



**PLANNING COMMISSION
PARK CITY, SUMMIT COUNTY, UTAH**

RE: CONDITIONAL USE PERMIT DETERMINATION

The Historic Preservation Board of Park City, Utah met on Tuesday, June 9, 2021 for a duly noticed meeting. After determining that a quorum was present, the Commission conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Project Address: 909 Woodside Avenue
Project Number: PL-21-04803
Type of Item: Administrative – Conditional Use Permit
Hearing Date: June 9, 2021

Board Action: **APPROVED** – The Planning Commission conducted a public hearing and found that the proposed Conditional Use Permit Application for 909 Woodside Avenue complies with the criteria in the Land Management Code, as outlined in the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

Background:

1. On April 1, 2021, the Planning Department received a complete Conditional Use Permit application.
2. The property is located at 909 Woodside Avenue.
3. The Legal Description is Lots 3 & 4 Block 10 Snyder's Addition to Park City. SA-100-101. This Lot is part of the 909 Woodside Plat Amendment Application, which is an item on tonight's Planning Commission Agenda. Upon potential approval and recordation of the plat, the legal description and parcel number with Summit County will be updated to reflect the change.
4. The property is designated as Significant on the Park City Historic Sites Inventory.
5. The applicant is proposing to construct a basement addition using the footprint of the existing Historic Structure located 86 square feet into the Side Setback.

Zoning District:

6. The property is located in the Historic Residential Density (HR-1) Zoning District.

Lot and Site Requirements

7. The proposed Lot complies with the HR – 1 Zoning District requirements outlined in LMC Chapter 15-2.2.
8. 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.

Conditional Use Permit Criteria

9. The proposal complies with the Requirements outlined in LMC § 15-2.2-4(A).
10. The proposal complies with the requirements outlined in LMC § 15-1-10(E).
11. Staff finds the CUP criteria are met by the proposed application and will not require any additional conditions for mitigation.
12. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 26, 2021. Staff mailed courtesy notice to property owners within 300 feet on May 26, 2021. The *Park Record* published notice on May 26, 2021. LMC [§ 15-1-21](#).
13. Staff did not receive any public input at the time this report was published.

Conclusions of Law

1. The 909 Woodside Avenue Conditional Use Permit complies with the Land Management Code requirements pursuant to LMC § 15-1-10(E).
2. The 909 Woodside Avenue Conditional Use Permit complies with the Land Management Code requirements pursuant to LMC Chapter 15-2.2.
3. The 909 Woodside Avenue Conditional Use Permit complies with the Land Management Code requirements pursuant to LMC § 15-2.2-4(A).
4. The Use will be Compatible with surrounding Structures in Use, scale, mass, and circulation.
5. 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. This approval will expire on June 9, 2022, 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
5. Modified 13-D fire sprinkler system is required for any new construction/addition.
6. All above grade utility facilities shall be located on the property and properly screened.
7. All lighting shall comply with LMC § 15-5-5(J).
8. All related new construction shall comply with the adopted Building and Fire Codes.
9. All Conditions of Approval from the Historic Preservation Board Review for Material Deconstruction Action Letter (PL-20-04484) shall apply.
10. This Conditional Use Permit (CUP) approval is contingent upon approval of the pending Historic District Design Review application. If such application is denied, this

CUP approval is void.

11. The property is not located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore it is not regulated by the City for mine related impacts. However, if the property owner does encounter mine waste or mine waste impacted soils, they must handle the material in accordance to State and Federal law.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Aiden Lillie, at (435) 615-5067 or aiden.lillie@parkcity.org

Regards,

John Philips
Planning Commission Chair

CC: Aiden Lillie, Project Planner