

Planning Commission Staff Report



Subject: Woodside Park Affordable Housing
Project Phase I
Project #: PL-17-03454
Author: Hannah M. Tyler
Date: August 23, 2017
Type of Item: Administrative – Master Planned Development

Summary Recommendations

Staff recommends that the Planning Commission review the submitted Master Planned Development, hold a public hearing, consider approving the application.

Description

Applicant: Park City Municipal Corporation, Represented by Craig Elliot of Elliot Work Group
Location: 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue
Zoning District: Historic Residential-Medium Density (HR-M) Zoning District
Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses
Reason for Review: Master Planned Development Applications are reviewed and approved by the Planning Commission

Proposal

Under City Council direction, the Master Planned Development (MPD) application was submitted on January 26, 2017 for the Woodside Park Affordable Housing Project Phase I. The proposed site location consists of 1333 Park Avenue ("Significant" Single-Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot). The MPD application proposal is described as follows:

- Phase I of the Woodside Park Affordable Housing Project will consist of 10.68 Unit Equivalents to be located between Woodside Avenue and Park Avenue. The scope will include:
 - Demolition of the former Park Avenue Fire Station
 - Four (4) Single-Family Dwellings
 - An eight-unit (8-unit) Multi-Unit Dwelling
 - A Thirteen-car (13-car) Parking Lot
 - An Access Easement running east-west.

This project has triggered the following additional applications that require Planning Commission review (these applications can be found in separate staff reports in this Planning Commission meeting packet):

Application Matrix 1: Planning Commission Review.

Project #:	Application Type:	Address:	Description:
PL-17-03439	Plat Amendment	1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue	Woodside Park Phase I Subdivision creating a 3-Lot subdivision.
PL-17-03452	Conditional Use Permit (Parking Lot)	1364 Woodside Avenue	13-car Parking Lot.
PL-17-03453	Conditional Use Permit (Multi-Unit Dwelling)	1353 Park Avenue (actual building to be located at 1354 Woodside Avenue)	8-unit Multi-Unit Dwelling.

The Woodside Park Affordable Housing Project Phase I triggered the following Historic District Design Review (HDDR) applications currently being reviewed by the Planning Staff. These applications do not require Planning Commission review:

Application Matrix 2: HDDR applications.

Project #:	Application Type:	Address:	Description:	Status:
PL-16-03376	HDDR	1353 Park Avenue (1323 Woodside Avenue)	Reconstruction/relocation of a Historic Single-Family Dwelling to a vacant lot.	Historic Preservation Board: Approved Staff: Approved
PL-16-03377	HDDR	1334 Woodside Avenue	Construction of a Non-historic Single-Family Dwelling.	Staff: Under Review
PL-16-03378	HDDR	1333 Park Avenue	Rehabilitation of Historic Single-Family Dwelling.	Historic Preservation Board: Approved Staff: Approved
PL-17-03451	HDDR	1353 Park Avenue, 1354 Woodside Avenue, and 1364 Woodside Avenue	Non-historic Single-Family Dwelling (1353 Park Avenue), non-historic 8-unit Multi-Unit Dwelling (1354 Woodside Avenue), and Carport (1364 Woodside Avenue) on vacant lots.	Staff: Under Review

Background

During a Work Session on August 25, 2016, City Council provided the Lower Park Avenue Affordable Housing Project Team (Elliot Workgroup, Economic Development, Housing, Planning, and Community Development) with direction to pursue a preferred concept for affordable housing on the former Park Avenue Fire Station Parcel ([Staff Report](#) – page 4, [Minutes](#) – Page 1). This project would be known as the Woodside Park Affordable Housing Project Phase I. On September 20th, 2016, the Project Team held a Public Open House to gather public input on City Council’s preferred concept.

With public input gathered, the Project Team returned to City Council on October 20, 2016 with an updated preferred concept based on the community engagement and August 25th Council comments. At the October 20th, 2016 meeting, Council provided affirmative direction to pursue the preferred concept, as amended, and begin the Land Use process ([Staff Report](#) – Page 4, [Minutes](#) – Page 2).

Over the next few months, the Project Team met weekly to develop the required Land Use application submittals and conduct further LMC pre-reviews with Planning Department staff as required by the [Land Management Code 15-6-4](#). There are eight (8) applications total for the entire scope of Phase I.

On January 26, 2017 Elliot Workgroup submitted the MPD application as the representative for Park City Municipal Corporation. The application was deemed complete on March 2, 2017 after staff worked with the applicant on the requirements for the submittal. The additional applications required for the Woodside Park Affordable Housing Project Phase I are listed in *Application Matrices 1 and 2* on page 2 of this staff report.

On March 1, 2017, the Historic Preservation Board (HPB) reviewed the Historic District Design Review (HDDR) application and approved the Material Deconstruction and Relocation of the “Significant” Single-Family Dwelling at 1323 Woodside Avenue to 1353 Park Avenue ([Staff Report](#), page 53 – [Minutes](#), page 9). The HPB also reviewed the HDDR application and approved the Material Deconstruction of the “Significant” Single-Family Dwelling located at 1333 Park Avenue ([Staff Report](#), page 1 [157] – [Minutes](#), page 23).

The remaining HDDR applications are under review by Planning Staff pending additional modifications and/or reviews by Planning Commission for the Conditional Use Permits.

The Planning Commission reviewed and continued this Master Planned Development application during a Work Session on July 12th, 2017 ([Staff Report](#), page 59 – Minutes, in this meeting packet in Draft form in the July 26th [Agenda Packet](#) – page 3). The Planning Commission opened a public hearing and continued the application on July 26th, 2017 – there was no discussion conducted by the Planning Commission on July 26th, 2017.

At the July 12th, 2017 Work Session, the Planning Commission reviewed the entire scope of the project and discussed specific items with the applicant. The specific discussion items included, but were not limited to:

- Snow storage
- Area context on a neighborhood scale
- Parking Requirements based on unit type
- Solar panel glare
- Other examples of similar Affordable Housing projects
- Sound mitigation between units of the Multi-Unit Dwelling
- Ownership of units within the Multi-Unit Dwelling

The applicant provided the following additional submittals to address the Planning Commission's comments. The additional submittal items are included in the following Exhibits:

- Exhibit I: Conceptual Drawings – Woodside Park Affordable Housing Project Phase II
- Exhibit J: Solar Panel Glare Analysis and Response
- Exhibit K: Multi-Unit Dwelling Sound Mitigation Analysis
- Exhibit L: Parking Space Allocation Response
- Exhibit M: Similar Affordable Housing Projects Response
- Exhibit N: Multi-Unit Dwelling Ownership Response

Staff has addressed the Planning Commission's comments based on the additional applicant submittals and provided supplementary analysis in the following sections of this staff report:

- E. Off Street Parking
- G. Site Planning

On August 17, 2017, City Council adopted a proposed Ordinance amending LMC 15-6 Master Planned Developments. The LMC Amendments changed the MPD Applicability in the HRM Zoning District to allow MPDs that are below the required threshold for standard MPDs. In addition, the setbacks for MPDs on parcels greater than one (1) acre were to be determined by Planning Commission. The proposed MPD complies with both of these LMC Amendments.

Analysis

The purpose of the Master Planned Development application public meeting is to have the applicant present their application proposal and give the public and Planning Commission an opportunity to evaluate the proposal in accordance with the applicable code criteria. [LMC § 15-6-5](#) indicates that all Master Planned Developments are to contain the following minimum requirements:

- A. Density.** The type of Development, number of units and Density permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not exceed the maximum Density in the zone, except as otherwise provided in

this section. The Site shall be looked at in its entirety and the Density located in the most appropriate locations.

Complies. Per LMC 15-6-2(B)(3)(A), the Master Planned Development process is allowed, but is not required in the Historic Residential-Medium (HRM) Density Zoning District for Residential Development projects with fewer than ten (10) Lots, or fewer than ten (10) Residential Unit Equivalents. The proposed MPD consists of 5.25 Residential Unit Equivalents.

The proposed Density of the MPD does not exceed the maximum Density in the zone. The Density in the HRM Zone is determined by lot size. The applicant has submitted a Site Suitability Analysis (Sheet MPD-006 in Exhibit A) identifying the potential building envelopes of a development on this site.

The site, looked at in its entirety has the density located in the most appropriate locations, to with the configuration of the Single-Family Dwellings takes careful consideration for the Historic District and the surrounding Historic Sites, specifically on Park Avenue. The Single-Family Dwelling, Multi-Unit Dwelling and Parking Lot locations on Woodside Avenue are consistent with the development patterns of the streetscape and bordering Recreation Commercial (RC) Zoning District.

The proposed development includes the following:

- Four (4) Single-Family Dwellings
- An eight-unit (8-unit) Multi-Unit Dwelling
- A Thirteen-car (13-car) Parking Lot

B. Maximum Allowed Building Footprint for Master Planned Developments within the HR-1 and HR-2 Districts.

Not applicable. The site is not located in the HR-1 or HR-2 District. The proposed MPD is located in the HRM Zoning District. The HRM zoning district does not have a maximum building footprint. Rather the development simply has to meet the required setbacks.

C. Setbacks.

1. The minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre or larger in size. The Planning Commission may decrease the required perimeter Setback from twenty five feet (25') for MPD applications one (1) acre or larger to the zone required Setback if it is necessary to provide desired architectural interest and variation.
2. For parcels less than one (1) acre in size and located inside the HRM, HR-1, HR-2, HR-L, HRC, and HCB, Districts, the minimum Setback around the exterior boundary of an MPD shall be determined by the Planning

Commission in order to remain consistent with the contextual streetscape of adjacent Structures.

3. For parcels less than one (1) acre in size and located outside of the HRM, HR-1, HR-2, HR-L, HRC, and HCB, the minimum Setback around the exterior boundary of an MPD shall be determined by the Planning Commission and shall be no less than the zone required Setback.
4. In all MPDs, for either the perimeter setbacks or the setbacks within the project, the Planning Commission may increase Setbacks to retain existing Significant Vegetation or natural features or to create an adequate buffer to adjacent Uses, or to meet historic Compatibility requirements.
5. The Planning Commission may reduce Setbacks within the project boundary, but not perimeter Setbacks, from those otherwise required in the zone to match an abutting zone Setback, provided the project meets minimum Uniform Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and meets open space criteria set forth in Section 15-6-5(D).

Complies, pending Planning Commission approval of requested Setbacks. Per [LMC 15-6-5\(C\)\(2\)](#), for parcels less than one (1) acre in size and located inside the HRM, HR-1, HR-2, HR-L, HRC, and HCB, Districts, the minimum Setback around the exterior boundary of an MPD shall be determined by the Planning Commission in order to remain consistent with the contextual streetscape of adjacent Structures.

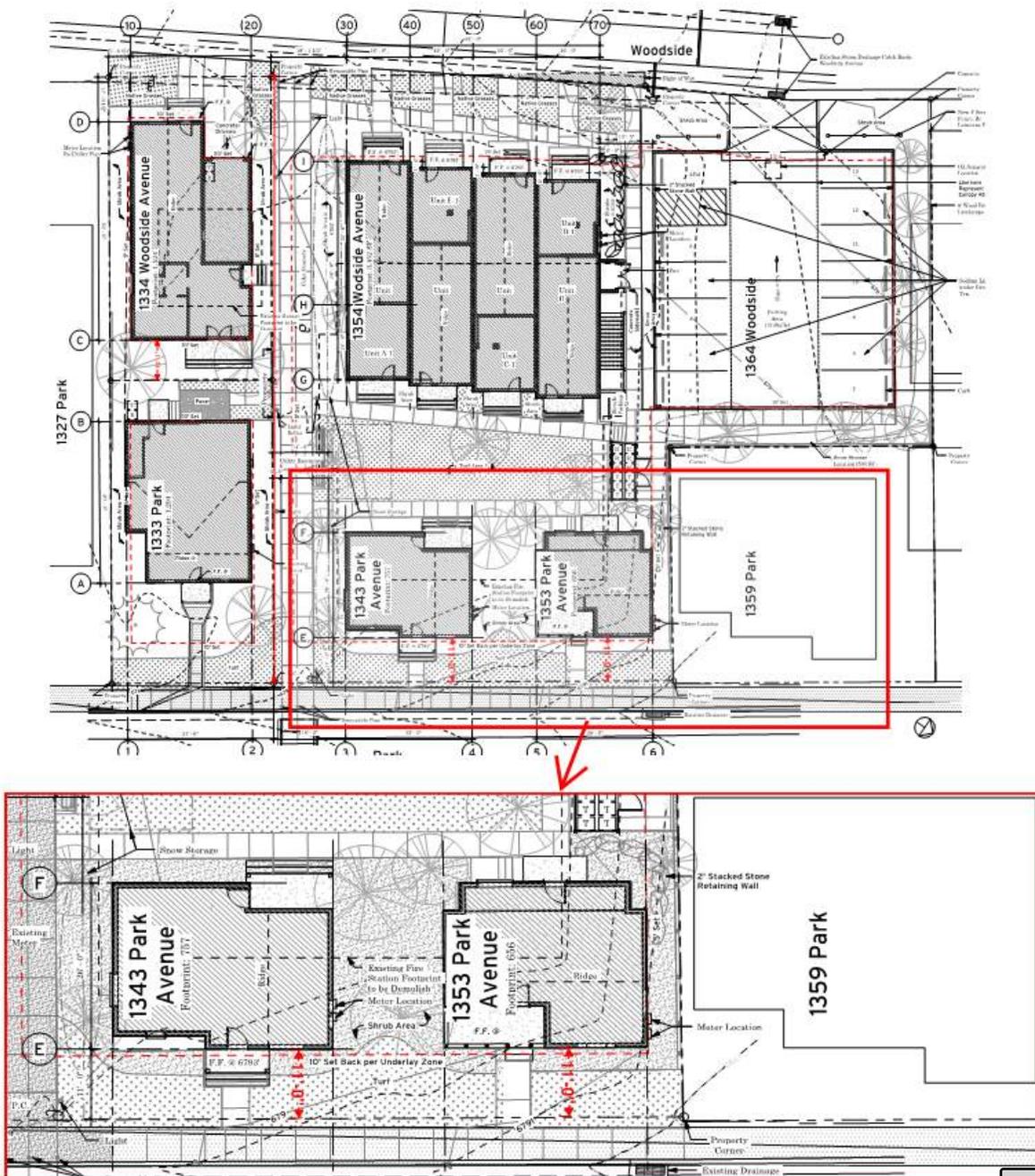
The applicant is requesting Front Yard setbacks for the two (2) Single-Family Dwellings located on Lot 1 abutting Park Avenue (1343 Park Avenue and 1353 Park Avenue) at 10 feet. The two (2) Single-Family Dwellings on Lot 1 are proposing the 10 foot minimum rather than the Zone required 15 foot minimum Front Yard Setback which staff finds is consistent with many of the existing single-family dwellings on Park Avenue (including the neighboring “Significant” Single-Family Dwelling located at 1359 Park Avenue). The two (2) Single-Family Dwellings will actually maintain a minimum of 11 feet for the Front Yard Setback (see Figure 1).

Per [LMC 15-2.4-4 Lot and Site Requirements](#) in the HRM Zoning District, if the Lot depth is 75 feet or less, then the minimum Front Yard 10 feet. The Lot depth for Lot 1 of the Woodside Park Subdivision Phase I is 150 feet. The depth of Lot 1 is 150 feet because the area of Lot 1 will become a future Condominium Plat consisting of the two (2) single-family dwellings, 13-car Parking Lot, and the Multi-Unit Dwelling (A Condominium Plat application will be submitted at a later date). The additional Lot depth created the 15 foot Front Yard depth rather than the typical 10 foot Front Yard Setback which is characteristic of many Single-Family Dwellings on Park Avenue within the HRM Zone. 75 feet is the Lot depth for both 1359 Park Avenue and 1333 Park Avenue. Staff finds that this Front

Yard Setback will maintain the historic rhythm and scale and setback orientations of the Historic District.

The two (2) Single-Family Dwellings (1343 Park Avenue and 1353 Park Avenue) will comply with all other applicable Setbacks, will comply with the minimum Uniform Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and meets open space criteria set forth in Section 15-6-5(D). No additional density is achieved by the decreased setback and all other requirements will still be met.

Figure 1: Proposed Setbacks for the two (2) Single-Family Dwellings located at 1343 Park Avenue and 1353 Park Avenue.



Setback for the Parking Area

Planning Commission Discussion Requested

In addition, the applicant is proposing a Front Yard Setback for Parking Space 13 of the Parking Lot abutting Woodside Avenue on Lot 1 of 12 feet 8 inches. The minimum Front Yard Setback for a Parking Lot is 15 feet in the HR-M Zoning District. The remainder of the Parking Lot will comply with all applicable Setbacks. Parking Space 13 encroaches into the Front Yard Setback by a maximum of approximately 2 feet 4 inches. In total, approximately 42 square feet of Parking Space 13 encroaches into the Front Yard Setback which is approximately 25% of the entire Parking Space.

The Parking Requirement for the entire project requires that the Parking Lot provide 12 Parking Spaces (for complete Parking Analysis, please reference section E. Off-Street Parking); therefore Parking Space 13 is not required to fulfill a Parking Requirement. Staff finds that Parking Space 13 is properly shielded from the streetscape and will not have any negative impacts to the Historic District as the Carport will comply with the zone required Setbacks and no other portion of the Parking Lot will require a lesser setback. In addition, Parking Space 13 will allow for one (1) additional car to park off-street rather than on the street.

The setback will not result in greater project density and will be properly buffered/visually mitigated through vegetative and fenced screening that is compatible with the Design Guidelines for Historic Districts and Historic Sites (see sheet MPD-L200 for the Landscape Plan). The Setback for Parking Space 13 will result in an additional Parking Space for the project, which the project team is contemplating potential uses as electric car charging station, car-share, and other uses that are compatible with goals set forth in the General Plan (for a complete General Plan analysis, please reference N. General Plan Review).

Figure 2a: Parking Lot – context and subject area identification.

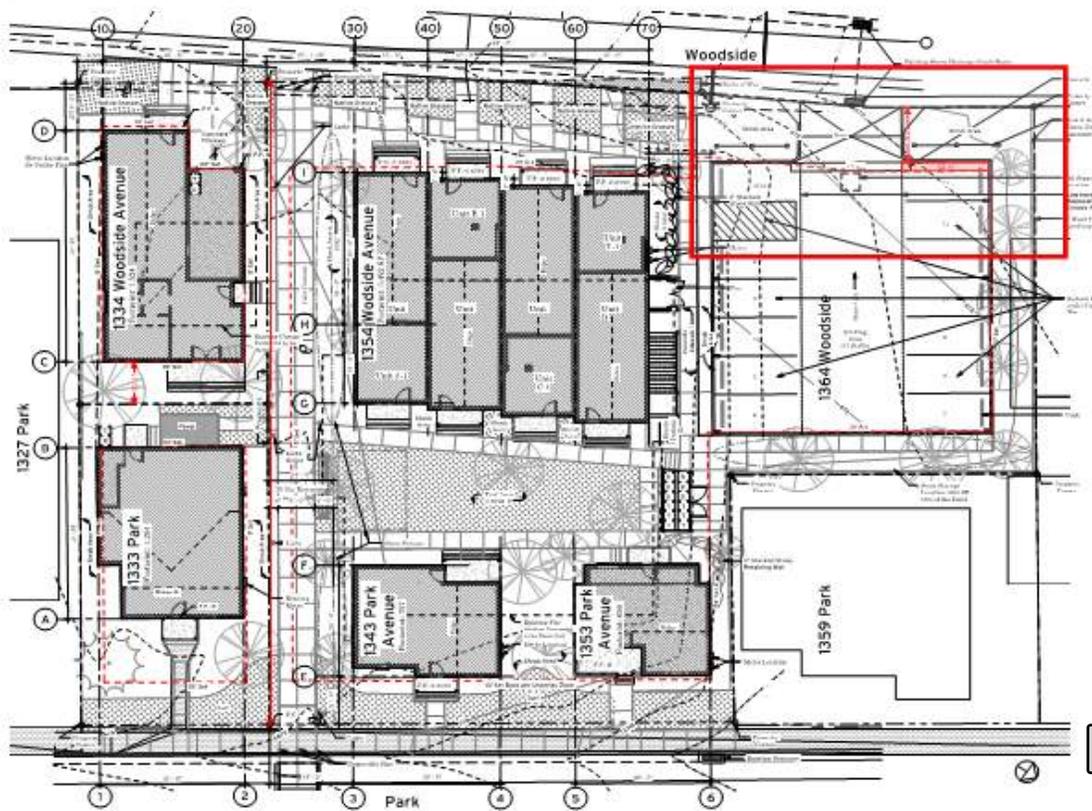


Figure 2b: Parking Lot Setback for Parking Space 13.

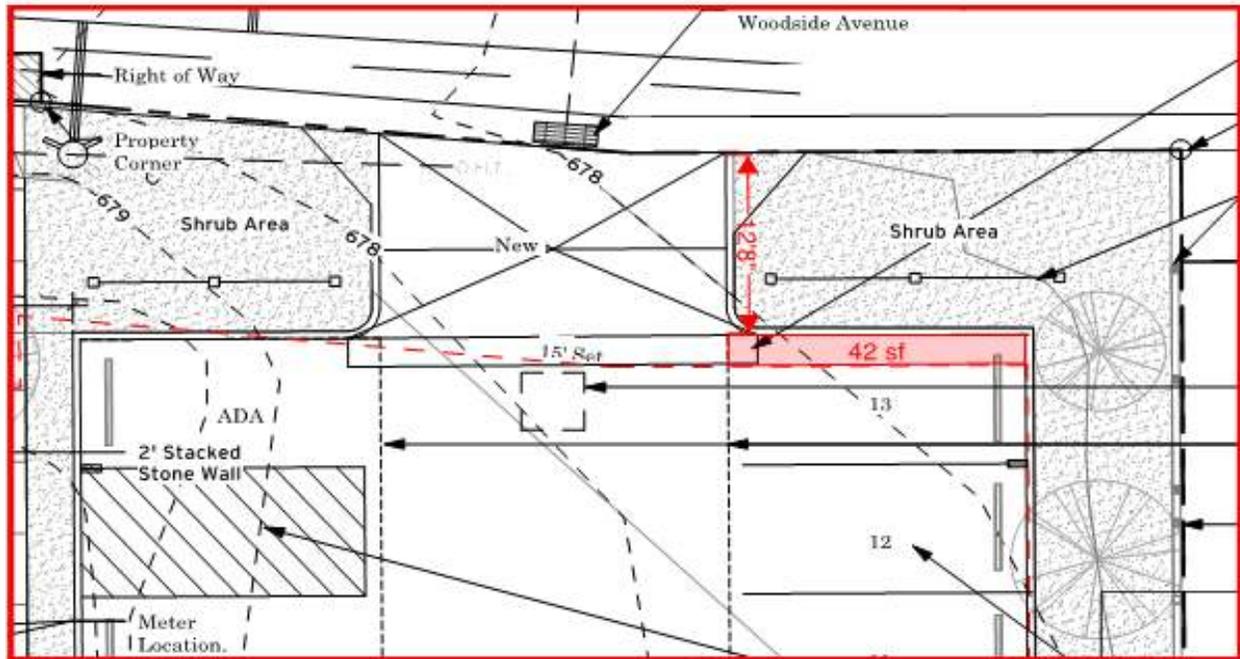


Figure 3: The applicable Land Management Code (LMC) Setbacks and compliance in the HRM District:

Required:	Proposed:			Permitted:
	Lot 1	Lot 2	Lot 3	
Front Yard Setbacks by Use – feet (ft.)	Single-Family Dwellings (Park Avenue) 11 ft.	Single-Family Dwelling (Park Avenue) 25 ft.	Single-Family Dwelling (Woodside Avenue) 11 ft.	Single-Family 15 ft. <i>or</i> if the Lot depth is 75 ft. or less, then the minimum Front Yard 10 ft. complies pending MPD approval
Front Yard Setbacks by Use – feet (ft.)/inches (in.)	Multi-Unit Dwelling (Woodside Avenue) 20 ft. Parking Lot (Woodside Avenue) 15 ft. – 12 ft. 8 in. (south to north)			Multi-Family Dwelling 20 ft.; complies Parking Lot 15 ft. – 12 ft. 8 in.; complies pending MPD approval
Rear Yard Setbacks – feet (ft.)	Parking Lot (Woodside Avenue) 10 ft.	Single-Family Dwelling (Park Avenue) 10 ft.	Single-Family Dwelling (Woodside Avenue) 10 ft.	Single-Family 10 ft.; complies Parking Lot 10 ft.;

		Avenue) 10 ft.		complies
Side Yard Setbacks—feet (ft.)	Single-Family Dwellings (Park Avenue) 5 ft. (north) and 19 ft. (north) Multi-Unit Dwelling (Woodside Avenue) 18 ft. Parking Lot (Woodside Avenue) 10 ft.	Single-Family Dwelling (Park Avenue) 5 ft. (south and north)	Single-Family Dwelling (Woodside Avenue)) 5 ft. (south and north)	Single-Family 5 ft.; complies Multi-Family Dwelling 10 ft.; complies Parking Lot 10 ft. complies

D. Open Space. All Master Planned Developments shall contain a minimum of sixty percent (60%) open space as defined in LMC Chapter 15-15.

For Applications proposing the redevelopment of existing Developments, the Planning Commission may reduce the required open space to thirty percent (30%) in exchange for project enhancements in excess of those otherwise required by the Land Management Code that may directly advance policies reflected in the applicable General Plan sections or more specific Area plans. Such project enhancements may include, but are not limited to, Affordable Housing, greater landscaping buffers along public ways and public/private pedestrian Areas that provide a public benefit, increased landscape material sizes, public transit improvement, public pedestrian plazas, pedestrian way/trail linkages, Public Art, and rehabilitation of Historic Structures.

The Planning Commission shall determine if the proposal complies with the Open Space requirement. The proposed MPD is in the HR-M zone and is considered a redevelopment of existing Development; therefore, the Planning Commission may reduce the required open space to 30% in exchange for project enhancements. The proposed MPD area is a total of 26,940 square feet. The applicant is proposing 52.41% Open Space which equates to 14,119 square feet.

Staff finds that this project provides ample project enhancements, including but not limited to:

- Eleven (11) deed restricted Affordable Housing units.
- A Public Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue, eventually creating a pedestrian thoroughfare to Park City Mountain Resort after Phase II is completed.

- The reconstruction of a Historic Structure (1353 Park Avenue) and the rehabilitation of an existing Historic Structure (1333 Park Avenue).
- Common landscaping areas for use by the property owners within the Woodside Park Phase I.
- An additional Parking Space Spaces (for complete Parking Analysis, please reference section E. Off-Street Parking) in the 13-car Parking Lot which may result in potential uses as electric car charging station, car-share, and other uses that are compatible with goals set forth in the General Plan (ex. Goal 5 - Environmental Mitigation objectives and implementation strategies).

E. Off-Street Parking. The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of this code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a parking analysis submitted by the Applicant at the time of MPD submittal.

Complies. The total required Parking Spaces of the entire project is 13.5 (14 when rounded to the next whole number) Parking Spaces. The total number of Parking Spaces provided by the project is 15 Parking Spaces. As can be seen in Figure 3, the proposed MPD is providing one (1) additional Parking Space in excess of what is required by the Land Management Code. The following bullet points outline the Parking Requirement and location of Parking for each use:

- The two (2) Historic Single-Family Dwellings located on Park Avenue (1333 Park Avenue and 1353 Park Avenue) do not have a Parking Requirement per [LMC 15-2.4-6 Existing Historic Structures](#); therefore, no parking is provided for these structures.
- The non-Historic Single-Family Dwelling located at 1334 Woodside Avenue has a single-car garage and driveway providing the required two (2) parking spaces on its own site.
- The remaining Multi-Family Dwelling (1354 Woodside Avenue) and non-historic Single-Family Dwelling (1343 Park Avenue) combine for a total of 11.5 (12 when rounded to next higher whole number) Parking Spaces required which will be provided in the 13-car Parking Lot. One (1) of the Parking Spaces is ADA compliant for van accessibility in accordance with the ADA requirements.
- Per [LMC 15-3-9 Bicycle Parking Requirements](#), the Multi-Unit Dwelling must provide at least three (3) bicycle Parking Spaces or ten percent (10%) of the required off-Street Parking Spaces, whichever is greater, for the temporary storage of bicycles. The applicant is proposing to provide five (5) Bicycle Parking Spaces.

