

Planning Commission Staff Report



PLANNING DEPARTMENT

Subject: 277 McHenry Avenue
Author: Tippe Morlan, Planner
Date: January 10, 2018
Type of Item: Administrative – CUP for an Accessory Apartment & CUP for Steep Slope Construction

Project Number:	PL-17-03675/PL-17-03676
Applicant:	Michael Kaplan
Location:	277 McHenry Avenue
Zoning:	Historic Residential – Low Density (HRL)
Adjacent Land Uses:	Residential single-family dwellings
Reason for Review:	CUP – In the HRL zone, an accessory apartment is classified as a conditional use and requires Planning Commission review and approval. SS CUP – Construction of a new structure with more than 200 square feet of Building Footprint that will be located upon an existing slope of 30% or greater requires Planning Commission review and approval.

Summary Recommendations

Staff recommends that the Planning Commission conduct a public hearing and consider **approving** the request for a Conditional Use Permit (CUP) for an accessory apartment to be located on Parcel A of 277 McHenry Avenue within the HRL zone based on the findings of fact, conclusions of law, and conditions of approval provided herein for the Commission’s consideration.

Staff recommends that the Planning Commission conduct a public hearing and consider **approving** the request for a Steep Slope Conditional Use Permit (SS CUP) for the construction of a new accessory apartment on Parcel A of 277 McHenry Avenue based on the findings of fact, conclusions of law, and conditions of approval provided herein for the Commission’s consideration.

Staff also recommends that the Planning Commission conduct a joint public hearing for both items at this address. Two separate motions will need to be made; the accessory apartment needs to be approved before the Steep Slope CUP can be approved.

Proposal

This application is a request for a CUP and a Steep Slope CUP for the construction of a new accessory apartment. An accessory apartment is classified as a conditional use in the HRL zone, and a Steep Slope CUP is required when more than 200 square feet of a new structure is proposed on an existing slope of 30 percent or greater. The parcel is currently vacant, and the applicant is proposing to build a new structure of approximately 992 square feet in size. The proposed footprint of the new construction is 686.2 square feet and the construction is proposed on a slope greater than 30%. In some areas, the slope is approximately 110%. The front portion of the lot (approximately 6 feet from the front property line) and the rear portion of the lot

(approximately 30 feet from the rear property line) are nearly flat; however, a majority of the structure is proposed to be built into a steep portion of the lot rising by approximately 11 feet over a distance of 10 feet (see photographs in Exhibit J).

Background

May 3, 2016 – The City received a Plat Amendment application for the 277 McHenry Plat Amendment which was deemed complete on May 25, 2016.

November 2, 2016 – The Planning Department received an application for three variances. The application was deemed complete on December 28, 2016. The requested variances were as follows:

1. Allow an accessory apartment with a floor area greater than 1/3 of the floor area of the main dwelling unit up to 1,000 square feet.
2. Allow an accessory apartment with a floor area greater than 1/3 of the floor area of the main dwelling unit up to 1,166 square feet.
3. Reduce the rear yard setback requirement from 10 feet to 5 feet for the construction of a detached garage and accessory apartment on the eastern portion of the lot.

March 21, 2017 – The Board of Adjustment conducted a public hearing and **APPROVED** a variance request to allow a proposal of the accessory apartment at 277 McHenry Avenue with an allowed square footage of up to a maximum of 1,000 square feet.

March 21, 2017 – The Board of Adjustment also conducted a public hearing and **DENIED** a variance request to allow a square footage greater than 1,000 square feet for the accessory apartment.

May 16, 2017 – The Board of Adjustment conducted a public hearing and **DENIED** a variance request to allow a 5' setback reduction from 10' in the rear yard to construct an Accessory apartment in the HR-L zone.

July 26, 2017 – The Planning Commission reviewed the proposed plat amendment and issued a **POSITIVE** recommendation to the City Council with a unanimous vote. There were no comments made by the public at the Public Hearing.

July 26, 2017 – The City Council **APPROVED** a plat amendment to remove two interior lot lines creating one lot at this address bisected by McHenry Avenue. The western portion became Lot 1 and the eastern portion became Parcel A of 277 McHenry Avenue. This item was approved with the following Conditions of Approval pertinent to the current CUP applications:

7. The density cannot increase on this lot. If the applicant wants to apply for an accessory apartment, the duplex will need to be converted to a single-family dwelling.
8. Parcel A is appurtenant to Lot 1. This lot can never be further subdivided or sold separately. The property on both sides of the road will always be 277 McHenry Avenue. This shall be noted on the plat prior to recordation.

September 27, 2017 – The City received an application for a CUP, Steep Slope CUP, and Historic District Design Review for the construction of a new accessory apartment on a steep slope at 352 Woodside Avenue. The applications were deemed complete on November 8, 2017, and a public hearing was held on November 28, 2017. Final review of the application is pending the Conditional Use approval of the accessory apartment use.

Purpose

The purpose of the Historic Residential Low-Density (HRL) District is to:

- A. reduce density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity,
- B. provide an Area of lower density Residential Use within the old portion of Park City,
- C. preserve the character of Historic residential Development in Park City,
- D. encourage the preservation of Historic Structures,
- E. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods.
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment, and
- G. define Development parameters that are consistent with the General Plan policies for the Historic core.

Analysis

The subject property consists of Parcel A of 277 McHenry Avenue, an uphill parcel 1,824 square feet in size. Parcel A is appurtenant to Lot 1 of 277 McHenry Avenue which consists of 4,381 square feet in its entirety. There is an existing non-historic duplex structure on Lot 1 which must be converted to a single-family dwelling before a building permit can be issued for an Accessory Apartment, if approved. This conversion is conditioned in the plat approval (Conditions of Approval 7 and 8 as stated above) and is proposed in the Conditions of Approval for these proposed CUP applications. Additionally, a 10 foot wide public snow storage easement will be recorded along the frontages of both parts of this lot, and a utility easement will be required 10 feet from the sewer line in McHenry Avenue on the uphill side of the road to be recorded with the plat.

Zoning Requirements

The proposed accessory apartment is located in the Historic Residential – Low Density (HRL) zoning district. The proposed structure complies with all setback and LMC requirements as outlined in the following table:

Requirement	LMC Requirement	Proposed (Parcel A)	Compliance
Lot Size	3,750 SF minimum	4,381 SF total (Lot 1 and Parcel A)	Yes
Lot Width	35 feet minimum	35.5 feet	Yes
Building Footprint	1,712.5 SF maximum	1,386.2 SF total - Existing: 700 SF(Lot 1)	Yes

		- Addition: 686.2 SF	
Front Yard	10 feet minimum	10 feet	Yes
Rear Yard	10 feet minimum	10 feet	Yes
Side Yard	3 feet minimum, total 6 feet.	North Side: 3 feet South Side: 3 feet Total: 6 feet	Yes
Height	27 feet above existing grade, maximum	The highest portion of the structure is approximately 27 feet from existing grade.	Yes
Height (continued)	A Structure shall have a maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	33.7 feet	Yes
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	Maximum difference is 2 feet on the all elevations.	Yes
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to	There is a 10 foot horizontal step in the downhill façade that meets the LMC requirements. No exceptions for vertical articulation are requested.	Yes

	no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.		
Roof Pitch	Between 7:12 and 12:12. A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.	The structure proposes all roof pitches at 7:12 with the exception of two small flat green roof areas	Yes
Parking	Two off-street parking spaces required. Accessory Apartments require an additional one space per bedroom. 3 total spaces are required.	3 spaces are proposed. Existing Structure: 2 spaces Accessory Apartment: 1 space for 1 bedroom (plus 1 additional substandard parking space which may not count toward parking requirements).	Yes

Accessory Apartment Analysis

The applicant is requesting a Conditional Use Permit for an Accessory Apartment on Parcel A of an existing lot at 277 McHenry Avenue. Accessory Apartments are identified as conditional uses in the HRL zone. The lot is described as Parcel A of Lot 1 of the approved 277 McHenry Avenue Subdivision. This plat was approved by the City Council on July 26, 2017 although it has not yet been recorded. Because the lot has a slope greater than 30 percent running through the middle of the property and across the building pad area, a Steep Slope CUP is also required.

The proposed structure contains a total of 991.91 square feet, not including the garage. The proposed building footprint totals 686.2 square feet, and the total footprint of the entire lot including the existing structure is 1,386.2 square feet, which is below the maximum allowed footprint of 1,712.5 square feet. The proposed structure complies with all lot standards of the HRL zone, as indicated in the table above and is described as follows:

Floor	Size
Garage/Basement Level	686.2 square feet
Main Level	665.69 square feet
Upper Level	326.22 square feet
Accessory Apartment Floor Area	991.91 square feet

The Board of Adjustment approved a variance allowing an accessory structure of up to 1,000 square feet. Section 15-4-7 of the LMC indicates that "Accessory Apartments may be no more than one third (1/3) of the dwelling size, shall be limited to a maximum floor area of 1,000 square feet and shall be no less than 400 square feet with no more than two (2) bedrooms." The Board of Adjustment has approved a variance to allow an accessory apartment of greater than one third of the primary dwelling size up to 1,000 square feet at this location. The proposed structure meets these requirements.

The LMC regulations for Accessory Apartments (Section 15-4-7) also require that no more than three homes within 300 feet of the subject property contain established Accessory Apartments. There are no other accessory apartments within 300 feet of this lot, although they are allowed as a Conditional Use.

The LMC standards require one parking space per bedroom in an accessory apartment and disallow nightly rentals in either the existing structure or the accessory apartment. The property owner must also occupy either the main dwelling unit or the accessory apartment. The Accessory Apartment may never be sold separately from the main dwelling unit. Compliance with these regulations is included as a Condition of Approval for this CUP.

The applicant is proposing one bedroom and one parking space in this structure for himself, the owner, to occupy as a full-time resident. There is a second substandard sized parking space proposed in the structure as well. The applicant has indicated intent to remove the washer/dryer and mechanical space shown in the floor plans (Exhibit F) to propose this second space which will be 11.5 feet by 16 feet at its shortest length. A standard required parking space needs to be 9 feet by 18 feet in size, so this second space cannot be counted toward parking requirements. The existing structure on Lot 1 has two paved off-street parking spaces approximately 11 feet wide by 37.5 feet long in front of the house. This meets the off-street parking standards for 2 spaces which require a minimum parking area of 9 feet wide and 36 feet long.

CUP Criteria

The Accessory Apartment meets the criteria for a Conditional Use Permit found in Section 15-1-10 (E) of the Land Management Code. The Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use mitigates impacts of and addresses the following items:

1) Size and location of the Site.

The accessory apartment meets all zoning and setback requirements in its proposed location fronting McHenry Avenue. The proposed structure meets all size, height, and volume requirements as allowed by the LMC and by the Board of Adjustments. **No unmitigated impacts.**

2) Traffic considerations including capacity of the existing Streets in the Area.

A condition of the approved plat and a proposed condition of approval for this application is for the existing legal non-conforming duplex to be converted into a

single-family dwelling. The impacts of an accessory apartment would be offset by this reduction in density on the main structure. This proposed use would not increase traffic on McHenry Avenue. Additionally, the new structure provides an additional standard parking area for the residents beyond the existing two parking spaces. **No unmitigated impacts.**

3) Utility capacity including Storm Water run-off.

No utility capacity issues were identified throughout the interdepartmental review process. The location of the electrical service is being resolved between the applicant and Rocky Mountain Power. Access to the service needs to be in place before a building permit may be issued. **No unmitigated impacts.**

4) Emergency vehicle Access.

Emergency access is substandard for this house due to the substandard size of McHenry Avenue. The Fire Marshal has indicated that no parking can be allowed in the driveway (within the 10 foot setback area) in order to maintain existing emergency access standards. **No unmitigated impacts, as conditioned.**

5) Location and amount of off-Street parking.

The LMC requires two parking spaces for each dwelling unit and one parking space for each bedroom in an accessory apartment (Section 15-3). Each parking space must be at least nine feet wide by eighteen feet long (Section 15-3-3(F)).

