



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
August 15, 2024**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

1. REGULAR AGENDA - 12:00PM

- 1.A. **1003 Norfolk Avenue – Historic District Design Review** – The Applicant Proposes to Construct an Addition to a Landmark Historic Structure. PL-23-05845
(A) Public Hearing; (B) Continuation to a Date Uncertain
- 1.B. **1700 Park Avenue – Administrative Permit** – The Applicant Proposes to Remodel the Facade of 1700 Park Avenue in the Frontage Protection Zone. PL-24-06191
(A) Public Hearing; (B) Action
- 1.C. **220 King Road – Historic District Design Review** – The Applicant Proposes Construction of a New Single-Family Dwelling, Accessory Buildings, and Underground Parking Area in the Historic Residential – 1-Sweeney Master Planned Development Zoning District. PL-23-05522
(A) Public Hearing; (B) Action

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.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 1003 Norfolk Avenue
Application: PL-23-05845
Author: Meredith Covey, Planner I
Date: August 15, 2024
Type of Item: Historic District Design Review

Recommendation

(I) Open a public hearing and (II) continue the public hearing and consideration of the proposed Historic District Design Review to a date uncertain.

Description

Project Number: PL-23-05845

Applicant: Gary Bush; Applicant Representative: Jonathon DeGray

Location: 1003 Norfolk Avenue

Zoning District: Historic Residential – 1 (HR-1)

Adjacent Land Uses: Residential

Reason for Review: The Planning Director, or their Designee, reviews and takes Final Action for Historic District Design Reviews in accordance with LMC [§ 15-1-8](#).

Planning Commission Staff Report



Subject: 1700 Park Avenue
Application: PL-24-06191
Author: Meredith Covey, Planner I
Date: August 15, 2024
Type of Item: Administrative Permit

Recommendation

(I) Review the proposed façade improvements and roof replacement in the Frontage Protection Zone (FPZ), (II) conduct a public hearing, and (III) consider approving the Administrative Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (see Exhibit A).

Description

Applicant: Rob Miller
Location: 1700 Park Avenue
Zoning District: General Commercial
Frontage Protection Zone
Adjacent Land Uses: General Commercial
Residential Development
Reason for Review: Improvements to the façade of a building in the FPZ require an Administrative Permit. The Planning Director reviews and takes Final Action on Administrative Permits.¹

ACUP Administrative Conditional Use Permit
FPZ Frontage Protection Zone
GC General Commercial
LMC Land Management Code
MSP Master Sign Plan

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

Summary

On July 10, 2024, the Applicant submitted an Administrative Permit application for façade improvements at 1700 Park Avenue. 1700 Park Avenue is in the General Commercial (GC) Zoning District and the Frontage Protection Zone (FPZ).

¹ LMC [§ 15-1-8\(E\)](#).



Image 1: Existing facade of 1700 Park Avenue when viewed from the west.



Image 2: Proposed facade improvements for 1700 Park Avenue when viewed from the west.

The Applicant proposes the following improvements, depicted on the proposed plans:

- Remove the existing stucco siding and replace it with 12" Board and Batton material.
- Remove the existing stone and replace it with brick wainscot.

- Paint the existing timber and fascia black.
- Replace the existing roof with black shingles.
- Replace windows in the same location and dimensions with wood clad windows painted black to match the fascia.
- Install new 3-foot-deep steel awnings over lower windows and doors.
- Replace doors in the same location and dimensions (Exhibit B).

[The scope of this Administrative Permit application is limited to the façade improvements; internal upgrades to the building will be reviewed through the building permit.]

The Applicant also proposes to install new business signage to be reviewed for compliance with the Master Sign Plan (MSP) for 1700 Park Avenue, approved July 10, 2002. Pursuant to Land Management Code (LMC) § 15-3-3, a sign permit is required to review the proposed signs in accordance with the MSP; Condition of Approval 4 requires the applicant obtain a sign permit for new signage prior to Building Permit submittal.

Background

1700 Park Avenue is located on Lot 3 of the Park Ave Commercial Subdivision recorded in 1973 (Exhibit C). Per the recorded plat there is a 25-foot-wide non-exclusive easement running along the side and rear Lot lines. The recorded plat notes all Lots have a 5-foot-wide public utility easement along the front Lot lines. The existing Structure was constructed in 1988. The existing Structure is compliant with all recorded easements. The Structure is set back 30 feet from the rear lot line, 28 feet from the side lot line and 23 feet from the front lot line.

Analysis

(I) The proposal complies with the GC Zoning District requirements.

Pursuant to LMC § [15-2.18](#) The purpose of the GC Zoning District is to:

1. allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited Residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,
2. allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,
3. protect views along the City's entry corridors,
4. encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,
5. allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,

6. encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and
7. encourage commercial Development that incorporates design elements related to public outdoor space including pedestrian circulation and trails, transit facilities, plazas, pocket parks, sitting Areas, play Areas, and Public Art.

The proposed improvements to the building do not impact the use; the original commercial development remains consistent with the items listed in the GC Zoning District purpose.

The General Commercial Zoning District requires the following Setbacks outlined in LMC § [15-2.18-3](#):

Requirement	Analysis of Proposal
Front Setback - 20 feet	Complies: The existing Structure is set back 20 feet from the front lot line. The proposed plans do not increase the building footprint.
Rear Setback – 10 feet	Complies: The existing Structure is set back 10 feet from the rear lot line. The proposed plans do not increase the building footprint.
Side Setback – 10 feet	Complies: The existing Structure is set back 10 feet from the rear lot line. The proposed plans do not increase the building footprint.

The existing Structure is compliant with the Lot and Site requirements of the GC Zoning District and the proposed use will not increase the footprint of the existing structure or increase the intensity of use on site.

(II) The proposed Construction Activity triggers an Administrative Permit because the site is located within the Frontage Protection Zone.

Pursuant to LMC § [15-2.20](#), the purpose of the Frontage Protection Zone (FPZ) is to:

- Preserve Park City’s scenic view corridors.
- Preserve and enhance the rural resort character of Park City’s entry corridor.
- Provide a significant landscaped buffer between development and highway uses.
- Minimize curb cuts, driveways, and access points to highways.
- Allow for future pedestrian and vehicular improvements along the highway corridors.

Pursuant to LMC § [15-2.20-4](#) no Structure shall be allowed within thirty feet (30') of the nearest highway Right-of-Way. The Structure is adjacent to Park Avenue and is required to be set back 30 feet from the nearest Right-of-Way, Park Avenue. The existing Structure is set back approximately 33 feet from the Kearns Boulevard Right-of-Way at the closest point.

LMC § 15-2.20-4(C) requires an Administrative Permit for minor remodels and facade improvements for existing Structures:

“EXCEPTIONS. Minor remodels and facade improvements for existing Structures within the FPZ, including free standing signs shall require an Administrative Permit with approval by the Planning, Engineering, and Building Departments.”

Per the proposed plans, the scope of work includes facade improvements to an existing Structure located within the FPZ.

(III) The Development Review Committee reviewed the proposal on August 6, 2024.²

The Development Review Committee did not have any comments or revisions for the proposed scope of work.

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City’s website and posted notice to the property on July 31, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 31, 2024.

Public Input

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

Alternatives

- The Planning Director may approve the Administrative Permit;
- The Planning Director may deny the Administrative Permit and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Park Ave Commercial Subdivision Recorded Plat



Planning Department

August 15, 2024

Rob Miller
8780 Parley's Lane
Park City, UT 84098

CC: Jeff Schindewolf
jeff@jsarc.net

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	1700 Park Avenue
Zoning District:	General Commercial Frontage Protection Zone
Application:	Administrative Permit
Project Number:	PL-24-06191
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	August 15, 2024
Project Summary:	The Applicant proposes facade improvements to 1700 Park Avenue

Action Taken

On August 15, 2024, the Planning Director conducted a public hearing and approved the Administrative Permit for a minor remodel in the Frontage Protection Zone according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. On July 10, 2024 the Applicant submitted an Administrative Permit application for façade improvements at 1700 Park Avenue.
2. 1700 Park Avenue is located in the General Commercial (GC) Zoning District and in the Frontage Protection Zone (FPZ).
3. The Applicant proposes to remodel the facade of 1700 Park Avenue.



Planning Department

4. LMC § 15-2.20-4(C) requires an Administrative Permit for minor remodels and facade improvements for existing Structures.
5. According to the Summit County Assessor webpage, the existing Structure at 1700 Park Avenue was constructed in 1988.
6. 1700 Park Avenue is located on Lot 3 of the Park Ave Commercial Subdivision recorded in 1973.
7. Per the recorded plat there is a 25' non-exclusive easement running along the side and rear Lot lines.
8. Per the recorded plat notes all Lots have a 50' utilities easement on the front Lot lines.
9. The Development Review Committee evaluated the proposed Accessory Apartment on June 18, 2024.
10. The General Commercial Zoning District requires the following Setbacks outlined in LMC § 15-2.18-3:

Requirement	Analysis of Proposal
Front Setback - 20 feet	Complies: The existing Structure is set back 20 feet from the front lot line. The proposed plans do not increase the building footprint.
Rear Setback – 10 feet	Complies: The existing Structure is set back 10 feet from the rear lot line. The proposed plans do not increase the building footprint.
Side Setback – 10 feet	Complies: The existing Structure is set back 10 feet from the rear lot line. The proposed plans do not increase the building footprint.

11. The Frontage Protection Zone requires that all Structures shall be setback at least 30 feet from the nearest highway Right-of-Way
12. The existing Structure is within 33 feet from the Kearns Boulevard Right-of-Way.
13. The Development Review Committee reviewed the proposal on August 6, 2024.
14. Staff published notice on the City's website and posted notice to the property on July 31, 2024.
15. Staff mailed courtesy notice to property owners within 300 feet on July 31, 2024



Planning Department

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.18 General Commercial Zoning District.
2. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.20 Frontage Protection Zone Zoning District.
3. The Use is compatible with surrounding Structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans dated June 12, 2024, and approved by the Planning Department on August 15, 2024. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
4. The Applicant shall obtain a sign permit in accordance with the Master Sign Plan for 1700 Park Avenue prior to Building Permit issuance.

If you have questions or concerns regarding this Final Action Letter, please call 435-640-8683 or email meredith.covey@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

CC: Meredith Covey



Planning Department

EAST WEST CENTER

1700 PARK AVE. PARK CITY, UT 84060



DRAWING INDEX

T1.1	COVER SHEET AND CODE REVIEW	
G0.1	GENERAL NOTE SHEET	
G0.2	SITE PHOTOS	
C1.0	SITE DETAILS & NOTES	
C1.1	EXISTING SITE WITH LOWER LEVEL	3/1 6" = 1'-0"
C1.2	EXISTING SITE WITH ROOF	3/1 6" = 1'-0"
C1.3	MITIGATION PLAN	3/1 6" = 1'-0"
L1.1	LANDSCAPE PLAN	3/1 6" = 1'-0"

ARCHITECTURAL DRAWINGS		
A1.1	MAIN FLOOR EXTERIOR PLAN	1/4" = 1'-0"
A1.2	UPPER FLOOR EXTERIOR PLAN	1/4" = 1'-0"
A2.1	AS BUILT FRONT & REAR ELEVATION	1/4" = 1'-0"
A2.2	AS BUILT LEFT, RIGHT, & ENTRY ELEVATIONS	1/4" = 1'-0"
A2.3	NEW FRONT & REAR ELEVATIONS	1/4" = 1'-0"
A2.4	NEW LEFT, RIGHT & ENTRY ELEVATIONS	1/4" = 1'-0"
A2.5	COLOR 3D RENDERINGS WITH NEW MATERIAL DESCRIPTIONS	
A4.1	ROOF PLAN	1/4" = 1'-0"
A6.1	ARCHITECTURAL SECTION DETAILS	
A6.2	ARCHITECTURAL DETAILS	
A6.3	ARCHITECTURAL DETAILS	
A6.4	ARCHITECTURAL FLASHING DETAILS	
A6.5	ARCHITECTURAL FLAT ROOF DETAILS	
MEP 0.1	MECHANICAL, ELECTRICAL, & PLUMBING NOTES	

PROJECT INFORMATION

PROJECT#: 2308
PROJECT RELEASE DATE: PERMIT SET 6.1 2.24

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT AND/OR STRUCTURAL ENGINEER.

OWNER: JEFF AND MELANIE MICHAEL
PHONE -
EMAIL -

ARCHITECT: JEFF SCHINDEWOLF, JSARC
PHONE (801) 809-5295
EMAIL: JEFF@JSARC.NET

STRUCTURAL ENGINEER: CLIFTON PALMER, LEVEL ENGINEERING
PHONE: 385-379-3939
EMAIL: CPALMER@LEVELENGINEERING.COM

CONTRACTOR: DAVID WINTZER, WINTZER GROUP
PHONE: 435-640-4636
EMAIL: DAVID.WINTZER@GMAIL.COM

CODE SUMMARY

APPLICABLE CODE:
2021 INTERNATIONAL RESIDENTIAL CODE, (I.R.C.)
2021 INTERNATIONAL BUILDING CODE (I.B.C.)
2021 INTERNATIONAL PLUMBING CODE (I.P.C.)
2021 INTERNATIONAL FIRE CODE (I.F.G.C.)
2021 INTERNATIONAL MECHANICAL CODE (I.M.C.)
2021 NATIONAL ELECTRIC CODE (N.E.C.)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)

UTAH STATE ADOPTED CODE: JANUARY 1, 2021

PROJECT LOCATION:
LOT:
ID NUMBER:
SUBDIVISION:
ADDRESS: 1700 PARK AVE.
PARK CITY, UT 84060
LOT SIZE: -

OCCUPANCY: COMMERCIAL

FIRE SPRINKLERS REQUIRED: NFPA 13D

DEFERRED SUBMITTALS

SQUARE FOOTAGE / AREA

PROJ#
2308

JUNE 12, 2024

DATE:
REVISION:

EAST WEST
CENTER
1700 PARK AVE.
PARK CITY, UTAH 84060

TITLE SHEET

T1.1

JSARC
JEFF@JSARC.NET
801.809.5295
1612 UTE BLVD SUITE 212
PARK CITY, UTAH 84098

GENERAL PROJECT NOTES

- 1

THE MOST RECENT ADOPTED INTERNATIONAL CODES, STATE, AND MUNICIPALTY AMENDMENTS SHALL GOVERN.
- 2

ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
- 3

ALL DIAGONAL WALLS ARE AT A 45° ANGLE UNLESS NOTED OTHERWISE. SEE FLOOR PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 4

SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL GENERAL STRUCTURAL NOTES AND REQUIREMENTS. ANY NOTES AND/OR REQUIREMENTS FROM STRUCTURAL ENGINEER SHALL GOVERN EXCEPT WHEN REQUIREMENTS SET FORTH IN THIS SPECIFICATION EXCEED ENGINEER'S REQUIREMENTS.
- 5

PASSENGER ELEVATORS, LIMITED USE AND LIMITED APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44.

GENERAL SITE NOTES

- 1

ALL FINISH GRADING TO SLOPE AWAY FROM PROPOSED STRUCTURES AT 5 % SLOPE (MIN.) FOR A MINIMUM OF 10'-0" FROM HOUSE.
- 2

DRAINAGE PATTERN OF FINISH GRADING SHALL NOT CHANGE DRAINAGE PATTERN ONTO ADJACENT PROPERTIES.
- 3

WHERE REQUIRED BY GOVERNING AUTHORITY A CONSTRUCTION ENTRANCE MAY BE NECESSARY. WIDTH OF ENTRANCE TO BE A MINIMUM OF 10'-0" WIDE, BUT NOT LESS THAN FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. AT HIGH TRAFFIC SITES, THE ENTRANCE SHOULD BE WIDE ENOUGH FOR TWO VEHICLES TO PASS SAFELY. ENTRANCE IS TO BE FLARED WHERE IT MEETS THE EXISTING ROAD TO PROVIDE TURNING RADIUS. THE MINIMUM LENGTH IS 50'-0" OR 30'-0" ON RESIDENTIAL LOTS. TOTAL DEPTH OF ROCK SHOULD BE 6", THE BASE LAYER AGGREGATE SIZE SHOULD BE 2"-8" IN DIA. AND THE TOP CRUSHED STONE OF 2" IN DIA. OR RECYCLED CONCRETE EQUIVALENT.

GENERAL CONCRETE NOTES

- 1

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, ACI 318-95, AND LOCAL ORDINANCES.
- 2

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.
- 3

CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCK-OUTS, ETC. AS REQUIRED.
- 4

CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED. BRACE WALLS AS REQUIRED UNTIL FLOOR DIAPHRAGMS ARE IN PLACE.
- 5

SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
- 6

ALL EXTERIOR FOOTINGS SHALL BEAR 36" (MIN.) BELOW FINISH GRADE, OR UNCONDITIONED CRAWL SPACE.
- 7

TOP OF FOUNDATION WALL TO BE 6" ABOVE FINISH GRADE TYPICAL.
- 8

COORDINATE TOP OF CONCRETE & BOTTOM OF FOOTING ELEVATIONS WITH FLOOR PLANS, FOOTING & FOUNDATION PLAN, AND ELEVATIONS.
- 9

FOOTINGS, FOUNDATION AND SLABS SHALL BE CONSTRUCTED ON PROPERLY PREPARED MATERIAL. SUBBASE TO BE UNDISTURBED, NATURAL SOILS OR ENGINEERED FILL PER THE SOILS ENGINEER'S RECOMMENDATIONS. ENGINEERED FILL SHALL BE TESTED AND APPROVED BY A LICENSED SOILS ENGINEER.
- 10

PROVIDE 4" GRANULAR FILL UNDER ALL SLABS.
- 11

ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60, AND MUST BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE (FIELD BENT DOWELS MAY BE GRADE 40)
- 12

ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS MIN. ALL SPLICES SHALL BE MADE IN A COMPRESSION ZONE UNLESS OTHERWISE NOTED. ALL CONT. REINFORCING SHALL TERMINATE WITH A 90° BEND OR SEPARATE CORNER BARS.
- 13

ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND CURRENT ACI STANDARDS.
- 14

TO MINIMIZE CRACKING OF SLABS, PROVIDE #4 BARS @ 18" O.C. EACH WAY 1" CLEAR FROM TOP. TYPICAL ALL SLABS ON GRADE.
- 15

ALL EXTERIOR FOOTINGS SHALL BE PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.
- 16

POSITION ALL WINDOW AND DOOR BUCKS TO ALLOW BASEMENT HEAD HEIGHTS TO BE AS PER WINDOW AND DOOR SCHEDULE
- 17

FOUNDATION REBAR INSPECTIONS REQUIRED FOR FOUNDATION WALLS OVER 8'-0" TALL. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER REBAR HAS BEEN INSPECTED AND APPROVED BY BUILDING OFFICIAL.

GENERAL CONCRETE NOTES (CONTINUED)

- 18

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. IN 28 DAYS. FLAT SLABS AND CONCRETE RETAINING WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL CONCRETE REQUIREMENTS.
- 19

RECESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL GARAGE DOORS AND STORE FRONT TYPE WINDOWS AS INDICATED ON FOOTING AND FOUNDATION PLAN.
- 20

PROVIDE ISOLATION JOINTS AROUND COLUMNS, SPREAD FOOTINGS, CONTROL JOINTS, ETC. AS REQUIRED.
- 21

DEPRESS SLAB AS REQUIRED IN AREAS OF CERAMIC TILE AND AS REQUIRED FOR SPECIAL ENTRY MATS, ETC. COORDINATE WITH FLOOR PLANS.
- 22

GARAGE FLOOR TO HAVE 2 % SLOPE (MIN.) TOWARD EXTERIOR GARAGE DOORS.
- 23

HOLD DOWNS SHALL BE POSITIONED AS INDICATED BY STRUCTURAL ENGINEER. ALL HOLD DOWNS TO BE POSITIONED TO ALLOW ATTACHMENT TO FULL HEIGHT DOUBLE STUDS.
- 24

CONTRACTOR IS RESPONSIBLE FOR PROPER LOCATING AND PLACING OF ALL ANCHOR BOLTS, HOLD DOWNS, ANCHORS, STRAPS, ETC. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- 25

WHERE FOUNDATION WALLS OR FOOTINGS SUPPORT MASONRY WALLS, PROVIDE MATCHING DOWELS OF SAME SIZE AND SPACING.

GENERAL FRAMING NOTES

- 1

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
- 2

COORDINATE ALL FLOOR FRAMING WITH FLOOR PLANS TO VERIFY STEPS AND/OR OPENINGS IN FLOOR FRAMING.
- 3

CONTRACTOR TO CONSULT STRUCTURAL CALCULATIONS TO VERIFY ALL FRAMING MEMBER SIZES, LOCATIONS, AND LOAD PATHS, AND ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
- 4

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED BY BUILDER PRIOR TO ANY WORK.
- 5

PROVIDE SHOP DRAWINGS (TO BE REVIEWED BY ENGINEER AND ARCHITECT) FOR ALL STRUCTURAL STEEL.
- 6

FRAMING SHALL BE AS INDICATED IN STRUCTURAL PLANS. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FOR ANY VARIATIONS FROM THESE PLANS.
- 7

ALL STRUCTURAL MEMBERS SHALL CONFORM TO THE U.S. DEPARTMENT OF COMMERCE STANDARD PS-56 AND THE INTERNATIONAL RESIDENTIAL CODE.
- 8

ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE I OR STRUCTURAL GRADE II.
- 9

ALL JOISTS, RAFTERS BEAMS, HEADERS AND COLUMNS SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER, UNLESS NOTED OTHERWISE.
- 10

ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE SUPPORTED MEMBERS. CONTRACTOR IS RESPONSIBLE FOR CONNECTION IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE.
- 11

ALL EXTERIOR HOUSE WALLS TO BE 2" X 6" D.F.#2 OR BETTER AT 16" O.C. SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS.
- 12

ALL INTERIOR HOUSE WALLS TO BE 2"x6" D.F.#2 OR BETTER AT 16" O.C.
- 13

ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.
- 14

NOT USED
- 15

ALL CORNERS, INTERSECTIONS, AND BEAMS MUST HAVE ONE OF THE DOUBLE TOP CHORDS CONTINUOUS, LAPPED AS PER CODE, OR STRAPPED WITH SIMPSON ST22.
- 16

FLOOR JOISTS SHALL HAVE ALL BLOCKING, BRACING, BRIDGING, ETC. AS RECOMMENDED BY THE I.R.C. AND THE MANUFACTURER.
- 17

CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD WITH SIMPSON OR APPROVED EQUAL CONNECTIONS UNLESS MEMBER IS TOP BEARING AS PER ENGINEER.
- 18

WHEN POSSIBLE BEAMS SHALL BE RECESSED IN FLOOR/CEILING ASSEMBLY. BEAMS SHALL NOT PENETRATE CEILING PLANE.
- 19

ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THE BEARING LOCATIONS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24" O.C. MINIMUM, UNLESS NOTED OTHERWISE.
- 20

ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.

GENERAL FRAMING NOTES (CONTINUED)

- 21

BALLOON FRAME WALLS AT SCOISSOR GABLE ENDS.
- 22

ALL HEADERS (6'-0" IN LENGTH OR LESS) SHALL BE SUPPORTED BY ONE TRIMMER AND A KING STUD EACH END. MINIMUM. ALL BEAMS (LONGER THAN 6'-0" IN LENGTH) SHALL BE SUPPORTED BY TWO TRIMMERS AND A KING STUD EACH END, MINIMUM, UNLESS NOTED OTHERWISE.
- 23

COORDINATE SHEATHING REQUIREMENTS WITH SHEAR WALL SCHEDULES AND STRUCTURAL CALCULATIONS.
- 24

ALL EXTERIOR SHEATHING TO BE O.S.B. WITH 8D COMMON NAILS AT 6" O.C. FOR EDGE NAILING AND 12" O.C. FIELD NAILING UNLESS NOTED OTHERWISE. BLOCK ALL PANEL EDGES AND START SHEATHING AT BASEPLATE AND NAIL INTO BOTH PLATES. SHEATHING MUST BE CONTINUOUS FROM BASE PLATE TO TOP PLATE. COORDINATE WITH SHEAR WALLS AS INDICATED ABOVE.
- 25

NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL ALL SHEAR WALLS AS PER SHEAR WALL SCHEDULE AND STRUCTURAL CALCULATIONS.
- 26

SEE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL STANDARD NAILING REQUIREMENTS.
- 27

ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED IN PLACE. NO SQUEAKING SHALL OCCUR.
- 28

ALL ROOF PITCHES TO BE AS NOTED ON ROOF FRAMING PLAN.
- 29

ALL EAVES TO BE AS NOTED ON ELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN. ALL FASOIA ELEVATIONS SHALL BE AS INDICATED ON ELEVATION DRAWINGS.
- 30

BRACE ROOF TO SHEAR WALL WITH DIAGONAL BRACING @ 4" O.C..
- 31

PREFABRICATED AND ENGINEERED TRUSSES ARE TO BE USED FOR THE ROOF UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER CURRENT I.R.C. INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UPS IN VALLEYS AND ON EAVES, ETC.. TRUSSES TO BE DESIGNED TO CARRY POINT LOADS INDICATED IN FRAMING PLANS AND STRUCTURAL CALCULATIONS.
- 32

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES AS PER TRUSS MANUFACTURER'S RECOMMENDATIONS. NO PREFABRICATED TRUSS SHALL BE MODIFIED IN THE FIELD.
- 33

FULL BEARING IS REQUIRED UNDER ROOF TRUSSES. BLOCK THE STUDS TO THE CONCRETE FOUNDATION. USE LUS26 HANGERS FOR ALL MONO- JACK TRUSSES, HUS26 HANGERS FOR ALL TRUSSES ON GIRDBS AND H0US28-2 GIRDER TO GIRDER HANGERS.
- 34

ALL ROOF SHEATHING TO BE AS INDICATED ON PLANS AND IN STRUCTURAL CALCULATIONS. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE. PROVIDE (2) 2 X SHAPED BLOCKING AT RIDGES UNLESS CONTINUOUS MEMBER EXISTS.
- 35

COMPLETELY SHEATH ROOF UNDER OVER BUILD AREAS PRIOR TO FRAMING OVERBUILD. OVER BUILD AREAS TO BE FRAMED AS PER STRUCTURAL DETAILS. FRAME SO AS TO AVOID POINT LOADS ON ROOF.
- 36

TRUSS MANUFACTURER SHALL FIELD VERIFY ALL TRUSS REQUIREMENTS AND DIMENSIONS PRIOR TO FABRICATION.
- 37

BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 P.S.F. LIVE LOAD AS PER I.R.C.
- 38

THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL PRE-ENGINEERED TRUSSES.
- 39

TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF ALL COMPRESSION CHORD MEMBERS AS WELL AS PROPER BRACING DURING TRUSS ERECTION.
- 40

FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICB EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICB REQUIREMENTS.
- 41

TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR TRUSS DESIGN. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS ONLY.
- 42

FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16". EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
- 43

EACH CHORD SECTION SHALL BE ENGAGED IN TWO PANEL POINTS BEFORE BEING SPLICED.
- 44

UNLESS OTHERWISE NOTED, PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF HORIZONTAL TRUSS LENGTH.
- 45

TRUSS FABRICATORS USING METAL PLATES MUST HAVE FABRICATION PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH T.P.I. REGULATIONS. COPIES OF INSPECTIONS ARE TO BE MADE AVAILABLE UPON REQUEST.
- 46

ELEVATION AND SECTION DRAWING IN THIS PLAN SET HAVE ROOF STRUCTURE DRAWN WITH HEAL HEIGHTS OF 12" MIN. FOR ALL TRUSS MEMBERS. HEAL HEIGHTS MAY BE MODIFIED BY TRUSS MANUFACTURER AS REQUIRED FOR ROOF SURFACES TO BE COPLANAR. COORDINATE WITH FRAMING CONTRACTOR AND STICK FRAMED AREAS.

GENERAL MASONRY NOTES

- 1

OWNER TO SELECT FINISH MASONRY MATERIALS AND COLORS.
- 2

MASONRY VENEER TO BE ATTACHED AND SUPPORTED AS PER STRUCTURAL DRAWINGS AND IRC 703.8

THERMAL & MOISTURE PROTECTION NOTES

- 1

PROVIDE 4" PERFORATED DRAIN PIPE ON CRUSHED ROCK BED AT FOOTING PERIMETER. DRAIN TO SUMP UNLESS NOTED OTHERWISE.
- 2

APPLY TUFF-N-DRI WATERPROOFING, OR APPROVED EQUAL, TO ALL FOUNDATION WALLS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- 3

PROVIDE CONTINUOUS VAPOR BARRIER TO WARM SIDE (WINTER) OF ALL EXTERIOR WALLS.
- 4

ALL EXTERIOR WALLS TO BE INSULATED WITH R-21 INSULATION, MINIMUM.
- 5

COVER SHEATHING OF ALL EXTERIOR WALLS WITH CONTINUOUS TYVEK HOUSE WRAP OR APPROVED EQUAL.
- 6

PROVIDE VENTILATION OF ATTIC AND CRAWL SPACES AS PER I.R.C. SEE ELEVATIONS FOR LOCATION AND TYPE OF ATTIC VENTING.
- 7

ALL ATTIC AREAS TO BE INSULATED WITH R-49 BLOWN INSULATION, MINIMUM.
- 8

PROVIDE 'GRACE' OR EQ. WEATHER BARRIER OVER ALL ROOF SHEATHING.
- 9

PROVIDE CORROSION RESISTANT CONTINUOUS METAL DRIP-EDGE AT ROOF PERIMETER.
- 10

PROVIDE CONTINUOUS FASCIA AND SOFFIT WITH CONTINUOUS SOFFIT VENT AS PER DETAILS. FINISH MATERIAL TO BE SELECTED BY OWNER.
- 11

INSPECTION OF WEATHER RESISTIVE BARRIER AND FLASHING IS REQUIRED AS PER IRC SECTION R109.1.5 AND AMENDED BY THE STATE OF UTAH.
- 12

PROVIDE ONE (1) S.F. OF VENTILATION PER 1500 S.F. OF CRAWL SPACE AS PER IRC. PLACEMENT OF VENTILATION TO BE SUCH THAT CROSS VENTILATION CAN OCCURE. CRAWL SPACE MAY ALSO BE MECHANICALLY VENTILATED.
- 13

CEILING AND FLOOR ASSEMBLIES TO BE INSULATED WITH R-49 INSULATION, MINIMUM.

GENERAL WINDOW AND DOOR NOTES

- 1

ALL WINDOWS TO HAVE HEADS AT 8'-0" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. COORDINATE WITH FLOOR PLANS, ELEVATIONS, WINDOW AND DOOR SCHEDULE.
- 2

ALL WINDOW SIZES AS PER FLOOR PLANS AND/OR WINDOW SCHEDULE. POSITION AS INDICATED ON FLOOR PLANS AND ELEVATIONS.
- 3

WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY OWNER.
- 4

ALL WINDOW AND DOOR FINISH AND TRIM COLORS TO BE SELECTED BY OWNER.
- 5

ALL ARCHED WINDOWS TO BE ARCHED AS PER ELEVATIONS. COORDINATE WITH OWNER, FRAMING CONTRACTOR, AND WINDOW MANUFACTURER.
- 6

ALL GLASS IN DOORS, SIDELIGHT UNITS, OR WINDOWS WITHIN 5'-0" OF A BATHTUB, SHOWER ENCLOSURE, STAIR TREAD, OR SPA SHALL BE TEMPERED GLASS ACCORDING TO CURRENT INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS. SEE FLOOR PLANS AND/OR WINDOW AND DOOR SCHEDULES.
- 7

ALL DOORS BETWEEN GARAGES AND RESIDENCES TO BE TWENTY MINUTE FIRE RATED ASSEMBLIES WITH SELF CLOSING HARDWARE, AS REQUIRED BY I.R.C.
- 8

ALL WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF .33 AND SHGC OF .19 OR AS REQUIRED BY MUNICIPALITY.

GENERAL FINISH NOTES

- 1

COORDINATE CABINET DESIGN, CONSTRUCTION AND INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. OWNER TO SELECT CABINET MANUFACTURER, STYLES, FINISHES, AND COLORS.
- 2

ALL INTERIOR WALLS TO BE WRAPPED WITH 5/8" GYPSUM WALL BOARD, TAPED, FILLED, AND FINISHED AS PER ROOM FINISH SCHEDULE AND OWNER.
- 3

SEE FLOOR PLANS AND/OR FINISH SCHEDULE FOR FINISH FLOOR MATERIALS.
- 4

OWNER TO SELECT ALL FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC.. CONTRACTOR TO INSTALL AS PER OWNER.
- 5

OWNER TO SELECT CLOSET ORGANIZER SYSTEMS. COORDINATE CLOSET DESIGN WITH ELECTRICAL AS REQUIRED. CONTRACTOR TO INSTALL.
- 6

RAILING TO BE AS PER I.R.C. ALL BALUSTERS TO BE AT 4" O.C., AND SHALL NOT ALLOW 4" SPHERE TO PASS THROUGH, AS PER I.R.C.
- 7

ALL ARCHWAYS TO BE SEGMENTED ARCHES. ARCH RADIUS TO EQUAL ARCH WIDTH. ALLOW FOR 12" ABOVE ARCH TO CEILING OR SOFFIT FOR TRIM UNLESS NOTED OTHERWISE. JUMP POINT FOR ARCH SHALL BE AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE.

GENERAL MECHANICAL, ELECTRICAL, AND PLUMBING

- 1

MECHANICAL AND PLUMBING SYSTEMS ARE DESIGN BUILD. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT A LICENSED ENGINEER DURING DESIGN OF THESE SYSTEMS.
- 2

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE REQUIRED PLUMBING AND ELECTRICAL SERVICE TO ALL FIXTURES AS INDICATED ON PLANS AND AS REQUIRED BY BUILDING CODES AND OWNER.
- 3

ALL VENTS AND OTHER MECHANICAL OR PLUMBING ELEMENTS THAT PENETRATE ROOF ARE NOT TO BE VISIBLE FROM FRONT OF BUILDING.
- 4

ALL ELECTRICAL FINISH HARDWARE TO BE SELECTED BY OWNER.
- 5

ALL LIGHTS, SWITCHES, OUTLETS, AND SMOKE DETECTORS IN ALL BEDROOMS, KITCHENS, AND LAUNDRY ROOMS TO BE ARC FAULT PROTECTED.

GENERAL ENERGY EFFICIENCY NOTES

- 1

ROOF TRUSSES ARE TO BE CONSTRUCTED WITH RAISED HEELS TO ALLOW INSULATION TO CONTINUE TO AND OVER EXTERIOR WALLS. SEE BUILDING SECTIONS.
- 2

EXTERIOR CORNERS SHALL BE FRAMED AS "CALIFORNIA" CORNERS TO ALLOW FOR CORNER INSULATION.
- 3

AIRTIGHT DRYWALL SYSTEMS SHALL BE USED (USE VAPOR BARRIERS AT ALL EXTERIOR WALLS AND CEILINGS).
- 4

INSULATE AT ALL FLOOR/CEILING ASSEMBLY CONNECTIONS. (I.E. BEHIND RIM BOARDS AND JOIST BEARING LOCATIONS)
- 5

PROVIDE RIGID FOUNDATION INSULATION R10 MIN. AT INSIDE OF STEM WALLS AND 4'-0" TO INTERIOR OF CONCRETE SLAB AT WALK OUT BASEMENT CONDITIONS. WITH THERMAL BREAK BETWEEN STEM WALL AND SLAB. AT RADIANT SLAB FLOOR CONDITIONS PROVIDE A MINIMUM OF 4'-0" R15 TO INTERIOR OF SLAB PLUS INTERIOR OF STEM WALL (6'-0" MIN. TOTAL) PROVIDE R5 THERMAL BREAK BETWEEN SLAB AND STEM WALL AT ALL CONDITIONS 12" BELOW GRADE AND ABOVE.
- 6

ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND AIR TIGHT ASSEMBLIES.
- 7

SEAL AROUND ALL ELECTRICAL, PLUMBING, OR MECHANICAL PENETRATIONS AT EXTERIOR WALL AND IN CEILING/FLOOR OR CEILING ROOF ASSEMBLIES.
- 8

CAULK AROUND ALL EXTERIOR DOOR AND WINDOW PENETRATIONS.
- 9

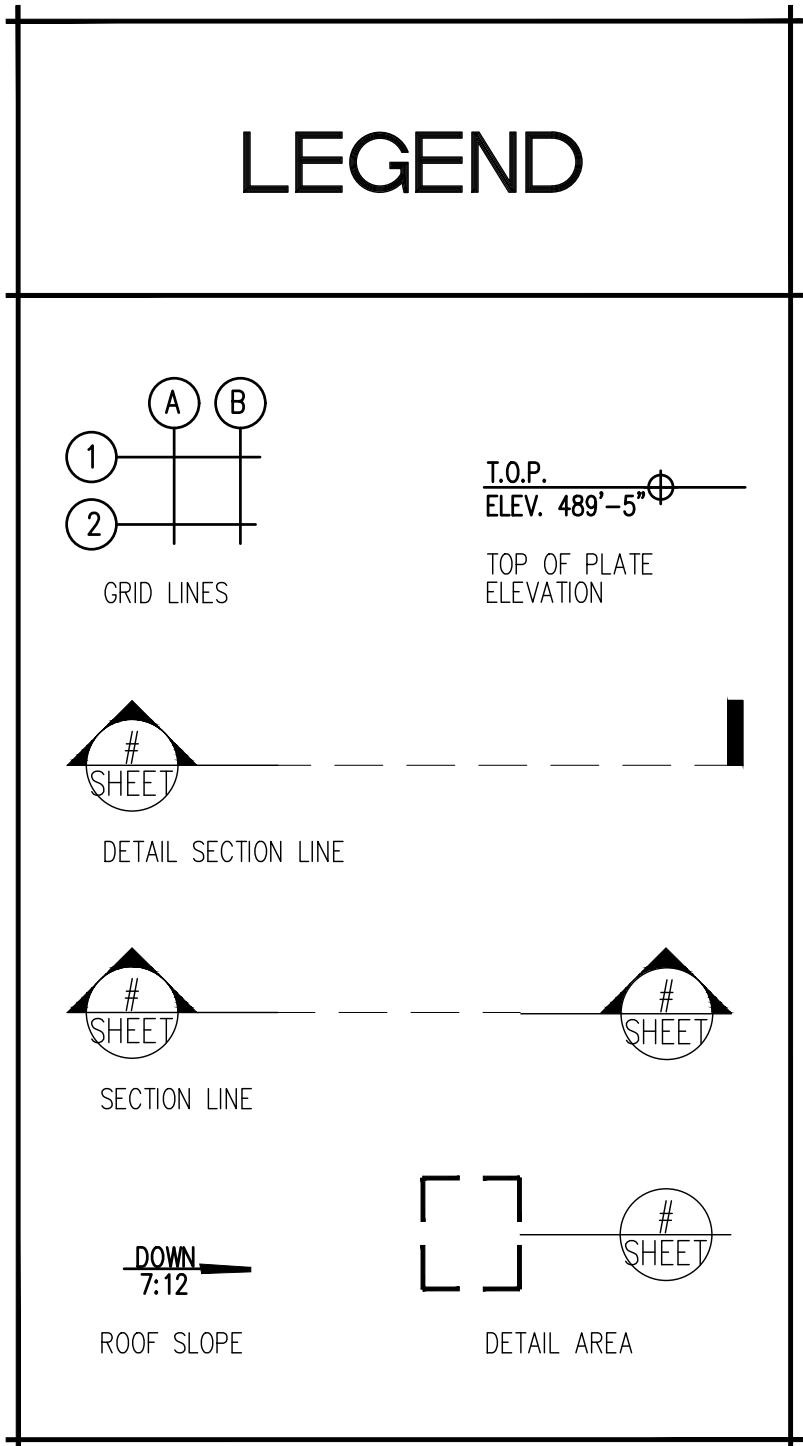
SEAL AND INSULATE AROUND ALL MECHANICAL DUCTS.
- 10

ALL MECHANICAL UNITS SUCH AS FORCED AIR UNIT, BOILER, AND WATER HEATER TO BE 90% EFFICIENT MIN. .
- 11

AIR BARRIER AND INSULATION INSTALLATION SHALL CONFORM TO IRC N1102.4.1.1 AND TABLE N1102.4.1.1
- 12

DUCT TESTING IS REQUIRED ON ALL PERMITS WHERE AIR HANDLERS OR MORE THAN 35% OF DUCTWORK IS OUTSIDE OF THE THERMAL ENVELOPE.
- 13

ALL MECHANICAL ROOMS WITH OPEN AIR COMBUSTION DUCTS SHALL CONFORM TO IRC N1102.4.4



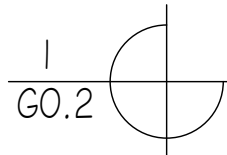


MAIN ENTRANCE + PARKING LOT

MAIN ENTRANCE & PARKING LOT VIEW



EXISTING SITE ARIAL



SCALE: NTS

REAR VIEW



LEFT SIDE VIEW



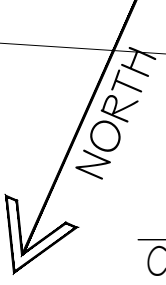
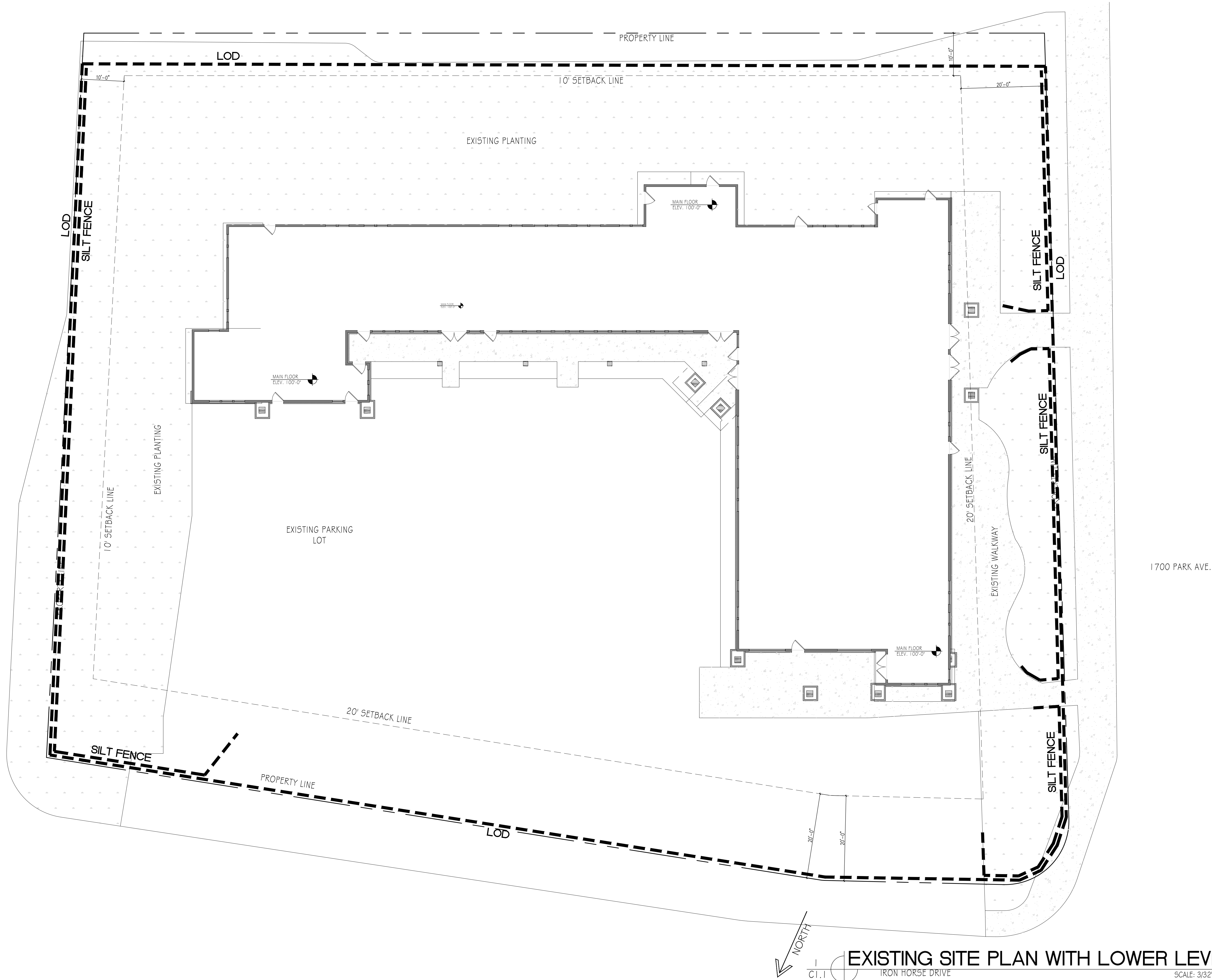
REAR VIEW



RIGHT VIEW

RIGHT SIDE VIEW

PROJ# 2308		DATE: JUNE 12, 2024		REVISION:	
EAST WEST CENTER		1700 PARK AVE.		PARK CITY, UTAH 84060	
SITE ANALYSIS PHOTOS		G0.2		JSARC	
				JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098	

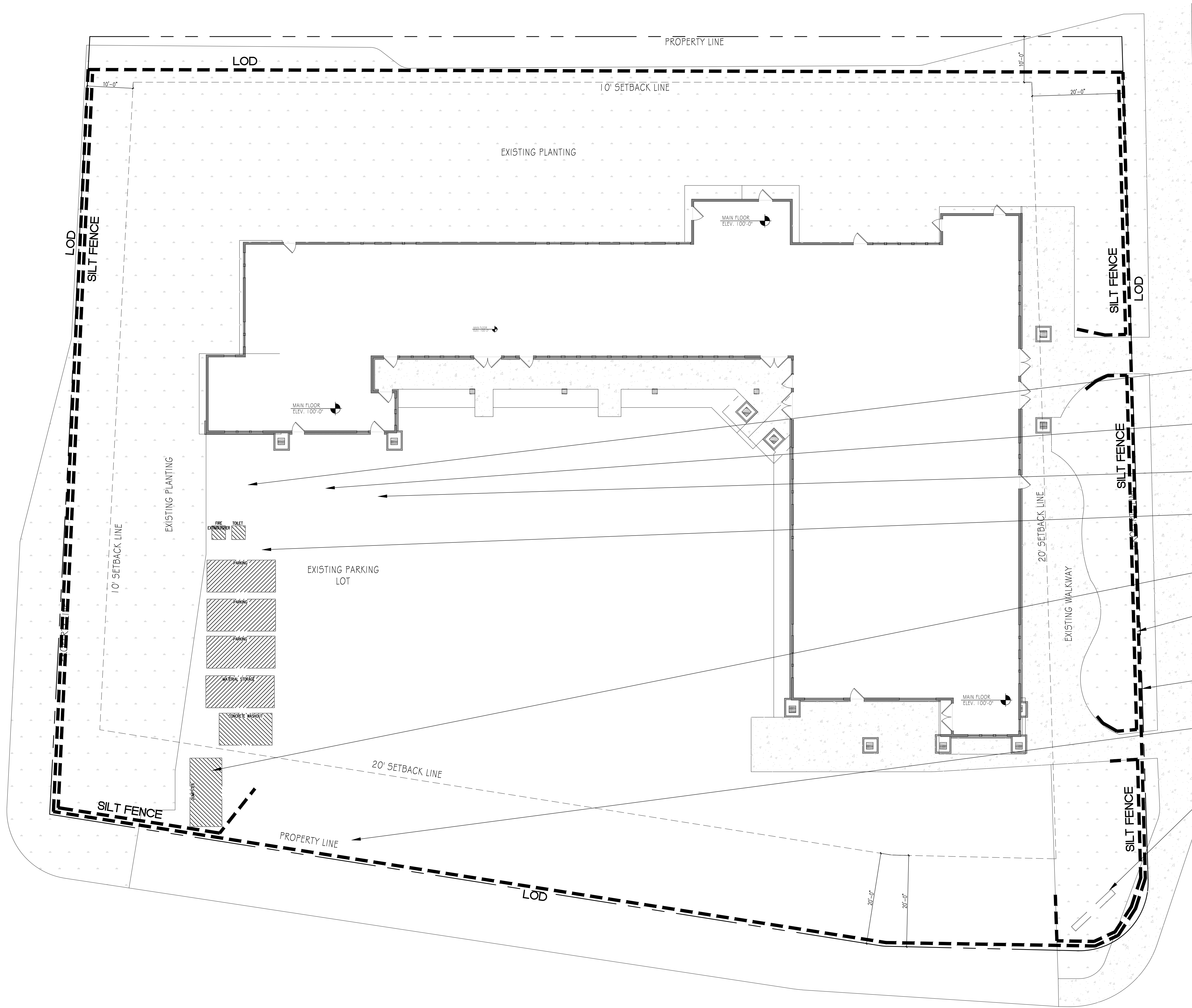


EXISTING SITE PLAN WITH LOWER LEVEL

IRON HORSE DRIVE

SCALE: 3/32" = 1'-0"

JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098	C1.1		EXISTING SITE PLAN WITH LOWER LEVEL		EAST WEST CENTER 1700 PARK AVE. PARK CITY, UTAH 84060		DATE: JUNE 12, 2024 REVISION:		PROJ# 2308



- NOTE: SEE SITE DETAILS C1.0 FOR SILT FENCE AND CONSTRUCTION MITIGATION NOTES AND DETAILS

NOTE: ALL PARKING SHALL BE ON SITE AND TEMPORARY ROAD BASE SHALL BE PROVIDED DURING CONSTRUCTION AT ALL DRIVEPAD AND TEMPORARY CONSTRUCTION PARKING

NOTE: IT IS THE RESPONSABILITY OF THE CONTRACTOR TO ASSURE THAT NO MUD OR DEBRI BE TRACKED ONTO THE MAIN ROAD, FROM THE SITE. PROVIDE WASH AND BROOM STATION AS NECESSARY.

NOTE: LOD INSPECTION IS REQUIRED
- TOILETS AND FIRE EXTINGUISHER LOCATED HERE

MATERIAL STORAGE

CONCRETE WASHOUT

TEMPORARY CONSTRUCTION PARKING

DUMPSTER

LOD AND SILT FENCE NO CONSTRUCTION ACCESS BEYOND THIS POINT

LOD AREA 41,931 SQUARE FEET

STABILIZED CONSTRUCTION ENTRANCE. SEE SITE DETAILS C1.0

CONTRACTOR AND ARCHITECT INFORMATION TO BE DISPLAYED ON SIGN HERE

1

C1.7

NORTH

↓

MITIGATION PLAN

NOTE:
SEE C1.0 FOR EROSION CONTROL AND SILT FENCE DETAILS
SEE C1.0 FOR BUILDING AND ENGINEERING DEPARTMENT NOTES
PROVIDE SCREENING OF ALL MECHANICAL EQUIPMENT PER HOA DESIGN GUIDELINES SECTION 3.1.1. EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTIES

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EAST WEST
CENTER

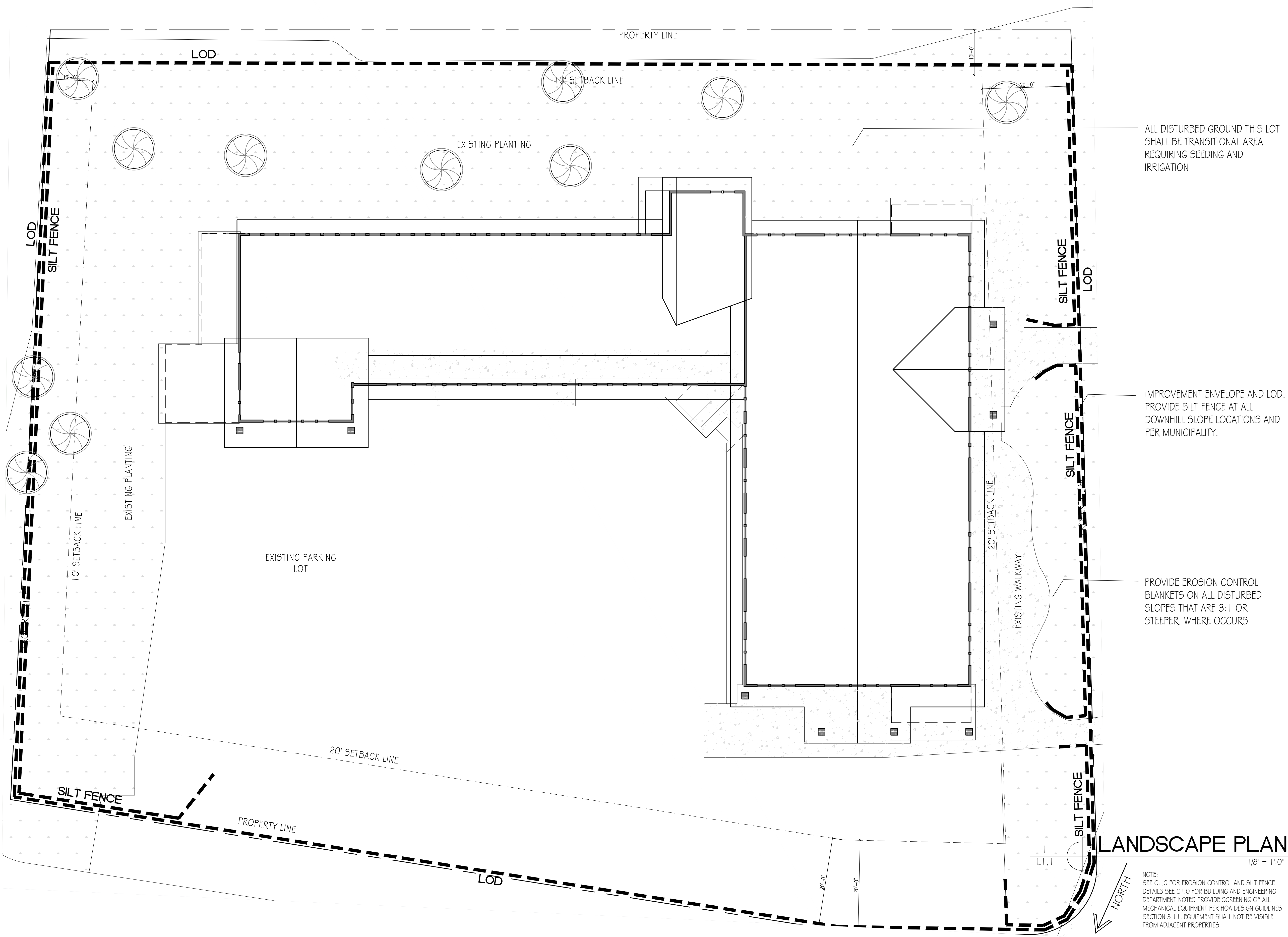
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EXISTING SITE PLAN
WITH LOWER LEVEL

C1.3

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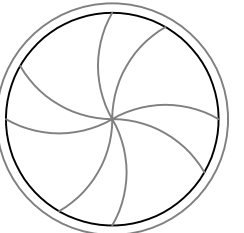
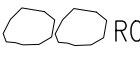
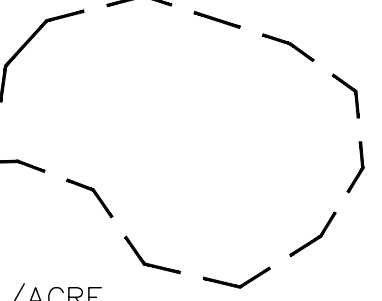
ALL DISTURBED GROUND THIS LOT SHALL BE TRANSITIONAL AREA REQUIRING SEEDING AND IRRIGATION

IMPROVEMENT ENVELOPE AND LOD. PROVIDE SILT FENCE AT ALL DOWNHILL SLOPE LOCATIONS AND PER MUNICIPALITY.

PROVIDE EROSION CONTROL BLANKETS ON ALL DISTURBED SLOPES THAT ARE 3:1 OR STEEPER, WHERE OCCURS

LANDSCAPE PLAN

NOTE:
SEE C1.0 FOR EROSION CONTROL AND SILT FENCE DETAILS SEE C1.0 FOR BUILDING AND ENGINEERING DEPARTMENT NOTES PROVIDE SCREENING OF ALL MECHANICAL EQUIPMENT PER HOA DESIGN GUIDELINES SECTION 3.1.1. EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTIES

EXISTING TREES TO REMAIN	NUMBER SAVED
 DECIDUOUS TREE.	11
IRRIGATION: - PROVIDE BACKFLOW PREVENTER PER CODE - ALL TREES AND SHRUBS SHALL HAVE PERMANENT DRIP IRRIGATION - ALL RESEEDED AREAS SHALL HAVE TEMPORARY ROTOR IRRIGATION FOR ONE YEAR OR UNTIL ESTABLISHMENT	
DISTURBED AREAS: ALL DISTURBED AREAS IN SHALL BE RE-SOWN WITH NATURAL SEED MIXTURE AS PER INDEX AND HOA GUIDELINES. SEED AND IRRIGATE PER BEST PRACTICES.	
SHRUBS  SUGGESTED SHRUB LIST GREENLEAF MANZANITA MOUNTAIN LILAC MOUNTAIN MAHOGANY RUBBER RABBITBRUSH MOUNTAIN SPRAY MOUNTAIN LOVER MOUNTAIN NINEBARK WESTERN SANDCHERRY ALPINE CURRANT GOLDEN CURRANT WOODS ROSE DORR'S SAGE SNOWBERRY ARCTOSTAPHYLOS PATULA CEANOTHUS VELUTINUS CERCOCARPUS MONTANUS CHRYSTHAMNUS NAUSEOSUS HOLODISCUS DUMOSA PACHISTIMA MYRSINITES PHYSCARPUS MONOGYNUS PRUNUS BESSEYI RIBES ALPINUM RIBES AUREUM ROSA WOODSII SALVIA DORRII SYMPHORICARPUS ALBA	
SUGGESTED PERENNIALS PERENNIALS SHALL BE A MINIMUM OF 1 GALLON CONTAINER WHEN PLANTED PARTIAL PERENNIAL LIST Arrowleaf Balsamroot Pacific Aster Black-eyed Susan Blanket Flower Blue Flax Colorado Columbine Purple Coneflower Prairie Coneflower Lanceleaf Coreopsis Dame's Rocket Fireflower Wild Geranium Desert Globemallow Golden Banner Iceland Poppy Rocky Mountain Iris Maiden Pinks Red Mexican Hat Mountain Lupine Large Flowered Penstemon Rocky Mountain Penstemon Wasatch Penstemon White Evening Primrose Showy Goldeneye Northern Sweetvetch White Yarrow	
 ROCK RETAINING WALL 4'-0" MAXIMUM HEIGHT  DROUGHT RESISTANT TURF GRASS. TRANSITIONAL SEEDED AREAS HARD FESCUE SHEEP FESCUE CHEWING FESCUE ROCKY MTN PENSTEMON BLUE FAX YARROW SEED AT RATE OF 40LBS./ACRE  SEEDED AREAS INCLUDE ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR OTHER PLANTINGS	

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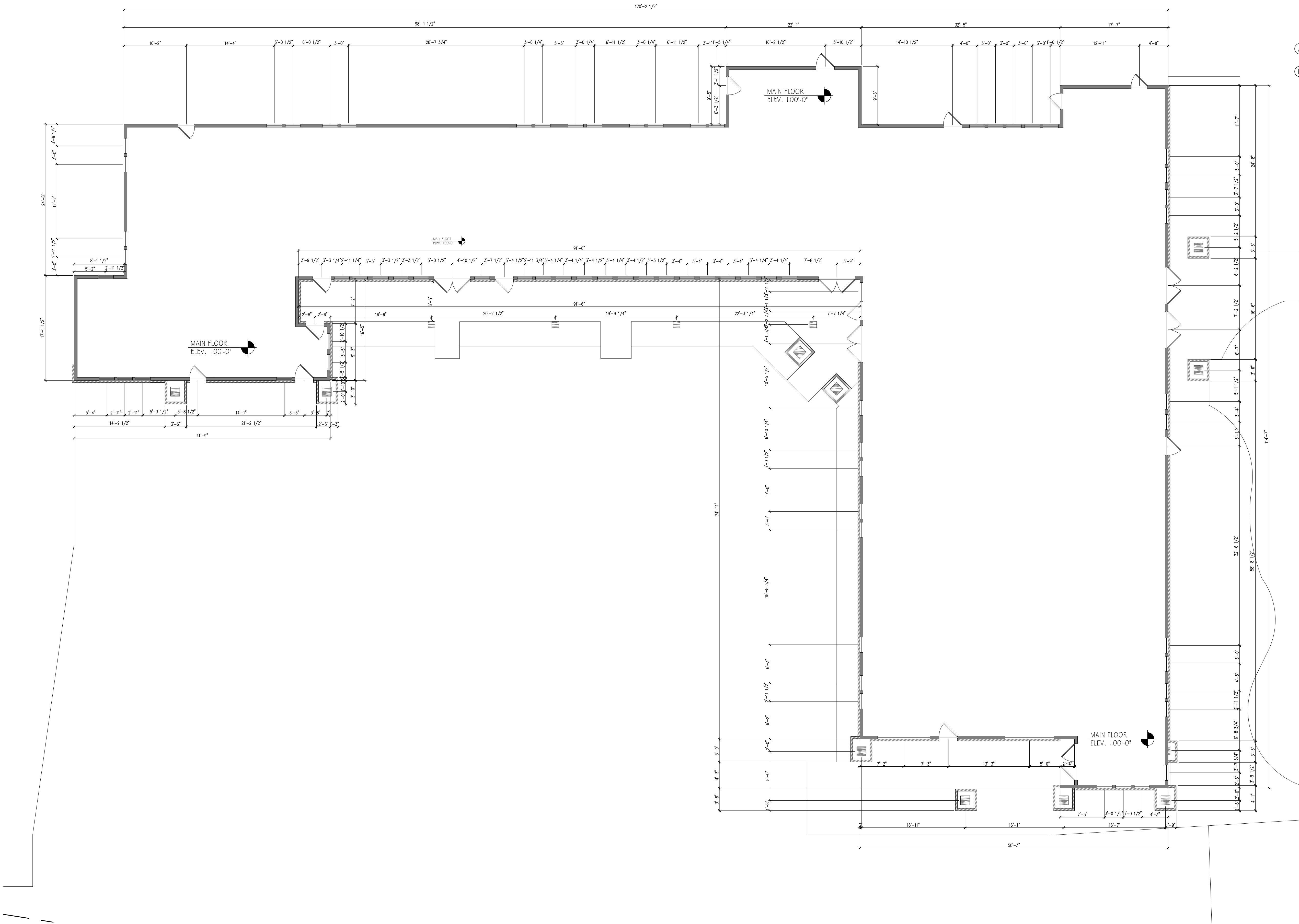
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LANDSCAPE
PLAN

L1.1

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GENERAL FLOOR PLAN NOTES

- (A) CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS. CONTACT ARCHITECT WITH ANY DISCREPANCIES
- (B) EXISTING FLOOR PLAN TO REMAIN, NO EXTERIOR CHANGES

EXISTING MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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EXISTING MAIN LEVEL
FLOOR PLAN

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Page 21 of 238

(A) CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS. CONTACT ARCHITECT WITH ANY DISCREPANCIES

(B) EXISTING FLOOR PLAN TO REMAIN. NO EXTERIOR CHANGES



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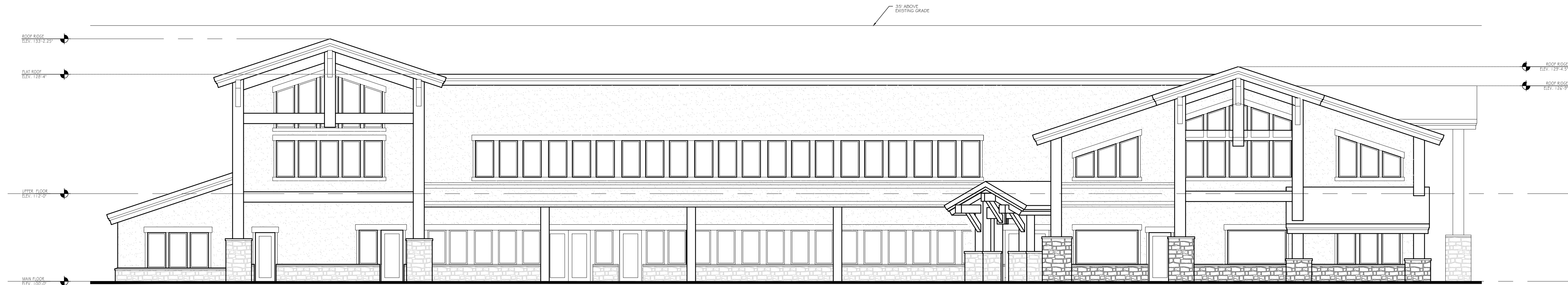
**EXISTING FRONT +
REAR ELEVATIONS**

A2.1

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GENERAL NOTES

- (A) SEE NOTE SHEET GO.1 FOR ADDITIONAL INFORMATION
- (B) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- (C) ALL CONSTRUCTION SHALL CONFORM TO CURRENT ADOPTED I.R.C.
- (D) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLLOWDOWN REQUIREMENTS.
- (E) GANG TOGETHER FLUES, VENT STACKS, ROOF MECHANICAL EQUIPMENT, AND OTHER PENETRATIONS USING AS FEW STACKS AS POSSIBLE AND SURROUNDED WITH AN ARTIFICIAL CHIMNEY ENCLOSURE. THESE STACKS SHOULD BE ARTICULATED AS FEATURES ON THE ROOF WITH APPROPRIATE ARCHITECTURAL DETAILING AND SPARK ARRESTERS. NO WHITE VENTS.
- (F) SEE ROOF PLAN FOR ALL ROOF RIDGE AND TOP PLATE HEIGHTS
- (G) CONTRACTOR TO VERIFY SIZES OF ALL OPENINGS FOR WINDOWS AND DOORS



FRONT ELEVATION

A2.1

SCALE: 1/8" = 1'-0"



2
A2.1

REAR ELEVATION

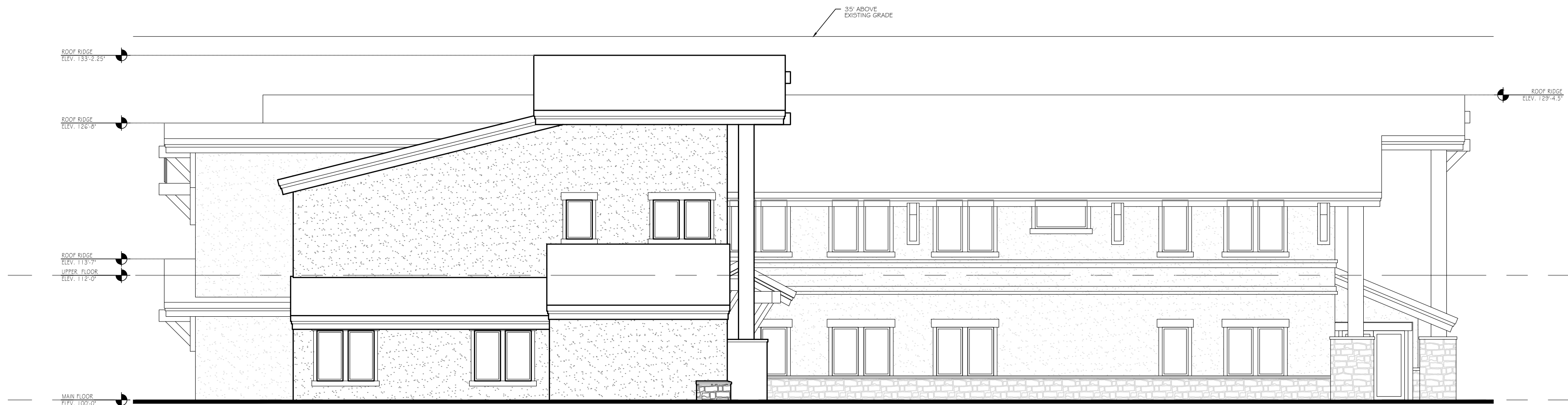
SCALE: 1/8" = 1'-0"