In total, the Parking Lot provides an extra one (1) Parking Space, which as stated previously will likely facilitate potential uses such as electric car charging station, car-share, and other uses that are compatible with goals set forth in the General

Plan (ex. Goal 5 - Environmental Mitigation objectives and implementation strategies).

Based on the Planning Commission’s July 12th, 2017 Work Session, staff has provided supplementary analysis/information below in response to the applicant’s additional submittal:

- The Parking Space allocation within the Parking Area will be managed through the CC&Rs. See Exhibit L: Parking Space Allocation Response provided by the applicant. Staff has added Condition of Approval #5 which states Parking Space Allocation within the Parking Area shall be established as a part of the CC&Rs.
- The Parking Requirements are established by unit type and size. The applicant is compliant with the required Parking Requirement as indicated in Figure 4 below.

Figure 4: Parking Requirement Analysis, provided by Elliot Workgroup, see sheet MPD-004.

	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

F. Building Height. The Building Height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis and determination. Height exceptions will not be granted for Master Planned Developments within the HR-1, HR-2, HRC, and HCB Zoning Districts. The Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made.

Complies. The proposed MPD complies with the Building Height requirements for the HRM Zoning District. No Height exception is requested.

G. Site Planning. An MPD shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The project should be designed to fit the Site, not the Site modified to fit the project. The following shall be addressed in the Site planning for an MPD:

1. Units should be clustered on the most developable and least visually sensitive portions of the Site with common open space separating the clusters. The open space corridors should be designed so that existing Significant Vegetation can be maintained on the Site.
2. Projects shall be designed to minimize Grading and the need for large retaining Structures.
3. Roads, utility lines, and Buildings should be designed to work with the Existing Grade. Cuts and fills should be minimized.
4. Existing trails should be incorporated into the open space elements of the project and should be maintained in their existing location whenever possible. Trail easements for existing trails may be required. Construction of new trails will be required consistent with the Park City Trails Master Plan.
5. Adequate internal vehicular and pedestrian/bicycle circulation should be provided. Pedestrian/ bicycle circulations shall be separated from vehicular circulation and may serve to provide residents the opportunity to travel safely from an individual unit to another unit and to the boundaries of the Property or public trail system. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.
6. The Site plan shall include adequate Areas for snow removal and snow storage. The landscape plan shall allow for snow storage Areas. Structures shall be set back from any hard surfaces so as to provide adequate Areas to remove and store snow. The assumption is that snow should be able to be stored on Site and not removed to an Off-Site location.
7. It is important to plan for trash storage and collection and recycling facilities. The Site plan shall include adequate Areas for trash dumpsters and recycling containers, including an adequate circulation area for pick-up vehicles. These facilities shall be enclosed and shall be included on the site and landscape plans for the Project. Pedestrian Access shall be provided to the refuse/recycling facilities from within the MPD for the convenience of residents and guests. [...]
8. The Site planning for an MPD should include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.
9. Service and delivery Access and loading/unloading Areas must be included in the Site plan. The service and delivery should be kept separate from pedestrian Areas.

Complies. Below, Staff has provided analysis for the each applicable criterion listed above:

1. The units are sited in such a way that is compatible with other residential structures in the Historic District, specifically respecting the Historic rhythm and scale of the streetscape on both Woodside Avenue and Park Avenue.
2. Due to the relatively flat topography, very little retaining will be necessary. All retaining walls on site are no higher than 4 feet in total height. All retaining walls will be stacked stone consistent with those found in the Historic District.
3. Roads, utility lines, and Buildings are designed to work with the Existing Grade. Cuts and fills are minimized.
4. Not applicable. No Trails exist on site nor are proposed.
5. The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue, eventually creating a pedestrian thoroughfare to Park City Mountain Resort after Phase II is completed. This access easement will provide an important link to future development and improve existing pedestrian/bicycle circulation in the Lower Park Avenue core. Sidewalks external and internal to the site provide pedestrian connectivity.
6. The architect has provided snow storage areas in accordance with the requirements of the LMC for the Access Easement, internal sidewalks, and Parking Lot. Specific square footage calculations have been provided on sheet MPD-004 where required by the LMC.
7. An enclosed trash and recycling structure has been provided on site which included a total of 12 cans (6 Recycling and 6 Trash).
8. Not applicable, there is already a bus stop on Park Avenue. An ADA compliant Parking Space has been provided in the Parking Lot which will facilitate van/shuttle drop-off for ADA uses.
9. Not applicable, there are no commercial uses proposed as a part of the MPD application which would require service and delivery access.

Based on the Planning Commission's July 12th, 2017 Work Session, staff has provided supplementary analysis/information below in response to the applicant's additional submittal:

- The applicant has provided a site plan and a rendering articulating the snow storage locations. The applicant also provided a snow shed accumulation analysis. Staff finds that the applicant's snow storage locations are compliant with the minimum requirements the LMC. The snow shedding is compliant with the requirements of the International Building Code (IBC). These sheets can be found in Exhibit A: Woodside Park Affordable Housing Project Phase I Plans:
 - Sheet MPD-004 Proposed Site Plan
 - Sheet MPD-015 Site Section Analysis
- The applicant has provided a supplemental submittal addressing area context on a neighborhood scale which has been included in Exhibit I: Conceptual Drawings – Woodside Park Affordable Housing Project Phase II. The submitted conceptual drawings for Phase II were reviewed by City Council on December 1, 2016 in a Work Session. At the City Council

meeting on December 1, 2016, City Council gave positive feedback to pursue the preferred concept and return at a later date.

- The applicant has provided a supplementary submittal addressing concerns regarding potential solar glare from the solar panels proposed on top of the carport structure. The architect has provided a response in Exhibit J: Solar Panel Glare Analysis and Response. Staff finds that the applicant has provided sufficient analysis addressing the potential solar glare and the technologies behind current solar panels.
- The applicant has submitted Exhibit K: Multi-Unit Dwelling Sound Mitigation Analysis to address concerns regarding sound emission between the units of the Multi-Unit Dwelling. The architect has provided analysis of the building methods in response to the Planning Commission's comments. The architect is proposing to exceed the minimum sound mitigation requirements.

H. Landscape and Street Scope. A complete landscape plan must be submitted with the MPD application. The landscape plan shall comply with all criteria and requirements of LMC Section 15-5-5(M) Landscaping.

Complies. A landscape plan has been submitted, see sheet MPD-L200. The applicant is proposing landscape buffering for the Parking Lot and landscaping throughout the remainder of the project that is consistent with that found in the Historic District, including, but not limited to, grass, drought tolerant grasses, deciduous trees, shrubs, and other alpine perennials.

I. Sensitive Lands Compliance. All MPD Applications containing any Area within the Sensitive Areas Overlay Zone will be required to conduct a Sensitive Lands Analysis and conform to the Sensitive Lands Provisions, as described in LMC Section 15-2.21.

Not Applicable. The site is not located within the Sensitive Lands Overly District.

J. Employee/Affordable Housing. MPD Applications shall include a housing mitigation plan which must address employee Affordable Housing as required by the adopted housing resolution in effect at the time of Application.

Not applicable. Eleven (11) of the twelve (12) proposed units are designated as Affordable Housing and will be deed restricted as such. The Affordability has been established by [Resolution 03-2017](#), specifically in Section 17 (B) Rental Units and (C) For Sale Units. This project will comply with the above Sections of [Resolution 03-2017](#) and definitions of Affordable.

K. Child Care. A Site designated and planned for a Child Care Center may be required for all new single and multi-family housing projects if the Planning Commission determines that the project will create additional demands for Child Care.

Complies. Staff does not find that this project shall trigger the requirement for a Child Care Center as the scale of this project is less than the allowed Zone Density. In addition, the Park City Library has Child Care which is located within walking distance and there is significant open space within the vicinity and on the proposed project site (City Park, Library Park, etc.).

- L. Mine Hazards.** All MPD applications shall include a map and list of all known Physical Mine Hazards on the property and a mine hazard mitigation plan.

Not Applicable. There are no known Physical Mine Hazards on the property.

- M. Historic Mine Waste Mitigation.** For known historic mine waste located on the property, a soil remediation mitigation plan must be prepared indicating areas of hazardous soils and proposed methods of remediation and/or removal subject to the Park City Soils Boundary Ordinance requirements and regulations. See Title Eleven Chapter Fifteen of the Park City Municipal Code for additional requirements.

Not Applicable. There are no known Physical Mine Hazards on the property. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance which is standard for all Development and is Condition of Approval #5 of the Plat Amendment.

- N. General Plan Review.** All MPD applications shall be reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

Complies. Staff finds that the proposed MPD fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan:

- [Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character](#), page 42.
 - Objective 3A, page 43.
 - Community Planning Strategies 3.1, 3.2, 3.3, 3.4, 3.5, page 44.
 - City Implementation Strategies 3.7, 3.11, 3.12, 3.15, page 45.
- [Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least 15% below 2005 levels in 2020](#), page 56.
 - Objectives 5A, 5B, 5C, page 57.
 - Community Planning Strategies 5.1, 5.2, 5.6, 5.8, page 58.
 - City Implementation Strategies 5.15, 5.17, 5.20, 5.24, page 59.
- [Goal 7: Life Cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents](#), page 70.
 - Objectives 7A, 7B, page 71.
 - Community Planning Objectives 7.1, 7.1.3, page 72.
 - City Implementation Strategies 7.7, page 73.

- [Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City](#), page 74.
 - Objectives 8A, 8B, 8C, page 74.
 - Community Planning Strategies 8.1, 8.2, 8.8, page 76.
 - City Implementation Strategies 8.11, 8.15, 8.17, page 77.
- [Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations](#), page 106.
 - Objectives 15A, 15B, 15E, page 107.
 - Community Planning Strategy 15.7, page 108.
 - City Implementation Strategies 15.16, page 109.

O. Historic Sites. All MPD Applications shall include a map and inventory of Historic Structures and Sites on the Property and a Historic Structures Report, as further described on the MPD application. The Historic Structures Report shall be prepared by a Qualified Historic Preservation Professional.

Complies. The applicant submitted a Historic Preservation Plan and Physical Conditions Report for the Historic Single-Family Dwellings located at 1333 Park Avenue and 1353 Park Avenue (Exhibits C-H). 1333 Park Avenue will be rehabilitated and 1353 Park Avenue will be relocated from 1323 Woodside Avenue and reconstructed at the new site. As a part of the Plat Amendment application, Condition of Approval #4 requires that both structures (1333 Park Avenue and 1353 Park Avenue) shall have Façade Preservation Easements placed on them prior to sale to a new property owner. Both structures are already listed as “Significant” on Park City’s Historic Sites Inventory (HSI)– [1333 Park Avenue HSI Form](#) – [1353 Park Avenue HSI Form](#).

Notice

On June 28th, 2017, July 12th, 2016, August 9th, 2017 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on June 24th, 2017, July 8th, 2017, and August 5th, 2017 according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Summary Recommendation

Staff recommends that the Planning Commission review the submitted Master Planned Development, hold a public hearing, consider approving the application.

Findings of Fact:

1. The proposed site location consists of 1333 Park Avenue (“Significant” Single-Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot)
2. The site is known as the Woodside Park Affordable Housing Project Phase I.

3. Phase I of the Woodside Park Affordable Housing Project will consist of 10.68 Unit Equivalents to be located between Woodside Avenue and Park Avenue. The scope will include: Demolition of the former Park Avenue Fire Station; Four (4) Single-Family Dwellings; An eight-unit (8-unit) Multi-Unit Dwelling; A Thirteen-car (13-car) Parking Lot and An Access Easement running east-west.
4. During a Work Session on August 25, 2016, City Council provided the Lower Park Avenue Affordable Housing Project Team (Elliot Workgroup, Economic Development, Housing, Planning, and Community Development) with direction to pursue a preferred concept for affordable housing on the former Park Avenue Fire Station Parcel.
5. At the October 20th, 2016 meeting, City Council provided affirmative direction to pursue the preferred concept, as amended, and begin the Land Use process.
6. The Project Team met weekly to develop the required Land Use application submittals and conduct further LMC pre-reviews with Planning Department staff as required by the Land Management Code 15-6-4.
7. There are eight (8) applications total for the entire scope of Phase I.
8. On January 26, 2017 Elliot Workgroup submitted the MPD application as the representative for Park City Municipal Corporation. The application was deemed complete on March 2, 2017 after staff worked with the applicant on the requirements for the submittal.
9. The Planning Commission reviewed and continued this Master Planned Development application during a Work Session on July 12th, 2017. The Planning Commission held a public hearing and continued the Master Planned Development application on July 26th, 2017.
10. On June 28th, 2017, July 12th, 2016, August 9th, 2017 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on June 24th, 2017, July 8th, 2017, and August 5th, 2017 according to requirements of the Land Management Code.
11. At the July 12th, 2017 Work Session, the Planning Commission reviewed the entire scope of the project and discussed specific items with the applicant. The specific discussion items included, but were not limited to Snow storage, Area context on a neighborhood scale, Parking Requirements based on unit type, Solar panel glare, Other examples of similar Affordable Housing projects, and Sound mitigation between units of the Multi-Unit Dwelling.
12. On March 1, 2017, the Historic Preservation Board (HPB) reviewed the Historic District Design Review (HDDR) application and approved the Material Deconstruction and Relocation of the "Significant" Single-Family Dwelling at 1323 Woodside Avenue to 1353 Park Avenue.
13. On March 1, 2017, the HPB reviewed the HDDR application and approved the Material Deconstruction of the "Significant" Single-Family Dwelling located at 1333 Park Avenue.
14. The remaining HDDR applications are under review by Planning Staff pending additional modifications and/or reviews by Planning Commission for the Conditional Use Permits.

15. The proposal complies with Land Management Code (LMC) § 15-6-5(A) Density as the proposed Density of the MPD does not exceed the maximum Density in the zone. The proposed MPD consists of 5.25 Residential Unit Equivalents.
16. Land Management Code (LMC) § 15-6-5(B) Building Footprint is not applicable as the site is not located in the HR-1 or HR-2 District. The proposed MPD is located in the HR-M Zoning District.
17. The proposal complies with Land Management Code (LMC) § 15-6-5(C) Setbacks as Per [LMC 15-6-5\(C\)\(2\)](#), for parcels less than one (1) acre in size and located inside the HRM, HR-1, HR-2, HR-L, HRC, and HCB, Districts, the minimum Setback around the exterior boundary of an MPD shall be determined by the Planning Commission in order to remain consistent with the contextual streetscape of adjacent Structures.
18. The Woodside Park Affordable Housing Phase I MPD area is less than one (1) acre in size in the HRM Zoning District, therefore, the setbacks shall be determined by the Planning Commission.
19. The two (2) Single-Family Dwellings located on Lot 1 abutting Park Avenue (1343 Park Avenue and 1353 Park Avenue) shall have an 10 foot rather than the Zone required 15 foot Front Yard Setback which is consistent with many of the existing single-family dwellings on Park Avenue (including the neighboring "Significant" Single-Family Dwelling located at 1359 Park Avenue).
20. The two (2) Single-Family Dwellings (1343 Park Avenue and 1353 Park Avenue) will comply with all other applicable Setbacks, will comply with the minimum Uniform Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and meets open space criteria set forth in Section 15-6-5(D). No additional density is achieved by the decreased setback and all other requirements will still be met.
21. Parking Space 13 of the Parking Lot abutting Woodside Avenue on Lot 1 shall have a minimum Front Yard setback of 12 foot 8 inches. The remainder of the Parking Lot will comply with all applicable Setbacks. Parking Space 13 encroaches into the Front Yard Setback by a maximum of approximately 2 feet 4 inches. The Parking Lot is compatible with the streetscape and is appropriately screened. The Carport Structure will comply with all applicable HRM Zone required Setbacks.
22. The Front Yard setback of 12 feet 8 inches for Parking Space will not result in greater project density and will be properly buffered/visually mitigated through vegetative and fenced screening that is compatible with the Design Guidelines for Historic Districts and Historic Sites.
23. The Setback for Parking Space 13 will result in an additional Parking Space for the project, which the project team is contemplating potential uses as electric car charging station, car-share, and other uses that are compatible with goals set forth in the General Plan (ex. Goal 5 - Environmental Mitigation objectives and implementation strategies). Parking Space 13 will allow for one (1) additional car to park off-street rather than on the street.
24. The proposal complies with Land Management Code (LMC) § 15-6-5(D) Open Space because the proposed MPD is considered a redevelopment of existing Development; therefore, the Planning Commission shall reduce the required open

space to 30% in exchange for project enhancements. The proposed MPD area is a total of 26,940 square feet. The applicant is proposing 52.41% Open Space which equates to 14,119 square feet.

25. The total required Parking Spaces of the entire project is 13.5 (14 when rounded to the next whole number) Parking Spaces. The total number of Parking Spaces provided by the project is 15 Parking Spaces.
26. The proposed MPD is providing one (1) additional Parking Space in excess of what is required by the Land Management Code.
27. The two (2) Historic Single-Family Dwellings located on Park Avenue (1333 Park Avenue and 1353 Park Avenue) do not have a Parking Requirement per LMC 15-2.4-6 Existing Historic Structures; therefore, no parking is provided for these structures.
28. The non-Historic Single-Family Dwelling located at 1334 Woodside Avenue has a single-car garage and driveway providing the required two (2) parking spaces on its own site.
29. The Multi-Family Dwelling (1354 Woodside Avenue) and non-historic Single-Family Dwelling (1343 Park Avenue) combine for a total of 11.5 Parking Spaces required which will be provided in the 13-car Parking Lot.
30. One (1) of the Parking Spaces is ADA compliant for van accessibility in accordance with the ADA requirements.
31. Per LMC 15-3-9 Bicycle Parking Requirements, the Multi-Unit Dwelling must provide at least three (3) bicycle Parking Spaces or ten percent (10%) of the required off-Street Parking Spaces, whichever is greater, for the temporary storage of bicycles. The applicant is proposing to provide five (5) Bicycle Parking Spaces.
32. The proposal complies with Land Management Code (LMC) § 15-6-5(F) Building Height because the proposed MPD complies with the Building Height requirements for the HRM Zoning District. No Height exception is requested.
Staff has provided analysis for the applicable criteria above:
33. The proposal complies with Land Management Code (LMC) § 15-6-5(G) Site Planning because; the units are sited in such a way that is compatible with other residential structures in the Historic District, specifically respecting the Historic rhythm and scale of the streetscape on both Woodside Avenue and Park Avenue; Due to the relatively flat topography, very little retaining will be necessary. All retaining walls on site are no higher than 4 feet in total height. All retaining walls will be stacked stone consistent with those found in the Historic District; Roads, utility lines, and Buildings are designed to work with the Existing Grade. Cuts and fills are minimized; The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue; ample snow storage areas are provided in accordance with the requirements of the LMC for the Access Easement, internal sidewalks, and Parking Lot; An enclosed trash and recycling structure has been provided on site which included a total of 12 cans (6 Recycling and 6 Trash).
34. The proposal complies with Land Management Code (LMC) § 15-6-5(H) Landscape and Street Scape because there is no existing significant vegetation. There is a landscape buffer for the Parking Lot and landscaping throughout the remainder of the project that is consistent with that found in the Historic District, including, but not

limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials.

35. Land Management Code (LMC) § 15-6-5(I) Sensitive Lands Compliance is not applicable as the site is not located within the Sensitive Lands Overlay District.
36. Land Management Code (LMC) § 15-6-5(J) Employee/Affordable Housing is not applicable as Eleven (11) of the twelve (12) proposed units are designated as Affordable Housing.
37. Land Management Code (LMC) § 15-6-5(K) Child Care is not applicable as the scale of this project is minor and much less than the allowed Zone Density. The Park City Library has Child Care which is located within walking distance and there is significant open space within the vicinity and on the proposed project site (City Park, Library Park, etc.).
38. Land Management Code (LMC) § 15-6-5(L) Mine Hazards is not applicable as there are no known Physical Mine Hazards on the property.
39. Land Management Code (LMC) § 15-6-5(M) Historic Mine Waste Mitigation is not applicable as there are no known Physical Mine Hazards on the property. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance which is standard for all Development and is Condition of Approval #5 of the Plat Amendment.
40. The proposal complies with Land Management Code (LMC) § 15-6-5(N) General Plan Review as the proposed MPD fulfills the following Goals 3, 5, 7, 8, 15 of the General Plan and the applicable Objectives and/or Implantation Strategies of each as further described in the Analysis section of this report.
41. The proposal complies with Land Management Code (LMC) § 15-6-5(O) Historic Sites as the applicant submitted a Historic Preservation Plan and Physical Conditions Report for the Historic Single Family Dwellings located at 1333 Park Avenue and 1353 Park Avenue. 1333 Park Avenue will be rehabilitated and 1353 Park Avenue will be relocated from 1323 Woodside Avenue and reconstructed at the new site. As a part of the Plat Amendment application, Condition of Approval #4 requires that both structures (1333 Park Avenue and 1353 Park Avenue) shall have Façade Preservation Easements placed on them prior to sale to a new property owner. Both structures are already listed as "Significant" on Park City's Historic Sites Inventory.
42. The property is located in a FEMA Flood Zone A.

Conclusions of Law:

- A. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
- B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
- C. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
- D. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
- E. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;

- F. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
- G. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
- H. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
- I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- J. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
- K. The MPD has been noticed and public hearing held in accordance with this Code.
- L. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
- M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
- N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
- O. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditions of Approval:

- 1. The project shall fully comply with any provisions indicated in the LMC or approved MPD regarding lighting, trash/recycling enclosures, mechanical equipment, etc.
- 2. A conditional use permit is required for the Multi-Unit Dwelling and Parking Area of five (5) or more spaces prior to issuance of a building permit.
- 3. A development agreement as described in LMC Section 15-6-4(G) shall be ratified by the Planning Commission within 6 months of this approval and prior to issuance of a building permit for the project.
- 4. All vehicle access to the site shall be off of Woodside Avenue.
- 5. Parking Space Allocation within the Parking Area shall be established as a part of the CC&Rs.

Exhibits

- Exhibit A: Woodside Park Affordable Housing Project Phase I Plans
- Exhibit B: Applicant Written Statement
- Exhibit C: 1333 Park Avenue Historic Preservation Package Plans
- Exhibit D: 1333 Park Avenue Physical Conditions Report
- Exhibit E: 1333 Park Avenue Historic Preservation Plan
- Exhibit F: 1353 Park Avenue Historic Preservation Package Plans
- Exhibit G: 1353 Park Avenue Historic Preservation Plan

- Exhibit H: 1353 Park Avenue Physical Conditions Report
- Exhibit I: December 1, 2016 City Council Staff Report regarding Conceptual Drawings – Woodside Park Affordable Housing Project Phase II
- Exhibit J: Solar Panel Glare Analysis and Response
- Exhibit K: Multi-Unit Dwelling Sound Mitigation Analysis
- Exhibit L: Parking Space Allocation Response
- Exhibit M: Similar Affordable Housing Projects Response
- Exhibit N: Multi-Unit Dwelling Ownership Response(s)

Planning Commission Staff Report

Subject: Woodside Park Subdivision - Phase I (1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue)
Author: Hannah M. Tyler, Planner
Project Number: PL-17-03439
Date: August 23, 2017
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the Woodside Park Subdivision - Phase I located at 1333 Park Avenue, 1353 Park Avenue and 1364 Woodside Avenue 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: Park City Municipal Corporation, Represented by Craig Elliot of Elliot Work Group
Location: 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue
Zoning: Historic Residential-Medium Density District (HRM)
Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Proposal

As described in the Master Planned Development Staff Report in this Planning Commission meeting packet, City Council gave the Lower Park Avenue Affordable Housing Project Team (Elliot Workgroup, Economic Development, Housing, Planning, and Community Development) direction to pursue the Land Use applications for the Woodside Park Affordable Housing Project – Phase I. The scope of Phase I required a Plat Amendment application to create a three-lot (3-lot) subdivision with an Access Easement running east-west. A portion (74.3 square feet) of the western boundary of existing 1353 Park Avenue will be dedicated as Woodside Avenue Right-of-Way.

The Plat Amendment application was submitted on January 10, 2017 for the Woodside Park Subdivision - Phase I. The proposed site location consists of 1333 Park Avenue (“Significant” Single-Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot).

Background

During a Work Session on August 25, 2016, City Council provided the Lower Park Avenue Affordable Housing Project Team (Elliot Workgroup, Economic Development,

Housing, Planning, and Community Development) with direction to pursue a preferred concept for affordable housing on the former Park Avenue Fire Station Parcel ([Staff Report](#) – page 4, [Minutes](#) – Page 1). This project would be known as the Woodside Park Affordable Housing Project Phase I. On September 20th, 2016, the Project Team held a Public Open House to gather public input on City Council's preferred concept.

With public input gathered, the Project Team returned to City Council on October 20, 2016 with an updated preferred concept based on the community engagement and August 25th Council comments. At the October 20th, 2016 meeting, Council provided affirmative direction to pursue the preferred concept, as amended, and begin the Land Use process ([Staff Report](#) – Page 4, [Minutes](#) – Page 2).

Over the next few months, the Project Team met weekly to develop the required Land Use application submittals. There are eight (8) applications total for the entire scope of Phase I all of which are listed in the Master Planned Development Staff Report in this Planning Commission meeting packet.

On January 10, 2017 Elliot Workgroup submitted the Plat Amendment application as the representative for Park City Municipal Corporation. The application was deemed complete on February 15, 2017 after staff worked with the applicant on the requirements for the submittal.

The subject property (1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue) currently consists of three (3) lots. Existing 1333 and 1353 Park Avenue are each single lots abutting both Park Avenue and Woodside Avenue. Existing 1364 Woodside Avenue consists of Lot 2 of the Sernyak Subdivision which was approved and recorded in 2005 ([Staff Report](#) – pg. 104 and [Minutes](#) – pg. 9).

The Planning Commission reviewed and continued this Plat Amendment application on July 12th, 2017 and July 26th, 2017. There was no discussion from the Planning Commission regarding the Plat Amendment at either of the meetings. There was no public input provided.

Purpose

The purpose of the Historic Residential Medium Density (HRM) District is to:

- A. allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- B. encourage new Development along an important corridor that is Compatible with Historic Structures in the surrounding Area,
- C. encourage the rehabilitation of existing Historic Structures,
- D. encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- E. encourage Affordable Housing,
- F. encourage Development which minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas, and

G. establish specific criteria for the review of Neighborhood Commercial Uses in Historic Structures along Park Avenue.

Analysis

The proposed Plat Amendment creates a three-lot (3-lot) subdivision from three (3) existing lots (Exhibit A). Existing 1364 Woodside Avenue and 1353 Park Avenue will be combined to create Lot 1. Existing 1333 Park Avenue will be subdivided halfway between Park Avenue and Woodside Avenue to create Lot 2 and Lot 3. A portion (74.3 square feet) of the western boundary of existing 1353 Park Avenue will be dedicated as Woodside Avenue Right-of-Way. The east-west Access Easement will run along the southern boundary of Lot 1 and the northern boundary of Lots 2 and 3.

