



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
February 3, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, February 3, 2021.

NOTICE OF ELECTRONIC MEETING AND HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Historic Preservation Board members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but not read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org/public-meetings.

Exhibit A: Determination of Substantial Health and Safety Risk

The Board Chair has determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include:

- Statewide COVID cases and hospitalizations remain high;
- Based on metrics established by the statewide COVID-9 Transmission Index, Summit County moved to the High Risk designation on October 22, 2020; and
- Park City is a resort community continually hosting visitors from areas which may be experiencing rapid COVID-19 spread.

This determination is valid for 30 days, and is set to expire on March 3, 2021.

Dated: February 3, 2021

MEETING CALLED TO ORDER AT 5:00 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from January 6, 2021.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.REGULAR AGENDA

- 5.A. 1003 Norfolk Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is proposing Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the circ. 1900 Footprint and Construction of a New Addition. PL-20-04495
(A) Public Hearing (B) Possible Action
[1003 Norfolk Avenue Staff Report](#)
[Exhibit A: Draft Action Letter](#)
[Exhibit B: Existing Plans and Elevations](#)
[Exhibit C: Physical Conditions Report and Historic Preservation Plan](#)
[Exhibit D: Existing Conditions Photographs](#)
[Exhibit E: Historic Site Inventory Form](#)
- 5.B. 1128 Park Avenue - Stipulated Remand for Historic District Design Review from Board of Adjustment Appeal- Historic Preservation Board Review for Material Deconstruction – The Applicant is Proposing the Material Deconstruction of the Landmark Historic Site Consisting of Removal of Historic Material for the Proposed Restoration of the circ. 1909 Historic Cross-T Footprint. PL-20-04484
(A) Public Hearing (B) Possible Action
[1128 Park Avenue Staff Report](#)
[Exhibit A: Draft Action Letter](#)
[Exhibit B: November 18, 2020 HPB Final Action Letter](#)
[Exhibit C: Historic Site Inventory Form](#)
[Exhibit D: SWCA Technical Memorandum](#)
[Exhibit E: January 15, 2021 Proposed Plans and Elevations](#)
[Exhibit F: Historic Preservation Plan](#)
- 5.C. 901 Woodside Avenue – Historic District Design Review – Historic Preservation Board Review for Material Deconstruction – The Board Approved the Material Deconstruction of the Landmark Historic Site on August 7, 2019. The Applicant has Revised the Proposed Material Deconstruction of the Foundation for Construction of a Basement Addition and Garage. PL-18-04030.
(A) Public Hearing (B) Possible Action
[901 Woodside Avenue Staff Report](#)
[Exhibit A: Draft Action Letter](#)
[Exhibit B: August 7, 2019 Historic Preservation Board Final Action Letter](#)
[Exhibit C: SWCA Memorandum](#)
[Exhibit D: August 7, 2019 Historic Preservation Board Approved Plans](#)
[Exhibit E: December 28, 2020 Revised Proposal](#)

- 5.D. Land Management Code (LMC) Amendment – Proposal to amend the LMC to address Shared Driveways and Common Parking Structures within the Historic Residential Medium Density Zoning District, amending LMC Chapter 15-2.4 and LMC Chapter 15-15. (A) Public Hearing (B) Possible Recommendation to the Planning Commission on February 17, 2021 and the City Council on February 25, 2021.

[Staff Report LMC Amendment Shared Parking Structures in HRM](#)

[Exhibit A: Draft Ordinance](#)

[Exhibit B: Preservation Consultant Input](#)

6.WORK SESSION

- 6.A. Historic District Grant Program

7.ADJOURN

A majority of HISTORIC PRESERVATION BOARD members may meet socially after the meeting. If so, the location will be announced by the HISTORIC PRESERVATION BOARD Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**