1
A2.2

RIGHT ELEVATION

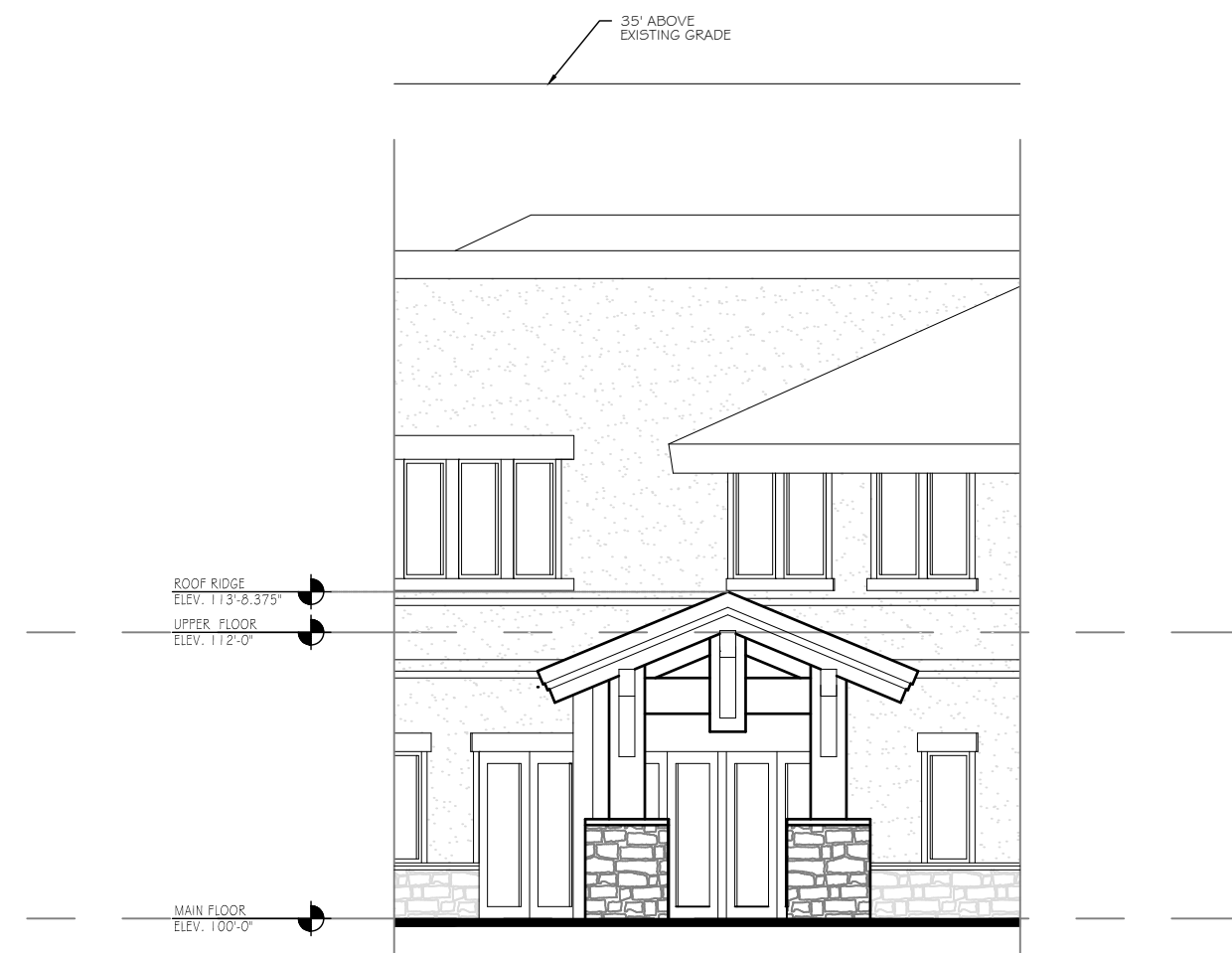
SCALE: 1/8" = 1'-0"



2
A2.2

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



3
A2.2

ENTRY ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- (A) SEE NOTE SHEET GO.1 FOR ADDITIONAL INFORMATION
- (B) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
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- (F) SEE ROOF PLAN FOR ALL ROOF RIDGE AND TOP PLATE HEIGHTS
- (G) CONTRACTOR TO VERIFY SIZES OF ALL OPENINGS FOR WINDOWS AND DOORS

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LEFT, RIGHT +
ENTRY ELEVATIONS

A2.2

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1
A2.2

RIGHT ELEVATION

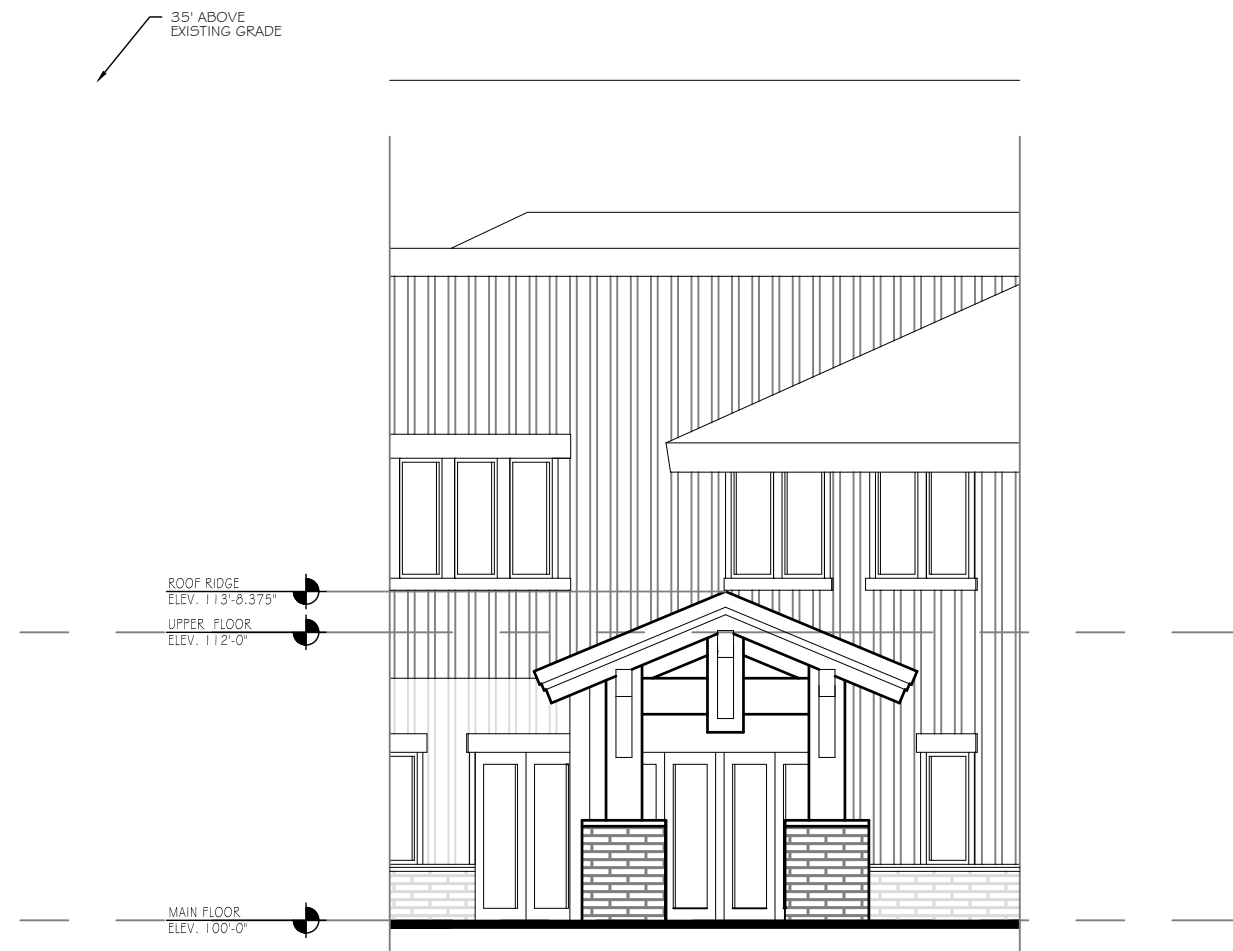
SCALE: 1/8" = 1'-0"



2
A2.2

LEFT ELEVATION

SCALE: 1/8" = 1'-0"



3
A2.2

ENTRY ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- (A) SEE NOTE SHEET GO.1 FOR ADDITIONAL INFORMATION
- (B) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- (C) ALL CONSTRUCTION SHALL CONFORM TO CURRENT ADOPTED I.R.C.
- (D) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (E) GANG TOGETHER FLUES, VENT STACKS, ROOF MECHANICAL EQUIPMENT, AND OTHER PENETRATIONS USING AS FEW STACKS AS POSSIBLE AND SURROUNDED WITH AN ARTIFICIAL CHIMNEY ENCLOSURE. THESE STACKS SHOULD BE ARTICULATED AS FEATURES ON THE ROOF WITH APPROPRIATE ARCHITECTURAL DETAILING AND SPARK ARRESTERS. NO WHITE VENTS.
- (F) SEE ROOF PLAN FOR ALL ROOF RIDGE AND TOP PLATE HEIGHTS

MATERIAL NOTES

- (1) FASCIA TO BE PAINTED SHERWIN-WILLIAMS 6258 TRICORN BLACK
- (2) EXISTING TIMBER BEAMS & COLUMNS TO BE PAINTED SHERWIN-WILLIAMS 6258 TRICORN BLACK
- (3) DOOR AND WINDOW CASEMENT TO BE PAINTED SHERWIN-WILLIAMS 6258 TRICORN BLACK. 1" TOP BOARD WITH 4" SIDE & BOTTOM BOARDS. SEE DETAILS
- (4) EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED WITH SAME SIZE, WOOD CLAD, PAINTED BLACK TO MATCH FASCIA
- (5) 24" X 120" BUSINESS BRAND SIGN LOCATED WHERE SHOWN
- (6) EXISTING STONE TO BE REPLACED WITH ATLAS EMPEROR 4"x4"x16" IRONSTONE COLOR BY INTERSTATE BRICK
- (7) EXISTING STUCCO TO BE REPLACED WITH 12" BOARD & BATON, HARDI BOARD, FLAT SIDE OUT, PAINTED SHERWIN-WILLIAMS 7004 SNOWBOUND
- (8) REMOVE EXISTING ROOFING MATERIAL AND REPLACE WITH CLASS C PRESIDENTIAL SHINGLES, BLACK
- (9) 3' DEEP STEEL AWNING TO BE PLACED WHERE SHOWN

PROJ#
2308

JUNE 12, 2024

DATE:
REVISION:

EAST WEST
CENTER
1700 PARK AVE.
PARK CITY, UTAH 84060

LEFT, RIGHT +
ENTRY ELEVATIONS

A2.2

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PARK CITY, UTAH 84098

**EAST WEST
CENTER**
1700 PARK AVE.
PARK CITY, UTAH 84060

NEW FRONT + REAR ELEVATIONS

A2.1

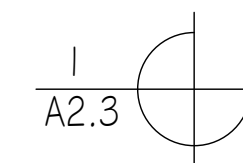
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PARK CITY, UTAH 84098

GENERAL NOTES

- (A) SEE NOTE SHEET GO.1 FOR ADDITIONAL INFORMATION
- (B) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- (C) ALL CONSTRUCTION SHALL CONFORM TO CURRENT ADOPTED I.R.C.
- (D) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLLOWDOWN REQUIREMENTS.
- (E) GANG TOGETHER FLUES, VENT STACKS, ROOF MECHANICAL EQUIPMENT, AND OTHER PENETRATIONS USING AS FEW STACKS AS POSSIBLE AND SURROUNDED WITH AN ARTIFICIAL CHIMNEY ENCLOSURE. THESE STACKS SHOULD BE ARTICULATED AS FEATURES ON THE ROOF WITH APPROPRIATE ARCHITECTURAL DETAILING AND SPARK ARRESTERS. NO WHITE VENTS.
- (F) SEE ROOF PLAN FOR ALL ROOF RIDGE AND TOP PLATE HEIGHTS
- (G) CONTRACTOR TO VERIFY SIZES OF ALL OPENINGS FOR WINDOWS AND DOORS

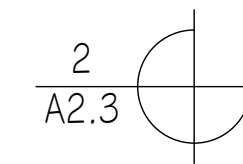
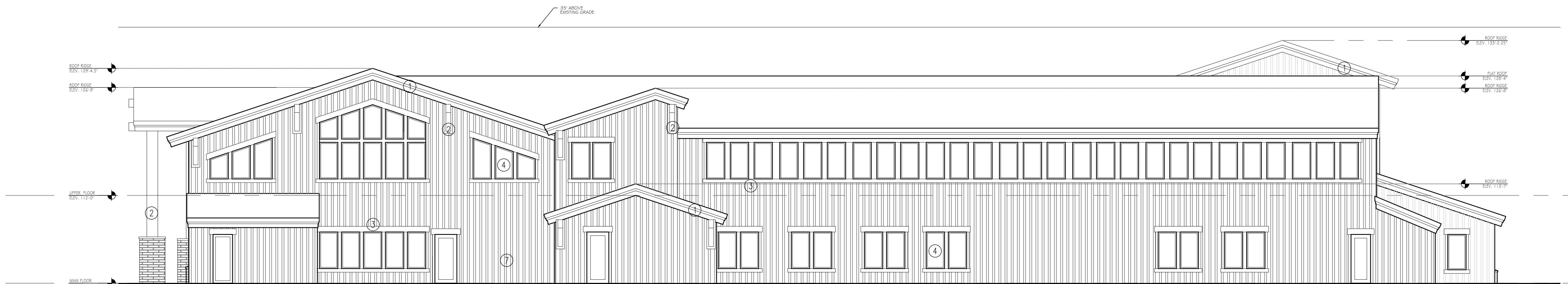
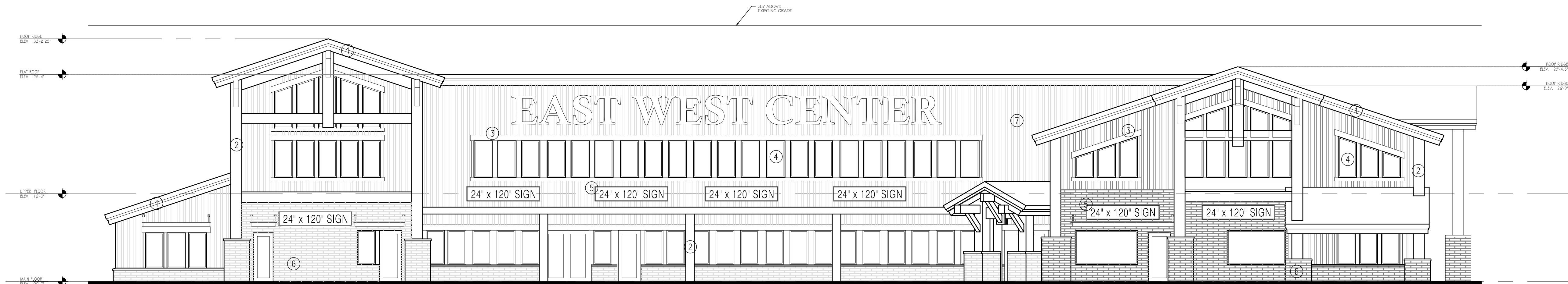
MATERIAL NOTES

- ① FASCIA TO BE PAINTED SHERWIN-WILLIAMS 6256 TRICORN BLACK
- ② EXISTING TIMBER BEAMS & COLUMNS TO BE PAINTED SHERWIN-WILLIAMS 6256 TRICORN BLACK
- ③ DOOR AND WINDOW CASEMENT TO BE PAINTED SHERWIN-WILLIAMS 6256 TRICORN BLACK, 1" TOP BOARD WITH 4" SIDE & BOTTOM BOARDS, SEE DETAILS
- ④ EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED WITH SAME SIZE, WOOD CLAD, PAINTED BLACK TO MATCH FASCIA
- ⑤ 24" X 120" BUSINESS BRAND SIGN LOCATED WHERE SHOWN
- ⑥ EXISTING STONE TO BE REPLACED WITH ATLAS EMPEROR 4X4X16" GRANITE COLOR BY INTERSTATE BRICK
- ⑦ EXISTING STUCCO TO BE REPLACED WITH 1 1/2" BOARD & BATON, HARDI BOARD, FLAT SIDE OUT, PAINTED SHERWIN-WILLIAMS 7004 SNOWBOUND
- ⑧ REMOVE EXISTING ROOFING MATERIAL AND REPLACE WITH CLASS C PRESIDENTIAL SHINGLES, BLACK
- ⑨ 3" DEEP STEEL ANVING TO BE PLACED WHERE SHOWN



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FRONT VIEW



WEST RIGHT SIDE VIEW



EAST LEFT VIEW



SOUTH FRONT VIEW



SOUTH REAR VIEW



SOUTH REAR VIEW

GENERAL NOTES

IMAGES AND MATERIALS ARE FOR VIEWING ASSISTANCE ONLY. ALL MATERIALS ARE TAGGED AND PER SHEETS A2, ELEVATIONS.

MATERIAL NOTES

- ① FASCIA TO BE PAINTED SHERWIN-WILLIAMS 6258 TRICORN BLACK
- ② EXISTING TIMBER BEAMS & COLUMNS TO BE PAINTED SHERWIN-WILLIAMS 6258 TRICORN BLACK
- ③ DOOR AND WINDOW CASEMENT TO BE PAINTED SHERWIN-WILLIAMS 6258 TRICORN BLACK. 10" TOP BOARD WITH 4" SIDE & BOTTOM BOARDS. SEE DETAILS
- ④ EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED WITH SAME SIZE, WOOD CLAD, PAINTED BLACK TO MATCH FASCIA
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PROJ#
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JUNE 12, 2024

DATE:
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EAST WEST
CENTER
1700 PARK AVE.
PARK CITY, UTAH 84060

RENDERING WITH
MATERIALS

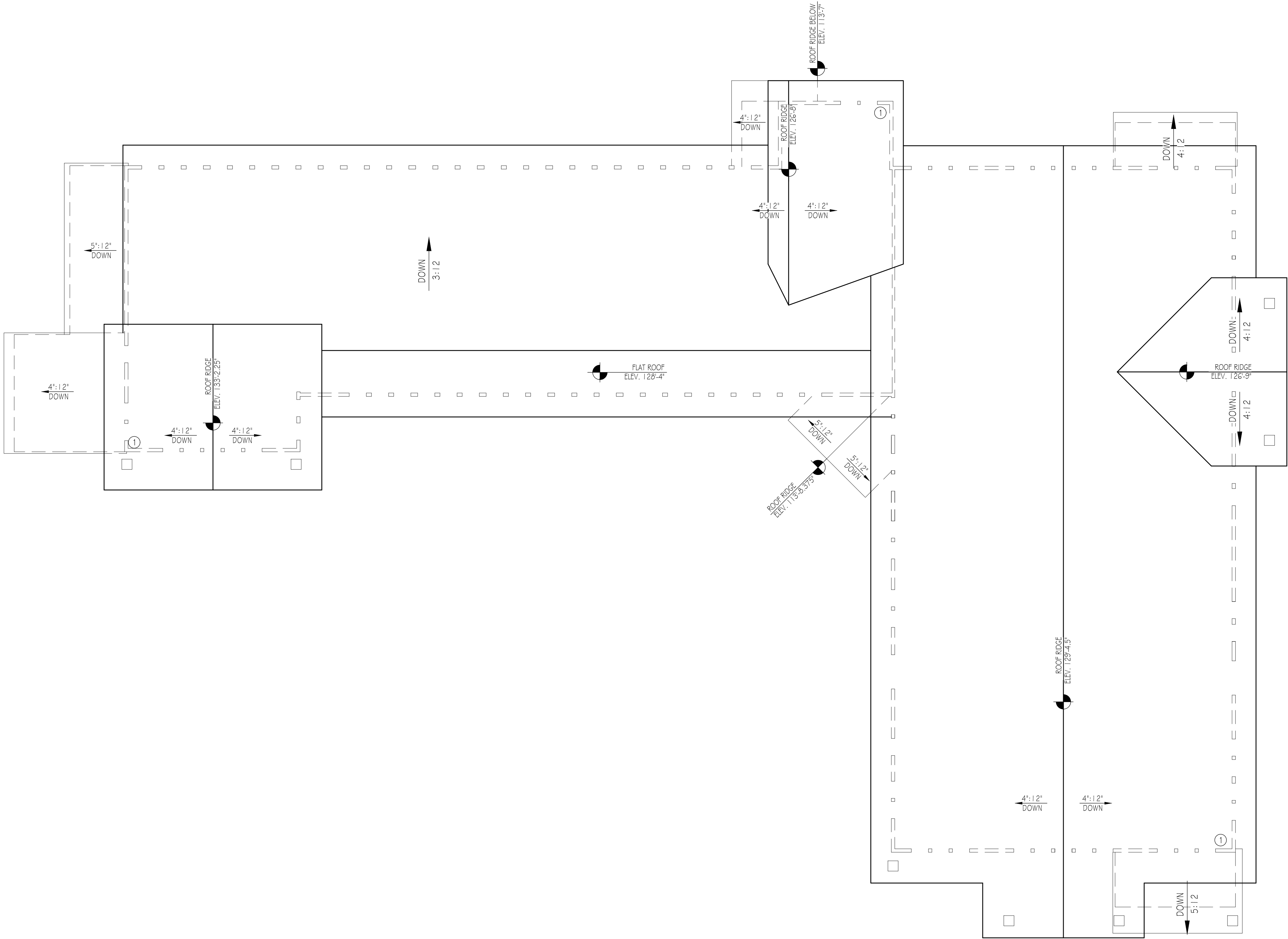
A2.5

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		GENERAL ROOF NOTES CONTRACTORS, SUBCONTRACTORS, AND ALL OTHERS WHO PROVIDE LABOR AND/OR MATERIALSREFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS. CONTRACTORS, SUBCONTRACTORS, AND OTHERS SHALL REPORT ANY DISCREPANCIES OR ERRORS TO ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY THE ARCHITECT. CONTRACTORS SHALL NOT MAKE ANY ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE CONTRACTORS RESPONSABILITY OF THE CONTRACTOR. IN CASE OF DISCREPANCIES BETWEEN INFORMATION PROVIDED IN THIS DOCUMENT AND THE CURRENT INTERNATIONAL CODE, GUIDELINE, OR MUNICIPALITY RESTRICTION. THE ESTABLISHED RESTRICTION SHALL TAKE PRECEDENCE. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AS WELL AS STANDARD CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES, SETBACKS, AND ALL EXISTING CONDITIONS IN GENERAL PRIOR TO CONSTRUCTION. CONTRACTOR AND/OR SUBCONTRACTOR SHALL FIELD VERIFY ALL WALL PLACEMENT AND TOP OF PLATE HEIGHTS PRIOR TO CONSTRUCTION OF ROOF AND BEFORE ORDERING TRUSSES. 1- SEE GENERAL NOTES SHEETS FOR ADDITIONAL REQUIREMENTS. COORDINATE ALL STRUCTURAL ELEMENTS WITH STRUCTURAL PLANS AND CALCULATIONS. 2- FRAME ALL OVERBUILD AREAS TO AVOID POINT LOAD ON ROOF MEMBERS. OVERBUILD TO BE AS PER STRUCTURAL DRAWINGS 3- APPROVED CORROSION RESISTENT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN ORDER TO PREVENT ENTRY OF WATER. APPROVED FLASHING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS; UNDER AND AT ENDS OF ALL SILLS METAL COPING, WOOD, AND MASONRY; CONTINUOUS ABOVE ALL EXTERIOR PROJECTING WOOD TRIM; AT INTERSECTIONS OF EXTERIOR WALLS AND ROOF WITH CHIMNEY AND OTHER MASONRY CONSTRUCTION (WITH PROTECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS); AT WALL ROOF INTERSECTIONS; AT BUILT IN GUTTERS; WHERE PORCHES, DECKS, OR EXTERIOR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION. 4- ALL EXPOSED FLASHING, COUNTER FLASHING, AND DRIP FLASHING TO BE NON CORROSIVE METAL. FLASHING SHALL MATCH METAL ROOFING. 5- EAVE, SOFFIT, AND FACIA SHALL BE AS DETAILS. USE EXTERIOR GRADE MATERIALS. SOFFIT VENTILATING SYSTEM SHALL BE PROVIDED WITH INSECT SCREENS. 6- WHERE APPLICABLE, PROVIDE CONTINUOUS RIDGE VENT AT ALL RIDGE CONDITIONS. 7- COORDINATE WITH MECHANICAL CONTRACTOR TO ALLOW FOR ALL MECHANICAL REQUIREMENTS. 8- INSTALL ALL ROOF JOISTS AND TRUSSES AS PER MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS. TRUSS MANUFACTURER TO PROVIDE ALL TRUSS BRACING. 9- PROVIDE BEARING UNDER ALL GIRDER TRUSSES, BEAMS, HIP TRUSSES ETC. COORDINATE WITH STRUCTURAL DRAWINGS AND SPECS. 10- ALL ROOF EAVE DISTANCES TO BE 18" FROM EXTERIOR OF FRAMED WALL UNLESS NOTED OTHERWISE. SEE ELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN. 11- INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE EXTERIOR WALL ENVELOPE. 12- CHIMNEYS SHALL EXTEND A MINIMUM OF 24" ABOVE ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS. 13- CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL ROOF JOISTS AND TRUSSES. COORDINATE WITH STRUCTURAL PLANS. 14- USE SIMPSON A35 ANCHORS AT ALL ROOF JOIST BEARING WALL CONNECTIONS TYPICAL. RE: STRUCTURAL. 15- ALL VENTILATED ROOF JOIST SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM WITH A CONTINUOUS CLEAR AIR SPACE ABOVE. PROVIDE A 6 MIL POLY BARRIER AT INTERIOR OF SYSTEM. ALL NON-VENTILATED ROOF SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM CLOSED CELL INSULATION SHALL PROVIDE THERMAL AND MOISTURE BARIER REQUIREMENTS. 16- PROVIDE A 4 MIL POLY BARRIER OVER INSULATION AT ALL EXTERIOR WALL, FLOOR, AND CEILING CONDITIONS. 17- PROVIDE A 22X30" MIN. ATTIC ACCESS DOOR IN HALLWAY OR OTHER READILY ACCESSIBLE AREA. ACCESS SHALL HAVE A MINIMUM 30" HEAD ROOM ABOVE OPENING. ANY GARAGE ATTIC ACCESS DOORS SHALL HAVE A 20 MINUTE FIRE RATING. 18- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CIELING JOISTS, OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS AND AT 10'-0" VERT AND HORZ. ALSO FIRE BLOCK AT ANY OTHER LOCATION NOT SPECIFIED HERE THAT COULD AFFORD PASSAGE OF FLAME. 19- ENCLOSED ATTIC SPACES SHALL HAVE A CLEAR CROSS VENTILATION TO OUTSIDE VENTS OF 1/10 OF AREA FOR GABLE VENT SYSTEMS AND/OR 1/300 OF AREA FOR BOTH GABLE VENT AND EAVE VENTS. PROVIDE RIDGE VENT SYSTEM AS PER DETAILS. 20- METAL ROOFING SYSTEM TO BE 22 GAUGE, 12" PAN, STANDING SEAM SYSTEM . PROVIDE FLASHING TRIM TO MATCH AS PER NOTES, AND AS PER IRC. ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. ROOFING TO BE INSTALLED OVER HIGH TEMPERATURE ICE AND WATER SHIELD (SEE DETAILS). RUN SHEATHING PERPENDICULAR TO ROOF JOISTS AND AS PER STRUCTURAL. 21- PROVIDE CAULKING (CONTINUOUS BEAD OF SILICON BASED CAULK) AT INTERIOR AND EXTERIOR OF ALL JOINTS BETWEEN DISSIMILAR MATEIALS. 22 - PROVIDE GRACE WEATHER BARRIER, OR EQUAL ,OVER ALL FIELD ROOF SHEATHING. WHERE FINISH ROOFS ARE METAL OR CAPABLE OF ACCUMULATING HIGH TEMPERATURE, USE HIGH TEMP. WEATHER BARRIER. WHERE USING 30# FELT UNDERLAYMENT IT IS REQUIRED TO BE 2 LAYERS ON ASPHALT SHINGLES ROOFS WITH SLOPE OF 2:12- 4:12 PER IRC SECTION R905.2.2.	LEGEND 1 2 A B GRID LINES # SHEET DETAIL SECTION LINE # SHEET SECTION LINE DOWN 7:12 ROOF SLOPE # SHEET DETAIL AREA ROOF PLAN KEY NEW CLASS C , THICK BUTT , ASPHALT ROOF SHINGLES. ROOF OUTLINE EXTERIOR WALL OUTLINE FLAT ROOF DRAIN/SCUPPER AND BACKUP DRAIN. DRAIN AND PIPE SHALL BE INSTALLED WITH HEAT TAPE. NO FREEZING SHALL OCCUR. SEE AG DETAIL SHEETS AND INSTALL PER ROOFING AND DRAIN MANUFACTURER. .22 GAUGE, 16" WIDE FLAT PAN, STANDING SEAM METAL ROOF. HIGH TEMP WATER SHIELD SHALL BE USED UNDER ALL METAL ROOF. METAL COLOR AND TYPE PER ELEVATIONS "FLAT" MEMBRANE ROOF. SLOPE TOWARD DRAINS ½":12". SEE DETAILS FOR ASSEMBLY AND FOLLOW ALL MANUFACTURER INSTRUCTIONS. "FLAT" MEMBRANE ROOF. SLOPE TOWARD DRAIN ½":12". WITH WASHED GRAVEL BALLAST. GRAVEL SHALL HAVE ROUNDED EDGES. NO SHARP EDGES SHALL OCCUR. SEE 21AG.2 FOR ASSEMBLY DETAILSAND FOLLOW ALL MANUFACTURER INSTRUCTIONS. REFLECTED CEILING PLAN KEY SHIP LAP CLEAR #1 BEST ¾" CEDAR CEILING ¾" GYP BOARD W/ PAINTED FINISH OR FIBER CEMENT BOARD OR EQ. IN WET AREAS	PROJ# 2308 JUNE 12, 2024 DATE: REVISION: EAST WEST CENTER 1700 PARK AVE. PARK CITY, UTAH 84060 ROOF, REFLECTED CEILING NOTES A4.0 JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098

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GENERAL NOTES

- (A) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- (B) ALL CONSTRUCTION SHALL CONFORM TO 2015 I.R.C.
- (C) ALL EXISTING BEARING CONDITIONS SHALL BE SECURELY SUPPORTED BY TEMPORARY SUPPORTS UNTIL NEW BEARING IS CONSTRUCTED. COORDINATE WITH FLOOR PLANS AND STRUCTURAL PLANS.
- (D) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (E) FLUES, VENT STACKS, AND ALL OTHER ROOF MECHANICAL EQUIPMENT MUST BE GANGED TOGETHER WITHIN AN ARTIFICIAL CHIMNEY ENCLOSURE.
- (F) REAL AND ARTIFICIAL CHIMNEYS TO BE COVERED IN BRICK VENEER, CORTEN OR BLACKENED STEEL WITH SPARK ARRESTERS.
- (G) SEE NOTE SHEET GO.1 AND A4.0 FOR ADDITIONAL INFORMATION.
- (H) HEAT TAPE TO BE USED ON FLAT ROOFS IN VALLEYS AND ON RIDGES.

KEY NOTES

- (1) DASHED LINE HERE INDICATES WALL BELOW

A4.1
EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

PROJ#
2308

JUNE 12, 2024

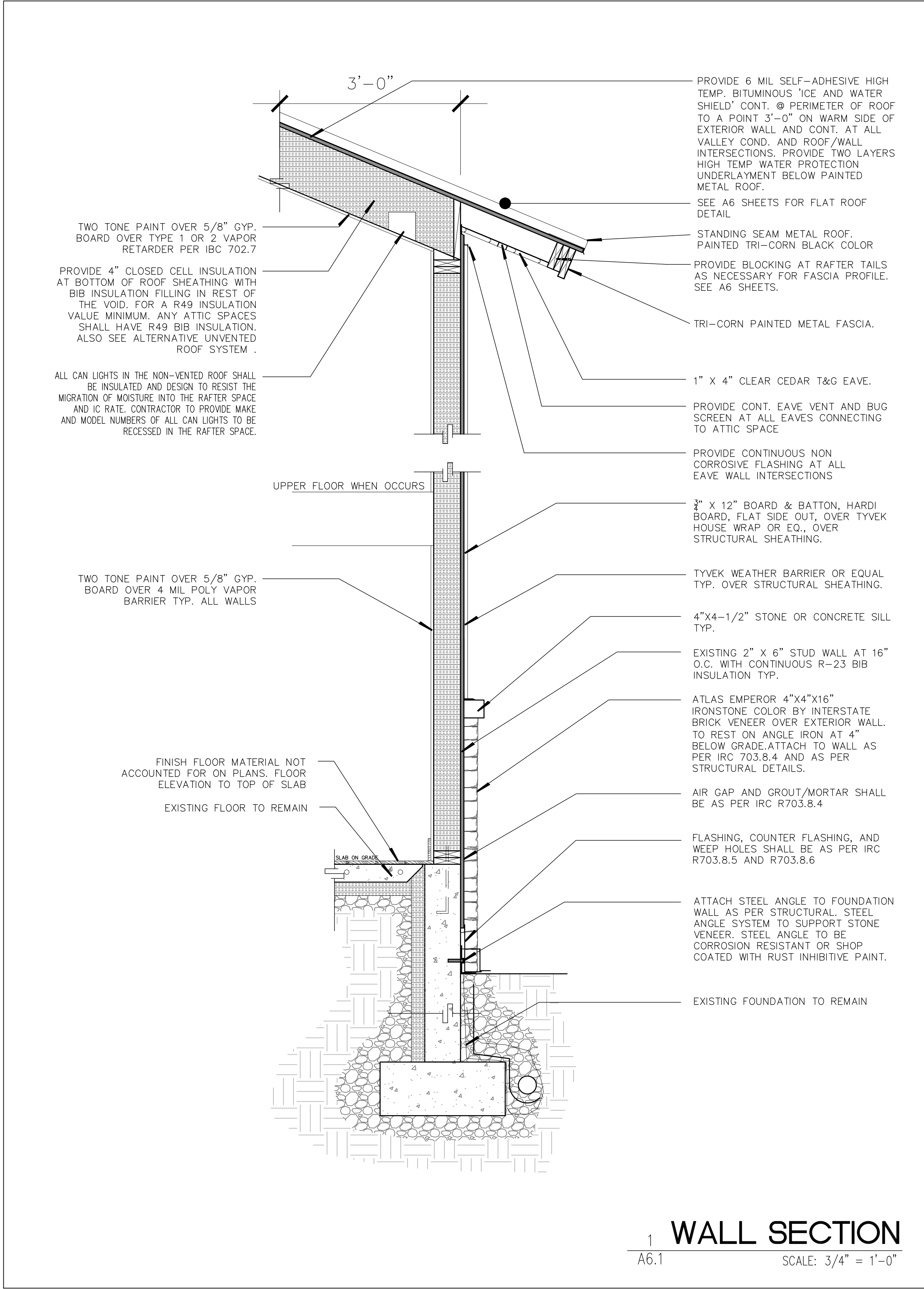
DATE:
REVISION:

EAST WEST
CENTER
1700 PARK AVE.
PARK CITY, UTAH 84060

EXISTING ROOF
PLAN

A4.1

JSARC
JEFF@JSARC.NET
801.809.5295
1612 W. UTE BLVD SUITE 212
PARK CITY, UTAH 84098



ROOF FINISH AS PER ELEVATIONS AND
ROOF PLAN

ICE & WATER SHIELD
LAP OVER ZINC FLASHING

CONTINUOUS HIGH TEMP ICE & WATER
SHIELD UNDER ALL METAL ROOF CONDITIONS.
REGULAR ICE AND WATER SHIELD UNDER ALL
OTHER ROOF CONDITIONS TYP.

ZINC FLASHING ATTACH AS PER
MANUFACTURER. CONNECTIONS SHALL
BE SANDWICHED BETWEEN BOTH LAYERS
OF ICE AND WATER SHIELD.

HIGH TEMP ICE & WATER CONTINUOUS AT
ALL VALLEYS. ATTACH AS PER
MANUFACTURER.

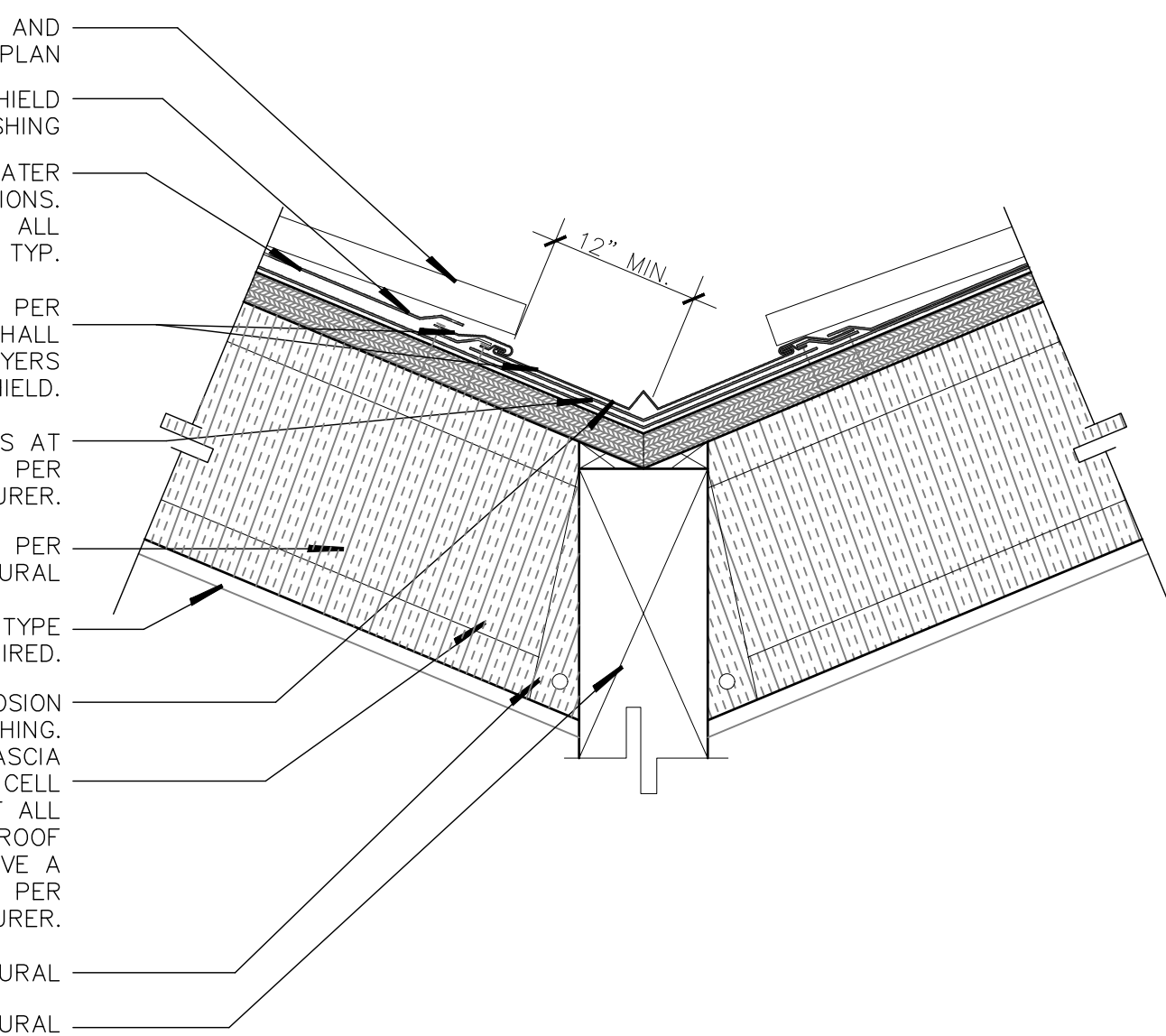
ROOF RAFTER OR TRUSS AS PER
STRUCTURAL

PAINT OVER 5/8" GYP BOARD OVER TYPE
1 OR 2 VAPOR BARRIER AS REQUIRED.

CONTINUOUS 28 GAUGE CORROSION
RESISTANT METAL VALLEY FLASHING.
COLOR TO MATCH FASCIA

CERTAINTEED OR EQ. CLOSED CELL
FOAM INSULATION SYSTEM AT ALL
CATHEDRAL AND ENCLOSED ROOF
JOISTS. INSULATION SHALL ACHIEVE A
R-49 VALUE MIN. INSTALL AS PER
MANUFACTURER.

SIMPSON HANGER RE: STRUCTURAL
BEAM OR GIRDER AS PER STRUCTURAL



2 ROOF VALLEY FLASHING DETAIL

A6.2 SCALE: 3/4" = 1'-0"

WALL SHEATHING WITH CONTINOUS
TYVEK OR EQ. WEATHER BARRIER

EXTERIOR FINISH AS PER ELEVATIONS

ICE & WATER SHIELD LAP OVER
FLASHING

FLASHING ATTACHMENT AS PER
MANUF. SPECS. ATTACHMENT MUST
SANDWICH BETWEEN BOTH LAYERS OF
ICE & WATER TYP.

(2) LAYERS OF SELF ADHESIVE
BITUITOUS ICE & WATER SHIELD
UNDER FLASHING AND EXTEND CONT.
TO EAVE

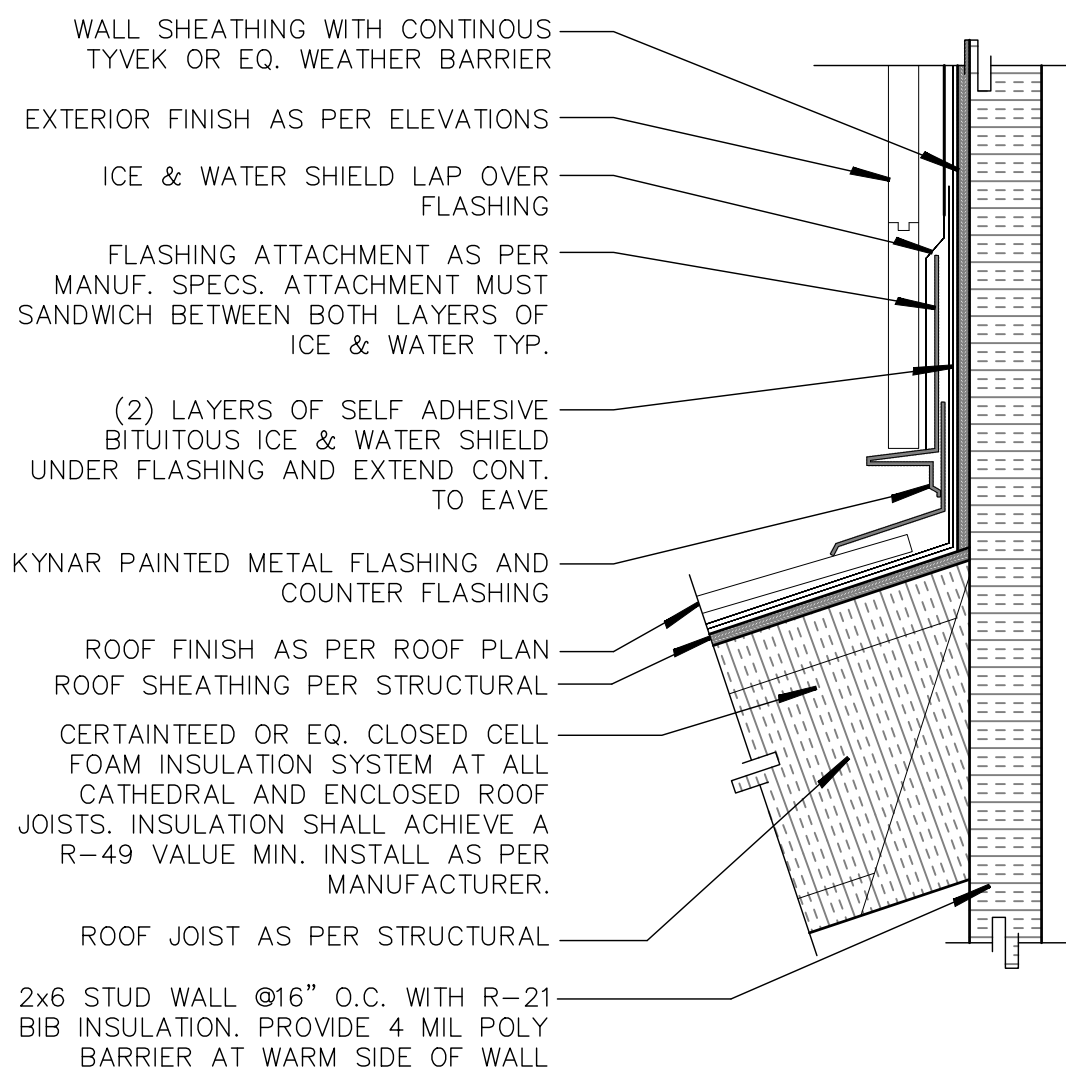
KYNAR PAINTED METAL FLASHING AND
COUNTER FLASHING

ROOF FINISH AS PER ROOF PLAN
ROOF SHEATHING PER STRUCTURAL

CERTAINTEED OR EQ. CLOSED CELL
FOAM INSULATION SYSTEM AT ALL
CATHEDRAL AND ENCLOSED ROOF
JOISTS. INSULATION SHALL ACHIEVE A
R-49 VALUE MIN. INSTALL AS PER
MANUFACTURER.

ROOF JOIST AS PER STRUCTURAL

2x6 STUD WALL @16" O.C. WITH R-21
BIB INSULATION. PROVIDE 4 MIL POLY
BARRIER AT WARM SIDE OF WALL



4 ROOF TO WALL DETAIL

A6.2

EXTERIOR FINISH AS PER ELEVATIONS

ICE & WATER SHIELD
LAP OVER FLASHING

FLASHING ATTACHMENT AS PER
MANUFACTURER NOTE. ATTACHMENT
MUST SANDWICHED BETWEEN BOTH
LAYERS OF ICE AND WATER SHIELD TYP.

CONTINUOUS EXTERIOR CAULKING

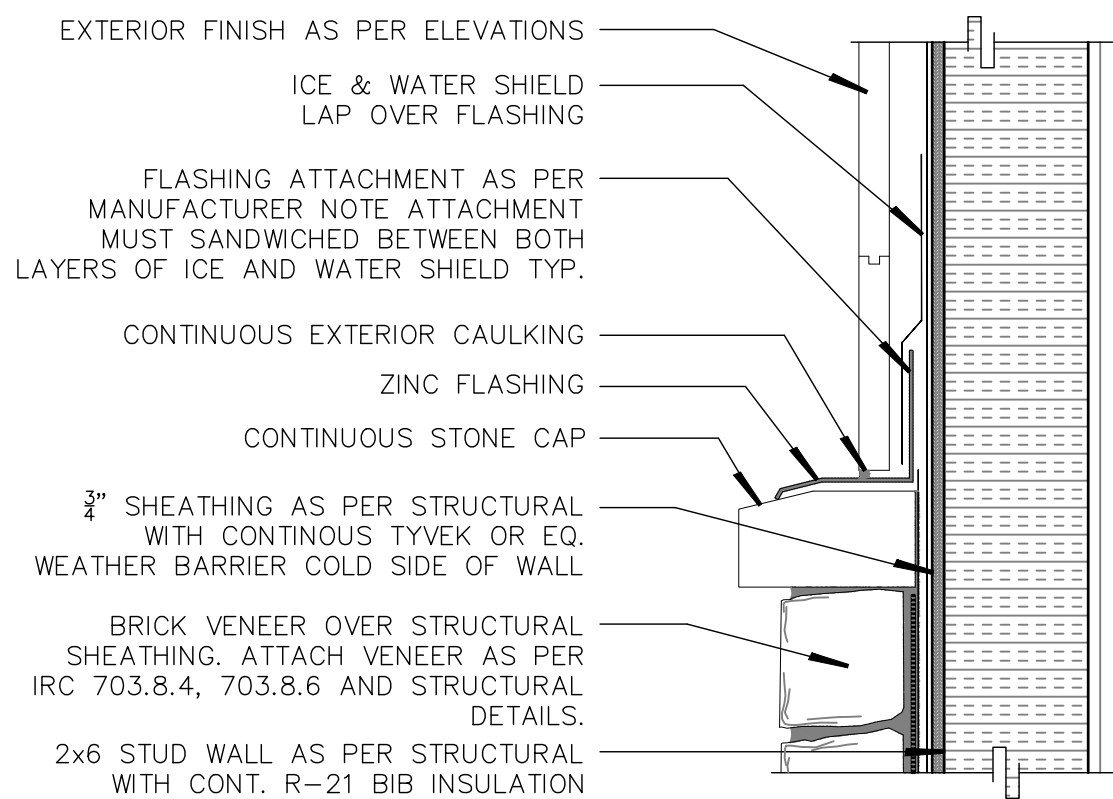
ZINC FLASHING

CONTINUOUS STONE CAP

3/4" SHEATHING AS PER STRUCTURAL
WITH CONTINUOUS TYVEK OR EQ.
WEATHER BARRIER COLD SIDE OF WALL

BRICK VENEER OVER STRUCTURAL
SHEATHING. ATTACH VENEER AS PER
IRC 703.8.4, 703.8.6 AND STRUCTURAL
DETAILS.

2x6 STUD WALL AS PER STRUCTURAL
WITH CONT. R-21 BIB INSULATION



3 WALL AND STONE
CAP FLASHING DETAIL

A6.2

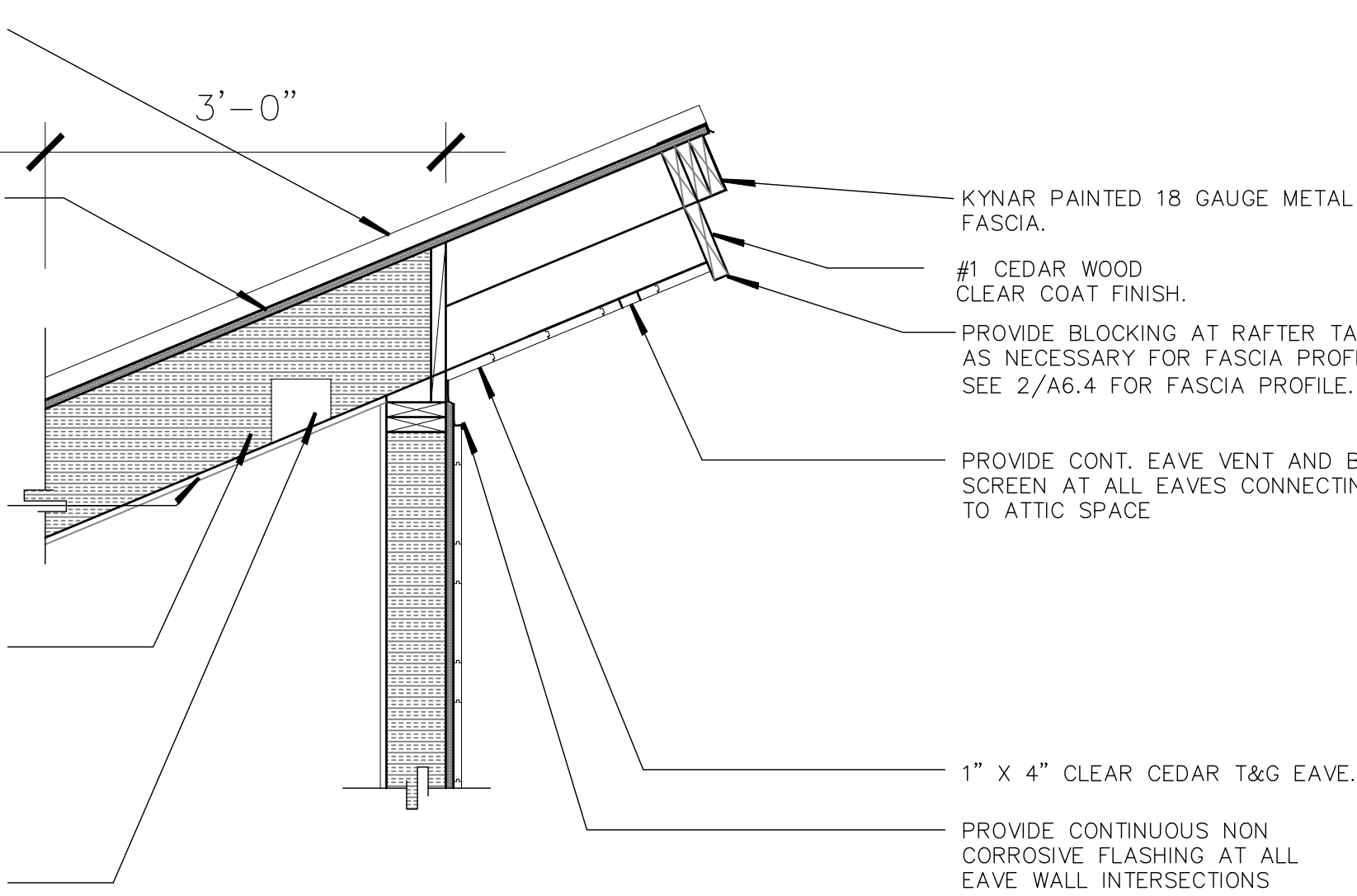
3/4" THICK BUTT ASPHALT
ARCHITECTURAL SHINGLES OR STANDING
SEAM METAL ROOF PER ROOF PLAN
AND ELEVATIONS. USE HIGH TEMP. ICE
AND WATER SHIELD UNDER ALL METAL
CONDITIONS.

PROVIDE 6 MIL SELF-ADHESIVE HIGH
TEMP. BITUMINOUS 'ICE AND WATER
SHIELD' CONT. @ PERIMETER OF ROOF
TO A POINT 3'-0" ON WARM SIDE OF
EXTERIOR WALL AND CONT. AT ALL
VALLEY COND. AND ROOF/WALL
INTERSECTIONS. PROVIDE TWO LAYERS
HIGH TEMP WATER PROTECTION
UNDERLAYMENT BELOW PAINTED
METAL ROOF.

TWO TONE PAINT OVER 5/8" GYP.
BOARD OVER TYPE 1 OR 2 VAPOR
RETARDER PER IBC 702.7

PROVIDE 4" CLOSED CELL INSULATION
AT BOTTOM OF ROOF SHEATHING WITH
BIB INSULATION FILLING IN REST OF
THE VOID. FOR A R49 INSULATION
VALUE MINIMUM. ANY ATTIC SPACES
SHALL HAVE R49 BIB INSULATION.
ALSO SEE ALTERNATIVE UNVENTED
ROOF SYSTEM .

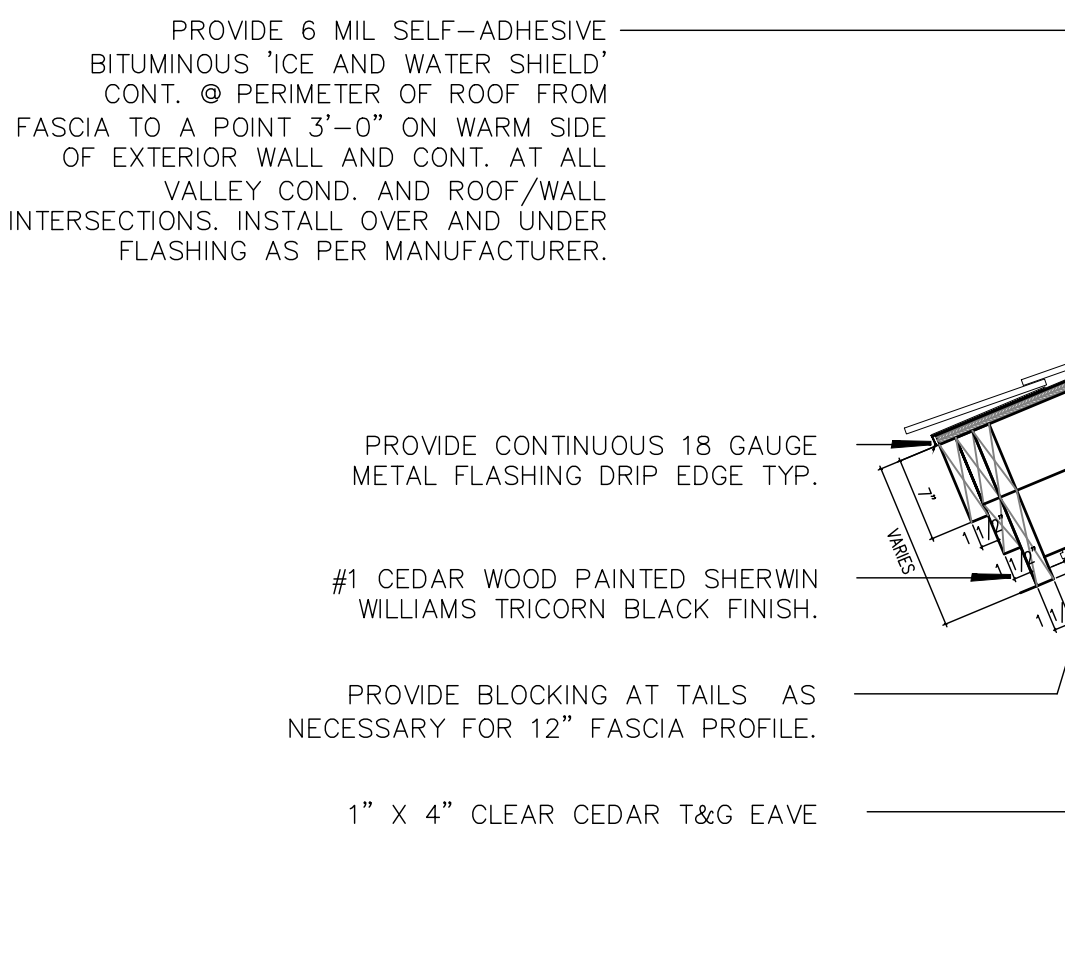
ALL CAN LIGHTS IN THE NON-VENTED ROOF SHALL
BE INSULATED AND DESIGN TO RESIST THE
MIGRATION OF MOISTURE INTO THE RAFTER SPACE
AND IC RATE. CONTRACTOR TO PROVIDE MAKE
AND MODEL NUMBERS OF ALL CAN LIGHTS TO BE
RECESSED IN THE RAFTER SPACE.



3 ROOF EAVE SECTION

A6.2 SCALE: 3/4" = 1'-0"