The Woodside Park Subdivision Phase I abuts Park Avenue on the east and Woodside Avenue on the west. The scope of Phase I of the Woodside Park Affordable Housing Project will include:

- Demolition of the former Park Avenue Fire Station (a non-historic structure).
- Construction of four (4) Single-Family Dwellings (two [2] Historic and two [2] Non-Historic)
- An eight-unit (8-unit) Multi-Unit Dwelling
- A Thirteen-car (13-car) Parking Lot
- An Access Easement running east-west.

The following table shows the applicable Land Management Code (LMC) development parameters and compliance in the HRM District:

Required:	Proposed:			Permitted:
	Lot 1	Lot 2	Lot 3	
Use(s)	Thirteen-car (13-car) Parking Lot, eight-unit (8-unit) Multi-Unit Dwelling, Single-Family Dwelling (x2)	Single-Family Dwelling	Single-Family Dwelling	Allowed Use: Single-Family Dwelling; <i>complies</i> Conditional Uses: Multi-Unit Dwelling, Parking Lot; <i>pending Planning Commission review and approval (staff reports in this meeting packet)</i>
Lot Size – square feet (SF)	20,752.11 SF	3,075 SF	3,075 SF	1,875 SF minimum for single family dwelling; <i>complies</i>

				9,625 SF minimum for 8-unit Multi-Unit Dwelling; complies¹
Required:	Proposed:			Permitted:
	Lot 1	Lot 2	Lot 3	
Lot Width – feet (ft.)	100.99 ft. (east boundary) and approx. 167.5 ft. (west boundary)	41 ft.	41 ft.	37.5 ft. minimum; complies
Front Yard Setbacks by Use – feet (ft.)	Single-Family Dwellings (Park Avenue) 11 ft. Multi-Unit Dwelling (Woodside Avenue) 20 ft.	Single-Family Dwelling (Park Avenue) 25 ft.	Single-Family Dwelling (Woodside Avenue) 11 ft.	Single-Family 15 ft. <u>or</u> if the Lot depth is 75 ft. or less, then the minimum Front Yard 10 ft. complies pending MPD approval of proposed setbacks
Front Yard Setbacks by Use – feet (ft.)/inches (in.)	Parking Lot (Woodside Avenue) 15 ft. – 12 ft. 8 in. (south to north)			Multi-Family Dwelling 20 ft.; complies Parking Lot 15 ft. – 12 ft. 8 in.; complies pending MPD approval of proposed setbacks
Rear Yard Setbacks – feet (ft.)	Parking Lot (Woodside Avenue) 10 ft.	Single-Family Dwelling (Park Avenue) 10 ft.	Single-Family Dwelling (Woodside Avenue) 10 ft.	Single-Family 10 ft.; complies Parking Lot 10 ft.; complies
Side Yard	Single-Family	Single-Family	Single-Family	Single-Family 5 ft.;

¹ [Per LMC 15-2.4-4 Lot And Site Requirements](#), Developments consisting of more than four (4) Dwelling Units require a Lot Area at least equal to 5,625 square feet plus an additional 1,000 square feet per each additional Dwelling Unit over four (4) units. All Setback, height, parking, Open Space, and architectural requirements must be met.

¹ (CONTINUED) See Section 15-2.4-3, Conditional Use Permit Review. A Conditional Use Permit has been submitted for the Multi-Unit Dwelling and the Staff Report can be found in this Planning Commission Meeting Packet. The lot size for the Multi-Unit Dwelling consists of 20,752.11 SF. The minimum lot size for an eight-unit (8-unit) Multi-Unit Dwelling is 9,625 SF.

Setbacks— feet (ft.)	Dwellings (Park Avenue) 5 ft. (north) and 19 ft. (north) Multi-Unit Dwelling (Woodside Avenue) 18 ft. Parking Lot (Woodside Avenue) 10 ft.	Dwelling (Park Avenue) 5 ft. (south and north)	Dwelling (Woodside Avenue)) 5 ft. (south and north)	complies Multi-Family Dwelling 10 ft.; complies Parking Lot 10 ft. complies
---------------------------------	--	--	--	--

The HRM zoning district does not have a maximum building footprint. Rather the development simply has to meet the required setbacks. Property is located in a FEMA Flood Zone A.

The City Engineer will also require the applicant to grant ten foot (10') snow storage easements along Park Avenue and Woodside Avenue indicated by Condition of Approval #6.

Good Cause

Staff finds good cause for this Plat Amendment as the proposed subdivision will create the necessary lot configurations for a compatible infill of Affordable Housing in the Historic District.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On June 28th, 2017, July 12th, 2016, August 9th, 2017 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on June 24th, 2017, July 8th, 2017, and August 5th, 2017 according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the Woodside Park Subdivision - Phase I located at 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue as conditioned or amended; or

- The Planning Commission may forward a negative recommendation to the City Council for the Woodside Park Subdivision - Phase I located at 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Woodside Park Subdivision - Phase I located at 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue to a future date.

Significant Impacts

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

Consequences of not taking recommended action

Consequences of not taking the Planning Department's recommendation are that the Site would remain as is. The new development could not be constructed as proposed.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the Woodside Park Subdivision - Phase I located at 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue 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

- Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
- Exhibit B – Existing Conditions Survey
- Exhibit C – County Tax Map
- Exhibit D – Sernyak Subdivision (1364 Woodside Avenue)
- Exhibit E – Aerial Photographs with 500' Radius
- Exhibit F – Site Photographs

Ordinance No. 17-XX

AN ORDINANCE APPROVING THE WOODSIDE PARK SUBDIVISION - PHASE I LOCATED AT 1333 PARK AVENUE, 1353 PARK AVENUE, AND 1364 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on August 5, 2017, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on August 9, 2017, proper legal notice was sent to all affected property owners and published in the Park Record and on the Utah Public Notice Website; and

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

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

WHEREAS, on August 31, 2017, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Woodside Park Subdivision - Phase I located at 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue.

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

SECTION 1. APPROVAL. The Woodside Park Subdivision - Phase I located at 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue, 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 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue in the Historic Residential-Medium Density (HR-M) District.
2. The proposed site location consists of 1333 Park Avenue (“Significant” Single-

Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot).

3. The subject property location currently consists of three (3) existing lots. Existing 1333 and 1353 Park Avenue are each single lots abutting both Park Avenue and Woodside Avenue. Existing 1364 Woodside Avenue consists of Lot 2 of the Sernyak Subdivision which was approved and recorded at Summit County in 2005.
4. The proposed Plat Amendment creates a three-lot (3-lot) subdivision from three (3) existing lots.
5. Existing 1364 Woodside Avenue and 1353 Park Avenue will be combined to create Lot 1. Existing 1333 Park Avenue will be subdivided halfway between Park Avenue and Woodside Avenue to create Lot 2 (abutting Park Avenue) and Lot 3 (abutting Woodside Avenue).
6. A portion (74.3 square feet) of the western boundary of existing 1353 Park Avenue will be dedicated as Right-of-Way for Woodside Avenue.
7. The east-west Access and Utility Easement will run along the southern boundary of Lot 1 and the northern boundary of Lots 2 and 3.
8. The Plat Amendment application was submitted on January 10, 2017 for the Woodside Park Subdivision - Phase I. The application was deemed complete on February 15, 2017 after staff worked with the applicant on the requirements for the submittal.
9. The minimum lot width in the HRM District is 37.5 feet; the lot width of Lot 1 will be 100.99 feet (east boundary) and approx. 167.5 feet (west boundary). The lot width of Lot 2 and Lot 3 is 41 feet each.
10. Per LMC 15-6-5(C) MPD Requirements - Setbacks, the minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size. The Woodside Park Affordable Housing Phase I MPD area is less than one (1) acre in size, therefore, the applicant is requesting that the setbacks be reduced to that of the Zone Setbacks for all Uses.
11. For lots over 75 feet in depth, the required Front Yard Setback for the Single-Family Dwellings and the Parking Lot is 15 feet in the HRM Zoning District.
12. As a part of the Master Planned Development application, the applicant is requesting an additional Front Yard setback reduction for the two (2) Single-Family Dwellings located on Lot 1 abutting Park Avenue. The two (2) Single-Family Dwellings on Lot 1 are proposing 10 feet rather than the Zone required 15 feet Front Yard Setback which is consistent with many of the existing single-family dwellings on Park Avenue (including the neighboring "Significant" Single-Family Dwelling located at 1359 Park Avenue). No additional density is achieved by the decreased setback and all other requirements will still be met.
13. As a part of the Master Planned Development application, the applicant is requesting an additional Front Yard setback reduction for one (1) Parking Space of the Parking Lot abutting Woodside Avenue on Lot 1. The minimum Front Yard Setback for a Parking Lot is 15 feet in the HR-M Zoning District. The applicant is proposing a Front Yard Setback for the Parking Lot of 15 feet on the south and 12 feet 8 inches on the north. Parking Space 13 encroaches into the Front Yard Setback by a maximum of 2 feet 4 inches. The Parking Requirement for the

entire project requires that the Parking Lot provide 11.5 Parking Spaces (for complete Parking Analysis, please reference the MPD Staff Report in this Planning Commission Meeting Packet); therefore Parking Space 13 is not required to fulfill a Parking Requirement.

14. If the Lot depth is 75 feet or less, then the minimum Front Yard 10 feet.
15. The required Front Yard Setback for the Multi-Unit Dwelling is 20 feet.
16. The required rear yard setback for the Single-Family Dwellings and the Parking Lot is 10 feet in the HRM District. The applicant is proposing a 10 foot rear yard setback for the Single-Family Dwellings and Parking Lot.
17. The required side yard setback for the Single-Family Dwellings is 5 feet in the HRM District. The applicant is proposing a minimum of 5 feet side yard setbacks for the Single-Family Dwellings.
18. The required side yard setback for the Multi-Unit Dwelling and Parking Lot is 10 feet in the HRM District. The applicant is proposing a minimum of 10 feet side yard setbacks for the Multi-Unit Dwelling and Parking Lot.
19. A single-family dwelling is an allowed use in the HRM Zoning District.
20. A Parking Lot and Multi-Unit Dwelling are Conditional Uses in the HRM Zoning District. The Conditional Use Staff Reports can be found within this Planning Commission meeting packet.
21. Staff finds good cause for this Plat Amendment as the proposed subdivision will create the necessary lot configurations for a compatible infill of Affordable Housing in the Historic District.
22. The site is not located within the Sensitive Lands Overlay District. There are no known physical mine hazards. The site is within the Soils Ordinance Boundary and the site will have to meet requirements of the Soils Ordinance.
23. The Planning Commission reviewed and continued this Plat Amendment application on July 12th, 2017 and July 26th, 2017.
24. On June 28th, 2017, July 12th, 2016, August 9th, 2017 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on June 24th, 2017, July 8th, 2017, and August 5th, 2017 according to requirements of the Land Management Code.
25. Property is located in a FEMA Flood Zone A.
26. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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.

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 recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The applicant shall dedicate a façade preservation easement to the City for the historic structures at 1333 and 1353 Park Avenue following their restoration and prior to sale of the historic buildings to private property owners.
4. The property is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) boundary. Final construction must comply with requirements of the Soils Ordinance.
5. The applicant shall show and label their easement with Snyderville Basin Water Reclamation District (SBWRD) on the plat amendment.
6. A ten feet (10') wide public snow storage easement will be required along the Park Avenue and Woodside Avenue frontage of the property.
7. No vehicular access or curb cuts are allowed from Park Avenue.
8. Modified 13-D sprinklers,
9. All at grade utility facilities for this development shall be located on the property and not in the adjacent ROW.

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

PASSED AND ADOPTED this 31st day of August, 2017.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

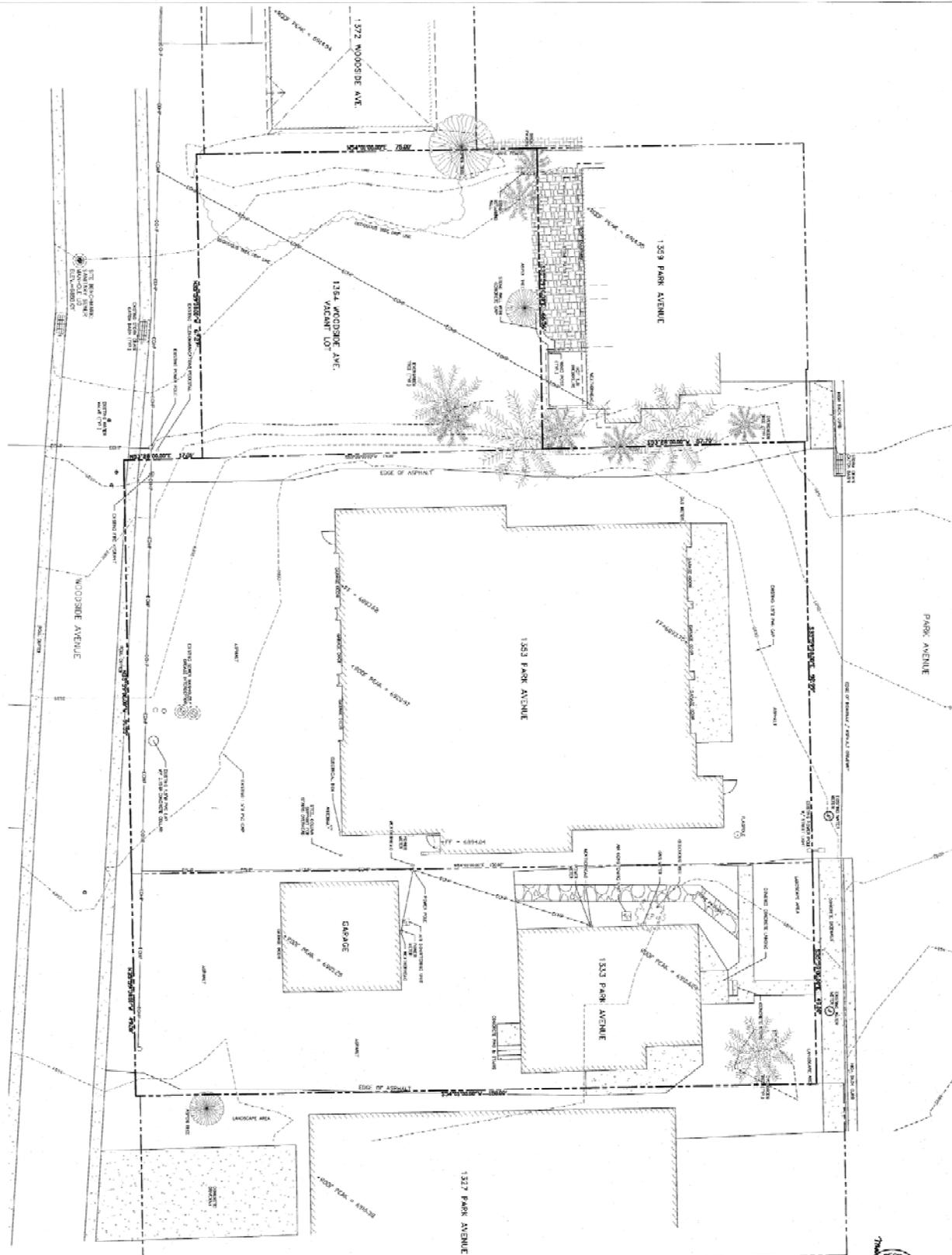
City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit A - Woodside Park Affordable Housing
Project Phase I:
Proposed Plat, Survey, Existing Site Plan,
Proposed Site Plan, Utility Plan, Landscape Plan



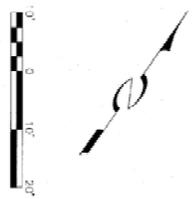
SHAWNEE'S CERTIFICATE

I, Shawnee A. Bennett, do hereby certify that I am a duly Licensed Professional Surveyor in the State of Florida, License No. 12873, as shown on the back of this certificate, and that I have personally supervised the making of the survey shown on this certificate, and that the same is a true and correct copy of the original survey as shown on the back of this certificate, and that the same is in accordance with general accepted surveying methods for this state.

2-9-17

NOTES

1. See Background, Surveyor Shawnee A. Bennett.
2. The customer is responsible for verifying the accuracy of the survey requirements and the boundary lines.
3. This report is based on a field survey performed on October 5, 2015, and October 20, 2015.
4. Property owners were not notified in advance of this survey, and the survey was conducted in accordance with the Florida Statutes, Chapter 218, and the Florida Board of Surveying and Mapping, Chapter 60C-28.00, F.A.C.

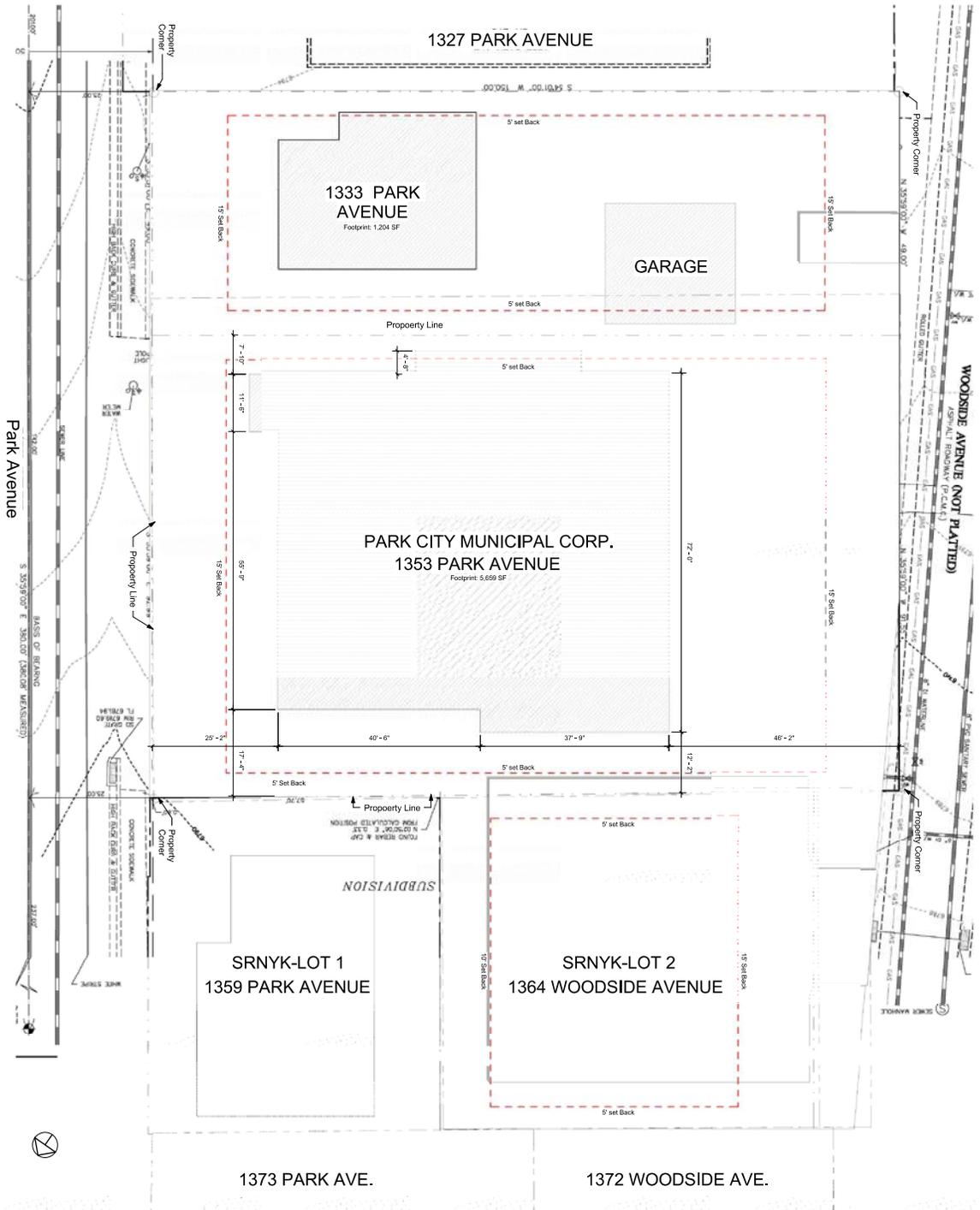


(407) 44-1447
 STAFF: SHAWNEE A. BENNETT
 DAVE TINSLEY
 CHAIRMAN
 DATE: 2/7/17

EXISTING CONDITIONS & TOPOGRAPHIC MAP
 1333, 1333 PARK AVE. & 1394, WOODSIDE AVE.
 FOR: PARK CITY MUNICIPAL CORPORATION
 JOB NO.: 7-15-16
 FILE: R:\S\shawnee\shawnee\1333\1333-16-16-16 - Woodside-16-16-16

SHEET
 1
 OF
 1

1 Existing 1353 Park Avenue Site Plan
SCALE: 1" = 10'-0"

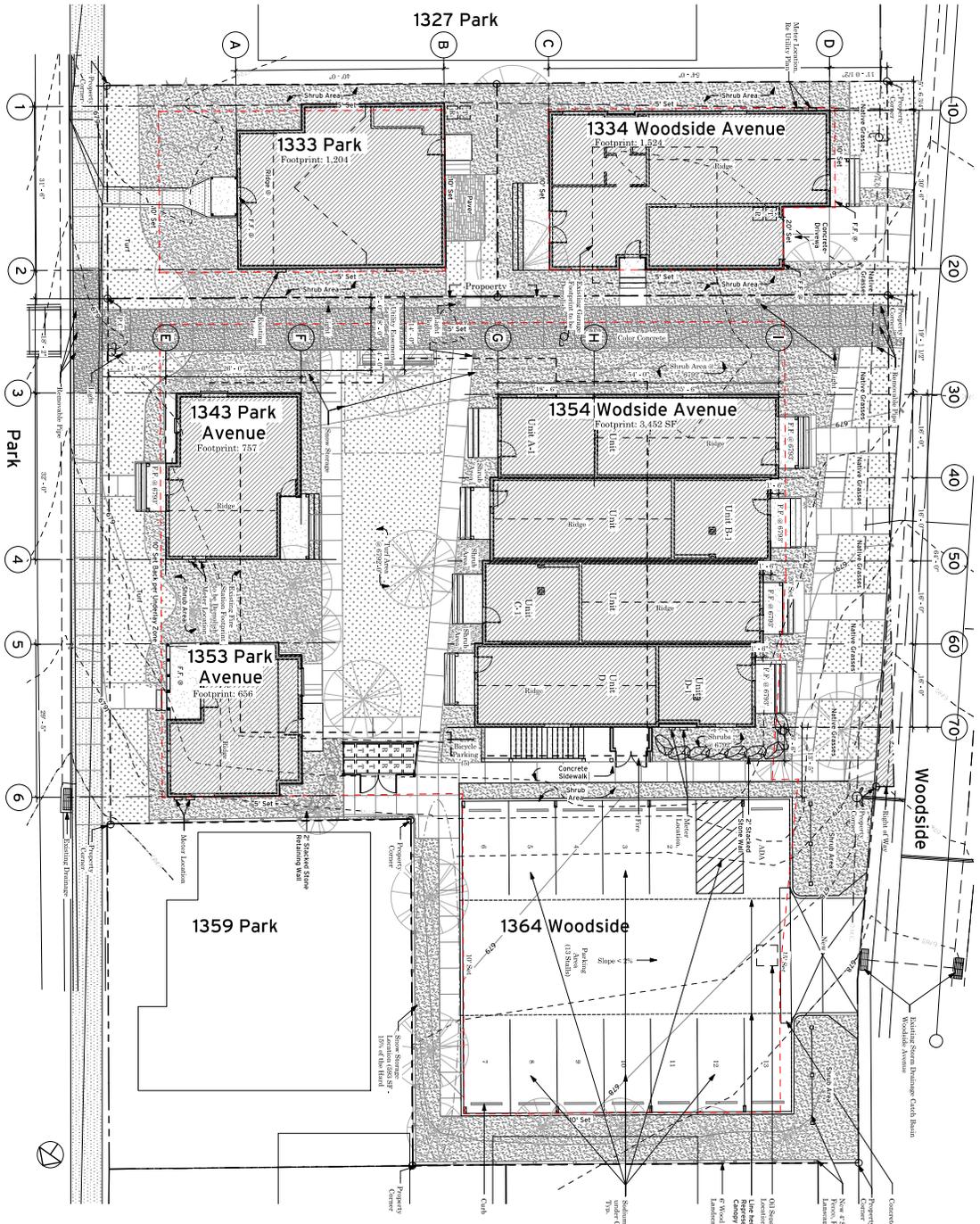


EXISTING SITE PLAN
MPD-003

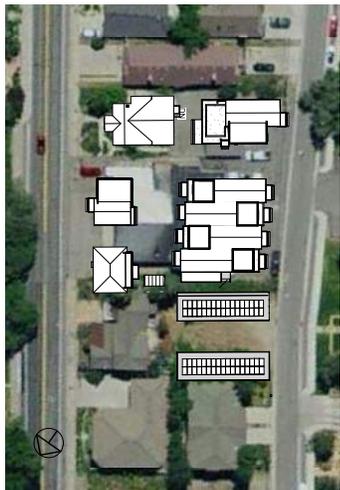
January 28th, 2017 (Rev. 05/04/2017)

Woodside Park

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



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



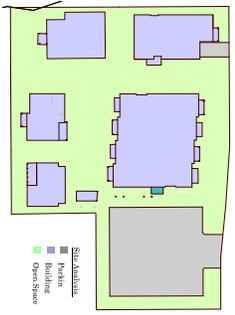
Parking Analysis

Address	Parking Requirement
1333 Park Avenue	0
1354 Park Avenue	0
1343 Park Avenue	15
1353 Woodside Avenue	2
1354 Woodside Avenue	10
TOTAL REQUIRED STALLS	13.5
Surface Parking	14
Structure Parking	1
TOTAL PROPOSED STALL	15

Site Analysis

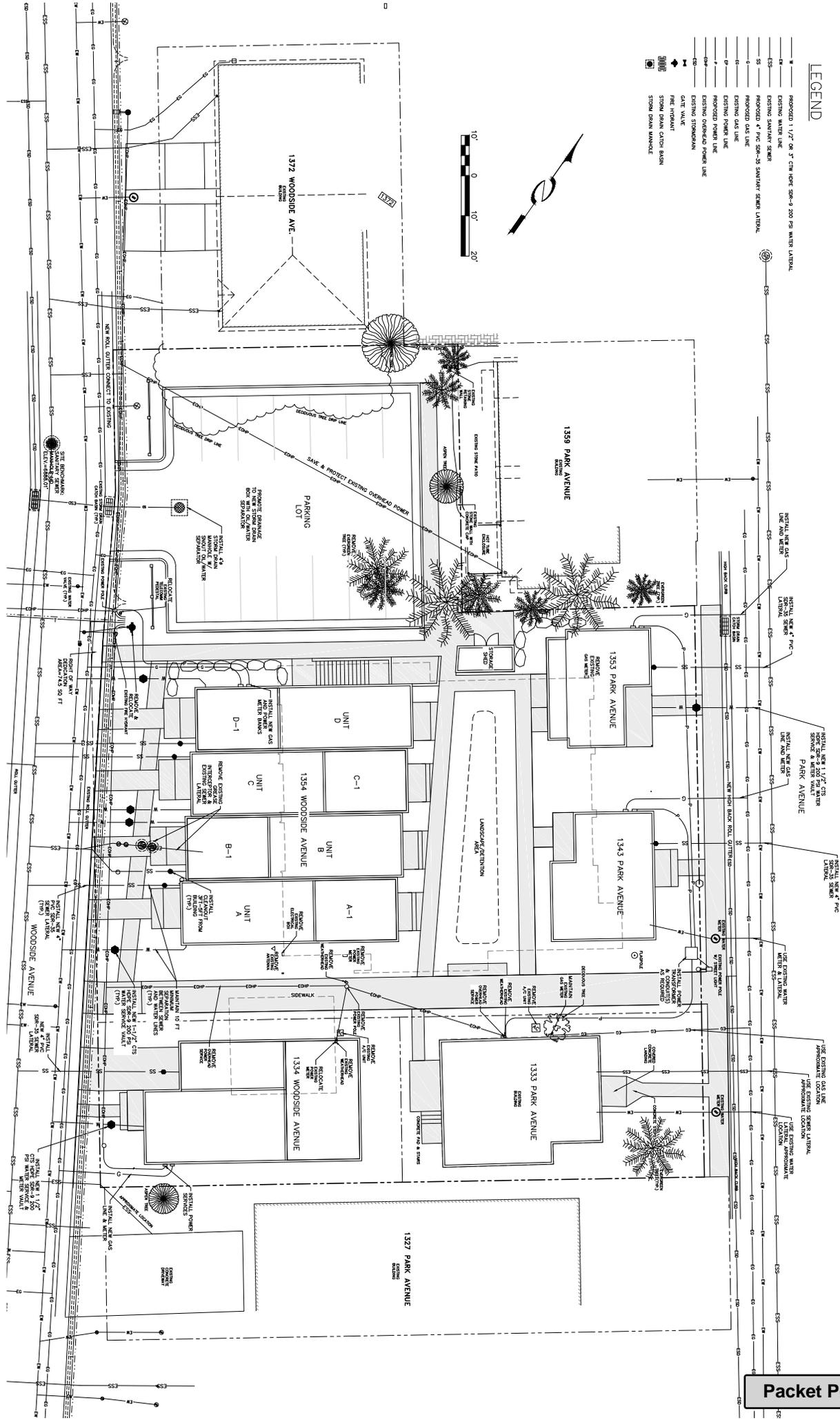
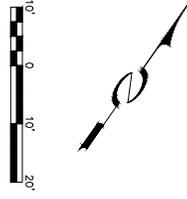
Category	Area	Acres	Percentage
Driveway/Parking	4,397	6.1	14.20%
Building Area	8,431	0.113	31.27%
Open Space	14,119	0.203	32.47%
TOTAL	26,947	0.316	100.00%