The existing duplex located on the subject property currently has two parking spaces although the LMC requires two spaces per dwelling unit and four spaces are required. The conversion of the duplex to a single-family dwelling would bring this structure into compliance with the LMC parking requirements as it would need to maintain the existing two spaces. The proposed Accessory Apartment requires one space per bedroom. As the applicant is proposing one bedroom and one parking space, this application would bring the entire lot into compliance with parking requirements. **No unmitigated impacts, as conditioned.**

6) Internal vehicular and pedestrian circulation system.

Vehicular and pedestrian circulation throughout the neighborhood will remain the same. **No unmitigated impacts.**

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

Adjoining uses are all single-family dwellings of similar bulk, mass, and design. The applicant is not proposing any new fencing or landscaping outside of what is required by the Construction Mitigation Plan. **No unmitigated impacts.**

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

The mass, bulk, and orientation of the building on the site are compatible with the mass, bulk, and orientation of other structures along McHenry Avenue. See Exhibit H for a visual example of what the proposed structure looks like in the context of McHenry Avenue. **No unmitigated impacts as conditioned.**

9) Usable Open Space.

There is no usable Open Space proposed since this a single private lot. **No unmitigated impacts.**

10) Signs and lighting.

No signs are proposed. Any lighting on the exterior of the proposed structure will be down directed and shielded. **No unmitigated impacts.**

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

The design of the proposed structure is undergoing a Historic District Design Review and is compatible with the surrounding structures. The proposed design meets the Guidelines for New Construction in Historic Districts and incorporates historic design elements into the structure. **No unmitigated impacts as designed and conditioned.**

12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site.

There is no noise, vibration, odor, steam, or other mechanical factor that may affect neighboring properties outside of the construction period. The proposed use is an accessory apartment which will not cause any of these nuisances. **No unmitigated impacts.**

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

No delivery or service vehicles are proposed. No loading or unloading zones are proposed. No trash or recycling pickup areas are proposed. **No unmitigated impacts.**

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.

The property owner has indicated that he intends to live in the one-bedroom accessory apartment structure. The duplex will be converted into a single-family dwelling and will be used for long-term rentals. No nightly rentals or commercial tenancies are allowed in the HRL zone. **No unmitigated impacts as conditioned.**

15) Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site.

The subject property is not within or adjacent to any environmentally sensitive lands, physical mine hazards, historic mine waste and the Park City Soils Ordinance. The property does have a steep slope, and the applicant has submitted an application for a Conditional Use Permit for development on steep slopes. **No unmitigated impacts.**

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

The proposed development is consistent with the goals and objectives of the Park City General Plan, especially Goal 15 to “preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations” and Objective 15B to “maintain character, context and scale of local historic districts with compatible infill development and additions.” The proposed structure will meet all Historic District design standards for new construction and will be compatible with the surrounding neighborhood. **Consistent.**

Steep Slope Regulations

Staff reviewed the compatibility of this proposed structure compared to others along McHenry Avenue. McHenry Avenue is comprised of Old Town lots from the Park City Survey which have been bisected by McHenry Avenue. The topography of the neighborhood made it difficult to construct the road where it had been originally platted. As a result, there are a handful of oddly shaped lots in the area, including the subject property. Looking at 277 McHenry Avenue as a whole, the proposed lot is similar to the size of lots in the surrounding area. The condition of the lot being split into two parts by McHenry Avenue is also similar to other lots in the vicinity. Even with McHenry Avenue bisecting the lot, the accessory apartment meets all lot and site requirements of the HRL zone, including setback and footprint requirements.

The proposed footprint of the new construction is 686.2 square feet, and the construction is proposed on a slope greater than 30%. The front portion of the lot (approximately 6 feet from the front property line) and the rear portion of the lot (approximately 30 feet from the rear property line) are nearly flat; however a majority of the structure is proposed to be built into a steep slope that runs through the very middle of the parcel.

Staff finds that the design as proposed is compatible with the neighborhood and complies with the Steep Slope Conditional Use criteria as outlined below. Regulations for development on steep slopes in the HRL zone are stated in LMC 15-2.1-6. All such development is subject to the following criteria:

1. **Location of Development.** Development is located and designed to reduce visual and environmental impacts of the Structure. **No unmitigated impacts.**

The proposed structure is located within the building pad of Parcel A and outside of all setbacks required on the lot. It meets all zoning requirements including a front yard setback along McHenry Avenue. The structure is proposed to match the stepping of similar homes in its vicinity.

2. **Visual Analysis.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points a) to determine potential impacts of the proposed Access, and Building mass and design; and b) to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities. **No unmitigated impacts.**

The applicant submitted plans through the Historic District Design Review process including a streetscape showing how the three story structure will be observed when viewed from the street (Exhibit H). The proposed structure cannot be seen from the key Vantage Points as defined in LMC Section 15-15. The applicant has also provided streetscape elevations which show how the house sits on the slope in relation to existing grade and the zoning height requirements (Exhibit H) and cross canyon views (Exhibit I) to show a minimal visual impact.

3. **Access.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible. **No unmitigated impacts.**

*The drive access is approximately 10 feet long with a grade of 0 percent from the street. The grade is relatively flat at the front of the property allowing for a driveway that does not need extensive grading. The proposed structure requires one parking space and provides two spaces. The second parking space is not required and is 11 feet wide by 16 feet long at its shortest length. **No unmitigated impacts.***

4. **Terracing.** The project may include terraced retaining Structures if necessary to regain Natural Grade. **No unmitigated impacts.**

*The only retaining wall proposed on this lot is an 8 inch reinforced concrete foundation wall on the south side of the structure. The top of wall follows the existing grade and stands 6 inches above the existing grade at all points. The wall is proposed to be 8 feet long, extending 5 feet and 3 inches into the setback. As per LMC Section 15-4-2, retaining walls within side and rear yard setback areas on any lot (steep slope or not) cannot exceed six feet (6') in height measured from Final Grade. The proposed wall is well below that height requirement and meets the standards of the LMC. **No unmitigated impacts.***

5. **Building Location.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and provide variation of the Front Yard. **No unmitigated impacts.**

The structure is located on the lot in a manner that least impacts the natural topography of the lot. The bottom garage level of the proposed structure is proposed to be constructed into the slope on the lot. The upper floors are built on top of this floor and onto the flat portion of the parcel at the top of the slope to avoid additional cuts and fills following the topography of the lot. The proposed structure maintains a maximum building height of 27 feet and does not propose any height exceptions.

6. **Building Form and Scale.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. **No unmitigated impacts.**

The proposed structure is oriented against the lot's existing contours and is stepped with the grade. The garage floor proposed to be built into the existing slope is approximately 686 square feet in size. It is proposed as one standard parking space and a small storage area which may be used as parking but is not large enough to count as a second parking stall. The main floor is approximately 666 square feet and sits on top of the garage floor, and the top floor is significantly smaller at 326 square feet in size. It's set back from the rest of the structure and sits mostly on the flat portion of the lot.

7. **Setbacks.** The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures. **No unmitigated impacts.**

The proposed structure has a front yard setback of 10 feet. This is the same as the surrounding houses along McHenry Avenue, including the main structure on the other portion of this Lot, and meets the minimum required setbacks. Increasing the front setback could push the building further back into the hillside requiring additional grading. The rear setback is ten feet which also meets the zone's rear setback requirements. Because the structure is proposed to be built up to the setback areas, increasing either front or rear setback areas would decrease the size of the parking space in the garage so that it does not meet the LMC requirements found in Section 15-3-3 requiring minimum parking

dimensions of 9 feet by 18 feet. This design has minimal impact on the street wall at the front of the property and maximizes the space available on the lot to construct the minimum sized garage area necessary to accommodate the use.

8. **Dwelling Volume.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in [LMC Chapter 2.1 – HRL]. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures. **No unmitigated impacts.**

The proposed structure meets all size, height, setback, and volume related requirements indicated in the LMC for the HRL zone. The proposed massing component is compatible with both the volume and massing of structures in the area comprised of three story dwellings. As shown in Exhibit H, the proposed structure does not extend above the road any higher than surrounding structures.

9. **Building Height (Steep Slope).** The maximum Building Height in the HRL District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures. **No unmitigated impacts.**

The proposed building height meets the requirements of the HRL zone. The applicant is not proposing any height exceptions.

Process

Approval of this application constitutes Final Action that may be appealed to the City Council following the procedures found in Land Management Code § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time other than standards items that would have to be addressed with conditions of approval and during building permit review.

Public Input

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

Alternatives

- The Planning Commission may approve the requested CUP and Steep Slope CUP as conditioned or amended, or
- The Planning Commission may deny the requested CUP and Steep Slope CUP and direct staff to make Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.
- If the Planning Commission continues or denies the CUP, the Steep Slope CUP may be continued.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur. The applicant would have to revise the plans.

Recommendation

Staff recommends that the Planning Commission conduct a public hearing and consider **approving** the request for a Conditional Use Permit (CUP) for an accessory apartment to be located on Parcel A of 277 McHenry Avenue within the HRL zone based on the findings of fact, conclusions of law, and conditions of approval provided herein for the Commission's consideration.

Staff recommends that the Planning Commission conduct a public hearing and consider **approving** the request for a Steep Slope Conditional Use Permit (SS CUP) for the construction of a new accessory apartment on Parcel A of 277 McHenry Avenue based on the findings of fact, conclusions of law, and conditions of approval provided herein for the Commission's consideration.

Staff also recommends that the Planning Commission conduct a joint public hearing for both items at this address. Two separate motions will need to be made; the accessory apartment needs to be approved before the Steep Slope CUP can be approved.

General Findings of Fact for both requests:

1. The site is located at 277 McHenry Avenue.
2. The site is located in the Historic Residential-Low Density (HRL) zoning district.
3. The site is 4,381 square feet in its entirety comprised of Lot 1 and Parcel A.
4. The accessory apartment is proposed to be on Parcel A which is 1,824 square feet in size.
5. There is an existing non-historic duplex structure on Lot 1 which must be converted to a single-family dwelling before a building permit can be issued for an Accessory Apartment.
6. The proposed structure complies with all setback and LMC requirements as outlined in the analysis.
7. The City Council approved the 277 McHenry Avenue Subdivision Plat Amendment at this location on July 26, 2017 and the plat is pending recordation.
8. A Historic District Design Review (HDDR) application is currently under review.
9. The Board of Adjustment conducted a public hearing on March 21, 2017 and approved a variance request to allow a proposal of the accessory apartment at 277 McHenry Avenue with an allowed square footage of up to a maximum of 1,000 square feet.
10. The Board of Adjustment also conducted a public hearing on March 21, 2017 and denied a variance request to allow a square footage greater than 1,000 square feet for the accessory apartment.
11. The Board of Adjustment conducted a public hearing on May 16, 2017 and denied a variance request to allow a 5' setback reduction from 10' in the rear yard to construct an Accessory apartment in the HR-L zone.

12. On September 27, 2017, the City received an application for a CUP, Steep Slope CUP, and Historic District Design Review for the construction of a new accessory apartment on a steep slope at 352 Woodside Avenue. The applications were deemed complete on November 8, 2017.
13. The applicant requests to build a new accessory apartment at this location.
14. The proposed structure has a Floor Area of 991.9 square feet.
15. The proposed building footprint is 686.2 square feet. The total footprint on the lot is 1,386.2 square feet which complies with the maximum allowable footprint of 1,712.5 square feet.
16. The new construction takes place over slopes that are thirty percent (30%) or greater.
17. The proposed front yard setback of ten (10') complies with the minimum front yard setback of ten feet (10').
18. The proposed rear yard setback of ten (10') complies with the minimum rear yard setback of ten feet (10').
19. The proposed side yard setbacks of three feet (3') comply with the minimum side yard setbacks of three feet (3').
20. The proposed structure complies with the maximum building height as follows:
 - a. The structure cannot be more than 27 feet from existing grade. It is proposed to be 27 feet from existing grade at its highest point.
 - b. The structure cannot be more than 35 feet measured from the lowest finish floor plane to the point of the tallest wall top plate. The proposed structure measures at 33.7 feet.
 - c. The final grade must be within 4 vertical feet of the existing grade. The maximum difference proposed is 2 feet.
 - d. A 10 foot minimum horizontal step in the downhill façade is required at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. The proposed structure meets this requirement.
 - a. The primary roof pitch is required to be between 7:12 and 12:12. The proposed structure has a primary roof pitch of 7:12.
21. This property is located outside of the Soils Ordinance Zone.