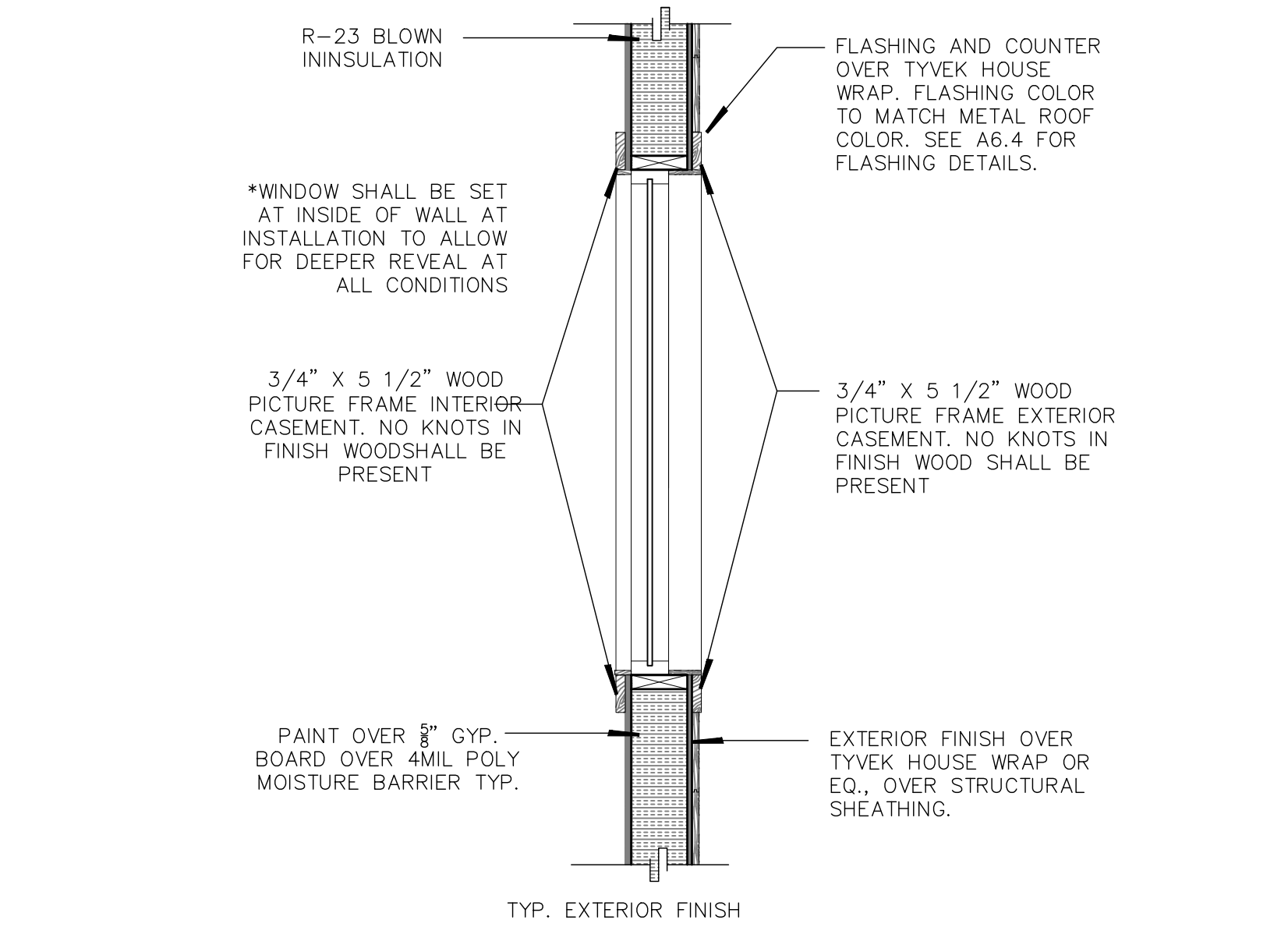
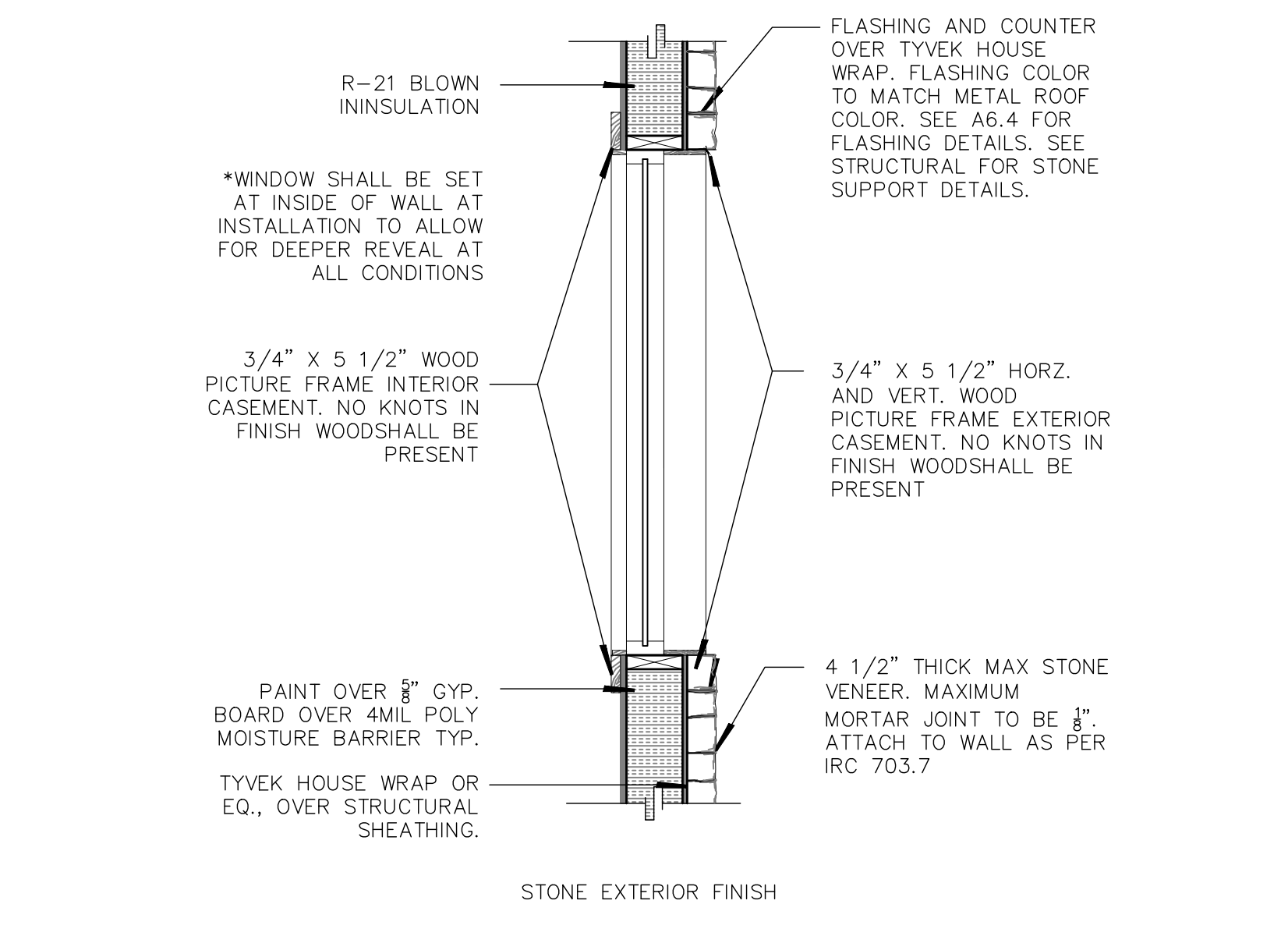
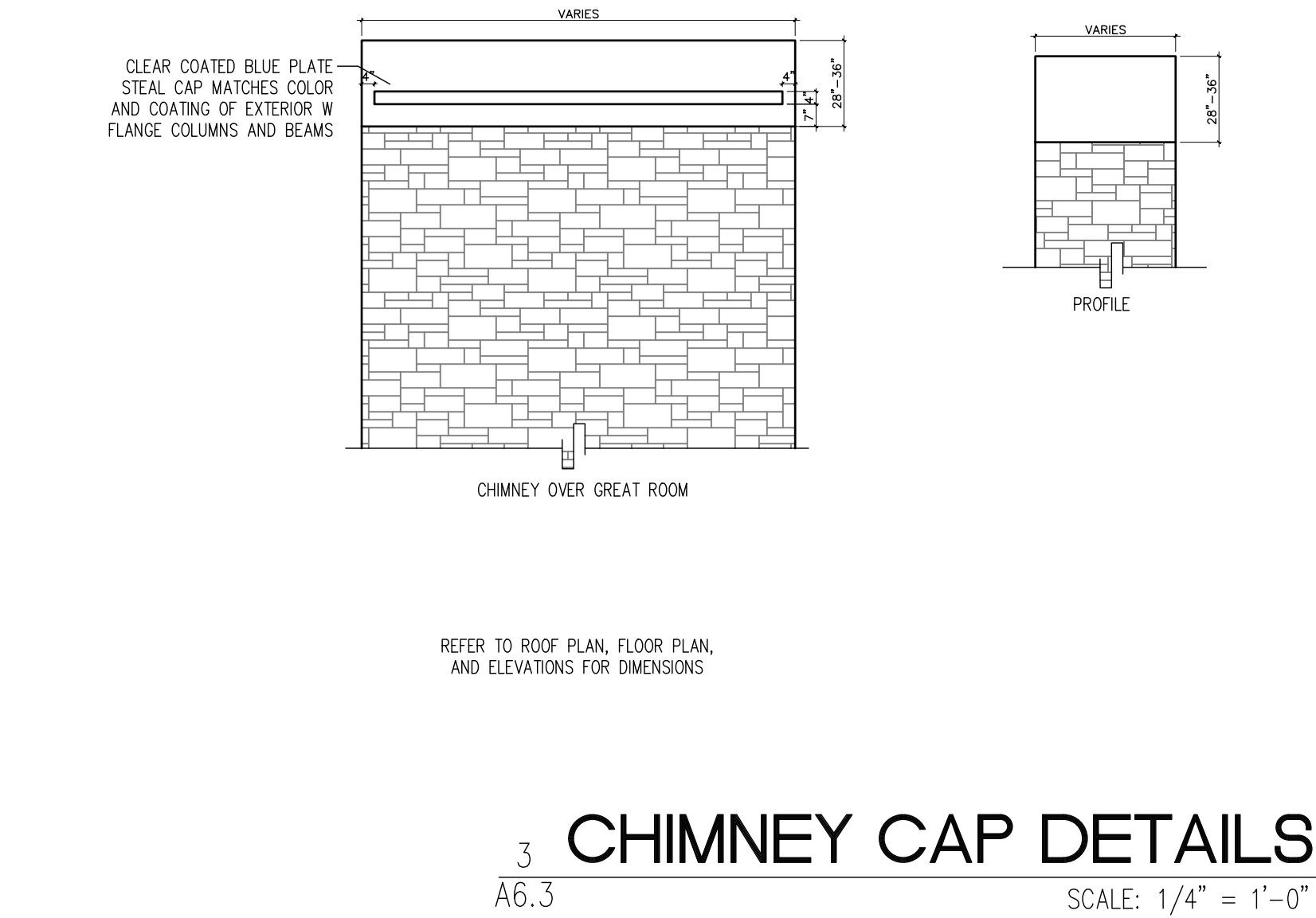
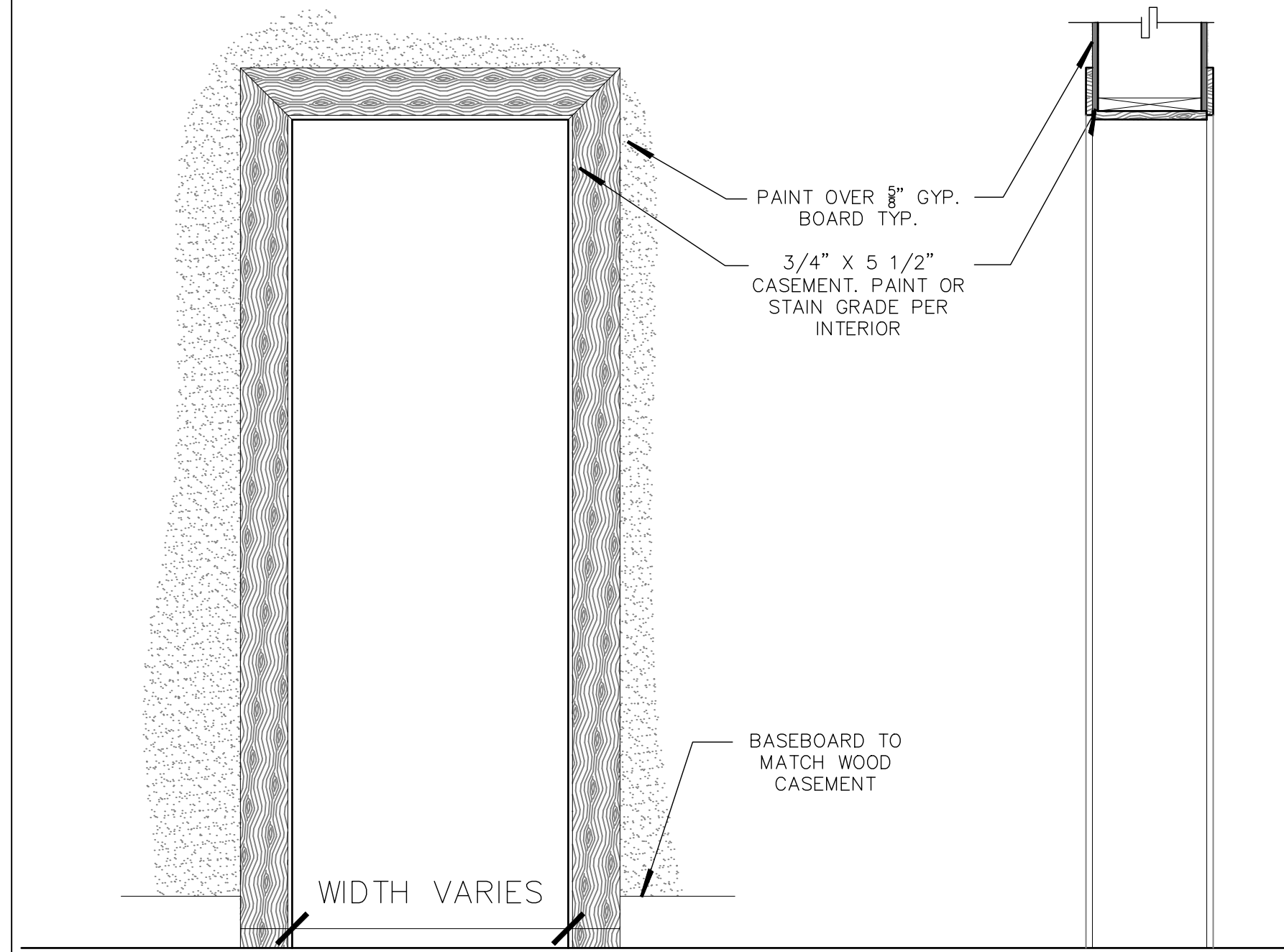
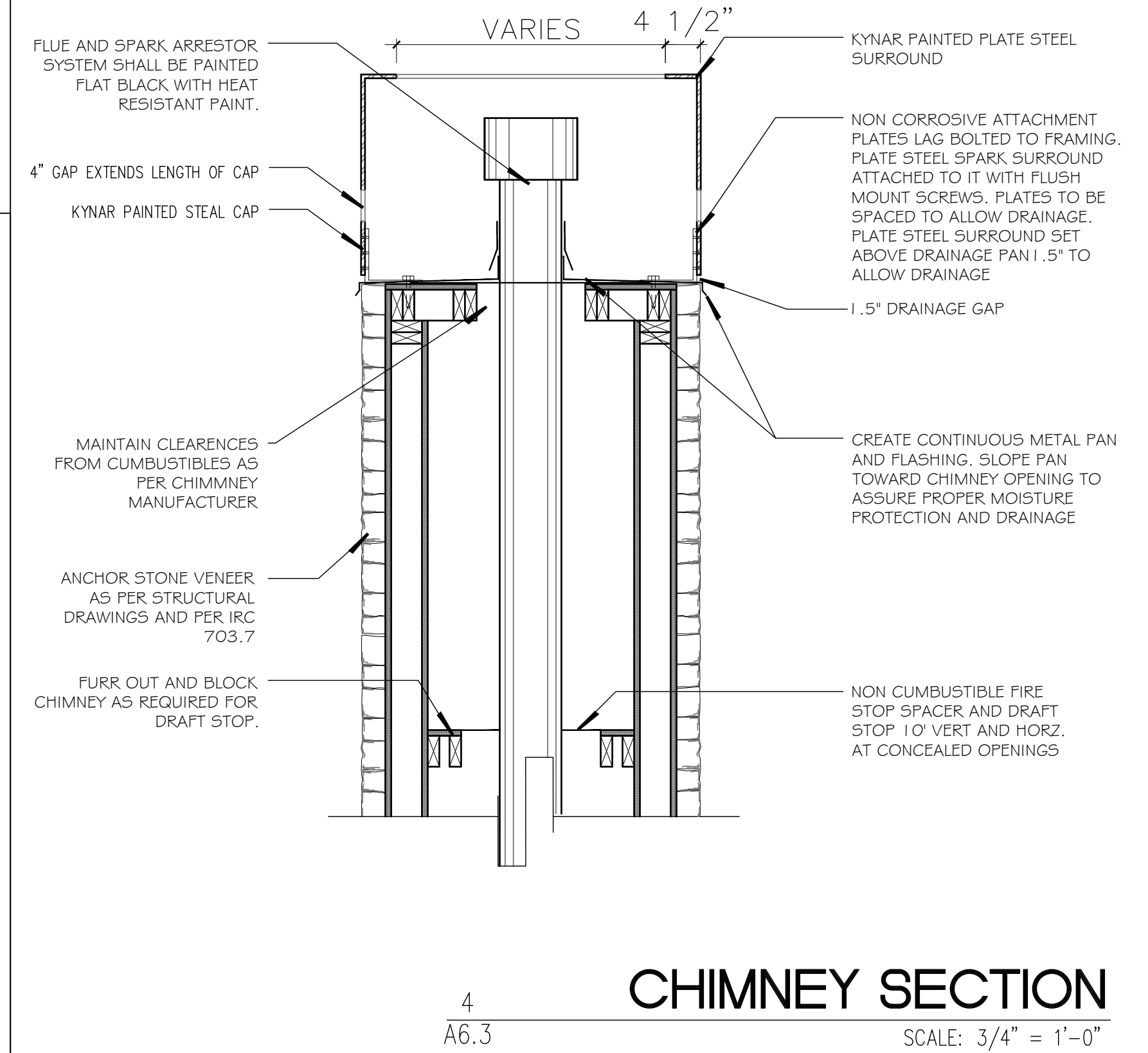
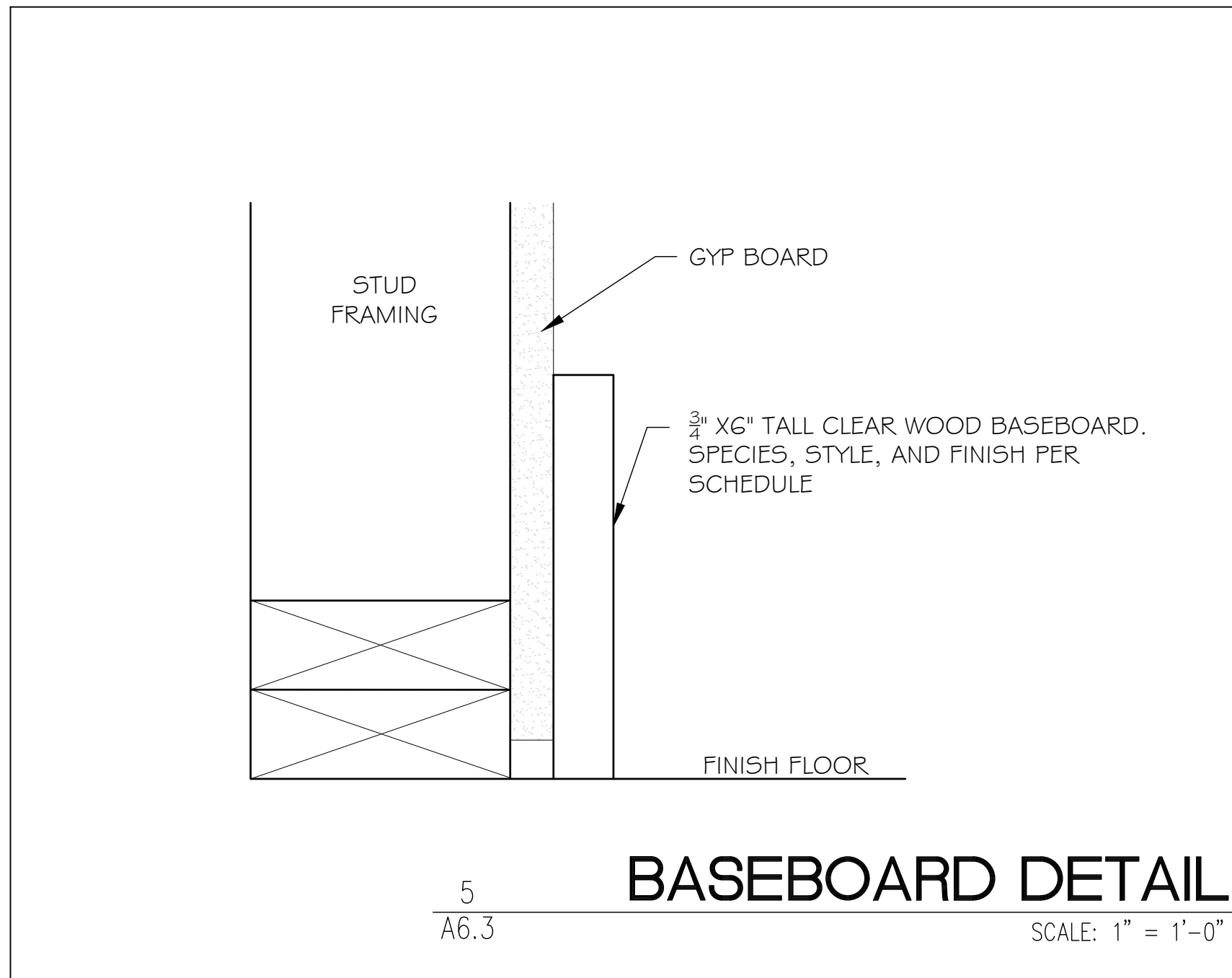
PROVIDE 6 MIL SELF-ADHESIVE
BITUMINOUS 'ICE AND WATER SHIELD'
CONT. @ PERIMETER OF ROOF FROM
FASCIA TO A POINT 3'-0" ON WARM SIDE
OF EXTERIOR WALL AND CONT. AT ALL
VALLEY COND. AND ROOF/WALL
INTERSECTIONS. INSTALL OVER AND UNDER
FLASHING AS PER MANUFACTURER.



1 EAVE AND FASCIA DETAIL

A6.2

SCALE: 3/4" = 1'-0"



EAST WEST CENTER

1700 PARK AVE.
PARK CITY, UTAH 84060

ARCHITECTURAL DETAILS

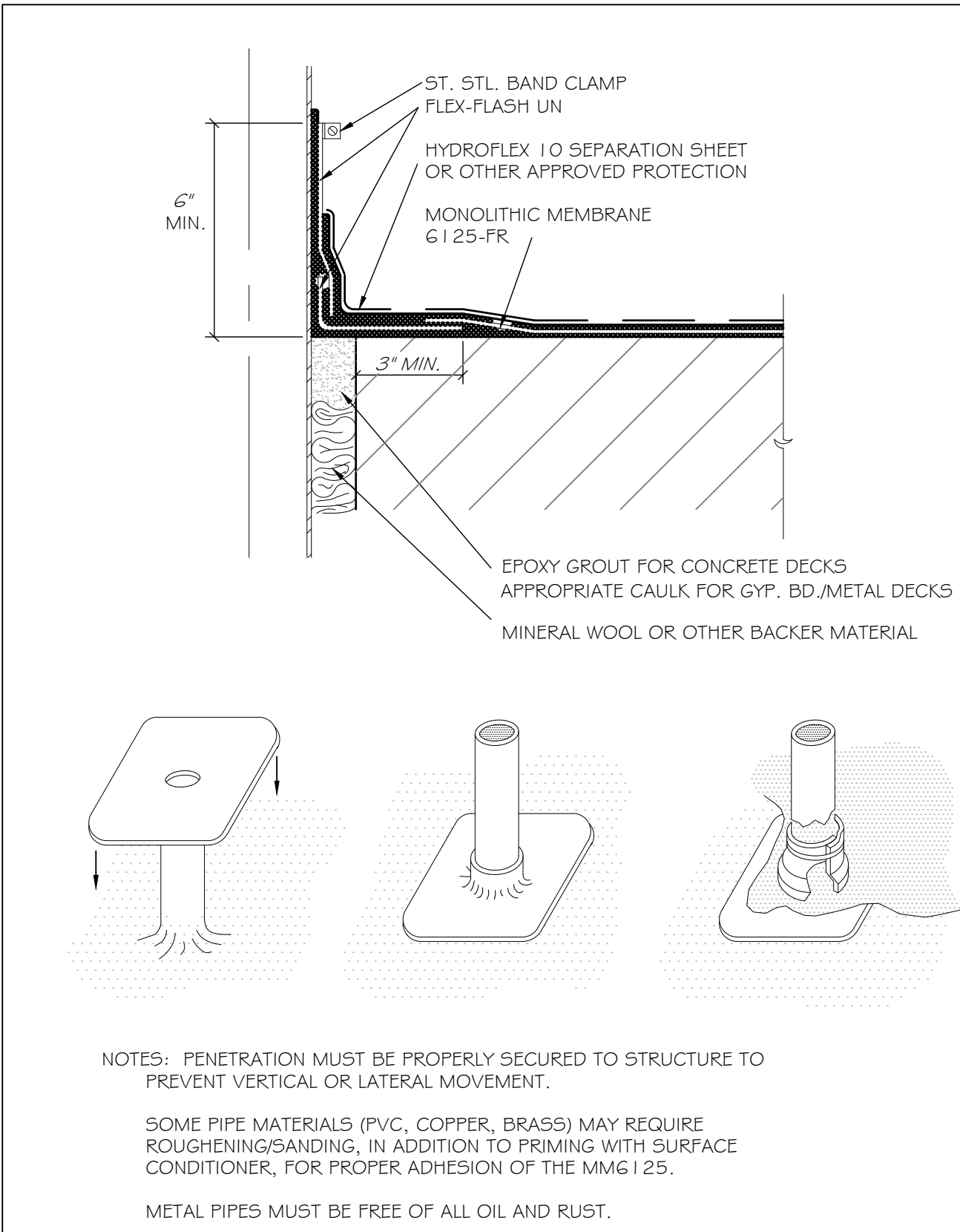
A6.3

JSARC

JEFF@JSARC.NET
801.809.5295
1612 W. UTE BLVD SUITE 212
PARK CITY, UTAH 84098

PROJ# 2308

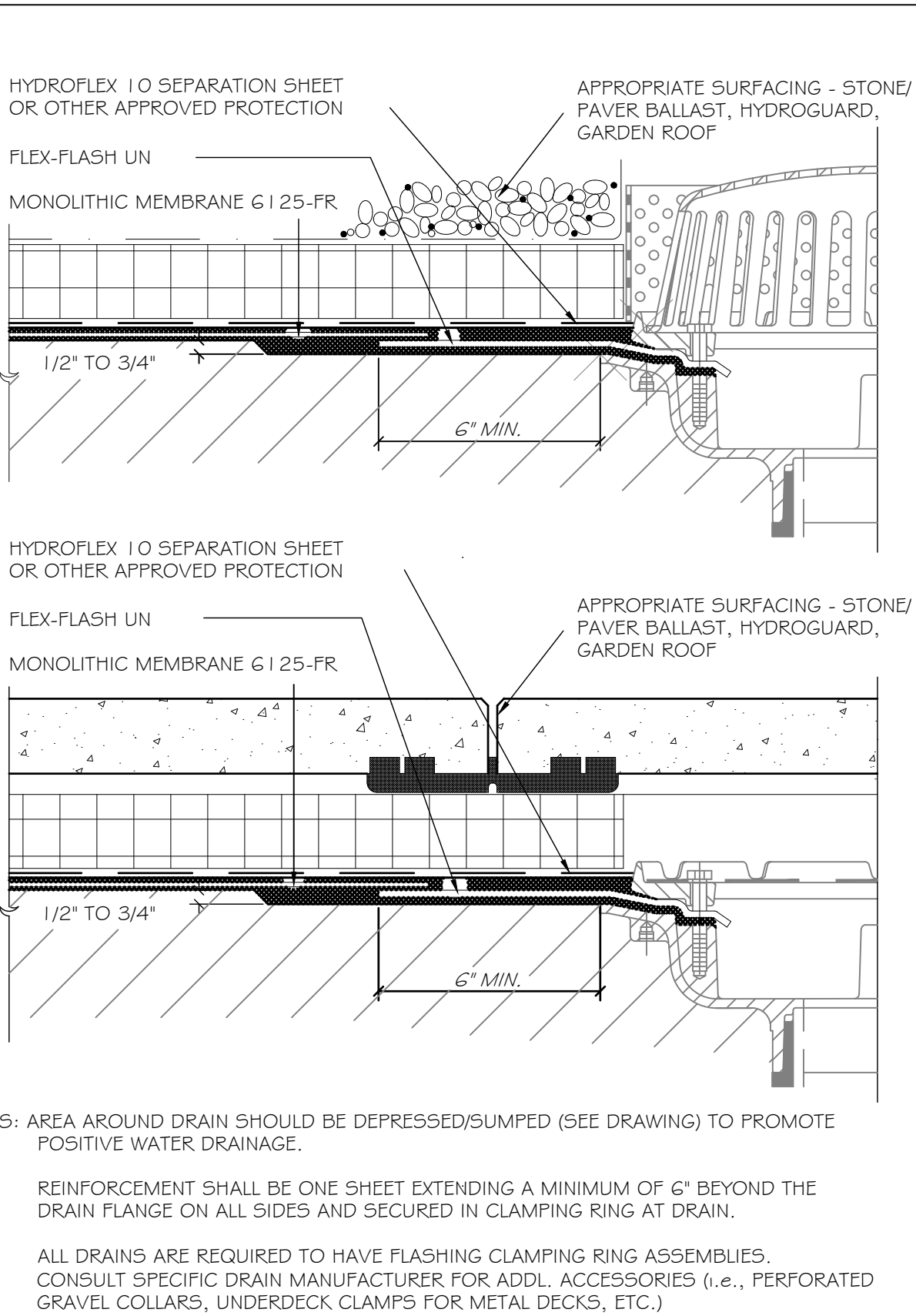
DATE:	JUNE 12, 2024
REVISION:	



5
A6.8

MEMBRANE PENETRATION DETAIL

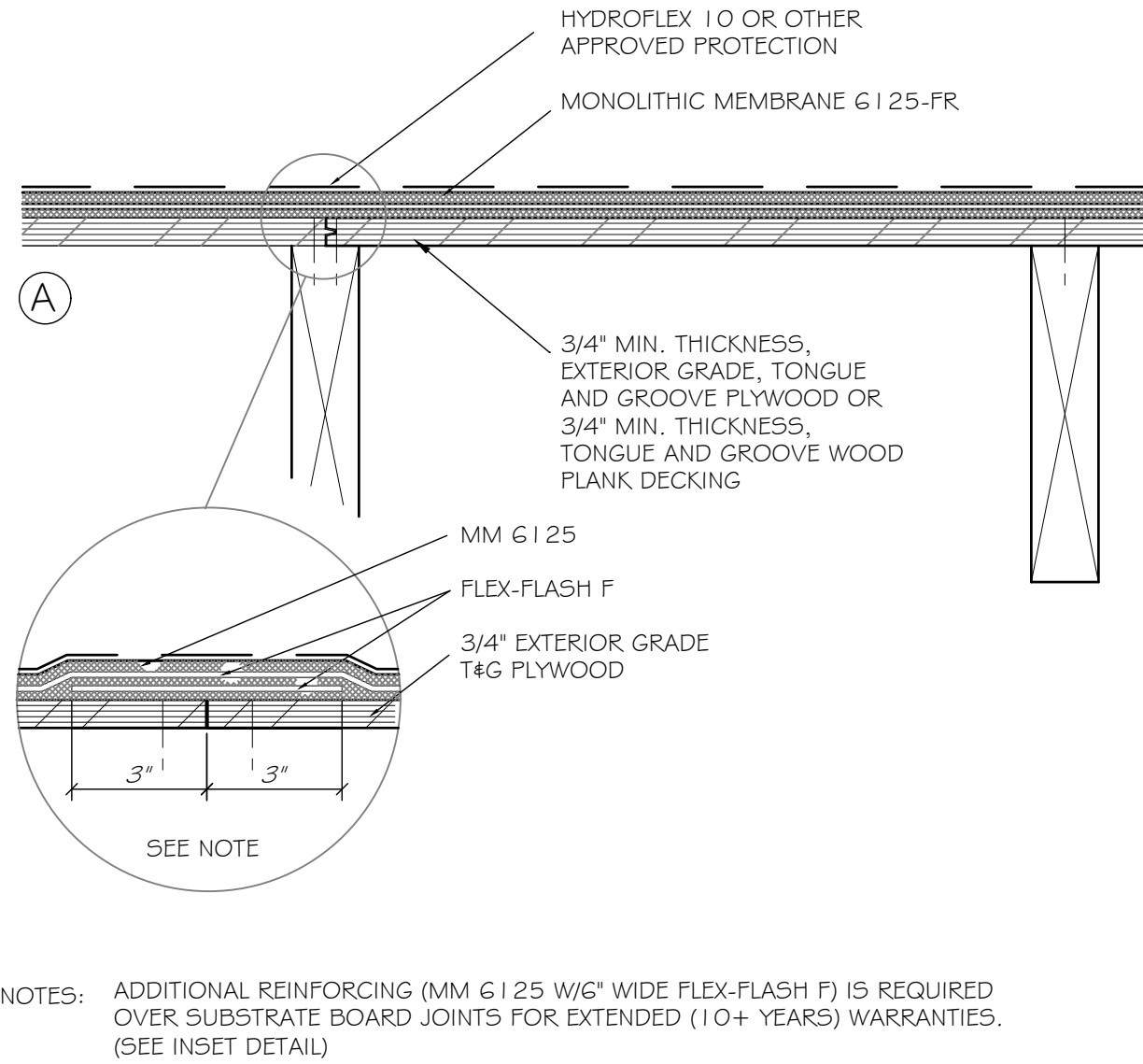
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4
A6.8

MEMBRANE DRAIN DETAIL

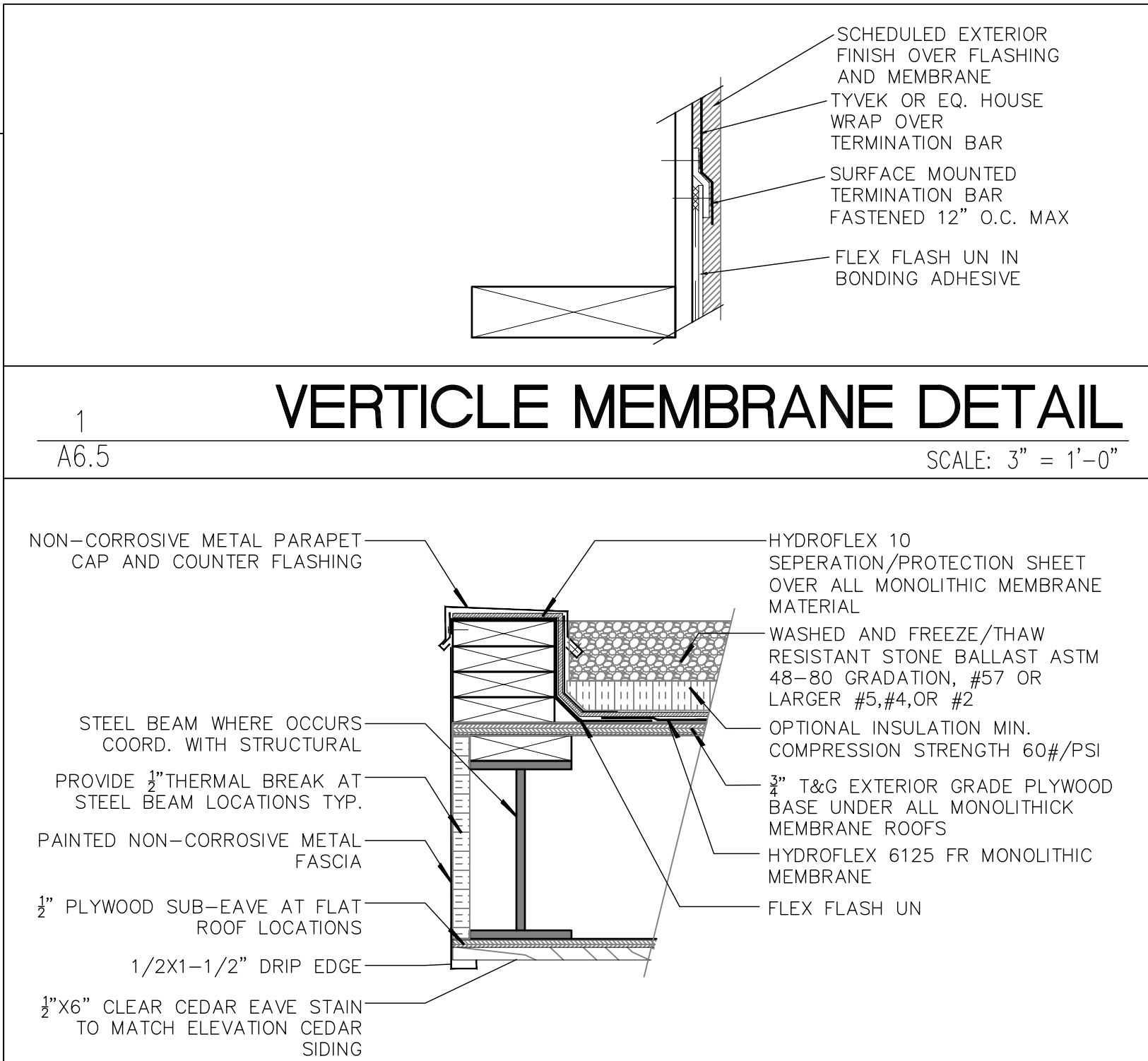
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3
A6.5

HORZ. MEMBRANE DETAIL

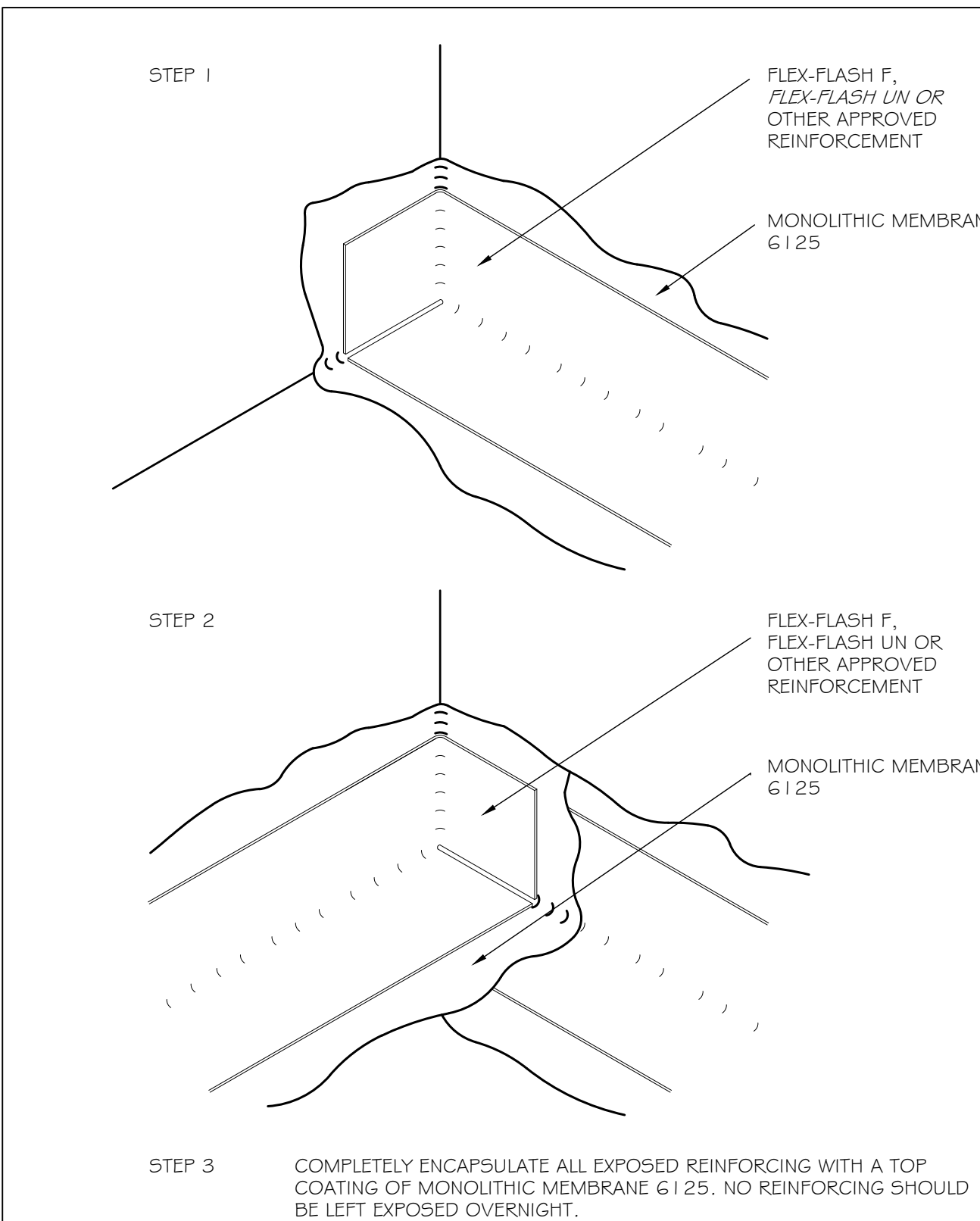
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2
A6.5

MEMBRANE CURB DETAIL

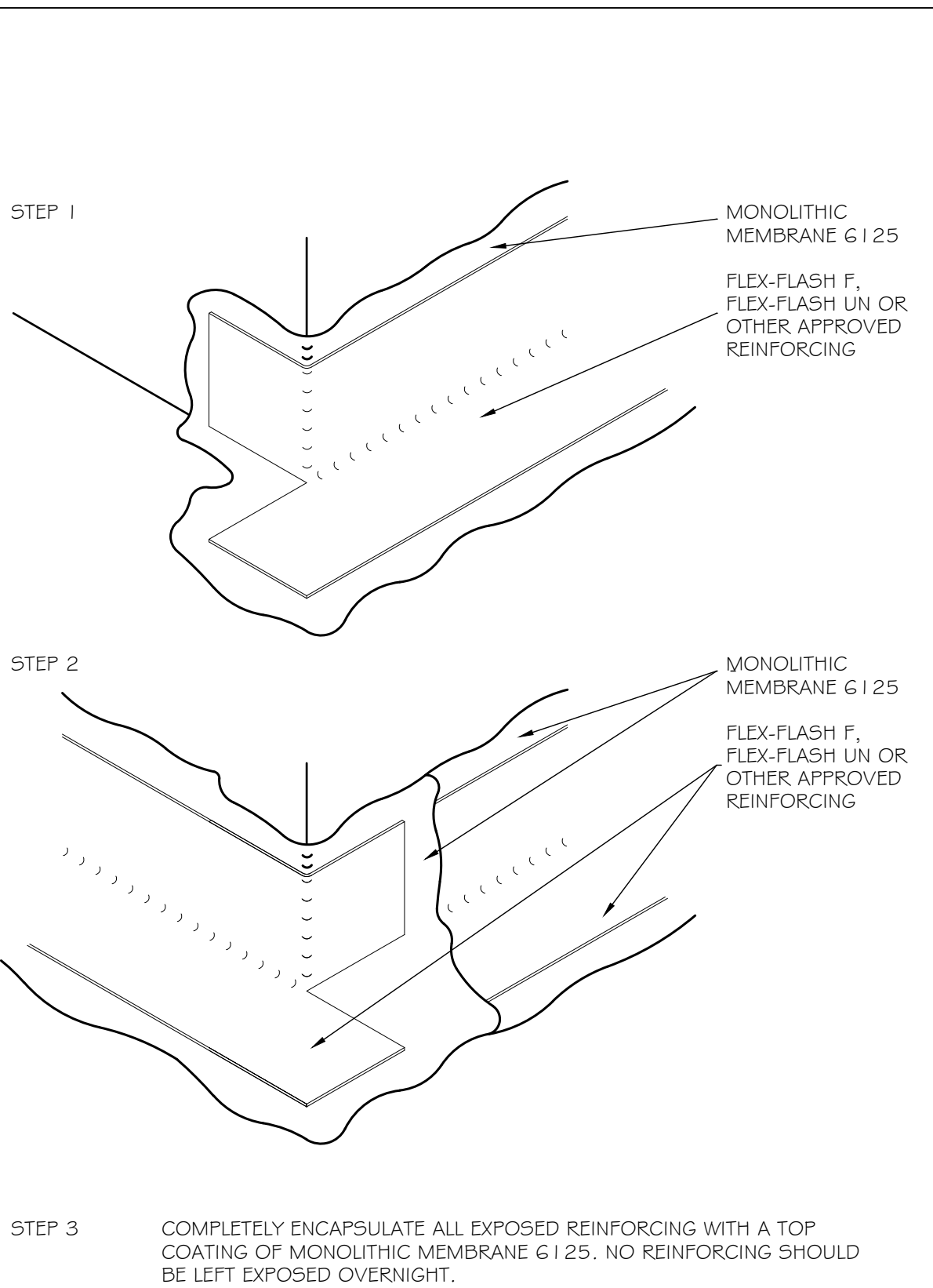
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8
A6.8

INT. CORNER FLASHING

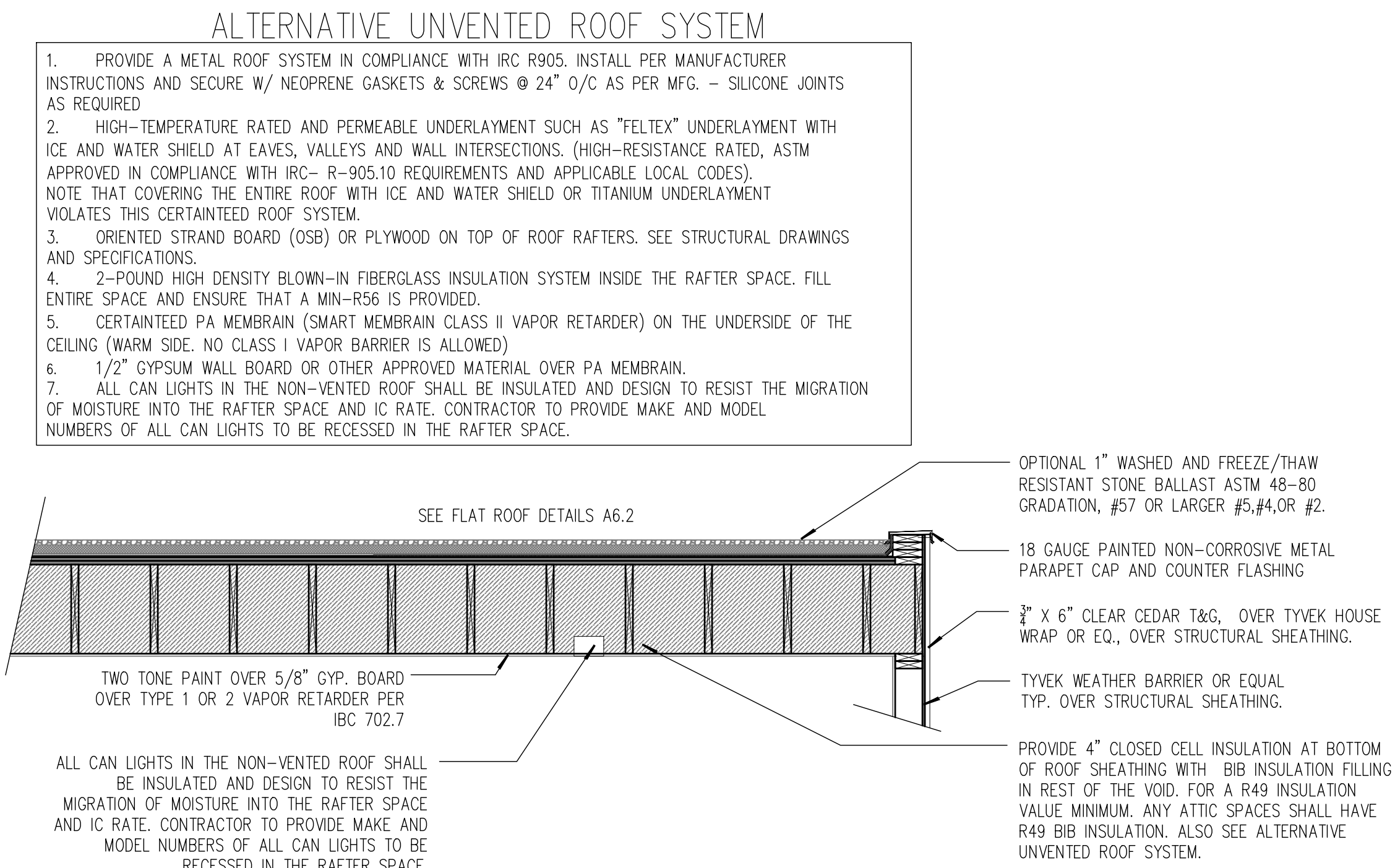
SCALE: 3" = 1'-0"



7
A6.8

EXT CORNER FLASHING

SCALE: 3" = 1'-0"



6
A6.8

FLAT ROOF WITH CURB SECTION

SCALE: 1/2" = 1'-0"

PROJ#
2308

JUNE 12, 2024

DATE:
REVISION:

**EAST WEST
CENTER**
1700 PARK AVE.
PARK CITY, UTAH 84060

**PORTICO AND ROOF
MEMBRANE DETAILS**

A6.5

JSARC
JEFF@JSARC.NET
801.809.5295
1612 W. UTE BLVD SUITE 212
PARK CITY, UTAH 84098

SURVEYOR'S CERTIFICATE

I JAMES G. WEST do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 3082 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as PARK AVENUE COMMERCIAL SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

Beginning at a point on the Easterly Right-of-Way line of State Highway U-224, said point being South 1620.01 feet and East 1276.38 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 24°00' West 244.18 feet to a point of a 5769.58 foot radius curve to the left; thence Northwesterly along the arc of said curve and said Right-of-Way line 331.69 feet to a point of a compound curve to the left the radius point of which is North 62°42'22" East 15.00 feet; thence Southeasterly along the arc of said curve 23.00 feet to a point of a reverse curve to the right the radius point of which is South 25°09'58" East 525.00 feet; thence Northwesterly along the arc of said curve 88.00 feet, to a point of tangency; thence North 74°26'14" East 391.04 feet; thence South 15°33'46" East 50.00 feet to a point on a curve to the left the radius point of which is S16°33'46"E 15.00 feet; thence Southwesterly along the arc of said curve 24.99 feet to a point of tangency; thence South 21°00' East 403.66 feet to a point of a 250.00 foot radius curve to the right; thence Southeasterly along the arc of said curve 74.18 feet to a point of tangency; thence South 4°00' East 54.29 feet to a point of a 19.00 foot radius curve to the left; thence Southeasterly along the arc of said curve 23.56 feet; thence South 86°00' West 80.00 feet to a point of a 1500 foot radius curve to the left; thence Northwesterly along the arc of said curve 23.56 feet to a point of tangency; thence North 4°00' West 54.29 feet to a point of a 200.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 59.34 feet to a point of tangency; thence North 21°00' West 183.54 feet; thence South 68°00' West 174.62 feet; thence South 21°00' East 54.36 feet; thence South 53°34' West 7.95 feet; thence South 35°00' East 31.67 feet; thence South 21°00' East 176.25 feet; thence South 82°00' West 16.22 feet to a point of a 2000 foot radius curve to the right; thence Southeasterly along the arc of said curve 67.81 feet to a point of tangency; thence South 66°00' West 74.36 feet to the point of beginning.

Contains 4.804 Acres

James G. West
Surveyor
Date May 17, 1973

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the herein described tract of land having caused same to be subdivided into lots and streets to be here after known as PARK AVENUE COMMERCIAL SUBDIVISION do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof we have here unto set our hands this 10th day of JULY AD 1973.

GREATER PARK CITY COMPANY
A UTAH CORPORATION

Warren King
President
Robert W. Wells
V-Pres. Treasurer

UNITED PARK CITY MINES COMPANY
A DELAWARE CORPORATION

Sid N. Cornwall
Director
E.L. Osika
Secretary - Treasurer

HERMES ASSOCIATES
DR. NICK S. VIDALAKIS
Partner

ACKNOWLEDGMENT

STATE OF UTAH } ss
County of SUMMIT }
On this 10th day of JULY AD 1973, personally appeared me the undersigned Notary Public in and for said State and County, J. Warren King Pres. and Robert W. Wells V-Pres. Treasurer, who after being duly sworn, acknowledged to me that they are the President and Vice-President and Treasurer of Greater Park City Company, a Utah Corporation, that they signed the Owners' Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned and that said Corporation executed the same.

Jan V.T. Wilkerson Jr.
Notary Public
My Commission Expires 11-1-76
Residing in SUMMIT County Utah

ACKNOWLEDGMENT

STATE OF UTAH } ss
County of SUMMIT }
On this 10th day of JULY AD 1973, personally appeared before me the undersigned Notary Public in and for said State and County, Dr. Nick S. Vidalakis, Partner, who after being duly sworn, acknowledged to me that he is a Partner of Hermes Associates, a Utah Partnership, that he signed the Owners' Dedication freely and voluntarily for and in behalf of said Partnership for the purposes therein mentioned and that said Partnership executed the same.

Jan V.T. Wilkerson Jr.
Notary Public
My Commission Expires 11-1-76
Residing in SUMMIT County Utah

ACKNOWLEDGMENT

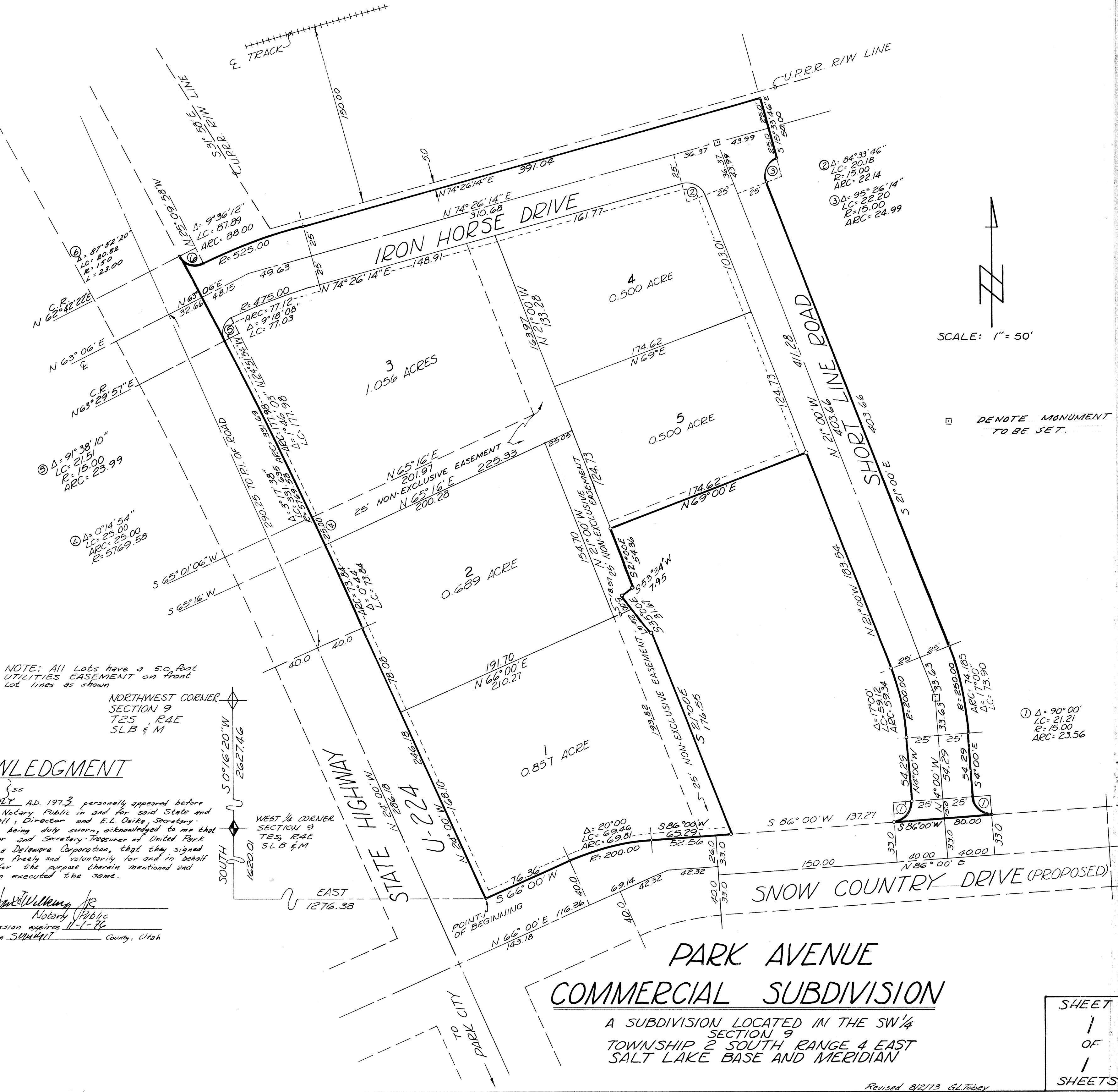
STATE OF UTAH } ss
County of SUMMIT }
On this 10th day of JULY AD 1973, personally appeared before me the undersigned Notary Public in and for said State and County, Sid N. Cornwall, Director and E.L. Osika, Secretary-Treasurer, who after being duly sworn, acknowledged to me that they are the Director and Secretary-Treasurer of United Park City Mines Company, a Delaware Corporation, that they signed the Owners' Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned and that said Corporation executed the same.

Jan V.T. Wilkerson Jr.
Notary Public
My Commission Expires 11-1-76
Residing in SUMMIT County Utah

NOTE: All Lots have a 5.0 foot UTILITIES EASEMENT on front lot lines as shown

NORTHWEST CORNER
SECTION 9
T2S, R4E
SLB & M

WEST 1/4 CORNER
SECTION 9
T2S, R4E
SLB & M



PARK AVENUE COMMERCIAL SUBDIVISION

A SUBDIVISION LOCATED IN THE SW 1/4 SECTION 9 TOWNSHIP 2 SOUTH RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1 SHEETS

PREPARED BY GREATER PARK CITY CO BOX 39 PARK CITY, UTAH PHONE 649-8111 PREPARED BY S. VINCENT MAY 73 DRWN. BY: MIKE TUCKETT	CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION THIS 1ST DAY OF AUGUST A.D. 1973 <i>Notar A. Buck</i> CHAIRMAN	ENGINEERS CERTIFICATE APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT THIS _____ DAY OF _____ A.D. 197__ _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 15th DAY OF August A.D. 1973 <i>Nick J. Colovich</i> PARK CITY ATTORNEY	CERTIFICATE OF ATTEST ATTEST THIS 15th DAY OF August A.D. 1973 <i>Dieth Terry</i> PARK CITY RECORDER	COUNCIL APPROVAL & ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 15th DAY OF August A.D. 1973 <i>William D. Sullivan</i> MAYOR	120542 RECORDED STATE OF UTAH COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF GREATER PARK CITY COMPANY DATE 8-16-73 TIME 12:15 BOOKED PAGE B-00 g Handa Y. Spriggs FEE \$ SUMMIT COUNTY RECORDER
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Planning Department Staff Report



Subject: 220 King Road
Application: PL-23-05522
Author: Planning Team
Date: August 15, 2024
Type of Item: Historic District Design Review

Recommendation

(I) Review the 220 King Road Historic District Design Review for the construction of a Single-Family Dwelling and Accessory Building; (II) conduct a public hearing; and (III) consider approving the Historic District Design Review, as conditioned, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Pesky Porcupine LLC

Location: 220 King Road, Treasure Hill Phase 1 Lot 2
Sweeney Master Planned Development (Sweeney MPD)

Zoning District: Historic Residential-1-Master Planned Development (HR-1-MPD)

Adjacent Land Uses: To the north are Single-Family Dwellings that are within the Treasure Hill Subdivision of the Sweeney MPD, and to the north and west are 42 acres of Open Space dedicated to Park City Municipal in the Recreation and Open Space Zoning District, also part of the Sweeney MPD.

To the east are six Single-Family Dwellings in the Historic Residential – 1 Zoning District.

To the south is a 0.86-acre vacant Lot (200 King Road) in the HR-1-MPD Zoning District, also part of the Sweeney MPD.

Reason for Review: Planning Staff reviews and takes Final Action on Historic District Design Reviews.¹

¹ LMC [§ 15-11-12](#)

CUP	Conditional Use Permit
HDDR	Historic District Design Review
HR-1-MPD	Historic Residential-1 Master Planned Development
LMC	Land Management Code
SFD	Single-Family Dwelling
SSCUP	Steep Slope Conditional Use Permit
Sweeney MPD	Sweeney Master Planned Development

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

Summary

220 King Road is a 1.23-acre lot in the Historic Residential-1-Master Planned Development (HR-1-MPD) Zoning District that up until recently contained a 4,235-square-foot Single-Family Dwelling (SFD) built in 1998 and a 4,189-square-foot Guest House built in 2000. The SFD and Guest House were demolished this summer and the Applicant proposes a new SFD and Accessory Building, the subject of this Historic District Design Review (HDDR) application.



Figure 1: Context map of 220 King Road, surrounding Treasure Hill Subdivision, and Old Town lots.



Figure 2: 220 King Road Single-Family Dwelling and Guest House, circled in green, recently demolished.



Figure 3: Proposed new Single-Family Dwelling at 220 King Road.



Figure 4: Profile view depicting the entrance to the underground parking area and outdoor pool.

Background

On December 18, 1985, the Planning Commission approved the Sweeney MPD, which included seven SFD Treasure Hill Subdivision Lots.² The zoning in effect at the time allowed for 450 units within the MPD. However, the Sweeney MPD approval reduced the density to 277 units and “. . . the proposed clustering approach was deemed the most compatible. Rather than spread the density out and thereby impact the entire old town area, the cluster concept afforded the ability to limit the impacts to smaller areas. Efforts to minimize scale have been directed toward this issue as have the solutions to other problems related to traffic, site disturbance, and the preservation of open space . . . [a] number of the staff’s recommended conditions are directed toward minimizing the potential conflicts related to neighborhood compatibility considerations” (Exhibit B - *1985 Sweeney MPD Approval*, p. 10).

“A key element of the proposed cluster approach is to preserve usable open space in perpetuity. A total of 97% (120 acres) of the hillside will be maintained as open space as part of the proposed Master Plan . . . [t]he potential for the subdivision and scattered development of the hillside would have drastically affected the goal of preserving the mountain substantially intact and pristine” (Exhibit B - *1985 Sweeney MPD Approval*, p. 11). Within the Treasure Hill Subdivision of the Sweeney MPD, SFDs were clustered near Old Town and over 40 acres were dedicated to Park City Municipal as Open

² Lot 1 – 200 King Road (vacant); Lot 2 – 220 King Road; Lot 3 – 425 Norfolk Avenue; Lot 4 – 375 Norfolk Avenue; Lot 5 – Open Space; Lot 6 – 503 ½ Woodside Avenue; Lot 7 – 503 Woodside Avenue; Lot 8 – 445 King Road.

Space, shown on an excerpt from the plat below. This resulted in larger SFD Lots than traditional Old Town Lots platted 25 feet by 75 feet (1,875 square feet).

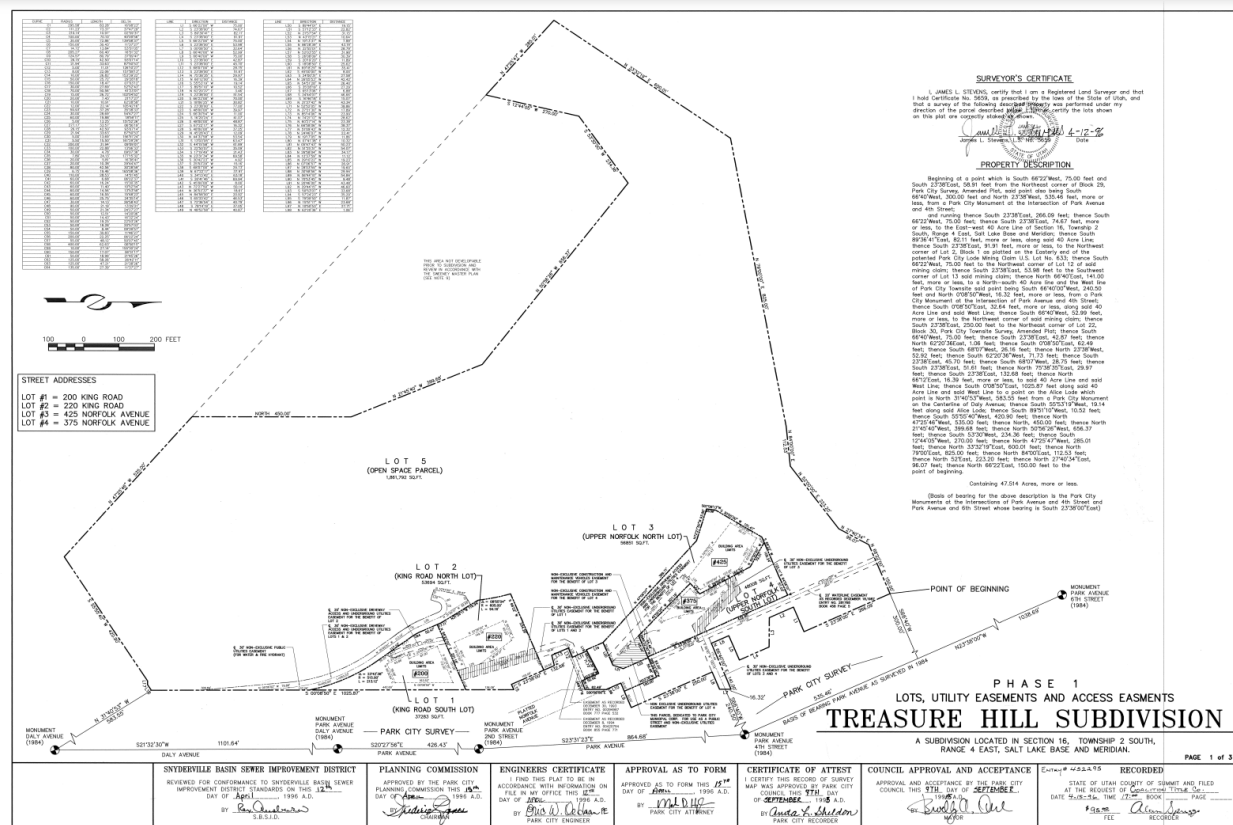


Figure 5: Treasure Hill Subdivision Phase 1 showing Lot 5, over 40 acres dedicated as Open Space behind the SFD Lots 1, 2, 3, and 4.

220 King Road, Lot 2 of the Treasure Hill Subdivision, is a 53,694-square-foot Lot, nearly 29 times the size of a traditional Old Town Lot. As a result of these larger SFD Lots, additional review is required. For example, unlike other SFDs within Old Town, the 1985 Sweeney MPD Condition of Approval 1 requires properties within the MPD to obtain Planning Commission approval of a CUP prior to development. The CUP review is to evaluate the project for compliance with adopted codes and ordinances in effect at the time and to ensure conformance with the Sweeney MPD. Additionally, the 1985 Sweeney MPD Condition of Approval 6 requires review for conformance with the Historic District Guidelines and related architectural requirements (Exhibit B - 1985 Sweeney MPD Approval).

In 1987, the Planning Commission approved an amendment to the Sweeney MPD to reallocate 12 units, including the relocation of two SFDs to what are now known as 200 and 220 King Road. Condition of Approval 3 of the 1987 amendment requires Planning Commission approval of a CUP and staff review consistent with the Historic District Guidelines. Both reviews must “include review of the design of the structures to insure [sic] that they are designed to minimize visual impact” (Exhibit C – 1987 Sweeney MPD Amendment).

On August 23, 1990, the City Council zoned 200 and 220 King Road Historic Residential-1-Master Planned Development (HR-1-MPD) (Exhibit D – *Ordinance No. 90-24*). As a result, the project is reviewed for conformance with HR-1 Zoning District standards through the lens of the Sweeney MPD.

On September 7, 1995, the City Council adopted Ordinance No. 95-50, approving the Treasure Hill Subdivision Phase 1 plat, creating four SFD Lots and a 42.7-acre Open Space parcel within the Sweeney MPD (Exhibit E – *Ordinance No. 95-50*; Exhibit F – *Treasure Hill Subdivision Phase 1 Plat*). This Subdivision included Lot 2, 220 King Road, and established Building Area Limits and plat notes, outlining precedence with the Sweeney MPD and requiring final house design to be reviewed under the Small Master Plan Process (today's CUP) in accordance with the Sweeney MPD. Additionally, plat notes regulate Footprint, Building Area Limits, Construction Disturbance, Height, Façade Height, Massing, Sewer Laterals, and Fire Sprinkling.

Each SFD within the Treasure Hill Subdivision first obtained Planning Commission CUP approval prior to HDDR approval. Regarding 220 King Road:

- On March 12, 1997, the Planning Commission approved a Small Scale MPD (CUP) for a Single-Family Dwelling and Guest House (Exhibit G).
- On March 17, 1997, the Historic District Commission approved the HDDR (Exhibit H).³
- On May 27, 1998, the City issued Building Permit B97-02937 for the construction of a SFD.
- On September 18, 2000, the City issued Building Permit B00-05967 for construction of a Guest House.

The Applicant demolished the SFD and Guest House and proposes construction of:

- A new SFD with:
 - Approximately 7,461 square feet of finished space.
 - Approximately 5,898 square feet of unfinished space.
 - Approximately 1,690 square feet of terrace/patio area.
- A 1,103-square-foot Accessory Building.
- A 243-square-foot outdoor pool.
- A 4,794-square-foot underground parking area.

The Applicant submitted a Plat Amendment and CUP application in 2022. Staff requested the Applicant also submit an HDDR application to initiate the Historic District review process. On January 18, 2023, the Applicant submitted an HDDR application to the Planning Department. As part of the HDDR review, staff requested SWCA, a consultant who assists the City with Historic District reviews, evaluate the proposal.

³ The Historic District Commission was replaced with the Historic Preservation Board in 2007. The Historic Preservation Board purview includes changes to Historic Structures, the Board does not review new infill or design. Under today's LMC, staff takes Final Action on HDDRs.

On April 26, 2023, SWCA submitted a Technical Memorandum (2023 SWCA Memorandum) regarding 220 King Road (Exhibit I). The 2023 SWCA Memorandum outlines many relevant considerations and notes 220 King Road is “in a setting where industrial buildings were once common. An industrial design aesthetic is appropriate in this area; however, this and many other Design Guidelines explicitly require that new infill residential buildings be compatible in mass and scale with historic residential buildings to reinforce visual unity in the historic district and/or residential zone. The prominent and highly visible location of 220 King Road only increases the importance of complying with this and other guidelines to reinforce visual unity and maintain existing rhythms and patterns of the nearby streetscapes.” The Applicant modified and updated their plans to incorporate some of SWCA’s recommendations. Staff outlines recommended Conditions of Approval in the Analysis Section of the Staff Report below to further incorporate SWCA’s recommendations.

On February 14, 2024, the Planning Commission reviewed a Plat Amendment to shift and increase the Building Area Limits, a CUP for the SFD, a CUP for the outdoor pool, and a Steep Slope CUP for the proposed project. The Planning Commission voted four to two to approve the Plat Amendment and three to three with the Chair breaking the tie to approve the CUPs ([Planning Commission Packet](#), Item 6.A; [Minutes](#), p. 3). The 2023 SWCA Memorandum was provided to the Planning Commission as part of their review, and the Planning Commission required the Applicant to modify their plans as recommended by SWCA prior to approving the project. These requirements are outlined in the Analysis Section of the Staff Report below. On February 21, 2024, the Planning Commission ratified the Final Action Letter approving the project ([Planning Commission Packet](#), Item 4.B; [Minutes](#), p. 2; Exhibit J – *February 21, 2024 Planning Commission Final Action Letter*).

On March 1, 2024, the Planning Commission’s approval was appealed. On April 30, 2024, the Appeal Panel denied the appeal and remanded the following questions to the Planning Commission regarding the Plat Amendment ([Appeal Panel Packet](#), Item 6.A; [Minutes](#), p. 2):

- Whether the Sensitive Land Overlay applies due to Sweeney MPD vesting.
- If the Sensitive Land Overlay Applies, whether it can bisect a Lot.
- If the Sensitive Land Overlay applies, what is staff’s Sensitive Land determination, recommendation, and mitigations.

On June 26, 2024, the Planning Commission considered the above questions remanded to them by the Appeal Panel, conducted a public hearing, and determined the following:

- a. The Sweeney MPD is vested prior to the adoption of the Sensitive Land Overlay.
- b. Although the Sensitive Land Overlay would apply to a substantive change, the Sensitive Land Overlay does not apply to the 220 King Property because a land use ordinance has not amended the original Sensitive Land Overlay Boundary, which does not include 220 King Road.
- c. No determination regarding the Staff Sensitive Land Overlay is necessary

because the regulations are not applicable per sections (a) and (b) above ([Planning Commission Packet](#), Item 6.D; [Recording](#); Exhibit K – July 22, 2024 Appeal Panel Final Action Letter).

The Appeal Panel Final Action Letter contains Condition of Approval 1, which states “[a]ll Conditions of Approval from the Planning Commission Action Letters dated February 21, 2024 apply.” Therefore, the below HDDR analysis takes into consideration the Conditions of Approval required by the Planning Commission.

Analysis

New residential infill in the Historic Districts is reviewed for compliance with LMC [§ 15-13-8 Regulations for New Residential Infill Construction \(and Non-Historic Residential Sites\) in Historic Districts](#). The Applicant submitted their analysis of how they designed the proposed SFD and Accessory Building based on the requirements of this Section and the Findings and Conditions of Approval of the Planning Commission’s February 21, 2024 Final Action Letter. Please see Exhibit L – *Applicant’s Narrative*, Exhibit M – *Applicant’s Rendered Views*, and Exhibit N – *Applicant’s Plans*. Staff’s analysis and recommended Conditions of Approval are outlined below.

(I) The Single-Family Dwelling and Accessory Building are evaluated for compliance with the *Regulations For New Residential Infill Construction in Historic Districts* outlined in LMC § 15-13-8. Where staff finds the proposal does not comply with the Historic District requirements, Conditions of Approval are recommended.

LMC [§ 15-13-8](#) outlines the requirements for new residential SFDs and Accessory Buildings in the Historic Districts, including Universal Regulations and Specific Regulations. The requirements are provided in the left column of the table below with staff's analysis in the right column:

A. Universal Regulations

Requirement	Analysis of Proposal
1. New infill residential buildings shall reflect the historic character – simpler building forms, unadorned materials, restrained ornamentation – of Park City's Historic Sites.	The proposed SFD and Accessory Building are simple modern industrial building forms influenced by Historic Mine Sites designated on Park City's Historic Sites Inventory. The Applicant proposes unadorned materials, including a standing seam roof panel with pre-weathered steel finish and vertically oriented metal plank siding with a weathered zinc finish, and tongue and groove wood plank siding. The chimney is proposed to be board formed concrete. Simple ornamentation is proposed.
2. New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.	The 2023 SWCA Memorandum notes 220 King Road is "in a setting where industrial buildings were once common. An industrial design aesthetic is appropriate in this area . . ." (Exhibit I, p. 3). The proposed SFD and Accessory Building are designed in a simple modern industrial style modeled after Park City's Historic Mine Sites, including the Silver King Mine. While the intention emulates the architectural form of Historic Mine Structures, the proposed Structure does not directly imitate them.

3. A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided.	The Applicant selected a modern industrial architectural style. All elevations of the building are designed in a manner consistent with a contemporary interpretation of this chosen style. The Applicant selected this style of architecture based on Historic Mine Sites such as the Silver King Mine. While the modern industrial style is drawn from designated Historic Mine Structures, staff recommends Conditions of Approval, outlined in Specific Regulations below, for compatibility with Park City's Historic Residential Sites.
4. New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.	As noted above, the Treasure Hill Subdivision Lots are larger than traditional Old Town lots. 220 King Road is within the Sweeney MPD Treasure Hill Subdivision character area and is a transition between the designated Historic Mine Sites, Open Space, and the Historic Residential areas. The Treasure Hill Subdivision Plat Note 6 establishes massing for the Treasure Hill SFDs: HOUSE DESIGNS MAY BE COMPRISED OF ONE OR MORE CONNECTED OR UNCONNECTED BUILDING MASSES. NO ONE BUILDING MASS WITHIN THE 3,500 SQUARE FOOT FOOTPRINT REFERENCED IN NOTE 1 SHALL HAVE A FOOTPRINT THAT EXCEEDS 1,500 SQUARE FEET. MASSING ELEMENTS SHALL BE SEPARATED BY HORIZONTAL AND/OR VERTICAL FAÇADE BREAKS (Exhibit F – <i>Treasure Hill Subdivision Phase 1 Plat</i>). The Applicant varies the volume of the proposed SFD into five masses with the larger mass located at the rear of the Lot.

5. Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.	The SFD is proposed to be located where the site is already disturbed because of the previous SFD and Guest House. As part of the Planning Commission's February 14, 2024 approval, new site disturbances for the subterranean Accessory Building requiring cut, fill, and retaining walls shall be primarily located behind the new SFD to minimize visible impact on neighboring uses. Significant Vegetation is located on the eastern portion of the site and is out of the Building Area Limits. Condition of Approval 2 requires protection of this Significant Vegetation during and after construction.
6. Exterior elements – roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc. – of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.	The building's exterior components are consistent with the Treasure Hill Subdivision SFDs within the Sweeney MPD. The roof slopes with the natural grade of the hillside, as in this example of the Silver King Mill. However, the 2023 SWCA Memorandum and Planning Commission approval required modifications to the glazing and roof, outlined in the Specific Regulations analysis below. The Applicant proposes a subterranean parking area rather than traditional garage.



Figure 6: Silver King Mill Building.

7. Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.

220 King Road is within the Sweeney MPD Treasure Hill Subdivision character area and the scale and height of the infill is aligned with the Treasure Hill Subdivision scale and height regulations established through the Sweeney MPD and Treasure Hill Subdivision plat notes. Please see the Specific Regulations analysis below for recommended Conditions of Approval regarding the roof for compatibility with the Historic District.

8. Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.	The SFD Lots within the Sweeney MPD Treasure Hill Subdivision character area are significantly larger than traditional Old Town Lots (25 feet by 75 feet, 1,875 square feet). 220 King Road is a 53,694-square-foot Lot, nearly 29 times the size of an Old Town Lot. While LMC § 15-2.2-3(E) allows Building Footprints up to 4,500 square feet for a Lot that exceeds 18,750 square feet, Plat Note 2 of the Treasure Hill Subdivision limits the Building Footprint to 3,500 square feet for compatible Lot coverage. The Treasure Hill Subdivision plat further restricts new buildings by requiring proposed Structures be broken into modules of no more than 1,500 square feet in size.
9. New construction activity shall not physically damage nearby Historic Sites.	There are no designated Historic Sites on Park City's Historic Sites Inventory near 220 King Road.
10. New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites to reinforce rhythms and patterns.	There are no designated Historic Sites on Park City's Historic Sites Inventory near 220 King Road within the Sweeney MPD Treasure Hill Subdivision character area. The adjoining property, 200 King Road, has not yet been developed. Several SFDs within the Sweeney MPD Treasure Hill Subdivision character area are visible from Old Town, including 503 and 503 ½ Woodside Avenue, Lots 6 and 7 of the Treasure Hill Subdivision, which were built in 2005 and 2006, shown below. While 220 King Road is minimally visible when viewed from the King Road streetscape, staff recommends Conditions of Approval outlined in the Specific Regulations below because, while not considered the streetscape, 220 King Road is visible from many vantage points within Old Town.