* Per IBC 154-2.5)



LEGEND

- PROPOSED 1 1/2" OR 3" CWI RISE SAN-3-200 PG WATER LATERAL
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED 4" PVC SAN-35 SANITARY SEWER LATERAL
- PROPOSED GAS LINE
- EXISTING GAS LINE
- EXISTING POWER LINE
- PROPOSED POWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING STORMWATER
- DATE VALVE
- PRE-FABRICATED
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN APPROVAL



STAFF:
MICHAEL GORONCZ
TAMIN CHABAN

1333, 1353 PARK AVE. & 1364 WOODSIDE AVE.
WOODSIDE PARK
CONCEPT UTILITY PLAN

SHEET
1
OF
2

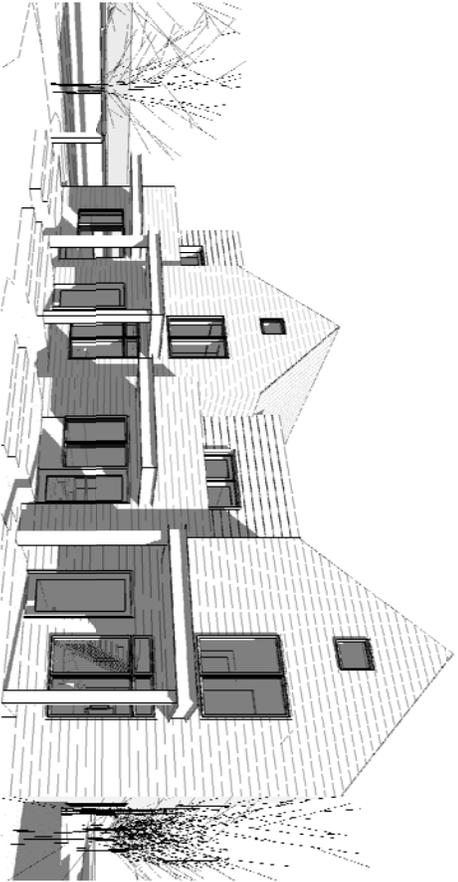
Exhibit B - Multi-Unit Dwelling Architectural Drawings

1354 Woodside Park

1354 Woodside Ave
Park City, Utah

Conditional Use Permit

January 17th, 2017 (Rev. 06-15-17)



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Park City Municipal Corporation 440 Canyon View, Proctor 1400 Park City, UT 84302	EWG Architecture 440 Canyon View, Proctor 1400 435-649-0092 Central Street Department	
	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER
MECHANICAL ENGINEER		

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (801) 579-3419	Owner Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 722 Owens Blvd Park City, UT 84080 (435) 845-5600	Park City Fire Department 200 Diner Rd Park City, UT 84098 (435) 648-5706
Park City Municipal Corp 1354 Park Ave Park City, UT 84080 (435) 858-9471	Compass Cash 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 848-4020
Questar Gas P.O. Box 43500 Salt Lake City, UT 84145 (800) 241-2824	Division of Water Quality 288 South 4400 East Salt Lake City, UT 84112 (801) 658-6146
Spendville Post Office 4401 W 224 Park City, UT 84098 (800) 275-8777	Spendville Basin Water 2800 Homestead Rd Park City, UT 84098 (435) 848-7933

DRAWING INDEX CUP

CUP	CUP-001	Cover Sheet
	CUP-002	CUP Site Plan
	CUP-003	CUP Roof Plan
	CUP-004	Elevation
	CUP-005	Elevations

BUILDING DESCRIPTION

The proposed project consists of a multifamily townhouse development and open space. The CUP proposes four townhouse units with four independent accessory apartments.

All residential units consist of two levels with pitched and flat roofs under the height requirements. The response of the statutory regulation, all new work or repair, shall be in accordance with the applicable building code. Design Guidelines intended to secure compatibility with and provide for visual aesthetics complementary to the character and function of the surrounding site. The project also to not proper been design in compliance with the Design Guidelines regulations.

1354 Woodside Park

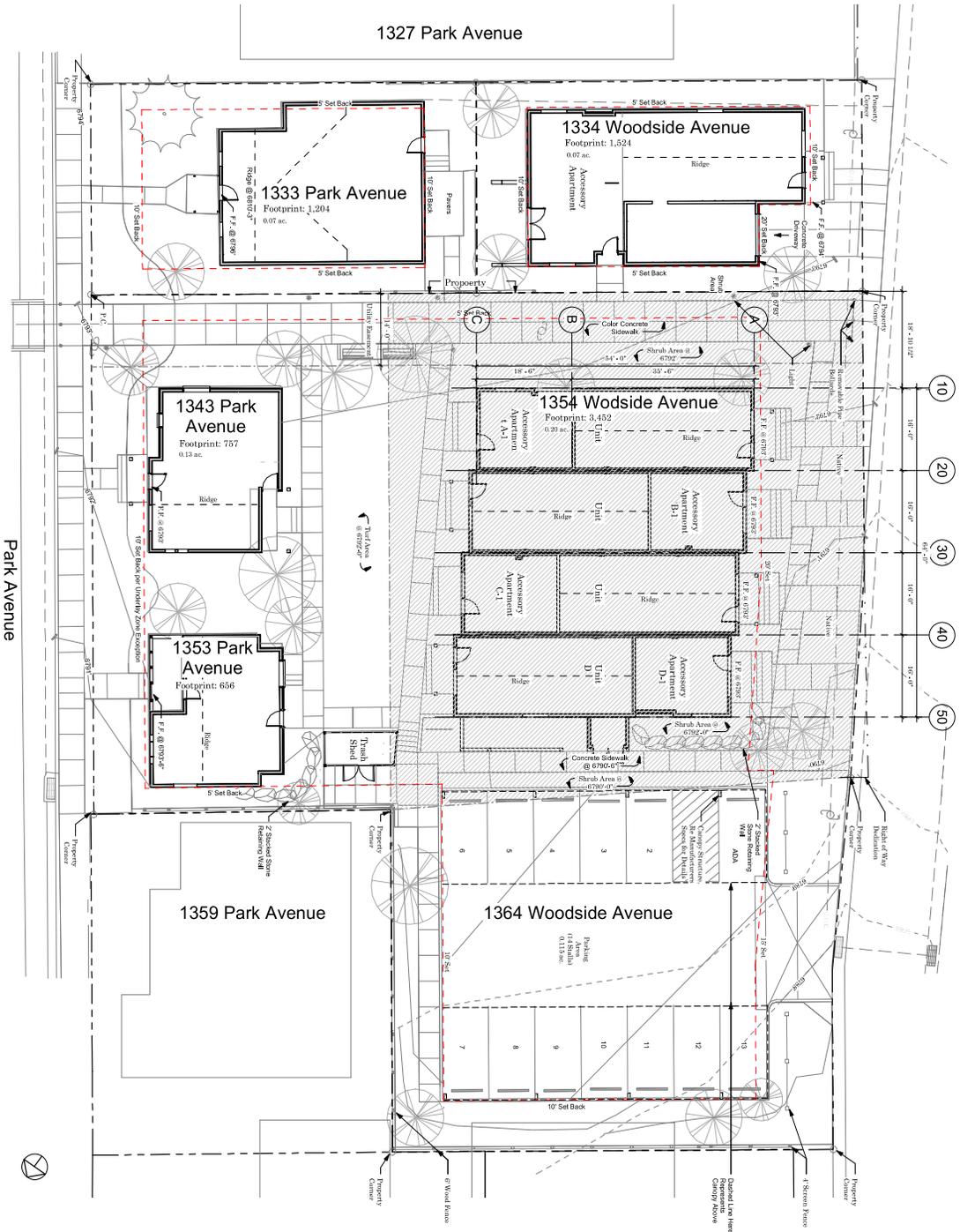
1354 Woodside Ave
Park City, Utah

**elliott
workgroup**
architecture

364 Main Street PO Box 3419 Park City, Utah 84060
435.649.0092 801.415.1839 www.elliottworkgroup.com

Conditional Use Permit
January 17th, 2017 (Rev. 06-15-17)

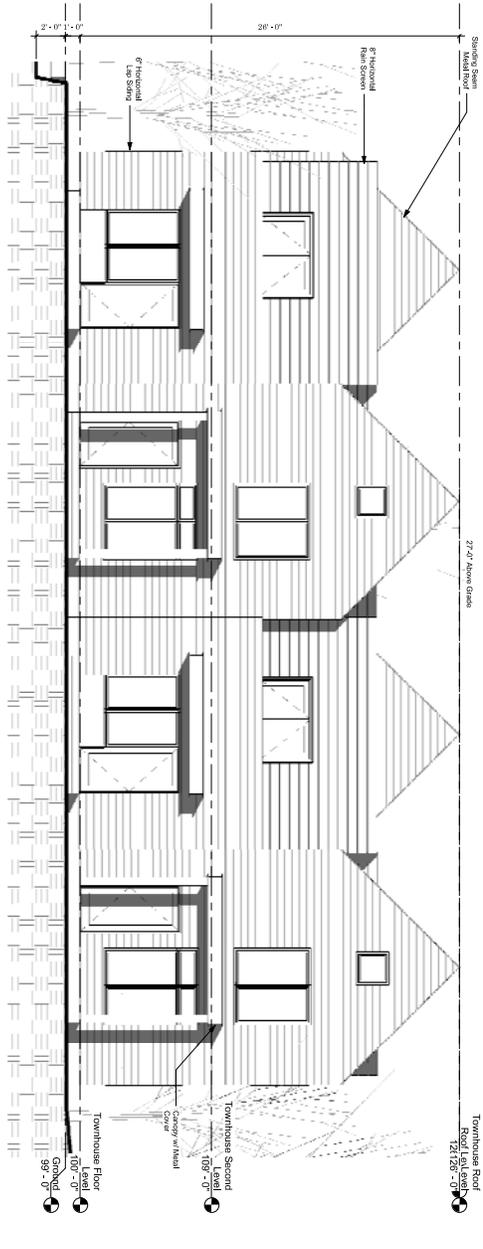
1 Proposed CUP Site Plan
SCALE: 1" = 10'-0"



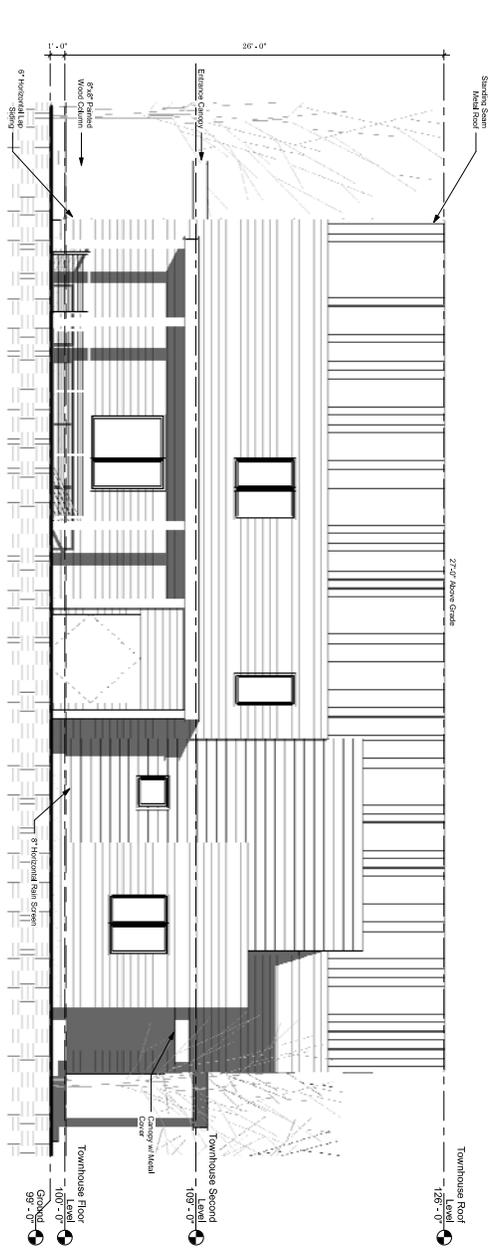
CUP Site Plan
CUP-002
January 17th, 2017 (Rev. 06-15-17)

1354 Woodside Park

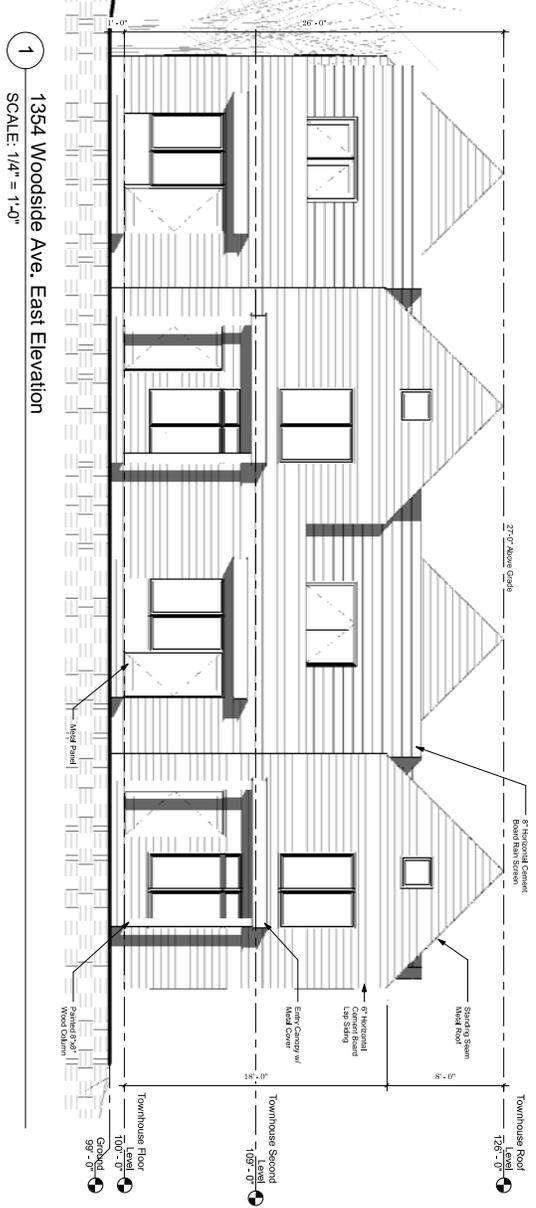




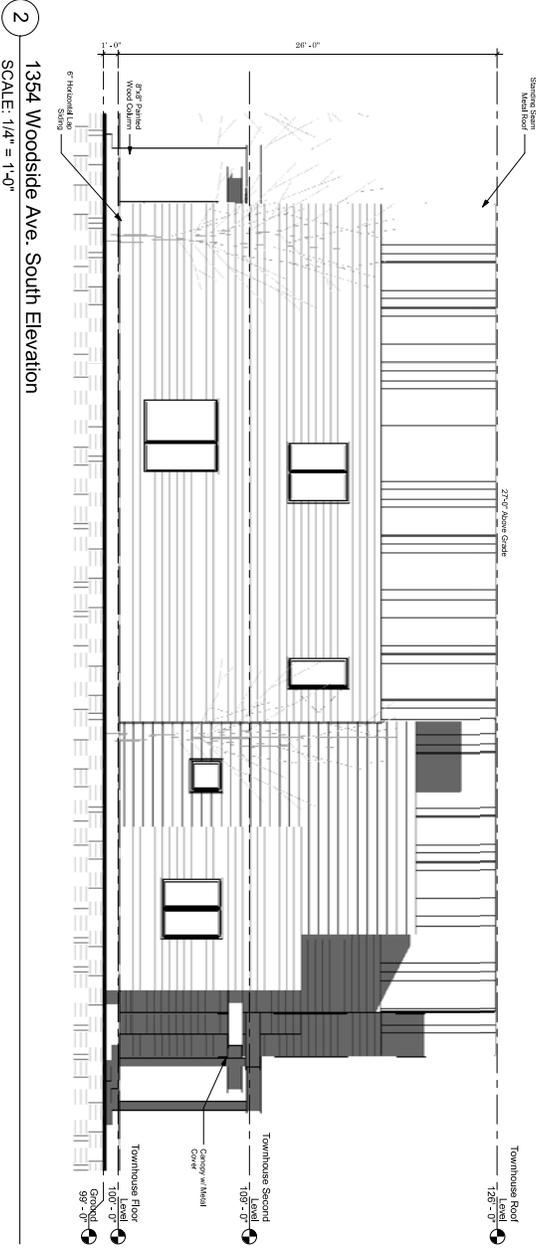
1 1364 Woodside Avenue Elevation
SCALE: 1/4" = 1'-0"



2 1354 Woodside Ave. North Elevation
SCALE: 1/4" = 1'-0"



1 1354 Woodside Ave. East Elevation
SCALE: 1/4" = 1'-0"



2 1354 Woodside Ave. South Elevation
SCALE: 1/4" = 1'-0"



Aerial View 1 From Park Avenue



Aerial View 2 From Woodside Avenue



Courtyard View 1



Courtyard View 2



Woodside Avenue View

Woodside Park



Woodside Avenue View



Woodside Avenue View

Woodside Park

Exhibit C - Parking Lot Architectural Drawings

1364 Woodside Avenue

1364 Woodside Ave
Park City, Utah

Conditional Use Permit

January 17th, 2017 (Rev. 06-15-17)



Conditional Use Permit
January 17th, 2017 (Rev. 06-15-17)



364 Main Street PO Box 3419 Park City, Utah 84060
435.648.0092 801.415.1839 www.elliottworkgroup.com

1364 Woodside Avenue
1364 Woodside Ave
Park City, Utah

PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Park City Municipal Corporation Park City, Utah 84060 Paul City, UT 84060	EWG Architecture PO Box 3419 Park City, UT 84060 Cody S. Bennett Cody S. Bennett	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER
	MECHANICAL ENGINEER	

SERVICE CONTACTS

Rody Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (801) 575-3419	Overseas Phone Company Salt Lake City, UT (801) 922-7387
Park City School District Park City, UT 84060 (435) 845-5600	Park City Fire Department 200 Bluff Rd Park City, UT 84060 (435) 648-5706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 868-9471	Compass Cable 1777 Sun Peak Dr, #105 Park City, UT 84098 (435) 848-4020
Questar Gas P.O. Box 43360 Salt Lake City, UT 84145 (801) 541-2824	Division of Water Quality 288 South 4400 East Park City, UT 84112 (801) 658-6146
Sheridanville Post Office 640 W 224 Park City, UT 84098 (801) 275-8777	Sheridanville Basin Water 2800 Homestead Rd Park City, UT 84098 (435) 848-7933

DRAWING INDEX CUP

CUP-001	Cover Sheet
CUP-002	CUP Site Plan
CUP-003	CUP Road Plan
CUP-004	Elevation

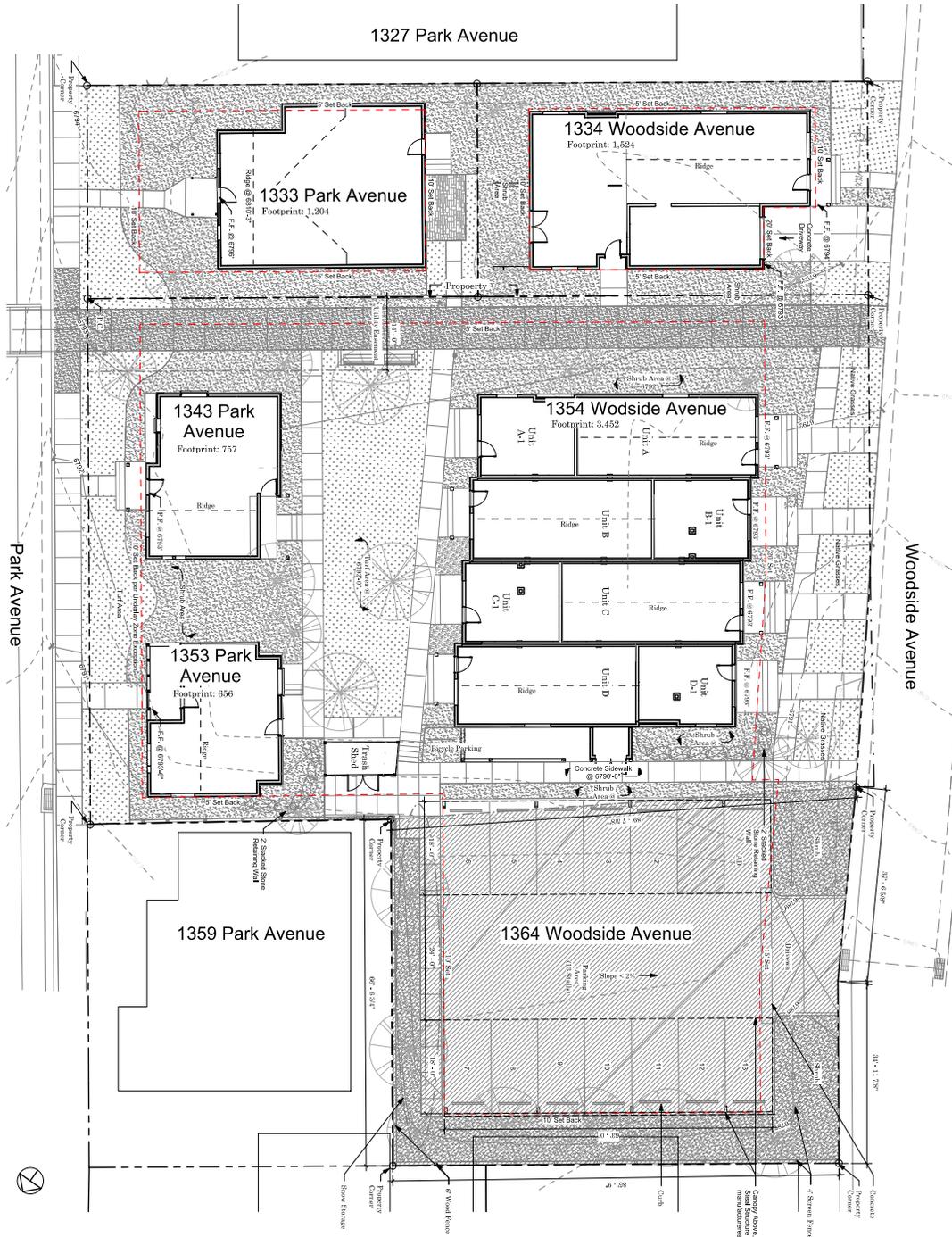
BUILDING DESCRIPTION

The 1364 Woodside Avenue (Sennock Subdivision Lot 2) will be used as parking area for the new residential development of 1364 Woodside Avenue.
The project proposes a 14 stall parking area with energy structure. The steel structure with standing seam metal roof will accommodate solar panels.

Cover Sheet

CUP-001

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



CUP Site Plan
CUP-002

January 17th, 2017 (Rev. 06-15-17)

1364 Woodside Avenue

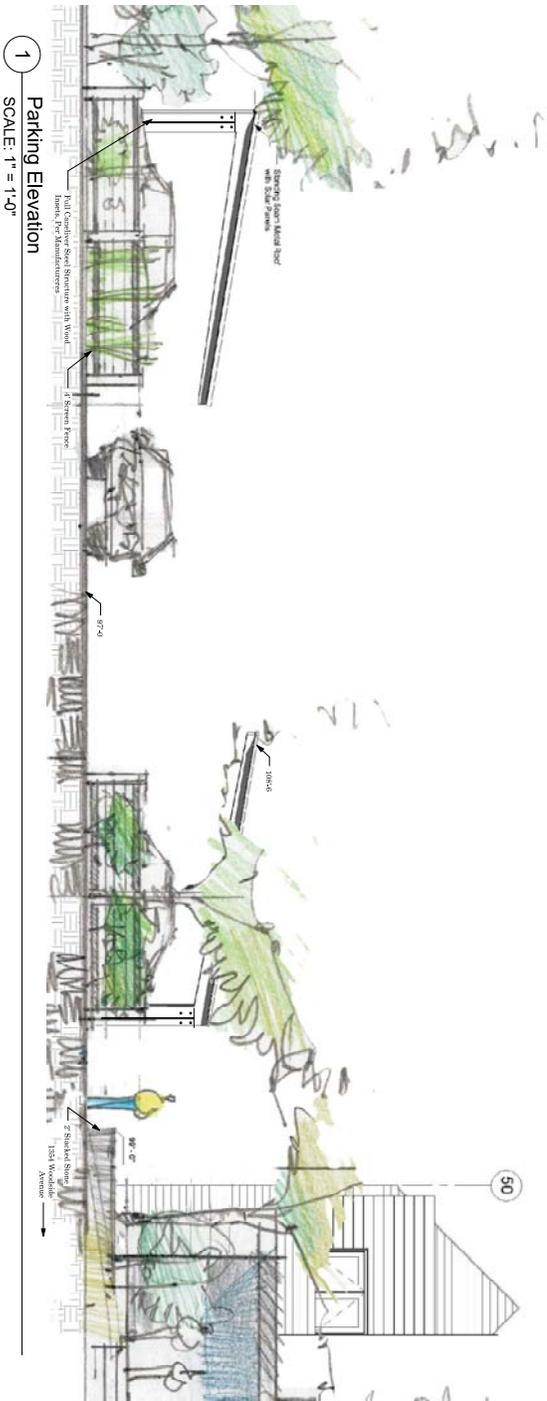




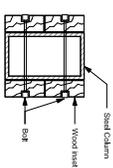
3 Aerial View 1
SCALE: 1" = 1'-0"



4 Aerial View 2
SCALE: 1" = 1'-0"



1 Parking Elevation
SCALE: 1" = 1'-0"



2 Parking Canopy Detail
SCALE: 1 1/2" = 1'-0"

Planning Commission Staff Report



Subject: Woodside Park Affordable Housing
Project Phase I – Multi-Unit Dwelling and
Parking Area with five (5) or more spaces

Project #: PL-17-03453

Author: Hannah M. Tyler

Date: August 23, 2017

Type of Item: Administrative – Two Conditional Use Permits

Summary Recommendations

Staff recommends that the Planning Commission review the two submitted Conditional Use Permits for the (1) Multi-Unit Dwelling and (2) Parking Area with five (5) or more spaces, hold a public hearing, and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Commission's consideration.