Accessory Apartment CUP Findings of Fact:

1. Accessory apartments are conditional uses in the HRL zone.
2. The LMC requires one parking space per bedroom in an accessory apartment.
3. The applicant is proposing one bedroom and one parking space.
4. Nightly rentals are not allowed in either the existing structure or the proposed structure.
5. The property owner must occupy either the main dwelling unit or the accessory apartment. The owner has expressed intent to occupy the accessory apartment.
6. The Accessory Apartment may never be sold separately from the main dwelling unit.
7. The LMC requires that no more than three homes within 300 feet of the subject property contain established Accessory Apartments.
8. There are no other accessory apartments within 300 feet of this lot,
9. The Accessory Apartment meets the criteria for a Conditional Use Permit found in Section 15-1-10 (E) of the LMC as detailed in the Analysis.

Steep Slope CUP Findings of Fact:

1. The applicant submitted plans including a streetscape showing how the structure will be observed when viewed from Marsac Avenue.
2. The proposed structure cannot be seen from the key vantage points as indicated in the LMC Section 15-15-1.283.
3. The proposed house is located within the building pad and outside of all setbacks required on the lot.
4. McHenry Avenue is comprised of Old Town lots from the Park City Survey which have been bisected by McHenry Avenue.
5. The presence of the road adds another frontage element to the lot requiring an additional front setback on this portion of the lot.
6. The front portion of the lot (approximately 6 feet from the front property line) and the rear portion of the lot (approximately 30 feet from the rear property line) are nearly flat; however a majority of the structure is proposed to be built into a steep slope that runs through the very middle of the parcel.
7. The structure is proposed to match the stepping of similar homes in its vicinity.
8. The applicant submitted plans through the Historic District Design Review process including a streetscape showing how the three story structure will be observed when it is constructed.
9. The drive access is approximately 10 feet long with a grade of 0 percent from the street.
10. No retaining walls are proposed on this lot.
11. The proposed structure is to be built into the existing grade.
12. The bottom garage level of the proposed structure is proposed to be constructed into the slope on the lot. The upper floors are built on top of this floor and onto the flat portion of the parcel at the top of the slope to avoid additional cuts and fills following the topography of the lot.
13. The proposed structure maintains a maximum building height of 27 feet and does not propose any height exceptions.
14. The proposed structure is oriented against the lot's existing contours and is stepped with the grade.
15. The garage/basement floor proposed to be built into the existing slope is approximately 686 square feet in size.
16. The garage is proposed to have one standard parking space and an additional substandard parking space which may not count toward any parking requirements. The accessory apartment has one bedroom and a one parking space requirement.
17. The main floor is approximately 666 square feet and sits on top of the garage floor, and the top floor is significantly smaller at 326 square feet in size. It's set back from the rest of the structure and sits mostly on the flat portion of the lot.
18. The proposed structure meets all size, height, setback, and volume related requirements indicated in the LMC for the HRL zone.
19. The proposed massing component is compatible with both the volume and massing of structures in the area comprised of three story dwellings.

Conclusions of Law:

1. The Application complies with all requirements of this LMC.

2. The Use will be Compatible with surrounding Structures in Use, scale, mass and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval for both requests:

1. All Standard Project Conditions shall apply.
2. One unit, either the main Dwelling Unit or the Accessory Apartment, shall be occupied by the Owner of the Structure and the Accessory Apartment shall not be sold separately.
3. A deed restriction "Notice to Purchaser" must be filed with the County Recorder, which states:

"A permit for an Accessory Apartment was issued to _____, the current Owner of this Property on _____. This permit runs with the land and is automatically transferred to the new owner by the sale or Transfer of this Property, provided however, if the Use by the new Owner does not continue to comply with the conditions of approval, the permit may be invalidated by the Planning Department pursuant to Section 15-4-7(B)(1). Prospective purchasers should be advised that only one (1) unit on the Property may be rented; the other must be occupied by the Owner. The Owner shall strictly adhere to all the conditions of approval and the prohibition of the rental of either Dwelling Unit for short term rentals of less than thirty (30) days."
4. Nightly rentals are not allowed. Neither the main Dwelling Unit nor the Accessory Apartment may be rented for periods of time less than thirty days.
5. The density cannot increase on this lot. If the use is approved and the applicant wants to apply for an accessory apartment, the duplex will need to be converted to a single-family dwelling.
6. Parcel A is appurtenant to Lot 1. This lot can never be further subdivided or sold separately. The property on both sides of the road will always be 277 McHenry Avenue as noted on the 277 McHenry Avenue subdivision plat.
7. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
8. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit.
9. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
10. A final landscape plan shall be submitted for review and approval by the City Planning Department, prior to building permit issuance.
11. No building permits shall be issued for this project unless and until the design is reviewed and approved by the Planning Department staff for compliance with this Conditional Use Permit and the Design Guidelines for Historic Districts and Historic Sites.
12. As part of the building permit review process, the applicant shall submit a certified topographical survey of the property with roof elevations over topographic and U.S.G.S. elevation information relating to existing grade as well as the height of the proposed building ridges to confirm that the building complies with all height restrictions.
13. The applicant shall submit a detailed shoring plan prior to the issue of a building

permit. The shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer.

14. No parking is allowed within the 10 foot front yard setback area.
15. This approval will expire on January 10, 2019 if a building permit has not been issued by the building department before the expiration date, unless a written request for an extension is submitted prior to the expiration date and the extension is granted by the Planning Director.
16. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission, subject to additional changes related more specifically to the architectural design made during the Historic District Design Review.

Exhibits

- Exhibit A – Applicant’s Statement
- Exhibit B – Record of Survey
- Exhibit C – Approved Plat
- Exhibit D – Aerial Photograph
- Exhibit E – Site Plan
- Exhibit F – Floor Plans
- Exhibit G – Elevations
- Exhibit H – Streetscape
- Exhibit I – Cross Canyon View
- Exhibit J – Site Photographs
- Exhibit K- Standard Project Conditions

September 25, 2017

To: Park City Planning Department

Re.: **HDDR and Steep Slope and Accessory Apartment CUP Applications
277 McHenry Ave. Garage/Accessory Apartment**

I am the owner of the property at 277 McHenry Ave. (formerly 355), Park City, Park City Survey Block 60 Lot 12 and the north half of lot 11. At the request of the Planning Department, and in anticipation of the garage/accessory apartment, at a recent Park City Council meeting the lots (above) underwent a plat amendment and were consolidated into a single lot of record (I don't know that new designation yet). I am within my property rights to build the structure and it conforms to the Park City Land Management Code.

We will build a garage and accessory apartment on the currently unoccupied easterly portion of my land. McHenry Avenue bisects my land. Originally, I had planned to subdivide the property and create two separate lots of record on each side of the road. This would have been a much simpler and preferable solution. Unfortunately, staff's interpretation according to the LMC indicates there is insufficient total land square footage for two lots.

We have had several years of discussions with members of the Planning Department. We have received staff support for our plans, however as part of those negotiations I have agreed to give up the currently legal non-conforming (grandfathered) legal status of the primary house and it will now become a single-family home.

I intend to live in the new addition as my residence and I will lease the current house to a long-term tenant. One of the reasons I will live in the accessory apartment is it will have radiant heat. I have a permanent sinus problems and my current house's forced air heating system is seriously exacerbating my health issues.

The fact that McHenry Ave. bisects my land has created a hardship due to both the +/- 15-foot-wide road, and also adherence to the LMC mandated front-yard setbacks from both sides of the road. Accordingly, we went before the Board of Adjustment seeking 1) a larger edifice than code allows, and 2) a reduction of the rear-yard setback (from 10 feet to 5 feet) to allow for two perpendicular garage parking spaces and less impact to my immediate neighbors. The results of the BOA meetings were to cap the structure at 1000 livable square feet and denial of the rear-yard setback request.

The new residence will have a garage (with a single parking space plus storage), a micro kitchen, one bedroom, an office area, and two bathrooms. The architect, David White's design is consistent with the neighborhood's architecture.




	1973- currently	After accessory apartment
Total # of Units	2	2
Off-street parking	2	4*
Kitchen	2	2
Oven	2	1
bedrooms	5	5

* one will now be inside garage

After years of discussions, I hope to conclude these approvals before the end of the year and begin construction in the spring of 2018.

Very Truly Yours,



Michael Kaplan, M.I.M., A.L.M.



BENEFITS TO THE NEIGHBORHOOD

To Whom It May Concern:

We will build a garage and accessory apartment on the currently unoccupied easterly portion of my land. The house and garage/apartment are separated by McHenry Avenue. The primary structure is currently designated as a legal non-conforming (grandfathered) duplex. As previously agreed, the primary house will lose its' duplex designation and it will become a single-family home.

I intend to live in the new addition as my residence and I will lease the current house to a long-term tenant. One of the reasons I will live in the accessory apartment is it will have radiant heat. I have a permanent medical issue (sinus problems) and my current house's forced air heating system is seriously exacerbating my health issues.

The new residence will have a garage (with a single parking space plus storage), a micro kitchen, one bedroom, an office area, and two bathrooms.

	1973- currently	After accessory apartment
Total # of Units	2	2
Off-street parking	2	4*
Kitchen	2	2
Oven	2	1
bedrooms	5	5

* one will now be inside garage

Benefits to the neighborhood include:

- The architect, David White's design is consistent with the neighborhood's architecture.
- Parking will increase from 2 legal and 2 non-conforming roadside parking places; to 2 legal plus 2 garage and one driveway parking places. This will help with get vehicles off McHenry ave. which will provide safer traffic and snow removal.
- Heated drive lessens snow banks.
- The new garage/accessory structure will be aesthetically pleasing, made with high-end materials, and utilize solar and be energy efficient.
- No increased density, there will still be only a total two housing units.
- The new structure will not interfere with any neighbor's view corridors.
- Increase property values.



After years of discussions, I hope to conclude these approvals before the end of the year and begin construction in the spring of 2018.