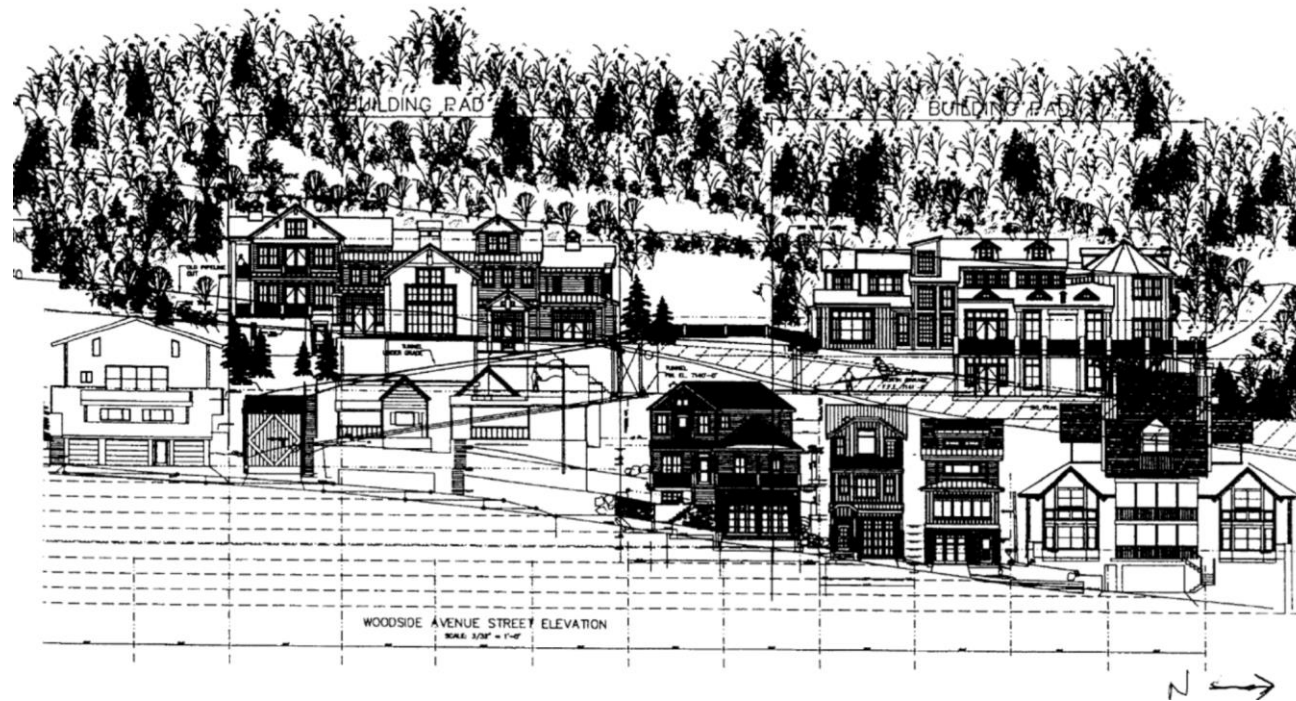


Figure 7: 503 and 503 1/2 Woodside Avenue shown to the rear of the streetscape – Treasure Hill Subdivision SFDs within the Sweeney MPD visible from vantage points throughout Old Town.



Figure 8: 503 and 503 1/2 Woodside – Treasure Hill Subdivision SFDs within the Sweeney MPD visible from vantage points throughout Old Town.



Figure 9: 425 and 375 Norfolk Avenue – Treasure Hill Subdivision SFDs within the Sweeney MPD visible from vantage points throughout Old Town.

B. Specific Regulations

1. Site Design	Analysis of Approval
a. Building Setback and Orientation 1. Lot coverage of new buildings shall be compatible with the surrounding Historic Sites. 2. Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space. 3. The historic town grid shall be preserved by retaining the formal street pattern, maintaining historic lot sizes rather than aggregating the historic-sized lots into larger lots, and preserving the regular rhythm and pattern of lot sizes in a way that reinforces the perception of the grid. 4. A new building shall be oriented parallel to the site's lot lines, similar to that of historic building orientations. When similar front yard setbacks are characteristic of the Streetscape or character area, a new	1. As noted above, 220 King Road, a 53,694-square-foot Lot, is nearly 29 times the size of an Old Town Lot. While LMC § 15-2.2-3(E) allows a Building Footprint up to 4,500 square feet for a Lot that exceeds 18,750 square feet, Plat Note 2 of the Treasure Hill Subdivision for Lot 2, 220 King Road, limits the Building Footprint to 3,500 square feet to provide Lot coverage that is compatible to what is permitted on a traditional Lot. 2. The Sweeney MPD Treasure Hill Subdivision SFDs are within a platted Building Area Limit. While the SFD Lots exceed the traditional Old Town Lot size, they are clustered near residential Old Town and over 40 acres behind the SFDs are dedicated as Open Space to preserve the mountainside. 3. Not applicable because the street pattern is not being altered and Lot sizes within the Treasure Hill Subdivision are not changing as part of this HDDR application. 4. The Structure is oriented parallel to the site's lot lines. There are no neighboring Historic Sites to align setbacks with. The Building Area Limits conform to those platted within the Sweeney MPD Treasure Hill Subdivision character area.

building's façade shall be aligned with neighboring buildings' facades. When a variety of building setbacks is part of the historic context, a new building shall be located within the range of setbacks seen historically. 5. New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade. 6. Side yard setbacks similar to those seen historically within the Streetscape or character area shall be established in order to reinforce the pattern of build and open space. The historic rhythm of building spacing in the immediate Streetscape or character area shall be especially considered.	5. The primary entrance is oriented toward King Road, which is consistent with historic buildings and with the Sweeney MPD Treasure Hill Subdivision character area. 6. The Structure must be located within the Building Area Limits, consistent with the Treasure Hill Subdivision properties within the Sweeney MPD.
b. Topography and Grading 1. The natural topography and original grading of a site shall be maintained when feasible. 2. Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.	1. The SFD is proposed to be constructed in an area disturbed by the previous SFD and Guest House. All other disturbances are confined to the platted Building Area Limits. 2. The SFD is proposed to step up the existing contours of the site's Very Steep Slopes.

3. A new site's natural slope shall be respected in a new building design to minimize cuts into hillsides, minimize fill, and minimize retaining walls.	3. The Planning Commission's SSCUP approval requires that cuts into the hillside be minimized and restricted to the area behind the SFD, where least visible from Old Town. Condition of Approval 3 requires the Applicant upon construction completion to restore Final Grade to within four feet of Existing Grade prior to issuance of a Certificate of Occupancy.
c. Landscaping and Vegetation 1. Existing landscape features that contribute to the character of the Historic District and existing landscape features that provide environmental sustainability benefits shall be respected and maintained. 2. Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location. 3. A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner of materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those	1. Condition of Approval 2 requires protection of existing Significant Vegetation during and after construction. 2. Condition of Approval 2 requires protection of existing Significant Vegetation during and after construction. 3. The Applicant submitted a detailed landscape plan as part of the CUP review proposing Quaking Aspens, White Fir, Douglas Fir, Colorado Scrub Oak, and native grass mixes, approved plantings pursuant to Municipal Code of Park City § 14-1-5. The Applicant proposes native grass mix for the area proposed to be disturbed for the Accessory Building construction.

between plantings and between the site and its structure(s) shall be considered. 4. Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District. 5. Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the soil water retention and permeability of a site. 6. The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.	4. The Applicant proposes landscaping consistent with the requirements of the plant list established in Municipal Code of Park City § 14-1-5. 5. Condition of Approval 4 requires the Applicant to submit a storm drainage analysis to the Engineering Department for review and approval. The analysis must show that the required storm drainage storage volume matches the pre-development and post-development conditions for a 100-year 24-hour event. 6. Condition of Approval 5 requires the use of Water Wise Landscaping or permaculture strategies for landscape design to maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way and when viewed from Old Town.
d. Retaining Walls 1. When feasible, a site shall be contoured in a way that reduces the need for retaining walls. When retaining walls are necessary, the visual impact shall be minimized by	1. Condition of Approval 6 requires visible retaining walls to the north, east, and south of the SFD to be terraced so that no more than four feet of Existing Grade is manipulated.

creating gradual steps or tiers and by using perennial plant material. When a fence is to be placed on the top of a retaining wall, the combined height shall be similar in scale to retaining walls and fences seen historically. 2. New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other traditional materials are recommended over concrete block, asphalt, or other modern concrete treatments. Alternative materials may be considered but they shall convey the general scale, texture, and character of historic masonry walls. 3. Masonry shall be maintained in its natural finish. Applying paint, stain, or stucco over stone or concrete retaining walls is not appropriate. 4. Traditional height and setback of retaining walls along the street shall be maintained. 5. To abate retaining wall failure, drainage behind retaining walls shall be maintained so water drains away from the walls.	2. Condition of Approval 6 requires visible retaining walls to be no more than four feet in height. 3. Condition of Approval 7 prohibits painting, staining, or stucco over stone or concrete retaining walls. 4. The platted Building Area Limits require construction to be outside of the Zoning District setbacks. The Applicant reduced the height of retaining walls proposed to be installed along the driveway access, visible from King Road. 5. Condition of Approval 4 requires the Applicant to contain all storm water run-off from new impervious surfaces on site and requires the Applicant to submit a storm drainage analysis to the Engineering Department. The analysis must show that the
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	required storm drainage storage volume matches the pre-development and post-development conditions for a 100-year 24-hour event.
e. Fences	The Applicant is not proposing fences.
f. Paths, Steps, Handrails, & Railings (not associated with Porches)	The Applicant is not proposing paths, steps, handrails, or railings not associated with porches. See rooftop deck analysis below.
g. Gazebos, Pergolas, and other Shade Structures	The Applicant is not proposing gazebos, pergolas, or other shade structures.
h. Parking Area & Driveways 1. Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of the primary structure when feasible. When locating a parking area in a rear yard is not physically possible, the off street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a site shall be considered when feasible. 2. Parking areas and vehicular access shall be visually subordinate to character-defining Streetscape or character area elements.	1. 220 King Road proposes an underground parking area to the rear of the SFD. Vehicles will be visually buffered when viewed from Old Town and due to the slope of the property, vehicles will be visually buffered from King Road, the primary public right-of-way. There is an existing asphalt driveway providing access across the neighboring Lot 1 (200 King Road) to 220 King Road within the side yard. The Applicant proposes to maintain the existing location of the driveway. Condition of Approval 8 requires the residents and guests to park in the underground parking area and not within the fire truck turnaround or driveway area. 2. Underground access and parking areas were constructed for Lots 3 and 4, and Lots 6 and 7 within the Treasure Hill Subdivision. On-site parking for 220 King Road is similarly proposed to be provided in an underground parking area that is not visible from King Road. Therefore, parking on site is visually subordinate to the surrounding streetscape and character area elements.

3. The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in comprehensive, complimentary and integrated design. 4. Landscape separations shall be provided between parking areas, drives, service areas, and public use areas, like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed to function year-round. 5. When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted. 6. [Repetition of criteria five] 7. Ten (10) foot wide driveways are encouraged; however, new driveways shall not exceed twelve (12) feet in width. Shared driveways shall be used when feasible. 8. Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way.	3. The proposed on-site parking is underground, minimizing the visual impact of on-site parking. 4. The parking area is underground. The Applicant proposes a garden area to separate the fire truck turnaround area and the terrace. The Applicant proposes Douglas Firs, White Firs, and Quaking Aspens to screen the driveway and fire truck turnaround area. 5. No changes to location are proposed for the existing driveway. Parking for 220 King Road is proposed to be underground, built into the hillside in an area previously disturbed to access the former SFD and Guest House. 6. See description above. 7. Condition of Approval 9 limits the driveway width to no more than 12 feet, unless otherwise required for fire truck access and turnaround. 8. Condition of Approval 10 recommends textured and poured paving materials other than smooth concrete.
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9. Consider avoiding paving up to the building foundation in order to reduce heat-island effect, building temperature, damage to the foundation, and storm-water runoff problems. 10. Snow storage from driveways shall be provided on site.	9. Condition of Approval 4 requires the Applicant submit a stormwater mitigation plan to be reviewed and approved by the Engineering Department prior to building permit submittal. 10. Condition of Approval 11 requires snow storage from driveways to be provided on site and/or within an approved easement area.
2. Primary Structures	Analysis of Proposal
a. Mass, Scale, & Height 1. The size and mass of new residential infill building in relation to open space, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area. 2. Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged. 3. Historic height, width, and depth proportions that are important in creating compatible infill and	The mass, scale, and height of the proposed SFD was evaluated by the Planning Commission for conformance with the Sweeney MPD, Treasure Hill Subdivision, and CUP criteria. See the Findings of Fact and Conditions of Approval outlined in the Planning Commission’s February 21, 2024 Final Action Letters (Exhibit J). Staff recommends additional Conditions of Approval. 1. The Sweeney MPD Treasure Hill Subdivision SFD character area size and mass of new residential infill in relation to open space is established through plat regulations – over 40 acres were dedicated open space for larger Lots with plat note restrictions governing mass, scale, and height and Planning Commission approval of a CUP for compatibility within the character area. 2. The proposed form for 220 King Road is drawn from Historic Mine Sites. 3. The Sweeney MPD Treasure Hill Subdivision SFD character area establishes compatible infill based on larger Treasure Hill

maintaining the historic mass and scale of the Streetscape or character area. 4. Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block. 5. The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings. 6. A larger building shall be divided into modules that reflect the mass, scale, proportions, and size of historic building within the character area. 7. Larger-scaled projects shall also include variations in roof height in order to break up the form, mass, and scale of the overall structure.	Subdivision Lots through plat notes governing mass, scale, and height. 4. The SFD at 220 King Road is proposed to be constructed into the Very Steep Slope and steps down the site. 5. There are no historic buildings near 220 King Road. The perceived scale of the new SFD complies with the requirements of the Treasure Hill Subdivision regarding mass, scale, and height. 6. The proposed SFD is divided into five modules that reflect the Sweeney MPD Treasure Hill SFD character area. 7. The 2023 SWCA Memorandum states the proposed flat and shed roof shape is generally compatible with surrounding Historic Sites. However, the 2023 SWCA Memorandum recommends the roof form for 220 King Road “should be managed by breaking them into smaller masses or modules that reflect historic residential massing, including their roofs.” The Planning Commission required the Applicant alter the roof with a 24-foot-long break in the horizontal massing for the roof form. Additionally, staff recommends Condition of Approval 12, requiring the Applicant to reduce the length of the roof overhang on the north end of the SFD to reduce the roof in scale, as recommended by the 2023 SWCA Memorandum. The roof
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8. Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.

9. Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven feet to twenty-five feet in width.

10. When the overall length of a new structure is greater than seen historically, the design shall employ methods – changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form, and scale.

overhang shall not exceed five feet measured from the northernmost façade wall. See the image on the next page.

8. 220 King Road is greater than 25 feet wide. The façade visible from King Road is within the Building Area Limits established for the Sweeney MPD Treasure Hill Subdivision character area.

9. 220 King Road fronts King Road and the primary façade is the southern façade. The width when viewed from King Road is approximately 25 feet in width before the massing widens and steps down the Very Steep Slope.



10. While the facades include changes in wall planes and use of modules, please see Condition of Approval 12 requiring modifications to the roof form.

11. New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings. 12. Primary facades shall be limited to one to two stories in height. 13. Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale. 14. Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that relate to the height of the buildings along the street front shall be considered.	11. The Sweeney MPD Treasure Hill Subdivision SFDs are consistently regulated regarding height through specific plat notes distinct from the Zoning District height regulations. 12. The primary façade viewed from King Road is one story. The SFD steps down the Very Steep Slope and is cantilevered with a two-story rear façade, and a two-story unfinished basement area. The rear façade is most visible from Old Town. Condition of Approval 13 requires the Applicant to maintain vegetative screening in accordance with the submitted and approved landscape plan to reduce the visibility of retaining walls and landscaping and berming shall reduce the visibility of the lower-level east façade glazing. 13. The proposed SFD is varied in height to step down the Very Steep Slope. 14. The Applicant breaks up the height of the building into modules and components. From King Road, the primary façade is perceived as one-story. From Old Town, Condition of Approval 13 requires the Applicant to maintain vegetative screening in accordance with the submitted landscape plan to reduce the visibility of retaining walls and landscaping and berming shall reduce the visibility of the lower-level east façade glazing.
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15. Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including cross-canyon view. This may be appropriate when taller portions will not be seen from a primary public right-of-way. 16. Taller portions of buildings shall be constructed to minimize obstruction of sunlight to adjacent yards and windows.	15. Taller portions of 220 King Road will be minimally visible when seen from the primary public right-of-way. Condition of Approval 13 requires the Applicant to maintain vegetative screening in accordance with the submitted landscape plan to reduce the visibility of retaining walls and landscaping and berming shall reduce the visibility of the lower-level east façade glazing. 16. 220 King Road exceeds required setbacks due to the platted Building Area Limits and will not obstruct sunlight to adjacent yards or windows.
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Figure10: The area highlighted by staff in green must be removed to reduce the massing of the roof.

b. Foundation

1. Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.
2. A site shall be returned to original grade following construction of a foundation.

1. The proposed foundation material is concrete.

2. Condition of Approval 14 states no more than eight inches of the new concrete foundation shall be visible above Final Grade

When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above Final Grade on the primary façade. No more than two (2) feet of the new foundation shall be visible above Final Grade on secondary and tertiary facades. 3. A site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls. 4. A site shall be re-graded so all water drains away from the structure and does not enter the foundation.	on the primary façade and no more than two feet of the concrete foundation shall be visible above Final Grade on secondary and tertiary facades. 3. Condition of Approval 15 requires the site to be re-graded so as to blend with the grade of the adjacent areas outside of the Building Area Limits and shall not create the need for incompatible retaining walls. 4. Condition of Approval 16 requires the site to be re-graded so all water drains away from the structure and does not enter the foundation. See Condition of Approval 4 regarding storm drain storage.
c. Doors 1. The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance. 2. New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.	1. There is not a historic pattern of principal doorways established along the Sweeney MPD Treasure Hill Subdivision character area of King Road. However, the primary entrance is well-defined upon approach to the SFD from the driveway, which will remain in the same location. 2. The proposed entry door is comprised of steel, which is compatible with the Historic Mine Sites and will not be visible from King Road or from Old Town.

3. Doors shall be designed and finished with trim elements similar to those used historically.	3. Condition of Approval 17 prohibits vinyl and aluminum doors.
d. Windows 1. Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected. 2. Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District. 3. The placement and grouping of windows shall be similar to those seen historically. 4. Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.	The 2023 SWCA Memorandum notes: <i>The large, multi-pane windows and fenestration patterns of the proposed design reference historic mine buildings, which incorporated significant amounts of glazing to maximize natural light and illuminate interior workspaces . . . [t]ypically, long, nearly continuous, relatively narrow bands of windows were present in clerestories that were separated by pitched roofs; glazing in the exterior corrugated-metal walls was also extensive. Hence, the use of an industrial mining aesthetic allows for a greater proportion of void to solid in the proposed residence than would be appropriate with a more traditional residential design. However, glazing in historic exterior walls always had a base of solid wall and never consisted of floor to ceiling windows. In the proposed design, the metal panels at some window bases recreate this pattern, but the floor-to-ceiling windows present elsewhere are inconsistent with industrial patterns and create an incompatible solid-to-void ratio.</i> The SFD is designed with large areas of glazing broken up by metal plank siding and weathered steel. As designed, the number of windows and the ratios of solid to void are not compatible with surrounding historic structures, including Historic Mine Structures. To reduce glazing on the lower levels, the Planning Commission required the following Conditions of Approval as part of the CUP review:

5. The number of different window sizes and styles on a building or structure shall be limited. 6. Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate. 7. New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate for glazing on the primary façade. 8. Window muntins shall be true divided lights or simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.	<i>Y. Lower-level glazing on the north, east, and south facades shall be screened with berms and/or vegetation as approved by the Planning Department.</i> <i>NN. Applicant shall maintain vegetative screening in accordance with the submitted vegetation plan to reduce the visibility of retaining walls and landscaping and berming shall reduce the visibility of the east façade glazing.</i> Staff recommends Condition of Approval 18 requiring the Applicant to update the glazing of the eastern façade—the façade most visible from Old Town—to replace floor-to-ceiling windows with industrial patterns that create a compatible solid-to-void ratio comparable to the Historic Mine Sites and approved by the Planning staff.
e. Roofs 1. Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.	1. The proposed roof is compatible with form of surrounding Historic Sites, such as the Silver King Mill.  <i>Figure 10: Silver King Mill Building, with roof that follows hillside slope.</i>

2. Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites. 3. The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area. 4. Roofs shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way. 5. New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like	2. The roof pitch is consistent with the style of architecture chosen for the structure, being a modern-industrial sloped roof that slopes with the hillside. 3. 220 King Road is within the Sweeney MPD Treasure Hill Subdivision character area. Height is regulated through the Treasure Hill Subdivision plat notes for conformity within the character area. 4. The platted Building Area Limits provides sufficient buffer for snowshed from adjacent properties. 5. Condition of Approval 19 prohibits rooftop mechanical and communication equipment and requires mechanical and communication equipment to be visually minimized from King Road and from Old Town vantage points.
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photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible. 6. Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective. 7. Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.	6. Condition of Approval 20 requires the roof to have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective. The Applicant shall demonstrate the proposed metal siding and roofing materials have a Solar Reflectivity Index (SRI) of 35 or less prior to the submittal of a building permit. 7. The overhanging eaves, as conditioned, are consistent with the style of architecture of the new building and with surrounding buildings. Please see Condition of Approval 12 regarding the roof form.
f. Dormers	The Applicant is not proposing any dormers.
g. Gutters and Downspouts – Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.	The Applicant is not proposing gutters and downspouts.
h. Chimneys and Stovepipes 1. Chimneys shall not be covered with non-traditional materials. 2. Chimneys and stove pipes shall be of a size, scale, and design that are	The Applicant proposes one chimney for the SFD. This board formed concrete chimney will have a metal cap in keeping with the materials used on the rest of the SFD. The chimney is located towards the westernmost wall of the SFD to minimize its appearance from King Road and from views across Old Town.

appropriate to the character and style similar to those found historically. Chimneys and stove pipes shall be visually minimized when viewed from the primary public right-of-way.	
i. Porches	There are no proposed porches associated with this SFD.
j. Architectural Features – Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.	The proposed Structure includes simple ornamentation and trim which is in keeping with the Historic District and local Historic Structures.
3. Mechanical and Utility Systems and Service Equipment a. Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the structure if feasible and visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design.	a. Condition of Approval 19 requires all mechanical equipment to be screened and/or located to minimize visibility when viewed from Old Town. Roof mounted mechanical and communication equipment is prohibited for the site.

b. Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials. c. Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. When this is not possible, rooftop equipment shall be set back or screened from all views. Placement of rooftop equipment shall be sensitive to views from upper floors or neighboring buildings. d. New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way. e. Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.	b. Condition of Approval 19 requires ground-level equipment to be screened from view using landscape elements such as low stone walls, or perennial plant materials. c. Not applicable. Rooftop mechanical units for the property are prohibited. No rooftop elevator penthouse is proposed. d. Condition of Approval 19 requires new communications equipment such as satellite dishes or antennae to be visually minimized when viewed from the primary public right-of-way and from Old Town. e. Condition of Approval 21 requires service equipment and trash containers to be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.
4. Materials a. Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.	a. The Applicant proposes materials similar to those used for Historic Mine Sites.

b. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels. c. Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.	b. The primary siding material includes vertically oriented metal plank siding with a weathered zinc finish and tongue and groove wood plank cladding. c. The SFD is clad in vertical metal plank siding with a weathered zinc finish, and tongue and groove wood plank siding reflecting the Historic Mine Sites.
5. Paint and Color a. Paint color is not regulated.	Condition of Approval 22 requires exterior wood materials to be painted opaque.
6. Garages	The proposal does not include a garage. An underground parking area is proposed and is accessed from the existing driveway location through an opening proposed to be built into the hillside behind the new SFD.
7. Decks	Please see analysis regarding roof decks below.

8. Balcony and Roof Decks must be constructed where visually minimized from the primary public right-of-way, usually on the tertiary façade. When on the secondary façade of a new structure, a deck should be screened from the primary public right-of-way with appropriate native landscaping.	The Applicant proposes rooftop decks on the secondary and tertiary facades. Condition of Approval 23 requires the railing of the roof terrace to be visually minimized when viewed cross-canyon and requires the Applicant to plant landscaped screening as indicated on the landscape plan to buffer visibility of the secondary façade deck along the southern property boundary.
9. New Accessory Structures a. New accessory structures on flat or downhill sites shall generally be located in the rear yard, unless located in a character zone with similar development patterns. b. New accessory structures may be located at the street front when a pattern of front yard historic accessory structures has been established along the street, and when the proposed placement of the accessory structure does not create a danger or hazard to traffic by obstructing the view on the street. c. Accessory structures (such as sheds and detached garages) shall be subordinate in scale to the primary structure.	The proposed Accessory Building is subordinate in scale to the primary dwelling; it is built into the hillside behind the SFD.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and posted notice to the property on July 31, 2024. Staff mailed courtesy

notice to property owners within 100 feet on July 31, 2024.⁴

Public Input

Public input is attached as Exhibit O.

Alternatives

- The Planning Director may approve the HDDR as conditioned.
- The Planning Director may deny the HDDR and direct staff to make Findings for the denial.
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: 1985 Sweeney MPD Approval

Exhibit C: 1987 Sweeney MPD Amendment

Exhibit D: Ordinance No. 90-24 Zoning 220 King Road HR-1-MPD

Exhibit E: Ordinance No. 95-50 Approving the Treasure Hill Subdivision Phase 1

Exhibit F: Treasure Hill Subdivision Phase 1 Plat

Exhibit G: March 12, 1997 Planning Commission CUP Approval

Exhibit H: March 17, 1997 Historic District Commission Approval

Exhibit I: 2023 SWCA Memorandum

Exhibit J: February 21, 2024 Planning Commission Final Action Letter

Exhibit K: July 22, 2024 Appeal Panel Final Action Letter

Exhibit L: Applicant's Narrative

Exhibit M: Applicant's Rendered Views

Exhibit N: Applicant's Plans

Exhibit O: Public Input

⁴ LMC [§ 15-1-21](#)



Planning Department

August 15, 2024

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 220 King Road
Lot 2, Phase I of the Treasure Hill Subdivision
Sweeney Master Planned Development

Zoning District: Historic Residential – 1 – Master Planned Development
(HR-1-MPD)

Application: Historic District Design Review

Project Number: PL-23-05522

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 15, 2024

Project Summary: The Applicant proposes a new Single-Family Dwelling, underground parking area, and Accessory Building.

Action Taken

On August 15, 2024, the Planning Director conducted a public hearing and approved the Historic District Design Review according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 220 King Road is a 1.23-acre lot in the Historic Residential-1-Master Planned Development (HR-1-MPD) Zoning District that up until recently contained a 4,235-square-foot Single-Family Dwelling (SFD) built in 1998 and a 4,189-square-foot Guest House built in 2000.
2. The SFD and Guest House were demolished this summer, and the Applicant proposes a new SFD and Accessory Building, the subject of this Historic District Design Review (HDDR) application.



Planning Department

3. On December 18, 1985, the Planning Commission approved the Sweeney MPD, which included seven SFD Treasure Hill Subdivision Lots.¹ The zoning in effect at the time allowed for 450 units within the MPD. However, the Sweeney MPD approval reduced the density to 277 units and “. . . the proposed clustering approach was deemed the most compatible. Rather than spread the density out and thereby impact the entire old town area, the cluster concept afforded the ability to limit the impacts to smaller areas. Efforts to minimize scale have been directed toward this issue as have the solutions to other problems related to traffic, site disturbance, and the preservation of open space . . . [a] number of the staff’s recommended conditions are directed toward minimizing the potential conflicts related to neighborhood compatibility considerations.”
4. “A key element of the proposed cluster approach is to preserve usable open space in perpetuity. A total of 97% (120 acres) of the hillside will be maintained as open space as part of the proposed Master Plan . . . [t]he potential for the subdivision and scattered development of the hillside would have drastically affected the goal of preserving the mountain substantially intact and pristine” (Exhibit B - *1985 Sweeney MPD Approval*, p. 11). Within the Treasure Hill Subdivision of the Sweeney MPD, SFDs were clustered near Old Town and over 40 acres were dedicated to Park City Municipal as open space, shown on an excerpt from the plat below. This resulted in larger SFD Lots than traditional Old Town Lots platted 25 feet by 75 feet (1,875 square feet).
5. 220 King Road, Lot 2 of the Treasure Hill Subdivision, is a 53,694-square-foot Lot, nearly 29 times the size of a traditional Old Town Lot. As a result of these larger SFD Lots, additional review is required. For example, unlike other SFDs within Old Town, the 1985 Sweeney MPD Condition of Approval 1 requires properties within the MPD to obtain Planning Commission approval of a CUP prior to development. The CUP review is to evaluate the project for compliance with adopted codes and ordinances in effect at the time and to ensure conformance with the Sweeney MPD. Additionally, the 1985 Sweeney MPD Condition of Approval 6 requires review for conformance with the Historic District Guidelines and related architectural requirements.
6. In 1987, the Planning Commission approved an amendment to the Sweeney MPD to reallocate 12 units, including the relocation of two SFDs to what are now

¹ Lot 1 – 200 King Road (vacant); Lot 2 – 220 King Road; Lot 3 – 425 Norfolk Avenue; Lot 4 – 375 Norfolk Avenue; Lot 5 – Open Space; Lot 6 – 503 ½ Woodside Avenue; Lot 7 – 503 Woodside Avenue; Lot 8 – 445 King Road.



Planning Department

known as 200 and 220 King Road. Condition of Approval 3 of the 1987 amendment requires Planning Commission approval of a CUP and staff review consistent with the Historic District Guidelines. Both reviews must “include review of the design of the structures to insure [sic] that they are designed to minimize visual impact.”

7. On August 23, 1990, the City Council zoned 200 and 220 King Road Historic Residential-1-Master Planned Development (HR-1-MPD) (Exhibit D – *Ordinance No. 90-24*). As a result, the project is reviewed for conformance with HR-1 Zoning District standards through the lens of the Sweeney MPD.
8. On September 7, 1995, the City Council adopted Ordinance No. 95-50, approving the Treasure Hill Subdivision Phase 1 plat, creating four SFD Lots and a 42.7-acre Open Space parcel within the Sweeney MPD.
9. This Subdivision included Lot 2, 220 King Road, and established Building Area Limits and plat notes, outlining precedence with the Sweeney MPD and requiring final house design to be reviewed under the Small Master Plan Process (today’s CUP) in accordance with the Sweeney MPD. Additionally, plat notes regulate Footprint, Building Area Limits, Construction Disturbance, Height, Façade Height, Massing, Sewer Laterals, and Fire Sprinkling.
10. Each SFD within the Treasure Hill Subdivision first obtained Planning Commission CUP approval prior to HDDR approval. Regarding 220 King Road:
 - a. On March 12, 1997, the Planning Commission approved a Small Scale MPD (CUP) for a Single-Family Dwelling and Guest House (Exhibit G).
 - b. On March 17, 1997, the Historic District Commission approved the HDDR (Exhibit H).²
 - c. On May 27, 1998, the City issued Building Permit B97-02937 for the construction of a SFD.
 - d. On September 18, 2000, the City issued Building Permit B00-05967 for construction of a Guest House
11. The Applicant demolished the SFD and Guest House and proposes construction of:
 - a. A new Single-Family Dwelling with:
 - i. Approximately 7,461 square feet of finished space.
 - ii. Approximately 5,898 square feet of unfinished space.
 - iii. Approximately 1,690 square feet of terrace/patio area.
 - b. A 1,103-square-foot Accessory Building.

² The Historic District Commission was replaced with the Historic Preservation Board in 2007. The Historic Preservation Board purview includes changes to Historic Structures, the Board does not review new infill or design. Under today’s LMC, staff takes Final Action on HDDRs.



Planning Department

- c. A 243-square-foot outdoor pool.
 - d. A 4,794-square-foot underground parking area.
12. The Applicant submitted a Plat Amendment and CUP application in 2022. Staff requested the Applicant also submit an HDDR application to initiate the Historic District review process. On January 18, 2023, the Applicant submitted an HDDR application to the Planning Department. As part of the HDDR review, staff requested SWCA, a consultant who assists the City with Historic District reviews, evaluate the proposal pursuant to the applicable HDDR regulations.
13. On April 26, 2023, SWCA submitted a Technical Memorandum (2023 SWCA Memorandum) regarding 220 King Road. The 2023 SWCA Memorandum outlines many relevant considerations and notes 220 King Road is “in a setting where industrial buildings were once common. An industrial design aesthetic is appropriate in this area; however, this and many other Design Guidelines explicitly require that new infill residential buildings be compatible in mass and scale with historic residential buildings to reinforce visual unity in the historic district and/or residential zone. The prominent and highly visible location of 220 King Road only increases the importance of complying with this and other guidelines to reinforce visual unity and maintain existing rhythms and patterns of the nearby streetscapes.” The Applicant modified and updated their plans to incorporate some of SWCA’s recommendations. Staff requires additional Conditions of Approval below to further incorporate SWCA’s recommendations.
14. On February 14, 2024, the Planning Commission reviewed a Plat Amendment to shift and increase the Building Area Limits, a CUP for the SFD, a CUP for the outdoor pool, and a Steep Slope CUP for the proposed project. The Planning Commission voted four to two to approve the Plat Amendment and three to three with the Chair breaking the tie to approve the CUPs. The 2023 SWCA Memorandum was provided to the Planning Commission as part of their review, and the Planning Commission required the Applicant to modify their plans as recommended by SWCA prior to approving the project. These requirements are outlined in the Analysis Section of the Staff Report below. On February 21, 2024, the Planning Commission ratified the Final Action Letter approving the project.
15. On March 1, 2024, the Planning Commission’s approval was appealed. On April 30, 2024, the Appeal Panel denied the appeal and remanded the following questions to the Planning Commission regarding the Plat Amendment:
- a. Whether the Sensitive Land Overlay applies due to Sweeney MPD vesting.
 - b. If the Sensitive Land Overlay Applies, whether it can bisect a Lot.
 - c. If the Sensitive Land Overlay applies, what is staff’s Sensitive Land



Planning Department

determination, recommendation, and mitigations.

16. On June 26, 2024, the Planning Commission considered the above questions remanded to them by the Appeal Panel, conducted a public hearing, and determined the following:
 - a. The Sweeney MPD is vested prior to the adoption of the Sensitive Land Overlay.
 - b. Although the Sensitive Land Overlay would apply to a substantive change, the Sensitive Land Overlay does not apply to the 220 King Property because a land use ordinance has not amended the original Sensitive Land Overlay Boundary, which does not include 220 King Road.
 - c. No determination regarding the Staff Sensitive Land Overlay is necessary because the regulations are not applicable per sections (a) and (b) above.
17. The Appeal Panel Final Action Letter contains Condition of Approval 1, which states “[a]ll Conditions of Approval from the Planning Commission Action Letters dated February 21, 2024 apply” and the Conditions of Approval below incorporate the Planning Commission’s requirements.
18. New residential infill in the Historic Districts is reviewed for compliance with LMC § 15-13-8 *Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) in Historic Districts*.
19. The August 15, 2024 Staff Report analysis is incorporated herein.
20. On July 31, 2024, staff published notice on the City’s website and posted notice on July 31, 2024. Staff mailed courtesy notice to property owners within 100 feet on July 31, 2024.

Conclusions of Law

1. The proposed project complies with the Planning Commission’s February 21, 2024 CUP, SSCUP, and Plat Amendment approvals, Findings of Fact, Conclusions of Law, and Conditions of Approval.
2. The proposed project complies with the Sweeney MPD.
3. The proposed project, as conditioned, complies with LMC § 15-13-8 *Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) in Historic Districts*.

Conditions of Approval

1. All Conditions of Approval required by the Planning Commission’s February 21, 2024 CUP, SSCUP, and Plat Amendment approvals remain in full effect.
2. The Applicant shall protect Significant Vegetation located on the eastern portion of the site during and after construction.



Planning Department

3. Final Grade shall be restored to within four feet of Existing Grade upon project completion prior to issuance of a Certificate of Occupancy.
4. The Applicant shall submit a storm drainage analysis to the Engineering Department for review and approval. The analysis must show that the required storm drainage storage volume matches the pre-development and post-development conditions for a 100-year 24-hour event.
5. The use of Water Wise Landscaping or permaculture strategies for landscape design shall maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way and when viewed from Old Town.
6. Retaining walls visible to the north, east, and south of the SFD must be terraced so that no more than four feet of Existing Grade is manipulated. Visible retaining walls shall not exceed more than four feet in height.
7. Painting, staining, or stucco over stone or concrete retaining walls is prohibited.
8. Residents and guests shall park in the underground parking area. Parking within the fire truck turnaround or driveway area is prohibited.
9. The driveway width shall not exceed 12 feet, unless otherwise required by the Chief Building Official or Park City Fire District for fire truck access and turnaround.
10. Textured and poured paving materials other than smooth concrete are recommended.
11. Snow storage from driveways shall be provided on site and/or within an easement area approved by the City Engineer.
12. The Applicant shall reduce the length of the roof overhang on the north end of the SFD to reduce the roof in scale, as recommended by the 2023 SWCA Memorandum. The roof overhang shall not exceed five feet measured from the northernmost façade wall.
13. The Applicant shall maintain vegetative screening in accordance with the submitted and approved landscape plan to reduce the visibility of retaining walls and landscaping and berming shall reduce the visibility of the lower-level east façade glazing.
14. No more than eight inches of the new concrete foundation shall be visible above Final Grade on the primary façade and no more than two feet of the concrete foundation shall be visible above Final Grade on secondary and tertiary facades.



Planning Department

15. The site shall be re-graded so as to blend with the grade of the adjacent areas outside of the Building Area Limits and shall not create the need for incompatible retaining walls.
16. The site shall be re-graded so all water drains away from the structure and does not enter the foundation. See Condition of Approval 4 regarding storm drain storage.
17. Vinyl and aluminum windows and doors are prohibited.
18. The Applicant shall update the glazing of the eastern façade—that façade most visible from Old Town—to replace floor-to-ceiling windows with industrial patterns that create a compatible solid-to-void ratio comparable to the Historic Mine Sites and approved by Planning Staff.
19. Rooftop mechanical and communication equipment is prohibited. Mechanical and communication equipment shall be visually minimized from King Road and from Old Town vantage points. Ground-level equipment shall be screened from view using landscape elements such as low stone walls or perennial plant materials.
20. The roof shall have a matte finish to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective. The Applicant shall demonstrate the proposed metal siding and roofing materials have a Solar Reflectivity Index (SRI) of 35 or less prior to the submittal of a building permit.
21. Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.
22. Wood materials shall be painted opaque.
23. The railing of the rooftop deck shall be visually minimized when viewed cross-canyon. The Applicant shall plant landscaped screening as indicated on the landscape plan to buffer visibility of the secondary façade rooftop deck along the southern property boundary.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

PARK CITY PLANNING DEPARTMENT
REVISED Staff Report

TO: Planning Commission
FROM: Planning Staff
DATE: December 18, 1985
RE: SWEENEY PROPERTIES MASTER PLAN

I. PROJECT STATISTICS:

Applicant:	MPE, Inc. Sweeney Land Company, owner
Proposal:	Large Scale Master Planned Development
Location:	Various parcels throughout Historic District
Parcel Size:	125.6 acres
Existing Zoning:	Historic Residential (HR-1); Estate (E); and, Historic Recreation Commercial (HRC) currently, although Historic Commercial Business (HCB) at the time of formal application
Comprehensive Plan:	Historic Residential and Estate
Surrounding Uses:	Ski area, residential, vacant
Application Date:	May 21, 1985

II. STAFF'S RECOMMENDATION and FINDINGS

The Planning Department Staff recommends that the Planning Commission APPROVE, and forward a positive recommendation to the City Council on the proposed height variation required and rezoning of the hillside (approximately 110 acres) to Recreation Open Space, the proposed Sweeney Properties Large Scale Master Planned Development. The project has been considered in accordance with the review procedures and criteria outlined in Sections 1 and 10 of the Park City Land Management Code, effective January 1, 1984, as amended. The following plans and exhibits, in addition to this report and the project file, constitute the complete development permit.

1. Sweeney Properties Master Plan, sheets 1-16, 19-26, and 38-43 prepared by DelaMare, Woodruff, Stepan Associates, Inc.
2. Sweeney Properties Master Plan document and Fact Sheet, dated May 15, 1985, and subsequent amendments.
3. Sweeney Properties Master Plan Application.
4. Sweeney Properties Master Plan Phasing Exhibit.
5. Sweeney Properties Master Plan Density Exhibit.
6. Sweeney Properties Master Plan Development Restrictions and Requirements Exhibit.

In support of our recommendation to the Planning Commission to approve the proposed Large Scale Master Planned Development, the staff has made the

following Findings based upon the information submitted in conjunction with this application.

1. The proposed clustered development concept and associated projects are consistent with both the Park City Comprehensive Master Plan and the underlying zoning.
2. The uses proposed and general design of the project is or will be compatible with the character of development in the surrounding area.
3. The open space preserved and conceptual site planning attributes resulting from the cluster approach to the development of the hillside is sufficient justification for the requested height variation necessary, and that the review criteria outlined in Section 10.9 (e) have been duly considered.
4. The commercial uses proposed will be oriented and provide convenient service to those residing within the project.
5. The required parking can readily be provided on-site and in enclosed structures.
6. The proposed phasing plan and conditions outlined will result in the logical and economic development of the project including the extension of requisite utility services.
7. The proposed setbacks will provide adequate separation and buffering.
8. The anticipated nightly/rental and/or transient use is appropriate and compatible with the surrounding area.
9. The provision of easements and rights-of-way for existing utility lines and streets is a benefit that would only be obtained without cost to the residents of Park City through such a master planning effort.
10. The site planning standards as set forth in Section 10.9(g) of the Land Management Code have either been satisfied at this stage of review or practical solutions can be reasonably achieved at the time of conditional use review/approval.

III. DEVELOPMENT PARAMETERS and CONDITIONS

The staff's recommendation that the Sweeney Properties Large Scale Master Planned Development be approved by the Planning Commission, and subsequently by the City Council, is predicated upon the following terms and conditions. Upon approval, MPE Inc./Sweeney Land Company, its successors or assignees, shall become bound by and obligated for the performance of the following:

1. The Sweeney Properties Master Plan is approved based upon the information and analysis prepared and made a part hereof. While most of the requirements imposed will not be imposed until individual parcels are created or submitted for conditional use approval, certain specific obligations are also identified on the approved phasing plan. At the time of conditional use or subdivision review, the staff and Planning Commission shall review projects for compliance with the adopted codes and ordinances in effect at the time, in addition to ensuring conformance with the approved Master Plan.
2. Upon final approval of the proposed Master Plan, a recordable document (in accordance with the Land Management Code) shall be prepared and submitted. The Official Zone Map will be amended to clearly identify those properties included within the Master Plan, and the hillside property not included within either the Town Life Mid-Station or Creole Gulch sites (approximately 110 acres) shall be rezoned to Recreation Open Space. At the time of conditional use review, final building configurations and heights will be reviewed in accordance with the approved Master Plan, applicable zoning codes and related ordinances. A minimum of 70% open space shall be provided within each of the development parcels created except for the Coalition properties.
3. The approved densities are those attached as an Exhibit, and shall be limited to the maximums identified thereon. Parking shall be provided on-site in enclosed structures and reviewed in accordance with either the table on the approved Restrictions and Requirements Exhibit or the adopted ordinances at the time of project approval. All support commercial uses shall be oriented and provide convenient service to those residing within the project and not designed to serve off-site or attract customers from other areas.
4. Access to the Town Lift and Creole sites shall be provided by a private roadway with acceptable emergency access and utility easements provided. No city maintenance of these streets is expected. All utility lines shall be provided underground with private maintenance required wherever located in inaccessible locations or outside approved easements.
5. Building heights shall be limited to the maximum envelope described on the Restrictions and Requirements Exhibit. At the time of conditional use approval, projects shall be reviewed for conformance with the heights prescribed thereon, and the following:
 - (a) The various parcels located within the Historic Residential (HR-1) zone district shall abide by the Land Management Code and no height exceptions will be considered. Maximum building height on the single

family lots shall be limited to 25' in order to reduce potential visibility.

- * Reflects City Council 10.16.86 modifications **
- (b) The Coalition East sites are limited to a maximum building height of 55', subject to compliance with the stepped facade (as shown on the applicable plans) concept submitted and the setbacks provided.
 - (c) The Coalition West properties are limited to a 35' maximum building height adjacent to Park Avenue and a 28' height along Woodside Avenue; subject to the footprints defined, common underground parking and access, and no commercial uses allowed.
 - (d) The Town Lift Mid-Station development is restricted to a maximum height of 35' for at least 90% of the total unit equivalent volume of all above-grade buildings (exclusive of elevator shafts, mechanical equipment, and non-habitable areas) and an overall average height of less than 25' measured from natural, undisturbed grade. Additionally, no portion of any building shall exceed the elevation of 7240' above mean sea level.
 - (e) The Creole Gulch site shall be limited to a maximum building height of 75' for at least 83% of the total unit equivalent volume of all above-grade buildings combined. An average overall height of less than 45' shall be provided and no portion of any building shall exceed either elevation 7250' for the eastern-most building or the elevation of 7275' for the balance of the project (above mean sea level).

The above building height restrictions are in accordance with the approved Restrictions and Requirements Exhibits submitted, and are in addition to all other codes, ordinances, and standards.

- 6. At the time of project review and approval, all buildings shall be reviewed for conformance with the Historic District Design Guidelines and related architectural requirements. No mechanical equipment or similar protuberances (i.e: antennae, flags, etc.) shall be permitted to be visible on any building roof-tops or shall any bright or flashing lights be allowed.
- 7. All easements, deeds, and/or rights-of-way shall be provided without cost to the city and in accordance with the master plan documents and phasing plan approved. Likewise, it shall be the developer's sole responsibility to secure all easements necessary for the provision of utility services to the project.
- 8. Master Planned Development approval only conceptually established the ability of local utility service providers to supply service to the projects. It does not constitute any formal approval per se. The applicant has been notified that substantial off-site improvements will be necessary and that the burden is on the future developer(s) to secure various easements and upsize whatever utility lines may be necessary in order to serve this project. Prior to resale of this property in which this MPD approval is carried forward, or prior to any conditional use application for any portion of the MPD, a utility plan addressing water, fire flows, and sanitary sewer, storm drainage, cable utilities, and natural gas shall be prepared for review and approval by City Staff and the

Snyderville Basin Sewer Improvement District. Part of the plan shall be cost estimates for each item of utility construction as it is anticipated that major costs for these utilities will be necessary. All such costs shall be paid by the developer unless otherwise provided. If further subdivision of the MPD property occurs, the necessary utility and access improvements (see below) will need to be guaranteed in accordance with city subdivision ordinances. Public utilities, roads, and access questions which will need to be resolved or upgraded by the developers at their cost (in addition to impact fees, water development and connection fees, and all other fees required by city ordinances) are as follows:

- (a) Empire Avenue and Lowell Avenue will be the main access routes to the Creole Gulch site. As such, during construction these roads will need to carry heavy traffic, probably in the vicinity of up to 300 heavy trucks per day. At the present time and until the Creole Gulch site develops, Empire and Lowell south of Manor Way are and will be low-volume residential streets, with a pavement quality, width, and thickness that won't support that type of truck traffic. The City will continue to maintain the streets as low-volume residential streets, including pavement overlays and/or reconstruction. None of that work will be designed for the heavy truck traffic, but in order to save money for the developer of the Creole Gulch site, he or she is encouraged to keep the City Public Works Director notified as to the timetable of construction at Creole Gulch. If the City is notified that the construction is pending such that an improved pavement section can be incorporated into normal City maintenance projects, then it is anticipated that the incremental additional cost of the additional pavement thickness (which is likely to be in the vicinity of 3 additional inches of asphalt over the entire 4,6000 linear feet [25-foot asphalt width] of Lowell/Empire south of Manor Way, or approximately \$80,000 additional cost in 1986 dollars) could be paid by the developer with said amount deducted from future impact fees paid to the City as long as it did not exceed the total future impact fees. However, if the increased pavement section is not coordinated with the City by the developer such that the pavement of Lowell and Empire south of Manor Way remains inadequate at the time the Creole Gulch site is developed, then the developer shall essentially reconstruct the entire 4,600-foot length of Lowell and Empire south of Manor Way at his or her cost, which with excavation and reconstruction of an anticipated 6-inch asphalt thickness on top of 10 inches of roadbase, plus all other normal construction items and costs, would be in the approximate cost range of \$300,000 to \$400,000 in 1986 dollars. Further, because that reconstruction would be inconvenient to residents and the City, and because delays, impacts, and potential safety hazards would be created over and above normal City maintenance of existing streets, that action by the developer would be a new impact on City residents and the cost therefore would not be deductible from any developer impact fees.
- (b) Contribute to the Park City Village, or other water tanks, determined to be necessary by the City Engineer in order to serve the project with culinary and fire storage. Based on a Type 1 fire resistive construction, it is assumed that the contribution would be on the order of 500,000 gallons at a cost of approximately \$300,000.00,

although the exact figures would need to be determined in a detailed study using adopted City standards.

- (c) Construct pumped pressure system(s) with backup emergency power to provide a means of delivery of fire flows to the project. Construct a meter vault at the edge of the road adjacent to the project, beyond which all water facilities would be privately maintained. It is anticipated that in the vicinity of 2,500 feet of 12-inch water line with appurtenances may be required. Such pipe would cost about \$70,000 in 1986 dollars exclusive of the pumps and backup power, which are even more expensive.
 - (d) Provide an easement, or pay all costs related to condemnation by Park City of an easement, suitable for construction and maintenance of a storm drain from the project site to Silver Creek or McLeod Creek. All City streets and any public utility drainage easements normally provided in the course of other private development shall be available for utility construction related to this MPD subject to reasonable construction techniques and City standards.
 - (e) Pay for downstream detention basin construction costs in accordance with the ratio of increased runoff from the project during the 50-year flood event to the total design volume of the basin.
 - (f) Construct a storm drain line to Silver Creek or McLeod Creek adequate to contain the runoff running through and off the site during the 50-year flood event. It is assumed that a minimum of 36-inch concrete storm drain line will need to be installed solely for Creole Gulch drainage. It is further assumed that special cleanout boxes and inlet boxes will need to be designed to address difficult hydraulic problems. Such boxes are expensive.
 - (g) Provide revegetation over all on-site and off-site areas disturbed for project-related utilities.
 - (h) Sanitary sewer improvements are assumed to involve replacing in the vicinity of 3,000 feet of sewer line, with new manholes included. Such construction will cost in the vicinity of \$100,000, is subject to the approval of SBSID, and is further subject to all District fees and agreements necessary for extension of lines.
9. To minimize additional construction traffic impacts, on-site material stockpiling/staging and parking shall be provided during the course of construction. Similarly, cut and fill shall be balanced and distributed on-site whenever practicable, with any waste material to be hauled over City specified routes. Also at the time of conditional use review/approval, individual projects or phases shall provide detailed landscaping, vegetation protection, and construction staging plans.
- 10 As projects are submitted for conditional use approval, the city shall review them for required employee housing in accordance with adopted ordinances in effect at the time of application.

IV. BACKGROUND

An application for Large Scale Master Planned Development was submitted on May 21, 1985, in accordance with Sections 1 and 10 of the Park City Land Management Code. The applicant requested that only general development concept and density be approved at this juncture. Final unit configuration and mix may be adjusted by future developers at the time of conditional use review. A legal description of the total property involved in the area being master planned shall be recorded with Summit County. The general nature of the development and pertinent details of the transferring of densities from one area to another shall be adequately described and of sufficient depth to apprise potential land purchasers or developers that the property has been included within a Master Plan.

A variety of development concepts were submitted during the course of reviewing the proposed Master Plan. A total of eight distinct approaches to the development of the Hillside Properties were evaluated. The alternative concepts ranged from a "conventional" subdivision approach involving the extension of Norfolk Avenue, to a modern high-rise concept. The staff, Planning Commission and general public have all favored the clustering of development as opposed to spreading it out. Several of the alternatives prepared were in response to specific concerns expressed relative to the scale and mass of buildings necessary to accommodate the density proposed. The latest concept developed represents a refined version of the cluster approach originally submitted.

V. NARRATIVE

The Sweeney Properties Master Plan involves a number of individual development parcels. Combined, a total of 277 unit equivalents are proposed; including, 258 residential and 19 unit equivalents worth of support commercial space. Based upon the zoning in effect at this time, in excess of 450 units could be requested. While this may be somewhat misleading due to certain physical and technical constraints (i.e: access, slope, utilities), it does reveal that a significant reduction in total density proposed has been incorporated into the project. Each area proposed for development has been evaluated on its own merits. During the course of review, numerous concepts were considered with densities shifted around.

The various parcels of land included within the Sweeney Properties Master Plan are scattered about the Historic District and are detailed on the attached Exhibit. For additional clarity a brief narrative description of each development area follows:

Coalition Properties

The three sites comprising the Coalition Properties are located adjacent to the new Town Lift base station on Park Avenue at 8th Street, and contain a total of 1.73 acres (1.46 acres HRC, .27 acres HR-1).

The Coalition East North and South parcels are separated by an easement granted for the ski liftway. Although this property was included within the recent rezoning of the Depot Area from Historic Commercial Business (HCB) to Historic Recreation Commercial (HRC), the application was submitted prior to this action and the former zoning is thereby "grandfathered" (if, in fact, the

application is approved). The development concept proposed entails a predominantly residential project with some ground level commercial uses anticipated. In an effort to reduce densities elsewhere within the Master Plan, the originally proposed density has been increased from 37 to 40 unit equivalents. Preliminary building footprints and massing drawings show structures with a stepped facade reaching a maximum height of fifty-five feet. Parking will be provided within an enclosed structure beneath the buildings and in accordance with the Table on the Restrictions and Requirements Exhibit or the Land Management Code (to be determined at the time of conditional use approval).

The Coalition West property is located south of and adjacent to 8th Street in the Historic Recreation Commercial (HRC) zone recently created. The concept for this particular site is in keeping with the previous zoning (Historic Residential, HR-1) and provides a buffer for properties located to its west. Also in response to preferred reductions in density elsewhere in the Master Plan, the originally proposed ten unit equivalents have been increased to thirteen total. In order to accommodate this additional density, a floor was added to several of the buildings. Building heights adjacent to Park Avenue have been shown at 35', while those abutting Woodside Avenue will be restricted to a 28' height. Individual structures have been conceptually designed in keeping with the scale of the Historic District will all code required parking to be provided below the buildings and accessed from a single common driveway.

HR-1 Properties

These project parcels consist of the MPE and Carr-Sheen properties and total less than $\frac{1}{2}$ acre (.45) in size. Zoned HR-1 at present, the Master Plan proposes to limit densities on these sites to 2 and 3 unit equivalents accordingly, or a reduction of 44% (i.e: 4 units total). In addition, easements shall be provided for a stairway connecting the Empire-Lowell switchback to the Crescent walkway. The Fletcher parcel included within the Master Plan will be preserved as open space in addition to several quit claim deeds provided to the city for existing streets located outside platted rights-of-way.

Hillside Properties

By far the largest area included within the proposed Master Plan, the Hillside Properties involve over 123 acres currently zoned HR-1 (approximately 15 acres) and Estate (108 acres). The development concept proposed would cluster the bulk of the density derived into two locations; the Town Lift Mid-Station site and the Creole Gulch area. A total of 197 residential and an additional 19 commercial unit equivalents are proposed between the two developments with over 90% of the hillside (locally referred to as Treasure Mountain) preserved as open space. As part of the Master Plan, the land not included within the development area boundary will be rezoned to Recreation Open Space (ROS).

The Town Lift Mid-Station site contains roughly 3.75 acres and is located west of Woodside Avenue at approximately 6th Street. The majority of the developable area is situated southeast of the mid-station loading area. A total of 35.5 residential unit equivalents are proposed with 3.5 equivalents worth of support commercial space as well. The concept plan shows a number of low profile buildings located on the downhill side of the access road containing 9 unit equivalents. Two larger buildings are shown above the road with 9.5 and 17

units envisioned. The average building height for the Town Lift site is less than 25' with over 85% of the building volume fitting within a 35' height envelope. Parking will be provided within enclosed structures, accessed via a private road originating from the Empire-Lowell switchback. The closest neighboring residence is currently located in excess of 200 feet away.

The Creole Gulch site is comprised of 7.75 acres and situated basically south of the Empire-Lowell switchback at approximately 8th Street. The majority of the property is currently zoned Estate (E). A total of 161.5 residential unit equivalents are proposed. In addition, 15.5 unit equivalents of support commercial space is included as part of the Master Plan. Average building heights are proposed to be less than 45' with a maximum of 95' for the highest point. As conceptually proposed, in excess of 80% of the building volume is within a 75' height envelope measured from existing grade. It is expected that the Creole Gulch site will be subdivided into specific development parcels at some future date. Parking is accessed directly from the Empire-Lowell switchback and will be provided within multi-level enclosed structures. Depending upon the character of development and unit configuration/mix proposed at conditional use approval, the actual numbers of parking spaces necessary could vary substantially. Buildings have been set back from the adjacent road approximately 100' and a comparable distance to the nearest adjoining residence.

Miscellaneous Properties

In addition to the development areas described above, the proposed Master Plan identifies three distinct single-family lots; one of which is located above Woodside Avenue adjacent to and north of platted 5th Street, a second to be accessed from Upper Norfolk, and a third lot to be situated up on top of Treasure Mountain (possible future access predicated on United Park City Mines Company's plans for development off of King Road). Development would be restricted to single-family homes with no greater than 3500 square foot footprints and maximum building heights of 25 feet.

VI. MAJOR ISSUES

Many concerns were raised and issues identified through the review process. A project of this scale and complexity would pose similar and considerable consternation no matter where it was proposed to be built. Because this particular site is located both within and adjacent to the Historic District, many of the concerns expressed related to the more subjective kinds of considerations. The Master Planned Development procedure attempts to deal with the general concept of the proposed development and defer or relegate the very detailed project review elements to the conditional use stage of review. At conditional use review, the following issues will be examined in considerable detail with technical solutions sought.

Comprehensive Plan - The city's Comprehensive Master Plan identifies the Hillside property as a key scenic area and recommends that development be limited to the lower portions of the mountain. The existing HR-1 ground included in the Sweeney Master Plan is shown as being retained for residential use similar to the existing pattern of development. The Coalition West site is also recommended for Historic Residential use with the East parcels included within a Historic Commercial area. The proposed Sweeney

Properties MPD is in conformance with the land use designations outlined in the Park City Comprehensive Master Plan.

Scale - The overall scale and massiveness of the project has been of primary concern. Located within the Historic District, it is important for project designed to be compatible with the scale already established. The cluster concept for development of the hillside area, while minimizing the impacts in other areas, does result in additional scale considerations. The focus or thrust of the review process has been to examine different ways of accommodating the development of the property while being mindful of and sensitive to the surrounding neighborhood. The relocation of density from the Town Lift site was partly in response to this issue. The concentration of density into the Creole Gulch area, which because of its topography and the substantial mountain backdrop which helps alleviate some of the concern, and the requested height variation necessary in order to reduce the mass perceived (higher versus lower and wider), have greatly improved the overall scale of the cluster approach. The sites along Park Avenue have been conceptually planned to minimize scale and have provided stepped facades and smaller-scale buildings to serve as a transition.

Zoning - Currently, the land involved in the proposed MPD is comprised of three (actually four) distinct zoning designations. The Coalition East parcel is currently zoned Historic Recreation Commercial (HRC) although it was zoned (and is therefore, technically "grandfathered" or vested) Historic Commercial Business at the time the application was submitted. The West site is also now zoned HRC. The Hillside Properties (i.e: Town Lift Mid-Station and Creole Gulch sites) are zoned Historic Residential (HR-1) and Estate (E). The Carr-Sheen, MPE, and two of the three single-family lots are all zoned HR-1 as well. The single-family lot adjacent to property owned by United Park City Mines is zoned Estate.

The current zoning will basically remain unaltered as a result of the proposed Master Plan except that over 110 acres of the mountain will be rezoned to Recreation Open Space (ROS), and the hillside properties will be designated as being subject to a Master Planned Development document/approval (i.e: E/HR1-MPD).

Neighborhood Compatibility - In reviewing the general compatibility of a project of this scale, an evaluation of possible alternative approaches was undertaken. In light of those other development concepts and associated impacts, the proposed clustering approach was deemed the most compatible. Rather than spread the density out and thereby impact the entire old town area, the cluster concept afforded the ability to limit the impacts to smaller areas. Efforts to minimize scale have been directed toward this issue as have the solutions to other problems related to traffic, site disturbance, and the preservation of open space. The non-hillside project sites have also been planned in accordance with both the Historic District guidelines and in keeping with the scale of existing residences. The long build-out period envisioned will also enable a more detailed review at the time when specific project proposals are developed. A number of the staff's recommended conditions are directed toward minimizing the potential conflicts related to neighborhood compatibility considerations.

Open Space - A key element of the proposed cluster approach is to preserve usable open space in perpetuity. A total of 97% (120 acres) of the hillside will be maintained as open space as a part of the proposed Master Plan. In excess of 110 acres will actually be rezoned to Recreation Open Space (ROS) in addition to 70% open space provided within each of the development parcels. Alternative concepts reviewed involving the extension of Norfolk Avenue would significantly have reduced the amount of open space retained. The potential for the subdivision and scattered development of the hillside would also have drastically affected the goal of preserving the mountain substantially intact and pristine.

Access - All of the different concepts reviewed would result in similar access concerns. The Coalition properties along Park Avenue have excellent access as a result and efforts were, therefore, limited to combining driveways to minimize the number of curb cuts (i.e: ingress/egress points). The development of the Hillside Properties will undoubtedly impact not only Empire and Lowell Avenues but other local streets as well. While certain assumptions could be made as to the type or character of development proposed and possible corresponding differences in traffic patterns, many of the questions raised would remain unanswered. While it is true that the Norfolk Avenue extended alternative would best deal with the current problem of poor access to that area, it would not have solved all of the access issues. The proposed Master Plan will provide sufficient ground, to be dedicated to the city, for purposes of developing a reasonable turnaround for Upper Norfolk.

Visibility - The issue of visibility is one which varies with the different concepts proposed and vantage or view points selected. The very detailed visual analyses prepared graphically demonstrated how the various proposals might look from key points around town. The cluster approach, although highly visible from certain areas, does not impose massive structures in the most prominent areas. Instead, the tallest buildings have been tucked into Creole Gulch where topography combines with the densely vegetated mountainside to effectively reduce the buildings' visibility. The height and reduction in density at the Mid-Station site has been partly in response to this concern. The staff has included a condition that an exhibit be attached to the Master Plan approval that further defines building envelope limitations and architectural considerations.

Building Height - In order to minimize site disturbance and coverage, the clustering of density necessitated consideration of building heights in excess of that which is permitted in the underlying zoning (28' to the mid-point of a pitched roof with a maximum ridge height of 33'). The various iterations submitted for review demonstrated the trade-offs between height and site coverage. The proposed concept for the Mid-Station area results in buildings that would average only 18' above grade with portions (primarily the elevator access shafts likely to be required) approaching 75' in the worst-case situation. The concept reviewed for the Creole Gulch area entails portions of buildings as high as 100', but with an overall average of less than 40'. The Coalition East property, as a result of transferring additional density to it, is proposed to go as high as 55'; whereas, the Coalition West site approaches 35' along the Park Avenue frontage and 28' adjacent Woodside Avenue. As a part of the Master Planned Development process, height variations can be approved in light of other

planning considerations (see Section 10.9(e) of the Land Management Code). Throughout the review, considerable effort has been directed at minimizing overall building height and related impacts while still accommodating the proposed density in a cluster type of development.

The staff has developed a number of recommended conditions in response to the concerns expressed over building heights. An exhibit defining building "envelopes" has been developed to define areas where increased building heights can be accommodated with the least amount of impact. It is our recommendation that maximum building heights be restricted to 35' and 75' at the Town Lift Mid-Station and Creole Gulch sites, respectively, for the bulk of (at least 83%) the building volumes. Similarly, we recommend that the building envelope proposed for the Coalition properties be limited in accordance with the exhibits prepared and made a part of the approval documents.

Overall Concept - The concept of clustering densities on the lower portion of the hillside with some transferring to the Coalition properties has evolved from both previous proposals submitted and this most recent review process. The Park City Comprehensive Master Plan update that was recently enacted encourages the clustering of permitted density to those areas of the property better able to accommodate development. In order to preserve scenic areas in town and mitigate potentially adverse impacts on the environment, the Master Planned Development concept was devised. The Sweeney Properties MPD was submitted after a number of different development concepts had been reviewed; including, several versions of the Silver Mountain proposal and various designs that were predicated on the extension of Norfolk Avenue through to the Empire-Lowell Avenues area. After considerable staff discussion and input, the cluster concept was developed. Because of the underlying zoning and resultant density currently in place, the cluster approach to developing on the hillside has been favored throughout the formal review and Hearing process.

Land Uses - The predominant land uses envisioned at this time are transient-oriented residential development(s) with some limited support commercial. The building forms and massing as well as location lend themselves to hotel-type development. Although future developers of projects within the Master Plan have the flexibility to build a variety of unit types in different combinations or configurations, the likelihood is that these projects will likely be geared toward the visitor looking for more of a destination-type of accommodation. The property involved in the Master Plan is directly connected to the Park City Ski Area and as such can provide ski-to and ski-from access. A number of smaller projects in the area are similarly oriented to the transient lodger. Although certainly a different kind of residential use than that which historically has developed in the old town area, it is still primarily residential in nature. The inclusion of attached townhomes serving to buffer between the existing residences and the denser areas of development will also help provide a transition of sorts. The amount of commercial space included within the Master Plan will be of the size and type to provide convenient service to those residing within the project, rather than possibly be in competition with the city's existing commercial areas.

*These recommendations
were approved by
city council **

Traffic - Any form of development proposed in this area of town would certainly impact existing streets. Although the majority of traffic generated will use Empire and Lowell Avenues, other roads will also be affected. The concept of extending Norfolk Avenue would have improved access to the south end of old town, but would also have added additional traffic to Empire and Lowell as a result. It is expected that both Empire and Lowell will be improved in several years in order to facilitate traffic movement in general. Even without this project, some upgrading has been planned as identified through the development of the Streets Master Plan.

In evaluating traffic impacts, both construction and future automobile demand are considered. Many related issues also come into play, such as efforts to minimize site grading and waste export. The Master Plan review process affords the opportunity to address these issues in considerable detail whereas other reviews would not. Several of the conditions proposed deal with the issue of traffic and efforts directed at mitigating the impacts created. Traffic within the project will be handled on private roadways with minimal impact.

Utilities - The various utility providers have all reviewed the proposed development concept and do not oppose granting Master Plan approval. Substantial improvements to existing infrastructure will be necessary, however, and the developer has been apprised of his responsibility. Considerable off-site work will be required, the details of which will be resolved at the time of conditional use approval. Depending upon the timing of actual development or the possible subdivision of the property, participation in upgrading existing utility lines and roadway improvements may be required ahead of schedule. A number of parameters/conditions recommended further detail these issues and serve to verify the nature of MPD concept approval.

Fiscal - The proposed dense clustering of development is by far the most economic to service. In contrast to other concepts proposed involving the extension of Norfolk Avenue and possible scattered development of the hillside, the cluster approach represents a positive impact on the city's and other public entities budgets. The nature of development anticipated and lack of additional roadway and utility line extensions requiring maintenance will not create significant additional demands for service.

Tenancy - The likely occupancy and tenancy of the projects comprising the Master Plan will be transient in nature. Rather than housing significant numbers of year-round permanent residents, it is expected that the orientation will instead be toward the short-term visitor.

Circulation - Circulation within the primary development sites will be on foot. Private roadways/drives access the project parking areas with vehicular circulation provided between projects and for service/delivery, construction, and emergency purposes. Pedestrian circulation within the projects will be provided via walkways and plazas with off-site improvements made to facilitate area-wide access. Several nearby stairways will be (re)constructed in accordance with the approved phasing and project plans.

Easements/Rights-of-Way - The Sweeneys have included the dedication and and/or deeding of several easements and sections of rights-of-way to improve the city's title. As a part of the Master Plan, several roadway sections and utility/access corridors will be deeded over. In addition, a right-of-way will be supplied for the construction of a hammerhead-type turnaround for Upper Norfolk Avenue.