Description

Applicant: Park City Municipal Corporation, Represented by Craig Elliot of Elliot Work Group

Location: Multi-Unit Dwelling - 1354 Woodside Avenue
Parking Area with five (5) or more spaces – 1364 Woodside Avenue

Zoning District: Historic Residential-Medium Density (HR-M) Zoning District

Adjacent Land Uses: Single-Family, Multi-Family, Municipal Uses

Reason for Review: Conditional Use Permit applications are reviewed and approved by the Planning Commission

Proposal

As described in the Master Planned Development Staff Report in this Planning Commission meeting packet, City Council gave the Lower Park Avenue Affordable Housing Project Team (Elliot Workgroup, Economic Development, Housing, Planning, and Community Development) direction to pursue the Land Use applications for the Woodside Park Affordable Housing Project – Phase I. The scope of Phase I required a Conditional Use Permit application for the Multi-Unit Dwelling and the Parking Area with five (5) or more spaces.

The Conditional Use Permit applications were submitted on January 26, 2017 for the Multi-Unit Dwelling and Parking Area (Parking Lot) with five (5) or more spaces. The Multi-Unit Dwelling will contain eight-units (8-units) and will be located at 1354 Woodside Avenue (the current legal address is 1353 Park Avenue). The Parking Lot will be located at 1364 Woodside Avenue and will contain 13 Parking Spaces.

Background

During a Work Session on August 25, 2016, City Council provided the Lower Park Avenue Affordable Housing Project Team (Elliot Workgroup, Economic Development, Housing, Planning, and Community Development) with direction to pursue a preferred concept for affordable housing on the former Park Avenue Fire Station Parcel ([Staff Report](#) – page 4, [Minutes](#) – Page 1). This project would be known as the Woodside Park Affordable Housing Project Phase I. On September 20th, 2016, the Project Team held a Public Open House to gather public input on City Council’s preferred concept.

With public input gathered, the Project Team returned to City Council on October 20, 2016 with an updated preferred concept based on the community engagement and August 25th Council comments. At the October 20th, 2016 meeting, Council provided affirmative direction to pursue the preferred concept, as amended, and begin the Land Use process ([Staff Report](#) – Page 4, [Minutes](#) – Page 2).

Over the next few months, the Project Team met weekly to develop the required Land Use application submittals. There are eight (8) applications total for the entire scope of Phase I all of which are listed in the Master Planned Development Staff Report in this Planning Commission meeting packet.

On January 26, 2017, Elliot Workgroup submitted the Conditional Use Permit applications for the Multi-Unit Dwelling and the Parking Area with five (5) or more spaces as the representative for Park City Municipal Corporation. The applications were deemed complete on February 6, 2017.

The applicant is proposing an eight-unit (8-unit) Multi-Unit Dwelling at 1354 Woodside Avenue as a part of the Woodside Park Affordable Housing Project – Phase I. There will be four (4) units ranging from approximately 1177 square feet to 1194 square feet and four (4) units ranging from approximately 258 square feet to 265 square feet.

The applicant is also proposing a 13-car Parking Lot (Parking Area with five (5) or more spaces) to facilitate compliance with the Parking Requirement for the entire Woodside Park Affordable Housing Project – Phase I. For a complete Parking Analysis, please reference section E. Off-Street Parking of the Master Planned Development application staff report in this Planning Commission Meeting Packet.

A Historic District Design Review (HDDR) application has been submitted for the Parking Lot and Multi-Unit Dwelling. The application is under review pending Planning Commission review of the Conditional Use Permits.

The applicant has submitted a Plat Amendment application to create the Woodside Park Phase I Subdivision creating a 3-lot subdivision. The Multi-Unit Dwelling and Parking Lot will be located on Lot 1 of the proposed Woodside Park Phase I Subdivision.

The Planning Commission reviewed and continued the Conditional Use Permit applications on July 12th, 2017 and July 26th, 2017. There was no discussion from the Planning Commission regarding the Conditional Use Permits at either of the meetings.

Purpose

The purpose of the Historic Residential Medium Density (HR-M) District is to:

- A. allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- B. encourage new Development along an important corridor that is Compatible with Historic Structures in the surrounding Area,
- C. encourage the rehabilitation of existing Historic Structures,
- D. encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- E. encourage Affordable Housing,
- F. encourage Development which minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas, and
- G. establish specific criteria for the review of Neighborhood Commercial Uses in Historic Structures along Park Avenue.

Analysis

The proposed eight-unit (8-unit) Multi-Unit Dwelling and Parking Lot are compatible with the following purpose statements of the Historic Residential Medium Density (HR-M) District:

- A. allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- B. encourage new Development along an important corridor that is Compatible with Historic Structures in the surrounding Area,
- D. encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- E. encourage Affordable Housing,
- F. encourage Development which minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas, and

Per [LMC 15-2.4-2\(B\) Conditional Uses](#), a Multi-Unit Dwelling and a Parking Area with five (5) or more spaces (Parking Lot) are Conditional Uses. In the HR-M District, Conditional Uses are subject to review according to the Conditional Use Permit Criteria set forth in [LMC 15-1-10](#) and [LMC 15-2.4-3 Conditional Use Review \(HR-M\)](#). Staff has provided analysis for each Conditional Use Permit Criteria below:

Parking Area of five (5) of more spaces:

LMC 15-1-10(E) Review: The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Uses (Parking Area of 5 or more spaces) mitigates impacts of and addresses the following items:

1. Size and location of the site
No Unmitigated Impacts

The Lot containing the Parking Lot is 20,752.11 square feet. All Setbacks, height, parking, Open Space, and architectural requirements must be met. There is no minimum lot size for the Parking Lot.

The entire Woodside Park Affordable Housing Project – Phase I site is 26,940 square feet consisting of three (3) lots. A Plat Amendment is being processed concurrently to create a three lot subdivision (Plat Amendment staff report is in this Planning Commission meeting packet).

The subject property is located in the vicinity of other Multi-Unit Dwellings with associated Parking Areas, Single-Family Dwellings, and Municipal uses. There are two (2) “Significant” Single-Family Dwellings listed on the Park City Historic Sites Inventory (HSI) that are a part of the Woodside Park Affordable Housing Project – Phase I.

Table 1: Identifies the applicable location and site requirements for the Conditional Use Review:

Required:	Lot 1	Permitted:
Lot Size – square feet (SF)	20,752.11 SF	No minimum lot size requirements for Parking Lot(s)
Front Yard Setbacks by Use – feet (ft.)/inches (in.)	Parking Lot (Woodside Avenue) 15 ft. – 12 ft. 8 in. (south to north)	Parking Lot 15 ft. – 12 ft. 8 in.; <i>complies pending MPD approval</i>
Rear Yard Setbacks – feet (ft.)	Parking Lot (Woodside Avenue) 10 ft.	Parking Lot 10 ft.; <i>complies</i>
Side Yard Setbacks– feet (ft.)	Parking Lot (Woodside Avenue) 10 ft.	Parking Lot 10 ft. <i>complies</i>

2. Traffic considerations including capacity of the existing Streets in the Area
No Unmitigated Impacts

The Multi-Unit Dwelling will be adding additional vehicles to Woodside Avenue. The proposed design meets the requirements for parking as indicated in the Section E. Off-Street Parking of the Master Planned Development application staff report in this Planning Commission Meeting Packet; however, no traffic study has been completed to quantify the additional impact at neighboring intersections. A Condition of Approval has been added that the final Site Plan must be reviewed and approved by the City Engineer. The proposed Density of the entire MPD Project, is less than what is permitted under the LMC.

3. Utility capacity

No Unmitigated Impacts

The applicant has submitted a Utility Plan (Exhibit A) for the entire project. The applicant has reached out to local utility agencies for their initial review. No issues have been identified at this time.

4. Emergency vehicle access

No Unmitigated Impacts

Emergency vehicles will access the site directly from Woodside Avenue. There is also access from Park Avenue. No issues have been identified at this time. The access easement will be thickened concrete capable of supporting emergency vehicles.

5. Location and amount of off street parking

No Unmitigated Impacts

Parking is based on the size of the units as indicated table [LMC 15-3-6](#). The Multi-Unit Dwelling requires a total of ten (10) parking spaces to be accommodated in the Parking Lot.

Table 2: Identifies the Parking Required by Unit for the Multi-Unit Dwelling:

Unit:	Square Feet (SF):	Required:	Proposed:
A	1177 SF	1.5	1.5
A-1	258 SF	1	1
B	1194 SF	1.5	1.5
B-1	265 SF	1	1
C	1194 SF	1.5	1.5
C-1	265 SF	1	1
D	1177 SF	1.5	1.5
D-1	258 SF	1	1
TOTAL:		10	10

In total, the entire Woodside Park Affordable Housing Project requires 13.5 Parking Spaces (14 when rounded to the next whole number) to fulfill the Parking Requirement. Two (2) of the required 14 Parking Spaces will be provided on Lot 3 as a part of the Single-Family Dwelling at 1334 Woodside Avenue. The Parking Lot will then fulfill the remaining 11.5 (12 when rounded to the next whole number) Parking Spaces. The Parking Lot contains a total of 13 Parking Spaces. For a complete Parking Analysis, please reference section E. Off-Street Parking of the Master Planned Development application staff report in this Planning Commission Meeting Packet.

6. Internal vehicular and pedestrian circulation system

No Unmitigated Impacts

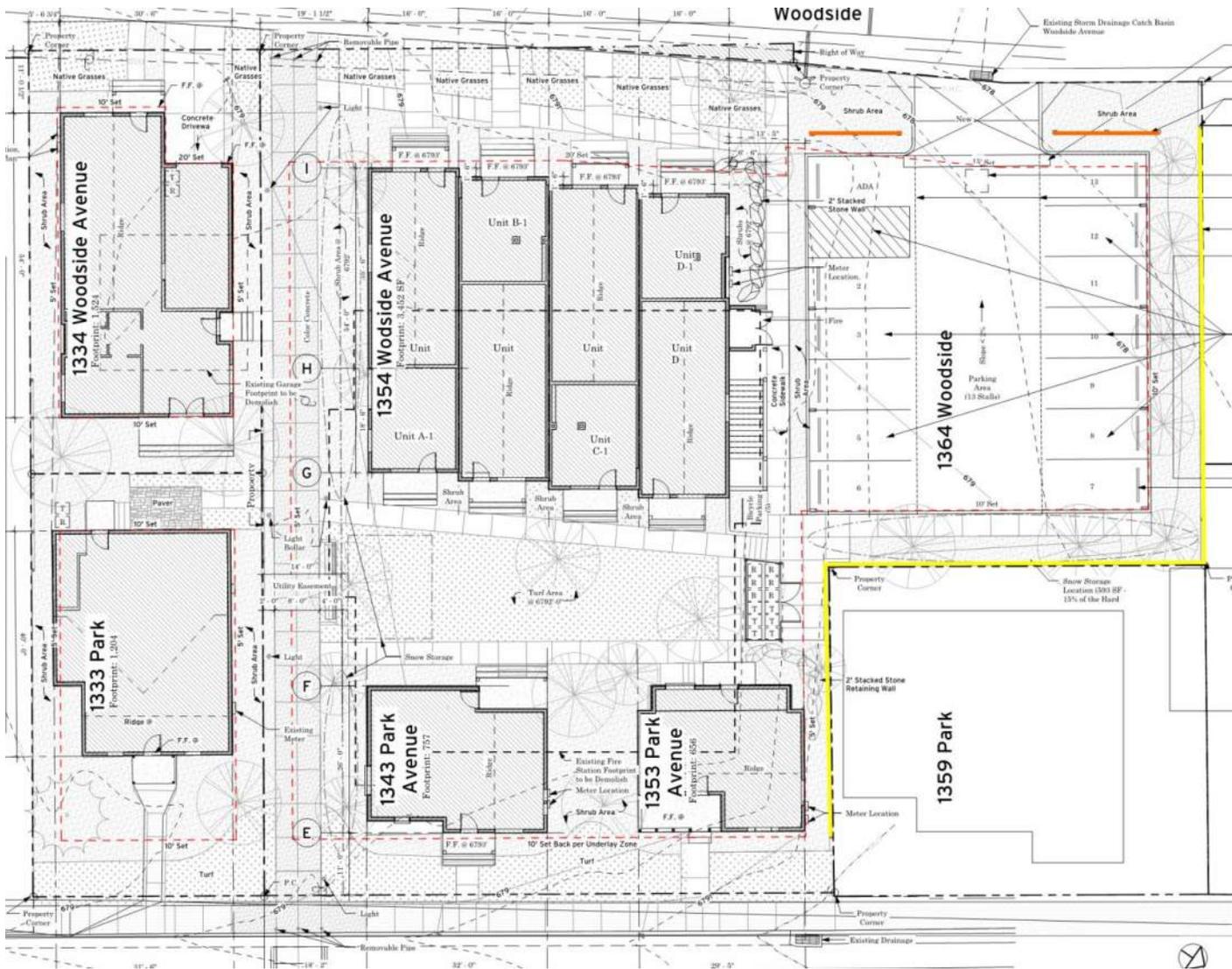
Vehicular access to the site is from Woodside Avenue, a public road. Pedestrian access is from Woodside Avenue and Park Avenue. The project scope includes an

Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue, eventually creating a pedestrian thoroughfare to Park City Mountain Resort after Phase II is completed. This access easement will provide an important link to future development and improve existing pedestrian/bicycle circulation in the Lower Park Avenue core.

7. Fencing, Screening and landscaping to separate the Use from adjoining Uses
No Unmitigated Impacts

Fencing and/or screening has been proposed for the Parking Lot. See Figure 1 below for specific fence locations.

Figure 1: The yellow line identifies a six foot (6') fence intended to screen the Parking Lot and internal areas of the development from the property owners to the north of the subject property. The orange line(s) identify the four foot (4') fence intended to screen the Parking Lot from view from the Public Right of Way.



In addition, the applicant has proposed ample vegetative screening for the parking lot which can be seen in the Landscape Plan (Sheet MPD-L200 in Exhibit A) and the Architectural Drawings for the Parking Lot (Exhibit C). As was discussed in the Master Planned Development application staff report in this meeting packet, the remainder of the project will have vegetation that is consistent with that found in the Historic District, including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials.

8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots

No Unmitigated Impacts

The zone height in the HR-M District is twenty-seven feet (27') from Existing Grade. The applicant does not exceed the Zone Height for any of the buildings in the Woodside Park Affordable Housing Project – Phase I. There is a carport structure with solar panels that will provide shelter for a portion of the Parking Lot area. The carport structure has been reviewed by the Design Review Team and the perceived mass of the structure is reduced by the lowered height and screened at the street.

9. Usable Open Space

No Unmitigated Impacts

As discussed in the Master Planned Development application (in this meeting packet), the proposal complies with the Open Space requirement as 14,119 square feet has been provided which equates to 52.41%.

10. Signs and lighting

No Unmitigated Impacts

The project has not yet proposed any signs for the project. The HR-M District allows signs as provided in the [Park City Sign Code, Title 12](#). Per the Parking Area requirements, the applicant has provided a lighting plan (see the Site Plan sheet MPD-004) and proposed fixture for review. In addition, the applicant has provided a lighting plan for the pedestrian easement – also visible on the Site Plan sheet MPD-004. Any building lighting will be required to meet the requirements in the Park City lighting regulations.

11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing

No Unmitigated Impacts

The proposed design is architecturally compatible with all surrounding structures. As stated previously, the carport has been reviewed by the Design Review Team and complies with the Design Guidelines for New Construction. The proposed design incorporates a modern interpretation of materials that are reminiscent of those used on Historic Structures. Overall, staff finds that the proposed design is compatible with the surrounding Structures in mass, scale, style, design, and architectural detailing.

The proposed Parking Lot has been screened (as discussed previously) in such a manner to mitigate any negative visual impacts from the Public Right-of-Way.

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site

No Unmitigated Impacts

The applicant will be required to meet all standards and codes in regards to mechanical systems. Mechanical factors beyond normal scope are not expected from a project of this type.

13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas

No Unmitigated Impacts

The Service area (which would include trash receptacles) is located near the Parking Lot in an enclosed structure (see Exhibit A – Site Plan Sheet MPD-004). Delivery and service vehicles outside of trash collection are not anticipated. An exterior dumpster has not been proposed.

14. Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities

No Unmitigated Impacts

This Multi-Unit Dwelling and Single-Family Dwelling abutting Park Avenue are expected to be deed restricted as a Condominium Project under individual ownership and will be compliant with the Affordable Housing Resolution. The Parking Lot will facilitate parking spaces for these structures.

15. Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site

No Unmitigated Impacts

The site is not located within the Sensitive Lands Overlay District. There are no known Physical Mine Hazards on the property. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance which is standard for all Development and is Condition of Approval #5 of the Plat Amendment. Due to the relatively flat topography, very little retaining will be necessary. All retaining walls on site are no higher than 4 feet in total height. All retaining walls will be stacked stone consistent with those found in the Historic District. The site is located in a FEMA Flood Zone A.

16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

No Unmitigated Impacts

As indicated in the Master Planned Development application staff report, staff finds that the proposed MPD fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan:

- [Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character](#), page 42.
 - Objective 3A, page 43.

- Community Planning Strategies 3.1, 3.2, 3.3, 3.4, 3.5, page 44.
- City Implementation Strategies 3.7, 3.11, 3.12, 3.15, page 45.
- [Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least 15% below 2005 levels in 2020](#), page 56.
 - Objectives 5A, 5B, 5C, page 57.
 - Community Planning Strategies 5.1, 5.2, 5.6, 5.8, page 58.
 - City Implementation Strategies 5.15, 5.17, 5.20, 5.24, page 59.
- [Goal 7: Life Cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents](#), page 70.
 - Objectives 7A, 7B, page 71.
 - Community Planning Objectives 7.1, 7.1.3, page 72.
 - City Implementation Strategies 7.7, page 73.
- [Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City](#), page 74.
 - Objectives 8A, 8B, 8C, page 74.
 - Community Planning Strategies 8.1, 8.2, 8.8, page 76.
 - City Implementation Strategies 8.11, 8.15, 8.17, page 77.
- [Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations](#), page 106.
 - Objectives 15A, 15B, 15E, page 107.
 - Community Planning Strategy 15.7, page 108.
 - City Implementation Strategies 15.16, page 109.

[LMC 15-2.4-3 Conditional Use Permit Review](#): The Planning Director shall review any Conditional Use permit (CUP) Application in the HR-M District and shall forward a recommendation to the Planning Commission regarding compliance with the Design Guidelines for Park City’s Historic Districts and Historic Sites and Chapter 5. The Planning Commission shall review the Application according to Conditional Use permit criteria set forth in Section 15-1-10. As well as the following:

A. [Consistent with the Design Guidelines for Park City’s Historic Districts and Historic Sites.](#)

No Unmitigated Impacts

The proposed Parking Lot has been screened (as discussed previously) in such a manner to mitigate any negative visual impacts from the Public Right-of-Way. The proposed design complies with the Design Guidelines for New Construction.

B. [The Applicant may not alter the Historic Structure to minimize the residential character of the Building.](#)

Not applicable

The Parking Lot will be constructed on vacant lots. No Historic Structures are physically impacted by the Conditional Uses.

- C. Dedication of a Facade Preservation Easement to assure preservation of the Structure is required.

Not applicable

The Parking Lot is new construction.

- D. New Buildings and additions must be in scale and Compatible with existing Historic Buildings in the neighborhood. Larger Building masses should be located to rear of the Structure to minimize the perceived mass from the Street.

No Unmitigated Impacts

As discussed previously, the carport and Parking Lot comply with the Design Guidelines for New Construction, specifically the Universal Guidelines and the Mass, Scale, and Height provisions of B. Primary Structures. The scale and height of the proposed structure follows the predominant pattern of the neighborhood and is screened at the street.

- E. Parking requirements of Section 15-3 shall be met. The Planning Commission may waive parking requirements for Historic Structures. The Planning Commission may allow on-Street parallel parking adjacent to the Front Yard to count as parking for Historic Structures, if the Applicant can document that the on-Street Parking will not impact adjacent Uses or create traffic circulation hazards. A traffic study, prepared by a registered Engineer, may be required.

No Unmitigated Impacts

Parking for this CUP is based on the size of the units as indicated table [LMC 15-3-6](#). The Multi-Unit Dwelling requires a total of ten (10) parking spaces. In total, the entire Woodside Park Affordable Housing Project requires 11.5 Parking Spaces to fulfill the Parking Requirement. The Parking Lot contains a total of 13 Parking Spaces. For a complete Parking Analysis, please reference section E. Off-Street Parking of the Master Planned Development application staff report in this Planning Commission Meeting Packet.

- F. All Yards must be designed and maintained in a residential manner. Existing mature landscaping shall be preserved wherever possible. The Use of native plants and trees is strongly encouraged.

No Unmitigated Impacts

The applicant has proposed ample vegetative screening for the Parking Lot which can be seen in the Landscape Plan (Sheet MPD-L200 in Exhibit A) and the Architectural Drawings for the Parking Lot (Exhibit C). As was discussed in the Master Planned Development application staff report in this meeting packet, the remainder of the project will have vegetation that is consistent with that found in the Historic District, including, but not limited to, grass, native grasses, deciduous trees, shrubs, and other alpine perennials. The proposed landscaping is compatible with that seen on the Single-Family Dwellings throughout the HR-M District and is consistent with the Design Guidelines for New Construction, specifically, A.5 Landscaping.

- G. Required Fencing and Screening between commercial and Residential Uses is required along common Property Lines.

No Unmitigated Impacts

As can be seen in Figure 1, the applicant is proposing a six foot (6') fence which is intended to screen the Parking Lot and internal areas of the development from the residential property owners to the north of the subject property. In addition, the applicant is proposing a four foot (4') fence which is intended to screen the Parking Lot from view from the Public Right of Way. The remainder of the property has incorporated vegetative screening to buffer the public areas (like the Access Easement) and the private areas of the Woodside Park Affordable Housing Project – Phase I.

- H. All utility equipment and service Areas must be fully Screened to prevent visual and noise impacts on adjacent Properties and on pedestrians.

No Unmitigated Impacts

The proposed utility equipment and service areas are enclosed and screened. As discussed previously, the mechanical room for the proposed project is located within the building and is not accessible from the exterior of the building. The Fire Riser is accessed from the exterior of the Building to allow for emergency access as required by code; however, the Fire Riser is an enclosed space and should not have negative impacts on the exterior of the structure. The applicant will be required to meet all standards and codes in regards to mechanical systems and mechanical factors beyond normal scope are not expected from a project of this type.

Multi-Unit Dwelling:

LMC 15-1-10(E) Review: The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Uses (Multi-Unit Dwelling) mitigates impacts of and addresses the following items:

1. Size and location of the site

No Unmitigated Impacts

The Lot containing the Multi-Unit Dwelling is 20,752.11 square feet. [Per LMC 15-2.4-4 Lot And Site Requirements](#), Developments consisting of more than four (4) Dwelling Units require a Lot Area at least equal to 5,625 square feet plus an additional 1,000 square feet per each additional Dwelling Unit over four (4) units. All Setback, height, parking, Open Space, and architectural requirements must be met. The total minimum lot area required for an eight-unit (8-unit) Multi-Unit Dwelling is 9,625 square feet. The Multi-Unit Dwelling and Parking Lot comply with the minimum lot size.

The entire Woodside Park Affordable Housing Project – Phase I site is 26,940 square feet consisting of three (3) lots. A Plat Amendment is being processed concurrently to create a three lot subdivision (Plat Amendment staff report is in this Planning Commission meeting packet).

The subject property is located in the vicinity of other Multi-Unit Dwellings with associated Parking Areas, Single-Family Dwellings, and Municipal uses. There are two (2) “Significant” Single-Family Dwellings listed on the Park City Historic Sites Inventory (HSI) that are a part of the Woodside Park Affordable Housing Project – Phase I.

Table 1: Identifies the applicable location and site requirements for the Conditional Use Review:

Required:	Lot 1	Permitted:
Lot Size – square feet (SF)	20,752.11 SF	9,625 SF minimum for 8-unit Multi-Unit Dwelling; complies
Front Yard Setbacks by Use – feet (ft.)/inches (in.)	Multi-Unit Dwelling (Woodside Avenue) 20 ft.	Multi-Family Dwelling 20 ft.; complies
Side Yard Setbacks– feet (ft.)	Multi-Unit Dwelling (Woodside Avenue) 18 ft.	Multi-Family Dwelling 10 ft.; complies

2. Traffic considerations including capacity of the existing Streets in the Area
No Unmitigated Impacts

The Multi-Unit Dwelling will be adding additional vehicles to Woodside Avenue. The proposed design meets the requirements for parking as indicated in the Section E. Off-Street Parking of the Master Planned Development application staff report in this Planning Commission Meeting Packet; however, no traffic study has been completed to quantify the additional impact at neighboring intersections. A Condition of Approval has been added that the final Site Plan must be reviewed and approved by the City Engineer. The proposed Density of the entire MPD Project, is less than what is permitted under the LMC.

3. Utility capacity
No Unmitigated Impacts

The applicant has submitted a Utility Plan (Exhibit A) for the entire project. The applicant has reached out to local utility agencies for their initial review. No issues have been identified at this time.

4. Emergency vehicle access
No Unmitigated Impacts

Emergency vehicles will access the site directly from Woodside Avenue. There is also access from Park Avenue. No issues have been identified at this time. The access easement will be thickened concrete capable of supporting emergency vehicles.

5. Location and amount of off street parking

No Unmitigated Impacts

Parking is based on the size of the units as indicated table [LMC 15-3-6](#). The Multi-Unit Dwelling requires a total of ten (10) parking spaces.

Table 2: Identifies the Parking Required by Unit for the Multi-Unit Dwelling:

Unit:	Square Feet (SF):	Required:	Proposed:
A	1177 SF	1.5	1.5
A-1	258 SF	1	1
B	1194 SF	1.5	1.5
B-1	265 SF	1	1
C	1194 SF	1.5	1.5
C-1	265 SF	1	1
D	1177 SF	1.5	1.5
D-1	258 SF	1	1
TOTAL:		10	10

In total, the entire Woodside Park Affordable Housing Project requires 13.5 Parking Spaces (14 when rounded to the next whole number) to fulfill the Parking Requirement. Two (2) of the required 14 Parking Spaces will be provided on Lot 3 as a part of the Single-Family Dwelling at 1334 Woodside Avenue. The Parking Lot will then fulfill the remaining 11.5 (12 when rounded to the next whole number) Parking Spaces. The Parking Lot contains a total of 13 Parking Spaces. For a complete Parking Analysis, please reference section E. Off-Street Parking of the Master Planned Development application staff report in this Planning Commission Meeting Packet.

6. Internal vehicular and pedestrian circulation system

No Unmitigated Impacts

Vehicular access to the site is from Woodside Avenue, a public road. Pedestrian access is from Woodside Avenue and Park Avenue. The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue, eventually creating a pedestrian thoroughfare to Park City Mountain Resort after Phase II is completed. This access easement will provide an important link to future development and improve existing pedestrian/bicycle circulation in the Lower Park Avenue core.