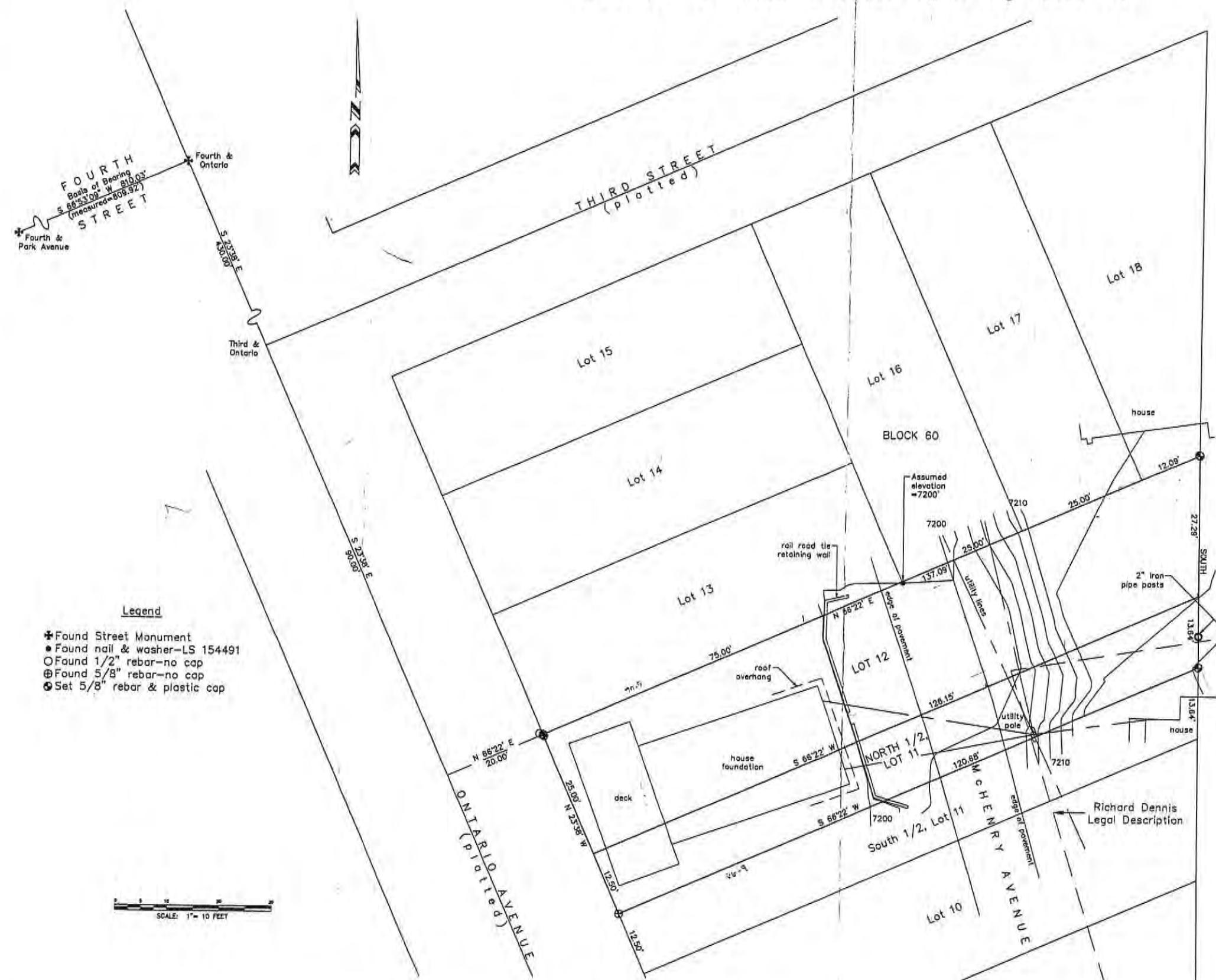
Very Truly Yours,



Michael E. Kaplan

SEP 27 2017
PARK CITY
PLANNING DEPT.

Park City Survey, Block 60, Lot 12 & the North 1/2 of Lot 11



NARRATIVE

1. Survey requested by: Michael Kaplan.
2. Purpose of survey: locate the specified topographic relief.
3. Basis of survey: found Street Monuments, according to the amendment of Sheet #3 of the Park City Monument Control Map by Bush & Guggell, Inc., on file and of record in the office of the Summit County Recorder.
4. Date of survey: May 31, 2002.
5. Property corners found as shown.
6. Located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
8. For the previous breakdown of Lot 11 see the record of survey No. S-406 by Alliance Engineering, on file in the office of the Summit County Recorder.
9. The Richard Dennis Legal Description as shown encroaches on the property but has a questionable validity. Further title research is recommended.
10. An assumed elevation of 7200 feet was assigned to the nail and washer in the asphalt street at the southwesterly corner of Lot 16, as shown.

LEGAL DESCRIPTION

All of Lot 12 and the North 1/2 of Lot 11, Park City Survey, according to the official plat thereof, on file and of record in the office of the Summit Co. Recorder; containing ±0.11 acres.

SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.

509'



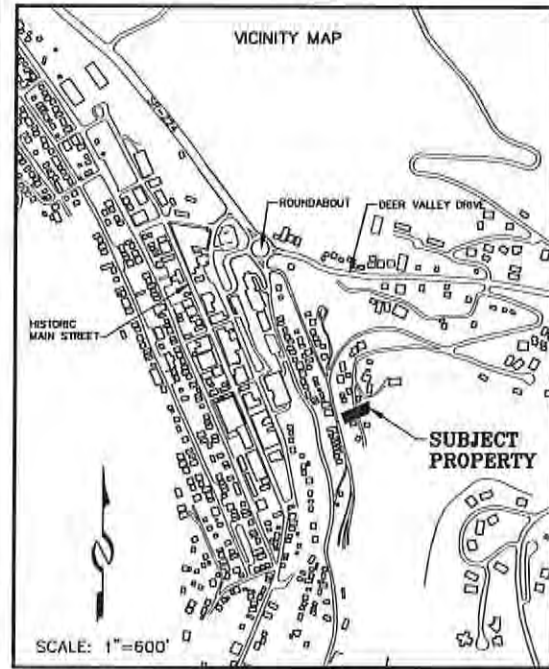
16.29.05
Date

J.D. Gailey License No. 359005

Alpine Survey, Inc.
19 Prospector Drive
Park City, Utah 84060
(435) 655-8016

MAY 03 2016

- Legend
- ✦ Found Street Monument
 - Found nail & washer-LS 154491
 - Found 1/2" rebar-no cap
 - ⊕ Found 5/8" rebar-no cap
 - ⊙ Set 5/8" rebar & plastic cap



SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of 277 McHENRY AVENUE PLAT AMENDMENT has been prepared under my direction and that the same has been monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

The North 1/2 of LOT 11 and All of LOT 12, BLOCK 60, PARK CITY SURVEY, 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 Michael Ellis Kaplan, and Michael Ellis Kaplan, Trustee of The MATH Trust dated January 8, 2015, as their interests appear, hereby certifies that he has caused this Plat Amendment to be prepared and hereby consents to the recordation of the 277 McHenry Avenue Plat Amendment.

Michael Ellis Kaplan

Michael Ellis Kaplan,
Trustee of The MATH Trust dated January 8, 2015

ACKNOWLEDGMENT

State of _____
County of _____

On this _____ day of _____, 2016, Michael Ellis Kaplan personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Michael Ellis Kaplan acknowledged to me that he is the owner of the tract described hereon and Trustee of The MATH Trust dated January 8, 2015, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in _____

