
- Gate Valve Symbol GATE VALVE
- Fire Hydrant Symbol FIRE HYDRANT
- Storm Drain Catch Basin Symbol STORM DRAIN CATCH BASIN
- Storm Drain Manhole Symbol STORM DRAIN MANHOLE

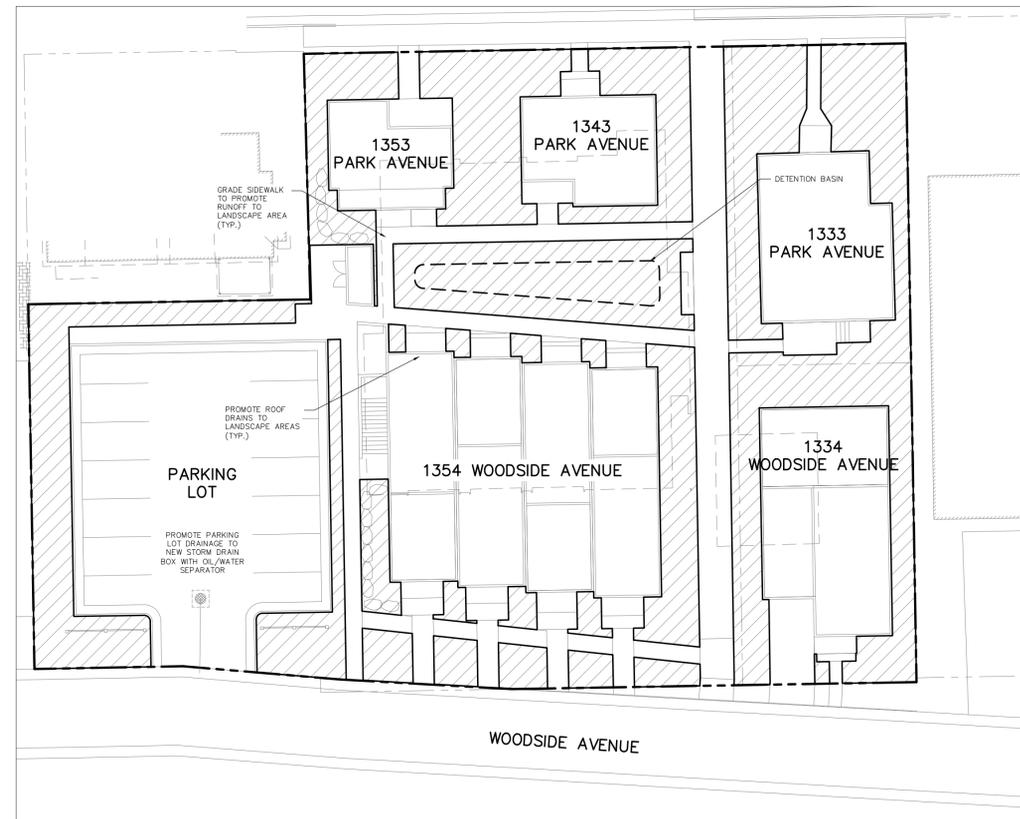


 <p>(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</p>	<p>STAFF: MICHAEL DEMKOWICZ JUAN CARRASCO TANDIN CHAPMAN</p> <p>DATE: 4/25/17</p>	<p>1333, 1353 PARK AVE. & 1364 WOODSIDE AVE. WOODSIDE PARK CONCEPT UTILITY PLAN</p> <p>FOR: PARK CITY MUNICIPAL CORPORATION JOB NO.: 7-10-16 FILE: X:\SnydersAddition\dwg\Projects\Woodside Park\071016-Woodside Park-civil.dwg</p>	<p>SHEET 1 OF 2</p>
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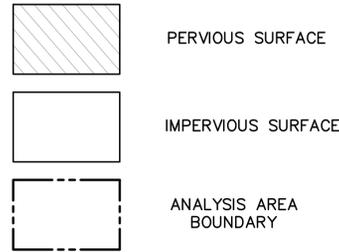
PRE-DEVELOPMENT