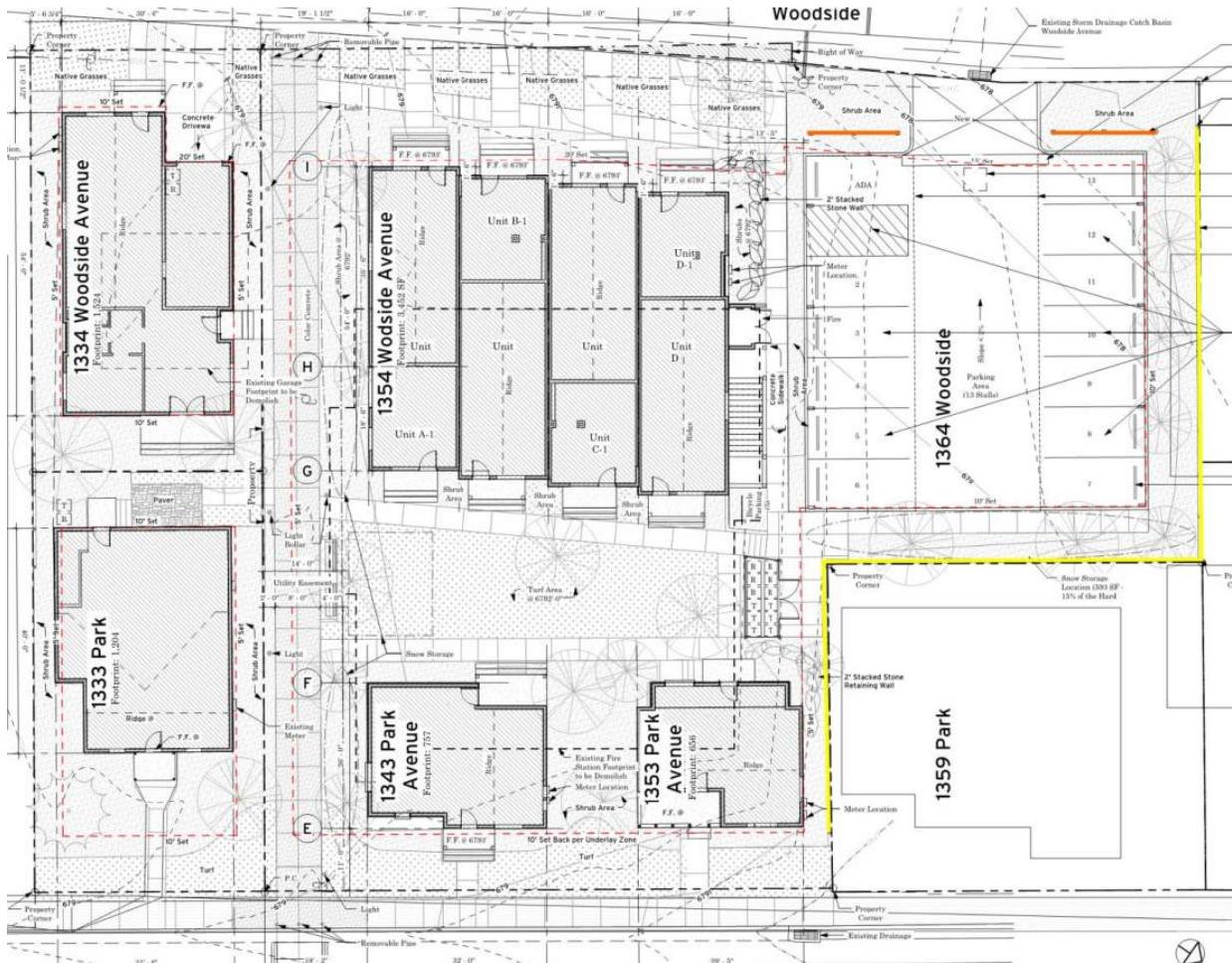
7. Fencing, Screening and landscaping to separate the Use from adjoining Uses

No Unmitigated Impacts

Fencing and/or screening has been proposed for the Parking Lot. See Figure 1 below for specific fence locations.

Figure 1: The yellow line identifies a six foot (6') fence intended to screen the Parking Lot and internal areas of the development from the property owners to the north of the

subject property. The orange line(s) identify the four foot (4') fence intended to screen the Parking Lot from view from the Public Right of Way.



In addition, the applicant has proposed ample vegetative screening for the parking lot which can be seen in the Landscape Plan (Sheet MPD-L200 in Exhibit A) and the Architectural Drawings for the Parking Lot (Exhibit C). As was discussed in the Master Planned Development application staff report in this meeting packet, the remainder of the project will have vegetation that is consistent with that found in the Historic District, including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials.

8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots

No Unmitigated Impacts

The zone height in the HR-M District is twenty-seven feet (27') from Existing Grade. The applicant does not exceed the Zone Height for any of the buildings in the Woodside Park Affordable Housing Project – Phase I. The proposed Multi-Unit Dwelling has broken up the perceived Building mass and bulk by adding articulation in the west (front) façade. The Building, as viewed from the exterior, has been broken

up into smaller modules to appear like a series of smaller buildings rather than a large mass.

The Multi-Unit Dwelling, as proposed, complies with the Design Guidelines for New Construction including the Universal Guidelines in that the new building reflects the historic character – simple building forms, unadorned materials, and restrained ornamentation. In addition, the exterior elements of the new development – roofs, entrances, eaves, chimneys, porches, windows, doors, steps, and retaining walls are of human scale and are compatible with the neighboring Historic Sites. The scale and height of the proposed building follows the predominant pattern of the neighborhood, especially with the use of the 12:12 pitch roof form. The size and mass of the structure is compatible with the neighborhood because the units are broken up into smaller modules which added articulation and the varying the roof forms broke up the mass.

9. Usable Open Space

No Unmitigated Impacts

As discussed in the Master Planned Development application (in this meeting packet), the proposal complies with the Open Space requirement as 14,119 square feet has been provided which equates to 52.41%.

10. Signs and lighting

No Unmitigated Impacts

The project has not yet proposed any signs for the project. The HR-M District allows signs as provided in the [Park City Sign Code, Title 12](#). Per the Parking Area requirements, the applicant has provided a lighting plan (see the Site Plan sheet MPD-004) and proposed fixture for review. In addition, the applicant has provided a lighting plan for the pedestrian easement – also visible on the Site Plan sheet MPD-004. Any building lighting will be required to meet the requirements in the Park City lighting regulations.

11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing

No Unmitigated Impacts

The proposed design is architecturally compatible with all surrounding structures, whether they are Single-Family Dwelling or Multi-Unit Dwelling. As stated previously, the Multi-Unit Dwelling complies with the Design Guidelines for New Construction. The proposed design incorporates a modern interpretation of materials that are reminiscent of those used on Historic Structures. Overall, staff finds that the proposed design is compatible with the surrounding Structures in mass, scale, style, design, and architectural detailing.

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site

No Unmitigated Impacts

The mechanical room for the proposed project is located within the building and is not accessible from the exterior of the building. The Fire Riser is accessed from the exterior of the Building to allow for emergency access as required by code; however, the Fire Riser is an enclosed space and should not have negative impacts on the exterior of the structure as it relates to noise, vibration, odors, steam, or other mechanical factors. The applicant will be required to meet all standards and codes in regards to mechanical systems. Mechanical factors beyond normal scope are not expected from a project of this type.

13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas

No Unmitigated Impacts

The Service area (which would include trash receptacles) is located near the Parking Lot in an enclosed structure (see Exhibit A – Site Plan Sheet MPD-004). Delivery and service vehicles outside of trash collection are not anticipated. An exterior dumpster has not been proposed.

14. Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities

No Unmitigated Impacts

This Multi-Dwelling residential project is expected to be deed restricted as a Condominium Project under individual ownership. Unit A, B, C, and D (ranging from approximately 1177 square feet to 1194 square feet) will each own their own smaller units in Units A-1, A-2, A-3, A-4 (ranging from approximately 258 square feet to 265 square feet) with the intention of producing a rental income for the owners of the primary unit and to fill the void for “transient housing” (seasonal) as directed in the General Plan ([Goal 8](#)) and Purpose Statement A of the HR-M District. The entire Multi-Unit Dwelling is Affordable Housing.

15. Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site

No Unmitigated Impacts

The site is not located within the Sensitive Lands Overlay District. There are no known Physical Mine Hazards on the property. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance which is standard for all Development and is Condition of Approval #5 of the Plat Amendment. Due to the relatively flat topography, very little retaining will be necessary. All retaining walls on site are no higher than 4 feet in total height. All retaining walls will be stacked stone consistent with those found in the Historic District. The site is located in a FEMA Flood Zone A.

16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

No Unmitigated Impacts

As indicated in the Master Planned Development application staff report, staff finds that the proposed MPD fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan:

- [Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character](#), page 42.
 - Objective 3A, page 43.
 - Community Planning Strategies 3.1, 3.2, 3.3, 3.4, 3.5, page 44.
 - City Implementation Strategies 3.7, 3.11, 3.12, 3.15, page 45.
- [Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least 15% below 2005 levels in 2020](#), page 56.
 - Objectives 5A, 5B, 5C, page 57.
 - Community Planning Strategies 5.1, 5.2, 5.6, 5.8, page 58.
 - City Implementation Strategies 5.15, 5.17, 5.20, 5.24, page 59.
- [Goal 7: Life Cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents](#), page 70.
 - Objectives 7A, 7B, page 71.
 - Community Planning Objectives 7.1, 7.1.3, page 72.
 - City Implementation Strategies 7.7, page 73.
- [Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City](#), page 74.
 - Objectives 8A, 8B, 8C, page 74.
 - Community Planning Strategies 8.1, 8.2, 8.8, page 76.
 - City Implementation Strategies 8.11, 8.15, 8.17, page 77.
- [Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations](#), page 106.
 - Objectives 15A, 15B, 15E, page 107.
 - Community Planning Strategy 15.7, page 108.
 - City Implementation Strategies 15.16, page 109.

[LMC 15-2.4-3 Conditional Use Permit Review](#): The Planning Director shall review any Conditional Use permit (CUP) Application in the HR-M District and shall forward a recommendation to the Planning Commission regarding compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites and Chapter 5. The Planning Commission shall review the Application according to Conditional Use permit criteria set forth in Section 15-1-10. As well as the following:

- A. [Consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites](#).

No Unmitigated Impacts

The Multi-Unit Dwelling, as proposed, complies with the Design Guidelines for New Construction including the Universal Guidelines in that the new building reflects the historic character – simple building forms, unadorned materials, and restrained ornamentation. In addition, the exterior elements of the new development – roofs, entrances, eaves, chimneys, porches, windows, doors, steps, and retaining walls are

of human scale and are compatible with the neighboring Historic Sites. The scale and height of the proposed building follows the predominant pattern of the neighborhood, especially with the use of the 12:12 pitch roof form. The size and mass of the structure is compatible with the neighborhood because the units are broken up into smaller modules which added articulation and the varying the roof forms broke up the mass.

- B. The Applicant may not alter the Historic Structure to minimize the residential character of the Building.

Not applicable

The Multi-Unit Dwelling will be constructed on vacant lots. No Historic Structures are physically impacted by the Conditional Uses.

- C. Dedication of a Facade Preservation Easement to assure preservation of the Structure is required.

Not applicable

The Multi-Unit Dwelling is new construction.

- D. New Buildings and additions must be in scale and Compatible with existing Historic Buildings in the neighborhood. Larger Building masses should be located to rear of the Structure to minimize the perceived mass from the Street.

No Unmitigated Impacts

As discussed previously, the Multi-Unit Dwelling complies with the Design Guidelines for New Construction, specifically the Universal Guidelines and the Mass, Scale, and Height provisions of B. Primary Structures. The scale and height of the proposed building follows the predominant pattern of the neighborhood, especially with the use of the 12:12 pitch roof form. The size and mass of the structure is compatible with the neighborhood because the units are broken up into smaller modules which added articulation and the varying the roof forms broke up the mass.

- E. Parking requirements of Section 15-3 shall be met. The Planning Commission may waive parking requirements for Historic Structures. The Planning Commission may allow on-Street parallel parking adjacent to the Front Yard to count as parking for Historic Structures, if the Applicant can document that the on-Street Parking will not impact adjacent Uses or create traffic circulation hazards. A traffic study, prepared by a registered Engineer, may be required.

No Unmitigated Impacts

Parking for this CUP is based on the size of the units as indicated table [LMC 15-3-6](#). The Multi-Unit Dwelling requires a total of ten (10) parking spaces. In total, the entire Woodside Park Affordable Housing Project requires 11.5 Parking Spaces to fulfill the Parking Requirement. The Parking Lot contains a total of 13 Parking Spaces. For a complete Parking Analysis, please reference section E. Off-Street Parking of the Master Planned Development application staff report in this Planning Commission Meeting Packet.

- F. All Yards must be designed and maintained in a residential manner. Existing mature landscaping shall be preserved wherever possible. The Use of native plants and trees is strongly encouraged.

No Unmitigated Impacts

The applicant has proposed ample vegetative screening for the Parking Lot which can be seen in the Landscape Plan (Sheet MPD-L200 in Exhibit A) and the Architectural Drawings for the Parking Lot (Exhibit C). As was discussed in the Master Planned Development application staff report in this meeting packet, the remainder of the project will have vegetation that is consistent with that found in the Historic District, including, but not limited to, natural turf, native grasses, deciduous trees, shrubs, and other alpine perennials. The proposed landscaping is compatible with that seen on the Single-Family Dwellings throughout the HR-M District and is consistent with the Design Guidelines for New Construction, specifically, A.5 Landscaping.

- G. Required Fencing and Screening between commercial and Residential Uses is required along common Property Lines.

No Unmitigated Impacts

As can be seen in Figure 1, the applicant is proposing a six foot (6') fence which is intended to screen the Parking Lot and internal areas of the development from the residential property owners to the north of the subject property. In addition, the applicant is proposing a four foot (4') fence which is intended to screen the Parking Lot from view from the Public Right of Way. The remainder of the property has incorporated vegetative screening to buffer the public areas (like the Access Easement) and the private areas of the Woodside Park Affordable Housing Project – Phase I.

- H. All utility equipment and service Areas must be fully Screened to prevent visual and noise impacts on adjacent Properties and on pedestrians.

No Unmitigated Impacts

The proposed utility equipment and service areas are enclosed and screened. As discussed previously, the mechanical room for the proposed project is located within the building and is not accessible from the exterior of the building. The Fire Riser is accessed from the exterior of the Building to allow for emergency access as required by code; however, the Fire Riser is an enclosed space and should not have negative impacts on the exterior of the structure. The applicant will be required to meet all standards and codes in regards to mechanical systems and mechanical factors beyond normal scope are not expected from a project of this type.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On June 28th, 2017, July 12th, 2016, August 9th, 2017 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on June 24th, 2017, July 8th, 2017,

and August 5th, 2017 according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives

1. The Planning Commission may approve the Conditional Use Permits for the Multi-Unit Dwelling and Parking Area with five (5) or more spaces at the Woodside Park Affordable Housing Project – Phase I, as conditioned or amended; or
2. The Planning Commission may continue the discussion on the Conditional Use Permits for the Multi-Unit Dwelling and Parking Area with five (5) or more spaces at the Woodside Park Affordable Housing Project – Phase I; or
3. The Planning Commission may deny Conditional Use Permits for the Multi-Unit Dwelling and Parking Area with five (5) or more spaces at the Woodside Park Affordable Housing Project – Phase I and direct staff to make Findings for this decision.
4. The Planning Commission may deny one Conditional Use Permit, but approve the other Conditional Use Permit and direct staff to make Findings for this decision.

Significant Impacts

There are no significant fiscal impacts from this application that haven't been addressed.

Consequences of not taking action on the Suggested Recommendation

The applicant would have to modify the current design based on input from the Planning Commission.

Recommendation

Staff recommends that the Planning Commission review the submitted Conditional Use Permits for the Multi-Unit Dwelling and Parking Area with five (5) or more spaces, hold a public hearing, and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Commission's consideration.

Parking Area of five (5) of more spaces:

Findings of Fact

1. The proposed site location of the Woodside Park Affordable Housing Project – Phase I, consists of 1333 Park Avenue (“Significant” Single-Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot).
2. The property is located in the Historic Residential-Medium Density (HR-M) Zoning District.

3. Per LMC 15-2.4-2(B) Conditional Uses, a Parking Area with five (5) or more spaces (Parking Lot) is a Conditional Use. In the HR-M District, Conditional Uses are subject to review according to the Conditional Use Permit Criteria set forth in LMC 15-1-10 and LMC 15-2.4-3 Conditional Use Review (HR-M).
4. The Conditional Use Permit application was submitted on January 26, 2017 for the Parking Area (Parking Lot) with five (5) or more spaces. The application was deemed complete on February 6, 2017.
The Parking Lot will be located at 1364 Woodside Avenue and will contain 13 Parking Spaces. The site is located in a FEMA Flood Zone A.
5. There are eight (8) applications total for the entire scope of Phase I.
6. A Historic District Design Review (HDDR) application has been submitted for the Parking Lot. The application is under review pending Planning Commission review of the Conditional Use Permits.
7. The applicant has submitted a Plat Amendment application for the Woodside Park Phase I Subdivision creating a 3-lot subdivision. The Parking Lot will be located on Lot 1 of the proposed Woodside Park Phase I Subdivision.
8. The Lot containing the Parking Lot is 20,752.11 square feet.
9. In total, the entire Woodside Park Affordable Housing Project requires 13.5 Parking Spaces to fulfill the Parking Requirement. Two (2) of the required 13.5 Parking Spaces will be provided on Lot 3 as a part of the Single-Family Dwelling design at 1334 Woodside Avenue. The Parking Lot will then fulfill the remaining 11.5 Parking Spaces. The Multi-Unit Dwelling requires ten (10) Parking Spaces. The Parking Lot contains a total of 13 Parking Spaces.
10. The proposal complies with the Conditional Use Criteria set forth in LMC 15-1-10 and LMC 15-2.4-3 Conditional Use Review (HR-M).
11. There are no unmitigated impacts to LMC 15-1-10(E)(1) Size and location of the site, as The Lot containing the Parking Lot is 20,752.11 square feet. All Setbacks, height, parking, Open Space, and architectural requirements must be met. There is no minimum lot size for the Parking Lot.
12. There are no unmitigated impacts to LMC 15-1-10(E)(2) Traffic considerations including capacity of the existing Streets in the Area, as the proposed design meets the requirements for parking as indicated in the Section E. Off-Street Parking of the Master Planned Development and the proposed Density of the entire MPD Project, is less than what is permitted under the LMC.
13. There are no unmitigated impacts to LMC 15-1-10(E)(3) Utility capacity, the applicant has submitted a Utility Plan and reached out to local utility agencies for their initial review. No issues have been identified at this time.
14. There are no unmitigated impacts to LMC 15-1-10(E)(4) Emergency vehicle access as Emergency vehicles will access the site directly from Woodside Avenue and Park Avenue. No issues have been identified at this time. The access easement will be thickened concrete capable of supporting emergency vehicles.
15. There are no unmitigated impacts to LMC 15-1-10(E)(5) Location and amount of off street parking, as the Parking Lot contains a total of 13 Parking Spaces.
16. There are no unmitigated impacts to LMC 15-1-10(E)(6) Internal vehicular and pedestrian circulation system, as Vehicular access to the site is from Woodside Avenue, a public road. Pedestrian access is from Woodside Avenue and Park

Avenue. The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue, eventually creating a pedestrian thoroughfare to Park City Mountain Resort after Phase II is completed.

17. There are no unmitigated impacts to LMC 15-1-10(E)(7) Fencing, Screening and landscaping to separate the Use from adjoining Uses, as Fencing and/or screening has been proposed for the Parking Lot.
18. There are no unmitigated impacts to LMC 15-1-10(E)(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots, as the applicant does not exceed the Zone Height for any of the buildings in the Woodside Park Affordable Housing Project – Phase I.
19. There are no unmitigated impacts to LMC 15-1-10(E)(9) Usable Open Space, as the proposal complies with the Open Space requirement as 14,119 square feet has been provided which equates to 52.41%.
20. There are no unmitigated impacts to LMC 15-1-10(E)(10) Signs and lighting, as the project has not yet proposed any signs for the project. The HR-M District allows signs as provided in the Park City Sign Code, Title 12.
21. There are no unmitigated impacts to LMC 15-1-10(E)(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing, as the proposed design is architecturally compatible with all surrounding structures.
22. There are no unmitigated impacts to LMC 15-1-10(E)(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site, as the applicant will be required to meet all standards and codes in regards to mechanical systems. Mechanical factors beyond normal scope are not expected from a project of this type.
23. There are no unmitigated impacts to LMC 15-1-10(E)(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas, as the Service area (which would include trash receptacles) is located near the Parking Lot in an enclosed structure. Delivery and service vehicles outside of trash collection are not anticipated.
24. There are no unmitigated impacts to LMC 15-1-10(E)(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities, as this Multi-Unit Dwelling and Single-Family Dwelling abutting Park Avenue are expected to be deed restricted as a Condominium Project under individual ownership and will be compliant with the Affordable Housing Resolution. The Parking Lot will facilitate parking spaces for these structures.
25. There are no unmitigated impacts to LMC 15-1-10(E)(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site, as the site is not located within the Sensitive Lands Overlay District.
26. There are no unmitigated impacts to LMC 15-1-10(E)(16) Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding, as the proposed MPD fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan.

27. There are no unmitigated impacts to LMC 15-2.4-3(A) as the proposed Parking Lot has been screened in such a manner to mitigate any negative visual impacts from the Public Right-of-Way.
28. There are no unmitigated impacts to LMC 15-2.4-3(B) as the Parking Lot will be constructed on vacant lots. No Historic Structures are physically impacted by the Conditional Uses.
29. There are no unmitigated impacts to LMC 15-2.4-3(C) as the Parking Lot is new construction.
30. There are no unmitigated impacts to LMC 15-2.4-3(D) as the carport and Parking Lot comply with the Design Guidelines for New Construction, specifically the Universal Guidelines and the Mass, Scale, and Height provisions of B. Primary Structures.
31. There are no unmitigated impacts to LMC 15-2.4-3(E) as the Parking for this CUP is based on the size of the units as indicated table LMC 15-3-6.
32. There are no unmitigated impacts to LMC 15-2.4-3(F) as the applicant has proposed ample vegetative screening for the Parking Lot which can be seen in the Landscape Plan (Sheet MPD-L200 in Exhibit A) and the Architectural Drawings for the Parking Lot.
33. There are no unmitigated impacts to LMC 15-2.4-3(G) as the applicant is proposing a six foot (6') fence which is intended to screen the Parking Lot and internal areas of the development from the residential property owners to the north of the subject property. In addition, the applicant is proposing a four foot (4') fence which is intended to screen the Parking Lot from view from the Public Right of Way.
34. There are no unmitigated impacts to LMC 15-2.4-3(H) as the proposed utility equipment and service areas are enclosed and screened.
35. The proposed Parking Lot complies with the maximum height requirement of the HRM.
36. The proposed Parking Lot complies with the minimum Front Yard, Rear Yard, and Side Yard Setbacks.
37. The Planning Commission reviewed and continued the Conditional Use Permit applications on July 12th, 2017 and July 26th, 2017. There was no discussion from the Planning Commission regarding the Conditional Use Permits at either of the meetings.
38. On June 28th, 2017, July 12th, 2016, August 9th, 2017 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on June 24th, 2017, July 8th, 2017, and August 5th, 2017 according to requirements of the Land Management Code.
39. The Findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The application complies with all requirements of the LMC and satisfies all Conditional Use Permit review criteria for a Parking Area as established by the [LMC 15-1-10](#) and [LMC 15-2.4-3\(E\) Conditional Use Review \(HR-M\)](#).
2. The Use, as conditioned, is Compatible with surrounding Structures in Use, scale, mass and circulation; and

3. 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.
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards, to include driveway and Parking Area layout, is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
4. A landscape plan is required to be submitted with the building permit. Changes to an approved landscape plan must be reviewed and approved by the Planning Department prior to landscape installation.
5. This approval will expire on July 12, 2018, if a complete building permit submittal has not been received, unless a written request for an extension is received and approved by the Planning Director prior to the date of expiration
6. Recordation of the Plat is required prior to building permit issuance.
7. Modified 13-D fire sprinkler system is required.
8. Any modification of approved unit layout which changes the number of bedrooms configuration or unit size will require amendment to Conditional Use Permit.
9. An approved tenant/owner parking management plan is required prior to building permit issuance that limits the occupant's vehicles per unit to those required in the LMC. Said plan must include a deed restriction and responsible party for enforcement.
10. All above grade utility facilities shall be located on the property and properly screened.

Multi-Unit Dwelling:

Findings of Fact

1. The proposed site location of the Woodside Park Affordable Housing Project – Phase I, consists of 1333 Park Avenue (“Significant” Single-Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot).
2. The property is located in the Historic Residential-Medium Density (HR-M) Zoning District.
3. Per LMC 15-2.4-2(B) Conditional Uses, a Multi-Unit Dwelling is a Conditional Use. In the HR-M District, Conditional Uses are subject to review according to the Conditional Use Permit Criteria set forth in LMC 15-1-10 and LMC 15-2.4-3 Conditional Use Review (HR-M).
4. The Conditional Use Permit applications were submitted on January 26, 2017 for the Multi-Unit Dwelling and Parking Area (Parking Lot) with five (5) or more spaces. The applications were deemed complete on February 6, 2017.
5. The Multi-Unit Dwelling will contain eight-units (8-units) and will be located at 1354 Woodside Avenue (the current legal address is 1353 Park Avenue).

6. The site is located in a FEMA Flood Zone A.
7. There are eight (8) applications total for the entire scope of Phase I.
8. A Historic District Design Review (HDDR) application has been submitted for the Parking Lot and Multi-Unit Dwelling. The application is under review pending Planning Commission review of the Conditional Use Permits.
9. The applicant has submitted a Plat Amendment application for the Woodside Park Phase I Subdivision creating a 3-lot subdivision. The Multi-Unit Dwelling and Parking Lot will be located on Lot 1 of the proposed Woodside Park Phase I Subdivision.
10. The Lot containing the Multi-Unit Dwelling is 20,752.11 square feet.
11. The Multi-Unit Dwelling will be Deed Restricted affordable housing.
12. The Multi-Unit Dwelling contains eight (8) units. There will be four (4) units ranging from approximately 1177 square feet to 1194 square feet and four (4) units ranging from approximately 258 square feet to 265 square feet.
13. In total, the entire Woodside Park Affordable Housing Project requires 13.5 Parking Spaces to fulfill the Parking Requirement. Two (2) of the required 13.5 Parking Spaces will be provided on Lot 3 as a part of the Single-Family Dwelling design at 1334 Woodside Avenue. The Parking Lot will then fulfill the remaining 11.5 Parking Spaces. The Multi-Unit Dwelling requires ten (10) Parking Spaces. The Parking Lot contains a total of 13 Parking Spaces.
14. There are no unmitigated impacts to LMC 15-1-10(E)(1) Size and location of the site, as the Lot containing the Multi-Unit Dwelling is 20,752.11 square feet. [Per LMC 15-2.4-4 Lot And Site Requirements](#), Developments consisting of more than four (4) Dwelling Units require a Lot Area at least equal to 5,625 square feet plus an additional 1,000 square feet per each additional Dwelling Unit over four (4) units. All Setback, height, parking, Open Space, and architectural requirements must be met.
15. There are no unmitigated impacts to LMC 15-1-10(E)(2) Traffic considerations including capacity of the existing Streets in the Area, as the proposed design meets the requirements for parking and the proposed Density of the entire MPD Project, is less than what is permitted under the LMC.
16. There are no unmitigated impacts to LMC 15-1-10(E)(3) Utility capacity, the applicant has submitted a Utility Plan and reached out to local utility agencies for their initial review. No issues have been identified at this time.
17. There are no unmitigated impacts to LMC 15-1-10(E)(4) Emergency vehicle access as Emergency vehicles will access the site directly from Woodside Avenue and Park Avenue. No issues have been identified at this time. The access easement will be thickened concrete capable of supporting emergency vehicles.
18. There are no unmitigated impacts to LMC 15-1-10(E)(5) Location and amount of off street parking, as the Parking Lot contains a total of 13 Parking Spaces.
19. There are no unmitigated impacts to LMC 15-1-10(E)(6) Internal vehicular and pedestrian circulation system, as Vehicular access to the site is from Woodside Avenue, a public road. Pedestrian access is from Woodside Avenue and Park Avenue. The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue, eventually creating a pedestrian thoroughfare to Park City Mountain Resort after Phase II is completed.