Norfolk Avenue - Although several staff members supported the idea of extending Norfolk Avenue through to Empire-Lowell, the consensus was in support of the clustering approach to development. Technical as well as fiscal concerns were discussed relative to the access benefits that would result. Similarly, although the resultant scale of HR-1 development that would have been likely is closer to that prevalent in the Historic District today, the spreading-out of the impacts of road and development construction would have been exacerbated. In lieu of extending Norfolk Avenue, the Sweeney's have consented to deed to the city sufficient land for a turnaround and to participate in the formation of a special improvement district for roadway improvements (in addition to providing an easement for the existing water line).

Grading - The proposed cluster concept will result in less grading than the alternatives considered. The MPD review enabled the staff, Planning Commission, and developer the opportunity to consider this kind of concern early in the project design process. The concept plans developed have examined the level of site work required and how potential impacts can be mitigated. Various conditions supported by staff have been suggested in order to verify the efforts to be taken to minimize the amount of grading necessary and correlated issues identified.

Disturbance - The eight distinct development scenarios presented each had a varying degree of associated site disturbance. The current concept results in considerably less site clearing and grading than any of the others presented (except the total high-rise approach). A balance between site disturbance and scale/visibility has been attained through the course of reviewing alternate concepts. General development parameters have been proposed for Master Plan approval with the detailed definition of "limits of disturbance" deferred until conditional use review.

Density - The proposed densities are well within the maximum allowed and actually about one-half of that which the underlying zones would permit. While it would not be practical or feasible to develop to the full extent of the "paper density", the proposed Master Plan does represent a considerable reduction from that which could be proposed. During the course of review, numerous comparables were presented which demonstrated that the overall density proposed (1.77 unit equivalents per acre of the Hillside Properties and 2.20 for the entire MPD) is the lowest of any large scale project recently approved. The net densities proposed for the hillside properties, while seemingly quite high, are in actuality lower than the density of the surrounding area. Thus, even though a transferring and congregation of development density is occurring, the overall gross and net densities are well within ranges approved for other projects.

Phasing - The build-out of the entire Master Plan is expected to take somewhere between 15-20 years. The Coalition properties will likely be

developed within 5-10 years with development of the Hillside area not expected for at least 10 years. Because of the scope of the project and the various related improvements necessary to accommodate a project of this nature, a detailed time line has been developed as an attachment to the MPD approval documents. While some flexibility is built-into the approved Master Plan, any period of inactivity in excess of two years would be cause for Planning Commission to consider terminating the approval.

Setbacks - All of the development sites provide sufficient setbacks. The Coalition properties conceptually show a stepped building facade with a minimum 10' setback for the West site (in keeping with the HRC zoning) and a 20' average setback for the East sites. The Hillside properties provide substantial 100'+ setbacks from the road, with buildings sited considerably farther from the closest residence.

Fire Safety - The clustering of development proposed affords better overall fire protection capabilities than would a more scattered form. Buildings will be equipped with sprinkler systems and typical "high-rise" fire protection requirements will be implemented. The proposed development concept locates buildings in areas to avoid cutting and removing significant evergreens existing on the site. Specific parameters have been recommended by the staff with actual details proposed to be deferred until conditional use review.

Snow Removal/Storage - The cluster approach to development results in less roadway or associated hard-surfaced area and thereby reduces the amount of snow storage/removal necessary. Considerable effort has been devoted in looking at everything from snow melting systems to where pitched roofs will shed. No additional snow removal will be required of the city. At conditional use approval, additional consideration will be appropriate to ensure that snow storage can safely and reasonably be handled on-site.

Employee Housing - At the time of conditional use approval, individual projects shall be reviewed for impacts on and the possible provision of employee housing in accordance with applicable city ordinances in effect.

Landscaping/Erosion Control - Detailed landscaping plans and erosion control/revegetation methodologies for minimizing site impacts will be required at the time of conditional use review. Plantings shall be reviewed for their ability to provide visual interest and blend with existing native materials.

Trails - The proposed phasing plan identifies the timing of construction for summertime hiking trails and related pedestrian connections. Trails, stairways, and sidewalks accessing or traversing the various properties will be required in accordance with both the approved phasing plan and at the time of conditional use review/approval.

SWEENEY PROPERTIES MASTER PLAN DENSITY EXHIBIT

Parcel	Acreage	Residential Unit Equivalents	Commercial Unit Equivalents	Maximum Building Height	Minimum Open Space (%)
Coalition Properties					
East	0.986	40	Maximum Commercial space not to exceed FAR of 1:1	55'	39.8 ¹
West	0.543	13	---	35'	54.9
Hillside Properties					
Creole Quich	7.75	161.5	15.5	98' * 75	70
Town Lift Mid-Station	3.75	35.5	3.5	55' * 45	70
Three 1/4-acre Single Family Lots	1.5	3	---	25'	83.9
Develop IIR-1 Properties					
Carr-Sheen	0.288	3	---	28'	60
MPE	0.161	<u>2</u> 258 U.E.	<u>19</u> 19 U.E.		

¹ Does not include Town Lift base facility

² Maximum roof height, excludes elevator shaft

* Subject to revised conditions as stated in the Motion by City Council 11/16/8

SWEENEY PROPERTIES MASTER PLAN PHASING EXHIBIT - REVISED

Year 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006

Improvement/ Development

MPD Approval
Recorded

Norfolk Waterline
Easement

Norfolk ROW

Crescent Walkway

Empire-Lowell ROW

Norfolk Turnaround

Misc. Deed
Restrictions

Hiking Trails/
Foot Paths

Tramway Towers
Dedication

Empire Lowell to
Crescent Walkway
Connection/
Construction

6th Street Stairway²

5th Street Stairway²

4th Street Stairway²

Project Timeframe

Coalition Properties _____

MPE and Carr-Sheen _____

Town Lift _____

Mid Station _____

Creole Gulch _____

¹ For additional clarification, consult the Planning Department Staff Report and the Sweeney Properties Master Plan document and fact sheet dated May 15, 1985.

² Stairways to be constructed concurrently with development of Hillside Properties unless already improved by Park City Resort or adjacent projects.

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 16, 1986

ROLL CALL

Mayor Taylor called the regular meeting of the City Council to order at approximately 6:20 p.m. on Thursday, October 16, 1986 at the Marsac Municipal Building. Members in attendance were Mayor Taylor, Jim Santy, Kristen Rogers, Ann MacQuoid, Jim Doilney, and Tom Shellenberger. Staff present were Arlene Loble, City Manager; J. Craig Smith, Acting City Attorney; Mike Vance, Community Development Director; and Nora Seltenrich, Senior Planner.

PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda. Hearing nothing, the public input session was closed.

PUBLIC HEARING

None.

MINUTES OF MEETING OF OCTOBER 2, 1986 AND OCTOBER 9, 1986

Ann MacQuoid, "I move approval of both the October 2, and October 9 Minutes". Jim Santy seconded. Motion carried unanimously.

CONSENT AGENDA

Tom Shellenberger, "I move approval of the Consent Agenda". Ann MacQuoid seconded. Motion carried.

1. Approval of Class "B" and Set-Up License for Swiss Mountain Enterprises (Steeps at the Base Restaurant and Disco) Located at Gondola Building at Resort Center

2. Approval of Local Consent for Single Event Permit for Wasatch Mountain Food and Wine Society for Their Noveau Beaugalias Festival to be Held at Snow Park Lodge in Deer Valley on November 23, 1986

3. Approval of Local Consent for Single Event Permit for North American Airlines Ski Federation for Open House to be Held at the Park City Ramada Hotel on January 14 and 15, 1987

PUBLIC COMMUNICATIONS AND PETITIONS

Approval of Waiver of Building Related Fees in the Amount of \$2,464.17 for Restoration of 339 Park Avenue (National Historic Register) to David and Edward Cook - Mike Vance explained that the Cooks are in the process of renovating a house which is listed on the historic register and presently have the structure on moving blocks on the lot next door on Park Avenue. All of the restoration is being conducted under with federal guidelines. As consistent with Council action in the past, staff recommends that the building fees be waived. Councilman Shellenberger why the house has been moved.

David Cook - Petitioner, explained that a new foundation had to be installed and in order to accomplish that, the house had to be moved to the adjoining lot. Parking for four cars is intended and by moving the house, excavation under the existing building can be avoided.

Ann MacQuoid, "I move approval of the fee waiver". Tom Shellenberger seconded. Motion carried.

ABE117

Arlene Loble, City Manager clarified that Council approves fee waivers for projects under certain criteria including that the building be on the historic register or that a facade easement be donated to the State Historical Society. This particular renovation is being done under the Federal Standards of Rehabilitation which are extremely difficult.

COMMUNICATIONS AND REPORTS FROM COUNCIL AND STAFF

Jordanelle Project - The City Manager reported that there was a meeting on this project earlier this week which addressed the scope of the recreational uses surrounding the reservoir property and public hearings have been held. There was also discussion of whether the facilities would be maintained by the State or by the Bureau of Reclamations which is still being negotiated. Kristen Rogers expressed her concern that the draw down of the reservoir has been increased to 35 feet and the deadline for comments is tomorrow. (For the record, staff later learned that governmental agencies have until October 28 for response.) Ms. Rogers and Councilman Doilney strongly felt that Council send a letter indicating that the draw down rate be comparable to Deer Creek as it was always Council's intention to support an attraction in the area -- not an empty reservoir. The Chamber/Bureau will also be responding.

REPORTS FROM COMMISSIONS AND BOARDS

None before Council.

RESIGNATIONS AND APPOINTMENTS

None before Council.

ORDINANCES

None

OLD BUSINESS

1. Extension of One Year for a Trust Deed and Note for Drubar Partnership -

Mike Barnes - Representing Drubar Partnership, explained that a trade was accomplished between his partnership and the City last year located on the corner of Kearns Boulevard and Monitor Drive. The intent was to build an office building last spring for J. J. Johnson & Associates. Unfortunately the tenant's growth did not warrant construction and the project has been delayed for one year which was not considered in the trust deed note. As part of the negotiation, Drubar agreed to revegetate the lot on the corner as part of the trade. The security for the revegetation of the lot was \$12,000 and was made a part of the trust deed on the property that they hold from the City. Mr. Barnes appealed the Council on the basis that the project was delayed and further that the condition of the lot packed with paving material was caused by construction work commenced by different governmental organizations. He asked that the trust deed be extended for one year as it is their intent to finance the funds for the vegetation of the corner with the construction loan received in the spring.

Jim Doilney stated that at the time the trade was negotiated, he was involved in a business relationship with J. J. Johnson & Associates and abstained at that time. As a matter of consistency, Councilman Doilney disclosed that he will be abstaining on voting on this matter again.

Tom Shellenberger, "I move to extend the one year extention". Ann MacQuoid seconded. Motion carried.

Jim Santy	Aye
Kristen Rogers	Aye
Ann MacQuoid	Aye
Jim Doilney	Abstention
Tom Shellenberger	Aye

Craig Smith emphasized that the one year extension would be until June 1, 1987.

2. Approval of William Reed Settlement - The City Manager reminded Council that this approval of the agreement would clean up the collapsed garage on the entry to Deer Valley. This matter has been held up in lawsuits with respect to squatters right. Kristen Rogers, "I move approval". Jim Santy seconded. Motion unanimously carried.

3. Action on Call-Up Review for Sweeney Master Plan Approval - Arlene Loble stated that City Council called up the Sweeney Master Plan Project in January following its approval by Planning Commission last December. Action on the call-up and the height exception was delayed because of a bankruptcy which was filed with respect to the property involving City approvals to a prior developer. The Sweeneys and the City were cleared from the bankruptcy action and the project was then brought back to a Planning Commission and City Council joint work session held three weeks ago. As a part of the call-up, the Council could deny the total project; approve it as approved by Planning Commission; or make specific revisions to the plan. Action on the height exception is required regardless of the action on the call-up and should be dealt with separately.

Kristen Rogers, "I move that we approve the MPD with modifications: limiting the number of unit equivalents to 170, limiting the height of the hillside properties to 35 feet and the town/village boundaries to 45 feet". Council member Rogers then requested that the height language be stricken. Jim Doilney seconded subject to changing the motion to "158 units and that the Sweeneys present a phasing plan shorter than 20 years and no development at the Mid Station". Kristen Rogers, "I will amend my motion to include those changes". Motion died.

Jim Santy	Nay
Kristen Rogers	Aye
Ann MacQuoid	Nay
Jim Doilney	Aye
Tom Shellenberger	Nay

Tom Shellenberger, "I move to approve the Master Plan as approved by the Planning Commission". Ann MacQuoid seconded.

Jim Doilney stated for the record that if approved, the Council is creating more value than is presently there. If Mr. Horrigan, the elected member of the Council who later resigned, was still in office this 3:2 vote would never occur. He continued that a 20 year approval is creating rights never granted before and memorializing densities that will probably not be achievable. This vote upsets him more than any vote before him in his tenure. Ann MacQuoid added that anticipating what Al Horrigan would have done is strictly speculation and also felt that in terms of the 20 year approval, the approval process is based on a phasing of the project. Within the perimeters of the phasing, the project is only valid as long as the developer is living up to the provisions of that duration. It is important to note that there is nothing specified in the approval that this is a 20

ABE117

year approval and there is only an indication that the master plan will take somewhere between 15 and 20 years. If at any time that phasing is not carried out to the degree indicated in the approval, the developer has to come to the Planning Commission for approval once again for the entire project -- not just failure of the phasing period. Ms. MacQuoid continued that just as has happened with other projects, this project is based on the developer carrying out every two years what he has committed. Completion could, however, take place in two years, ten years, or fifteen years. Ms. MacQuoid added that in review of this project, the Planning Commission arrived at an approval that is within the existing density requirements and has been pointed out, may not be economically realistic or feasible but in today's economy many of the projects here in Park City would not be economically feasible yet at one time were. She felt that there never could have been in excess of 400 units built on the hillside. She did believe that at some point in time the hillside could have been stripped with roadways going up and across the hill and that in her view the reason for approving this master plan development is not creating an economic advantage to anyone, or creating density, or debating whether or not the density was allowed. Clearly it is allowed and whether it is feasible is moot. The property had not been rezoned in previous years, and the trade-out for 110 acres (discussed as 101 but later confirmed by staff as 110) of recreational open space zoning on the vegetated hillside is a valid proposal.

Kristen Rogers urged Council members to consider carefully the vote. She felt that it may be the most important vote that they take in their terms. The project will have the most dramatic effect on the character of Park City in consideration of any project built or approved. It will set a tone for the development of the community that can't be reversed and if the rationale behind its approval is to acquire open space, she emphasized that it may be more costly to acquire open space by allowing these large sky scraper type buildings to be built; than if the City actually bought the land outright. There are other ways to acquire open space that can have less of an affect on the long term of Park City. If the approval would be done in the name of economic development, she would like Council to consider that there are intangibles that are part of economic development not just projects and money. One of the intangibles is the feeling of our town -- the clustering of small houses clinging to hillsides and that these towers will destroy that forever. She again urged Council not to pass the motion.

Tom Shellenberger added that there is a building approved already in a much more visible part of town that is as high as these buildings will be. This project will be in a gulch which will minimize the impact because of the surrounding hillside, and would not have the impact Council member Rogers is visualizing. Kristen Rogers argued that it is her understanding that the referred approved building is 75 feet and the Sweeney building is 90 feet and perched up above the town and is much more visible.

Jim Doilney stated that during the replacement interview process of several City Council candidates, he was one of Jim Santy's strongest supporters. During that process, Council explicitly asked how applicants felt about the Sweeney application. Mr. Doilney emphasized that response on this issue was a critical factor and he recalled that Mr. Santy indicated something as strong as a "building moratorium". Although Councilman Doilney respects Councilman Santy, he felt that there has to be a commitment to follow through on the principles discussed during the process which he made to the Council and one that Mr. Doilney took very seriously. This vote would be the polar

opposite of the philosophies expressed during that interview and although in his mind's eye Jim Santy does not see it that way -- the perception that Mr. Doilney had at least as one individual, couldn't have been stronger that that was where Mr. Santy was philosophically and for that reason Mr. Doilney felt that it was fair to appoint someone with similar views who would replace Al Horrigan. The commitment to development principles is one that isn't subject to change of opinion and he urged Mr. Santy to consider the position he is taking.

Tom Shellenberger reminded Councilman Doilney that as long as he has been on the Council, he couldn't remember anyone who changed his mind more than Al Horrigan. Mr. Shellenberger continued that during the interview process he did recall Jim Santy using the word "moratorium" but interpreted it to be in generalities and didn't feel it was directed at the Sweeney Project. The Mayor called for a vote.

Jim Santy	Aye
Kristen Rogers	Nay
Ann MacQuoid	Aye
Jim Doilney	Nay
Tom Shellenberger	Aye

Motion carried.

4. Approval of Height Exception for Sweeney Master Plan Approval - The City Manager explained that the height exception would pertain to the following parcels: Coalition East on Park Avenue for 40 units for 55 feet (permitted height 28 feet); the Coalition West, zoned for 13 units for 35 feet (HR-1 - permitted height 28 feet); Creole Gulch 161.5 unit equivalents for 95 feet (permitted 28 feet); Town Lift Mid-Station 55.5 unit equivalents for 55 feet (permitted 28 feet). These can be acted on together or individually by Council.

Ann MacQuoid, "I move that with the height exceptions there are four height exceptions requested and that those height exceptions be approved by Council with the following modification. That is that in the what is called the Creole Gulch where the request is for a maximum of 95 feet that that be limited to 75 feet and that specifically the condition that is 5(e) in the conditional permit read:

"The Creole Gulch site shall be limited to a maximum height of 75 feet. An average overall height of less than 45 feet shall be provided and no portion of any building shall exceed either elevation 7,250 feet for the easternmost building or elevation 7,275 feet for the balance of the project."

The other revision would be that at the Town Lift Mid-Station instead of 55 feet, the height be limited to 45 feet and that condition 5(d) be revised:

"The Town Lift Mid-Station development is restricted to a maximum height of 45 feet. The maximum height of 35 feet is required for at least 90% of the total unit equivalent volume of all above grade buildings and an overall average height of less than 25 feet measured from natural undisturbed grade. No portion of any building shall exceed the elevation 7,240 feet above main sea level."

And that the rest of the conditions outlined in the height exception request which does specify the rezoning of the 110 acres to ROS zoning be maintained as approved by the Planning Commission."

ABE1117

Tom Shellenberger seconded. Craig Smith emphasized that at the time of Planning Commission approval, it was unclear when the ROS zoning would take place and felt that language to the motion should be added which he believed to be the intent of the petitions: "that the area designated for ROS zoning take place before a plat, building permit, or conditional use permit is approved by the City". Ann MacQuoid, "I would add that to my motion". Tom Shellenberger amended his second.

Jim Santy	Aye
Kristen Rogers	Nay
Ann MacQuoid	Aye
Jim Doilney	Nay
Tom Shellenberger	Aye

XII NEW BUSINESS

Award of Bid to Intermountain Coach for Elderly/Handicapped Van for Senior Citizens in the Amount of \$34,435 (Federal 80%/City 20%) - Bids were received and opened September 19, 1986 for one four-wheel drive elderly/handicapped van for one Park City's senior citizens as follows:

Collins Industries	\$31,033
Intermountain Coach	34,435
National Coach	38,000
Hasco Inc.	39,637
Tates Inc.	42,690

Collins Industries is the low bidder, however, they do not meet specifications as to the warranty provision, interior height and aisle width. Staff recommends acceptance of the Intermountain Coach bid subject to specified delivery date of 90 days. Although they are over the \$30,000 budgeted (\$4,435 over budget), the federal government has concurred with awarding the bid to the second lowest bidder, Intermountain Coach.

Federal participation will occur only if there is an under-run somewhere in the other line items of this particular grant. If an under-run does not occur, possibly we will have to pick up the costs with the completion of the overall grant. It is also feasible that UDOT may have money available when they audit to cover it for us at an 80%/20% split on the over-run. Cost factors involve:

	<u>Federal 80%</u>	<u>City 20%</u>
Budgeted \$30,000	\$24,000	\$ 6,000
Bid at 34,435	27,578	6,887

Budget revision:

With federal participation	\$ 887
Without federal participation	4,435

The Transportation Department has been working with Park City School District to find a solution to the transportation needs of a paraplegic student at Park City High School. The School District does not have a wheelchair lift-equipped vehicle and has requested to use the City's. All aspects of this arrangement have been determined to the satisfaction of both parties involved, and has been in place on a trial basis until formally approved by Council.

Tom Shellenberger, "I move approval". Jim Santy seconded. Motion carried unanimously.

XIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned and the Municipal Building Authority meeting convened.

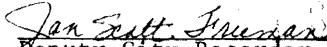
MEMORANDUM OF CONVENING CLOSED SESSION

City Council convened in closed session on Thursday, October 16, 1986 at the Marsac Municipal Building at approximately 5 p.m. Members in attendance were Mayor Hal Taylor, Jim Santy, Kristen Rogers, Jim Doilney, Ann MacQuoid, and Tom Shellenberger. Staff present were Arlene Loble, City Manager; and Craig Smith, Acting City Attorney. Jim Doilney, "I move to close the meeting to discuss litigation". Ann MacQuoid seconded. Motion carried unanimously. The meeting opened at the convening of the regular meeting of the City Council at 6:20 p.m.

* * * * *

The meeting for which these minutes were prepared was noticed by posting 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Jan Scott Freeman


Deputy City Recorder

ABE1117

PARK CITY

1884

Community Development/Engineering
Building and Planning Departments

October 19, 1987

Patrick J. Sweeney
MPE Inc.
P.O. Box 2429
Park City, UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Description: Revision to Sweeney MPD, Relocation of 12 units equivalents to accommodate the proposed Ski Run under the Town Lift.

Date of Meeting: October 14, 1987

Action Taken By Planning Commission: APPROVED

Conditions of Approval:

1. The Sweeney MPD approval documents shall be revised to reflect the relocation of 12 units as follows:
 - a. Relocating 5 unit equivalents from the lower Town Lift Midstation to the upper Town Lift Midstation. The original height parameters will not be modified, but the footprint of the Town Lift Midstation site will be modified slightly.
 - b. Relocating 2 unit equivalents from the Sheen parcel and 2 from the MPE parcel. Two of these units would be relocated off the King Road, one off of Upper Norfolk, and one off of 5th Street.
 - c. Relocating 3 unit equivalents from the Buck parcel to Coalition West. The current proposal for Coalition West is based on all residential units. If some commercial unit equivalents were used, consistent with the HRC Zone, the 3 additional units could be absorbed within the existing proposed envelope.

2. That all conditions of the original Sweeney MPD remain in effect (copy enclosed).
3. That the City Engineer approve a preliminary design for the dwellings proposed off of upper Norfolk and King Road, and that the plans fully disclose the potential difficulty and expense in providing vehicular access and utility service to the parcels. The roadways off of upper Norfolk and King road shall be private driveways and will not be maintained or plowed by the City.

The Planning Commission and Staff shall review these proposals as conditional uses. This shall include review of the design of the structures to insure that they are designed to minimize visual impact. The design shall be consistent with the Historic District Guidelines.

4. The City Engineer has expressed concern over the feasibility of the units proposed above 5th Street. These two dwellings shall be subject to the full conditional use process by the Staff and Planning Commission. The Planning Commission will have the discretion to approve or deny the proposed units. The applicant must demonstrate that all significant impacts which may result from the construction of these units can be adequately mitigated.

Date of Expiration: October 14, 1988

Nora L. Seltnerich
Nora L. Seltnerich
Principal Planner

10/20/87
Date

ACKNOWLEDGEMENT

I the undersigned, hereby acknowledge the conditions by which the project referred to above was approved.

Patrick J. Sweeney
Patrick J. Sweeney

10/24/87
Date

NO CONSTRUCTION SHALL BE PERMITTED UNTIL A SIGNED COPY OF THIS LETTER, SIGNIFYING CONSENT TO THE CONDITIONS OUTLINED ABOVE, HAS BEEN RETURNED TO THE PLANNING DEPARTMENT.

Recorded at the request of and return
to: Park City Municipal Corp.

P. O. Box 1480, Park City, UT 84060

ATTN: CITY RECORDER

Ordinance No. 90-24

RED NOTE AB 2/7 C

335573

Park City Municipal Corp

91 JAN 18 AM 9:49

ALAN SPRIGGS
SUMMIT COUNTY RECORDER

Fee Exempt per Utah Code
Annotated 1953 21-7-2

An Ordinance zoning portions of the Historic District; specifically 109 acres of hillside on Treasure Mountain from Estate to Recreation Open Space and several development parcels, specifically; two Fifth Street single family lots from HR1 to HR1-MPD; and two upper Norfolk (approximately 400 Upper Norfolk) single family lots from HR1 to HR1-MPD; and two King Road (approximately 200 King Road) single family lots from HR1 to HR1-MPD; and one Lower Norfolk Avenue (approximately 700 Lower Norfolk) single family lot from HR1 to HR1-MPD; and a 3.75 acre condominium/commercial lot at the Town Lift Midstation from HR1 to Estate-MPD; and a 7.75 acre hotel/condo/commercial lot at the Creole Gulch site from Estate to Estate-MPD; and a .543 acre hotel/condo/commercial lot at the Coalition West Site at approximately 775 Park Avenue from HRC to HRC-MPD and from HR-1 to HR-1-MPD; and a 1.57 acre hotel/condo/commercial site at approximately 770 Park Avenue from HRC to HCB-MPD; and amending the Official Zoning Map of Park City, Utah

WHEREAS, the Park City Land Management Code provides the City Council the authority to create zoning designations and amend zoning provisions and the Official Zoning Map; and

WHEREAS, a public hearing was legally noticed and heard before the Planning Commission on August 1, 1990 to receive public input on the rezoning of the parcels described in the above title and more particularly described in Exhibit A.

WHEREAS, on August 1, 1990, the Planning Commission forwarded a recommendation to the City Council to approve the rezoning of such parcels; and

WHEREAS, a public hearing was legally noticed and heard before the City Council on August 16, 1990 to receive public input on the rezoning of the parcels described in the above title; and

WHEREAS, the City Council deems it appropriate that the subject parcels be duly rezoned in consideration of the Planning Commission's findings and conditions and in consideration of the master planned development approval for the subject property, granted in October 1986.

NOW, THEREFORE, BE IT ORDAINED by the City Council as follows:

SECTION 1. OFFICIAL PARK CITY ZONING MAP AMENDED. The Official Park City Zoning Map shall be amended to apply the zoning

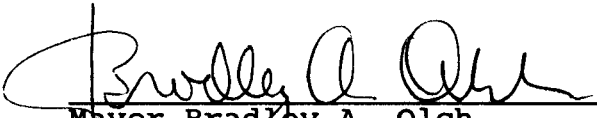
BOOK 593 PAGE 814 -822

designations described above to those portions of the approved Sweeney Master Planned Development described in Exhibit A hereto.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

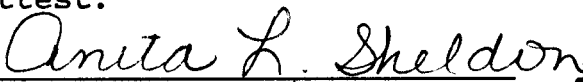
PASSED AND ADOPTED this 23rd day of August, 1990.

PARK CITY MUNICIPAL CORPORATION



Mayor Bradley A. Olch

Attest:



Anita Sheldon, City Recorder



EXHIBIT "A"

SECTION 1 - TREASURE MOUNTAIN HILLSIDE (LESS SECTIONS 2 THROUGH 7 BELOW) - ZONED RECREATION OPEN SPACE

Beginning at the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being South 16°50'13" East, 74.98 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and Shepard Street;

and running thence North 89°56'24" East 385.96 feet along 1/4 Section Line; thence South 27°00'12" East, 15.89 feet; thence South 42°57'14" East, 3.40 feet; thence South 55°53'00" West, 93.90 feet; thence South 57°40'08" East, 109.20 feet; thence North 60°08'27" East, 11.21 feet; thence South 38°06'27" East, 39.16 feet; thence North 59°47'16" East, 49.25 feet; thence North 29°10'28" West, 0.70 feet; thence North 63°20'00" West, 20.27 feet; thence South 62°50'00" East, 36.54 feet; thence North 20°02'58" East, 14.48 feet; thence North 23°38'00" West, 10.66 feet; thence North 18°40'48" East, 44.56 feet; thence North 64°51'37" East, 75.03 feet; thence North 57°50'44" East, 58.80 feet; thence South 31°43'29" East, 117.96 feet; thence South 24°05'11" East, 30.00 feet; thence South 66°22'00" West, 13.00 feet; thence North 68°37'59" West, 21.21 feet; thence South 66°22'00" West, 59.27 feet; thence North 69°31'04" West, 21.55 feet; thence South 66°22'00" West, 30.40 feet; thence South 32°43'26" West, 24.33 feet; thence South 14°07'38" West, 27.12 feet; thence South 23°38'00" East, 17.00 feet; thence South 45°11'38" East, 54.42 feet; thence South 23°38'00" East, 404.45 feet; thence North 66°52'00" East, 75.00 feet to the Northwest corner of Lot 14, Block 28 said survey, said point also being South 66°52'00" West, 300.01 feet and South 23°38'00" East, 64.88 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 6th Street; thence South 23°38'00" East, 300.00 feet to the Southwest corner of Lot 3, Block 28; thence South 66°52'00" West, 25.00 feet; thence South 23°38'00" East, 25.00 feet; thence North 66°52'00" East, 25.00 feet to the Northwest corner of Lot 1, Block 28, said survey; thence South 23°38'00" East, 25.48 feet to the Southwest corner of said Lot 1; thence South 66°22'00" West, 75.00 feet; thence South 23°38'00" East, 30.00 feet; thence North 66°22'00" East, 75.00 feet to the Northwest corner of Lot 19, Block 29, said survey; thence South 23°38'00" East, 325.00 feet to the Southwest corner of Lot 7, Block 29; thence South 66°22'00" West, 75.00 feet; thence South 23°38'00" East, 74.67 feet, more or less, to the East-west 40 Acre Line; thence South 89°36'41" East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'00" East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'00" West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'00" East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'00" East, 141.00 feet, more or less, to a North-south 40 Acre line and the West line of Park City Townsite said point being South 66°40'00" West, 240.50 feet and

SECTION 1 (CONTINUED)

North 0°08'50" West, 16.32 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50" East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'00" West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'00" East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'00" West, 50.00 feet; thence North 23°38'00" West, 100.00 feet; thence South 66°22'00" West, 150.00 feet; thence South 23°38'00" East, 151.54 feet; thence North 62°20'36" East, 3.46 feet; thence South 23°38'00" East, 45.70 feet; thence South 68°07'00" West, 28.75 feet; thence South 23°38'00" East, 51.61 feet; thence North 75°38'35" East, 29.97 feet; thence South 23°38'00" East, 132.68 feet; thence North 66°12'00" East, 16.39 feet, more or less, to said 40 Acre Line and said West Line; thence South 0°08'50" East, 1025.87 feet along said 40 Acre Line and said West Line to a point on the Alice Lode which point is North 31°40'53" West, 583.55 feet from a Park City Monument on the Centerline of Daly Avenue; thence South 55°53'19" West, 19.14 feet along said Alice Lode; thence South 89°51'10" West, 10.52 feet; thence South 55°55'40" West, 420.90 feet; thence North 47°25'46" West, 2906.65 feet; thence North 89°56'27" East 845.30 feet; thence North 2°31'24" West, 503.18 feet, more or less, to the 1/4 Section Line; thence North 89°56'30" East, 1081.16 feet, more or less, along said 1/4 Section Line to the point of beginning.

Containing 123.674 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

**LESS AND EXCEPTING THEREFROM PARCELS DESCRIBED
BELOW AS SECTION 2 THRU SECTION 7 INCLUSIVE**

SECTION 2 - FIFTH STREET SINGLE-FAMILY LOTS - ZONED HR1-MPD

Beginning at a point which is South 66°22' West, 75.00 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat said point also being South 23°38' East, 412.75 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;

and running thence South 66°22' West, 75.00 feet; thence South 23°38' East, 30.00 feet; thence North 66°22' East, 75.00 feet; thence South 23°38' East, 58.90 feet; thence South 66°22' West, 150.00 feet; thence North 23°38' West, 164.38 feet; thence North 66°22' East, 150.00 feet; thence South 23°38' East, 25.00 feet; thence South 66°22' West, 25.00 feet; thence South 23°38' East, 25.00 feet; thence North 66°22' East, 25.00 feet; thence South 23°38' East, 25.48 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

ALSO:

Beginning at a point which is South 66°22' West, 75.00 feet and North 23°38' West, 110.48 feet from the Southeast Corner of Block 28, Park City Survey, Amended Plat, said point also being South 23°38' East, 302.27 feet and South 66°22' West, 300.00 feet from a Park City Monument at the Intersection of Park Avenue and 6th Street;

and running thence South 66°22' West, 160.00 feet; thence North 23°38' West, 136.13 feet; thence North 66°22' East, 160.00 feet; thence South 23°38' East, 136.13 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 3 - UPPER NORFOLK SINGLE-FAMILY - ZONED HR1-MPD

Beginning at a point which is South 66°40' West, 192.12 feet and North 22°00' West, 88.60 feet from the Northeast Corner Block 30, Park City Survey, Amended Plat, said point also being South 66°40' West, 416.70 feet and North 22°00' West, 73.57 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 22°00' East, 238.99 feet; thence South 66°22' West, 56.07 feet; thence North 45°00' West, 207.19 feet; thence North 48°00' East, 145.80 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

ALSO:

Beginning at a point which is South 66°40' West, 285.85 feet and North 28°00' West, 54.88 feet from the Northeast Corner Block 30, Park City Survey, Amended Plat, said point also being South 66°40' West, 512.00 feet and North 28°00' West, 39.82 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 48°00' West, 60.00 feet; thence North 52°00' West, 200.00 feet; thence North 30°00' East, 115.20 feet; thence South 60°00' East, 79.01 feet; thence South 28°00' East, 162.24 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 4 - KING ROAD SINGLE-FAMILY LOTS - ZONED HR1-MPD

Beginning at a point on the North-South 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian which is South 66°12' West, 21.69 feet and South 0°08'50" East, 292.35 feet along said 40 Acre Line from the Northeast Corner of Lot 32, Block 78, Millsite Reservation to Park City, Utah said point also being South 23°38' East, 739.75 feet and South 66°12' West, 563.18 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 0°08'50" East, 230.00 feet along said 40 Acre Line; thence West, 59.10 feet; thence North 28°00' West, 187.80 feet; thence North 66°22' East, 160.10 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

ALSO:

Beginning at a point which is South 66°12' West, 51.72 feet and South 0°08'50" East, 106.81 feet from the Northeast Corner of Lot 32, Block 78, Millsite Reservation to Park City, Utah said point also being South 23°38' East, 569.80 feet and South 66°12' West, 519.29 feet from a Park City Monument at the Intersection of Park Avenue and 4th Street;

and running thence South 0°08'50" East, 160.44 feet; thence South 66°22' West, 116.05 feet; thence North 23°38' West, 147.15 feet; thence North 66°22' East, 179.99 feet to the point of beginning.

Containing 0.50 Acres, more or less.

Subject to and together with any and all easements, right-of-ways and restrictions of record or enforceable at law or in equity.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 5 - LOWER NORFOLK AVENUE; SINGLE-FAMILY LOT - ZONED HR1-MPD

Beginning at a point which is North 23°38' West, 11.10 feet and South 66°22' West, 30.00 feet from the Southwest Corner of Block 26, Park City Survey, Amended Plat said point also being South 23°38' East, 193.16 feet and South 66°22' West, 5.00 feet from a Park City Monument at the intersection of Norfolk Avenue and 8th Street;

and running thence South 33°32'19" West, 86.58 feet; thence North 57°40'08" West, 94.35 feet; thence North 59°47'16" East, 49.25 feet; thence North 29°10'28" West, 0.71 feet; thence North 63°20'00" East, 20.27 feet; thence North 62°50'00" East, 36.54 feet; thence North 66°22'00" East, 20.00 feet; thence South 23°38' East, 40.92 feet to the point of beginning.

Containing 0.157 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

SECTION 6 - 3.75 ACRE CONDOMINIUM/COMMERCIAL LOT, TOWN LIFT MIDSTATION - ZONED ESTATE-MPD

Beginning at a point which is South 23°38'00" East, 102.53 feet from the Southwest corner of Block 26, Park City Survey, Amended Plat also being North 28°45'41" West, 103.34 feet and South 66°22'00" West, 352.88 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and Heber Avenue;

and running thence South 23°38'00" East, 404.44 feet; thence South 33°32'19" West, 70.00 feet; thence South 49°11'31" West, 259.21 feet; thence North 41°38'27" West, 359.96 feet; thence North 33°32'19" East, 422.65 feet; thence North 66°22'00" East, 42.60 feet; thence South 23°38'00" East, 1.90 feet; thence South 45°11'38" East, 54.42 feet to the point of beginning.

Containing 3.750 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

**SECTION 7 - 7.75 ACRE HOTEL/CONDO/COMMERCIAL LOT, CREOLE GULCH
SITE - ZONED ESTATE-MPD**

Beginning at the Center of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being South 16°50'13" East, 74.98 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and Shepard Street;

and running thence South 35°16'39" East, 42.58 feet to a point of curvature of a 125.00 foot radius curve to the left (radius point bears North 54°04'32" East); thence Northwesterly along the arc of said curve 275.37 feet (Delta=126°13'13") to a point on the 1/4 Section Line of said Section 16; thence North 89°56'24" East 141.17 feet along 1/4 Section Line; thence South 27°00'12" East, 15.89 feet; thence South 42°57'14" East, 3.40 feet; thence South 55°53'00" West, 93.90 feet; thence South 57°40'08" East, 109.20 feet; thence North 60°08'27" East, 11.21 feet; thence South 38°06'27" East, 39.16 feet; thence South 57°40'08" East, 89.35 feet; thence South 33°32'19" West, 113.12 feet; thence South 55°27'36" West, 281.96 feet; thence North 89°33'30" West, 129.16 feet; thence South 7°26'30" West, 58.60 feet; thence South 77°26'30" West, 131.17 feet; thence North 60°33'30" West, 235.00 feet; thence North 35°33'30" West, 250.00 feet; thence North 3°05'27" East, 221.16 feet; thence North 89°56'30" East, 378.23 feet to the point of beginning.

Containing 7.750 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

**SECTION 8 - .543 ACRE HOTEL/CONDO/COMMERCIAL LOT, COALITION
WEST SITE, APPROXIMATELY 775 PARK AVENUE - ZONED
HR1-MPD**

Beginning at the Northeast corner of Lot 2, Block 1, Snyder's Addition to Park City said point being North 28°45'41" West, 468.78 feet and South 55°56'30" West, 28.61 feet, more or less, from a Park City Monument at the intersection of Park Avenue and Heber Avenue;

and running thence South 28°45'41" East, 200.00 feet along the East line of Lot 2; thence South 61°14'19" West, 99.30 feet, more or less, to the East-West 1/4 Section line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°56'24" West, 21.66 feet, more or less, along said 1/4 Section line to the West line of Lot 2; thence North 31°44'30" West, 176.86 feet along the West line of Lot 2 to the Northwest corner of Lot 2; thence North 55°56'30" East, 128.03 feet along the North line of Lot 2 to the point of beginning.

Containing 0.543 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00" East.)

**NOTE: THE EASTERLY HALF OF THIS PARCEL IS ZONED HRC-MPD. THE
WESTERLY HALF IS ZONED HR1-MPD**

800 593 PAGE 822

Ordinance No. 95-50

**AN ORDINANCE APPROVING THE FINAL PLAT OF TREASURE HILL
SUBDIVISION LOCATED AT 200 AND 220 KING ROAD
AND 375 AND 425 NORFOLK AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property indicated above, MPE Inc., petitioned the City Council for approval of the final plat; and

WHEREAS, proper notice was sent and the Planning Commission held a public hearing on August 30, 1995 and the City Council conducted a public hearing on September 7, 1995 to receive testimony on the proposed plat amendment; and

WHEREAS, on August 30, 1995 the Planning Commission forwarded a positive recommendation of approval to the City Council, with conditions regarding building size, public utility, fire protection, trails, the Infrastructure Review Ordinance, and setbacks; and

WHEREAS, it is in the best interest of Park City, Utah to approve the amended plat;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned amendment and that neither the public nor any person will be materially injured by the proposed plat amendment.

SECTION 2. PLAT APPROVAL. The Treasure Hill Subdivision is approved as shown on Attachment A with the following conditions:

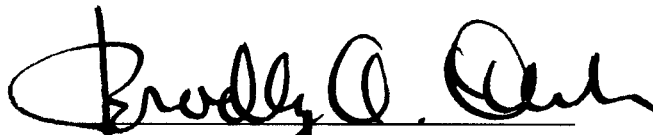
1. All original conditions of approval for the Preliminary Plat shall apply (Exhibit B).
2. Prior to final plat recordation, the Community Development Department shall review and approve notes on the plat addressing limits of disturbance, building footprint, building area limits, building height, and massing.
3. Prior to plat recordation, the City Engineer shall review and approve appropriate grading, utilities, water, and access construction plans.

4. Prior to plat recordation, a final site disturbance and re-vegetation plans shall be approved by the Community Development Department. The plans shall include construction staging, erosion control and vegetation protection. A letter of credit shall be posted to cover the costs for re-vegetation and including retaining walls.
5. Prior to plat recordation, final plans for the skier bridge across the Upper Norfolk driveway, all retaining walls, resurfacing of King Road and relocation of the gate shall be reviewed and approved by the Community Development Department.
6. Prior to plat recordation, the City Council, City Attorney, and City Engineer shall review and approve the plat.
7. All Standard Project Conditions shall apply.
8. In conjunction with final plat recordation, an open space agreement in a form approved by the City Attorney shall be entered into and recorded by the applicant which addresses ownership, uses, maintenance and trails.

SECTION 3. EFFECTIVE DATE. This ordinance shall become effective immediately.

PASSED AND ADOPTED this 7th day of September, 1995

PARK CITY MUNICIPAL CORPORATION



Mayor Bradley A. Olch

Attest:



Janet M. Scott, Deputy City Recorder

Approved as to form:



Mark D. Harrington, Assistant City Attorney



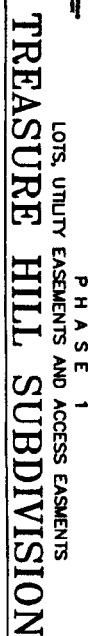
James L. Stevens, L.S. No. 5630	Date

PROPERTY DESCRIPTION

[illegible]

Containing 47,350 Acres, more or less

(Basis of bearing for the above description is the Park City Monument at the intersection of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23.38°00' East)



A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PAGE 1 of 3

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

APPROVED BY THE PARK CITY
PLAYING COMMISSION THIS
DAY OF _____ 1895 A.D.

PLANNING COMMISSION

ENGINEERS' CERTIFICATES

I FIND THIS PLAY TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 1955 A.D.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____
 MAY OF _____ 1985 A.D.
 BY _____
SEE THE INSTRUCTIONS OF THE FORM FOR THE SIGNING OFFICIALS

CERTIFICATE OF ATTEST

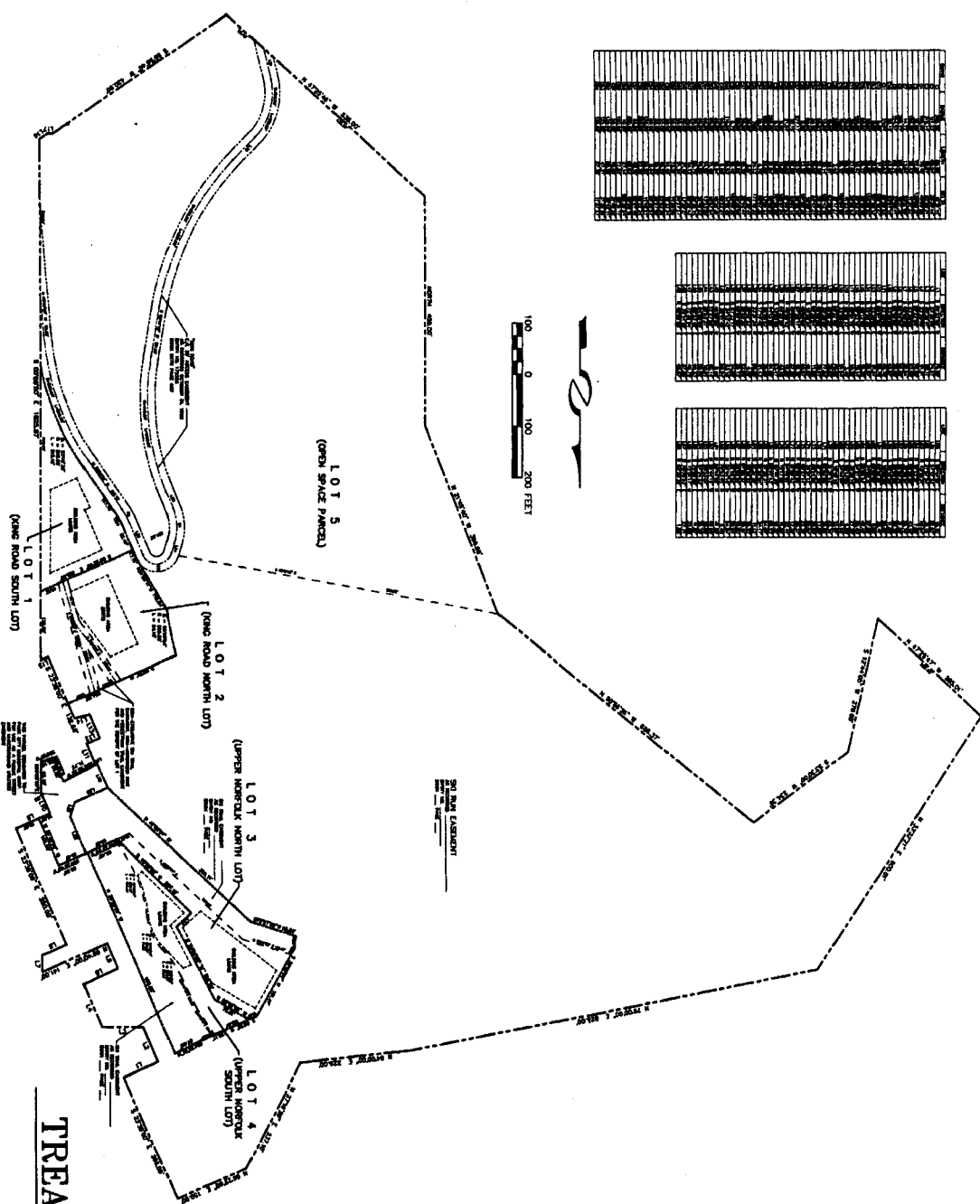
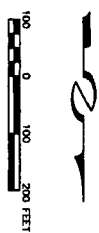
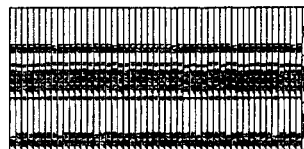
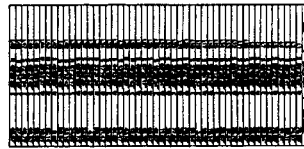
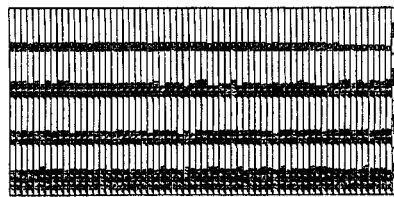
I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS _____ DAY
OF _____ 1995 A.D.

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____
1985 A.D.

RECORDED

STATE OF UTAH COUNTY OF S
AT THE REQUEST OF
DATE TIME BOOK



PHASE 1 SKI TRAIL EASEMENTS TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASIN AND MERRILL

OWNER'S DEDICATION AND CONSENT TO RECORD
The owner of this subdivision, hereby irrevocably offers for dedication to the City of Park City, Utah, the right-of-way, land and local easements shown on this map, for the purpose of establishing and maintaining the public ski trail easements and other public facilities shown on this map, and the owner consents to the recording of this map and the dedication of the land and easements shown on this map to the City of Park City, Utah, for the purpose of establishing and maintaining the public ski trail easements and other public facilities shown on this map.

EDWARD J. BEALEY
By _____
CLIVE CARLIS

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
On this _____ day of _____, 1984, personally appeared before me EDWARD J. BEALEY, the owner of the foregoing instrument, and saw and acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at _____
My Commission Expires _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
On this _____ day of _____, 1984, personally appeared before me CLIVE CARLIS, the owner of the foregoing instrument, and saw and acknowledged to me that he executed the same.

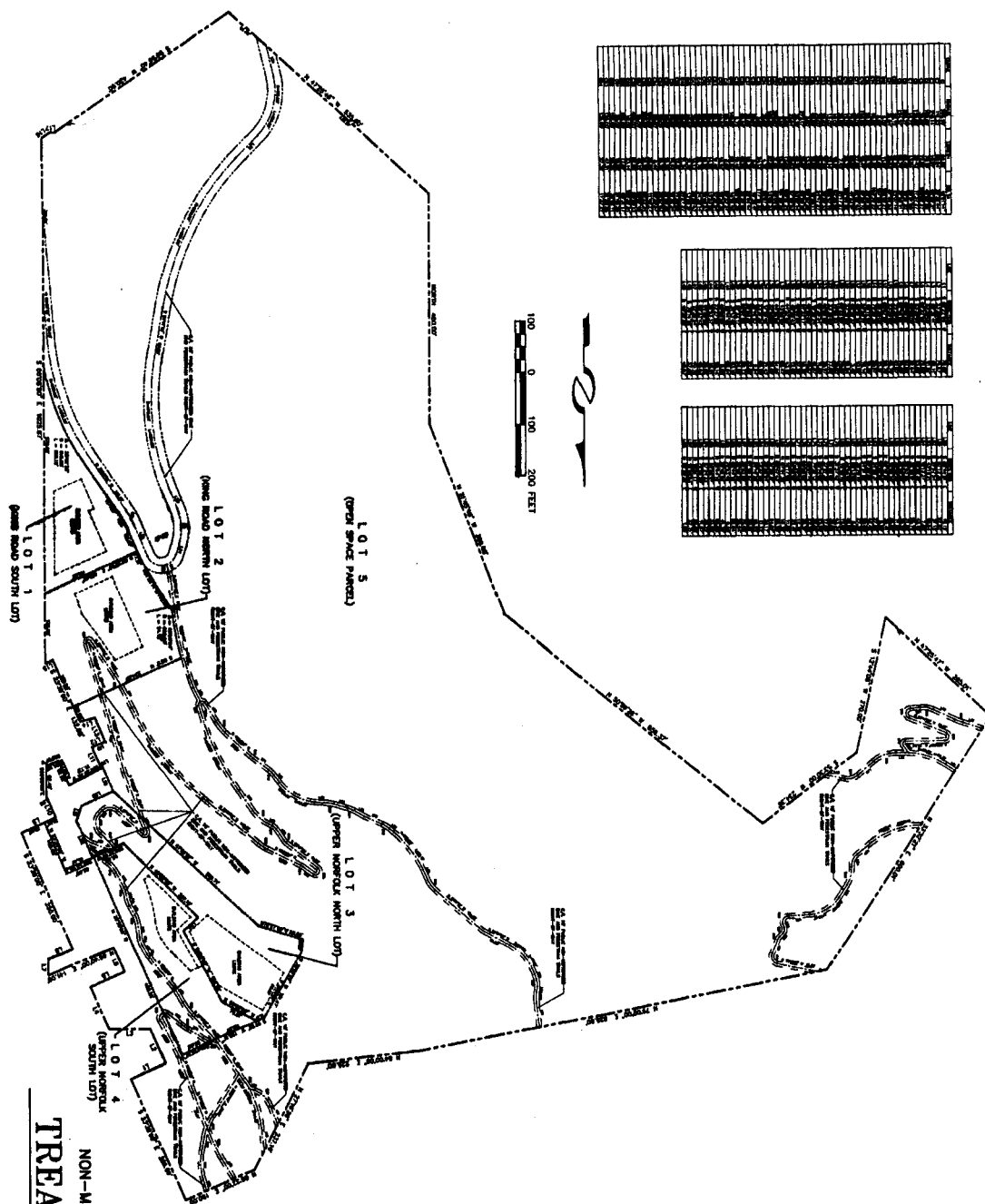
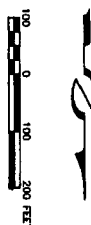
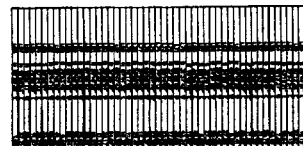
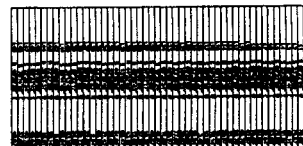
NOTARY PUBLIC
Residing at _____
My Commission Expires _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT
On the _____ day of _____, 1984, personally appeared before me PATRICK A. BEALEY, the owner of the foregoing instrument, and saw and acknowledged to me that he executed the same.

NOTARY PUBLIC
Residing at _____
My Commission Expires _____

RECORDED
STATE OF UTAH COUNTY OF SALT LAKE FILED
DATE _____ TIME _____ BOOK _____ PAGE _____
TELEPHONE _____ RECORDER _____



PHASE 1
NON-MOTORIZED BIKE AND PEDESTRIAN TRAILS RIGHT-OF-WAY
TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

[illegible]

RECORDED

STATE OF UTAH COUNTY OF SHARPT AND FILED

AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FIT RECORDED

CURVE	RADIUS	LENGTH	DELTA
C1	295.58	83.28	16'08"23"
C2	111.24	73.37	37'47"39"
C3	210.14	10.97	10'29"51"
C4	100.00	70.10	40'09"58"
C5	14.29	72.88	13'09"33"
C6	150.00	30.43	11'37"27"
C7	14.29	13.84	5'51"50"
C8	205.27	60.40	16'01"05"
C9	124.53	80.79	37'09"41"
C10	58.15	42.50	8'33'07"44"
C11	31.34	33.63	8'20"53"
C12	5.00	11.01	1'01'07"27"
C13	8.00	22.06	1'57'08"13"
C14	10.00	26.82	1'53'39"22"
C15	30.00	25.72	1'49'28"16"
C16	150.00	18.47	0'30'31"71"
C17	15.00	27.69	0'26'04"31"
C18	70.00	50.58	41'23'01"
C19	15.00	26.79	1'02'30'51"
C20	20.00	7.43	2'17'27"71"
C21	10.00	10.91	0'27'28'58"
C22	12.00	22.14	1'04'42'16"
C23	59.83	37.28	3'58'33"33"
C24	30.00	28.69	4'44'22"71"
C25	60.00	19.88	1'59'11"11"
C26	5.00	13.25	1'51'56'26"
C27	277.17	33.57	0'57'22'17"71"
C28	26.15	42.50	8'33'07"14"
C29	31.34	33.63	8'20'53"31"
C30	5.00	13.69	1'56'51'24"
C31	8.00	15.50	1'01'29'29"
C32	200.00	31.84	0'09'09'01"
C33	100.00	22.88	0'30'6"33"
C34	30.00	4.78	0'00'0'36"
C35	7.80	24.13	1'77'15'32"
C36	20.00	5.81	0'10'30'41"
C37	20.00	10.38	2'04'44'71"
C38	60.00	42.56	3'07'55'59"
C39	6.75	19.46	1'55'08'38"
C40	110.00	28.53	1'45'14'51"
C41	60.00	6.68	0'07'2'37"
C42	60.00	16.24	1'50'30'55"
C43	60.00	11.40	1'09'54'54"
C44	60.00	14.56	1'35'35'58"
C45	60.00	16.55	1'54'46'23"
C46	60.00	25.75	2'45'14'14"
C47	30.00	14.13	2'05'58'43"
C48	30.00	21.19	1'37'29'21"
C49	50.00	21.34	2'47'27'27"
C50	50.00	12.51	1'43'00'00"
C51	50.00	14.43	1'63'32'24"
C52	50.00	19.25	2'23'03'24"
C53	50.00	18.28	2'05'7'03"
C54	50.00	8.44	0'09'39'57"
C55	150.00	30.83	1'14'49'27"
C56	200.00	22.25	0'07'22'24"
C57	55.00	48.12	5'07'45'00"
C58	400.00	62.63	0'08'58'15"
C59	10.00	27.17	1'55'30'24"
C60	150.00	17.07	0'08'11'17"
C61	50.00	18.99	2'14'25'25"
C62	125.00	58.28	3'04'21'11"
C63	125.00	47.21	2'1'38'28"
C64	135.00	27.39	1'13'27'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	24.67'
L3	S 89°48'41" E	62.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.98'
L7	S 00°00'00" E	32.84'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.97'
L11	S 23°38'00" E	45.70'
L12	S 68°07'00" W	28.25'
L13	S 23°38'00" E	51.61'
L14	N 75°38'35" E	29.97'
L15	N 66°12'00" E	16.39'
L16	S 55°51'19" W	19.14'
L17	S 89°51'10" W	10.52'
L18	N 62°20'36" E	3.46'
L19	S 23°38'00" E	51.54'
L20	S 66°22'00" W	70.00'
L21	S 18°06'25" W	30.82'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 65°30'44" W	11.30'
L25	S 16°20'24" E	41.07'
L26	S 48°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	37.25'
L29	N 45°28'43" E	12.09'
L30	N 44°32'58" W	53.24'
L31	S 13°33'09" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°50'07" E	35.69'
L34	S 17°18'46" E	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°42'23" W	4.92'
L37	S 25°53'59" W	15.16'
L38	S 68°07'00" W	29.73'
L39	N 67°22'17" E	37.91'
L40	S 34°12'42" E	63.18'
L41	S 28°41'56" E	68.84'
L42	S 45°00'00" W	8.00'
L43	N 72°27'00" E	50.14'
L44	N 36°53'37" E	18.61'
L45	N 84°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°36'54" E	40.79'
L48	S 78°14'18" E	37.25'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 74°12'33" E	22.82'
L52	N 21°57'54" E	31.15'
L53	N 43°15'51" E	10.64'
L54	N 19°13'37" W	7.88'
L55	N 86°28'39" E	43.19'
L56	N 37°35'01" E	28.79'
L57	N 53°03'55" E	31.88'
L58	S 26°38'09" E	30.39'
L59	S 20°19'20" E	11.89'
L60	S 18°08'50" E	25.62'
L61	N 69°18'29" W	35.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 28°05'53" W	42.42'
L65	N 54°51'58" W	26.40'
L66	S 30°58'19" E	22.29'
L67	S 63°13'08" E	6.88'
L68	S 34°44'03" E	46.68'
L69	S 18°46'18" E	15.07'
L70	N 31°37'42" W	43.34'
L71	N 52°30'25" W	38.80'
L72	N 37°21'50" W	17.89'
L73	N 05°14'08" W	33.99'
L74	N 74°21'12" W	28.62'
L75	N 60°27'14" W	23.38'
L76	N 68°58'08" W	58.37'
L77	N 51°58'43" W	12.32'
L78	N 24°40'07" W	22.41'
L79	N 19°17'00" W	11.88'
L80	N 07°41'38" E	10.32'
L81	N 05°47'43" W	50.23'
L82	N 51°25'31" W	54.07'
L83	N 26°58'04" W	34.17'
L84	N 12°37'59" W	11.12'
L85	N 28°10'22" W	19.23'
L86	N 07°08'57" W	26.91'
L87	N 28°33'59" W	19.60'
L88	N 30°48'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	8.48'
L91	N 20°48'00" W	43.48'
L92	N 29°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
L94	S 67°24'23" E	35.59'
L95	S 79°09'50" E	11.87'
L96	N 15°51'17" W	23.68'
L97	N 10°50'53" E	27.71'
L98	N 62°20'36" E	1.06'

THIS AREA NOT DEVELOPABLE
PRIOR TO SUBDIVISION AND
REVIEW IN ACCORDANCE WITH
THE SWEENEY MASTER PLAN
(SEE NOTE 9)

STREET ADDRESSES
LOT #1 = 200 KING ROAD
LOT #2 = 220 KING ROAD
LOT #3 = 425 NORFOLK AVENUE
LOT #4 = 375 NORFOLK AVENUE

LOT 5
(OPEN SPACE PARCEL)
1,861,792 SQ.FT.

LOT 3
(UPPER NORFOLK NORTH LOT)
56851 SQ.FT.

LOT 2
(KING ROAD NORTH LOT)
53694 SQ.FT.

LOT 1
(KING ROAD SOUTH LOT)
37283 SQ.FT.

LOT 4
(UPPER NORFOLK SOUTH LOT)
48008 SQ.FT.

PHASE 1 LOTS, UTILITY EASEMENTS AND ACCESS EASMENTS TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, JAMES L. STEVENS, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5659, as prescribed by the laws of the State of Utah, and that a survey of the following described ~~land~~ property was performed under my direction of the parcel described ~~below~~ above. I further certify the lots shown on this plat are correctly staked as shown.

James L. Stevens, L.S. No. 5659
Date 4-12-96

PROPERTY DESCRIPTION

Beginning at a point which is South 66°22'West, 75.00 feet and South 23°38'East, 58.91 feet from the Northeast corner of Block 29, Park City Survey, Amended Plat, said point also being South 66°40'West, 300.00 feet and North 23°38'West, 535.46 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; and running thence South 23°38'East, 266.09 feet; thence South 66°22'West, 75.00 feet; thence South 23°38'East, 74.67 feet, more or less, to the East-west 40 Acre Line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°36'41"East, 82.11 feet, more or less, along said 40 Acre Line; thence South 23°38'East, 91.91 feet, more or less, to the Northwest corner of Lot 2, Block 1 as platted on the Easterly end of the patented Park City Lode Mining Claim U.S. Lot No. 633; thence South 66°22'West, 75.00 feet to the Northwest corner of Lot 12 of said mining claim; thence South 23°38'East, 53.98 feet to the Southwest corner of Lot 13 said mining claim; thence North 66°40'East, 141.00 feet, more or less, to a North-south 40 Acre line and the West line of Park City Townsite said point being South 66°40'00'West, 240.50 feet, and North 0°08'50'West, 16.32 feet, more or less, from a Park City Monument at the Intersection of Park Avenue and 4th Street; thence South 0°08'50'East, 32.64 feet, more or less, along said 40 Acre Line and said West Line; thence South 66°40'West, 52.99 feet, more or less, to the Northwest corner of said mining claim; thence South 23°38'East, 250.00 feet to the Northeast corner of Lot 22, Block 30, Park City Townsite Survey, Amended Plat; thence South 66°40'West, 75.00 feet; thence South 23°38'East, 42.87 feet; thence North 62°20'36'East, 1.06 feet; thence South 0°08'50'East, 62.49 feet; thence South 68°07'West, 26.16 feet; thence North 23°38'West, 52.92 feet; thence South 62°20'36'West, 71.73 feet; thence South 23°38'East, 45.70 feet; thence South 68°07'West, 28.75 feet; thence South 23°38'East, 51.61 feet; thence North 75°38'35'East, 29.97 feet; thence South 23°38'East, 132.68 feet; thence North 66°12'East, 16.39 feet, more or less, to said 40 Acre Line and said West Line; thence South 0°08'50'East, 1025.87 feet along said 40 Acre Line and said West Line to a point on the Alice Lode which point is North 31°40'53'West, 583.55 feet from a Park City Monument on the Centerline of Daly Avenue; thence South 55°53'19'West, 19.14 feet along said Alice Lode; thence South 89°51'10'West, 10.52 feet; thence South 55°55'40'West, 420.90 feet; thence North 47°25'46'West, 535.00 feet; thence North, 450.00 feet; thence North 21°45'40'West, 399.68 feet; thence North 50°56'26'West, 656.37 feet; thence South 53°30'West, 234.36 feet; thence South 12°44'05'West, 270.00 feet; thence North 47°25'47'West, 285.01 feet; thence North 33°32'19'East, 600.01 feet; thence North 79°00'East, 825.00 feet; thence North 84°00'East, 112.53 feet; thence North 52°East, 223.20 feet; thence North 27°40'34'East, 96.07 feet; thence North 66°22'East, 150.00 feet to the point of beginning.

Containing 47.514 Acres, more or less.

(Basis of bearing for the above description is the Park City Monuments at the Intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38'00'East)

POINT OF BEGINNING

MONUMENT
PARK AVENUE
6TH STREET
(1984)

PHASE 1

LOTS, UTILITY EASEMENTS AND ACCESS EASMENTS

TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER
IMPROVEMENT DISTRICT STANDARDS ON THIS 12th
DAY OF April, 1996 A.D.

BY *Rex Quilley*
S.B.S.I.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS 15th
DAY OF April, 1996 A.D.

BY *Judith Jones*
CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS 12th
DAY OF April, 1996 A.D.

BY *Eric W. Dehaan*
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 15th
DAY OF April, 1996 A.D.

BY *Mal D. H.*
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS 9TH DAY
OF SEPTEMBER, 1995 A.D.

BY *Anna L. Sheldon*
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS 9TH DAY OF SEPTEMBER,
1995 A.D.