POST-DEVELOPMENT



LEGEND



4/24/2017

NOAA Atlas 14, Volume 1, Version 5
 Location name: Park City, Utah, USA*
 Latitude: 40.65° Longitude: -111.5°
 Elevation: 6936.48 ft**
 Source: SFR Maps
 ** Source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES
 Sergio Petruc, Sarah Diaz, Sarah Hahn, Liban Hinc, Kazungu Mbatia, Deborah Martin, Sandra Pineda, Walter Rupp, Carl Topinka, Dave Clark, Fengyu Yao, Michael Yeh, Tom Zhou, Geoffrey Borini, Daniel Brown, Li-Chuan Chen, Tie-Feng Gao, John Yarbrough
 NOAA, National Weather Service, Silver Spring, Maryland
 PF_tabular | PF_graphical | Maps_A_webfile

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹

Duration	Average recurrence interval (years)										
	1	2	5	10	25	50	100	200	500	1000	
5-min	1.54 (1.36-1.79)	1.84 (1.72-2.28)	2.68 (2.34-3.10)	3.32 (2.89-3.88)	4.48 (3.71-5.16)	5.41 (4.42-6.40)	6.59 (5.20-7.90)	7.98 (6.05-9.73)	10.2 (7.34-12.8)	16.2 (8.41-18.8)	22.3 (10.9-25.2)
10-min	1.17 (1.03-1.36)	1.48 (1.30-1.72)	2.03 (1.79-2.30)	2.53 (2.19-2.90)	3.35 (2.82-3.88)	4.12 (3.36-4.87)	5.02 (3.96-6.01)	6.08 (4.60-7.62)	7.80 (5.59-9.94)	9.37 (6.40-12.0)	12.9 (7.29-18.8)
15-min	0.984 (0.848-1.12)	1.22 (1.06-1.42)	1.68 (1.47-1.94)	2.19 (1.91-2.44)	2.77 (2.33-3.25)	3.49 (2.78-4.02)	4.14 (3.27-4.86)	5.02 (3.80-6.12)	6.44 (4.62-8.05)	7.74 (5.29-9.82)	10.8 (6.10-16.5)
30-min	0.650 (0.572-0.759)	0.824 (0.714-0.958)	1.13 (0.961-1.31)	1.41 (1.22-1.61)	1.86 (1.57-2.19)	2.29 (1.87-2.71)	2.79 (2.20-3.34)	3.38 (2.66-4.12)	4.34 (3.11-4.42)	5.22 (3.66-6.88)	7.4 (4.10-11.1)
60-min	0.402 (0.353-0.468)	0.510 (0.449-0.592)	0.699 (0.612-0.811)	0.873 (0.760-1.01)	1.15 (0.970-1.35)	1.42 (1.16-1.68)	1.73 (1.36-2.07)	2.09 (1.56-2.55)	2.69 (1.92-3.36)	3.23 (2.14-4.13)	4.6 (2.60-7.8)
2-hr	0.258 (0.223-0.299)	0.328 (0.284-0.364)	0.420 (0.372-0.477)	0.512 (0.459-0.564)	0.664 (0.588-0.763)	0.805 (0.670-0.922)	0.973 (0.781-1.15)	1.17 (0.904-1.41)	1.50 (1.09-1.88)	1.79 (1.29-2.27)	2.5 (1.40-4.2)
3-hr	0.198 (0.179-0.222)	0.245 (0.222-0.274)	0.311 (0.279-0.348)	0.372 (0.332-0.417)	0.470 (0.409-0.528)	0.556 (0.474-0.634)	0.661 (0.567-0.767)	0.785 (0.677-0.948)	1.00 (0.787-1.26)	1.21 (0.896-1.53)	1.6 (0.90-2.7)
6-hr	0.132 (0.122-0.145)	0.163 (0.150-0.179)	0.199 (0.182-0.219)	0.232 (0.211-0.250)	0.289 (0.251-0.310)	0.329 (0.282-0.367)	0.369 (0.317-0.413)	0.419 (0.354-0.480)	0.518 (0.421-0.630)	0.610 (0.477-0.775)	0.810 (0.510-1.11)