20. There are no unmitigated impacts to LMC 15-1-10(E)(7) Fencing, Screening and landscaping to separate the Use from adjoining Uses, as Fencing and/or screening has been proposed for the Parking Lot.
There are no unmitigated impacts to LMC 15-1-10(E)(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots, as the proposed Multi-Unit Dwelling has broken up the perceived Building mass and bulk by adding articulation in the west (front) façade. The Building, as viewed from the exterior, has been broken up into smaller modules to appear like a series of smaller buildings rather than a large mass.
21. There are no unmitigated impacts to LMC 15-1-10(E)(9) Usable Open Space, as the proposal complies with the Open Space requirement as 14,119 square feet has been provided which equates to 52.41%.
22. There are no unmitigated impacts to LMC 15-1-10(E)(10) Signs and lighting, as the project has not yet proposed any signs for the project. The HR-M District allows signs as provided in the [Park City Sign Code, Title 12](#).
23. There are no unmitigated impacts to LMC 15-1-10(E)(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing, as the proposed design is architecturally compatible with all surrounding structures.
24. There are no unmitigated impacts to LMC 15-1-10(E)(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site, as the applicant will be required to meet all standards and codes in regards to mechanical systems. Mechanical factors beyond normal scope are not expected from a project of this type.
25. There are no unmitigated impacts to LMC 15-1-10(E)(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas, as the Service area (which would include trash receptacles) is located near the Parking Lot in an enclosed structure. Delivery and service vehicles outside of trash collection are not anticipated.
26. There are no unmitigated impacts to LMC 15-1-10(E)(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities, as this Multi-Unit Dwelling and Single-Family Dwelling abutting Park Avenue are expected to be deed restricted as a Condominium Project under individual ownership and will be compliant with the Affordable Housing Resolution. The Parking Lot will facilitate parking spaces for these structures.
27. There are no unmitigated impacts to LMC 15-1-10(E)(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site, as the site is not located within the Sensitive Lands Overlay District.
28. There are no unmitigated impacts to LMC 15-1-10(E)(16) Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding, as the proposed MPD fulfills the following Goals, Objectives, and/or Implantation Strategies of the General Plan.

29. There are no unmitigated impacts to LMC 15-2.4-3(A) as the proposed Parking Lot has been screened in such a manner to mitigate any negative visual impacts from the Public Right-of-Way.
30. There are no unmitigated impacts to LMC 15-2.4-3(B) as the Parking Lot will be constructed on vacant lots. No Historic Structures are physically impacted by the Conditional Uses.
31. There are no unmitigated impacts to LMC 15-2.4-3(C) as the Multi-Unit Dwelling is new construction.
32. There are no unmitigated impacts to LMC 15-2.4-3(D) as the Multi-Unit Dwelling complies with the Design Guidelines for New Construction, specifically the Universal Guidelines and the Mass, Scale, and Height provisions of B. Primary Structures. The scale and height of the proposed building follows the predominant pattern of the neighborhood, especially with the use of the 12:12 pitch roof form.
33. There are no unmitigated impacts to LMC 15-2.4-3(E) as the Parking for this CUP is based on the size of the units as indicated table LMC 15-3-6.
34. There are no unmitigated impacts to LMC 15-2.4-3(F) as the applicant has proposed ample vegetative screening for the Parking Lot which can be seen in the Landscape Plan (Sheet MPD-L200 in Exhibit A) and the Architectural Drawings for the Parking Lot.
35. There are no unmitigated impacts to LMC 15-2.4-3(G) as the applicant is proposing a six foot (6') fence which is intended to screen the Parking Lot and internal areas of the development from the residential property owners to the north of the subject property. In addition, the applicant is proposing a four foot (4') fence which is intended to screen the Parking Lot from view from the Public Right of Way.
36. There are no unmitigated impacts to LMC 15-2.4-3(H) as the proposed utility equipment and service areas are enclosed and screened.
37. The Planning Commission reviewed and continued the Conditional Use Permit applications on July 12th, 2017 and July 26th, 2017. There was no discussion from the Planning Commission regarding the Conditional Use Permits at either of the meetings.
38. On June 28th, 2017, July 12th, 2016, August 9th, 2017 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on June 24th, 2017, July 8th, 2017, and August 5th, 2017 according to requirements of the Land Management Code.
39. The Findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The application complies with all requirements of the LMC and satisfies all Conditional Use Permit review criteria for a Multi-Unit Dwelling as established by the [LMC 15-1-10](#) and [LMC 15-2.4-3\(E\) Conditional Use Review \(HR-M\)](#).
2. The Use, as conditioned, is Compatible with surrounding Structures in Use, scale, mass and circulation; and
3. 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.
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards, to include driveway and Parking Area layout, is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
4. A landscape plan is required to be submitted with the building permit. Changes to an approved landscape plan must be reviewed and approved by the Planning Department prior to landscape installation.
5. This approval will expire on July 12, 2018, if a complete building permit submittal has not been received, unless a written request for an extension is received and approved by the Planning Director prior to the date of expiration
6. Recordation of the Plat is required prior to building permit issuance.
7. Modified 13-D fire sprinkler system is required.
8. Any modification of approved unit layout which changes the number of bedrooms configuration or unit size will require amendment to Conditional Use Permit.
9. An approved tenant/owner parking management plan is required prior to building permit issuance that limits the occupant's vehicles per unit to those required in the LMC. Said plan must include a deed restriction and responsible party for enforcement.
10. All above grade utility facilities shall be located on the property and properly screened.

Exhibits

- Exhibit A: Woodside Park Phase I Proposed Plat, Survey, Existing Site Plan, Proposed Site Plan, Utility Plan, Landscape Plan
- Exhibit B: Multi-Unit Dwelling Architectural Drawings
- Exhibit C: Parking Lot Architectural Drawings
- Exhibit D: Standard Project Conditions

Exhibit A - Woodside Park Affordable Housing
Project Phase I:
Proposed Plat, Survey, Existing Site Plan,
Proposed Site Plan, Utility Plan, Landscape Plan



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 recording 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 _____

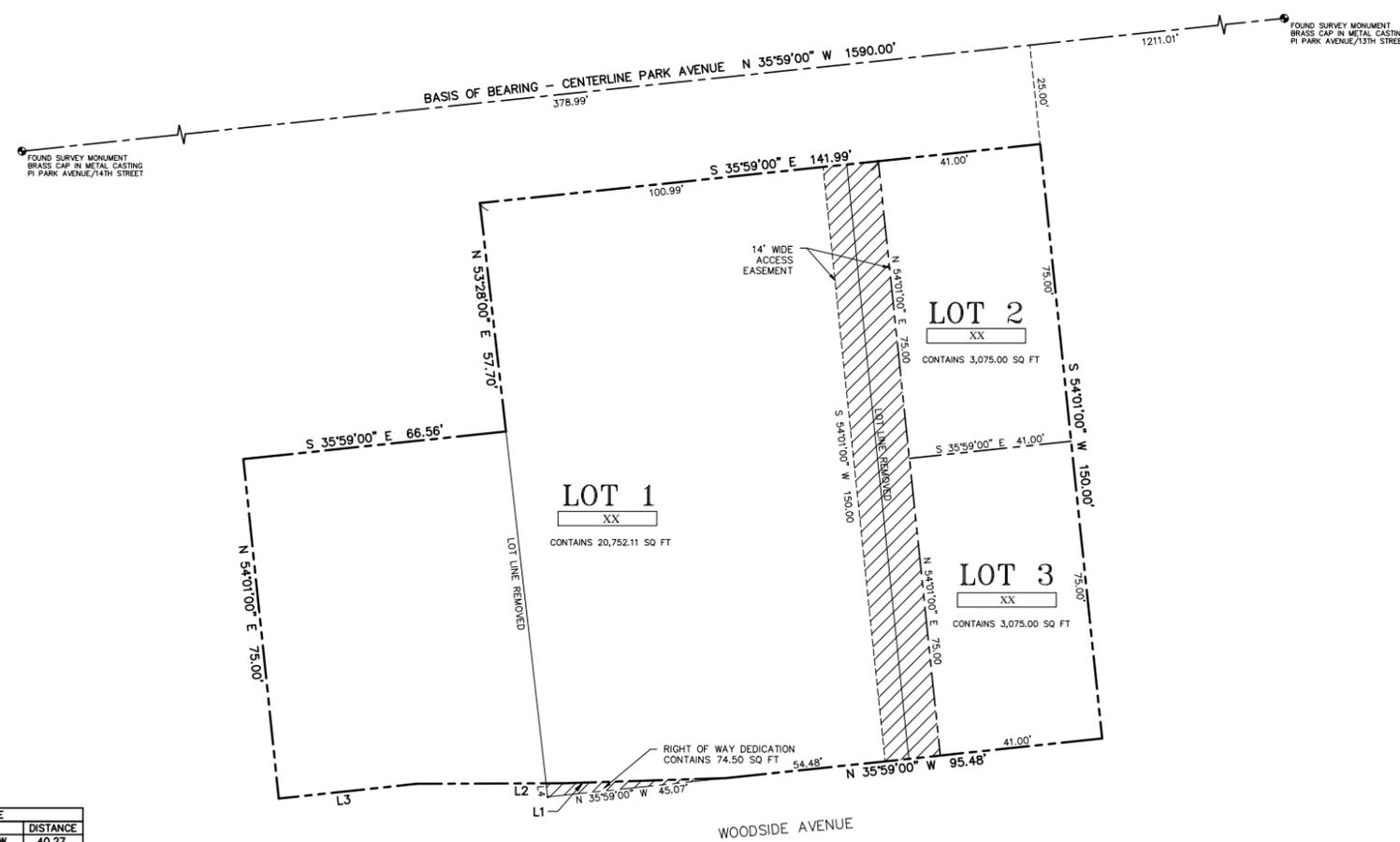
Printed Name _____

Residing in: _____

My commission expires: _____

NOTE

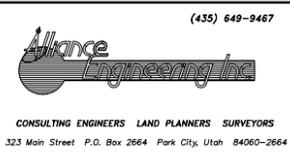
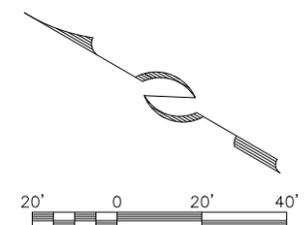
This subdivision is subject to the Conditions of Approval in Ordinance 2017-_____.



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 _____

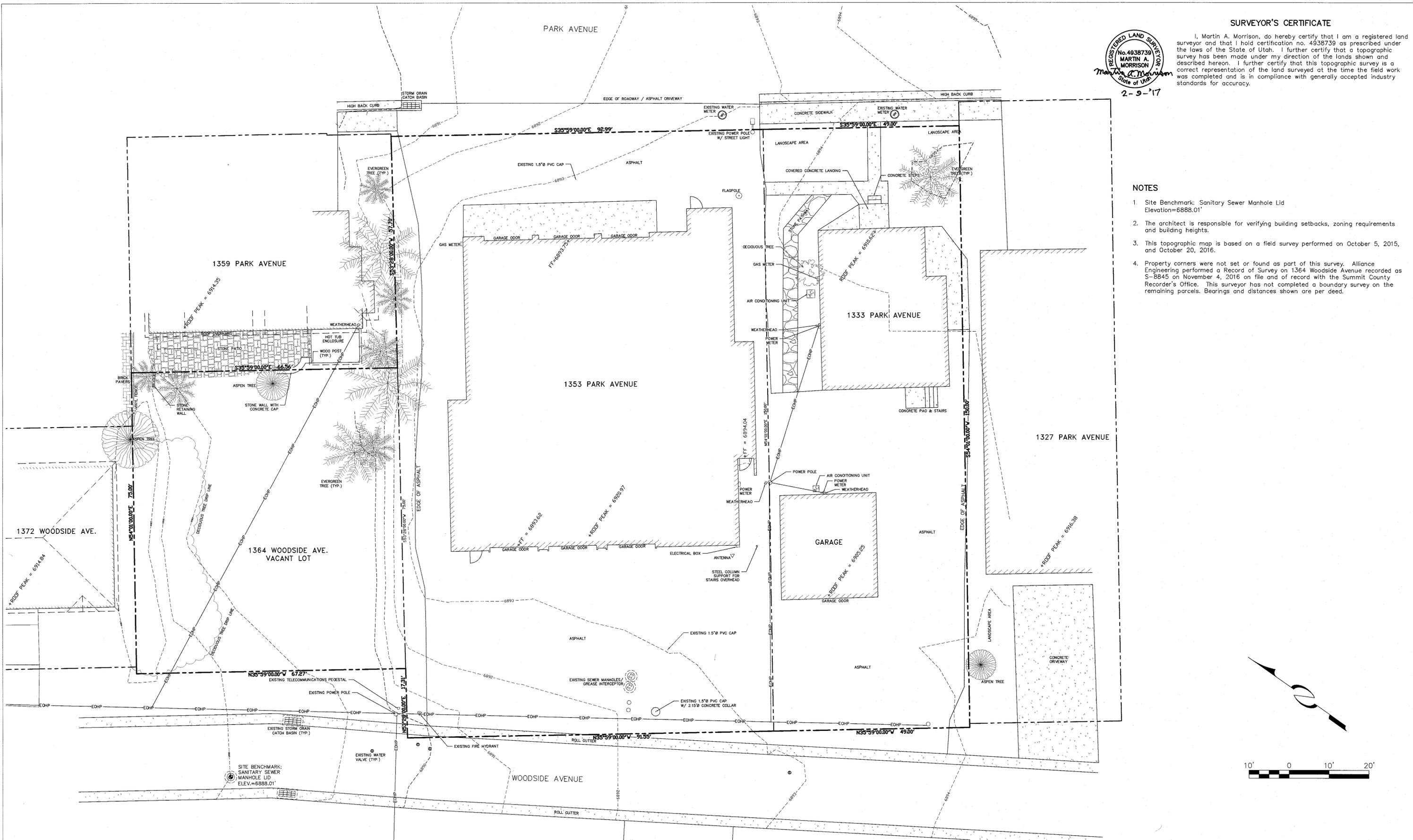
SURVEYOR'S CERTIFICATE

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 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.



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
DEVIN EARL
CHIP TOMSUDEN
MARTIN MORRISON
CHARLES GALATI

DATE: 2/7/17

EXISTING CONDITIONS & TOPOGRAPHIC MAP

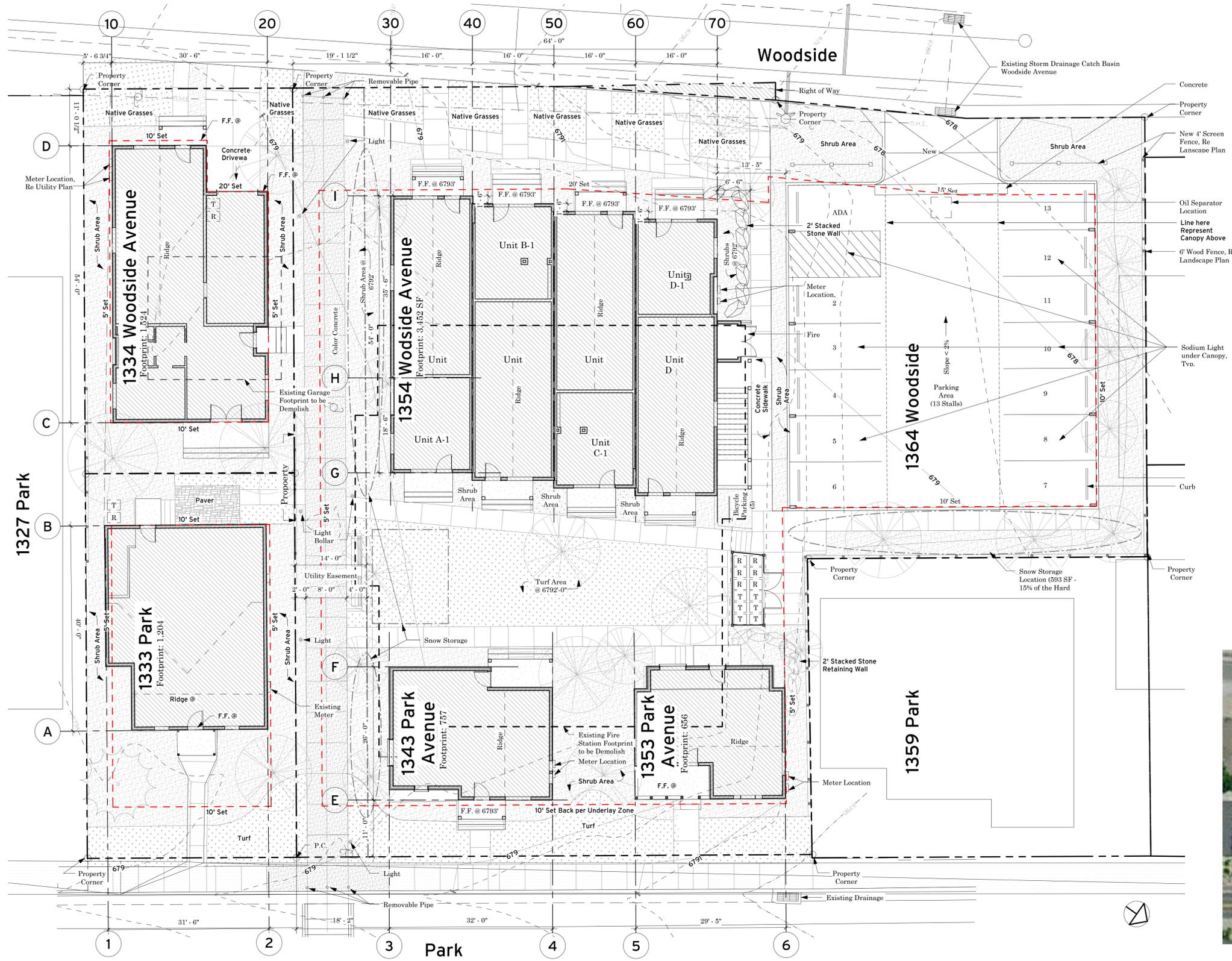
1333, 1353 PARK AVE. & 1364 WOODSIDE AVE.

FOR: PARK CITY MUNICIPAL CORPORATION

JOB NO.: 7-10-16

FILE: X:\SnydersAddition\dwg\sr\topo2016\071016 - Woodside Park.dwg

SHEET
1
OF
1



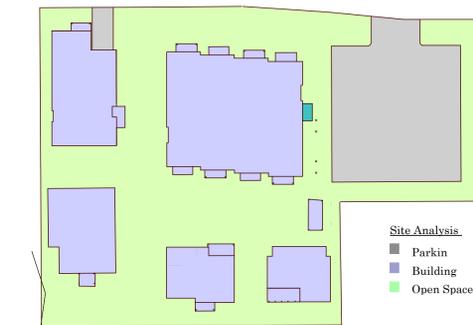
Parking Analysis

	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

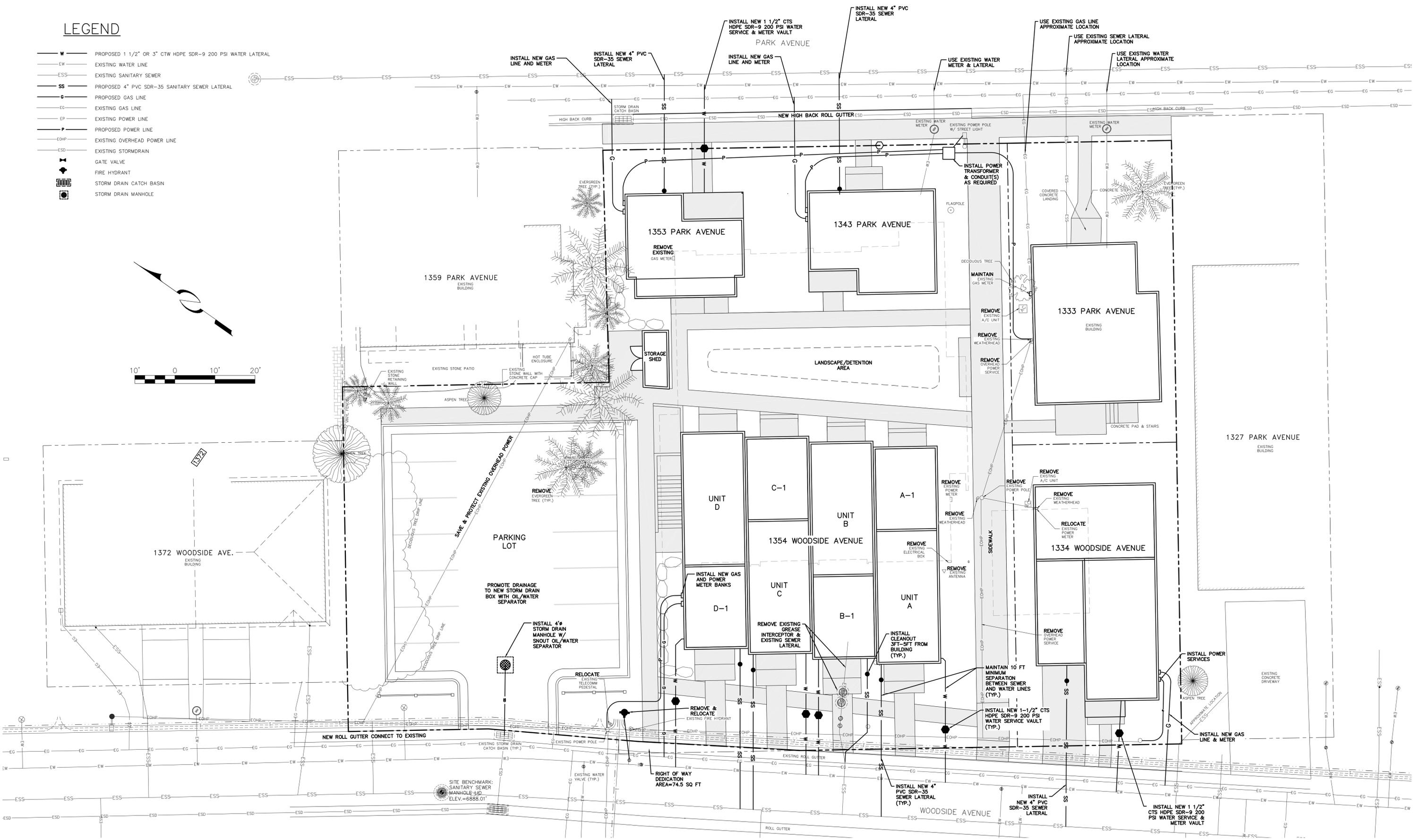
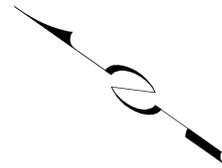


1 Proposed Site Plan
SCALE: 1" = 10'-0"

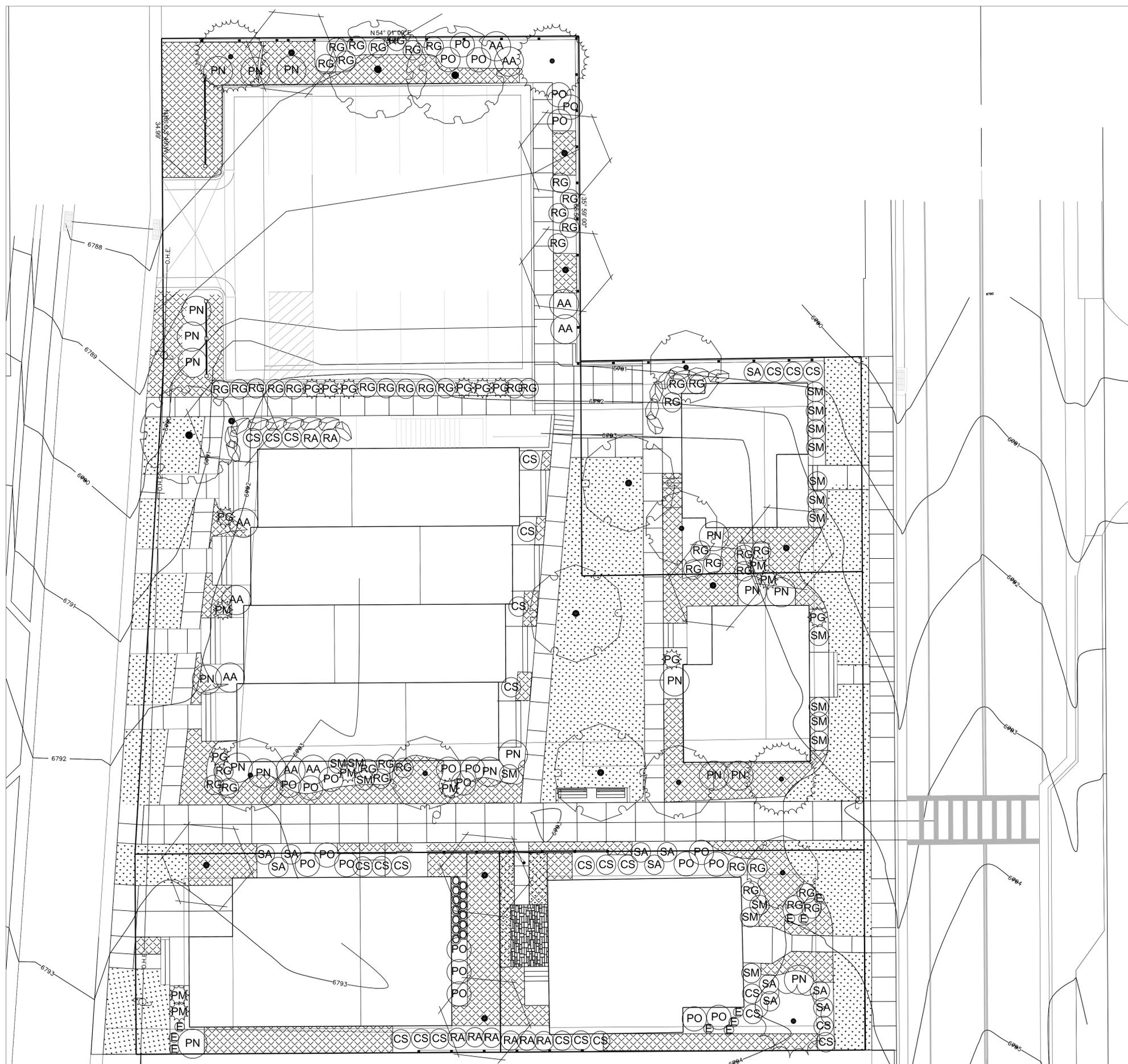
2 Proposed Aerial Photo
SCALE: 1" = 40'-0"

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
- EOH — EXISTING OVERHEAD POWER LINE
- ESD — EXISTING STORMDRAIN
- G — GATE VALVE
- F — FIRE HYDRANT
- S — STORM DRAIN CATCH BASIN
- M — 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>
---	---	--	---



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	ABIES LASIOCARPA / ALPINE FIR
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE
	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN
	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' / MARSHALL'S SEEDLESS ASH
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC
SHRUBS	BOTANICAL NAME / COMMON NAME
	AMELANCHIER ALNIFOLIA 'STANDING OVATION' TM / SERVICEBERRY
	CORNUS SERICEA 'FIREDANCE' / RED TWIG DOGWOOD
	ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH
	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / YELLOW NINEBARK
	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK
	PICEA GLAUCA 'PROSTRATA WELLS BLUE HORIZON' / CREEPING COLORADO BLUE SPRUCE
	PINUS MUGO 'WHITEBUD' / MUGO PINE
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	RIBES ALPINUM / ALPINE CURRANT
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY
	SYRINGA X HYACINTHIFLORA 'MOUNT BAKER' / MOUNT BAKER LILAC
GRASSES	BOTANICAL NAME / COMMON NAME
	ORYZOPSIS HYMENOIDES / INDIAN RICE GRASS
PERENNIAL PLANT AREA	
	PERENNIAL MIX
	ACHILLEA MILLEFOLIUM 'MOONSHINE' / YARROW
	ACHILLEA MILLEFOLIUM 'SUMMER PASTELS' / SUMMER PASTELS YARROW
	ASTER ALPINUS / ALPINE ASTER
	ASTER TONGOLENSIS 'WARTBURG STAR' / SUMMER ASTER
	BOUTELOUA GRACILIS / BLUE GRAMA
	CHRYSANTHEMUM X SUPERBUM 'ALASKA' / SHASTA DAISY
	ECHINACEA X 'BIG SKY SOLAR FLARE' / BIG SKY CONEFLOWER
	GALLIARDIA X GRANDIFLORA 'MESA BRIGHT BICOLOR' / BLANKETFLOWER
	HEMEROCALLIS X 'MOONLIT MASQUERADE' / MOONLIT MASQUERADE DAYLILY
	HYDRANGEA PANICULATA 'QUICK FIRE' / HYDRANGEA
	LEUCANTHEMUM X SUPERBUM 'REAL GLORY' / REAL GLORY SHASTA DAISY
	PENSTEMON EATONII / FIRECRACKER PENSTEMON
	PHLOX SUBULATA 'RED WINGS' / MOSS PHLOX
	SAPONARIA OCYMOIDES 'SPLENDENS' / ROCK SOAPWORT
	TURF AREA

Exhibit B - Multi-Unit Dwelling Architectural Drawings

1354 Woodside Park

1354 Woodside Ave
 Park City, Utah
 Conditional Use Permit
 January 17th, 2017 (Rev. 06-15-17)



Conditional Use Permit
 January 17th, 2017 (Rev. 06-15-17)

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

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	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
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 CUP

CUP	
CUP-001	Cover Sheet
CUP-002	CUP Site Plan
CUP-003	CUP Roof Plan
CUP-004	Elevation
CUP-005	Elevations

BUILDING DESCRIPTION

The proposed project consist of a multifamily townhouse development and open space. The CUP proposes four townhouse units with four independent accessory apartments.