Printed Name: _____

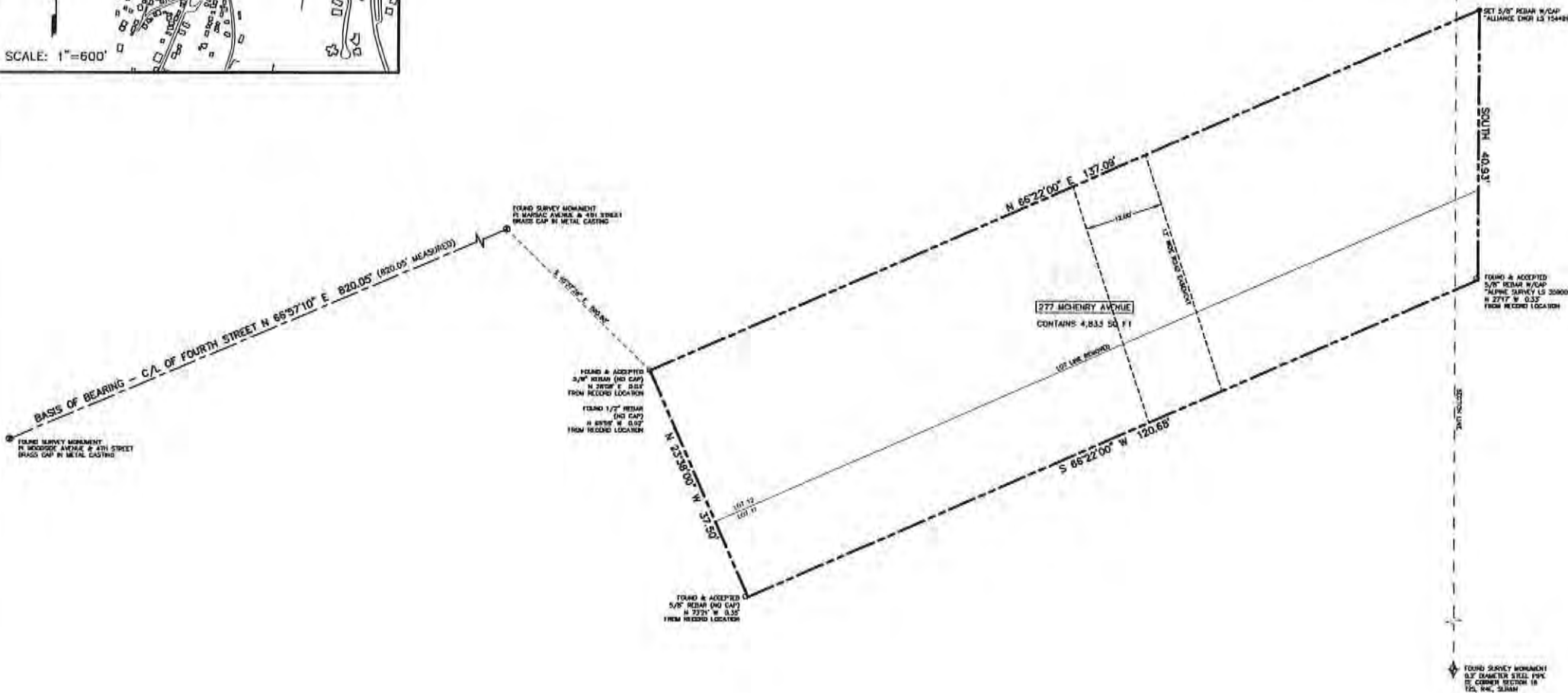
Reading in: _____

My commission expires: _____

Commission No: _____

NOTE

This subdivision is subject to the Conditions of Approval in Ordinance 16-_____

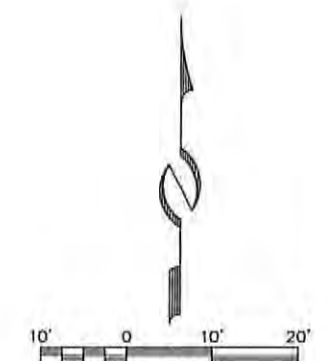


A COMBINATION OF LOT 12 AND THE NORTH HALF OF LOT 11 IN BLOCK 60, PARK CITY SURVEY

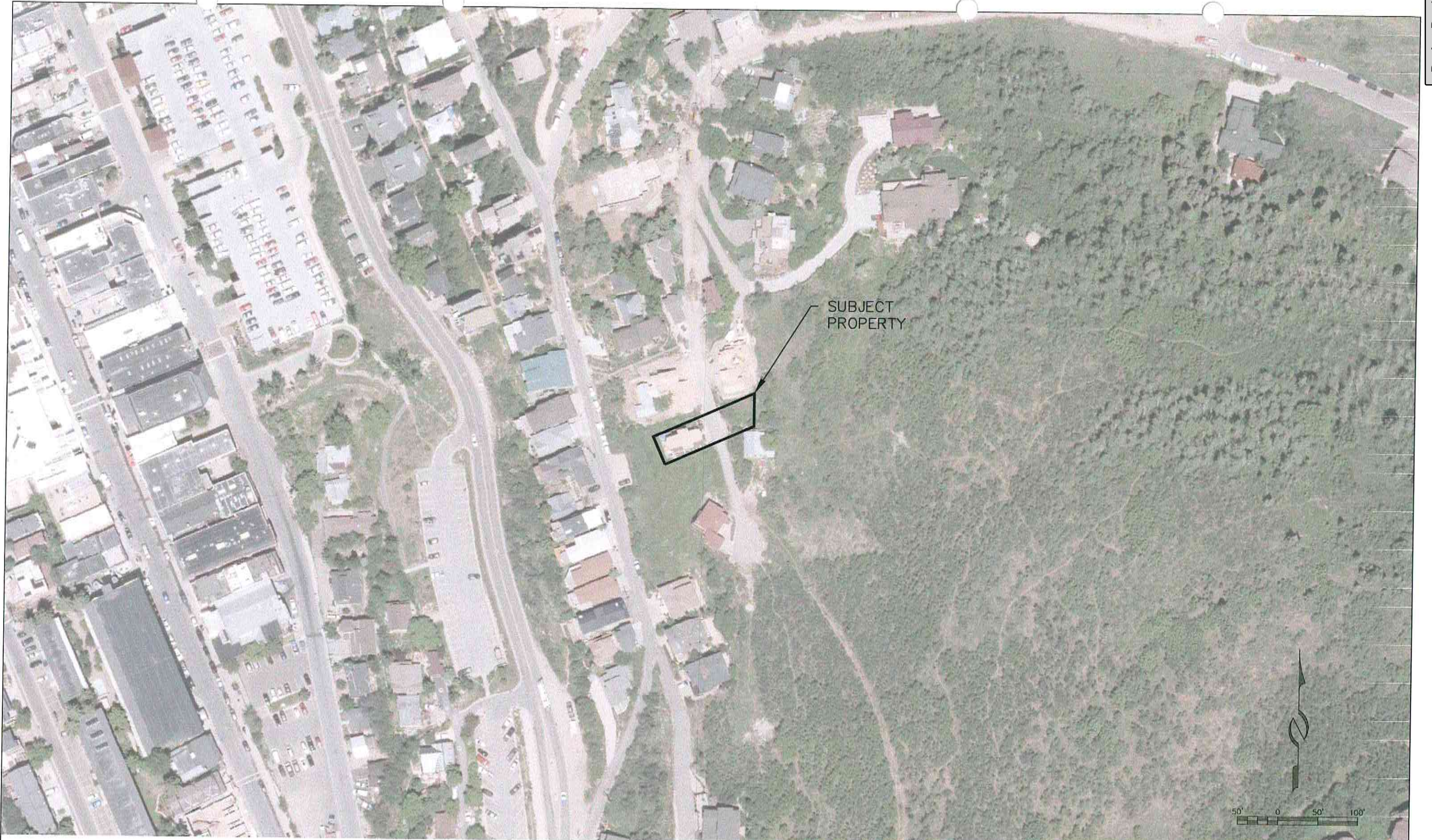
277 McHENRY AVENUE PLAT AMENDMENT

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

MAY 03 2016



 (435) 649-9407 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street, P.O. Box 2564, Park City, Utah 84302-2564	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016 BY _____ S.R.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FFF RECORDER
	JOB NO.: 4-3-16 FILE: X:\ParkCitySurvey\dwg\sr\plat2016\040316.dwg						



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 MAY 03 2016
 PARK CITY DISTRICT

(435) 849-9487
Alliance Engineering Inc.
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
 323 Mohr Street P.O. Box 2084 Park City, Utah 84060-2084

STAFF:
 MARSHALL KING
 JESSE MORENO
 DATE: 4/21/16

AERIAL PHOTOGRAPH
 277 McHENRY AVENUE
 BLOCK 60, PARK CITY SURVEY
 FOR: MICHAEL KAPLAN
 JOB NO.: 4-3-16
 FILE: X:\ParkCitySurvey\dwg\Exhibits\277 McHenry-ortho.dwg

SHEET
 1
 OF
 1

Exhibit E - Site Plan

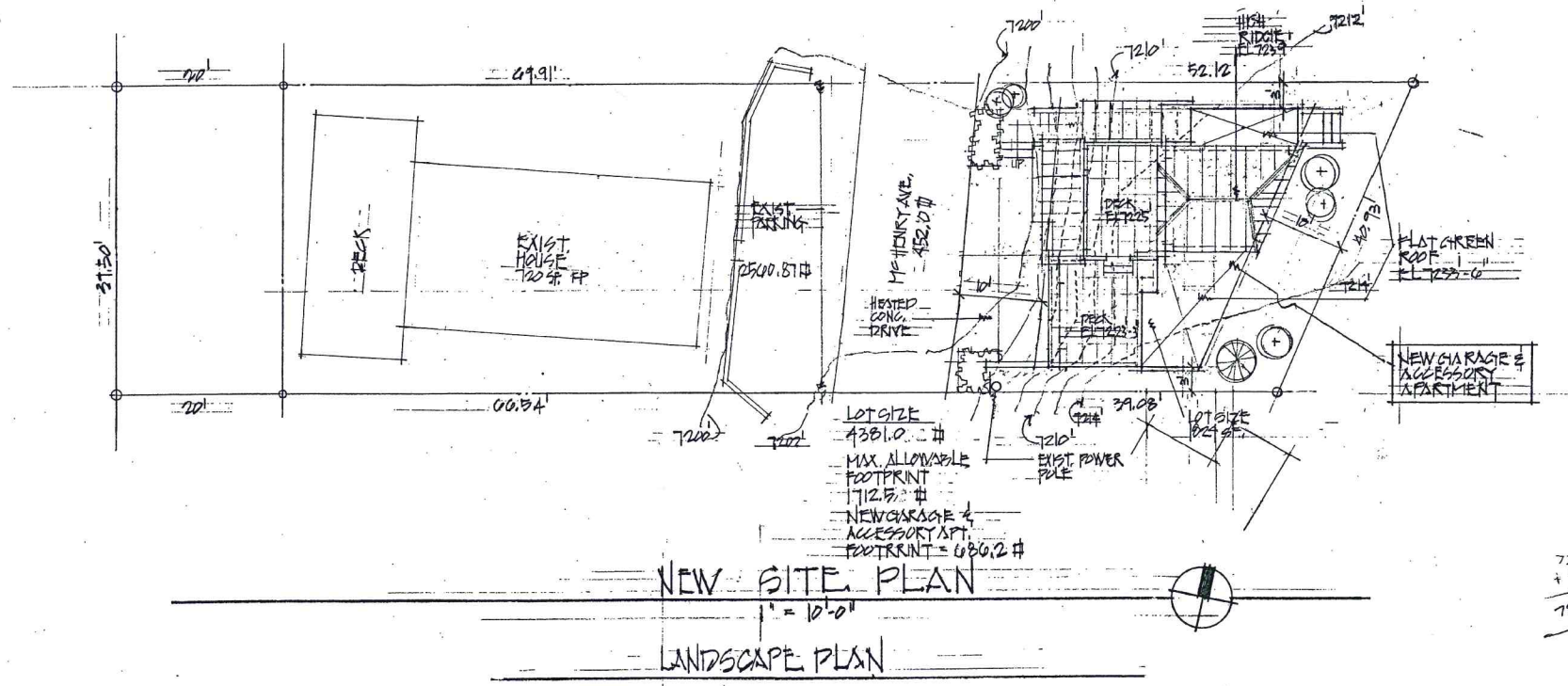
NOTES

1. ALL LANDSCAPE IRRIGATION SHALL BE DRIP TYPE IRRIGATION
2. ALL DISTURBED AREAS WITHIN THE L.P.D. SHALL BE GRADED & RE-SEEDED W/ DROUGHT TOLERANT NATURAL GRASSES & WILDFLOWERS.

LANDSCAPE LEGEND

- (Symbol: Circle with crosshairs) ASPEN CLUMP (8'-0" MIN. HT.) (5)
- (Symbol: Circle with radial lines) EVERGREEN (4)
(COLORADO BLUE SPRUCE - 6'-0" 8'-0" HT.)
- (Symbol: Circle with irregular outline) SHRUBS (DROUGHT TOLERANT)
(2 PLANTERS)
- (Symbol: Circle with horizontal lines) OAK BRUSH (EXIST.)

- GENERAL NOTES**
1. Comply with IRC Chapter 4 for excavations, fill, cuts and grading. Pay special attention to tall cuts close to property lines. CUT SLOPES AND GRADE FILLS STEEPER THAN 2:1 REQUIRE SOILS REPORTS ADDRESSING STABILITY. General Contractor shall arrange a meeting with Plan Checker, the General Contractor and the Excavator for this project prior to any permits being issued.
 2. Tubs and showers with tiled walls require a Portland Cement application, fibered-cement or glass mat gypsum: green board is no longer allowed in this application.
 3. A permanent certificate shall be posted on or in the electrical distribution panel listing the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation, (slab, basement wall, crawl space wall and/or floor) and ducts outside the conditioned spaces; U-factors of windows, and SHGC of windows. The type and efficiency of heating, cooling and service water heating equipment shall also be listed. Note: The listing will not allow the drilling or modification of the panel or cover to accomplish this. IRC N1101.9
 4. Special inspection is required for field welding and high strength bolting. 2009 IBC, sections 1704.3.1 and 1704.3.3 epoxy connections.
 5. All electrical installations shall comply with the 2012 IRC and 2011 NEC.
 6. All electrical receptacles shall be tamper resistant.
 7. All plumbing installations shall comply with the 2012 IRC.
 8. All mechanical installations shall comply with the 2012 IRC and IFGC.
 9. Showers shall be finished to a min. height of not less than 72" above the floor. Material shall be non-absorbent.
 10. Tower cranes require City approval prior to installation. Submit site plan and Air Space Easement with any adjacent property owners impacted.
 11. Surface water shall drain away from the building at all points. Direct the drainage water to the street or an approved drainage course. (not onto neighboring properties) The grade shall fall a min. of 6" within the first 10 ft.
 12. Foundation rebar inspections for walls over 8 ft. high shall have forms installed only on one side of wall until rebar has been inspected and approved.
 13. All mechanical vents shall be 8' above grade and 3' above roof.
 14. Heated conc. slabs require R5 insulation.
 15. Heated floors require R11 insulation.



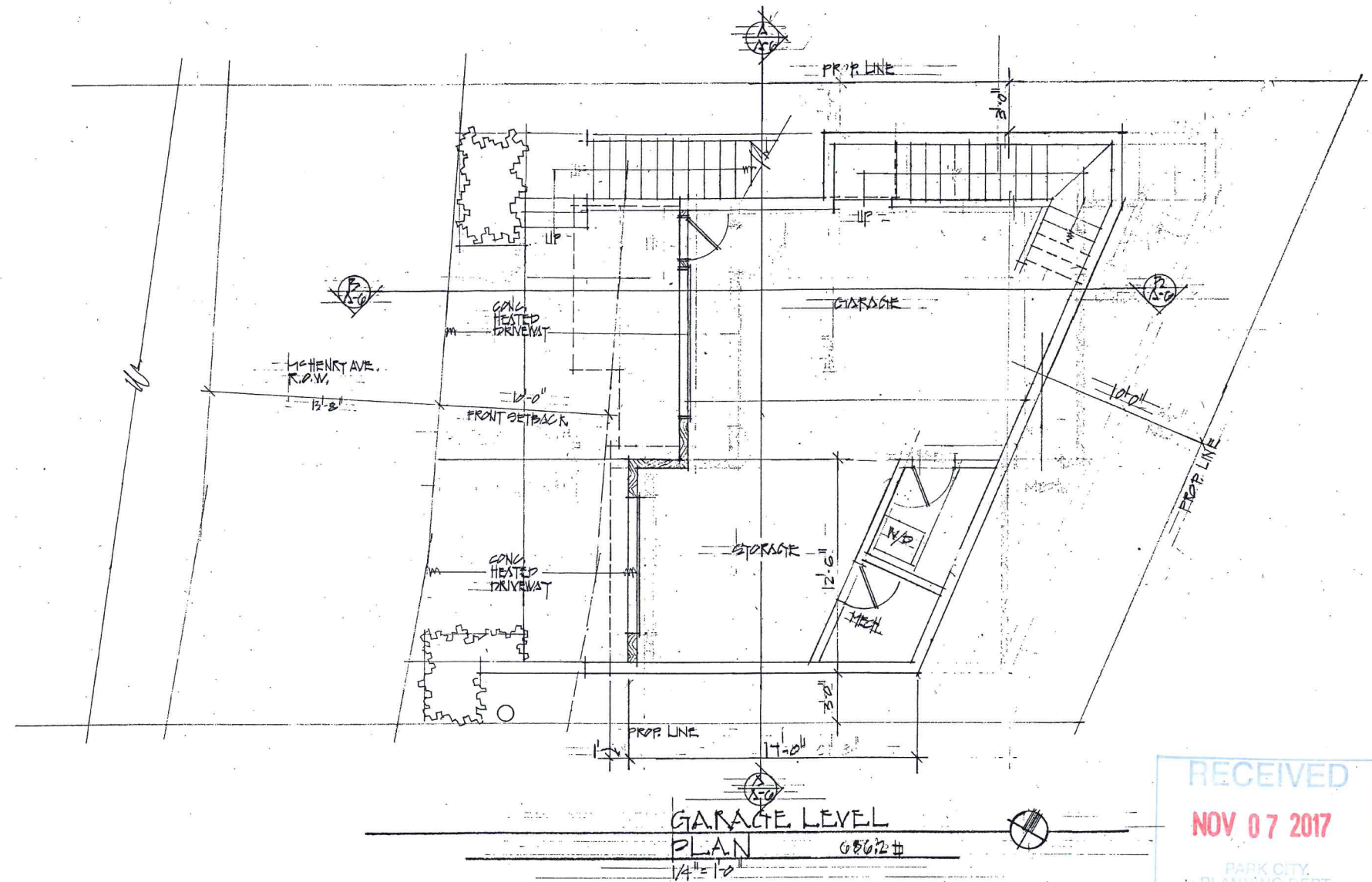
REVISIONS	BY

DAVID G. WHITE, ARCHITECT
P.O. BOX 1313 - 2703 ESTATES DRIVE
PARK CITY, UTAH 84060
(435) 649-8379 FAX: (435) 655-8845
EMAIL: dgwhite@ymission.com