12-hr	0.084 (0.077-0.092)	0.103 (0.095-0.113)	0.128 (0.121-0.137)	0.144 (0.131-0.151)	0.172 (0.159-0.190)	0.195 (0.179-0.217)	0.220 (0.191-0.240)	0.247 (0.210-0.280)	0.289 (0.239-0.337)	0.322 (0.259-0.380)	0.43 (0.260-0.63)
24-hr	0.054 (0.050-0.058)	0.067 (0.061-0.072)	0.080 (0.074-0.087)	0.091 (0.084-0.099)	0.106 (0.097-0.115)	0.118 (0.108-0.129)	0.131 (0.119-0.142)	0.143 (0.129-0.156)	0.160 (0.143-0.175)	0.173 (0.154-0.198)	0.23 (0.140-0.36)
2-day	0.032 (0.030-0.035)	0.040 (0.037-0.043)	0.048 (0.044-0.052)	0.054 (0.050-0.058)	0.064 (0.059-0.069)	0.070 (0.064-0.077)	0.078 (0.071-0.085)	0.085 (0.077-0.092)	0.095 (0.086-0.104)	0.102 (0.091-0.113)	0.13 (0.080-0.20)
3-day	0.024 (0.022-0.026)	0.030 (0.027-0.032)	0.036 (0.033-0.039)	0.041 (0.037-0.044)	0.048 (0.043-0.052)	0.053 (0.048-0.056)	0.059 (0.053-0.064)	0.064 (0.058-0.070)	0.072 (0.064-0.079)	0.078 (0.069-0.086)	0.10 (0.060-0.15)
4-day	0.020 (0.018-0.022)	0.025 (0.023-0.027)	0.030 (0.027-0.032)	0.034 (0.031-0.037)	0.040 (0.036-0.043)	0.044 (0.040-0.046)	0.049 (0.044-0.054)	0.054 (0.048-0.058)	0.060 (0.053-0.067)	0.066 (0.057-0.073)	0.08 (0.050-0.12)
7-day	0.014 (0.013-0.016)	0.017 (0.016-0.019)	0.020 (0.019-0.022)	0.023 (0.021-0.025)	0.027 (0.025-0.029)	0.030 (0.027-0.033)	0.033 (0.031-0.037)	0.036 (0.033-0.040)	0.041 (0.036-0.046)	0.044 (0.039-0.049)	0.05 (0.030-0.07)
10-day	0.011 (0.010-0.012)	0.014 (0.012-0.016)	0.016 (0.015-0.018)	0.018 (0.017-0.020)	0.021 (0.019-0.023)	0.023 (0.021-0.026)	0.025 (0.023-0.028)	0.028 (0.027-0.033)	0.030 (0.028-0.033)	0.033 (0.029-0.036)	0.04 (0.020-0.06)
20-day	0.007 (0.007-0.008)	0.009 (0.008-0.010)	0.011 (0.010-0.011)	0.012 (0.011-0.012)	0.013 (0.012-0.014)	0.015 (0.014-0.016)	0.016 (0.015-0.017)	0.017 (0.016-0.018)	0.018 (0.017-0.019)	0.019 (0.018-0.020)	0.02 (0.010-0.03)
30-day	0.006 (0.005-0.006)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.010-0.011)	0.011 (0.011-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.015 (0.014-0.017)	0.015 (0.010-0.02)
45-day	0.005 (0.004-0.005)	0.006 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.014 (0.010-0.02)
60-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.009-0.012)	0.012 (0.011-0.013)	0.013 (0.011-0.014)	0.013 (0.010-0.02)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parentheses are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently used PMP values. Please refer to NOAA Atlas 14 document for more information. [Back to Top](#)

http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=40.650&lon=-111.500&data-intensity=&units=english&series=pds

