

# Planning Commission Staff Report



PLANNING DEPARTMENT

**Subject:** 1162 Woodside Avenue Plat Amendment  
**Application:** PL-20-04522  
**Author:** Caitlyn Barhorst  
**Date:** June 10, 2020  
**Type of Item:** Administrative

## Summary Recommendations

Staff recommends the Planning Commission review the Plat Amendment located at 1162 Woodside Avenue, hold a public hearing, and consider forwarding a positive recommendation to City Council on June 18, 2020 for the 1162 Woodside Avenue Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

## Description

**Applicant:** Tucker Perkins, represented by Andrew Foster of Park City Design Build  
**Location:** 1162 Woodside Avenue  
**Zoning District:** Historic Residential (HR-1) District  
**Adjacent Land Uses:** Residential,  
**Reason for Review:** Plat Amendments require Planning Commission review and City Council review and action

## Acronyms

HDDR Historic District Design Review  
HPB Historic Preservation Board  
HSI Historic Sites Inventory  
LMC Land Management Code

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).*

## Executive Summary

On May 8, 2020, the Planning Department received a complete Plat Amendment application. The applicant is proposing to combine Lot 17 and the North ½ of Lot 18 of Block 5 of Snyder's Addition into one (1) Lot of Record.

## Background

The property located at 1162 Woodside Avenue is designated as Landmark on the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)). The subject property is located in the Historic Residential (HR-1) Zoning District.

## Analysis

Per [LMC § 15-7.1-3\(B\)](#) the Planning Commission shall review the Final Subdivision Plat and shall make findings as to Good Cause prior to making a positive recommendation to City Council.

The applicant is proposing to combine Lot 17 and the North ½ of Lot 18 of Block 5 of Snyder's Addition into one (1) Lot of Record. The property located at 1162 Woodside Avenue is designated as Landmark on the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)).

**(I) Staff recommends the Commission approve the 1162 Woodside Plat Amendment because it complies with the HR-1 Zoning District Requirements outlined in [LMC § 15-2.2](#).**

a. HR-1 Zoning Code Land Use Table

Zoning Requirement	Analysis of Proposal
Minimum Lot Area – 1,875 square feet	Lot contains 2,813 square feet.
Minimum Lot Width – 25 feet	Lot Width of 37.5 feet.
Lot Depth	75 feet
Maximum Building Footprint – 1,201 square feet	Any development will comply.
Minimum Front Setback – 10 feet	Any development will comply.
Minimum Rear Setback – 10 feet	Any development will comply.
Minimum Side Setback – 3 feet	Any development will comply.
Minimum Corner Lot Side Setback – 5 feet	Any development will comply.
Maximum Building Height – 27 feet	Any development will comply.

a. Encroachment Analysis. The encroachment identified in red is the existing Historic Structure that encroaches into the 12<sup>th</sup> Street Right-of-Way. Condition of Approval (COA) #4 addresses this encroachment. The encroachment identified in yellow is the neighboring structure that encroaches onto 1162 Woodside Avenue; COA #5 addresses this encroachment.

Figure 1: Property survey with encroachments highlighted:



- b. The proposed Lot complies with the HR-1 Zoning District Requirements. The proposed plat amendment will resolve the existing legal non-compliance because the Historic Structure currently straddles the common lot line between Lot 17 and the northern ½ of Lot 18. Per [LMC § 15-2.2-4](#) Existing Historic Structures: *Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures.*

**(II) Staff recommends the Commission approve the 1162 Woodside Plat Amendment because it complies with [LMC § 15-7.1-6](#) Final Subdivision Plat.**

**(III) Staff recommends the Commission approve the 1162 Woodside Plat Amendment because it complies with [LMC § 15-7.3](#) Requirements for Improvements, Reservations, and Design.**

a. Analysis

Section	Analysis of Proposal
15-7.3-1 (A-E) Conformance to Applicable Rules and Regulations	Complies.
15-7.3-2 (A-N) General Subdivision Requirements	Complies.
15-7.3-3 (A-K) General Lot Design Requirements	Complies.
15-7.3-4 (A-I) Road Requirements and Design	The proposal does not create any new Roads nor alter any existing Roads.
15-7.3-5 (A-C) Drainage and Storm Sewers	The proposal does not create any new Drainage and/or Storm Sewer nor alter any existing Drainage and/or Storm Sewer
15-7.3-6 (A-B) Water Facilities	The proposal does not extend nor create a new water-supply system.
15-7.3-7 (A-B) Sewer Facilities	The proposal does not create any new sanitary sewer facilities.
15-7.3-8 (A) Sidewalks, Hiking Trails, Bike Paths, and Horse Trails	The proposal does not create nor alter any Sidewalks, Hiking Trails, Bike Paths, or Horse Trails.
15-7.3-9 (A-B) Utilities	Any future construction on this site proposed will connect into existing utilities in Woodside Avenue. The Development Review Committee reviewed the proposal and did not identify any utility connection issues.
15-7.3-10 (A-B) Public Uses	Not required. The proposal does

	not consist of a Major or Minor Subdivision.
15-7.3-11 (A) Preservation of Natural Features and Amenities	Complies.
15-7.3-12 (A-B) Nonresidential Subdivisions	Does not apply.

b. The proposed Lot complies with [LMC § 15-7.3](#).

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**The Development Review Committee did not identify any concerns with the proposed Plat Amendment.**

**Staff recommends the Commission approve this project because the proposed Plat Amendment meets the LMC requirements as analyzed above.**

#### **Department Review**

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application.

#### **Notice**

Staff published notice on the City’s website and the Utah Public Notice website, and posted notice to the property on May 27, 2020. Staff mailed courtesy notice to property owners within 300 feet on May 27, 2020. The *Park Record* published notice May 27, 2020. LMC [§ 15-1-21](#).

#### **Public Input**

Staff did not receive any public input at the time this report was published.

#### **Alternatives**

- The Planning Commission may approve the 1162 Woodside Plat Amendment;
- The Planning Commission may deny the 1162 Woodside Plat Amendment; or
- The Planning Commission may request additional information and continue the discussion to June 24, 2020.

#### **Exhibits**

**Exhibit A:** Draft Ordinance

**Exhibit B:** Existing Conditions Survey

**Exhibit C:** Proposed Plat