NEW SITE & LANDSCAPE PLAN
277 McHENRY AVE
PARK CITY, UTAH 84060

Date: 11/07/17
Scale: 1" = 10'-0"
Drawn: [Signature]
Job: 277 McHENRY
Sheet: [Signature]
Of: 1
Sheets: 1





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DAVID G. WHITE, ARCHITECT
 P.O. BOX 1313 - 2703 ESTATES DRIVE
 PARK CITY, UTAH 84060
 (435) 649-8379 FAX: (435) 655-8845
 EMAIL: dgwhite@xmission.com

GARAGE LEVEL PLAN
 277 MC HENRY AVE
 PARK CITY, UTAH 84000
 Date: 6-27-15
 Scale:
 Drawn:
 Job: 277 MC HENRY
 Sheet: A-2
 Of: Sheets

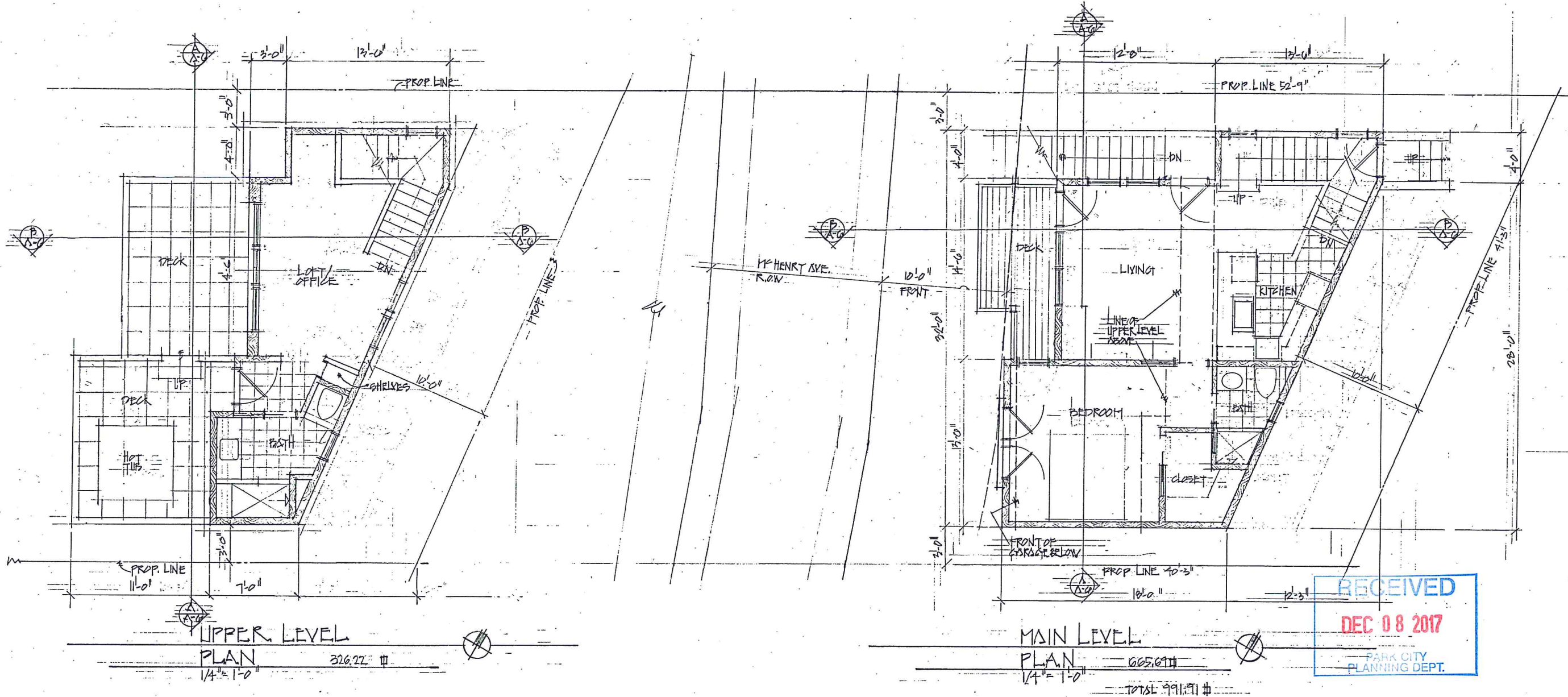
DAVID G. WHITE, ARCHITECT

P.O. BOX 1313 - 2703 ESTATES DRIVE
 PARK CITY, UTAH 84060
 (435) 649-8379 FAX: (435) 655-8845
 EMAIL: dgwhite@xmission.com

MAIN & UPPER LEVEL FLOOR PLANS

2777 McHENRY AVE
 PARK CITY, UTAH 84090

Date: 0-30-10
 Scale:
 Drawn:
 Job: 2777 McHENRY
 Sheet: A-3
 Of: 3 Sheets



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UPPER LEVEL
 PLAN
 1/4" = 1'-0"

326.27 #

MAIN LEVEL
 PLAN
 1/4" = 1'-0"

005091 #

TOTAL 991.91 #

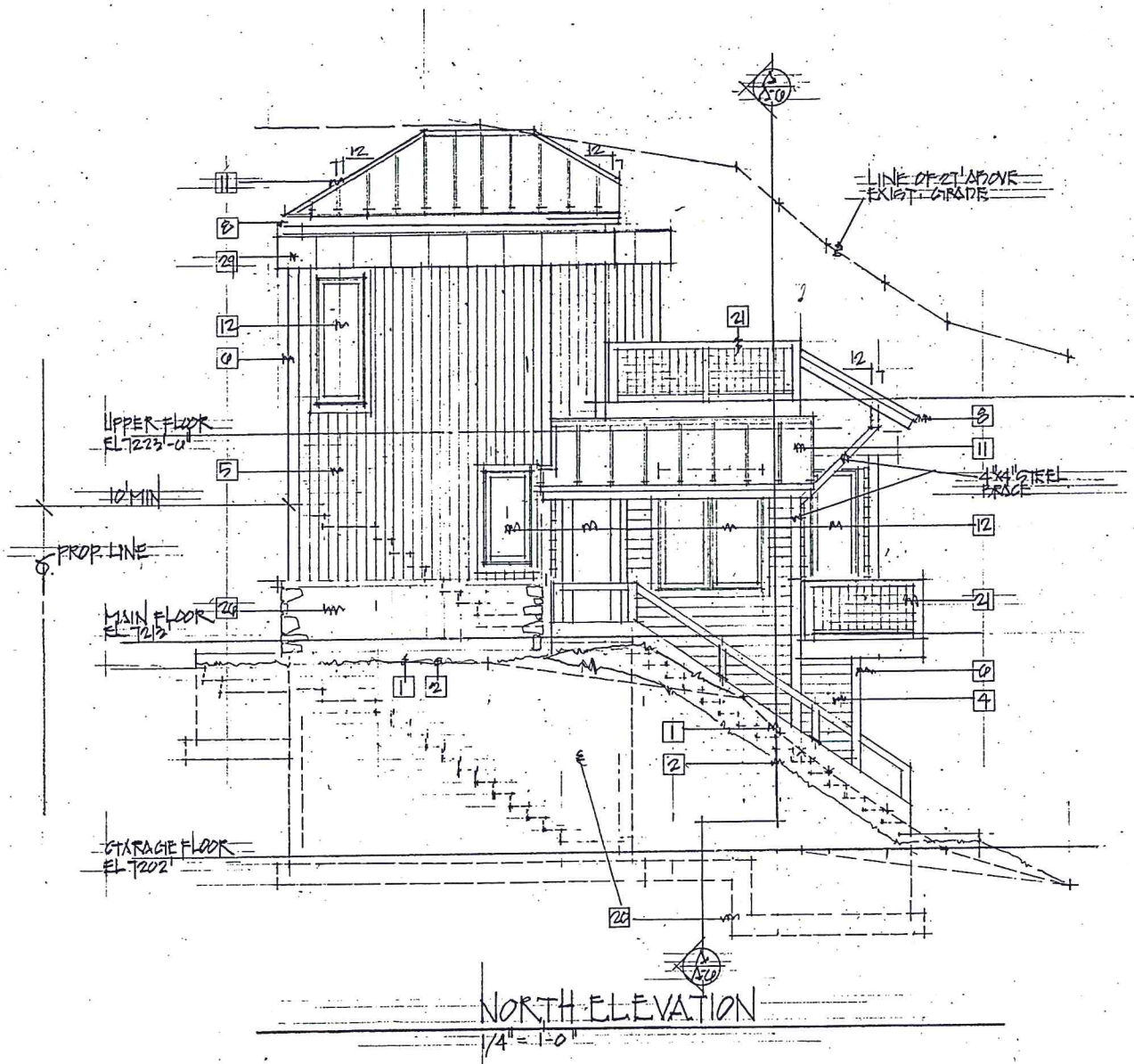
Exhibit G - Elevations

- REFERENCE NOTES
- Existing grade shown dashed
 - New finish grade
 - Glue-laminated beam- See framing plans. 1" chamfer all exposed ends. All Glue-lam beams to be smooth finish.
 - 1"x6" beveled Cedar siding.
 - 1"x8" cedar siding square cut vertical pattern.
 - 2"x Cedar corner trim.
 - Exterior door and window trim- 2"x cedar jambs, 3"x heads and sills for windows and 3"x heads for doors
 - 1"x Cedar fascia. (two piece) See detail
 - 1"x6" Cedar soffit.
 - Roof to wall surface- extend ice and water shield over entire roof deck except top two feet @ ridges. Where vertical walls intersect roof, extend ice and water shield up wall min. 18" behind exterior siding material.
 - Roof Covering- Standing Seam metal roofing.
 - Aluminum ext. clad insulated wood windows and doors. Windows and exterior doors U= 0.36 or better. See Window and Door Schedule.
 - Galvanized metal flashing.
 - 3 1/2" blown and binned insulation. R13 min.
 - 5 1/2" blown and binned insulation. R= 19 min.
 - Roof insulation shall have one layer at top of roof joists R25 closed cell foam and R 24 blown in batts in lower portion of roof joists. Total R49
 - 10" blown and binned insulation. R= 31 min.
 - Waterproof membrane and drainage mat on all foundation walls protecting living space below grade. Install 6" perforated drain plastic drain wrapped in filter fabric and set in gravel. Extend downhill to daylight.
 - 4" concrete slab on 2" rigid insulation. Install 6 mil plastic vapor barrier under rigid insulation. Install conc., insulation and vapor barrier over 4" gravel base. Install radiant heat tubes.
 - 8" reinf. Conc. foundation wall. See structural.
 - Guardrails- see details.
 - Floor joists- see framing plans.
 - Roof joists- see framing plans.
 - See interior finish schedule for floor, wall and ceiling finishes.
 - 4" concrete slab w/ 6x6-10/10 wire mesh on 4" gravel base.
 - Stone veneer in dry stack pattern.
 - 1 1/2" light weight concrete w/ radiant heat tubes.
 - Wood overhead garage doors w/ heavy springs and electric operators.
 - Vertical Metal fascia.
 - Horizontal cedar band. (See Details)