BY *Bud G. Orr*
MAYOR

ENTRY # 452295

RECORDED

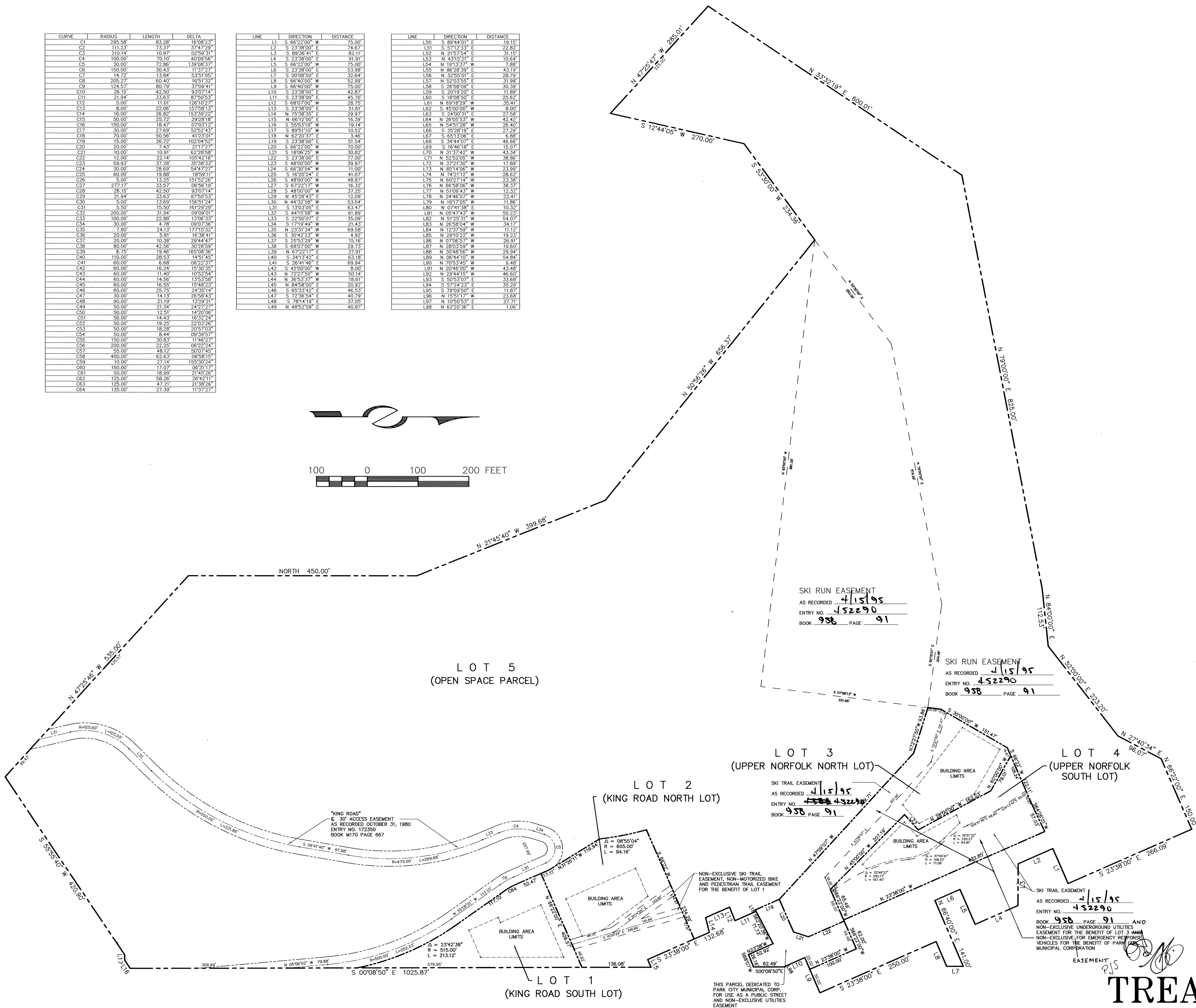
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE Co.
DATE 4-15-96 TIME 17:00 BOOK PAGE

\$95.00
FEE
BY *Alan Spragg*
RECORDER

CURVE	RADIUS	LENGTH	DELTA
C1	295.58	83.28	15.3823°
C2	111.23	73.37	37.4729°
C3	210.14	100.97	02.5931°
C4	100.00	70.10	40.0956°
C5	30.00	72.86	139.0837°
C6	150.00	30.43	113.7277°
C7	14.72	13.84	53.5105°
C8	203.27	50.50	15.9150°
C9	124.57	80.79	37.0941°
C10	26.15	42.50	93.0714°
C11	21.84	33.63	87.2053°
C12	5.00	11.01	126.1077°
C13	8.00	22.00	157.6813°
C14	10.00	26.82	153.3922°
C15	50.00	25.72	27.2816°
C16	150.00	18.47	07.0312°
C17	30.00	27.69	52.5243°
C18	70.00	50.50	47.9301°
C19	15.00	26.72	102.0452°
C20	20.00	7.43	211.7277°
C21	10.00	10.91	62.2858°
C22	12.90	22.14	105.4216°
C23	59.83	37.38	35.3833°
C24	30.00	28.69	54.4727°
C25	60.00	19.88	18.9811°
C26	5.00	13.25	151.5226°
C27	27.17	33.57	08.5619°
C28	26.15	42.50	93.0714°
C29	21.84	33.63	87.2053°
C30	5.00	13.69	158.3124°
C31	5.50	15.50	161.2929°
C32	200.00	31.84	09.0901°
C33	100.00	22.88	13.0643°
C34	30.00	4.78	09.0756°
C35	7.80	24.13	177.1532°
C36	20.00	5.81	16.3841°
C37	20.00	10.36	29.4447°
C38	80.00	42.56	30.2859°
C39	8.75	18.46	160.0836°
C40	110.00	28.53	14.5145°
C41	60.00	6.68	06.2237°
C42	60.00	16.24	15.3035°
C43	60.00	11.40	10.9254°
C44	60.00	14.56	13.5358°
C45	60.00	16.55	15.4873°
C46	60.00	26.70	24.3014°
C47	30.00	14.13	26.5843°
C48	90.00	17.07	13.9291°
C49	50.00	21.34	24.2727°
C50	50.00	12.51	14.2006°
C51	50.00	14.43	16.3524°
C52	50.00	19.29	22.0326°
C53	50.00	18.28	20.5703°
C54	50.00	8.44	09.3957°
C55	150.00	30.83	11.4657°
C56	200.00	12.25	05.2524°
C57	50.00	48.12	50.0746°
C58	400.00	62.63	08.5815°
C59	10.00	27.14	155.3024°
C60	150.00	17.07	06.3117°
C61	50.00	18.99	21.4526°
C62	125.00	38.26	28.4311°
C63	125.00	47.71	21.8826°
C64	135.00	27.39	11.3727°

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00
L2	S 23°38'00" E	74.67
L3	S 89°36'41" E	82.11
L4	S 23°38'00" E	81.81
L5	S 66°22'00" W	75.00
L6	S 23°38'00" E	53.98
L7	S 00°08'50" E	32.64
L8	S 66°40'00" W	75.00
L9	S 66°40'00" W	75.00
L10	S 23°38'00" E	42.87
L11	S 23°38'00" E	42.70
L12	S 68°07'00" W	28.75
L13	S 23°38'00" E	51.41
L14	N 75°38'35" E	29.97
L15	S 55°53'19" W	19.14
L16	S 89°36'41" E	10.55
L17	S 89°36'41" E	4.46
L18	N 52°02'31" E	51.54
L19	S 23°38'00" E	70.00
L20	S 66°22'00" W	75.00
L21	S 18°06'25" W	30.82
L22	S 23°38'00" E	77.88
L23	S 48°00'00" W	39.97
L24	S 66°30'54" W	11.00
L25	S 16°02'24" E	41.07
L26	S 48°00'00" W	48.87
L27	S 07°22'17" W	18.32
L28	S 48°00'00" W	37.25
L29	N 45°28'43" E	12.09
L30	N 44°52'56" W	53.54
L31	S 13°03'05" E	63.47
L32	S 44°15'06" W	61.89
L33	S 22°40'07" E	35.09
L34	S 17°19'48" W	21.43
L35	N 23°31'34" W	69.58
L36	S 30°42'23" W	4.52
L37	S 25°32'56" W	15.16
L38	S 68°07'00" W	29.73
L39	N 67°22'17" E	37.41
L40	S 34°13'42" E	63.18
L41	E 68°07'00" W	69.34
L42	S 45°00'00" W	8.00
L43	N 72°27'50" W	50.14
L44	N 36°53'37" E	18.61
L45	N 84°58'00" E	20.39
L46	S 60°53'43" E	46.53
L47	S 72°36'54" E	40.79
L48	S 78°14'19" E	37.88
L49	N 48°52'58" E	40.87

LINE	DIRECTION	DISTANCE
L50	S 89°44'00" E	19.13
L51	S 57°12'33" E	22.82
L52	N 21°57'54" E	30.15
L53	N 43°10'11" E	10.84
L54	N 19°13'37" W	7.88
L55	N 86°26'39" E	43.19
L56	N 32°55'01" E	28.79
L57	N 52°03'59" E	31.88
L58	S 26°08'09" E	11.89
L59	S 20°19'20" E	11.89
L60	S 18°08'50" E	25.62
L61	N 69°18'29" W	35.41
L62	S 45°00'00" W	8.00
L63	S 24°00'31" E	27.58
L64	N 20°55'02" E	42.49
L65	N 54°51'28" W	26.40
L66	S 35°28'10" E	27.29
L67	S 65°13'06" E	6.88
L68	S 34°44'07" E	46.66
L69	S 16°46'18" E	15.07
L70	N 31°37'42" W	43.34
L71	N 52°03'59" E	38.88
L72	N 32°55'01" W	17.89
L73	N 85°14'06" W	23.99
L74	N 74°11'12" W	58.62
L75	N 60°27'14" W	23.38
L76	N 66°38'04" W	38.37
L77	N 51°09'43" W	12.32
L78	N 24°46'07" W	22.41
L79	N 18°17'05" W	11.86
L80	N 07°41'38" E	10.32
L81	N 05°47'43" W	50.53
L82	N 51°29'31" W	54.07
L83	N 26°38'04" W	54.17
L84	N 12°37'59" W	11.12
L85	N 29°10'22" W	19.23
L86	N 07°06'51" W	26.91
L87	N 28°03'59" W	18.60
L88	N 30°06'54" W	29.94
L89	N 08°44'10" W	54.84
L90	N 70°53'45" W	9.48
L91	N 20°46'00" W	43.48
L92	N 29°44'15" W	46.60
L93	S 56°53'07" E	33.68
L94	S 57°24'23" E	35.29
L95	S 79°39'50" E	11.87
L96	N 15°51'17" W	23.88
L97	N 10°55'13" E	27.71
L98	N 62°20'38" E	1.00



OWNER S DEDICATION AND CONSENT TO RECORD

The owners or their representatives, hereby irrevocably offer for dedication to the City of Park City all the streets, trails right-of-way, land for local government uses, easements, parks and required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication subject to easements, deeds of record and agreements of record.

IN WITNESS WHEREOF, the undersigned sets their hands this 4TH day of April, 1996

EDMUND J. BEAULIEU
CLYDE CARLIG

SWEENEY LAND COMPANY, a
Utah general partnership
By Patrick J. Sweeney
Patrick J. Sweeney
Managing Partner

ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Summit) ss.

On this 4TH day of April, 1996, personally appeared before me EDMUND J. BEAULIEU, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Robert C. Rodman
NOTARY PUBLIC
Residing at: Summit Co. Utah

NOTARY PUBLIC
ROBERT C. RODMAN
1700 PARK AVE. P.O. BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Summit) ss.

On this 4TH day of April, 1996, personally appeared before me CLYDE CARLIG, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Robert C. Rodman
NOTARY PUBLIC
Residing at: Summit Co. Utah

NOTARY PUBLIC
ROBERT C. RODMAN
1700 PARK AVE. P.O. BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT) ss.

On the 4TH day of April, 1996, personally appeared before me PATRICK J. SWEENEY, who being by me duly sworn, did say that he is the Managing General Partner of Sweeney Land Company, a Utah general partnership, and that the foregoing instrument was signed on behalf of said partnership, and said PATRICK J. SWEENEY acknowledged to me that said partnership executed the same.

Robert C. Rodman
NOTARY PUBLIC
Residing at: Summit Co. Utah

NOTARY PUBLIC
ROBERT C. RODMAN
1700 PARK AVE. P.O. BOX 2033
PARK CITY, UT 84060
My Commission Expires NOV 27 1997
State of Utah

My Commission Expires:
Nov 27, 1997

PHASE 1
SKI TRAIL EASEMENTS

TREASURE HILL SUBDIVISION

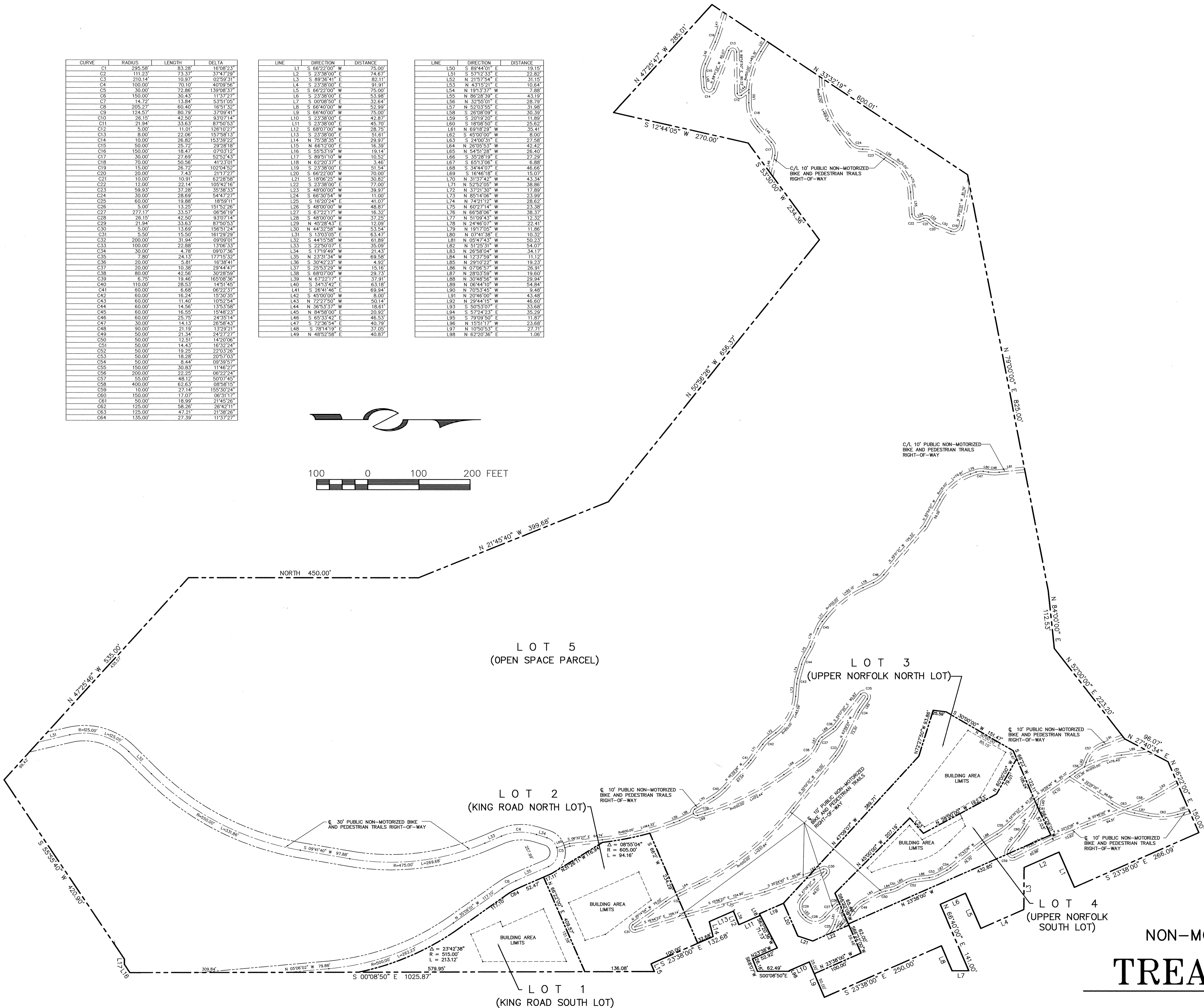
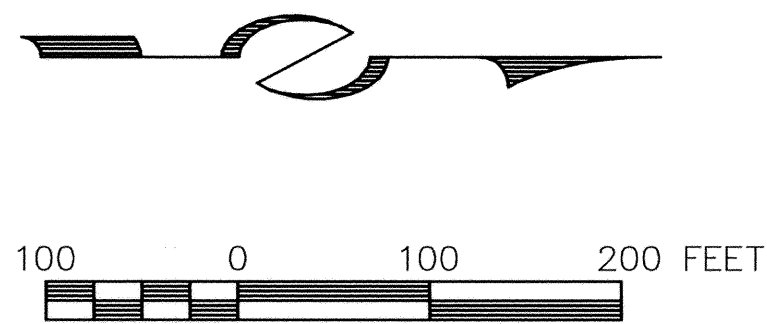
A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

ENTRY # 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF COALITION TITLE CO.
DATE 4-15-96 TIME 17:00 BOOK PAGE
\$95.00 FEE Alan Sweeney RECORDER

CURVE	RADIUS	LENGTH	DELTA
C1	295.58	61.28	16.08°23'
C2	111.23	73.37	37.47°29'
C3	210.14	19.37	02°09'03"
C4	100.00	70.10	40°09'58"
C5	30.00	22.80	139°08'29"
C6	150.00	30.43	11°37'27"
C7	14.22	13.84	53°51'05"
C8	205.67	60.60	16°51'35"
C9	124.57	80.79	37°09'41"
C10	26.10	42.50	83°07'14"
C11	21.94	33.63	87°50'53"
C12	5.00	11.00	126°10'27"
C13	8.00	22.00	157°58'13"
C14	10.00	26.82	153°39'22"
C15	50.00	25.74	20°08'18"
C16	150.00	18.47	07°03'12"
C17	30.00	27.69	52°52'43"
C18	70.00	50.56	41°23'01"
C19	15.00	26.72	102°04'59"
C20	20.00	7.43	21°17'27"
C21	10.00	10.91	62°28'58"
C22	12.00	22.14	105°42'16"
C23	59.93	37.28	35°38'33"
C24	30.00	28.60	54°42'7"
C25	60.00	18.86	18°59'11"
C26	5.00	13.20	151°52'38"
C27	277.17	33.57	06°58'19"
C28	26.15	42.50	83°07'14"
C29	21.84	33.63	87°50'53"
C30	5.00	13.69	156°51'24"
C31	5.50	15.50	161°29'59"
C32	200.00	31.94	09°09'01"
C33	100.00	22.88	13°06'33"
C34	30.00	47.80	171°14'49"
C35	7.80	24.13	177°15'32"
C36	20.00	5.80	16°58'41"
C37	20.00	10.38	29°44'47"
C38	80.00	42.50	30°28'59"
C39	6.75	19.46	165°08'36"
C40	110.00	28.53	14°51'45"
C41	60.00	6.86	08°29'37"
C42	80.00	16.24	15°30'35"
C43	60.00	11.40	10°52'54"
C44	60.00	14.56	13°53'58"
C45	60.00	16.59	15°48'23"
C46	60.00	25.75	24°35'14"
C47	30.00	14.13	26°58'43"
C48	60.00	21.19	13°29'01"
C49	50.00	21.34	24°27'27"
C50	50.00	12.50	14°20'06"
C51	50.00	14.43	16°32'24"
C52	50.00	19.29	22°03'38"
C53	50.00	18.28	20°57'03"
C54	50.00	8.44	09°39'57"
C55	150.00	30.83	11°48'27"
C56	200.00	22.25	06°22'24"
C57	55.00	48.17	50°07'49"
C58	400.00	62.63	08°58'15"
C59	130.00	27.14	10°50'24"
C60	150.00	17.07	06°31'17"
C61	50.00	18.99	21°45'26"
C62	125.00	56.26	26°45'11"
C63	125.00	47.21	21°38'26"
C64	135.00	27.39	11°57'27"

LINE	DIRECTION	DISTANCE
L1	S 66°22'00" W	75.00'
L2	S 23°38'00" E	74.67'
L3	S 88°54'41" E	62.11'
L4	S 23°38'00" E	91.91'
L5	S 66°22'00" W	75.00'
L6	S 23°38'00" E	53.88'
L7	S 00°08'50" E	33.64'
L8	S 66°40'00" W	52.99'
L9	S 66°40'00" W	75.00'
L10	S 23°38'00" E	42.87'
L11	S 23°38'00" E	45.70'
L12	S 66°22'00" W	28.25'
L13	S 23°38'00" E	51.61'
L14	N 70°38'30" E	29.97'
L15	N 66°14'00" E	16.38'
L16	S 55°53'19" W	19.14'
L17	S 69°51'10" W	10.52'
L18	N 62°20'37" E	3.46'
L19	S 23°38'00" E	51.44'
L20	S 66°22'00" W	75.00'
L21	S 18°06'25" W	30.82'
L22	S 23°38'00" E	77.00'
L23	S 48°00'00" W	39.97'
L24	S 66°30'54" W	11.00'
L25	S 16°20'24" E	41.07'
L26	S 69°00'00" W	48.87'
L27	S 67°22'17" W	16.32'
L28	S 48°00'00" W	32.25'
L29	N 42°24'43" E	12.09'
L30	N 44°32'58" W	53.54'
L31	S 13°03'05" E	63.47'
L32	S 44°15'58" W	61.89'
L33	S 22°52'07" E	35.09'
L34	S 77°14'49" W	21.43'
L35	N 23°31'34" W	69.58'
L36	S 30°42'23" W	4.92'
L37	S 25°53'29" W	15.16'
L38	S 68°07'59" W	23.73'
L39	N 67°22'17" E	37.91'
L40	S 34°13'42" E	63.18'
L41	S 38°41'46" E	69.84'
L42	S 45°00'00" W	8.00'
L43	N 72°21'50" W	50.14'
L44	N 36°53'37" W	18.61'
L45	N 64°58'00" E	20.92'
L46	S 65°33'42" E	46.53'
L47	S 72°36'54" E	40.79'
L48	S 78°14'19" E	37.05'
L49	N 48°52'58" E	40.87'

LINE	DIRECTION	DISTANCE
L50	S 89°44'01" E	19.15'
L51	S 57°12'33" E	22.82'
L52	N 23°24'54" E	31.15'
L53	N 43°15'21" E	10.64'
L54	N 19°13'37" W	7.80'
L55	N 86°28'59" E	43.19'
L56	N 32°25'01" E	28.79'
L57	N 50°20'50" E	31.98'
L58	S 26°08'09" E	30.39'
L59	S 20°12'00" E	11.89'
L60	S 18°08'50" E	26.62'
L61	N 18°10'29" W	38.41'
L62	S 45°00'00" W	8.00'
L63	S 24°00'31" E	27.58'
L64	N 63°05'53" W	42.42'
L65	N 54°50'28" W	26.40'
L66	S 35°58'19" E	27.29'
L67	S 65°13'06" E	6.88'
L68	S 54°46'07" E	46.66'
L69	S 16°46'18" E	15.07'
L70	N 21°37'42" W	43.34'
L71	N 56°25'05" W	38.86'
L72	N 37°23'30" W	17.89'
L73	N 85°14'06" W	23.99'
L74	N 74°21'12" W	28.62'
L75	N 62°21'14" W	23.38'
L76	N 66°58'06" W	38.33'
L77	N 51°09'43" W	12.30'
L78	N 24°46'07" W	22.41'
L79	N 19°17'05" W	11.86'
L80	N 07°43'58" E	63.30'
L81	N 05°47'43" W	50.23'
L82	N 31°25'31" W	54.07'
L83	N 65°58'04" W	34.71'
L84	N 12°37'59" W	11.12'
L85	N 50°12'22" W	19.23'
L86	N 07°06'57" W	26.91'
L87	N 28°03'59" W	19.60'
L88	N 30°46'56" W	29.94'
L89	N 06°44'10" W	54.84'
L90	N 70°53'45" W	5.48'
L91	N 20°46'00" W	43.48'
L92	N 59°44'15" W	46.60'
L93	S 50°53'07" E	33.68'
L94	S 57°24'23" E	35.29'
L95	S 79°09'50" E	11.87'
L96	N 15°01'17" W	23.66'
L97	N 10°50'53" E	12.77'
L98	N 62°20'36" E	1.06'



PHASE 1
NON-MOTORIZED BIKE AND PEDESTRIAN TRAILS RIGHT-OF-WAY
TREASURE HILL SUBDIVISION

A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE
CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

1. FOOTPRINT. The maximum footprint, calculated from the outside face of walls and subject to the massing requirements of Note 7, shall be three thousand five hundred (3500) square feet including garages. The following shall not count towards the foot print calculations:

- (a) Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
- (b) Exterior walkways;
- (c) Exterior stairs;
- (d) Driveways.

2. BUILDING AREA LIMITS. Improvements, including fences and formal landscaping (unless otherwise permitted under easements or agreements of record or as shown on the Plat or as consistent with the approved construction drawings of the driveways, Upper Norfolk turnaround, King Road turnaround, ski bridge and utility plans) shall be limited to the Building Area Limits noted on the Plat. Notwithstanding the foregoing, flat areas located on the Ski Trail Easements where they cross Lots 3 and 4 and are directly adjacent to the Building Area Limits of Lots 3 and 4 may be landscaped with irrigated groomed grass.

3. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20) feet beyond the Building Area Limits or to adjoining lot property lines which ever is closer. Such disturbed area shall be revegetated with native landscaping.

4. HEIGHT. The building height shall be measured from existing grade to the top of flat roofs and to the ridge of pitched roofs. The maximum height, in general, shall be twenty five (25) feet for flat roofs and thirty (30) feet for pitched roofs. A maximum height of twenty eight (28) feet for flat roofs and thirty three (33) feet for pitched roofs shall be permitted for the expressed purpose of accommodating access, i.e. stairwells and/or elevators, between floor levels.

5. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades without a step back of at least five (5) feet shall be twenty five (25) feet from existing or reestablished grade whichever is greater.

6. MASSING. House designs may be comprised of one or more connected or unconnected building masses. No one building mass within the 3500 square foot footprint referenced in Note 1 above, shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks.

7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

8. FIRE SPRINKLING. Internal and external modified 13d fire sprinklers shall be provided for the homes. Wood roofing material shall be prohibited.

9. PRECEDENCE. The above special restrictions are consistent with the Sweeney Master Plan approved by the Park City Municipal Corporation on October 16, 1986 and as subsequently amended on October 14, 1987 and December 30, 1992. Final house design shall be reviewed under the Small Scale Master Plan Process in accordance with the Sweeney Master Plan.

ENTRY# 452295	RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF <u>COALITION TITLE Co.</u> DATE <u>4-15-96</u> TIME <u>17:00</u> BOOK <u> </u> PAGE <u> </u>	
\$95.00 FEE	<u>Alan Sperry</u> RECORDER

issuance of any building permits. The plan shall address staging, material storage, construction timelines, special signs, parking, fencing, and any other construction-related details to the satisfaction of the Community Development Department.

6. The exposed interior facades of the garage entryway on Heber Avenue shall use patterned materials and subdued lighting. The final materials and fixtures shall be submitted with the building plans and reviewed and approved by the Planning Staff under the building permit review process.
7. An approximately 220-foot section of the bike path adjacent to the property shall be realigned and widened to a 10' paved standard. The realignment plan shall be submitted to the trails coordinator for review and approval prior to final building permit issuance.
8. Snow shed and roof line forms shall be reviewed and approved for safety compliance by the Chief Building Official prior to building permit issuance.
4. 220 King Road - Lot 2, Treasure Hill Subdivision, Conditional Use Permit for accessory apartment/small scale MPD/plat amendment

Planner Ryan reported that this matter is scheduled for public hearing this evening and is the third public hearing for this project. The request is for three separate actions:

1. A plat amendment to shift the pad originally approved under the Sweeney Treasure Hill subdivision.
2. A request for a small scale master planned development approval which was a condition of the subdivision plat.
3. A request for an accessory apartment within this proposal.

Planner Ryan noted that much of the public comment expressed concern over the extent of the shift of the plat, the size of the accessory apartment, and the compatibility of the use in the area. Other concerns included height and removal of vegetation in the area. She reported that the Staff has worked diligently with the applicant to address some of the concerns, and the plan being presented this evening is a redesign that is meant to address those concerns. The plat shift has changed based on direction from the Planning Commission to minimize any shift in the plat. The Staff believed the redesign would accommodate a structure that will fit

in the neighborhood and minimize impacts in the area. However, the impacts will be great simply due to the location of the structure. Planner Ryan reported that the revisions were reviewed by the Historic District Commission, and their final action is scheduled for March 17.

Planner Ryan reported on public comments received after the Staff report was prepared. Comments from Carol Sletta echoed Mr. Erlich's comments as identified in the staff report. Both are concerned about construction dust. King Road is not paved, and the concern relates to the significant amount of disturbance that will be created when grading and footings and foundations begin. They felt this would affect them adversely, and they have asked the Planning Commission to look at other types of paving mitigation. Planner Ryan explained that the City usually requires that a road be paved prior to issuance of a certificate of occupancy. These two citizens are requesting that it happen earlier in the process. She noted that Bill Mammen, the architect, brought to her attention that one condition of the Sweeney Master plan calls for a dust free surface. Planner Ryan requested that the Planning Commission discuss the issue in the hope of finding a resolution.

Bill Mammen explained that the revisions to the proposal are large changes, but they might not be immediately visible. The retaining wall is the same in terms of the amount of retaining wall, but it has been shifted so the majority occurs on the west side of the residence. The residence is L-shaped, which puts it in front of the high retaining wall. The north side of the property is almost natural grade, with a minimal amount of retaining for leveling. This is a steep slope which has been leveled off at the entry points only. Maximum grading will be done in areas hidden from everyone except the residents of the house. The shift in the building pad has been refined, and the home is now designed so it should be suitable for everyone. The shift was eight feet into the hillside for the purpose of stairstepping the retaining wall on that side of the house. Without the building pad shift, a 16-foot-high wall would be necessary instead of the proposed eight-foot-high wall stepped by five feet before putting another eight-foot-high wall.

Commissioner Erickson recalled that at a previous meeting the Planning Commission had questioned whether the grading would stay within the limits of disturbance in the building pad area. He felt it would from looking at the new drawings. Mr. Mammen replied that he was correct.

Chair Jones opened the public hearing.

Carol Sletta, a resident at 135 Sampson, was concerned with the massive truck driving up and down one leg of the switchback that currently exists. She was hoping the applicant would be required to pave the road. She referred to comments made by Mr. Mammen and Planner Ryan about making the road dust free and wanted to know how they intend to do that. Ms. Sletta asked how Mr. Sweeney will access his property for construction. Planner Ryan offered to have Planner Whetstone research a response. Ms. Sletta stated that she did not understand why more accessory apartments are necessary in the area. She referred to language in the Staff report and asked what difference it makes if a resident is seasonal or not. Planner Ryan explained that it is neither a positive nor a negative. It is a requirement of the accessory apartment that the landlord be present on the property so the whole unit is not rented out.

Bob Sfire, the property owner, explained that the design was completely different at the last meeting, and because they were turned down twice, they met the following day with Planner Ryan and Planner von Puttkammer to determine exactly what was wanted. The new plan is a result of that meeting and incorporates the requirements of the Planning Commission, the Staff, and the public. He felt it was important for the Planning Commission to understand that the site plan was redesigned and the house was shifted to act as a retaining wall for a visual benefit from town. He noted that this is his third time before the Planning Commission, and he was interested in getting the matter resolved.

Judy Scipioni asked if it would be difficult to require the applicant to pave the road before starting construction or if that is an out-of-the-ordinary request. Chair Jones felt the dust issue could be addressed through a condition of approval since there are several ways of mitigating dust. The disadvantage of paving the road first is that it gets chewed up in the construction process. Ms. Scipioni asked for an explanation of how dust can be controlled. Commissioner Erickson explained that tackifiers and materials that bind the soil together are available. He felt that imposing the burden of paving the road upon one house was an inequitable solution. If the Planning Commission elects to approve the matter, he stated that he would add a condition requiring the applicant to either pave the road or surface it with a material approved by the Community Development Department.

Bill Mammen questioned paragraph 4(f) of the Conditions of Approval for the small scale MPD. Commissioner O'Hara informed him that the Planning Commission will request that 4(f) be deleted because the requirement only applies to parcels 5 acres or larger.

Planner Whetstone responded to the question raised by Ms. Sletta regarding construction access for the Sweeney home by explaining

that there is not a definite construction plan at this time. The Staff is still working with City Engineer Eric DeHaan and Chief Building Official Ron Ivie on the matter. The intention is to have a majority of the larger construction traffic come off the switchback at Empire and Lowell.

Chair Jones closed the public hearing.

Chair Jones noted that this matter has three recommended actions that need to be taken separately.

Plat Amendment

MOTION: Commissioner Erickson moved to APPROVE the amendment to the plat in accordance with the findings of fact, conclusions of law, and conditions of approval relative to the plat outlined in the staff report. Commissioner O'Hara seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - Plat Amendment

1. The proposed amendment will shift the building pad by approximately 5' to the northwest.
2. The proposed amendment will not significantly increase the visual location of the single-family structure.
3. The proposed amendment will not significantly increase the impact to existing vegetation.

Conclusions of Law - Plat Amendment

1. There is good cause for the amendment because no increase in visual impacts will occur through the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.

Conditions of Approval - Plat Amendment

1. The City Attorney and City Engineer's approval of the plat amendment for compliance with State law, the Land Management Code, and these conditions of approval is a condition precedent to plat recordation.
2. The amended plat must be recorded prior to building permit issuance and must be recorded within one year of this approval, or this approval is considered null and void.

3. The plat shall note that all conditions of approval, notes, and restrictions of the Treasure Hill Subdivision are in full force and effect.

Small Scale MPD in accordance with the Treasure Hill Subdivision

Commissioner Erickson suggested a revision in the language of the small scale MPD conditions of approval by deleting Condition 4(f) relative to compliance with the Utah Water and Air Quality Standards for this project because they do not apply. He also added Finding #9 to state, "The road accessing this project is not currently paved and is in close proximity to several residential homes, and the road is also used by several other property owners." He felt that would support proposed Condition #5 that reads, "The portion of King Road used to access this project shall be paved or surfaced to control dust in a manner approved by the Community Development Department prior to the issuance of a footings and foundation permit in order to limit dust and disturbance on nearby residents. Further, the Community Development Department shall work to facilitate joint control of dust along this segment of the road with adjacent property owners."

Commissioner Erickson did not wish to make the motion as he was uncomfortable with the entire Sweeney Treasure Hills subdivision. He could vote in favor of the action, but he was not willing to recommend a motion for approval.

MOTION: Commissioner Calder moved to forward a POSITIVE recommendation to approve the small scale MPD in accordance with the Treasure Hills Subdivision Plat with the findings of fact, conclusions of law, and conditions of approval incorporating the additions as stated by Commissioner Erickson regarding paving or other surface to control dust and the elimination of Condition 4(f). Commissioner O'Hara seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - Small Scale MPD

1. The project is for one single-family structure of approximately 1,976 square foot footprint which includes a garage and an approximately 587-square-foot Accessory Apartment.
2. The project will provide four parking spaces on site.
3. The project is in the HR-1 Zoning District and is subject to final design review from the Historic District Commission.

4. The project is subject to all conditions as recorded on the final subdivision plat for the Treasure Hill Subdivision plat. HDC final design review will ensure compliance with the recorded plat notes.
5. The project is located on a steep and difficult terrain requiring careful construction planning and mitigation.
6. Considerable excavation and dirt handling may be required with this project, and any off-site dirt storage creates the possibility of erosion and wind-borne fugitive dust. Any filling or excavation requires authorization from the property owner and the City and restoration security from the contractor or owner.
7. The Land Management Code and Park City Design Guidelines both address the importance of on-site project lighting and indicate that all landscape lighting and building lighting shall be of a cut-off type in order to be shielded from surrounding areas. As such, building and parking lighting specifications and fixture type and style will be reviewed and approved by the Community Development Department.
8. The applicants have stipulated to the Conditions of Approval.
9. The road accessing this project is not currently paved and is in close proximity to several residential homes. The road is also used by several other property owners.

Conclusions of Law - Small Scale MPD

1. The proposal for Lot 2 is in compliance with the criteria as outlined in Section 6.6 King Road Single Family Lots, of the Sweeney Properties Master Plan Approval Summary, dated June 1, 1990, and the recorded Treasure Hill Subdivision plat and Chapters 10 and 13 of the Land Management Code.
2. The Small Scale MPD at 220 King Road is consistent with the General Plan and will not be contrary to public interest.
3. The building achieved through this Small Scale MPD will be compatible with surrounding structures in use, scale, mass and circulation.
4. Any differences in use or scale have been mitigated through design solutions, planning and conditions of approval.

Conditions of Approval - Small Scale MPD

1. Final design review of 220 King Road is subject to Historic District Commission review and approval.
2. All Standard Project Conditions of Approval shall apply.
3. Lighting plans must be reviewed and approved by the Community Development Department with respect to location, light type, and fixtures under the Historic District Design Guidelines and the Land Management Code.
4. The Developer shall provide a detailed Construction Management Plan (CMP) prior to the issuance of any building permits that address at a minimum:
 - a) A construction staging, storage, circulation and parking plan shall be submitted prior to issuance of any building permit.
 - b) If the project is phased, each phase of the project shall be designed in order to construct those portions of the on-site circulation system necessary to provide adequate automobile and emergency equipment circulation to the extent required by the Community Development Department.
 - c) The developer shall instruct the respective contractors that there is to be no wash-out of concrete trucks on on-site landscape areas. Further, the developer shall identify any off-site dirt storage site with the respective phase, obtain written permission by the owner, and post a financial surety, to the satisfaction of the City that will provide for the rehabilitation of the storage site.
 - d) Landscaping shall be addressed prior to any construction activity on site.
 - e) Any temporary parking signs, subject to the Public Works Director and City Engineer approval, shall be addressed in the CMP.
 - f) The site plans and elevations are subject to final review and approval by the Historic District Commission.
 - g) An existing conditions survey that identifies and determines the existing natural grade shall be conducted by the applicant and submitted prior to issuance of a footings and foundation permit. This existing conditions survey shall become part of the final site plans for this project and shall assist the Community Development Department in determining the grade for measurement of height of this project as defined in the Land Management Code. A surveyor's certificate of finished floor, tied to USGS elevations, will be submitted to the Building

- Department prior to rough framing approval for the purposes of determining height.
- g) The Construction Management Plan shall be reviewed in accordance with these Conditions of Approval and all applicable City codes and approved by the Chief Building Official and City Engineer prior to any building permit issuance.
5. The portion of King Road used to access this project shall be paved or surfaced to control dust in a manner approved by the Community Development Department prior to the issuance of a footings and foundation permit in order to limit dust and disturbance on nearby residents. Further, the Community Development Department shall work to facilitate joint control of dust along this segment of the road with adjacent property owners.

Accessory Apartment - Conditional Use Permit

MOTION: Commissioner Calder moved to APPROVE the Conditional Use Permit for an Accessory Apartment, giving consideration to the findings of fact, conclusions of law, and conditions of approval. Commissioner Zimney seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - Accessory Apartment

1. The intent and purpose of the Accessory Apartment Ordinance is to encourage and promote affordable housing opportunities while protecting the existing quality of life found in single-family zones throughout the community.
2. The owner is a Park City resident and will reside seasonally at 220 King Road in Park City.
3. Two parking spaces are provided on site for the two bedrooms in the Accessory unit.
4. The proposed apartment is approximately 600 square feet and has two bedrooms.
5. Notice was given to everyone within 300' of the property.
6. There are not more than three accessory units within 300' of this project.

7. The Land Management Code, Section 8.19, requires a deed restriction to be filed with Summit County, a one-year review, and prohibits nightly rentals.

Conclusions of Law - Accessory Apartment

1. The application for an approximately 600-square-foot Accessory Apartment at 220 King Road is in compliance with Accessory Apartment regulations as outlined in Chapter 8.19 of the Park City Land Management Code and the nine criteria that must be satisfied to grant a Conditional Use Permit for this use in the HR-1 District, and;
2. A Conditional Use Permit for an Accessory Apartment at 220 King Road is consistent with the General Plan and will not be contrary to public interest.
3. The Accessory Apartment will be compatible with surrounding structures in use, scale, mass and circulation.
4. The effects of any differences in use or scale have been mitigated through design solutions, planning, and conditions of approval.

Conditions of Approval - Accessory Apartment

1. Prior to issuance of the building permit for 220 King Road, the applicant shall execute and record a deed restriction in a form approved by the City Attorney.
2. No nightly rentals are allowed.
3. An annual administrative review of the project shall occur one year after this approval.

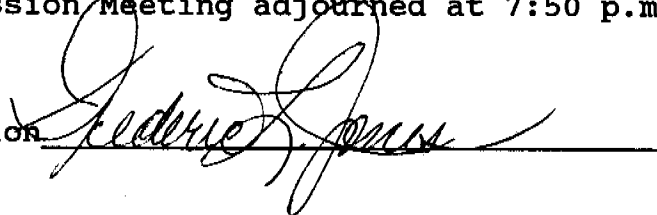
5. 615 Woodside Avenue - Old Miners' Lodge Subdivision

MOTION: Commissioner Erickson moved to CONTINUE this matter until March 26, 1997. Commissioner O'Hara seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission Meeting adjourned at 7:50 p.m.

Approved by Planning Commission



**PARK CITY MUNICIPAL CORPORATION
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 17, 1997**

**COMMISSIONERS IN ATTENDANCE: David White, Chair; Jim Petrie, Linda McReynolds, Ken Martz
EX OFFICIO: Patrick Putt, Planning and Zoning Administrator; Ted Knowlton, Planning Assistant; Kurt von Puttkammer, Contract Planner; Megan Ryan, Principal Planner**

REGULAR MEETING

I. ROLL CALL

Chair David White called the meeting to order and reported that all Commissioners were present.

II. MINUTES OF FEBRUARY 3, 1997

MOTION: Commissioner Martz moved approval of the Minutes as written; Commissioner Petrie seconded.

VOTE: Unanimous, 3-0.

III. PUBLIC INPUT

There was none.

IV. STAFF/COMMISSIONER'S COMMUNICATIONS

Planning Assistant, Ted Knowlton, reported that "Z" Place, 427 Main Street, had replaced the existing doors and widened the transom on the front of the building without a permit. It is staff's opinion that the doors are inappropriate for the 1939 art deco-style building listed on the National Register of Historic Places. Planning Assistant Knowlton presented some photos of the new doors and transoms for the Commissioners to study. He also supplied photos of the doors and transoms before the modifications were made and requested feedback from the HDC.

Commissioner Martz said there appeared to be a facade easement violation and continued that the doors that had been replaced had been on the building for about 25 years. Commissioner Petrie commented the doors had been on the building for as long as he could remember.

Planning Assistant Knowlton remarked that the original doors helped balance the bass relief elements. With the new, less substantial doors, the building "feels" top heavy. He asked the Commissioners if they supported staff in trying to get the original doors reinstalled.

All the Commissioner members voiced strong support for staff's position.

**HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 17, 1997
PAGE 2**

V. ACTION ITEMS

A) 220 King Road, Lot 2-Treasure Hill Subdivision - Design review of a single family residence: Contract Planner von Puttkammer provided background on the project which had been reviewed by the HDC a number of times. The Commission reviewed this application most recently at the January 27, 1997, HDC Work Session. Staff was directed at that time to place the project on a future agenda for final approval since the HDC was satisfied that the changes made to the design addressed the concerns previously expressed by the HDC.

Planner von Puttkammer said that the desired action at this meeting would be for the HDC to review the project within the context of the Land Management Code, Section 7-1, Historic Residential and the Historic District Design Guidelines. He respectfully requested the HDC's consideration of the recommendation to approve the project in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as written in the staff report.

Commissioner Martz commented that Chris Larson had requested a landscape plan. Staff responded a condition of approval could be added that a landscape plan be provided prior to final building permit issuance. Planner Ryan suggested that the areas of concern be specified to assure that the landscape plan addresses them. Planner von Puttkammer said it would be easier to review the landscape plan at building permit approval since the drawing will be larger and more readable.

Commissioner Petrie said he had no concerns with the project as long as the landscape plan was carefully reviewed. Staff replied the landscape plan could be brought back to the HDC along with all colors, finishes, and doors/windows and asked what the Commission preferred. Commissioner Petrie responded that would be his preference. The other Commissioners agreed.

MOTION: Commissioner Martz moved approval of the design for Lot 2, Treasure Hill Subdivision, 220 King Road in accordance with the findings of fact, conclusions of law, and conditions of approval as written in the staff report; Commissioner Petrie seconded.

VOTE: Unanimous, 3-0 in favor.

Conditions of Approval:

1. The project will require the approval of the Building Department and Planning Department prior to issuance of a building permit.
2. All colors, finishes, and doors/windows will require approval from Staff for compliance with HDC guidelines prior to ordering the items.

TECHNICAL MEMORANDUM

To: Gretchen Milliken, Planning Director
Park City Municipal Corporation, Planning Department
445 Marsac Avenue
Park City, Utah 84060

From: Anne Oliver, Principal Architectural Historian, and Christina Olson, Lead Architectural Historian, SWCA Environmental Consultants

Date: April 26, 2023

Re: **Historic District Design Review for 220 King Road**

OVERVIEW

Historic character is one of four core values outlined in the *Park City General Plan* (Park City Planning Department 2014). Park City's historic character derives from more than 400 historic sites, including two National Register Historic Districts (Park City Planning Department 2023). The Main Street Historic District was listed in the National Register of Historic Places in 1979, and the Mining Boom Era Residences Thematic District, which comprises historically significant residential structures built during the mining boom period of 1872 to 1929, was listed in 1984 (Park City Planning Department 2023).

Park City Municipal Corporation has pursued protection of the City's historic resources through local designations on its Historic Site Inventory and through application of the Design Guidelines for Historic Districts and Historic Sites (Design Guidelines), initially adopted in 1983. In 2009, Park City completed a total update of the regulating documents for the historic districts, including an updated Historic Site Inventory, new Design Guidelines, and amendments to the Land Management Code (LMC). The Design Guidelines were updated again and adopted by Ordinance 2019-06 into the LMC in 2019 and are intended to fulfill policy directives provided in the LMC (Park City Planning Department 2023).

As requested by the Park City Planning Department, SWCA Environmental Consultants has prepared this memorandum to assist the City's Design Review Team in evaluating the proposed new residence at 220 King Road, in the Historic Residential (HR-1) zone, for compliance with the Design Guidelines (Figures A-1 and A-2). Specific LMC requirements associated with building height (LMC 15-2.2-5) and development on steep slopes (LMC 15-2.1-6) relevant to the HR-1 district and the proposed residence at 220 King Road, are outside the purview of the Design Guidelines and are being addressed separately by the Planning Department.

HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

Park City's Design Guidelines are intended to protect the historic character of Park City. As identified in LMC 15-2.2-1, the purpose of the HR-1 zone regarding residential infill is to:

- preserve present land uses and character of the Historic Residential Areas of Park City;

- encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- encourage single family Development on combinations of 25' x 75' Historic Lots;
- define Development parameters that are consistent with the General Plan policies for the Historic core; and
- establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment. (Park City 2000)

Concerns with the proposed residence at 220 King Road relate primarily to the “construction of Historically Compatible Structures that contribute to the character and scale of the Historic District,” particularly the scale of the residence and its component elements. While the Design Guidelines support the proposed industrial design aesthetic inspired by the Silver King Mine buildings, the guidelines are clear regarding requirements for residential scale and do not support the construction of industrial-scale residential buildings within residential districts. The compliance of proposed massing and glazing patterns with the Design Guidelines is an additional concern. Each Design Guideline pertinent to these concerns is provided below, followed by an analysis of the design compatibility of 220 King Road.

15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts

A. Universal Guidelines

15-13-8 A-4: *New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.*

The proposed materials and features of the residence at 220 King Road are compatible with industrial designs in and around Park City. However, the size, scale, and proportions of the residence and its component elements, including the shed roof and cantilevered flat roof, are reminiscent of a large-scale industrial building rather than a residential building, which is not compatible with the HR-1 zone. While projecting portions of the building on the downslope elevation provide some modulation of mass, additional size reduction or modulation of the building mass itself (as well as its roofs) is required to reflect the size and massing of historic residential buildings, which were typically built on 25-foot-wide lots in this zone (see Figures A-1 and A-2).

15-13-8 A-6: *Exterior elements – roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc. – of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.*

The proposed residence at 220 King Road will span multiple lots, with a single shed roof also spanning multiple lots. While the use of an industrial mining aesthetic is encouraged, the scale of the roof and eaves should be compatible to the scale of historic residences in the HR-1 zone, not to an industrial mining building. To comply with this guideline, the wide shed roof would need to be divided into three to five modules to achieve the appropriate residential scale and the cantilevered flat roof would need to be reduced in size.

15-13-8 A-7: *Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.*

The proposed infill references the industrial buildings of the Silver King Mine but the guidelines require that infill residential buildings maintain a historic residential scale appropriate to the historic district or zone in which they are being constructed. The proposed residence at 220 King Road will be on a relatively isolated site and will not be directly adjacent to any Historic Sites. In the absence of a streetscape lined by other buildings, the predominant pattern of the historic district or residential zone applies. The proposed design does not comply with this guideline.

15-13-8 A-8: *Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.*

The proposed residential building at 220 King Road will span multiple lots and, while its size is compatible with the size of the lot, its building bulk and mass are not compatible with Historic Sites just downslope in the HR-1 zone. Further reduction or modulation of massing, both of the residence and its shed and cantilevered flat roofs, is required to be compatible with the building bulk and mass of historic residences in the HR-1 zone.

15-13-8 A-10: *New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.*

The proposed residence sits on the hillside above much of the HR-1 zone, in a setting where industrial buildings were once common. An industrial design aesthetic is appropriate in this area; however, this and many other Design Guidelines explicitly require that new infill residential buildings be compatible in mass and scale with historic residential buildings to reinforce visual unity in the historic district and/or residential zone. The prominent and highly visible location of 220 King Road only increases the importance of complying with this and other guidelines to reinforce visual unity and maintain existing rhythms and patterns of the nearby streetscapes. Because the guidelines are so clear on this point, a variance from the Board of Adjustment would be required to permit the design as proposed.

B. Specific Guidelines (Primary Structures)

Mass, Scale, and Height

15-13-8 B-2a (1): *The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area.*

The proposed residence at 220 King Road is sited on an open slope above much of the HR-1 zone. This provides some flexibility in allowing greater size because of the building's relation to more open space. However, the size of the building and its component elements must be broken into distinct masses more reminiscent of the size and mass of historic buildings in the zone to achieve visual compatibility.

15-13-8 B-2a (3): *Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.*

The height, width, and depth of the proposed residence at 220 King Road are of an industrial scale and not compatible with the residential streetscapes in Park City's historic districts. As noted above, while the large lot and open hillside allow for greater building size, it is necessary to break up the massing and roof forms to be more similar to historical residential massing and scale to achieve compatible infill.

15-13-8 B-2a (5): *The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.*

Both the actual and perceived scale of the proposed residence is significantly greater than a typical historic residence in the HR-1 zone and there are no historic large-scale industrial buildings nearby or anywhere in the zone that establish a precedent for large-scale infill. As stated above, the reference to the industrial aesthetic of the Silver King Mine buildings is encouraged in the design of the structure, but those historic mining buildings are neither in the HR-1 zone nor visible from it. For these reasons, the perceived scale should reflect that of a historic residential building rather than a historic industrial building. Because the proposed residence does not directly abut any historic buildings, and because it is sited on a large lot surrounded by open space, its greater size can be accommodated within the HR-1 zone. However, to comply with other guidelines, the perception of that size must be managed by dividing the building into modules that reflect the massing of a typical historic residence on a 25-foot-wide lot. Breaking up the roof form in a similar fashion would also be necessary.

15-13-8 B-2a (6): *A larger building shall be divided into 'modules' that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.*

See above discussion under multiple guidelines about using modules to break up large masses and manage the perception of scale for residences larger than seen historically. Stepping the mass of these modules back into the hillside, rather than projecting their mass forward from a recessed basement level as currently proposed, can also help manage the perception of scale.

15-13-8 B-2a (7): *Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.*

The proposed design for the residence at 220 King Road incorporates two flat roofs (one that serves as a deck and one that is cantilevered over that deck) and one expansive shed roof. While these roofs vary in height, which helps to break up the form, mass, and scale of the residence, the modules they create are still over-scaled relative to historic residences in the HR-1 zone. Further reduction or modulation of massing, of both the residence and its shed and cantilevered flat roofs, is required to meet this guideline.

15-13-8 B-2a (8): *Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.*

No renderings of the proposed residence as viewed from the primary public right-of-way (King Road) have been provided for this review. It is expected, however, that the modules created to address mass and scale on the downslope (rear) side of the residence will carry through to the opposite (front) side and vice versa.

15-13-8 B-2a (9): *Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.*

No renderings of the proposed residence as viewed from the primary public right-of-way (King Road) have been provided for this review. It is expected, however, that historically sized modules of approximately 11' to 25' in width, with attendant setbacks from the primary wall plane of the façade, will be created on the uphill (front) side of the residence and carried through to the downslope (rear) side.

15-13-8 B-2a (10): *When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form and scale.*

The proposed residence at 220 King Road will span multiple lots and its overall length is much greater than seen historically. Therefore, further variation in wall planes and roof heights to create more historically sized modules is required to diminish the visual impact of the overall building mass, form, and scale.

Windows

15-13-8 B-2d (1): *Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.*

The large, multi-pane windows and fenestration patterns of the proposed design reference historic mine buildings, which incorporated significant amounts of glazing to maximize natural light and illuminate interior workspaces (Figures A-3 and A-4). Typically, long, nearly continuous, relatively narrow bands of windows were present in clerestories that were separated by pitched roofs; glazing in the exterior corrugated-metal walls was also extensive. Hence, the use of an industrial mining aesthetic allows for a greater proportion of void to solid in the proposed residence than would be appropriate with a more traditional residential design. However, glazing in historic exterior walls always had a base of solid wall and never consisted of floor to ceiling windows. In the proposed design, the metal panels at some window bases recreate this pattern, but the floor-to-ceiling windows present elsewhere are inconsistent with industrial patterns and create an incompatible solid-to-void ratio.

15-13-8 B-2d (2): *Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.*

See above analysis. With the exception of the floor-to-ceiling windows, the larger-scaled windows are appropriate to the scale and style of the building.

15-13-8 B-2d (3): *The placement and grouping of windows shall be similar to those seen historically.*

See above analysis. With the exception of the floor-to-ceiling windows, the placement and grouping of windows is similar to that seen on historic mining buildings in Park City.

Roofs

15-13-8 B-1e (1): *Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.*

The roof shapes (flat and shed) and their orientations are generally compatible with surrounding Historic Sites, as are their simple forms. However, the guidelines are clear that the perceived scale of larger residential buildings (on lots wider than 25') should be managed by breaking them into smaller masses or modules that reflect historic residential massing, including their roofs. There is no precedent for exceptions when an industrial aesthetic is used for a residence, or for residences that may be in historically industrial areas. To comply with the guidelines, the roof could be broken into a horizontally stepped series of shed roofs (3 to 5 of them, with differences in roof height of a few feet or more to create shadow lines) that shelter their corresponding modules, or a mix of shed and flat. The cantilevered flat roof would also need to be reduced in scale.

CONCLUSION

In summary, while the Design Guidelines support the industrial aesthetic of the proposed residence at 220 King Road, which was inspired by the Silver King Mine buildings, the guidelines are clear regarding requirements for residential massing and scale, and the proposed design does not comply. The proposed floor-to-ceiling windows are also out of compliance. Recommendations for revisions to achieve a design more compatible with the guidelines are incorporated in the above analyses.

REFERENCES CITED

Historic American Engineering Record (HAER)

- 1971 *MINE SHAFT BLDG FROM W. - Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City, Summit County, UT (Photos from Survey HAER UT-22-A).* Available at: <https://www.loc.gov/resource/hhh.ut0090.photos/?sp=2>. Accessed April 21, 2023.

Park City Planning Department

- 2000 Municipal Code 15 Land Management Code. Available at: https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15-13_Design_Guidelines_For_Historic_Districts_And_Historic_Sites. Accessed April 21, 2023.
- 2014 *Park City General Plan*. Available at: <https://www.parkcity.org/departments/planning/general-plan>. Accessed April 21, 2023.
- 2017 Municipal Code 15-13 Design Guidelines for Historic Districts and Historic Sites. Available at: https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15_Land_Management_Code. Accessed April 21, 2023.
- 2023 Historic District. Available at: <https://www.parkcity.org/departments/historic-district>. Accessed April 21, 2023.

ATTACHMENT A

Figures



Figure A-1. Rendering of proposed residence at 220 King Road, downslope (rear) elevation, dated April 18, 2023.



Figure A-2. Rendering of proposed residence at 220 King Road, oblique view (left side and rear elevations), dated April 18, 2023.

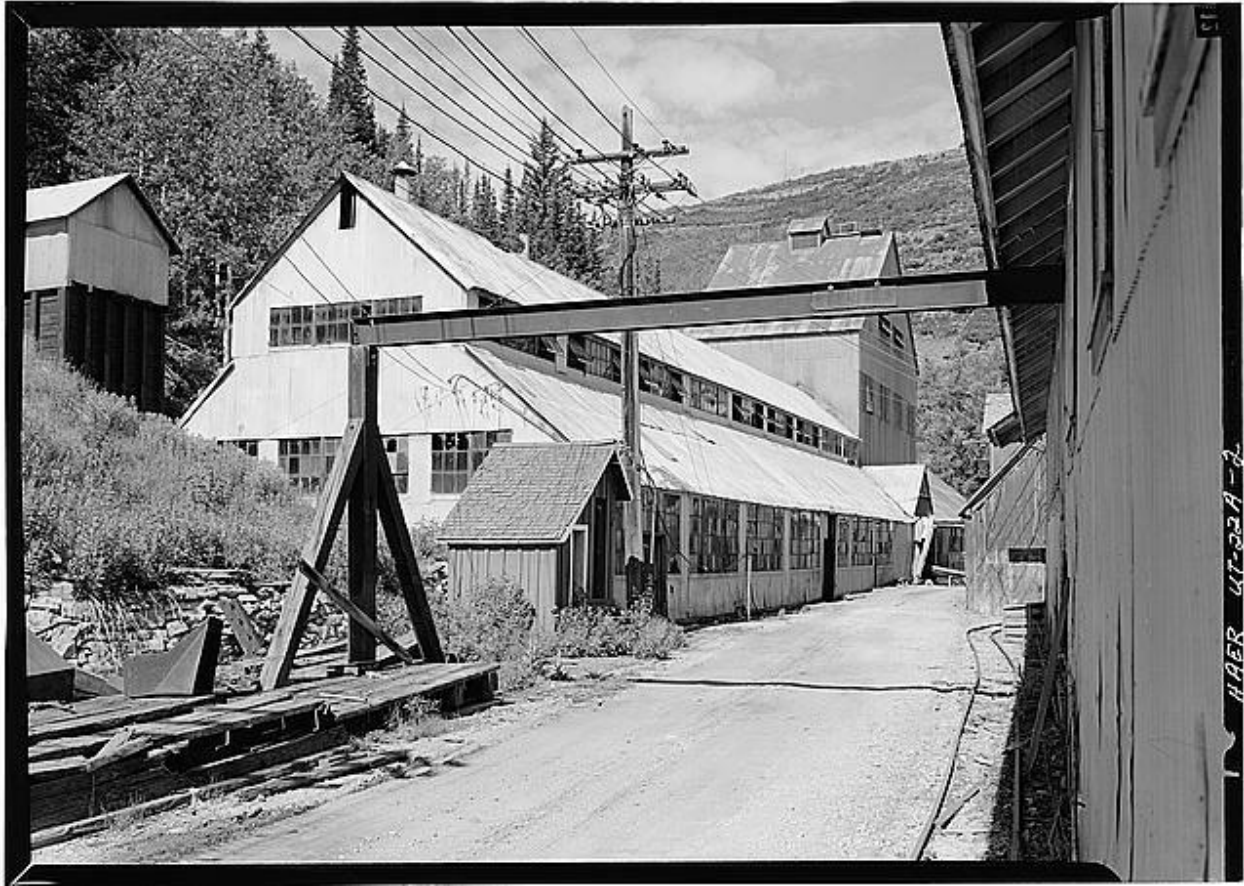


Figure A-3. Silver King Mine Hoist House (view from west), Woodside Gulch, Park City, Summit County, UT (HAER 1971). Note the complex massing of the building and its stepped and varied roofs over the component masses, as well as the multi-pane steel windows, window heights, proportion of solid wall to window openings.



Silver King Mill

Figure A-4. Example of industrial glazing pattern, Silver King Mine building. Note multi-pane steel windows, window heights, and proportion of solid wall to window openings.



February 21, 2024

Pesky Porcupine, LLC

CC: Wade Budge with the Law Offices of Snell & Wilmer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 220 King Road
Lot 2, Phase I of the Treasure Hill Subdivision
Sweeney Master Planned Development

Zoning District: Historic Residential – 1
Sensitive Land Overlay

Applications: PL-22-05318 – Conditional Use Permit, Single-Family Dwelling
PL-22-05319 – Plat Amendment
PL-23-05523 – Outdoor Pool
PL-23-05571 – Steep Slope Conditional Use Permit

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: February 21, 2024

Project Summary: The Applicant proposes to demolish a 4,235-square-foot Single-Family Dwelling and 4,189-square-foot Guest House, to construct a:

- A Single-Family Dwelling with:
 - Approximately 7,461 square feet of finished space.
 - Approximately 5,898 square feet of unfinished space.
 - Approximately 1,690 square feet of terrace/patio area.
- A 1,103-square-foot Accessory Building.
- A 243-square-foot Swim Spa.
- A 4,794-square-foot Underground Parking Area.

The Applicant proposes to amend Plat Notes 1 (Footprint), 4 (Height), 5 (Façade Height, Easterly Facing), and 9 (Precedence) of the Lot 2, Phase I Treasure Hill Subdivision, and shift Plat Note 9 (Precedence) to Plat Note 1 and add Plat Notes 10, 11, 12, and 13 to the Second Amendment for Lot 2, Phase 1 Treasure Hill Subdivision, and to shift the Building Area Limits to accommodate the proposed project.

Action Taken

On February 14, 2024, the Planning Commission conducted a public hearing and approved the Second Amendment for Lot 2, Phase 1, Treasure Hill Subdivision, amending Plat Notes 1 (Footprint), 4 (Height), 5 (Façade Height, Easterly Facing), and 9 (Precedence) of the Lot 2, Phase I Treasure Hill Subdivision, shifting Plat Note 9 (Precedence) to Plat Note 1 and adding Plat Notes 10, 11, 12, and 13 to the Second Amendment for Lot 2, Phase 1 Treasure Hill Subdivision, and shifting the Building Area Limits to accommodate the proposed project. The Planning Commission conducted a public hearing and approved the Conditional Use Permit for a Single-Family Dwelling and Outdoor Pool and the Steep Slope Conditional Use Permit for the project according to the following findings of fact, conclusions of law, and conditions of approval:

The January 24, 2024 and February 14, 2024 staff reports and meeting minutes are incorporated herein.

Plat Amendment **File No. PL-22-05318**

Findings of Fact

1. The Applicant has proposed a new plat entitled the Second Amendment for Lot 2, Phase 1, Treasure Hill Subdivision ("Amended Plat"), a copy of which is attached hereto as Exhibit A, which will amend the existing Lot 2, Phase I Treasure Hill Subdivision Plat, including the Amended Plat's notes which are attached hereto as Exhibit B.

2. On July 18, 2022, the applicant Pesky Porcupine LLC ("Applicant") submitted an application for a proposed subdivision plat amendment in connection with a proposed single-family residence to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

3. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the "Amended Sweeney Properties MPD"). The Property is also platted within the First Amended Lot 2, Phase 1, Treasure Hill Subdivision of record with the Summit County Recorder's Office ("Treasure Hill Subdivision Plat").

4. The Property is currently being used for one single-family residence and one guest house that the Applicant intends to demolish to construct a new single residence.

5. The Amended Plat differs from the Treasure Hill Subdivision Plat in two ways. First, the Amended Plat modifies plat note 1 on the Treasure Hill Subdivision Plat to align with the Amended Sweeney Properties MPD approval conditions and other phases within the Amended Sweeney Properties MPD. Second, the Amended Plat modifies the buildable area by reducing the overall buildable area and relocating a portion thereof to the west side of the Property, as depicted on the attached Amended Plat.

6. The Applicant submitted all materials required by the Park City Land Management Code ("LMC") for the proposed plat amendment.

7. The Planning Commission has authority to act as the land use authority to approve the Amended Plat pursuant to LMC § 15-7-7.

8. After carefully reviewing the Amended Plat, the Amended Sweeney Properties MPD approval documents, other materials presented by the Applicant, and input received by the Applicant, City staff, and the public in a public hearing, the Planning Commission has determined that good cause exists for amending the Treasure Hill Subdivision Plat via the Amended Plat as more fully specified below. See Utah Code § 10-9a-609(1)(a).

9. The Planning Commission further concludes that no public street or municipal utility easement is being vacated or amended by the Amended Plat. See Utah Code § 10-9a-609(1)(b).

10. The Planning Commission expressly finds this approval is limited to the Amended Plat of the Amended Sweeney Properties Master Planned Development, and as such shall not create any precedent nor interpretation of general applicability in the Historic Residential-1 Zoning District, for current Land Management Code regulations, or other plat amendments.

Additional Findings

11. The Planning Commission, as the land use authority, finds that there is good cause to approve the Amended Plat based on the following:

a. Note 1 of the Treasure Hill Subdivision Plat contains a development limitation that buildings must have a building footprint of 3,500 square feet or less. That allowable building footprint includes garages but does not include:

- i. Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;

- ii. Exterior walkways;
- iii. Exterior stairs; and
- iv. Driveways.

Note 1 was included on the Treasure Hill Subdivision Plat but was not imposed upon the Property via the Amended Sweeney Properties MPD. Other subdivisions within the Amended Sweeney Properties MPD define “building footprint” more broadly and nothing within the Amended Sweeney Properties MPD requires the Treasure Hill Subdivision Plat’s more restrictive definition.

b. The Amended Plat also contains a building footprint limitation of 3,500 square feet or less. The allowable building footprint includes garages but does not include:

- i. Decks which are open on at least two sides (but which may have railings as required), covered or uncovered, and which do not have above grade living space below or above them;
- ii. Exterior walkways;
- iii. Exterior stairs;
- iv. Driveways; and
- v. That portion of any carport, mechanical space, or living space that is located below existing grade and which has landscaping or deck (as provided in (1(A)) located above it.

c. The Amended Plat’s development limitation is more consistent with the Amended Sweeney Properties MPD approval as the building footprint limitation was intended to limit the visual impact of development and subgrade improvements, excluded under the Amended Plat, have a de minimis visual impact on adjacent uses.

d. The overall buildable area of the Treasure Hill Subdivision Plat is 490 square feet larger than the buildable area of Amended Plat. The Amended Plat removes buildable area from portions of the Property that are visible to downtown Park City and relocates such buildable area to the west side of the Property to reduce the visual impact of the buildable area.

e. The Planning Commission finds that good cause exists, see LMC §§ 15-15-1 & 15-7.1-3.B, for amending the Treasure Hill Subdivision Plat based on the following:

- i. The Amended Plat resolves an existing non-conformity as the two residential units constructed on a single lot will be demolished in favor of a single residential unit on a single lot.

- ii. The Amended Plat preserves the character of the neighborhood and Park City as the Amended Plat is more consistent with the Amended Sweeney Properties MPD approval.
 - iii. Reducing the buildable area and relocating a portion of the buildable area will reduce the visual impact of the Property's development. This is consistent with best planning and design practices.
 - iv. The Amended Plat facilitates the construction of a single residence in place of one residence and one guest house that are presently used as short-term rentals. Demolishing the two existing short-term rentals reduces the overall density of the area, alleviates traffic, decreases utility usage, minimizes noise and light pollution, and is more consistent with neighboring uses.
 - v. The Amended Plat facilitates the termination of the existing short-term rentals. This furthers the health, safety, and welfare of the Park City community as it will decrease the number of unknown persons in the community and increase the overall sense of community by housing long-term residents.
- f. The Amended Plat includes all existing public streets and municipal utility easements and does not propose to vacate or amend the same.

Conclusion

Based on the foregoing, good cause exists to approve the Amended Plat as it satisfies the requirements of Utah Code § 10-9a-609(1) and LMC § 15-7-7. The Planning Commission concludes it is appropriate to approve the Amended Plat.

Conditions of Approval

The Conditional Use Permit and Steep Slope Conditional Use Permit Conditions of Approval below are incorporated herein.

Page 155 of 238

**Exhibit B
Amended Plat Notes**

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED AS SHOWN HEREON:

1. PRECEDENCE. THE BELOW SPECIAL RESTRICTIONS ARE CONSISTENT WITH THE SWEENEY MASTER PLAN APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986 AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992. FINAL HOUSE DESIGN SHALL BE REVIEWED UNDER THE CONDITIONAL USE PERMIT PROCESS IN ACCORDANCE WITH THE SWEENEY MASTER PLAN.

2. FOOTPRINT. THE RESIDENTIAL FOOTPRINT OF THE DWELLING ("MAIN HOUSE"), TO BE LOCATED ON THE SECOND AMENDMENT FOR LOT 2, PHASE I, TREASURE HILL SUBDIVISION (THE "LOT"), SHALL BE CALCULATED FROM THE OUTSIDE FACE OF WALLS ON ANY SINGLE LEVEL, AND A MAXIMUM OF THREE THOUSAND FIVE HUNDRED (3,500) SQUARE FEET FOOTPRINT INCLUDING GARAGES. THE FOLLOWING SHALL NOT COUNT TOWARD THE FOOTPRINT CALCULATIONS:

- a) DECK WHICH IS OPEN ON AT LEAST TWO SIDES, BUT WHICH MAY HAVE RAILINGS AS REQUIRED, COVERED OR UNCOVERED, AND THAT DOES NOT HAVE ABOVE-EXISTING NATURAL GRADE OR LIVING SPACE LOCATED BELOW OR ABOVE IT;
- b) EXTERIOR WALKWAYS;
- c) EXTERIOR STAIRS;
- d) DRIVEWAY; AND
- e) THAT PORTION OF ANY CARPORT, MECHANICAL SPACE, PARKING AREA, OR LIVING SPACE THAT IS LOCATED BELOW EXISTING GRADE AND WHICH HAS LANDSCAPING OR DECK (AS PROVIDED IN 1(A)) LOCATED ABOVE IT.

3. BUILDING AREA LIMITS. IMPROVEMENTS, INCLUDING FENCES AND FORMAL LANDSCAPING (UNLESS OTHERWISE PERMITTED UNDER EASEMENTS OR AGREEMENTS OF RECORD OR AS SHOWN ON THE PLAT OR AS CONSISTENT WITH THE APPROVED CONSTRUCTION DRAWINGS OF THE DRIVEWAYS, UPPER NORFOLK TURNAROUND, KING ROAD TURNAROUND, SKI BRIDGE AND UTILITY PLANS) SHALL BE LIMITED TO THE BUILDING AREA LIMITS NOTED ON THE PLAT.

4. CONSTRUCTION DISTURBANCE. UNLESS OTHERWISE PROVIDED IN AGREEMENTS WITH PARK CITY MUNICIPAL CORPORATION WHICH ARE OF RECORD, TEMPORARY CONSTRUCTION DISTURBANCE SHALL BE LIMITED TO TWENTY (20) FEET BEYOND THE BUILDING AREA LIMITS OR TO ADJOINING LOT PROPERTY LINES WHICH EVER IS CLOSER.

SUCH DISTURBED AREA SHALL BE REVEGETATED WITH NATIVE LANDSCAPING.

5. HEIGHT. THE BUILDING HEIGHT SHALL BE MEASURED FROM EXISTING GRADE TO THE TOP OF THE FLAT ROOFS AND TO THE RIDGE OF PITCHED ROOFS. THE MAXIMUM HEIGHT, IN GENERAL, SHALL BE TWENTY -FIVE (25) FEET FOR FLAT ROOFS AND THIRTY (30) FEET FOR PITCHED ROOFS. A MAXIMUM HEIGHT OF TWENTY EIGHT (28) FEET FOR FLAT ROOFS AND THIRTY-THREE (33) FEET FOR PITCHED ROOFS SHALL BE PERMITTED FOR THE EXPRESSED PURPOSE OF ACCOMMODATING ACCESS AND LIGHT FEATURES NO GREATER THAN 24 FEET IN LENGTH, I.E. STAIRWELLS AND/OR ELEVATORS, BETWEEN FLOOR LEVELS. IN ACCORDANCE WITH THE SWEENEY MPD, WHICH WAS APPROVED BY THE PARK CITY MUNICIPAL CORPORATION ON OCTOBER 16, 1986, AND AS SUBSEQUENTLY AMENDED ON OCTOBER 14, 1987 AND DECEMBER 30, 1992, BUILDING HEIGHT SHALL ONLY BE MEASURED AS OUTLINED IN THIS PLAT NOTE #4.