14

METHOD OF ANALYSIS: RATIONAL METHOD Q=CIA
 STORM RETURN PERIOD: 100 YEARS
 STORM DURATION: 15 MIN

Q=RUNOFF FLOWRATE [CUBIC FEET/SEC]
 C=RUNOFF COEFFICIENT=(0.1*PERVIOUS AREA+0.9*IMPERVIOUS AREA)/TOTAL AREA
 I=STORM INTENSITY [INCHES/HR]
 A=AREA [ACRES]

PRE-DEVELOPMENT

ANALYSIS AREA (LOT BOUNDARY) = 0.618 ACRES
 PRE-DEVELOPMENT PERVIOUS AREA = 0.182 ACRES
 PRE-DEVELOPMENT IMPERVIOUS AREA = 0.436 ACRES

C = RUNOFF COEFFICIENT = 0.664
 I = STORM INTENSITY = 4.14 IN/HR

Q = CIA = (0.664)(4.14 IN/HR)(0.618 ACRES) = 1.70 CFS

POST-DEVELOPMENT

ANALYSIS AREA (LOT BOUNDARY) = 0.618 ACRES
 POST-DEVELOPMENT PERVIOUS AREA = 0.230 ACRES
 POST-DEVELOPMENT IMPERVIOUS AREA = 0.388 ACRES

C = RUNOFF COEFFICIENT = 0.602
 I = STORM INTENSITY = 4.14 IN/HR

Q = CIA = (0.602)(4.14 IN/HR)(0.618 ACRES) = 1.54 CFS

SUMMARY

ΔQ = 1.54 CFS - 1.70 CFS = -0.16 CFS
 THE RUNOFF FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT DECREASES, THEREFORE NO ON-SITE DETENTION IS REQUIRED. HOWEVER, DEVELOPMENT WILL STILL PROMOTE ON-SITE DETENTION AT LANDSCAPE AREAS.

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467 STAFF: MICHAEL DEMKOWICZ JUAN CARRASCO TANDIN CHAPMAN	1333, 1353 PARK AVE. & 1364 WOODSIDE AVE. WOODSIDE PARK STORMWATER MANAGEMENT PLAN	SHEET 2 OF 2
	DATE: 4/25/17	FOR: PARK CITY MUNICIPAL CORPORATION JOB NO.: 7-10-16 FILE: X:\SnydersAddition\dwg\Projects\Woodside Park\071016-Woodside Park-civil.dwg	



Exhibit B - Applicant Written Statement

MPD Description

1353 Park Avenue
Park City UT 84060 (Existing Lot)

January 19, 2017

The project site is located in the Historic District Medium zone (HD-M). It is surrounded by HD-M zone on all property boundaries.

The proposed project consist of a Master Plan Development of the lots in the Snyder's Addition to Park City, block 24, addresses: 1333 Park Avenue, 1353 Park Avenue (Fire Station Lot) and 1364 Woodside Avenue lot (Sernyak Subdivision Lot 2). The project will accommodate a new development of seven affordable housing units with four accessory apartments and one residential unit with accessory apartment, as well as the 1333 Park Avenue historic house and the relocation of the old 1323 Woodside Avenue historic house.

The non-historic fire station at 1353 Park Avenue, will be demolish (Per Demolition Permit) as well as the non-historic garage of the 1333 Park Avenue resident. These lots will accommodate the new residential units, the historic houses and the 1364 Woodside Avenue (Sernyak Subdivision Lot 2) will be use as parking area for them.

The Master Plan Development, as proposed, uses less than 50% of the maximum density (Affordable Housing density increase of 10%) of the site. The development has 51.76% open space, more than the 30% required by the LMC 15-6-5-D.