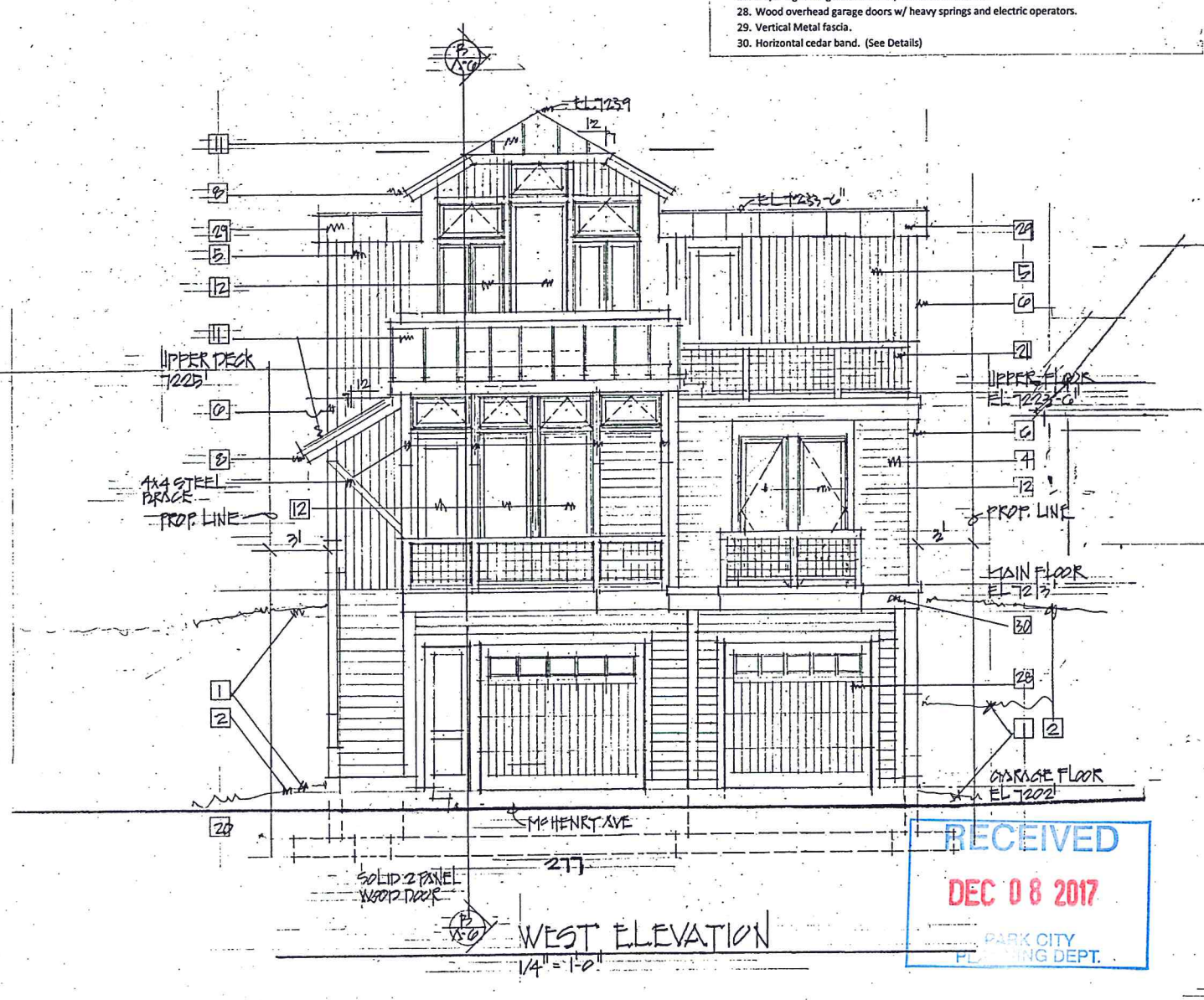
REVISIONS	BY

DAVID G. WHITE, ARCHITECT
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 PARK CITY, UTAH 84060
 (435) 649-8379
 EMAIL: dgwhite@umission.com
 FAX: (435) 655-9845

Packet Pg. 188



NORTH ELEVATION
 1/4" = 1'-0"



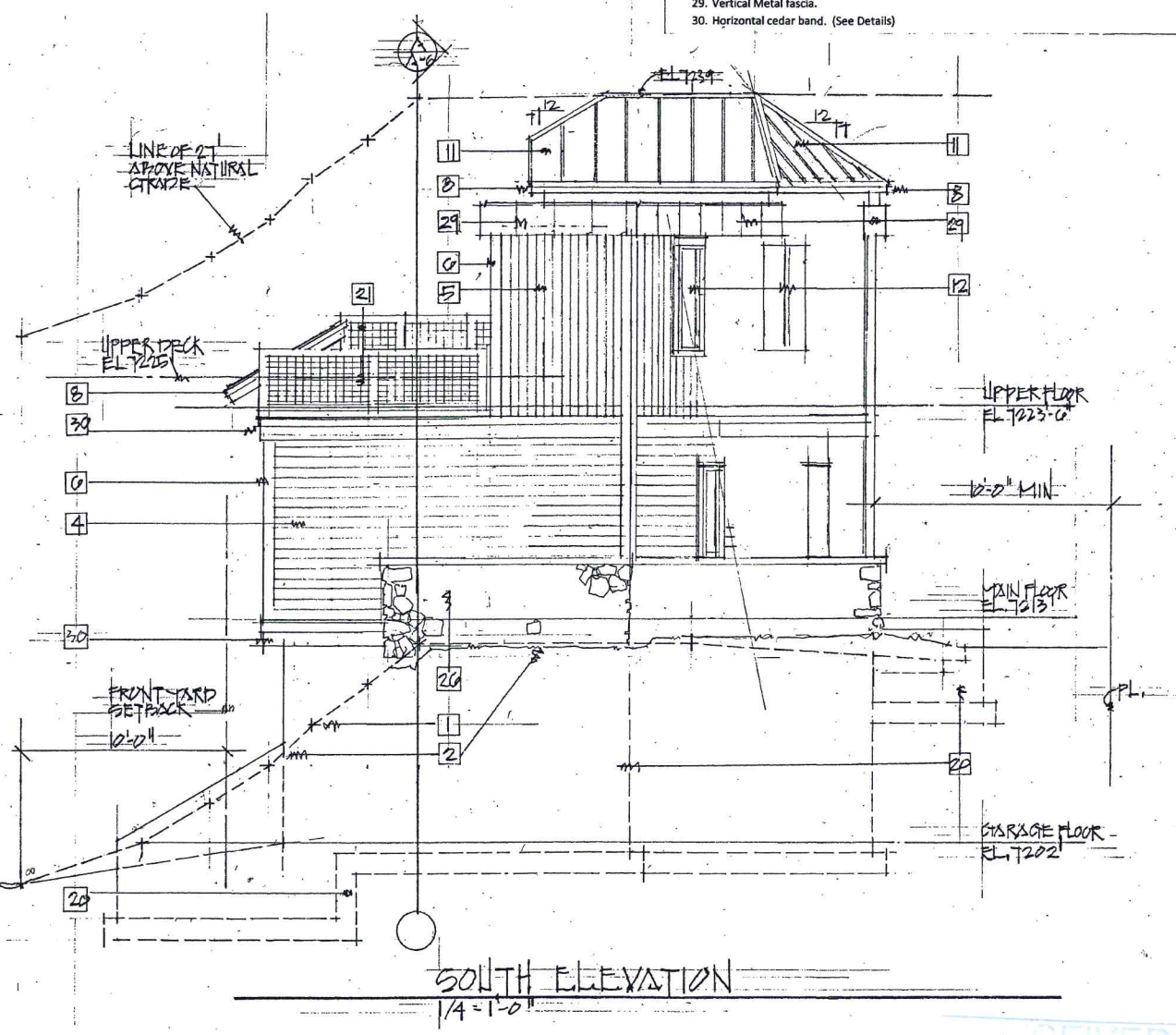
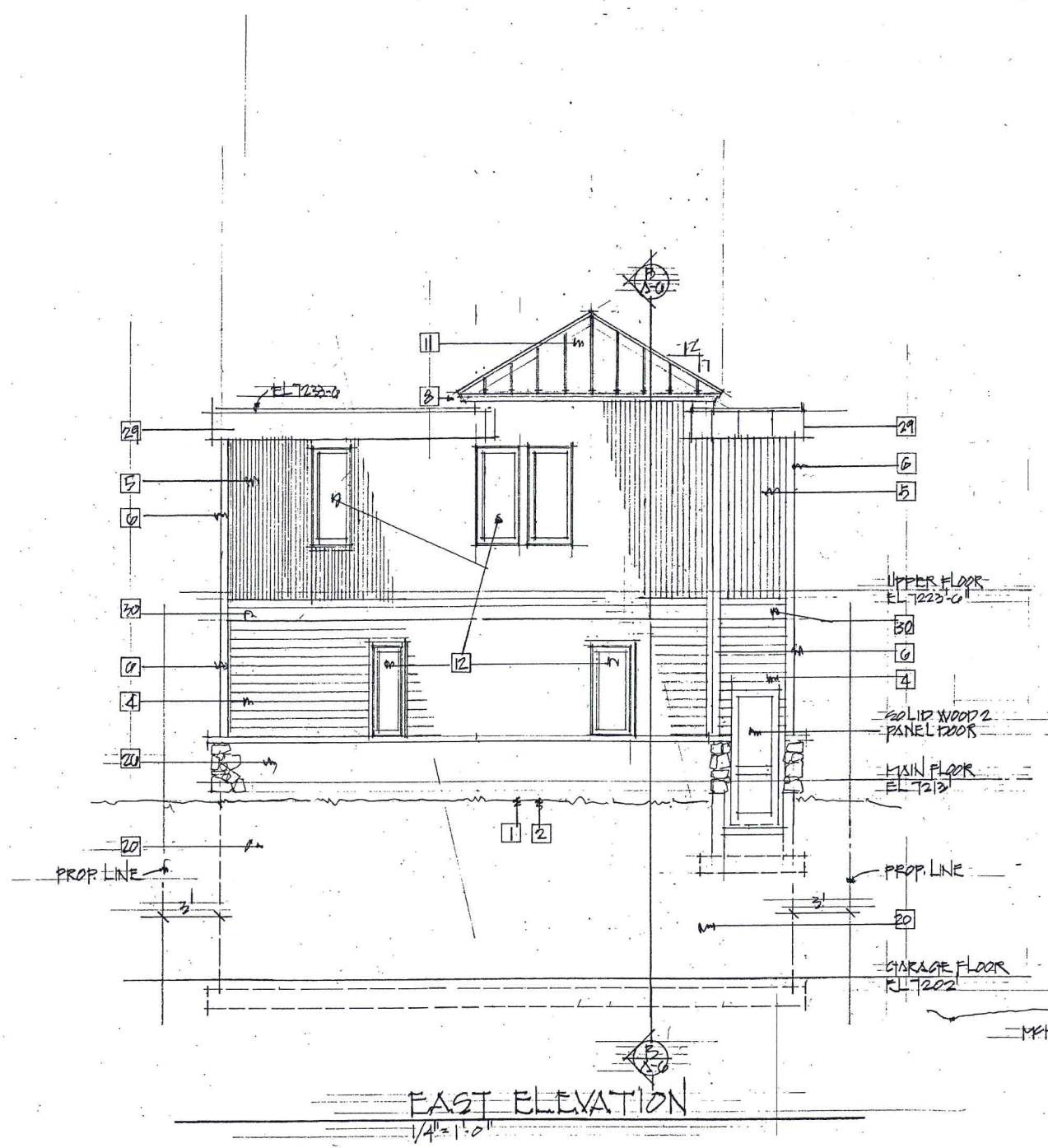
WEST ELEVATION
 1/4" = 1'-0"

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Date	9-28-17
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Drawn	
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Of	Sheets