6. FACADE HEIGHT, EASTERLY FACING. THE MAXIMUM FACADE HEIGHT FOR THE EASTERLY FACING FACADES WITHOUT A STEP BACK OR STEP OUT OF AT LEAST FIVE (5) FEET SHALL BE TWENTY FIVE (25) FEET FROM EXISTING OR REESTABLISHED GRADE WHICHEVER IS GREATER.

7. MASSING. HOUSE DESIGNS MAY BE COMPRISED OF ONE OR MORE CONNECTED OR UNCONNECTED BUILDING MASSES. NO ONE BUILDING MASS WITHIN THE 3,500 SQUARE FOOT FOOTPRINT REFERENCED IN NOTE 1 ABOVE, SHALL HAVE A FOOTPRINT THAT EXCEEDS 1,500 SQUARE FEET. MASSING ELEMENTS SHALL BE SEPARATED BY HORIZONTAL AND/OR VERTICAL FACADE BREAKS.

8. SEWER LATERALS. MAINTENANCE AND REPLACEMENT OF SEWER LATERALS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THAT OF SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT.

9. FIRE SPRINKLING. INTERNAL AND EXTERNAL MODIFIED 13d FIRE SPRINKLERS SHALL BE PROVIDED FOR THE HOME. WOOD ROOFING MATERIAL SHALL BE PROHIBITED.

10. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING SHALL BE DOWN DIRECTED AND FULLY SHIELDED WITH BULBS 3,000 DEGREES KELVIN OR LESS. FLOOD LIGHTS ARE PROHIBITED. OUTDOOR LIGHTS SHALL NOT BE INSTALLED MORE THAN 12 FEET ABOVE EXISTING GRADE. GROUND-LEVEL FIXTURES SHALL BE FULLY SHIELDED.

11. GLAZING. SIXTY PERCENT (60%) OF THE EASTERN FACING FAÇADE IS PERMITTED TO BE GLAZING AND LIGHTING IMPACTS FROM THE EASTERN

FACING FAÇADE SHALL BE MITIGATED BY INTERIOR FIXTURES DESIGNED TO MINIMIZE DIRECT VISIBILITY OF THE LIGHTING ELEMENT FROM RESIDENCES WITHIN 1/3 MILE OF THE RESIDENCE.

12. CONTINGENT UPON A STEEP SLOPE CONDITIONAL USE PERMIT APPROVAL BY THE PLANNING COMMISSION, DETACHED BELOW GRADE ACCESSORY BUILDINGS. BELOW GRADE ACCESSORY BUILDINGS ARE PERMITTED WITHIN THE BUILDABLE AREA. THE FOOTPRINT OF A DETACHED BELOW GRADE ACCESSORY BUILDING DOES NOT COUNT TOWARDS THE FOOTPRINT AREA OF THE DWELLING AS ALLOWED IN NOTE #1.

13. USE OF RESIDENTIAL STRUCTURE. ANY RESIDENCE CONSTRUCTED AFTER THE DATE OF THIS AMENDMENT SHALL ONLY BE USED AS A SINGLE-FAMILY RESIDENCE. THE NEW RESIDENCE SHALL NOT BE USED AS A CONDOMINIUM, TIME INTERVAL OWNERSHIP, FRACTIONAL OWNERSHIP, OR NIGHTLY RENTALS. HOME OCCUPATIONS SHALL BE PERMITTED IN ACCORDANCE WITH LMC § 15-4-3.

Conditional Use

File No. PL-22-05319

File No. PL-23-05523

[220 King Residence and Outdoor Pool]

Findings of Fact

1. On July 18, 2022 the applicant Pesky Porcupine LLC (“Applicant”) submitted an application and paid the required fee for a conditional use permit in connection with a proposed single-family residence (the “Residence”) to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the “Property”).
2. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the “Amended Sweeney Properties MPD”). The Property is also platted within the First Amended Lot 2, Phase 1, Treasure Hill Subdivision of record with the Summit County Recorder’s Office (“Treasure Hill Subdivision Plat”), as amended.
3. Condition No. 3 of the Amended Sweeney Properties MPD requires that the Planning Commission and Park City’s staff review proposed development on King Road as a conditional use and ensure that the design of structures will minimize visual impact on adjacent property.
4. The Property is currently being used for one single-family residence and one guest house, that the Applicant intends to demolish to construct the new Residence.

The existing single-family residence and guest home have been used for short-term rentals.

5. The application is for the construction of the Residence ("Residence CUP") as required by Condition No. 3 of the Amended Sweeney Properties MPD.

6. The Planning Commission has authority to act as the land use authority for the Residence CUP. See Condition No. 3 of the Amended Sweeney Properties MPD; LMC § 15-1-10.D.

7. The Applicant submitted all the materials required by the LMC for the Residence and outdoor pool CUP and presented in a public hearing regarding the proposals set forth in Residence CUP application.

8. The Planning Commission, after carefully considering the site plan attached hereto as Exhibit C and other design materials, the Applicant's submittals, and the Applicant's presentation at the public hearing, has determined that the Residence was designed to minimize visual impact on adjacent property owners.

Additional Findings

9. The Planning Commission, as the land use authority, finds that the proposed Residence CUP is in compliance with the standards in LMC § 15-1-10.E, as applied pursuant to the Amended Sweeney Properties MPD. Specifically, the Residence:

a. As applied pursuant to the Amended Sweeney Properties MPD, is an appropriate size and location for the Property. See LMC § 15-1-10.E.1 This finding is supported further as follows:

i. The Property is notably larger than most of the other buildable lots in the Amended Sweeney Properties MPD. The ratio of lot size to the Residence is significantly smaller than neighboring residences.

ii. The Property's buildable area is being reduced by approximately 490 square feet concurrently with this approval. The Residence will be located within the reduced buildable area.

iii. The Residence will be adequately setback and buffered from the surrounding properties. The nearest adjacent residence is approximately 120 feet away.

b. Addresses traffic considerations including the capacity of the existing streets in the area. See LMC § 15-1-10.E.3. This finding is supported as follows:

i. The new residence will utilize the same access point as the existing homes. No additional traffic or traffic impacts will result from the new residence. In fact, traffic impacts will be decreased as two homes have more traffic than the single Residence.

ii. The capacity of the existing streets is sufficient to accommodate the new residence and no traffic impact study was necessary.

c. Has sufficient utility capacity, including storm water run-off. See LMC § 15-1-10.E.3. This finding is supported as follow:

i. All utilities on the Property were installed with the existing houses and are adequate to service the existing houses.

ii. The Residence will decrease utility usage by utilizing more efficient construction materials and by replacing one existing home and one existing guest house used as short-term rentals.

iii. All storm water run-off from new impervious surfaces will be retained onsite.

d. Provides adequate emergency vehicle access. See LMC § 15-1-10.E.4. Specifically, the Residence has been designed to meet all emergency vehicle access and driveway slope requirements as set forth in the LMC, including by providing a fire turnaround in the underground parking area.

e. Provides adequate off-street parking. See LMC § 15-1-10.E.5. Specifically, the Residence provides at least two off-street parking stalls as required by LMC § 15-3-6(A).

f. Provides sufficient internal vehicular and pedestrian circulation system. See LMC § 15-1-10.E.6. This finding is supported as follow:

i. Vehicles accessing the Property will continue to use existing access points from King Road. The Residence is designed such that vehicles can turnaround and park via the private driveway and the underground parking area.

ii. There is minimum pedestrian traffic in the area as the public roadways do not have sidewalks. There is a 10' public non-motorized bike, pedestrian trail, and ski easement on the Property for the benefit of a neighboring property. No change is being proposed to those easements.

g. Provides fencing, screening, and landscaping to separate the use from adjoining uses. See LMC § 15-1-10.E.7. This finding is supported as follow:

i. The existing fencing, screening, and landscaping for the existing houses is adequate to separate the use from adjoining uses. No additional fencing is being proposed by the Applicant.

ii. New landscaping will consist of native grasses and trees and existing vegetation will be maintained and managed.

iii. Perimeter vegetation will continue to provide a visual barrier to the Property and mitigate visual impact.

h. As applied pursuant to the Amended Sweeney Properties MPD, is appropriately massed, bulked, and oriented, on the site. See LMC § 15-1-10.E.8. This finding is supported as follow:

i. The Residence has been intentionally designed to break up the perceived mass and follows the plat notes relative to massing. Specifically, the plans show the Residence: (i) broken up into at least four (4) massing elements that are each less than 1,500 square feet; (ii) have an overall footprint of less than 3,500 square feet, as measured by the definition on the second amended subdivision plat; and (iii) complies with the seconded amended subdivision plat.

ii. The site is designed to respect the existing topography and site features such as existing trees and vegetation. Cut, fill, and retaining wall areas will be located behind the Residence to minimize any visible impact on neighboring uses.

iii. The Residence meets the height limitation stated on the second amended subdivision plat.

i. Contains usable open space. See LMC § 15-1-10.E.9. Specifically, the new residence does not substantially change the existing site's open space. All existing landscape easements will be maintained.

j. Contains no signs but will provide appropriate lighting. See LMC § 15-1-10.E.10. The Property will comply with the city's outdoor lighting requirements found at LMC § 15-5-5(J).

k. As applied pursuant to the Amended Sweeney Properties MPD, is physically designed to be compatible with surrounding structures. See LMC § 15-1-10.E.11. Specifically, the Residence is consistent with other single-family residences within the Amended Sweeney Properties MPD.

l. Does not produce noise, vibration, odors, steam, or other mechanical factors that would affect people or off-site property. See LMC § 15-1-10.E.12.

m. Properly controls delivery and service vehicles, loading and unloading zones, and screens trash and recycling pickup areas. See LMC § 15-1-10.E.13. Specifically, a vehicle control gate will control access to delivery and service vehicles, and the Property is adequately sized to park delivery and service vehicles without impacting adjoining uses.

n. Will not be used as a condominium, time interval ownership, fractional ownership, nightly rental, or for a commercial use. See LMC § 15-1-10.E.14. Indeed, the Property will be used only as a single-family residence and the short-term rental uses on the existing home and guest house will be terminated.

o. Is appropriately situated on the existing topography of the Property. See LMC § 15-1-10.E.15. This finding is supported as follow:

- i. The site is already adequately graded to support the existing houses and minimal additional grading will be required for the Residence.
- ii. For the reasons discussed below, a steep slope conditional use permit will be issued for the very steep slope disturbance.

p. Is consistent with the goals and objectives of the Park City General Plan. See LMC § 15-1-10.E.16. This finding is supported as follow:

- i. The existing houses to be demolished are not historically significant.
- ii. The proposed design of the Residence is consistent with the design criteria contemplated by the Amended Sweeney Properties MPD approval.

10. The Planning Commission finds that for the reasons above, the Residence will not have a detrimental impact on surrounding uses. The Planning Commission further finds that by terminating the existing short-term rental uses of the home and guest house currently existing on the Property, the Residence will have a reduced overall impact on surrounding uses.

11. As discussed below, the Applicant has agreed to self-impose certain conditions on the Property to minimize any potential detrimental effects that may result

from the proposed use. The Planning Commission finds that these conditions adequately mitigate any potential detrimental effects that may result from the Residence.

Conclusion

Based on the foregoing, and subject to the conditions listed below, the Residence and Outdoor Pool CUP applications meet the standards and requirements of the LMC as applied pursuant to the Amended Sweeney Properties MPD, including the criteria for approving a conditional use per LMC § 15-1-10.E and 10-9A-507, Utah Code Ann. The Planning Commission concludes it is appropriate to issue the Residence CUP subject to the below conditions, each of which will mitigate any reasonably anticipated detrimental effects associated with the Residence.

Conditions

The use approved by the Residence and outdoor pool CUP is conditioned upon the following:

A. Final building plans shall reflect substantial compliance with the plans approved February 14, 2024, by the Planning Commission, and attached as Exhibit D. Any changes, modifications, or deviations from the approved design that have not been approved in advance by Park City's Planning and Building Departments may result in a stop work order.

B. The Applicant is responsible for notifying the Planning and Building Departments prior to proposing any changes to this approval. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for planning review and approval/denial in accordance with the applicable standards prior to construction. Unfinished space indicated on plan sheets A2.10 and A2.20 of the approved plan set is limited to concrete floors, utilities, mechanical equipment, and storage. Future modifications to this unfinished space shall be reviewed by the Planning Commission in accordance with the Conditional Use Permit process.

C. The current access point of King Road must be maintained, and no new access points are allowed. The driveway width within the platted easement on 200 King Road and within the setbacks required for 220 King Road shall not exceed 12 feet in width, unless required by the Park City Fire District to accommodate turning radius and emergency vehicles.

D. The Applicant shall include in their Construction Mitigation Plan (CMP), in addition to Municipal Code of Park City Section 11-14-4(H), a specific plan for all soil exporting. Soil shall be transported uphill on King Road to an approved site for deposit. Time of operations, location of deposit site, total cubic yards to be exported, and number of trips hauling shall be outlined and regulated through the CMP. If the property owner of an approved site for deposit will not accept the excavated soils, the applicant will submit an alternative soil exporting plan for review by the Planning

Director and Chief Building Official. No alternative soil exporting will be permitted until plans are approved.

E. All storm water run-off from new impervious surfaces must be contained on the Property.

F. Applicant shall submit a storm drainage analysis to the Park City Engineering Department. The analysis must show that the required storm drainage storage volume matches the pre-development and post-development conditions for a 100-year 24-hour event.

G. Applicant shall submit a soil investigation report, geotechnical report, and slope stability report to the city concurrent with or prior to submitting a building permit application.

H. Prior to obtaining a building permit, the Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized.

I. The proposed development must include a vehicular turnaround that meets applicable fire code standards.

J. The Residence's occupants must use as on-site parking the sub-grade parking area shown on the proposed plans.

K. The proposed development must include a vehicle control gate that allows Park City emergency vehicle access and for vehicles to queue in the Property's driveway and not on King Road.

L. No additional fencing is permitted without further approval by the Park City Planning and Building Departments.

M. After construction of the Residence is completed, Applicant shall revegetate the site consistent with the submitted landscape plan, seen on sheet A1.03 of the approved plans.

N. The Residence must be constructed according to the approved plans.

O. The Applicant shall receive approval through the Historic District Design Review process prior to submitting a building permit.

P. The proposed residence's roof shall be consistent with the plans approved by the Planning Commission on February 14, 2024, and attached as Exhibit D.

Q. The existing access and landscaping easement shall remain in place.

R. Except for a typical “for sale” sign no signs will be permitted on the Property.

S. The primary use of the Property shall be limited to a single-family residential use. The proposed residence shall not be used for a short-term rental or have fractional ownership.

T. Any areas disturbed during construction shall be restored to the original state after the proposed residence, accessory building and structures, and retaining walls are completed.

U. The railing of the roof terrace shall minimize the visibility when viewed cross-canyon.

V. All exterior lighting shall be down directed, fully shielded, with bulbs 3,000 degrees Kelvin or less to prevent glare onto adjacent property and shall comply with the City’s outdoor lighting code per LMC § 15-5-5(J). Flood lights are prohibited. Fully Shielded outdoor lights shall not exceed 12 feet above Existing Grade. Ground-level fixtures shall be Fully Shielded. Final lighting details must be reviewed by Planning Staff prior to installation.

W. All proposed mechanical equipment, the pool, and/or a hot tub shall be screened. Any hot tub installation is prohibited on east façade decks or terraces.

X. No more than eight inches of the new foundation shall be visible above Final grade on the primary façade and no more than two feet of the foundation shall be visible above Final Grade on secondary and tertiary facades.

Y. Lower-level glazing on the north, east, and south facades shall be screened with berms and/or vegetation as approved by the Planning Department.

Z. The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.

AA. The Applicant shall demonstrate the proposed metal siding and roofing materials have a Solar Reflectivity Index (SRI) of 35 or less prior to the submittal of a building permit.

BB. Prior to submittal of a Building Permit, the Applicant shall submit for

review the excavation and grading plans for Engineering Department review and approval to ensure no additional erosion, land subsidence, or avalanche hazard is created.

CC. Cuts, fills, and retaining walls shall be minimized.

DD. The Applicant shall demonstrate compliance with Municipal Code of Park City Chapter 11-21 Utah Wildland-Urban Interface Code at the time of Building Permit submittal.

EE. The Applicant shall demonstrate adequate turnaround to allow a fire apparatus to maneuver to and from the site as approved by the Park City Fire District prior to submitting a Building Permit. The Applicant shall provide a fire hydrant within 600 feet of the proposed development.

FF. The Applicant should upsize the existing service line to provide adequate pressure to the additional living area and fire sprinkler system. Please note the City operates substantial water lines to the west of the proposed dwelling.

GG. To conduct construction across the neighboring 200 King Road property, including any additional width required to accommodate the installed improvements, all work shall be limited to the limits of the platted easement. The applicant shall submit required approvals for any work or structures proposed outside of the easement at 200 King Road.

HH. Glazing on the east façade shall comply with the Second Amendment for the Lot 2 Phase 1 Treasure Hill Subdivision plat notes. Vinyl and aluminum doors and windows are prohibited. Window and door details shall be reviewed and approved through the Historic District Design Review process.

II. The Applicant's stormwater mitigation plan shall be reviewed and approved by the Engineering Department prior to building permit submittal.

Conditional Use
File No. PL-23-05571
[Steep Slope –220 King]

Findings of Fact

1. On February 21, 2023, the applicant Pesky Porcupine LLC ("Applicant") submitted an application and paid the required fee for a conditional use permit in connection with a proposed single-family residence (the "Residence") to be constructed on the Summit County, Utah Tax Parcel No. THILL-2-AM (the "Property").

2. The Property is located within the Sweeney Properties Master Plan Development that was approved December 18, 1985, as amended on October 20, 1987 (as amended, the “Amended Sweeney Properties MPD”).

3. Condition No. 3 of the Amended Sweeney Properties MPD requires that the Planning Commission and Park City’s staff review proposed development on King Road as a conditional use and ensure that the design of structures will minimize visual impact on adjacent property.

4. The Property is currently being used for one single-family residence and one guest house, that the Applicant intends to demolish to construct the new Residence. The existing single-family residence and guest house have been used for short-term rentals.

5. The conditional use permit application is for construction on a steep slope (“Steep Slope CUP”) as required by Section 15-2.2-6 of Park City’s Land Management Code (“LMC”).

6. In connection with the Steep Slope CUP application, the Applicant submitted the following documents prepared by Alliance Engineering Inc. for the Planning Commission’s consideration:

- a. Existing Conditions Map (Job No. 8-3-23);
- b. Conceptual Grading Plan (Job No. 8-3-23);
- c. Drainage Plan (Job No. 8-3-23);
- d. Steep Slope Map (Job No. 8-3-23);
- e. Stormwater Management Plan (Job No. 8-3-23); and
- f. Excavation Section View (Job No. 8-3-23).

7. The Planning Commission has authority to act as the land use authority for the Steep Slope CUP. See LMC § 15-1-10.D.

8. The Applicant submitted all the materials required by the LMC for the Steep Slope CUP and presented in a public hearing regarding the proposals set forth in Steep Slope CUP application.

9. With respect to the Steep Slope CUP, the Planning Commission, after carefully considering the Applicant’s submittals referenced above and the Applicant’s presentation at the public hearing, has determined that any detrimental effects caused by proposed development on steep slopes can be reasonably mitigated and comply with the LMC’s requirements.

Additional Findings

10. The Planning Commission, as the land use authority, finds that the proposed Steep Slope CUP complies with the standards in LMC § 15-2.2-6.B. Specifically, the proposed steep slope disturbance and Residence:

a. As applied pursuant to the Amended Sweeney Properties MPD, are located and designed to reduce the visual and environmental impacts. See LMC § 15-2.2-6.B.1. Specifically, the hillside cuts and impact to the very steep slope will be located behind the Residence and will generally not be visible to the town core of Park City.

b. Will be consistent with the visual analysis and landscaping plan submitted by the Applicant. See LMC § 15-2.2-6.B.2. Specifically, the Applicant submitted to the Planning Commission a visual analysis and landscaping plan that showed the proposed steep slope disturbance. The Planning Commission has determined that the steep slope disturbance will generally not be visible from the town core of Park City as it is screened from view by the proposed residence.

c. Are consistent with the applicable access and driveway screening requirements. See LMC § 15-2.2-6.B.3. Specifically, access to the Property is not changing as the existing driveway will be used and improved. The driveway improvements will comply with the LMC's requirements.

d. Will be appropriately terraced to regain natural grade. See LMC § 15-2.2-6.B.4. Terraced structures will be screened from view of the town core of Park City by the proposed residence.

e. Are designed to preserve the perceived natural topography of the Property. See LMC § 15-2.2-6.B.5. Specifically, all cuts to the hillside will be screened from view of the town core of Park City by the Residence.

f. As applied pursuant to the Amended Sweeney Properties MPD, are consistent with the building form and scale requirements of LMC § 15-2.2-6.B.6. Specifically, the Residence is divided into several massing elements to reduce massing and to orient against the Property's existing contours. Portions of the Residence have been located below grade to reduce visibility and perceived bulk.

g. Are consistent with the applicable setback requirements. See LMC § 15-2.2-6.B.7.

h. Are consistent with the applicable volume limitations. See LMC § 15-2.2-6.B.8.

i. Are consistent with the applicable building height requirements. See LMC § 15-2.2-6.B.8. Specifically, the Residence meets the height requirements identified in the Amended Sweeney Properties MPD.

11. The Planning Commission finds that for the reasons above, the steep slope disturbance will not have a detrimental impact on surrounding uses.

12. As discussed below, the Applicant has agreed to self-impose certain conditions on the Property to minimize any potential detrimental effects that may result from the proposed steep slope disturbance. The Planning Commission finds that these conditions adequately mitigate any potential detrimental effects that may result from the steep slope disturbance or the Residence.

Conclusion

Based on the foregoing, and subject to the conditions listed below, the Steep Slope CUP meet the standards and requirements of the LMC, including the criteria for approving a conditional use per LMC § 15-2.2-6.B as applied pursuant to the Amended Sweeney Properties MPD, and 10-9A-507, Utah Code Ann. The Planning Commission concludes it is appropriate to issue the Steep Slope CUP subject to the below conditions, each of which will mitigate any reasonably anticipated detrimental effects associated with the uses described in the Steep Slope CUP application.

Conditions

The use approved by the Steep Slope CUP is conditioned upon the following:

JJ. All retaining walls shall be generally placed behind the proposed residence to reduce visibility from the town core of Park City.

KK. The driveway to the proposed residence shall not exceed 12 feet in width unless required by Park City Fire District for emergency vehicle turning radius and access, shall not exceed a 14% grade, and must comply with LMC § 15-3-3(A)(4).

LL. Access to the parking area located on the Property shall not face King Road.

MM. If the proposed development contains any retaining walls that are taller than four feet in height, then the Applicant shall provide engineered plans for the retaining walls at the time the Applicant makes application for a building permit.

NN. Applicant shall maintain vegetative screening in accordance with

the submitted vegetation plan to reduce the visibility of retaining walls and landscaping and berming shall reduce the visibility of the east façade glazing.

OO. The limits of disturbance around the proposed residence shall be limited to the minimal area necessary to excavate and backfill the foundation.

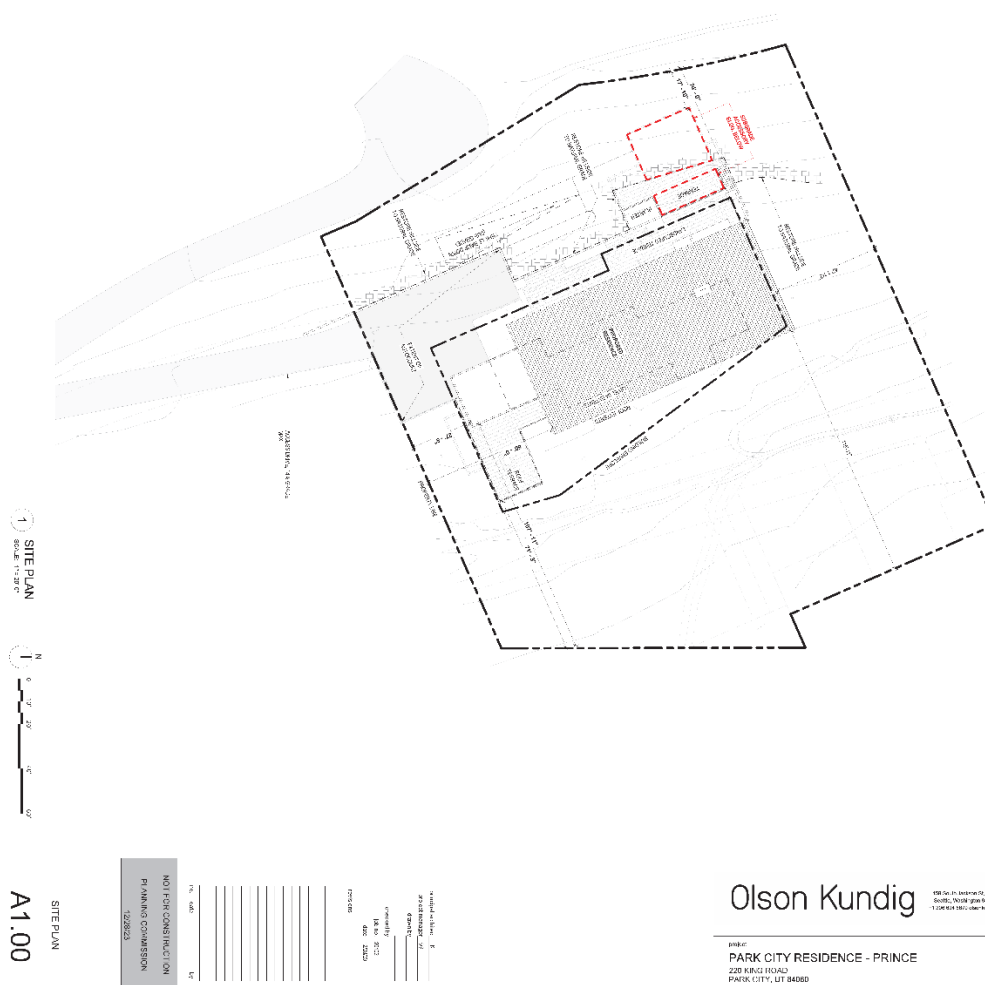
PP. Structures on the Property shall conform to the HR-1 setbacks set forth in LMC § 15-2.2-3. The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance with State and Federal law.

QQ. The Applicant shall include in their Construction Mitigation Plan (CMP), in addition to Municipal Code of Park City Section 11-14-4(H), a specific plan for all soil exporting. Soil shall be transported uphill on King Road to an approved site for deposit. Time of operations, location of deposit site, total cubic yards to be exported, and number of trips hauling shall be outlined and regulated through the CMP. If the property owner of an approved site for deposit will not accept the excavated soils, the applicant will submit an alternative soil exporting plan for review by the Planning Director and Chief Building Official. No alternative soil exporting will be permitted until plans are approved.

RR. The Applicant shall provide elevation drawings of all segments of the Accessory Buildings that have an exposed face to Planning staff for review as part of the Historic District Design Review process.

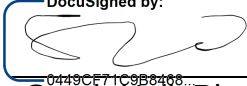
Exhibit C

Site Plan



If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5060 or email planning@parkcity.org.

Sincerely,

DocuSigned by:

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2/24/2024

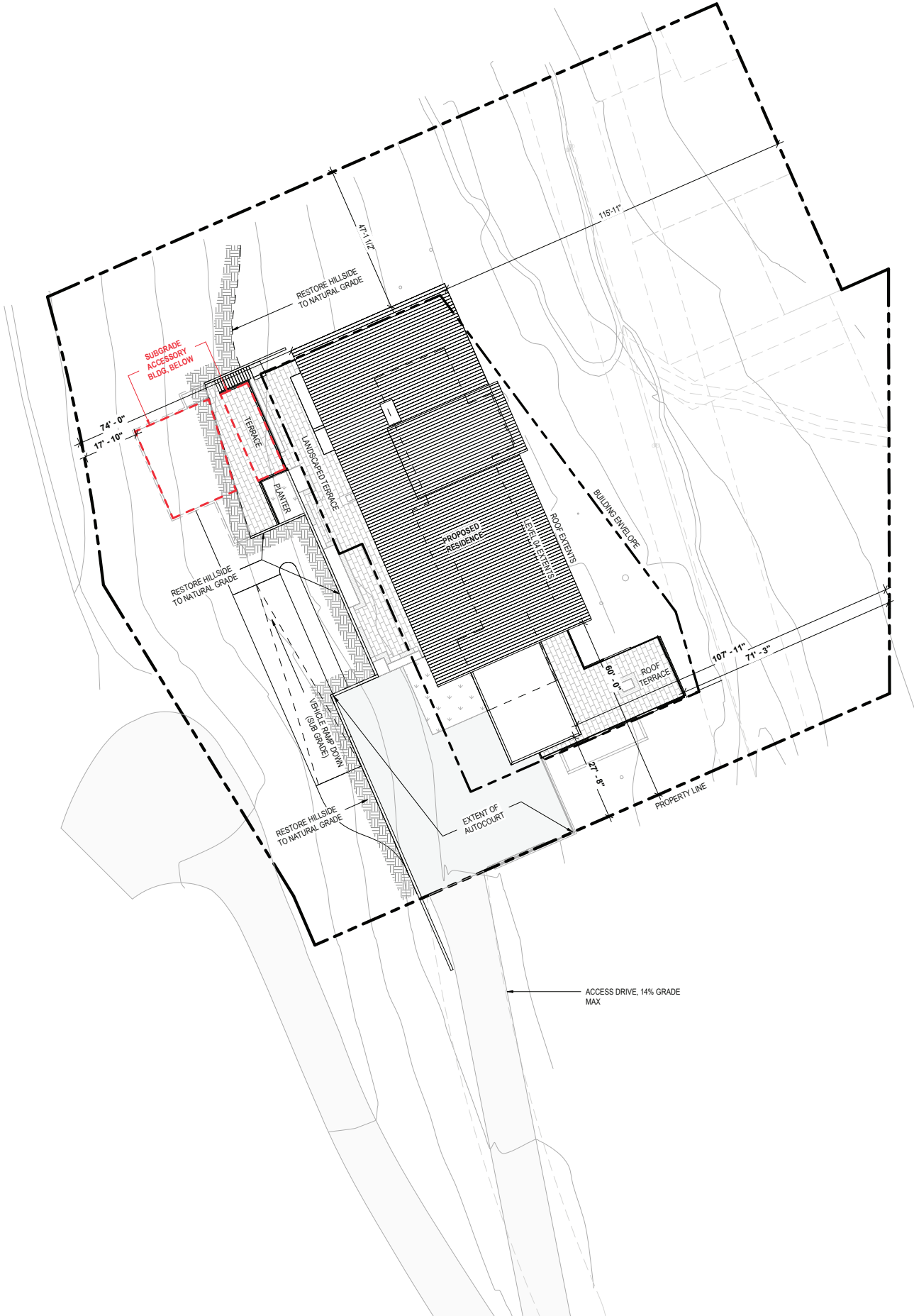
Sarah Hall, Planning Commission Chair

CC: Rebecca Ward, Planning Director
Caitlyn Tubbs, Senior Historic Preservation Planner

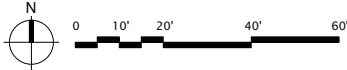
Exhibit D – Approved Plans

Building Diagrams

Approved 2-14-2024



1 SITE PLAN
SCALE: 1" = 20'-0"



159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

Olson Kundig

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by _____
checked by _____
job no. 20102
date 12/28/23

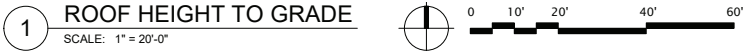
revisions:

no.	date by

NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

SITE PLAN

A1.00



revisions

no. date by

NOT FOR CONSTRUCTION

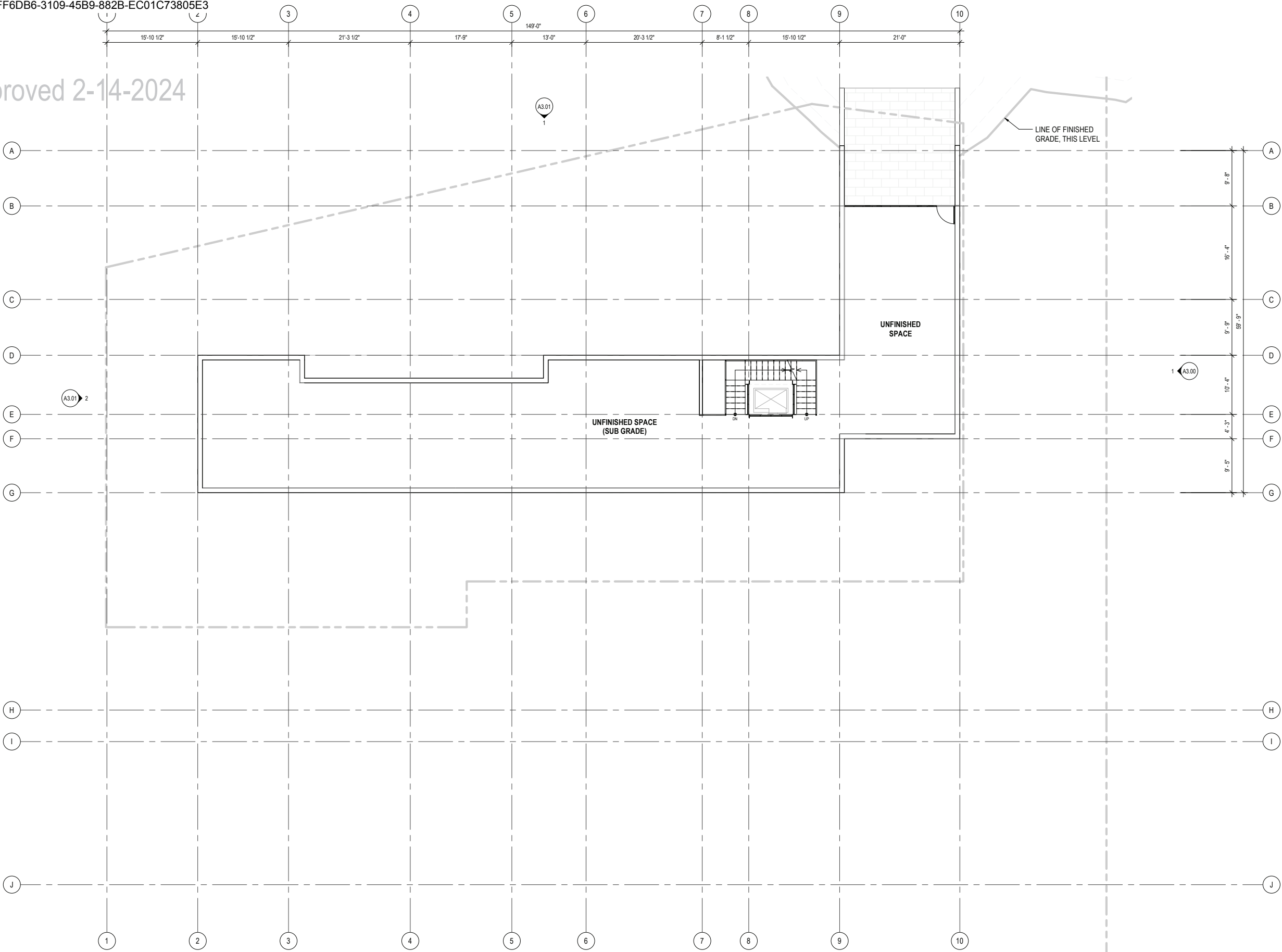
PLANNING COMMISSION

12/28/23

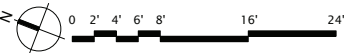
ROOF HEIGHT TO
GRADE

A1.04

Approved 2-14-2024



1 LEVEL 01 PLAN
SCALE: 1/8" = 1'-0"



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Olson Kundig

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

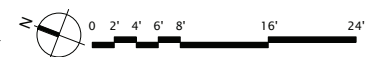
principal architect TK
project manager SG
drawn by _____
checked by _____
job no. 20102
date 12/28/23
revisions:

no. date by

NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

PLAN - LEVEL 01

A2.10



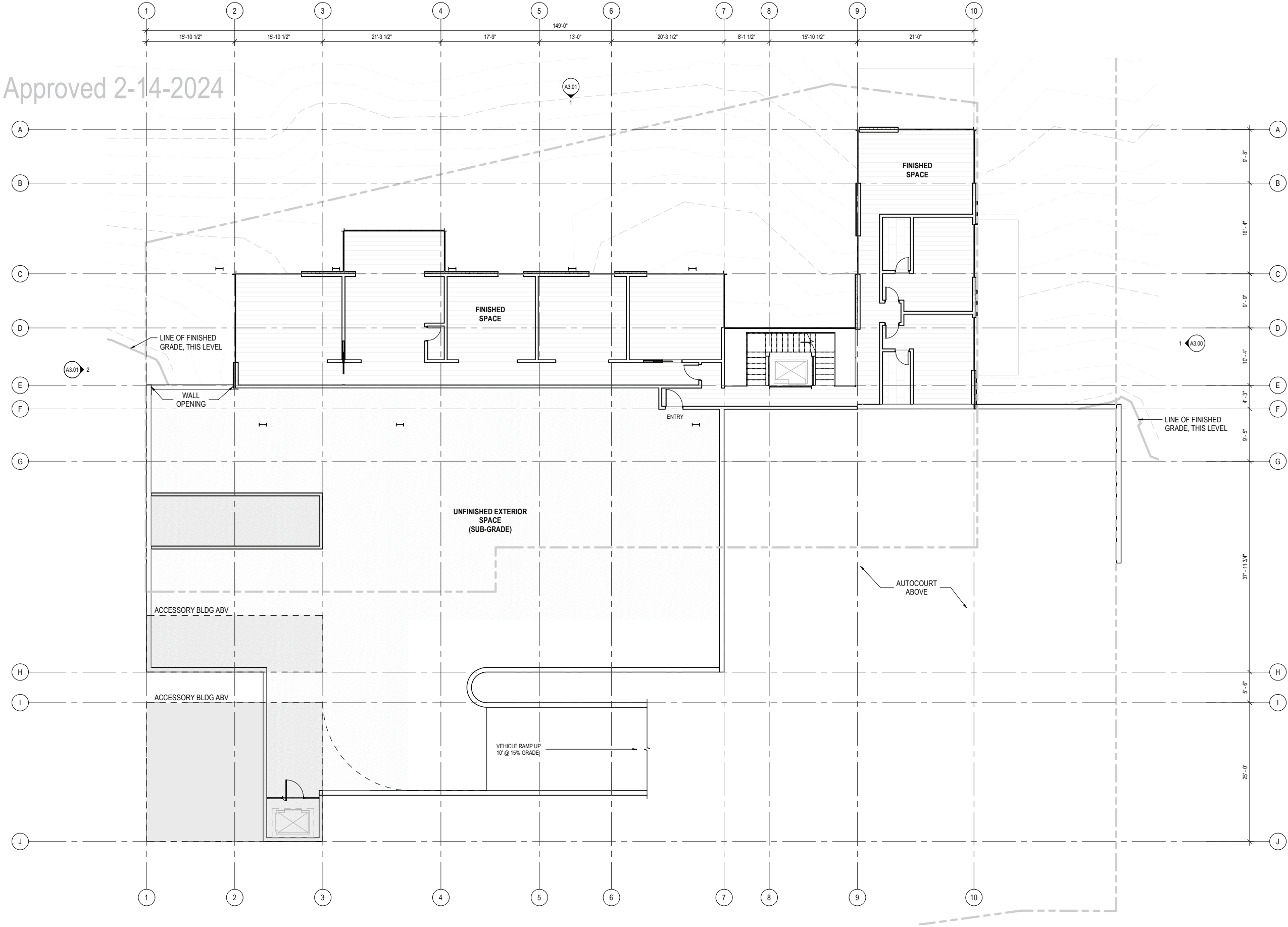
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220 KING ROAD
PARK CITY, UT 84060

Revisions:

PLAN - LEVEL 02

A2.20



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PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
Author
checked by
job no. 20102
date 12/28/23

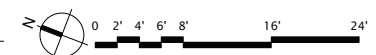
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12/28/23

PLAN - LEVEL 03

A2.30



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PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

Revisions:

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12/28/23

PLAN - LEVEL 05

A2.50

Approved 2-14-2024

MATERIAL LEGEND	
MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK

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Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

Olson Kundig

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PARK CITY RESIDENCE - PRINCE
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principal architect TK
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job no. 20102
date 12/28/23

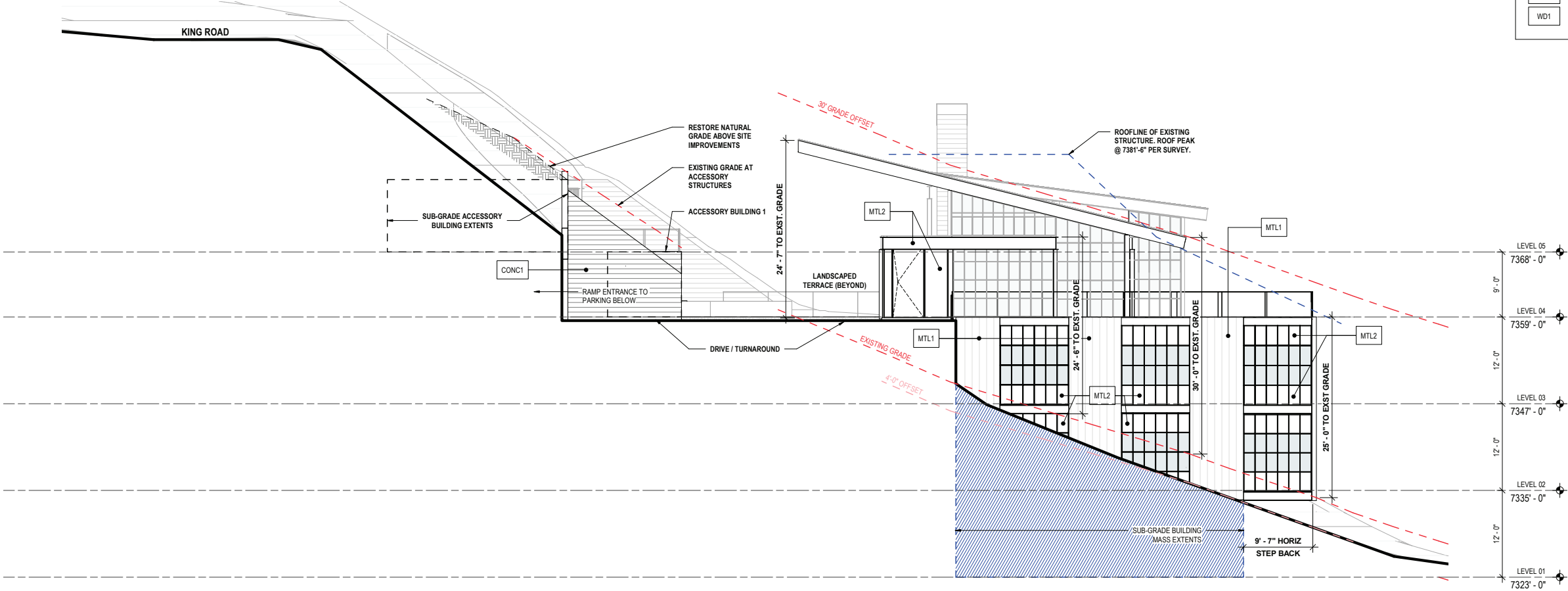
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no. date by

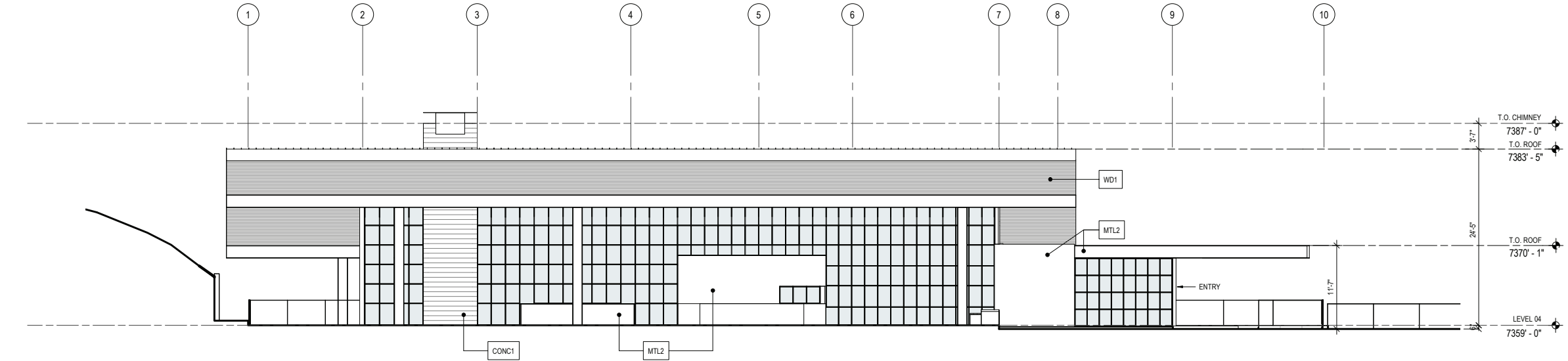
NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

EXTERIOR ELEVATIONS

A3.00



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

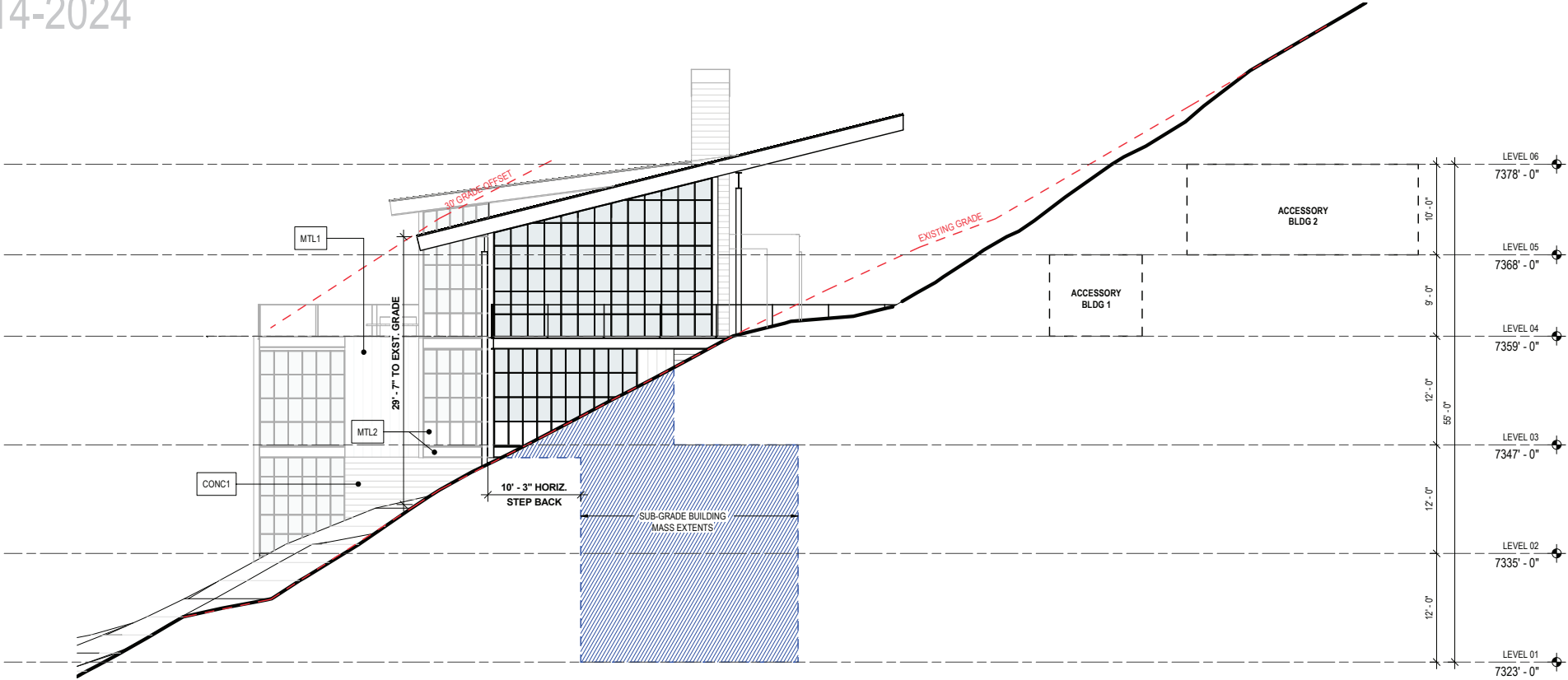


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



Approved 2-14-2024

MATERIAL LEGEND	
MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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Olson Kundig

project:
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220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 12/28/23
revisions:

NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

EXTERIOR ELEVATIONS

A3.01

Approved 2-14-2024



Approved 2-14-2024



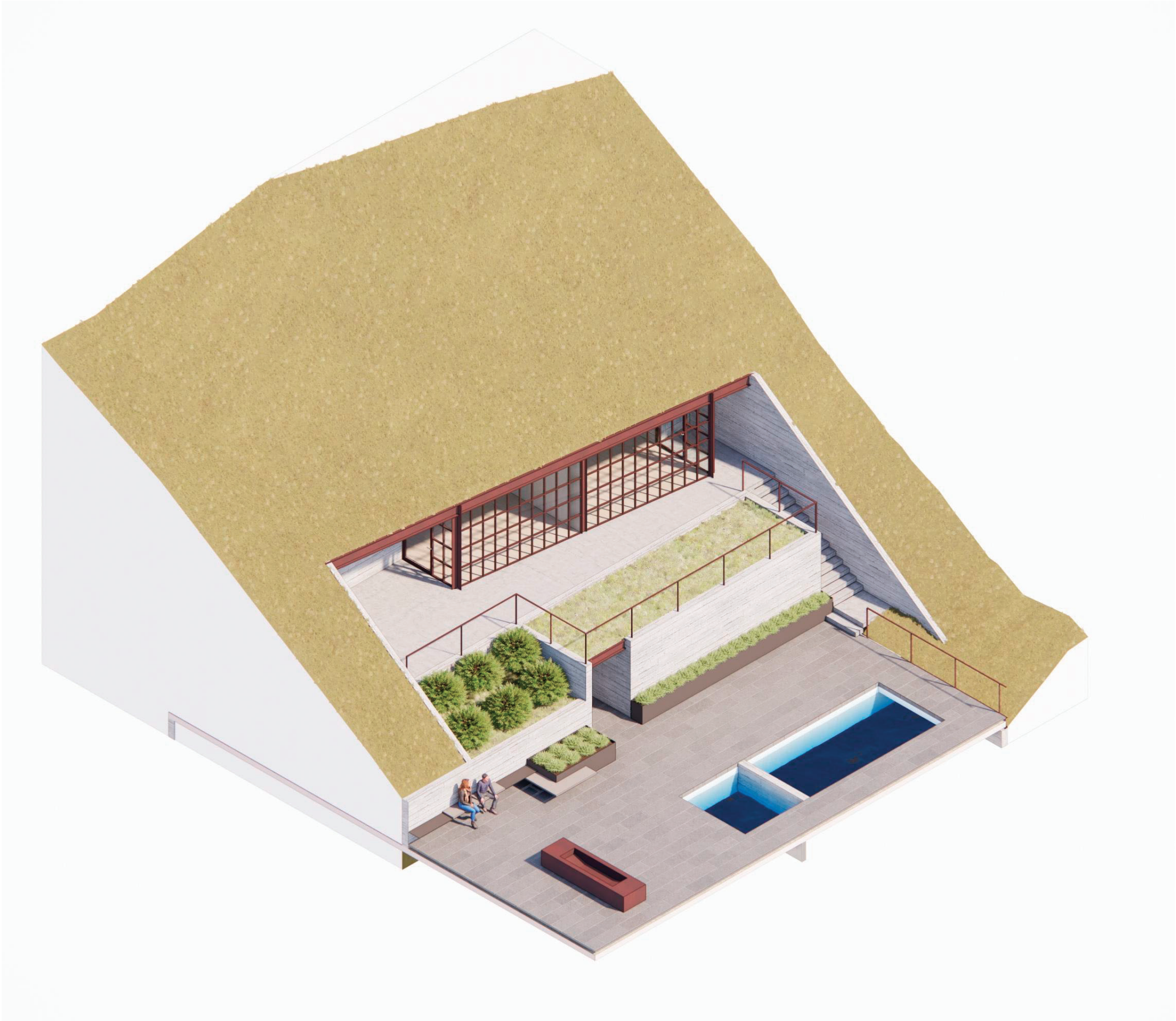
Approved 2-14-2024



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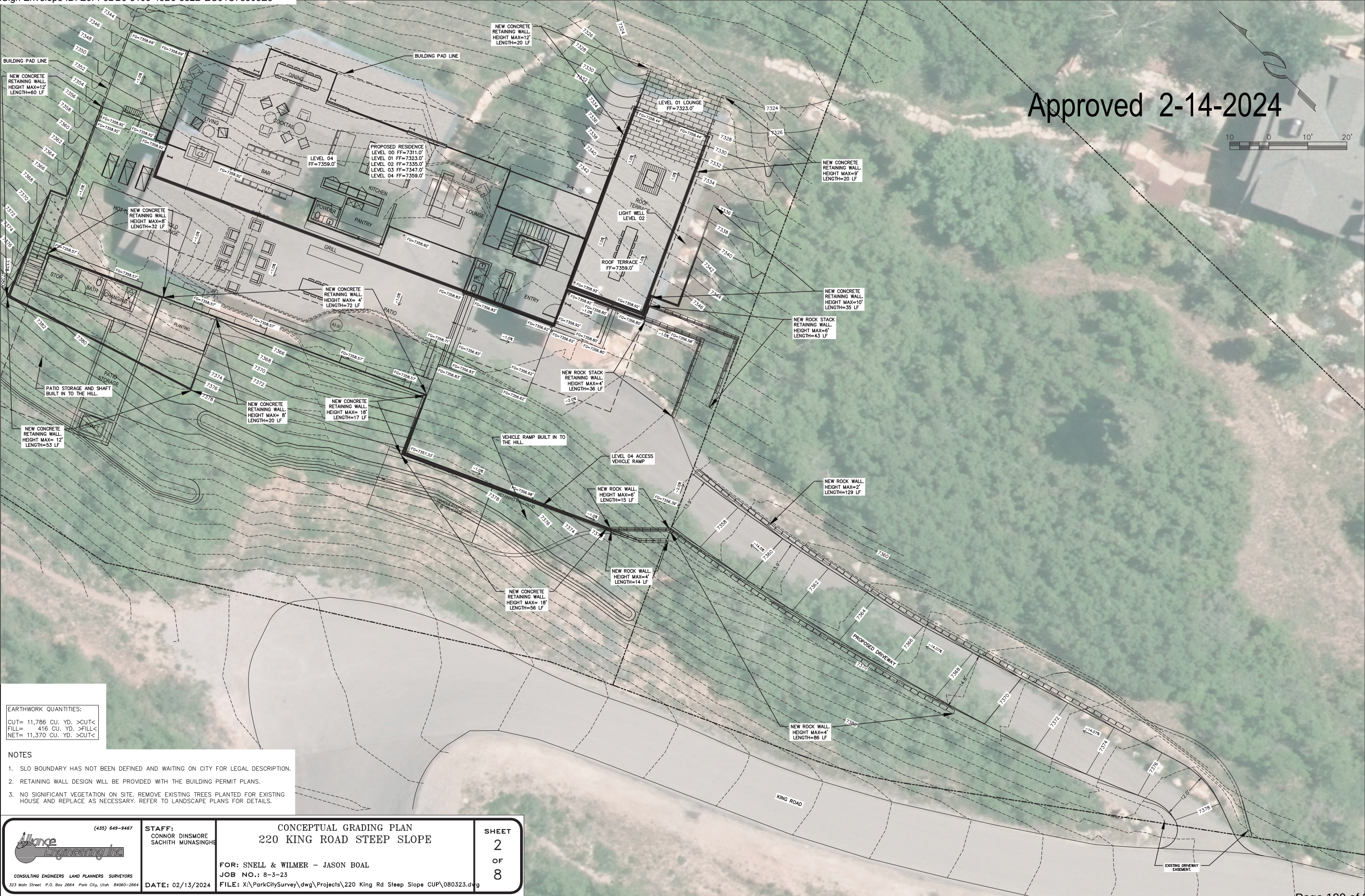
Grading Plan



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: CONNOR DINSMORE SACHITH MUNASINGHE	EXISTING CONDITIONS 220 KING ROAD STEEP SLOPE	SHEET 1 OF 8
	DATE: 02/13/2024	FOR: SNELL & WILMER - JASON BOAL JOB NO.: 8-3-23 FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg	

NOTES:

1. EXISTING CONDITION SURVEY IS DONE BY UTAH LAND SURVEYING, LLC.



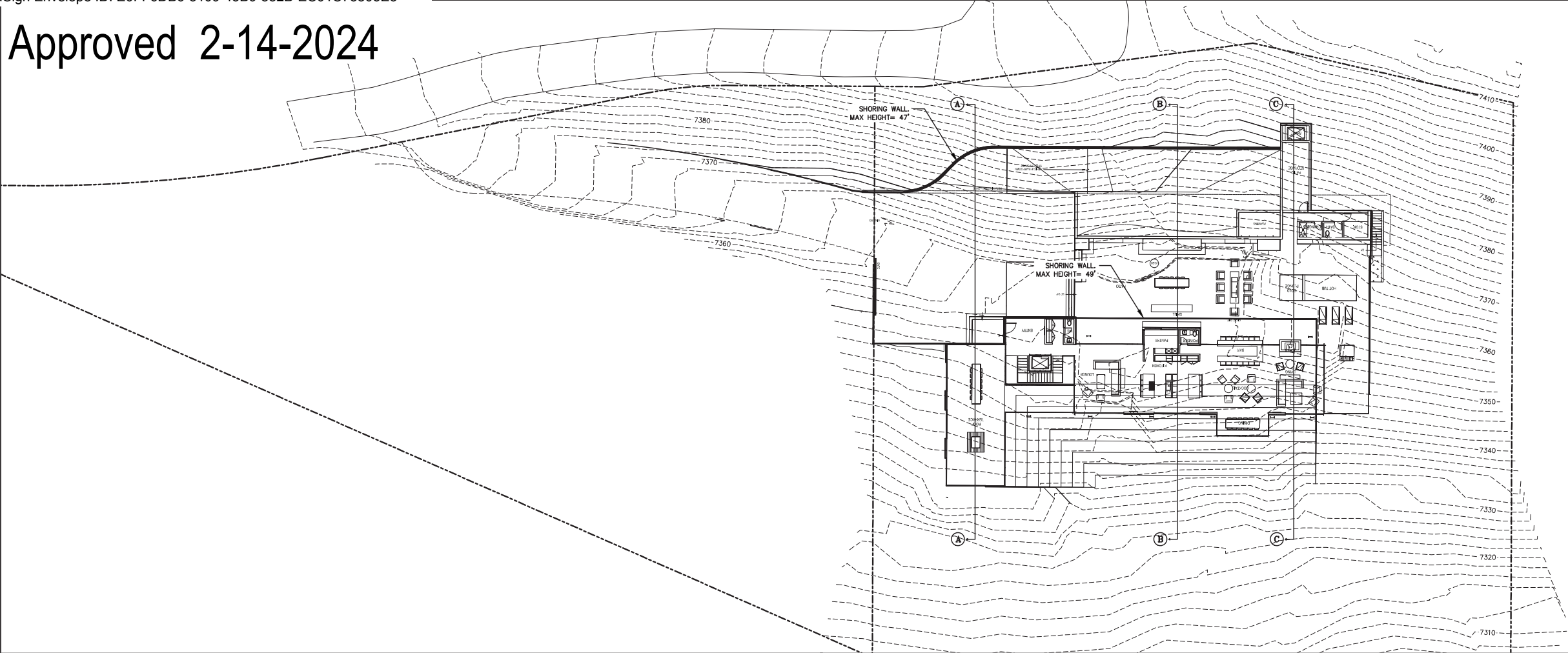
Approved 2-14-2024

EARTHWORK QUANTITIES:
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FILL= 416 CU. YD. >FILL<
NET= 11,370 CU. YD. >CUT<

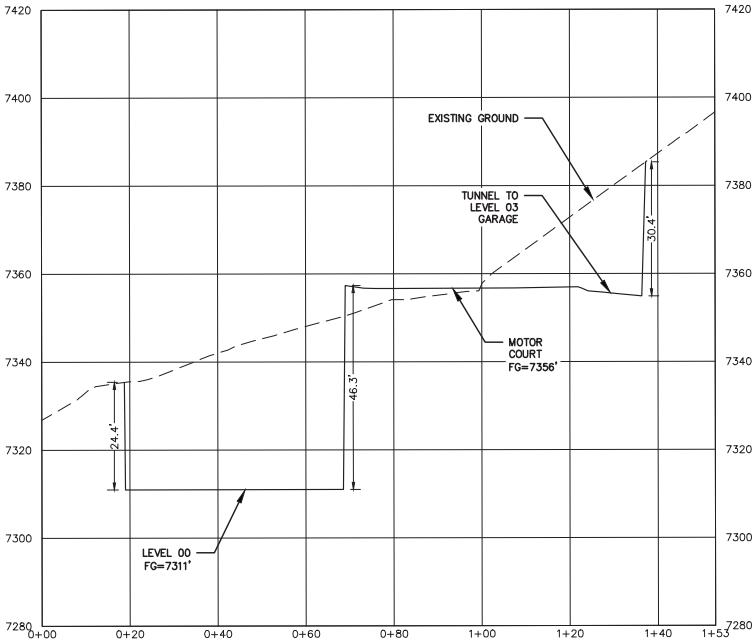
- NOTES
1. SLO BOUNDARY HAS NOT BEEN DEFINED AND WAITING ON CITY FOR LEGAL DESCRIPTION.
 2. RETAINING WALL DESIGN WILL BE PROVIDED WITH THE BUILDING PERMIT PLANS.
 3. NO SIGNIFICANT VEGETATION ON SITE. REMOVE EXISTING TREES PLANTED FOR EXISTING HOUSE AND REPLACE AS NECESSARY. REFER TO LANDSCAPE PLANS FOR DETAILS.

