

City Council Staff Report



Subject: 1209 Park Avenue Plat Amendment
Author: Liz Jackson, Planner
Project Number: PL-20-04500
Date: May 14, 2020
Type of Item: Administrative – Plat Amendment

Summary Recommendations

Staff recommends the City Council review and hold a public hearing for the 1209 Park Avenue Plat Amendment and consider approving said Plat Amendment, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Executive Summary

On April 22, 2020, the Planning Commission reviewed the subject Plat Amendment's proposal to combine Lot 3 and northern half of Lot 2 of Block 6 of Snyder's Addition into one (1) Lot of Record. The Planning Commission conducted a public hearing, and unanimously forwarded a positive recommendation for Council's consideration.

Description

Applicant: Puggy Holmgren
Represented by – Alliance Engineering, Inc. – Marshall King
Location: Parcel SA-61-A
Zoning: Historic Residential – Medium Density (HRM)
Designation: Landmark Historic Site
Adjacent Land Uses: Residential, Public Buildings and Sites

Reason for Review

Plat Amendments require Planning Commission recommendation and City Council adoption.

Background

The 1209 Park Avenue Plat Amendment Application proposes to combine Lot 3 and the northern half of Lot 2 of Block 6 of Snyder's Addition into one (1) Lot of Record. The Site is listed as Landmark on the Park City Historic Sites Inventory (HSI). This application was deemed complete on April 1, 2020. See table below for applicable Application History of this Site.

History of Site			
Year	Application/Permit Type	Description	Action Taken
2018	Historic District Design Review (HDDR)-Pre Application	Proposal to cover foundation with corrugated metal and demolish non-historic shed Structures	Approval, HDDR waiver letter issued. Building

			Permit was subsequently issued.
2019	Historic District Design Review (HDDR)-Pre Application	Proposal to construct an Accessory Building	No final action to date. Application was in review and may move forward with full HDDR.

On April 22, 2020, the Planning Commission reviewed the application and forwarded a unanimous positive recommendation to the City Council. That staff report is linked [here](#) and the meeting audio is linked [here](#).

Analysis

The proposed Plat Amendment has been reviewed for compliance with Land Management Code Chapter [15-2.4](#) and Sections [15-7.1-3\(B\)](#) and [15-12-15\(B\)\(9\)](#).

The subject parcels (listed with Summit County as SA-61-A) are located at 1209 Park Avenue. The Site is within the Historic Residential – Medium Density (HRM) District. Any future construction on this Site must maintain all requirements of the HRM Zoning District, as well as the Design Guidelines for Historic Districts and Historic Sites, per [LMC § 15-13](#). See table below for Lot and Site Requirements, per [LMC § 15-2.4-4](#), and existing conditions. Existing Historic Structures are exempt from Setback requirements, per [LMC § 15-2.4-6](#).

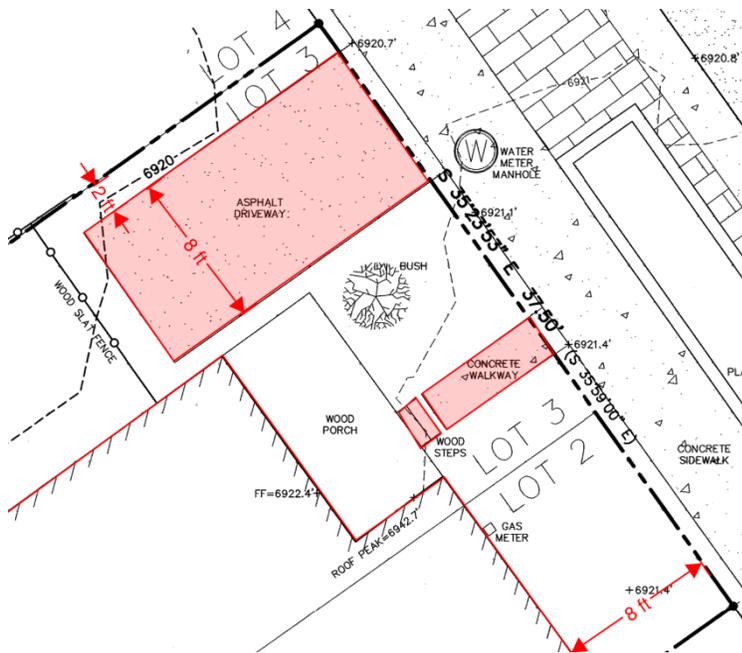
Lot and Site Requirements		
Standard:	Minimum Requirement:	Existing and Proposed:
Lot Size – square feet (SF)	1,875 SF minimum for a Single-Family Dwelling	<i>Complies, proposed is 2,812.5 SF</i>
Lot Width – feet (ft.)	25 ft. minimum	<i>Complies, proposed is 37.5 ft.</i>
Front Yard Setbacks – feet (ft.)	10 ft. minimum for Single-Family Dwellings	Existing Historic Single-Family Dwelling is 8 ft.; <i>complies, as Historic Structures are exempt from Setback requirements</i>
Rear Yard Setbacks – feet (ft.)	10 ft. minimum for Single-Family Dwellings 1 ft. minimum for detached	Existing Historic Single-Family Dwelling is 24 ft.; <i>complies</i> <i>Any future Structures will</i>

	Accessory Buildings	<i>need to comply.</i>
Side Yard Setbacks – feet (ft.)	5 ft. minimum for Single-Family Dwellings and Accessory Buildings	Existing Historic Single-Family Dwelling is 11 ft. from the northern Lot Line and 2 ft. from the southern Lot Line; <i>complies, as Historic Structures are exempt from Setback requirements. Any future Structures will need to comply.</i>

The proposed Lot Size is compatible with existing Lots in the neighborhood and in the overall Historic District. Per the submitted survey, the Lots on either side of this Site are the same Area as this Lot – a Lot and a half (2,812.5 SF, as measured).