REVISIONS	BY

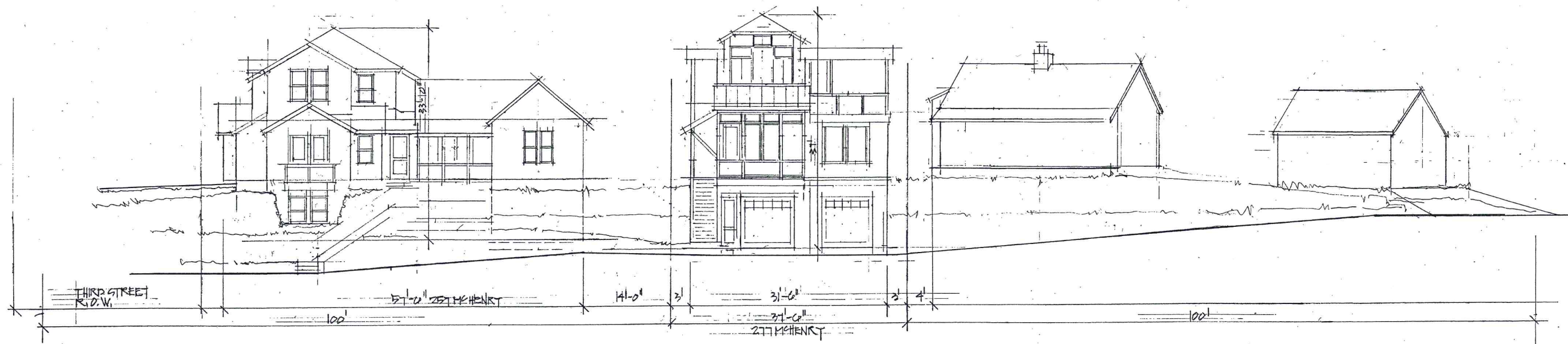
- REFERENCE NOTES
- Existing grade shown dashed
 - New finish grade
 - Glue-laminated beam- See framing plans. 1" chamfer all exposed ends. All Glue-lam beams to be smooth finish.
 - 1"x6" beveled Cedar siding.
 - 1"x8" cedar siding square cut vertical pattern.
 - 2"x Cedar corner trim.
 - Exterior door and window trim- 2"x cedar jambs, 3"x heads and sills for windows and 3"x heads for doors
 - 1"x Cedar fascia. (two piece) See detail
 - 1"x6" Cedar soffit.
 - Roof to wall surface- extend ice and water shield over entire roof deck except top two feet @ ridges. Where vertical walls intersect roof, extend ice and water shield up wall min. 18" behind exterior siding material.
 - Roof Covering- Standing Seam metal roofing.
 - Aluminum ext. clad insulated wood windows and doors. Windows and exterior doors U= 0.36 or better. See Window and Door Schedule.
 - Galvanized metal flashing.
 - 3 1/2" blown and bitted insulation. R13 min.
 - 5 1/2" blown and bitted insulation. R= 19 min.
 - Roof insulation shall have one layer at top of roof joists R25 closed cell foam and R 24 blown in batts in lower portion of roof joists. Total R49
 - 10" blown and bitted insulation. R= 31 min.
 - Waterproof membrane and drainage mat on all foundation walls protecting living space below grade. Install 6" perforated drain plastic drain wrapped in filter fabric and set in gravel. Extend downhill to daylight.
 - 4" concrete slab on 2" rigid insulation. Install 6 mil plastic vapor barrier under rigid insulation. Install conc., insulation and vapor barrier over 4" gravel base. Install radiant heat tubes.
 - 8" reinf. Conc. foundation wall. See structural.
 - Guardrails- see details.
 - Floor joists- see framing plans.
 - Roof joists- see framing plans.
 - See interior finish schedule for floor, wall and ceiling finishes.
 - 4" concrete slab w/ 6x6-10/10 wire mesh on 4" gravel base.
 - Stone veneer in dry stack pattern.
 - 1 1/2" light weight concrete w/ radiant heat tubes.
 - Wood overhead garage doors w/ heavy springs and electric operators.
 - Vertical Metal fascia.
 - Horizontal cedar band. (See Details)



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Date	9-28-17
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Drawn	
Job	277 VEHENRY
Sheet	A-5
Of	Sheets

Exhibit H - Streetscapes



STREETSCAPE

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 NOV 07 2017
 PARK CITY PLANNING DEPT

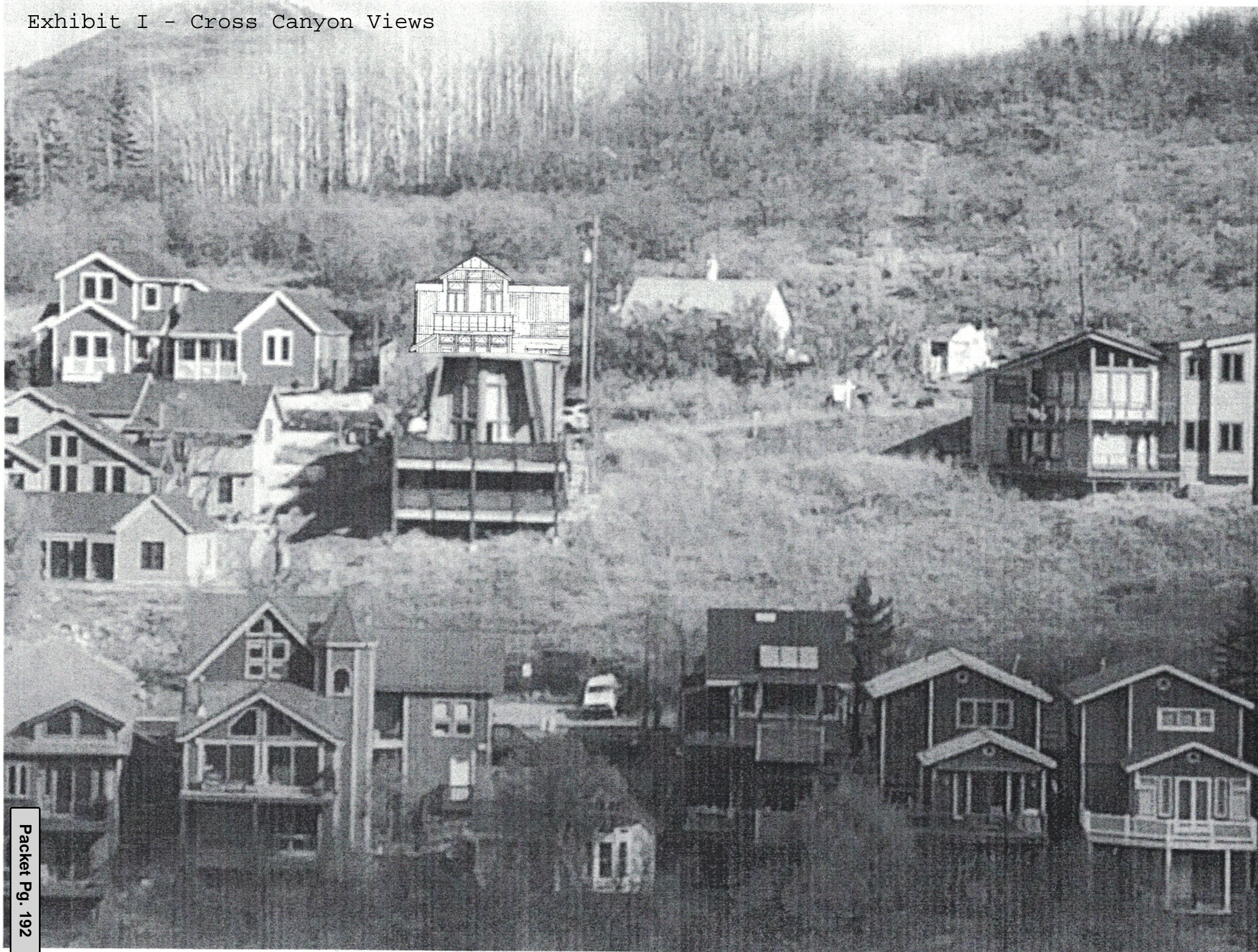
REVISIONS	BY

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Date 11/7/17
 Scale
 Drawn
 Job 277
 Sheet A-7
 Of Sheets

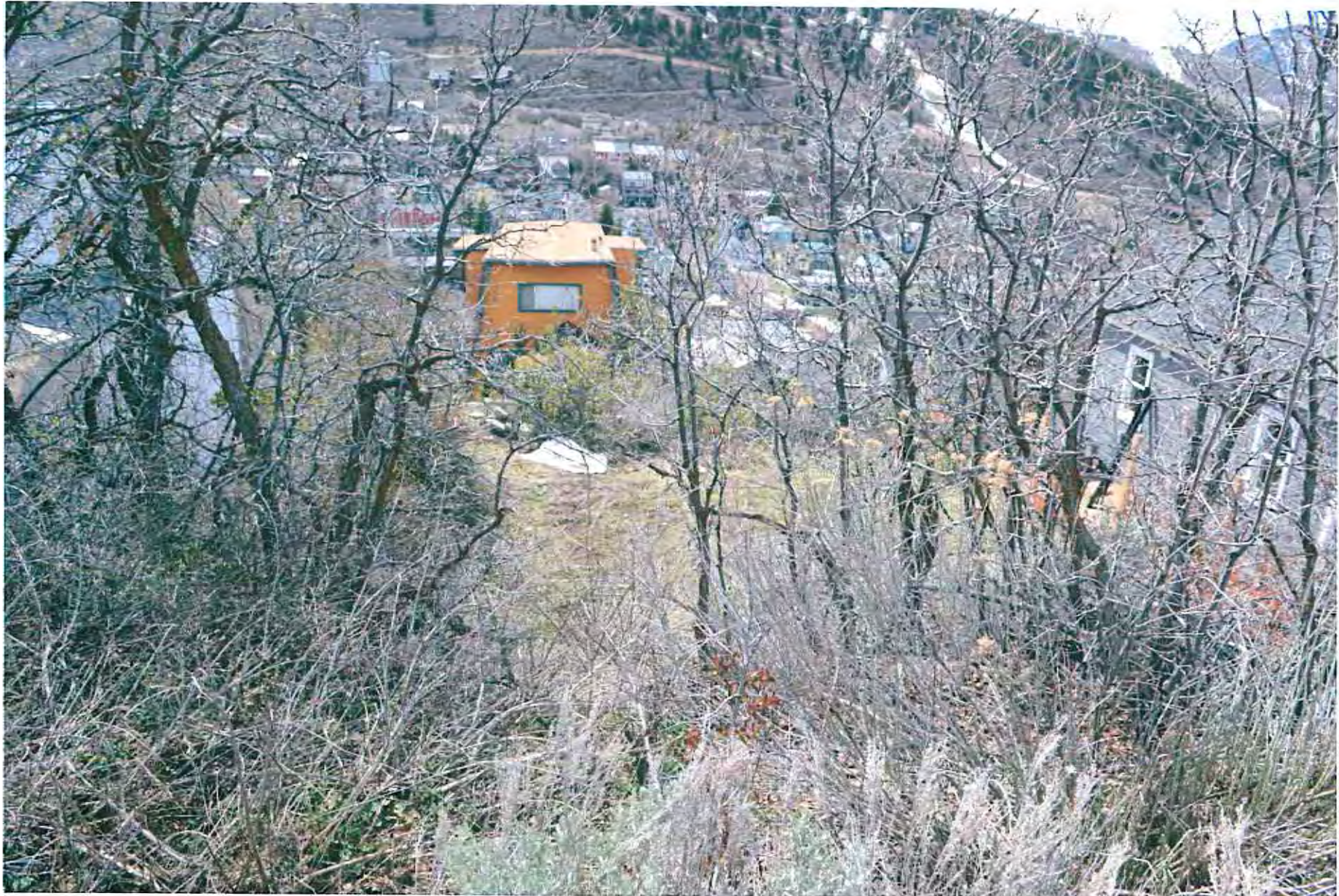


Exhibit I - Cross Canyon Views



Approx. Roof Line





277 McHenry Avenue – looking west

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East portion of 277 McHenry Avenue – looking east

Please note that this existing parking area is not a legal parking space.





277 McHenry Avenue – looking east

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277 McHenry Avenue – looking southwesterly

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277 McHenry Avenue – looking north

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**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