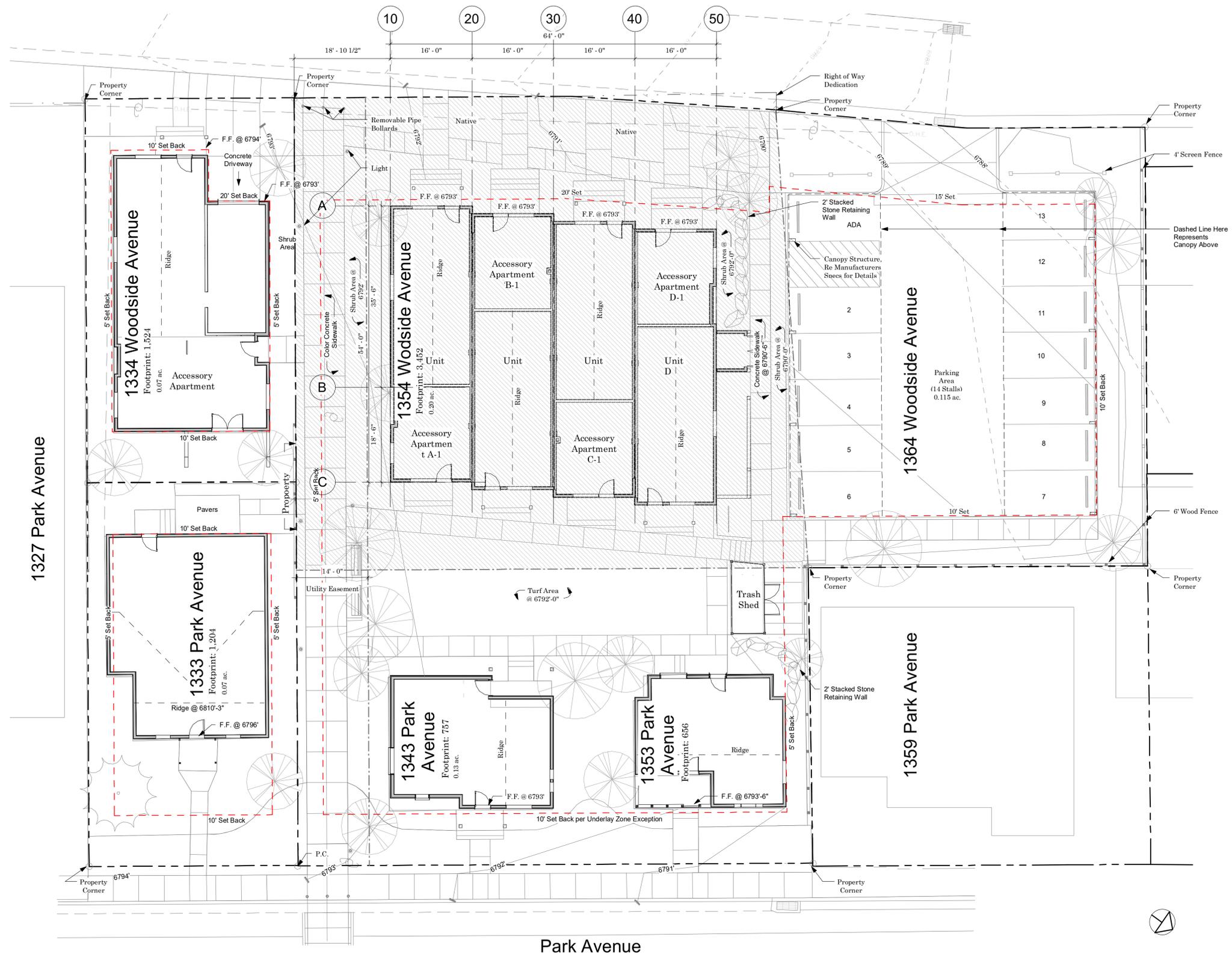
All residential units consist of two levels with pitched and flat roofs under the height requirements. The response of the statutory regulation, all new work or repair, replacement, rehabilitation or restoration shall be compliant. Design Guidelines intended to secure, compatibility with and provide 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.

1354 Woodside Park

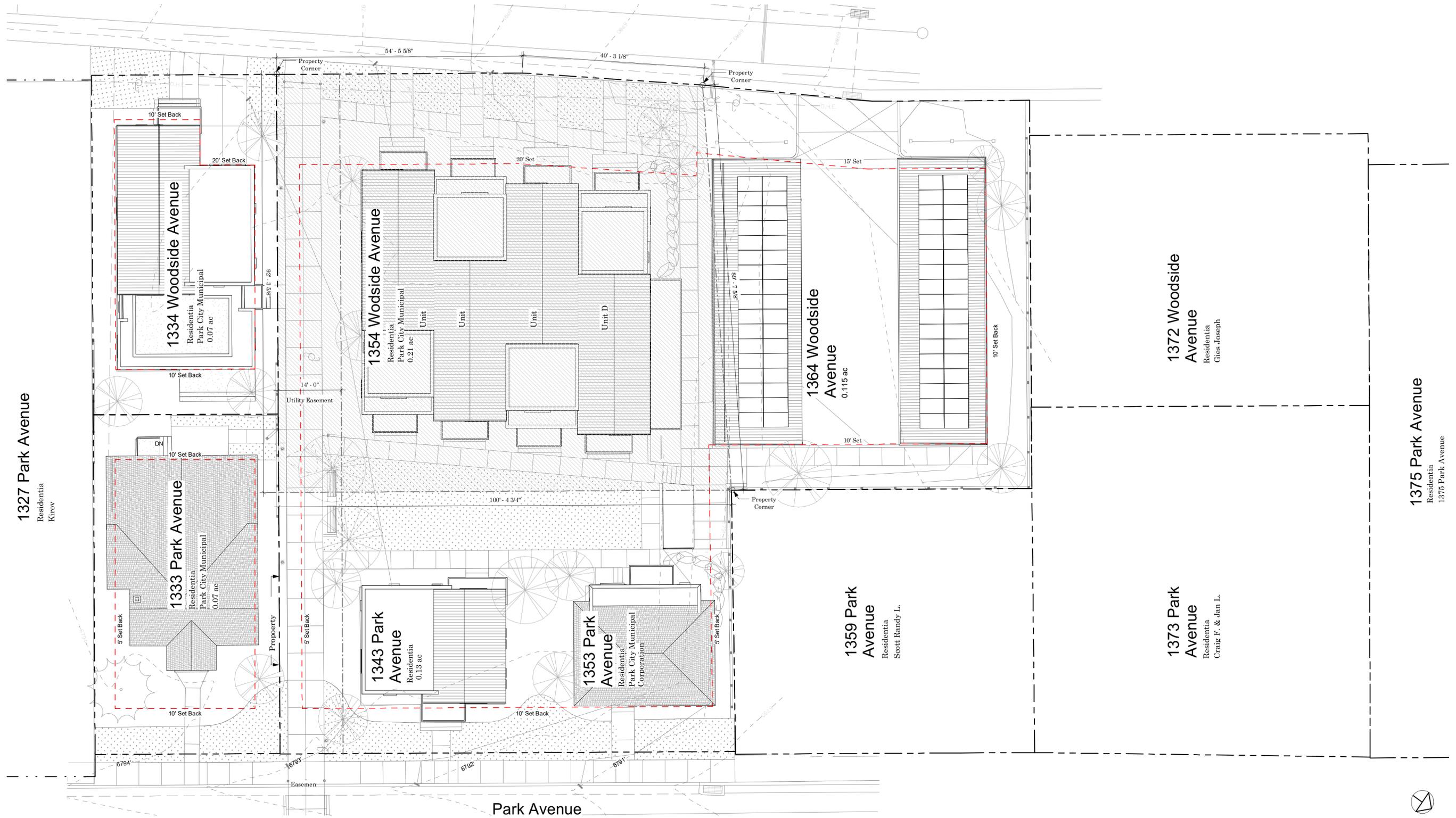
1354 Woodside Ave
 Park City, Utah

Cover Sheet

CUP-001



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



1 CUP Roof Plan
SCALE: 1" = 10'-0"



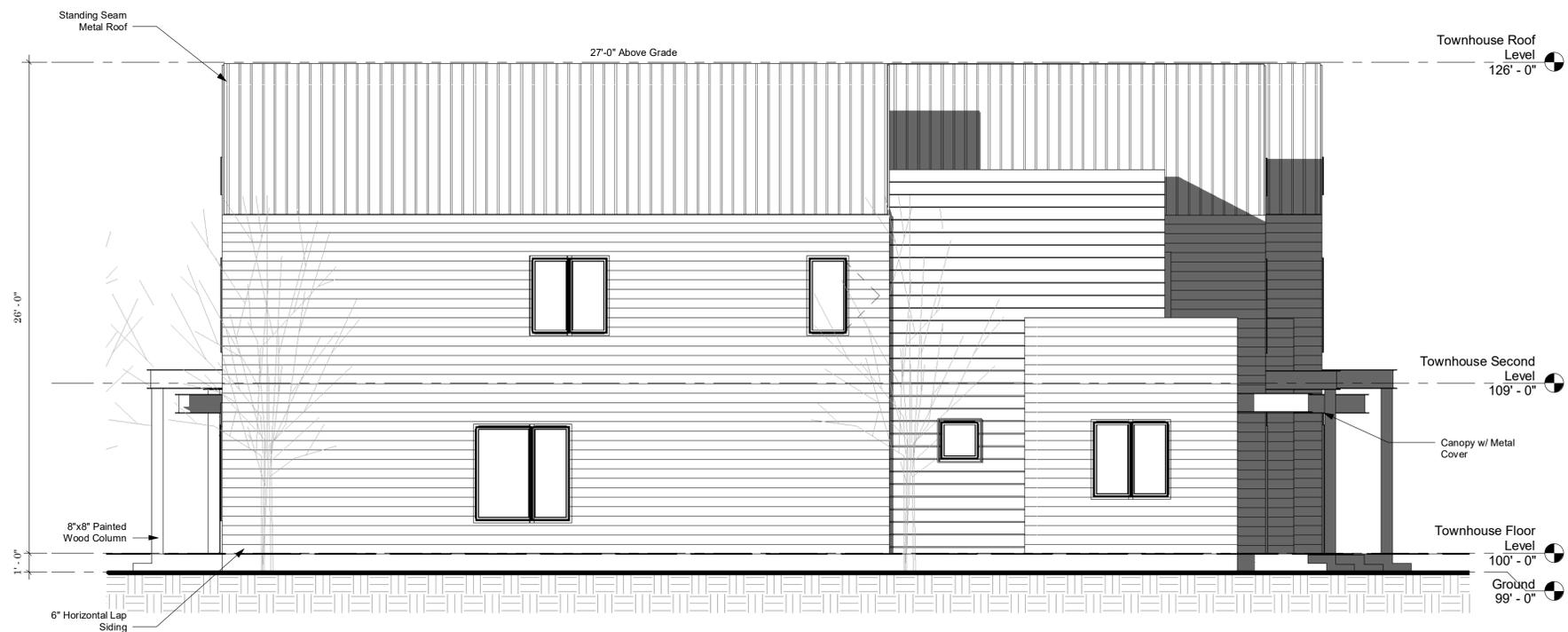
1 1364 Woodside Avenue Elevation
SCALE: 1/4" = 1'-0"



2 1354 Woodside Ave. North Elevation
SCALE: 1/4" = 1'-0"



1 1354 Woodside Ave. East Elevation
SCALE: 1/4" = 1'-0"



2 1354 Woodside Ave. South Elevation
SCALE: 1/4" = 1'-0"



Aerial View 1 From Park Avenue



Aerial View 2 From Woodside Avenue



Courtyard View 1



Courtyard View 2



Woodside Avenue View



Woodside Avenue View



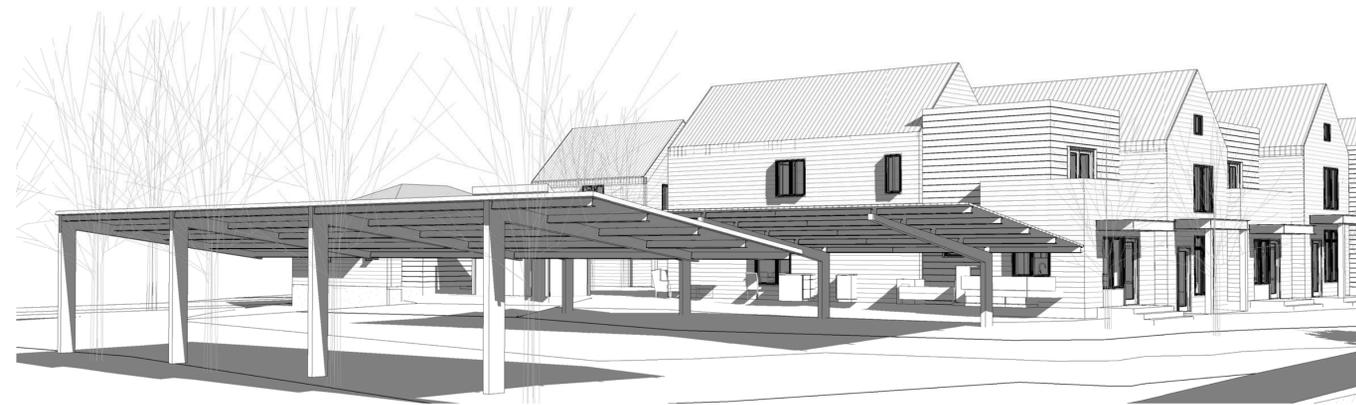
Woodside Avenue View

Exhibit C - Parking Lot Architectural Drawings

1364 Woodside Avenue

1364 Woodside Ave
Park City, Utah
Conditional Use Permit

January 17th, 2017 (Rev. 06-15-17)



Conditional Use Permit
January 17th, 2017 (Rev. 06-15-17)

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

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	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
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 CUP

CUP	
CUP-001	Cover Sheet
CUP-002	CUP Site Plan
CUP-003	CUP Roof Plan
CUP-004	Elevation

BUILDING DESCRIPTION

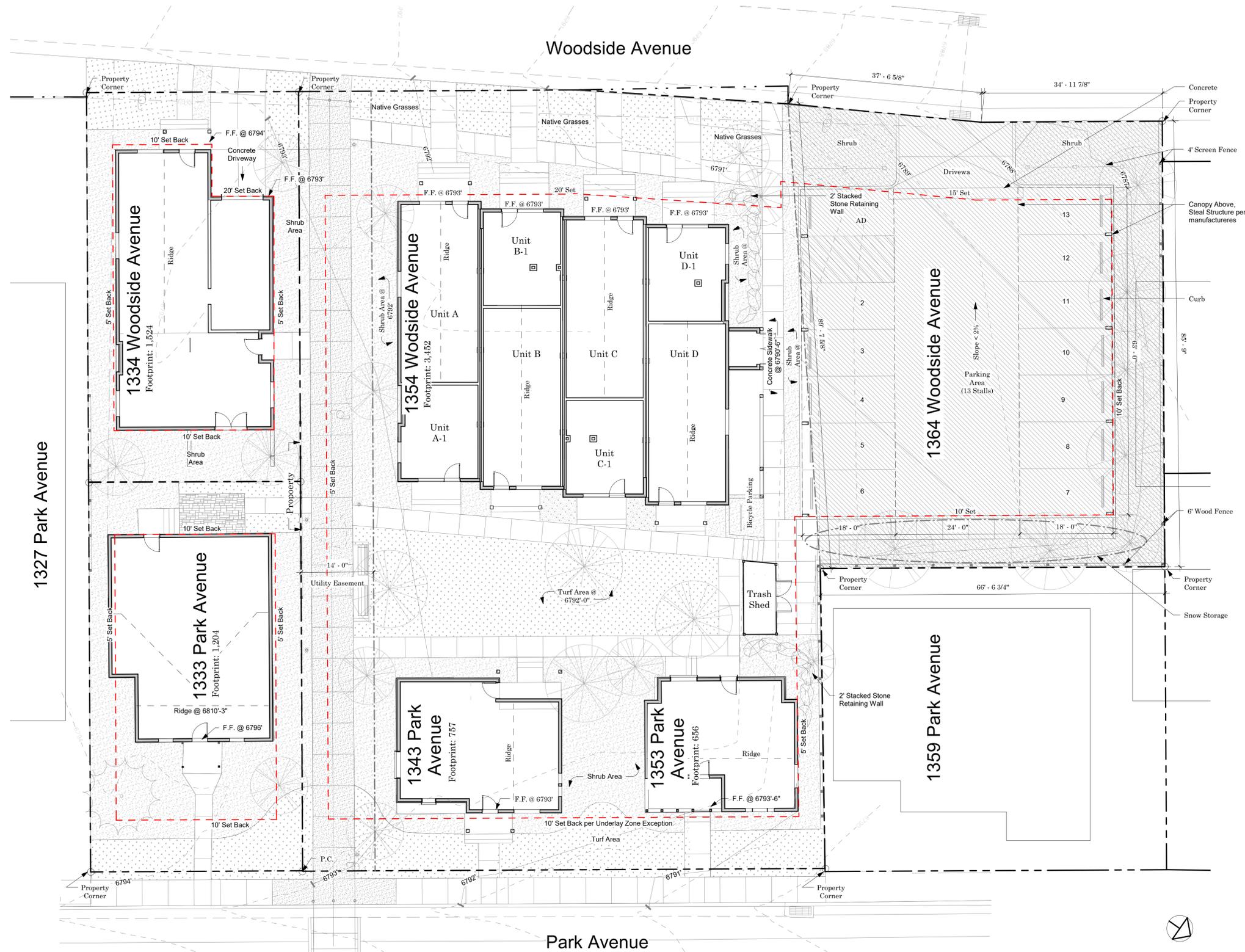
The 1364 Woodside Avenue (Sernyak Subdivision Lot 2) will be used as parking area for the new residential development of 1354 Woodside Avenue.

The project proposes a 14 stall parking area with canopy structure. The canopy structure with standing seam metal roof will accommodate solar panels.

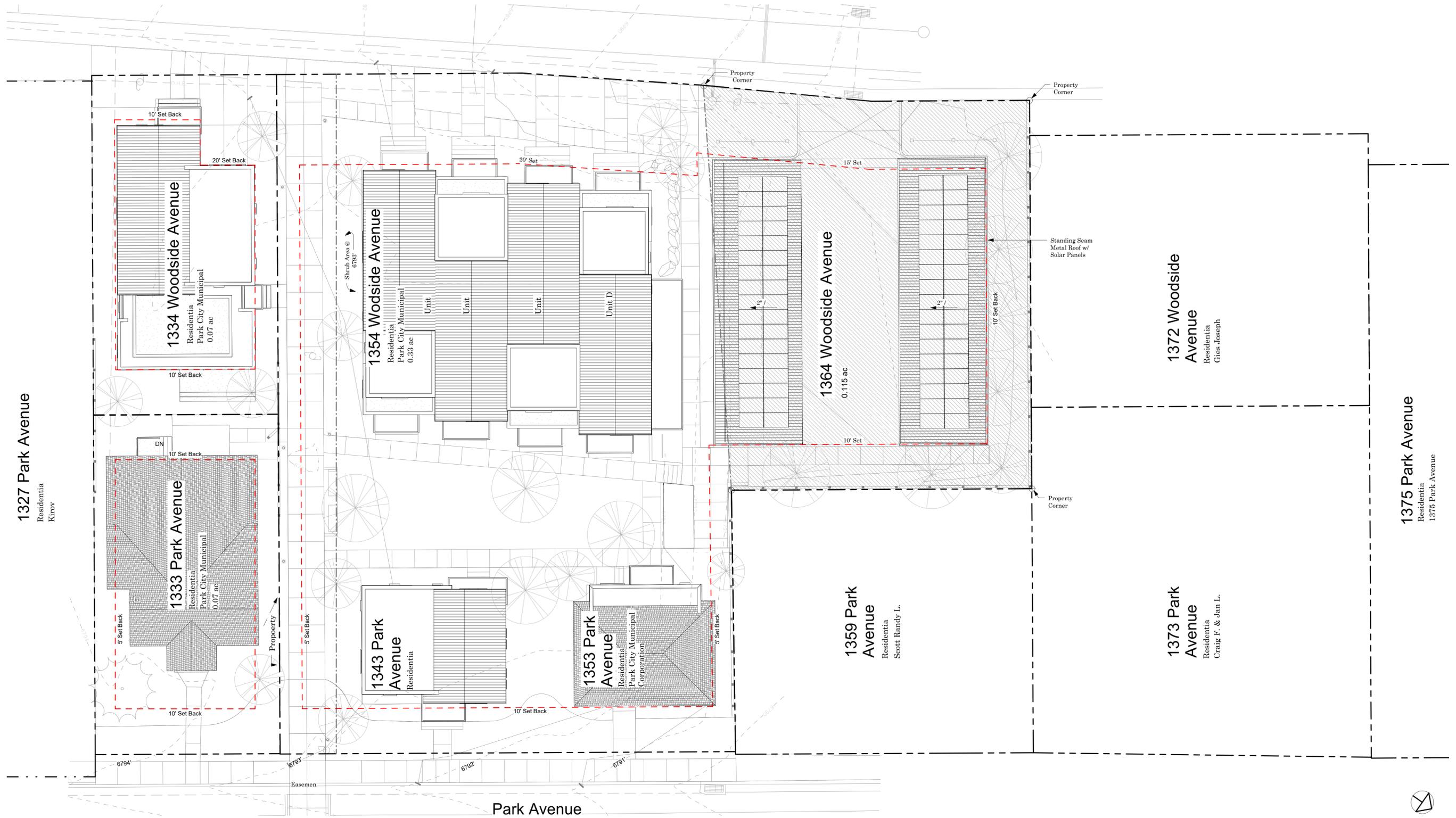
1364 Woodside
Avenue
1364 Woodside Ave
Park City, Utah

Cover Sheet

CUP-001



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



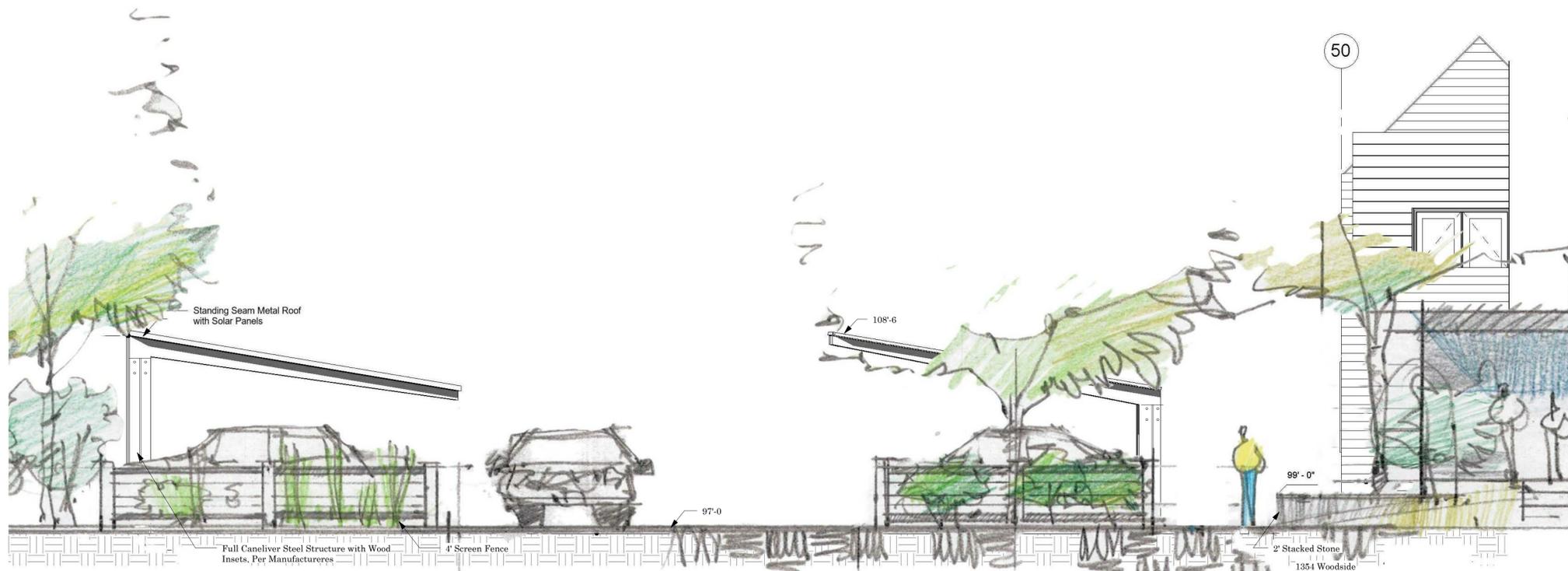
1 CUP Roof Plan
SCALE: 1" = 10'-0"



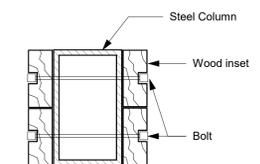
3 Aerial View 1
SCALE: 1" = 1'-0"



4 Aerial View 2
SCALE: 1" = 1'-0"



1 Parking Elevation
SCALE: 1" = 1'-0"



2 Parking Canopy Detail
SCALE: 1 1/2" = 1'-0"

Exhibit D - Standard Project Conditions

**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 is 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