The Existing Historic Structure measures eight feet (8') from the Front Lot Line, two feet (2') from the southeast Side Lot Line, twenty-four feet (24') from the Rear Lot Line, and eleven feet (11') from the northwest Side Lot Line; as measured. There is also an existing Historic front porch measuring eight feet (8') from the Front Lot Line. The existing Historic Structure is exempt from Setback requirements of the Zone, per [LMC § 15-2.4-6](#). This Structure has a footprint of 954 square feet, as measured. The HRM Zoning District does not have a Maximum Building Footprint requirement. The existing Historic Structure is also exempt from parking requirements, per this LMC section. The existing "asphalt driveway", as measured, is currently too small to be a parking space, per [LMC § 15-3](#), as that requires parking spaces to be at least nine feet (9') wide by eighteen feet (18') deep. The "asphalt driveway", which acts more as an Area to park, will be subsequently referred to as driveway in this report. Any new Structure would also be need to meet parking requirements per [LMC § 15-3](#), if the Structure is not exempt per [LMC § 15-2.4-6](#). See Exhibit A, as the Applicant has indicated they would like to construct an Accessory Building in the future.

The Front Yard Area of the Lot has an existing concrete walkway, wooden steps, and a driveway that measures eight feet (8') wide by sixteen feet (16'). These are exceptions to Front Setback requirements per [LMC § 15 2.4-4\(D\)](#). There is also an existing gas meter within the Front Setback. The existing driveway is within the Side Setback Area, measuring two feet (2') from the Side Lot Line. Per [LMC § 15 2.4-4\(H\)](#), the only driveway related exception as a driveway leading to a garage or approved Parking Area, this would not comply with Side Setback requirements. Per LMC [LMC § 15-2.4-6](#), Historic Structures that do not comply with driveway location standards are valid Non-complying Structures. If in the future the driveway's footprint or location is proposed to change, it will need to come into compliance with the LMC at time of permit submittal (Condition of Approval 5). See driveway and walkway shown shaded in red, in the image below.



Currently, there is a six feet (6') tall (as confirmed by Applicant) wood slat and chain link fence that runs along the northwest Side Lot Line, turning into a L shape toward the house. There is also an existing at-grade concrete area, with foundation walls that are six inches (6") in height (as confirmed by Applicant), in the Rear Yard Area. Fences, patios, and retaining walls are allowed Side and Rear Setback exceptions, per [LMC § 15-2.4-4](#). A concrete block is present within the southeast side setback area that the Applicant believes to be a chimney base.

The existing Structure is 21.3 feet tall, as measured. The maximum Building Height of any new Structure would be twenty-seven feet (27') from Existing Grade. If any additions or other Structures are proposed in the future on this Site, they must comply with the Land Management Code at time of any City permit submittals.

Good Cause

The proposed Plat Amendment has been reviewed for compliance with Land Management Code Chapter [15-2.4](#) and Sections [15-7.1-3\(B\)](#) and [15-12-15\(B\)\(9\)](#). Staff recommends this Plat Amendment in that it will remove an interior Lot Line on a Historic Landmark Site. The proposed Lot will comply with Zoning requirements for Lot Size, Width, and Depth. A public snow storage easement will be dedicated with the recorded Plat, as well.

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

The legal notice was posted on the Park City website and the Utah Public Notice Website on April 6, 2020. On April 8, 2020, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record on April 8, 2020.

Public Input

No public comment has been received at the time of this report.

Alternatives

- The City Council may approve the proposed 1209 Park Avenue Plat Amendment, as conditioned or amended at the meeting; or
- The City Council may deny the proposed 1209 Park Avenue Plat Amendment, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the proposed 1209 Park Avenue Plat Amendment, and request additional information or analysis in order to make a determination.

Significant Impacts

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

Consequences of Not Taking Recommended Action

The consequences of not taking the recommended action would be that the two parcels would remain separate and the existing home would be crossing the Lot Line between the two (2) parcels.

Summary Recommendations

Staff recommends the City Council review and hold a public hearing for the 1209 Park Avenue Plat Amendment and consider approving said Plat Amendment, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A: Draft Ordinance

Attachment 1: 1209 Park Avenue Plat Amendment (Proposed)

Exhibit B: Applicant's Project Intent

Exhibit C: Current Plat

Exhibit D: Existing Conditions Survey

Exhibit E: Aerial Photograph

Exhibit F: Site Photographs

Exhibit G: Snyderville Basin Water Reclamation District Approval Letter