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	CONCEPTUAL GRADING PLAN 220 KING ROAD STEEP SLOPE	SHEET 2 OF 8
	STAFF: CONNOR DINSMORE SACHITH MUNASINGHE		
	FOR: SNELL & WILMER - JASON BOAL JOB NO.: 8-3-23		
	DATE: 02/13/2024 FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg		

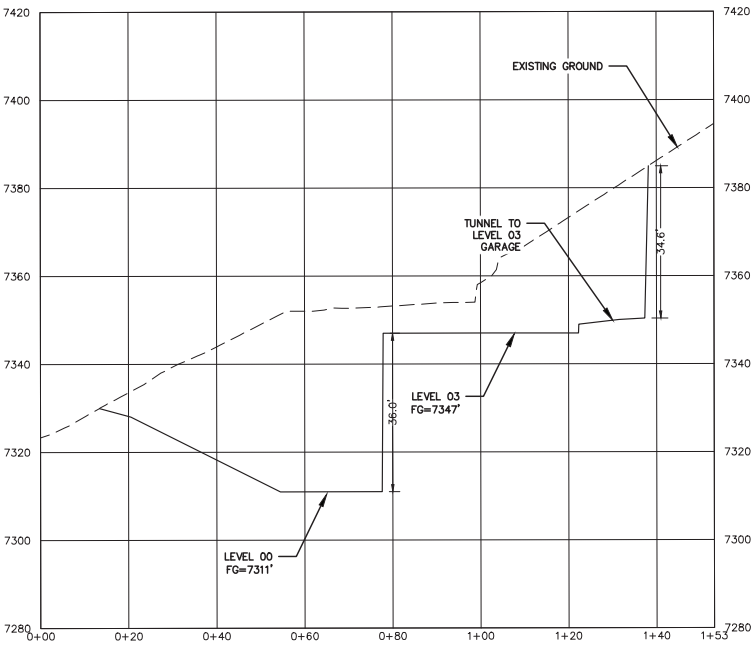
Approved 2-14-2024



SECTION "A-A"

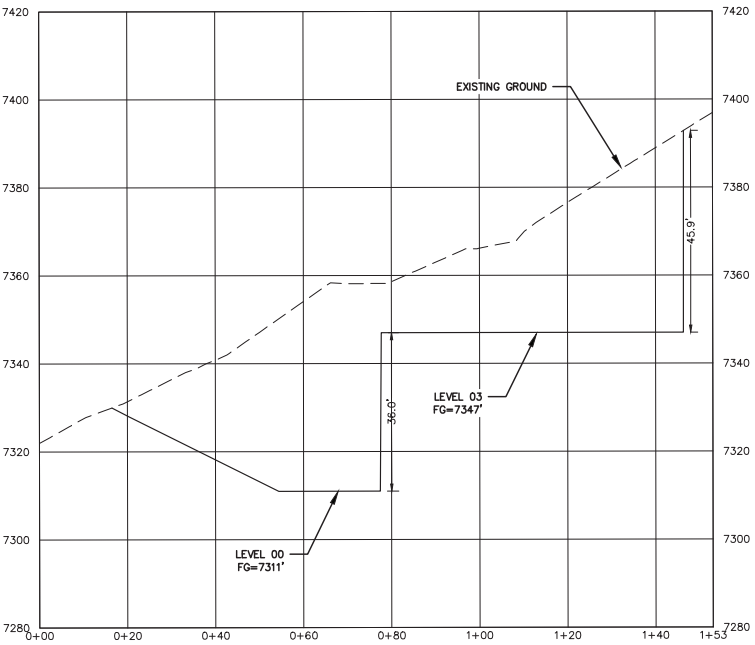


SECTION "B-B"



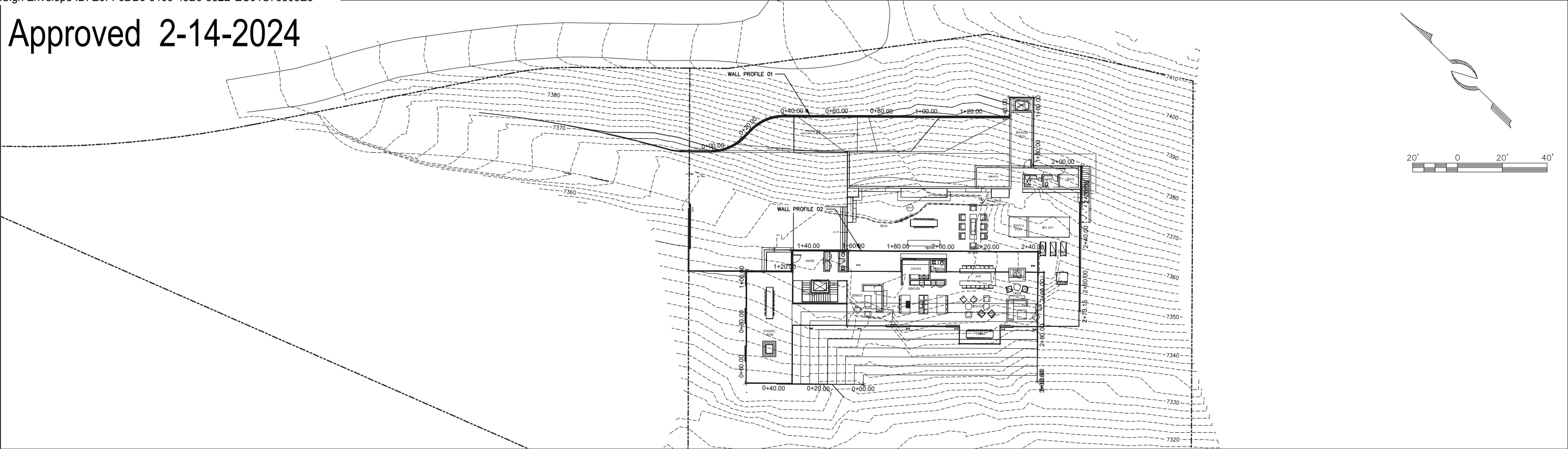
EARTHWORK QUANTITIES:
CUT= 11,786 CU. YD. >CUT<
FILL= 416 CU. YD. >FILL<
NET= 11,370 CU. YD. >CUT<

SECTION "C-C"

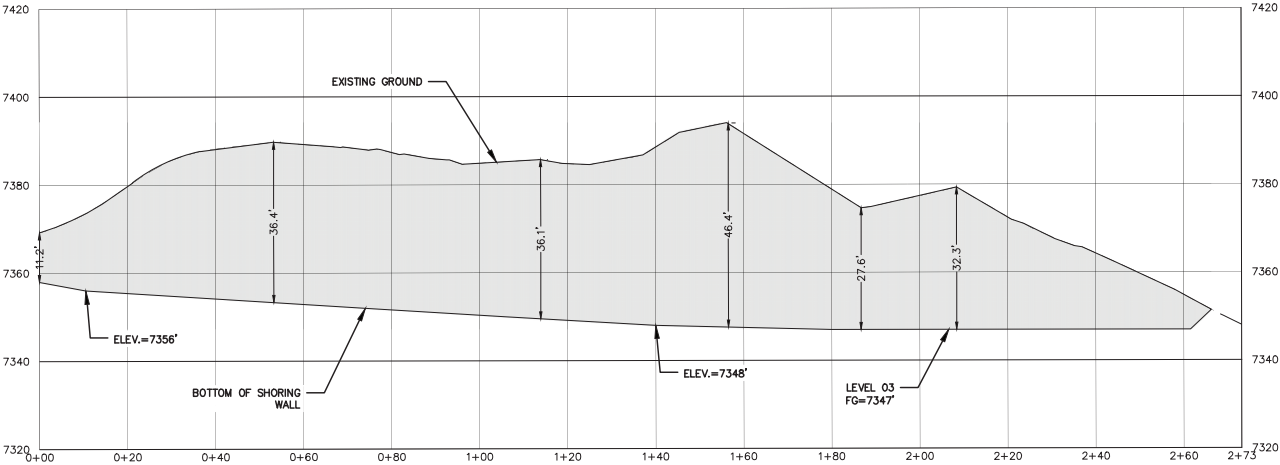


 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: CONNOR DINSMORE SACHITH MUNASINGHE	EXCAVATION SECTION VIEW 220 KING ROAD STEEP SLOPE	SHEET 7 OF 8
	DATE: 02/13/2024	FOR: SNELL & WILMER - JASON BOAL JOB NO.: 8-3-23	FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg	

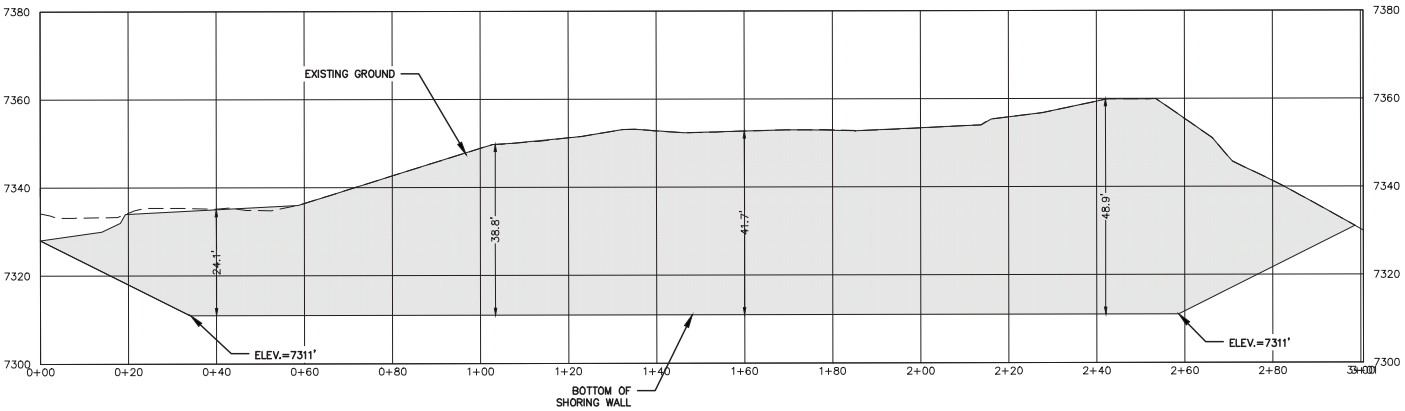
Approved 2-14-2024



WALL PROFILE 01



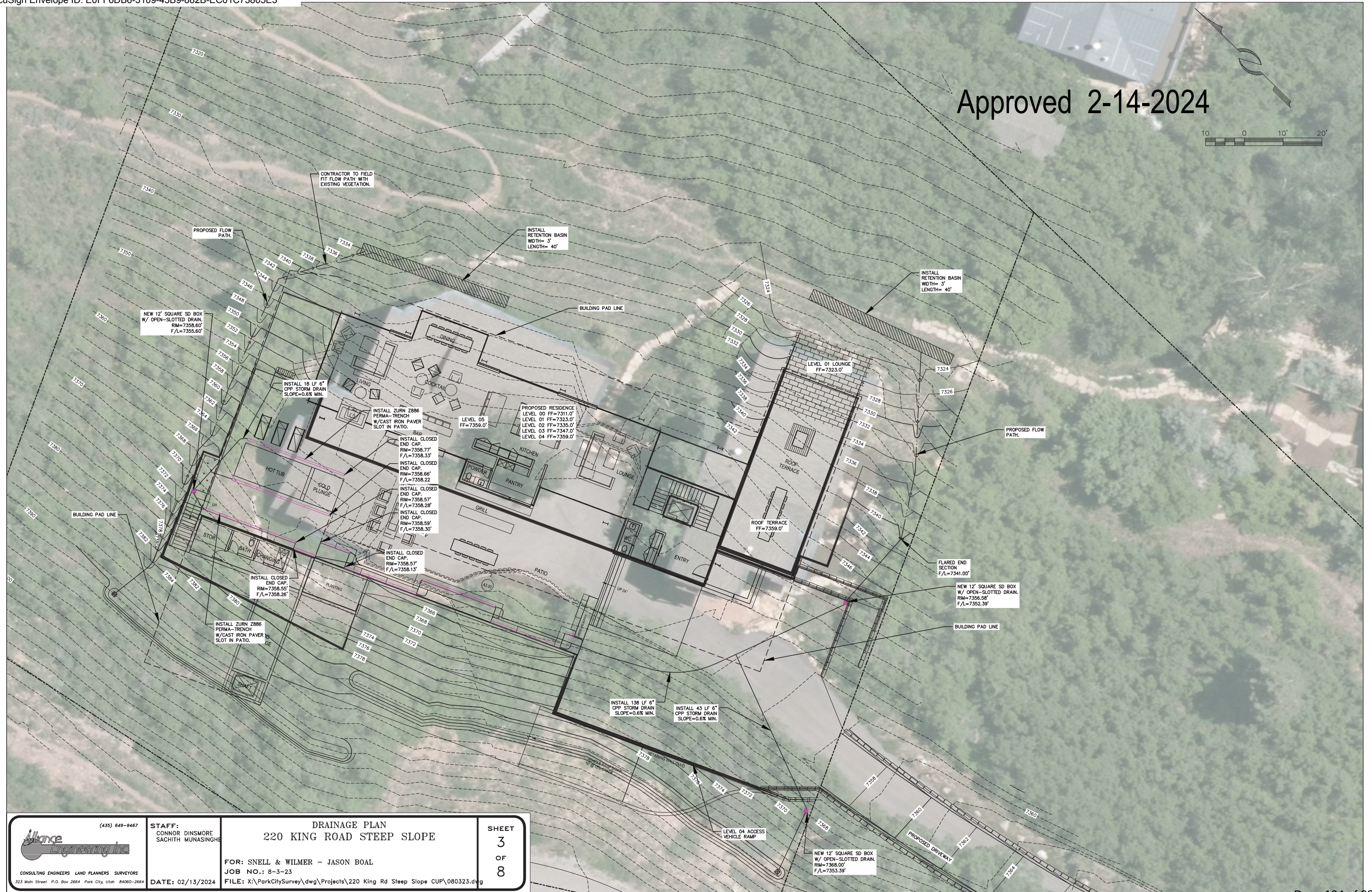
WALL PROFILE 02



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: CONNOR DINSMORE SACHITH MUNASINGHE	PLAN AND PROFILE OF THE SHORING WALL 220 KING ROAD STEEP SLOPE	SHEET 8 OF 8
			FOR: SNELL & WILMER - JASON BOAL JOB NO.: 8-3-23	
	DATE: 02/13/2024	FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg		

Drainage Plan

Approved 2-14-2024



(435) 649-9467

STAFF:
CONNOR DINSMORE
SACHITH MUNASINGHE

DRAINAGE PLAN
220 KING ROAD STEEP SLOPE

SHEET
3
OF
8

FOR: SNELL & WILMER - JASON BOAL

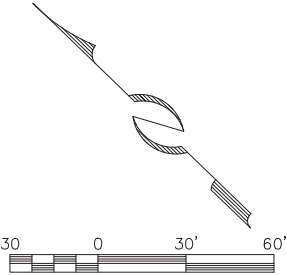
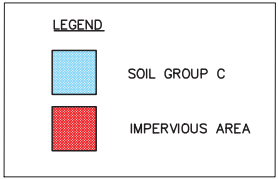
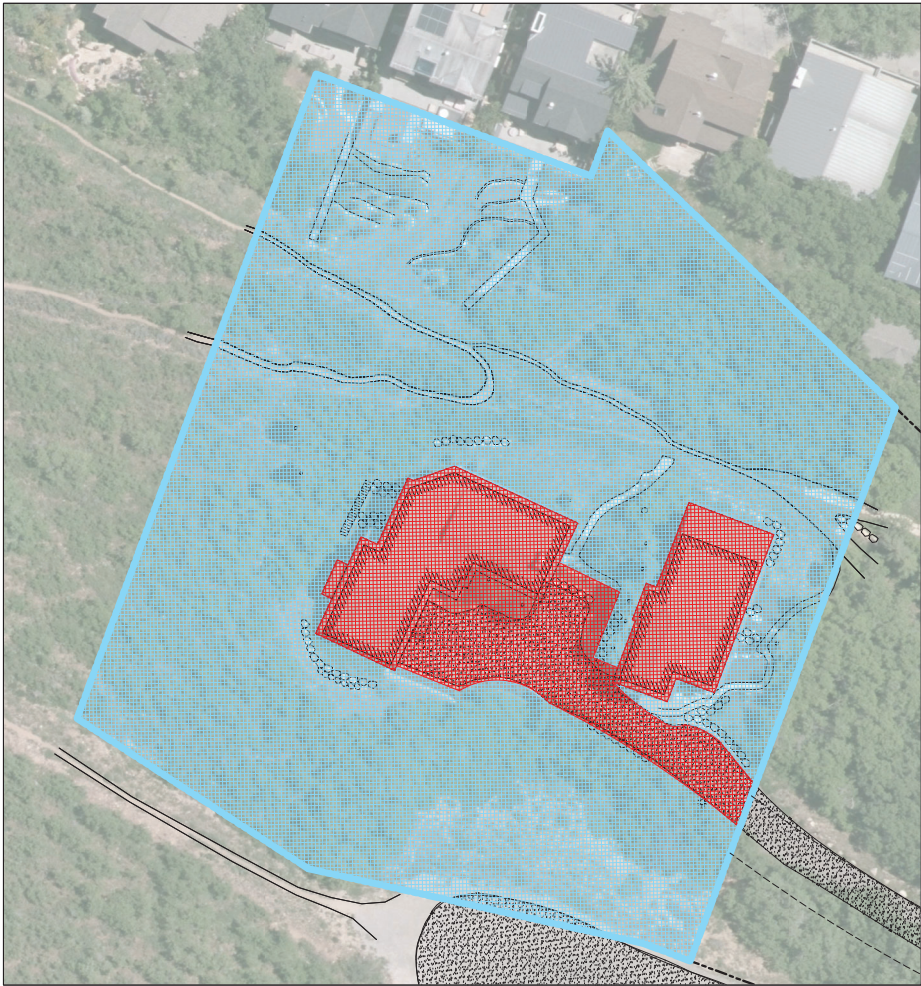
JOB NO.: 8-3-23

DATE: 02/13/2024

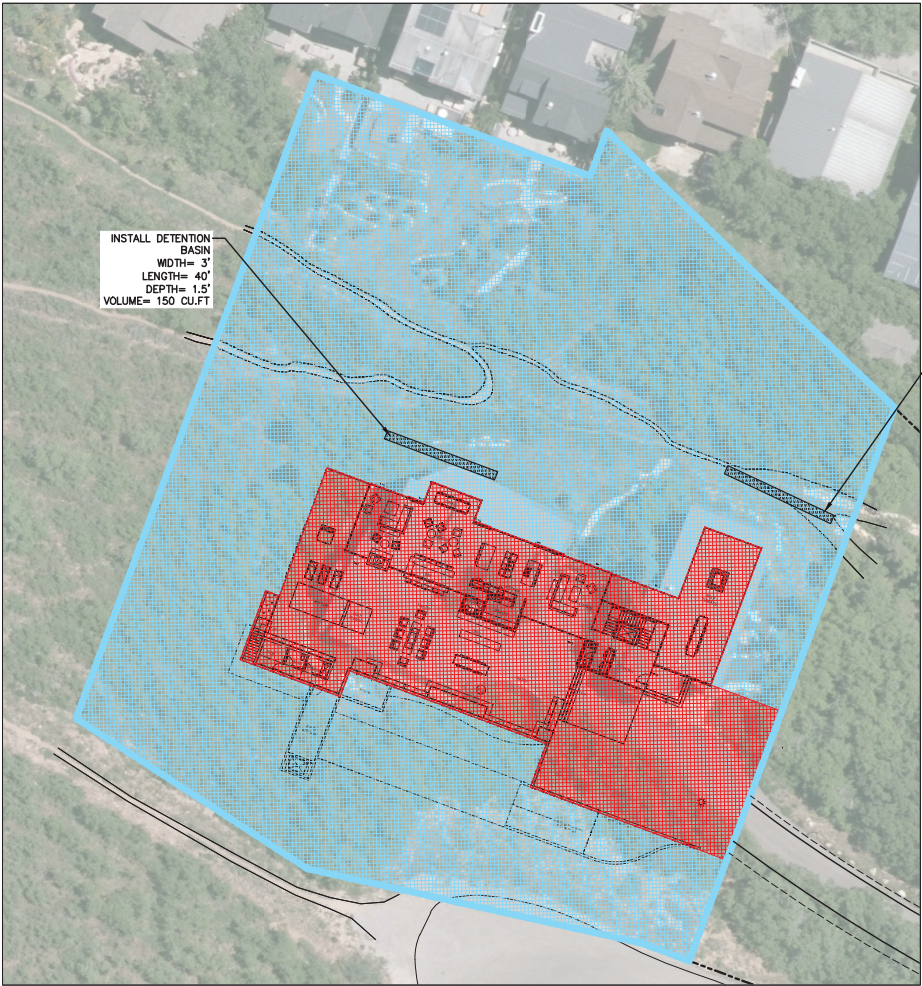
FILE: X:\ParkCitySurvey\dwg\Projects\220 King Rd Steep Slope CUP\080323.dwg

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

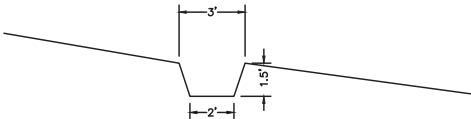


Approved 2-14-2024



INSTALL DETENTION BASIN
WIDTH= 3'
LENGTH= 40'
DEPTH= 1.5'
VOLUME= 150 CU.FT

TYPICAL STORMWATER
DETENTION POND
CROSS-SECTION



STORMWATER DETENTION REQUIRED = 232 CU. FT.
STORMWATER DETENTION PROVIDED = 300 CU. FT.

NOTES:

1. PEAK RUNOFF VOLUME OF 232 CU. FT. IS TO BE 100% DETAINED IN PROPOSED POND. THE DIMENSIONS OF THE DETENTION BASIN IS NOTED ON THE ABOVE PLAN. CUMULATIVE DETENTION VOLUME = 300 CU. FT.
2. OUTLET ROOF DRAINS SO THAT THE STORM WATER FLOWS FROM HOUSE DOWN GRADING AND INTO DETENTION BASIN.
3. STORMWATER DETENTION POND ALIGNMENT MAY VARY, FOLLOW EXISTING CONTOUR.
4. THE DETENTION POND HAVE BEEN SIZED TO DETAIN 100% OF THE WATER QUALITY VOLUME (PER SUMMIT COUNTY ORDINANCE NO. 381-A, APPENDIX F) MEETING THE COUNTY REQUIREMENTS FOR TSS REMOVAL AND GROUNDWATER RECHARGE.

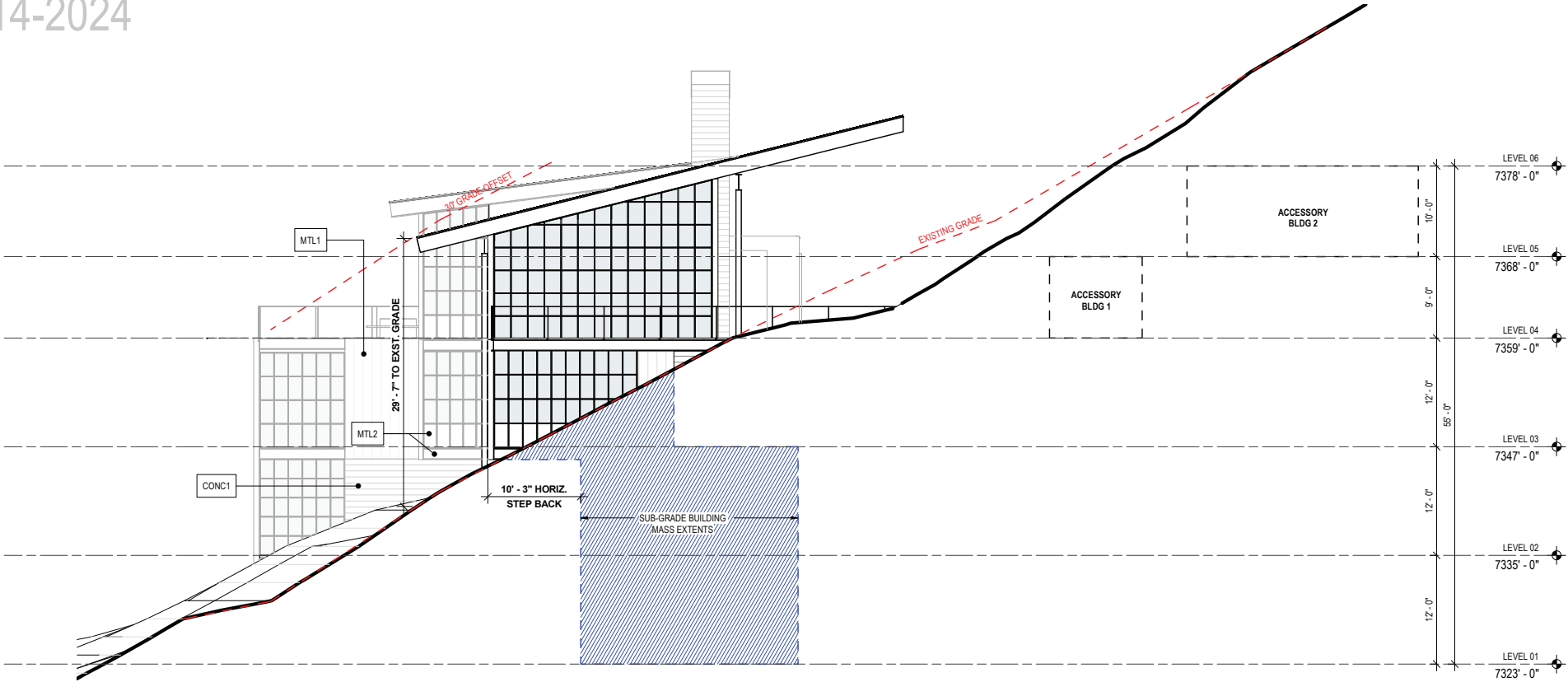
WATER QUALITY VOLUME CALCULATIONS							
ASSUMPTIONS		PRE-DEVELOPMENT WATER QUALITY VOLUME				GROUNDWATER RECHARGE VOLUME	
METHOD OF ANALYSIS: WQ _v =CITA DESIGN STORM: 90TH PERCENTILE EVENT NOTE: INTENSITY = 0.60 IN/HR PER SUMMIT COUNTY MS4.		AREAS FOR WEIGHT AVERAGE "C":				ΔWQ _v = 130 CU FT	
VARIABLES		SLOPE		HYDROLOGIC SOIL GROUP			
				A	B	C	D
Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]		FLAT (0-2%)					
C = RUNOFF COEFFICIENT		AVERAGE (2-6%)					
(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)		STEEP (>6%)				45,298	
RUNOFF COEFFICIENTS "C":		SURFACING		PERVIOUS		IMPERVIOUS	
		HARDSCAPE				8,509	
				A = 53,807 FT ²			
				C = 0,37			
				i = 0,05 FT/HR		ΔWQ _v = 1,005 CU FT	
				t = 1,00 HR			
POST-DEVELOPMENT WATER QUALITY VOLUME							
		AREAS FOR WEIGHT AVERAGE "C":					
		SLOPE		HYDROLOGIC SOIL GROUP			
				A	B	C	D
		FLAT (0-2%)					
		AVERAGE (2-6%)					
		STEEP (>6%)				41,322	
		SURFACING		PERVIOUS		IMPERVIOUS	
		HARDSCAPE				12,485	
				A = 53,807 FT ²			
				C = 0,42			
				i = 0,05 FT/HR		ΔWQ _v = 1,135 CU FT	
				t = 1,00 HR			

PEAK RUNOFF CALCULATIONS																																								
ASSUMPTIONS		PRE-DEVELOPMENT PEAK DISCHARGE			EXCESS RUNOFF STORAGE VOLUME																																			
METHOD OF ANALYSIS: RATIONAL METHOD Q=CIA		AREAS FOR WEIGHT AVERAGE "C": <table><tr><th rowspan="2">SLOPE</th><th colspan="4">HYDROLOGIC SOIL GROUP</th></tr><tr><th>A</th><th>B</th><th>C</th><th>D</th></tr><tr><td>FLAT (0-2%)</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>AVERAGE (2-6%)</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>STEEP (>6%)</td><td>-</td><td>-</td><td>1,04</td><td>-</td></tr><tr><td>SURFACING</td><td colspan="2">PERVIOUS</td><td colspan="2">IMPERVIOUS</td></tr><tr><td>HARDSCAPE</td><td colspan="2">-</td><td colspan="2">0,20</td></tr></table> A= 1,24 ACRES C= 0,37 C _{ADJ} = 0,47 i= 5,00 IN/HR Q= 2,88 CFS			SLOPE	HYDROLOGIC SOIL GROUP				A	B	C	D	FLAT (0-2%)	-	-	-	-	AVERAGE (2-6%)	-	-	-	-	STEEP (>6%)	-	-	1,04	-	SURFACING	PERVIOUS		IMPERVIOUS		HARDSCAPE	-		0,20		ΔQ= 0,39 CFS t= 600 SEC. V= 232 CU FT	
SLOPE	HYDROLOGIC SOIL GROUP																																							
	A				B	C	D																																	
FLAT (0-2%)	-				-	-	-																																	
AVERAGE (2-6%)	-				-	-	-																																	
STEEP (>6%)	-	-	1,04	-																																				
SURFACING	PERVIOUS		IMPERVIOUS																																					
HARDSCAPE	-		0,20																																					
STORM RETURN PERIOD: 100 YEARS																																								
NOTE: FOR THE 100 YR RECURRENTIAL INTERVAL, THE COMPOSITE "C" VALUE IS ADJUSTED BY A FACTOR OF 1.25 BEFORE COMPUTING Q.																																								
STORM DURATION: 10 MIN.																																								
SOURCE: NOAA ATLAS 14 - PARK CITY RADIO STATION 42-6648																																								
VARIABLES		POST-DEVELOPMENT PEAK DISCHARGE																																						
Q = RUNOFF FLOWRATE [CUBIC FEET/SEC]		AREAS FOR WEIGHT AVERAGE "C": <table><tr><th rowspan="2">SLOPE</th><th colspan="4">HYDROLOGIC SOIL GROUP</th></tr><tr><th>A</th><th>B</th><th>C</th><th>D</th></tr><tr><td>FLAT (0-2%)</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>AVERAGE (2-6%)</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>STEEP (>6%)</td><td>-</td><td>-</td><td>0,95</td><td>-</td></tr><tr><td>SURFACING</td><td colspan="2">PERVIOUS</td><td colspan="2">IMPERVIOUS</td></tr><tr><td>HARDSCAPE</td><td colspan="2">-</td><td colspan="2">0,29</td></tr></table> A= 1,24 ACRES C= 0,42 C _{ADJ} = 0,53 i= 5,02 IN/HR Q= 3,27 CFS			SLOPE	HYDROLOGIC SOIL GROUP				A	B	C	D	FLAT (0-2%)	-	-	-	-	AVERAGE (2-6%)	-	-	-	-	STEEP (>6%)	-	-	0,95	-	SURFACING	PERVIOUS		IMPERVIOUS		HARDSCAPE	-		0,29			
SLOPE	HYDROLOGIC SOIL GROUP																																							
	A				B	C	D																																	
FLAT (0-2%)	-				-	-	-																																	
AVERAGE (2-6%)	-				-	-	-																																	
STEEP (>6%)	-	-	0,95	-																																				
SURFACING	PERVIOUS		IMPERVIOUS																																					
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(WEIGHT AVERAGE BY SOIL GROUP AND AREA TYPE)																																								
RUNOFF COEFFICIENTS "C":																																								
<table><tr><th rowspan="2">SLOPE</th><th colspan="4">HYDROLOGIC SOIL GROUP</th></tr><tr><th>A</th><th>B</th><th>C</th><th>D</th></tr><tr><td>FLAT (0-2%)</td><td>0,07</td><td>0,10</td><td>0,14</td><td>0,18</td></tr><tr><td>AVERAGE (2-6%)</td><td>0,12</td><td>0,15</td><td>0,19</td><td>0,23</td></tr><tr><td>STEEP (>6%)</td><td>0,16</td><td>0,21</td><td>0,27</td><td>0,33</td></tr><tr><td>SURFACING</td><td colspan="2">PERVIOUS</td><td colspan="2">IMPERVIOUS</td></tr><tr><td>HARDSCAPE</td><td colspan="2">0,78</td><td colspan="2">0,93</td></tr></table>		SLOPE	HYDROLOGIC SOIL GROUP				A	B	C	D	FLAT (0-2%)	0,07	0,10	0,14	0,18	AVERAGE (2-6%)	0,12	0,15	0,19	0,23	STEEP (>6%)	0,16	0,21	0,27	0,33	SURFACING	PERVIOUS		IMPERVIOUS		HARDSCAPE	0,78		0,93						
SLOPE	HYDROLOGIC SOIL GROUP																																							
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FLAT (0-2%)	0,07	0,10	0,14	0,18																																				
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SURFACING	PERVIOUS		IMPERVIOUS																																					
HARDSCAPE	0,78		0,93																																					
i = STORM INTENSITY [INCHES/HR]																																								
A = AREA [ACRES]																																								
t = TIME OF CONCENTRATION (SEC.)																																								
V = EXCESS RUNOFF VOLUME (CU FT) = ΔQt																																								

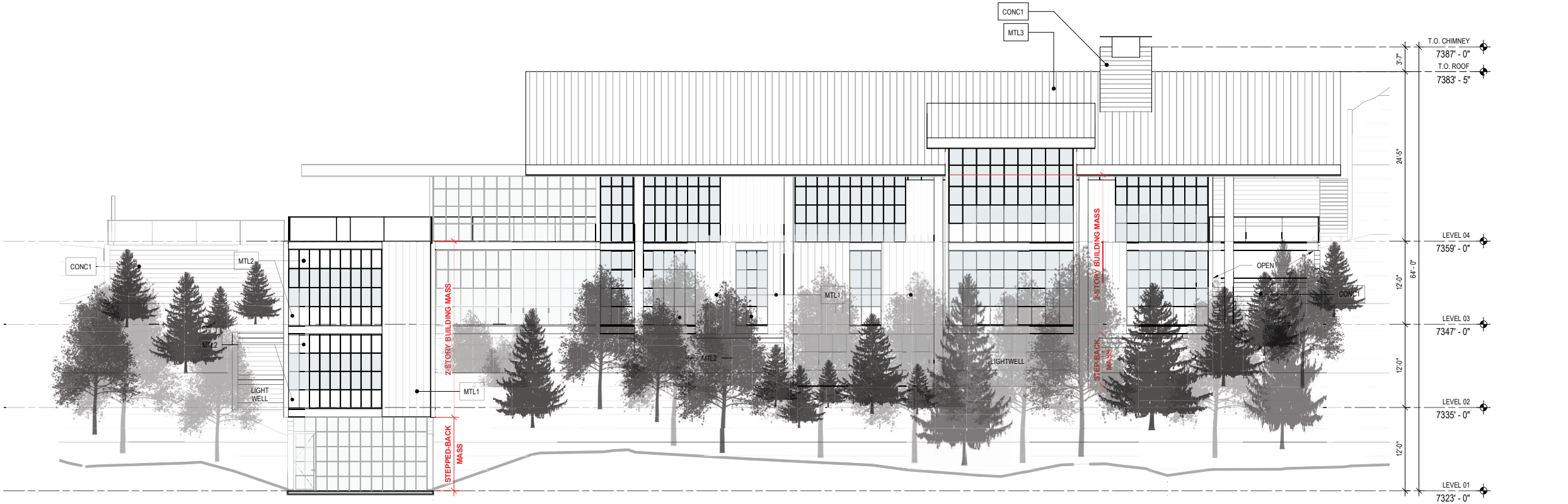
Landscape/Vegetation Plan



Approved 2-14-2024



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL LEGEND	
MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING BEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK

159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

Olson Kundig

project:
PARK CITY RESIDENCE - PRINCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 12/28/23

revisions:

no. date by

NOT FOR CONSTRUCTION
PLANNING COMMISSION
12/28/23

EXTERIOR ELEVATIONS

A3.01



Planning Department

July 15, 2024

Justin Keys
Hogan Lee Hutchinson

CC: Eric Hermann and Susan Fredston-Hermann
David Bennett
David Constable
Ed DeSisto
James Doilney
Martiena Lewis
Nicholas Schapper
Ginger Tolman
John Vrabel

NOTICE OF APPEAL PANEL ACTION

Description

Address:	220 King Road
Zoning District:	Historic Residential – 1 – Master Planned Development (HR-1-MPD)
Application:	Appeal
Project Number:	PL-24-06057
Action:	DENIED
Date of Final Action:	July 15, 2024
Project Summary:	Appeal of the Planning Commission’s February 21, 2024 approval of a Conditional Use Permit and Steep Slope Conditional Use Permit to demolish an existing Single-Family Dwelling and Guest House to construct a new Single-Family Dwelling, Accessory Building, outdoor pool, and underground parking area, and to amend the Treasure Hill Subdivision Lot 2 Phase 1 First Amended Plat to remove a portion of the eastern Building Area Limits facing Old Town to shift the Building Area Limits to the west behind the Single-Family Dwelling with a 490-square-foot total increase.



Planning Department

Action Taken

On April 30, 2024, the Appeal Panel conducted a public hearing and voted to: a) deny the appeal of the Planning Commission's approval of the Conditional Use Permits and Steep Slope Conditional Use Permit; and b) remanded three questions to the Planning Commission regarding the Sensitive Land Overlay and the Plat Amendment. On June 26, 2024, the Planning Commission conducted a public hearing and issued their determination to the Appeal Panel regarding the Sensitive Land Overlay. The parties stipulated to a single Final Action Letter, from which any additional appeal to District Court would run. On July 15, 2024, the Appeal Panel ratified this Final Action Letter denying the appeal of the Planning Commission's approval of the 220 King Road Conditional Use Permits, Steep Slope Conditional Use Permit, and Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 220 King Road is a 1.23-acre lot with a Single-Family Dwelling built in 1998 and a Guest House built in 2000.
2. 220 King Road is Lot 2 of the Treasure Hill Subdivision Phase 1 First Amended Plat.
3. The Treasure Hill Subdivision is part of the Sweeney Master Planned Development.
4. On December 18, 1985, the Planning Commission approved the Sweeney Land Company Large Scale Master Planned Development, allocating 277 units of density through several locations in the Historic Districts and the Treasure Mountain area.
5. On October 14, 1987, the Planning Commission approved an amendment to the Sweeney Master Planned Development and reallocated 12 Unit Equivalents to accommodate extended ski trails.
6. The amended Sweeney Master Planned Development relocated two Unit Equivalents along King Road – 200 and 220 King Road. These two properties and five others became part of the eight-Lot Treasure Hill Subdivision, approved in three phases. 220 King Road is included in Phase I.
7. On August 23, 1990, the City Council adopted Ordinance No. 90-24, rezoning six of the Treasure Hill Lots, including 220 King Road, from Historic Residential – 1 to Historic Residential 1 – Master Planned Development (HR1-MPD).
8. The Applicant applied for a Conditional Use Permit to demolish the existing Single-Family Dwelling and Guest House at 220 King Road to construct a new



Planning Department

- Single-Family Dwelling (PL-22-05318), a Conditional Use Permit for an Outdoor Pool (PL-23-05523), and a Steep Slope Conditional Use Permit (PL-23-05571).
9. The Applicant applied for a Plat Amendment (PL-22-05318) to remove a portion of the eastern Building Area Limits facing Old Town to shift the Building Area Limits to the west behind the Single-Family Dwelling with a 490-square-foot total increase.
 10. On February 14, 2024, the Planning Commission conducted a public hearing and voted 4-2 to approve the Plat Amendment, and 3-3 to approve the Conditional Use Permits, with the Planning Commission Chair voting to approve, breaking the tie.
 11. On March 1, 2024, the Appellants appealed the Planning Commission's approval.
 12. On April 30, 2024, the Appeal Panel conducted a public hearing and determined:
 - a. the Appellants have standing and both letters were considered.
 - b. The Appellants failed to meet their burden of proving where the Planning Commission erred in applying the Land Management Code to the applications.
 - c. The Planning Commission decision does not alter the existing easement of record regarding the driveway access.
 - d. The Planning Commission properly determined the vesting of the Sweeney Master Plan regarding the calculation of height.
 - e. The Planning Commission properly determined reasonable Conditions of Approval to mitigate adverse impacts of the applications.
 13. The Appeal Panel remanded the following questions to the Planning Commission:
 - a. Whether the Sensitive Land Overlay applies due to Sweeney Master Planned Development vesting.
 - b. If the Sensitive Land Overlay Applies, whether it can bisect a Lot.
 - c. If the Sensitive Land Overlay applies, what is staff's Sensitive Land determination, recommendation, and mitigations.
 14. On September 24, 1992, the City Council enacted Ordinance No. 92-17 *Adopting the Sensitive Area Overlay Zone Regulations and Amending the Official Zoning Map of Park City, Utah to Include the Sensitive Area Overlay Zone and Amending the Land Management Code of Park City, Utah to Better Regulate Development of Sensitive Lands.*
 15. The 1992 Sensitive Land Overlay regulations state:
 - a. *There are a number of existing, valid Master Plans which have been approved. Requests for site specific approval for parcels within Large*



Planning Department

Scale Master Plans which are located within the Sensitive Area Overlay Zone shall be required to go through the Sensitive Lands Analysis and the development will be required to be placed on the least sensitive portion of the parcels. In general, the site design criteria shall apply to these proposals.

If there is a request to change the form of density for a part or all of a Master Plan or a request to substantially modify the plan, the total permitted density will be reevaluated based upon the criteria in these provisions.

16. A determination regarding the applicability of this provision to the Sweeney MPD was issued by the City Attorney in 1992. The February 14, 2024 Planning Commission packet included a September 22, 1992 letter to Michael Sweeney from City Attorney James Carter, providing the following:

1. Will the Sensitive Lands Overlay Zone apply to the Sweeney property's master plan hillside portion (Treasure Hill)? Yes. However, Land Management Code § 3.14(c)(2) Length of Approval, provides, in pertinent part, "Zone changes occurring while the approval is in effect shall not effect the approval. Changes in the master plan requested by the developer will be reviewed and approved as a revision to the master plan by the Planning Commission. A change will be defined as any change in concept, unit type, configuration or number. At that time, the Planning Commission shall review the entire MPD, even if only one parcel or phase is involved in the modification, under the regulations in effect at the time of review. Modifications shall act as an extension of the approval." The Sensitive Lands Ordinance is being adopted in the form of an overlay zone, and so would not, by itself, affect the approved Sweeney Master Plan. If, however, a change in the master plan is requested, as defined in the LMC, the provisions of the Sensitive Lands Ordinance would be applied.

17. The Sweeney MPD was approved, and 220 King Road (and other Treasure Hill Properties) were zoned HR1-MPD by the City Council, prior to enactment of the Sensitive Land Overlay in 1992.
18. The Treasure Hill properties within the Sweeney MPD were platted and the plats amended after enactment of the Sensitive Land Overlay. However, as indicated in City Attorney James Carter's 1992 letter, the Sensitive Land Overlay was not applied to the properties because a comprehensive amendment to the Sweeney MPD was not proposed.
19. On September 7, 1995, the City Council adopted Ordinance No. 95-50 approving the Treasure Hill Phase I Subdivision. This established Lot 1 (200 King Road), Lot 2 (220 King Road), Lot 3 (425 Norfolk Avenue), and Lot 4 (375 Norfolk Avenue) within the HR1-MPD Zoning District and dedicated Lot 5, over 40 acres of Open Space, to Park City Municipal.
20. The City Council has not amended the Sensitive Land Overlay adjacent to the 220 King Road property on the Zoning Map by an approved land use ordinance. The 1992 Sensitive Land Overlay map is the regulatory map, which did not



Planning Department

intentionally bisect 220 King Road. Any inconsistent digitized map is a clerical error.

21. On June 26, 2024, the Planning Commission conducted a public hearing and determined:
- The Sweeney Master Planned Development is vested prior to the adoption of the Sensitive Land Overlay.
 - Although the Sensitive Land Overlay would apply to a substantive change, the Sensitive Land Overlay does not apply to the 220 King Property because a land use ordinance has not amended the original Sensitive Land Boundary, which does not include 200 King Road.
 - No determination regarding the Staff Sensitive Land Overlay is necessary because the regulations are not applicable per sections (a) and (b) above.

Conclusions of Law

- The appellants did not meet their burden to demonstrate the Planning Commission erred in applying the Land Management Code to the three applications.
- The Planning Commission correctly applied Land Management Code Chapter 15-7 and Sections 15-7.1-3(B), 15-1-10, 15-2.2-6, and 15-15-1.
- The Planning Commission correctly adopted reasonable conditions of approval to mitigate any adverse impacts of the approvals.

Conditions of Approval

- All Conditions of Approval from the Planning Commission Action Letters dated February 21, 2024 apply (attached as Exhibit A).

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

DocuSigned by:

Adam Strachan

05AF9877B95E400...

7/22/2024

Adam Strachan, Appeal Panel Chair

A blue ink signature of Sarah Hall, consisting of a stylized 'S' followed by a series of loops and a final horizontal stroke.

Sarah Hall, Planning Commission Chair

Planning Director
Park City Municipal Corporation

Planning Department
445 Marsac Avenue
Park City, Utah 84060

July 31, 2024

Historic District Design Review Analysis for 220 King Road

220 King Road ("220 King"), or Lot 2 of the Treasure Hill Subdivision, is a 1.23-acre single-family lot initially created through the Sweeney MPD approval/modification in 1987. The single-family lots created through the Sweeney MPD, including 220 King, were rezoned to HR-1-MPD in 1990. However, the Park City zoning map began to reflect the zoning on these lots as HR-1 at an unclear time. In 1997, two homes were constructed on the lot. These existing homes are nonconforming in several ways according to the Park City Land Management Code ("LMC") and Treasure Hill, Phase 1 Plat. The current property owner has worked with Park City to obtain approvals for:

- a) A plat amendment to reduce the "buildable area" on the plat, modify plat notes, and alter the "buildable area" boundary (File No. PL-22-05318);
- b) A conditional use permit for the single-family home, as required by the MPD and plat (File No. PL-22-05319);
- c) A Steep Slopes CUP (File No. PL-23-05571);
- d) A CUP for an outdoor pool (File No. PL-23-05523).

The Planning Commission reviewed and approved these applications, making findings and placing conditions on certain design elements. The Planning Commission's Final Action Letter is attached hereto as Exhibit A. The property owner now seeks Historic District Design Review ("HDDR") approval. The city provided a preliminary HDDR analysis letter dated April 26, 2023, and the applicant responded on May 26, 2023, as attached in Exhibit B. However, additional research and the aforementioned approvals have since been obtained from the Planning Commission.

History of the Property

To establish the "Character Area" of a property in a historic design review, it is crucial to understand the context and neighborhood of the proposed project. 220 King was included in the Sweeney Master Plan, which utilized the Lower Creole Mine site and other industrial/mining sites along the hillsides above downtown. Figure 1 below depicts the location of 220 King and its historical uses.

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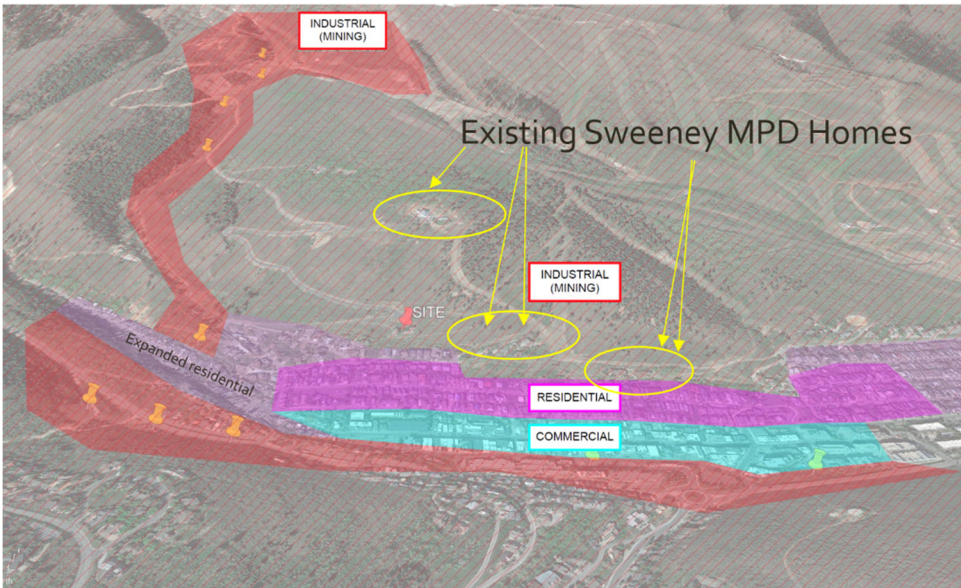


Figure 1.

Although portions of the Sweeney Master Plan, including 220 King Rd., are now zoned HR-1, this property was historically industrial and never part of any historic residential neighborhood. Based on the historic use, location, size, layout/access of the property, and its inclusion in the Sweeney MPD, it was determined that the appropriate “Character Area” aligns more with historic mining buildings and large-scale homes in the Sweeney MPD than with homes on historic lots.

As approved, 220 King is a 1.23-acre lot, significantly larger than the 25’ x 75’ historic lots the HR-1 Design Guidelines (“Design Guidelines”) aim to preserve. Despite the marked discrepancy in size, location, and layout from the residential lots in the traditional HR-1 downtown area, consideration was given to how a new home on this site would be compatible with the homes on the historic lots. This analysis identifies the specific efforts taken to design a building consistent with the Character Area but also compatible with the uphill transition for the historic HR-1 lots.

Scale, Massing, Height -

The Treasure Hill Phase 1 Plat explicitly allows a new home with a footprint of 3,500 sq ft, a size not typical in the historic HR-1 zone, where the maximum lot size is 3,750 sq. ft.

Table 1 below outlines the size of each single-family home within the Sweeney MPD. As the table shows, the proposed home at 220 King Rd. is consistent in size with other homes in the Character Area.

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Plat	Parcel #	Building Area Limits (sq ft)	Lot Area (acres)	Building Footprint (approx. sq ft)	Building size (sq ft)
Treasure Hill Subdivision Phase 1 - 1996	THILL-1 (200 KING RD)	12,700	0.86	NA	NA
	THILL-2-A-AM/ THILL-2-B-AM (220 King Rd)	11,250	1.23	Existing - 3,936 sq ft (survey) Proposed - 3,500 sq ft	Total - 6,965 sq ft (Summit County Tax Info-both homes) Proposed – 6,472 sf (finished) 10,346 sf (unfinished)
	THILL-3-AM (425 NORFOLK AVE)	17,000	1.31	2,620 sq ft (Google Earth)	Total - 3,881 sq ft (Summit County Tax Info)
	THILL-4-AM (375 NORFOLK AVE)	7,500	1.1	5,178 sq ft (Google Earth)	Total - 10,813 sq ft (Summit County Tax Info)
Treasure Hill Subdivision Phase II -2003	THILL-II-6 (503 1/2 WOODSIDE AVE)	7,650	0.79	4,268 sq ft (Google Earth)	Total - 9,161 sq ft (Summit County Tax Info)
	THILL-II-7 (503 WOODSIDE AVE)	7,500	0.92	4,182 sq ft (Google Earth)	Total 9,214 sq ft (Summit County Tax Info)
Treasure Hill Subdivision Phase III Amd. 1 -2009	THILL-3-8-1AM (445 KING RD)	29,083.90	11.9	4,280 sq ft (Google Earth)	Total - 8,738 sq ft (Summit County Tax Info)

Table 1.

In the overall context of the area, 220 King is relatively isolated site and is not directly adjacent to any established Historic Sites. Figure 2 below demonstrates the isolation of 220 King.

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Figure 2

Even though the development on 220 King is disconnected from the residential lots in the traditional HR-1 downtown area, efforts have been made to ensure the new home is compatible with the smaller homes nearby. The specific elements included as a transition from the residential lots in the traditional HR-1 downtown area, to the more industrial Character Area include:

1. **Scale** – The buildable area of 220 King was reduced and shifted to the west (uphill) away from the homes on the historic lots. Moving the home up and away from the historic lots accomplishes several things: a) the perceived scale decreases as it moves further away; b) the revised location allows better utilization of subterranean areas for parking and mechanical spaces, which “pushes” the building down and into the hillside; c) the buffer area between the home and historic lots increases, allowing for improved landscaping and screening; and d) the use of the uphill portion of the lots and subterranean parking allow the majority of the improvements (parking area, driveway, and accessory building to be screened from the hill and from downtown.

Nearby Historical Sites of the mining / industrial type are characteristically larger in scale. The proposed design references this mining typology in part because it is a natural fit for a larger home on a larger lot. At the scale of 220 King, industrial mining sites are a more relevant Historic reference than the modest town homes below.

2. **Massing** – As required by Plat Note #7 of the Amended Treasure Hill, Lot 2, Phase 1 Plat, the massing of a new home shall be broken up into smaller sections, no greater than 1,500 square feet. The proposed home is divided into four massing elements on Level 01 and five elements on Level 02 and above. Breaking up the massing into elements that closer match the size of homes on the 25' x 75' historic lots help soften the visual impact of one large structure. Conversely, using a limited number of massing elements instead of multiple smaller nodes provides continuity with homes on the historic lots, as the massing elements of the proposed size reflect the massing of the residential homes in the traditional HR-1 downtown area.

Through input from Planning, we adopted an 18' wide 'bump-out' with an articulated roof projection above. Similarly, the Bedroom Wing is a distinct, lowered mass presenting a 21' wide eastern face. This foregrounds the primary facade with distinct massing elements that conform to the rhythm of the 25' lots below.

Beyond these bump-out masses, the main wing of the house acts as the 'dominant element' (15-13-8 B-2a (6)) establishing the overall mining-inspired form. In this way, the massing is transitional: smaller modules meet the residential zone downhill, while the larger whole speaks to the industrial Character Area beyond.

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3. **Height** – The height of 220 King is limited by Plat note #5 to 30 feet, except for access or light features, which are permitted up to 33'. The proposed home does not extend up the hill through multiple elements stepping back and up. Instead, it is mainly constructed under one single roof element, similar to the historic homes of Park City. Architectural designs that utilize multiple nodes to walk up the hillside are not consistent with design elements found in the HR-1 district. The proposed home incorporates this design pattern as a way of transitioning from the historic residential HR-1 areas to the industrial hillside areas.

Roof Design –

The dominant proposed roof form is a moderately sloped shed profile. Flat roof portions are also utilized to break up the building mass and to serve as roof decks – but these are secondary to the shed form. The shed is a direct reference to Historic Sites in the Character Area, such as the Silver King Ore Mill. In this well-known local landmark, a shear mono-pitch shed roof follows the hillside grade to dramatic effect.

Analysis of local mining structures (Figure 3) finds simple roof forms with minimal articulation. Roof forms in the Character Area are highly rational: designed solely to admit light and to shed the elements. In these examples, breaks or modulations in roof form are not aesthetically driven, resulting instead from ad hoc site conditions or functional requirements.

Figure 3



The proposed roof form evolved through input from the Planning Commission. Care has been taken to: a) reduce the visual impact of the roof from cross valley and downhill views; b) be consistent with historic mining/industrial structures; and c) provide visual consistency with homes on the residential lots in the traditional HR-1 downtown area. An increased roof pitch would make the roof remarkably visible from the downtown area and across the valley, increasing the perception of the roof's mass (Figure 4). The reduced perception of mass works as a transitional element from homes in the traditional HR-1 downtown area, to the open space and hillside above the new home.

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Figure 4

Additionally, the Planning Commission requires a “bump up” in the roof design, as requested and presented in the February 14, 2024, meeting. Although the historical nature of the “bump up” is harder to identify, examining other buildings in the Character Area helps justify the requirement. The other homes in the Sweeney MPD utilize design elements to break up the roof form on the downhill façade. Figures 6-8 are images of other homes in the Character Area. As demonstrated, the roof elements are broken up by different design features.



Figure 6

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Figure 7



Figure 8

Windows –

The Planning Commission approved Plat Note #11, which limits the amount of glazing on the eastern façade of the new home to 60%. This ratio is consistent with other newer homes in the HR-1 district (Figures 9-11). Note also that glass door systems and other floor-to-ceiling expressions are seen in these recently approved projects. Through input from Planning, a system of opaque infill panels are added to the window system to raise sill heights and reduce window size. This also improves thermal performance and helps mitigate the lantern effect. The actual proposed glazing ratio is 53% on the primary eastern façade.

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Analysis of Historic mining structures in the Character Area finds precedent for this glazing ratio (Figure 12). In the example of the Silver King Ore Mill, windows are arrayed as uniform bands or ribbons, interrupted by metal panel breaks of varying width. The proposed design is directly inspired by this fenestration pattern, utilizing a similar rhythm of solid to void. At a detail level, care is taken to match the material and formal characteristics of the steel windows found in local mining precedents. The proposed weathered steel window system matches the proportion and scale of divided lites found historically in the Character Area.

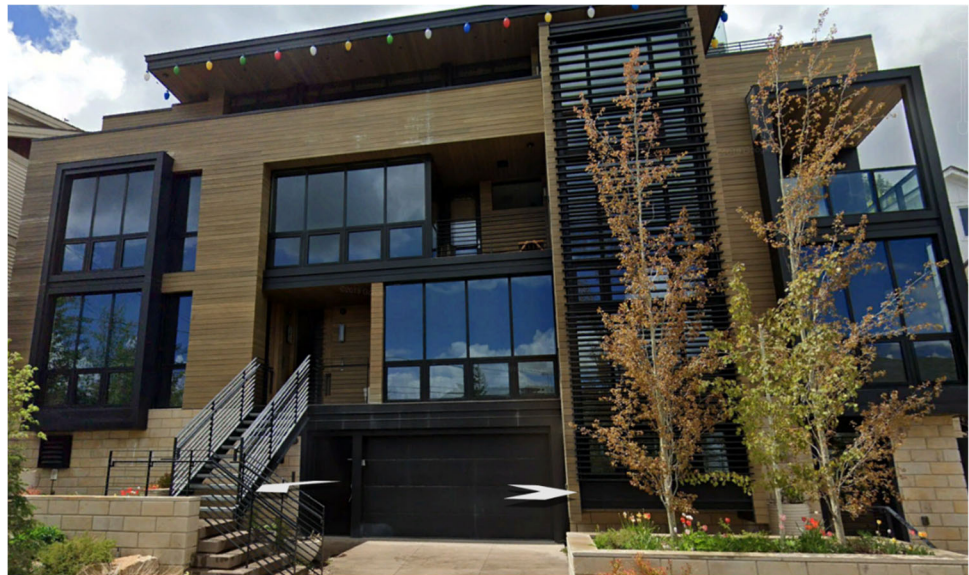


Figure 9 - 539 Woodside



Figure 10 - 324 Woodside (rear of the house)

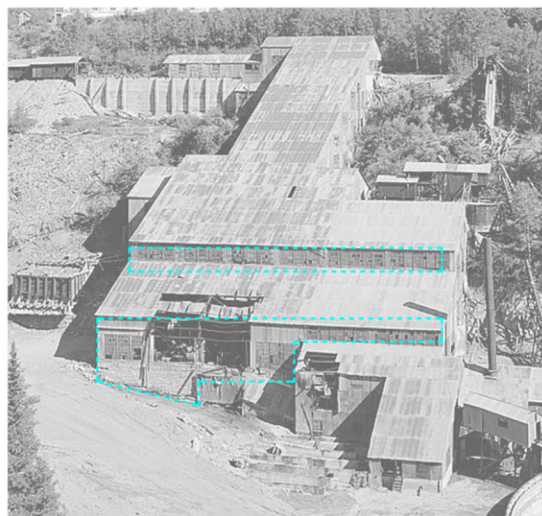
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Figure 11 – 217 Park



Silver King Ore Mill

$$\frac{\text{GLAZING}}{\text{WALL}} = 61\%$$



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Figure 12 – Glazing Ratio at Silver King

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We appreciate the thorough review of the design against City's codes, design criteria, and existing approvals. There is no question that any new home constructed at 220 King Rd. would face design challenges on such a large lot when the design guidelines for the HR-1 zone are written for the residential lots in the traditional HR-1 downtown area. The proposed design meets those criteria while honoring the Character Area of the Sweeney MPD and the historic mining/industrial uphill areas of Park City.



Quinn Kummer

Architect

quinn@olsonkundig.com

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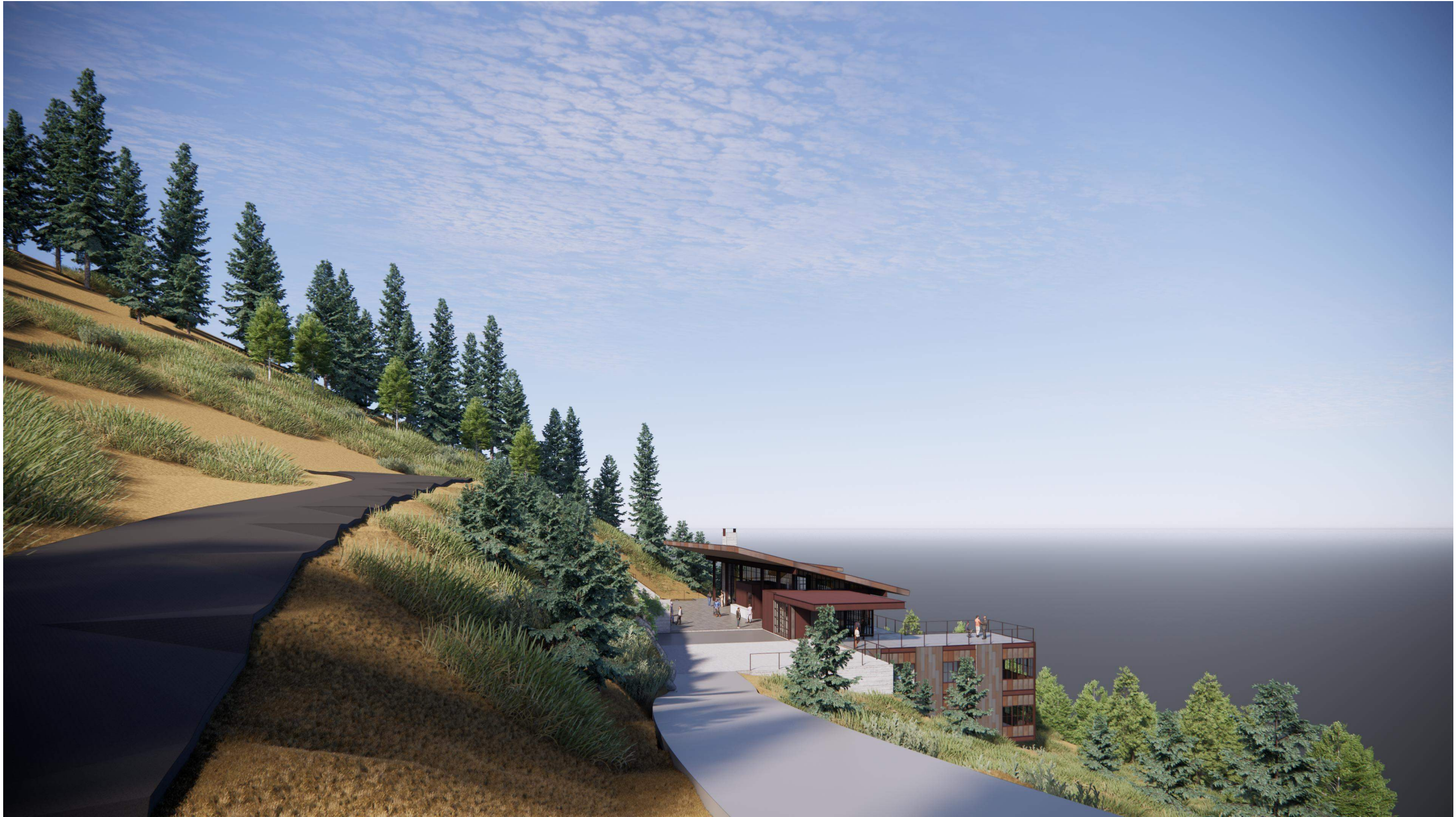
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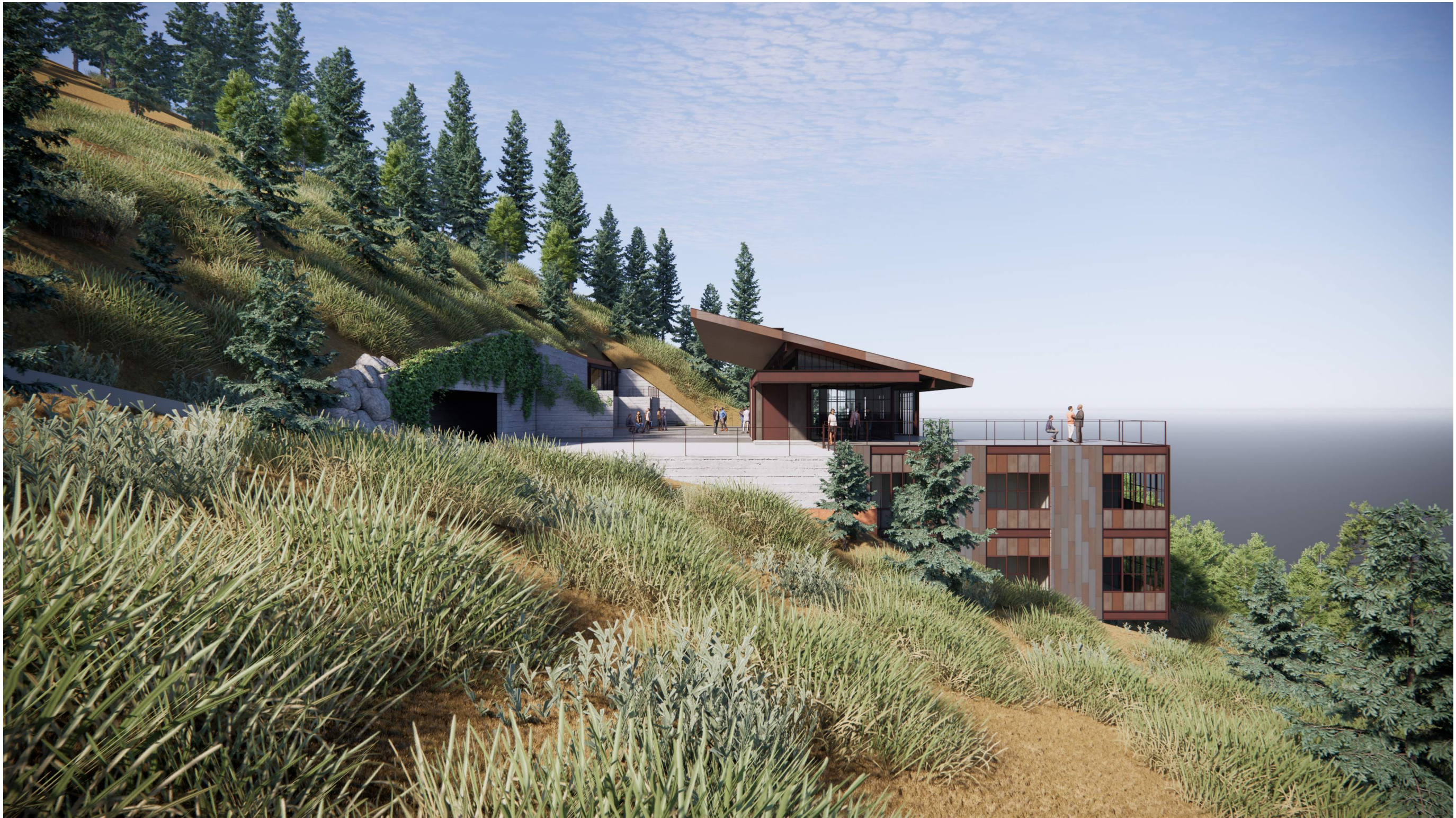
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SHEET INDEX - ALL SHEETS	
Sheet No.	SHEET NAMES
GENERAL	
A0.00	GENERAL INFORMATION
L1.00	LANDSCAPE SITE PLAN
ARCHITECTURAL	
A1.00	SITE PLAN
A2.10	LEVEL 01 - OVERALL PLAN
A2.20	LEVEL 02 - OVERALL PLAN
A2.30	LEVEL 03 - OVERALL PLAN
A2.40	LEVEL 04 - OVERALL PLAN
A2.50	LEVEL 05 - OVERALL PLAN
A2.60	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.02	STREETSCAPE ELEVATION
A3.10	BUILDING SECTIONS
A3.11	BUILDING SECTIONS
A4.00	WALL SECTIONS + DETAILS

PARK CITY RESIDENCE

220 KING ROAD
PARK CITY, UT 84060

HDDR DRAWINGS
07/31/2024

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AT	AT
CENTERLINE	CENTERLINE
PROPERTY LINE	PROPERTY LINE
DIAMETER	DIAMETER
POUND OR NUMBER	POUND OR NUMBER
EXPOSURE	EXPOSURE
NEW	NEW
ANCHOR BOLT	ANCHOR BOLT
ABOVE	ABOVE
ACCESS	ACCESS
ACQUIS	ACQUIS
ASPHALT-CONCRETE PAVING	ASPHALT-CONCRETE PAVING
ACCESS PANEL	ACCESS PANEL
ACCESS TILE	ACCESS TILE
AREA DRAIN	AREA DRAIN
AMERICANS WITH DISABILITIES	AMERICANS WITH DISABILITIES
ABOVE FINISHED FLOOR	ABOVE FINISHED FLOOR
AGGREGATE	AGGREGATE
AIR DETECTION BARRIER	AIR DETECTION BARRIER
ALUMINUM	ALUMINUM
APPROXIMATE	APPROXIMATE
ASBESTOS	ASBESTOS
ASPHALT	ASPHALT
AUTOMATIC	AUTOMATIC
BOARD	BOARD
BITUMINOUS	BITUMINOUS
BLOCKING	BLOCKING
BOTTOM	BOTTOM
BEAM	BEAM
BOTTOM OF	BOTTOM OF
BUR	BUR
BEARING	BEARING
BASIN	BASIN
BUILT UP ROOFING	BUILT UP ROOFING
CABINET	CABINET
CATCH	CATCH
CERAMIC	CERAMIC
CAST-IN-PLACE	CAST-IN-PLACE
CONTROL JUNCTION	CONTROL JUNCTION
CELL	CELL
CL	CL
CLOSURE	CLOSURE
CONCRETE MASONRY UNIT	CONCRETE MASONRY UNIT
COUNTER	COUNTER
COLUMN	COLUMN
CONC	CONC
CONNECTION	CONNECTION
CONSTRUCTION	CONSTRUCTION
CONT	CONT
CONTRACTOR	CONTRACTOR
CORRIDOR	CORRIDOR
CARPET	CARPET
COLD ROLLED STEEL	COLD ROLLED STEEL
COUNTERSINK	COUNTERSINK
CO	CO
CERAMIC TILE	CERAMIC TILE
CUBIC FEET	CUBIC FEET
DOUBLE	DOUBLE
DEMOLITION	DEMOLITION
DET	DET
DIAMETER	DIAMETER
DIAM	DIAM
DIMENSION	DIMENSION
DEAD END	DEAD END
DOWN	DOWN
DOOR	DOOR
DOOR OPENING	DOOR OPENING
DOWNPOUT	DOWNPOUT
DRY STRANDP	DRY STRANDP
DR	DR
DRAIN TILE	DRAIN TILE
DW	DW
DISHWASHER CABINET	DISHWASHER CABINET
DRAWING	DRAWING
EAST	EAST
EACH	EACH
EXPANSION JUNCTION	EXPANSION JUNCTION
ELEVATION	ELEVATION
ELECTRICAL	ELECTRICAL
ELEVATOR	ELEVATOR
ENGINEERED BY OWNER	ENGINEERED BY OWNER
EQUAL	EQUAL
EQUIPMENT	EQUIPMENT
ESTIMATE	ESTIMATE
EACH WAY	EACH WAY
EXPANDED FAN	EXPANDED FAN
EXH	EXH
EXHAST	EXHAST
EXPANDED	EXPANDED
EXPANSION BOLT	EXPANSION BOLT
EXPANDED	EXPANDED
EXT	EXT
EXTERIOR	EXTERIOR
FIRE ALARM	FIRE ALARM
FLAT BAR	FLAT BAR
FLOOR DRAIN	FLOOR DRAIN
FIRE EXTINGUISHER	FIRE EXTINGUISHER
FIRE EXTINGUISHER CABINET	FIRE EXTINGUISHER CABINET
FINISH FLOOR ELEVATION	FINISH FLOOR ELEVATION
FH	FH
FIRE HYDRANT	FIRE HYDRANT
FINISH FLOOR	FINISH FLOOR
FINISH TO FINISH	FINISH TO FINISH
FLASH	FLASH
FLASHING	FLASHING
FLOOR FLOORING	FLOOR FLOORING
FLOOR	FLOOR
FACE OF CONCRETE	FACE OF CONCRETE
FACE OF FINISH	FACE OF FINISH
FINISHED BY OWNER -	FINISHED BY OWNER -
INSTALLED BY CONTRACTOR	INSTALLED BY CONTRACTOR
FACE OF MASONRY	FACE OF MASONRY
FACE	FACE
FIREPROOF	FIREPROOF
FRAM	FRAM
FLOOR OR FUR	FLOOR OR FUR
FOOTING	FOOTING
FURRING	FURRING
FUTURE	FUTURE
FULL WIDTH	FULL WIDTH
GAUGE	GAUGE
GALVANIZED	GALVANIZED
GENERAL CONTRACTOR	GENERAL CONTRACTOR
GL	GL
GLUE-LAMINATED	GLUE-LAMINATED
GR	GR
GRADE	GRADE
GYP	GYP
GYP WALL BOARD	GYP WALL BOARD
GYP	GYP
GYP	GYP

1. GRID LINE REFERENCE
2. ROOM REFERENCE
3. DOOR REFERENCE
4. WINDOW / SKYLIGHT REFERENCE
5. ELEVATION / DATUM REFERENCE
6. EXTERIOR ELEVATION
7. BUILDING SECTION
8. WALL SECTION
9. INTERIOR ELEVATION
10. DETAIL REFERENCE
11. ASSEMBLY REFERENCE
12. NORTH SYMBOL
13. REVISION REFERENCE

REFERENCE CONSTRUCTION MEMO ISSUING REVISION ONLY MOST RECENT REVISION SHOWN CLOUDED. REFERENCE FOR PREVIOUS REVISIONS REMAIN. DATE OF REVISIONS INDICATED AT RIGHT MARGIN.

PROJECT ADDRESS:
220 KING ROAD
PARK CITY, UT 84060

ASSESSORS PARCEL NUMBER:
THLL:2-A-M & THLL:2-B-M

LEGAL DESCRIPTION:
LOTS 2-A AND 2-B, 2ND PHASE, TREASURE HILL SUBDIVISION, FIRST AMENDED
RECORD MAP, ACCORDING TO THE OFFICIAL PLAT THEREON, LIES
ON FILE AND OF RECORD, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

APPLICABLE CODES:
2018 EDITION OF THE INTERNATIONAL BUILDING CODE, INCLUDING APPENDIX J
2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
APPENDIX Q OF THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL
CODE
2018 EDITION OF THE INTERNATIONAL PLUMBING CODE
2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE
2018 EDITION OF THE INTERNATIONAL FUEL GAS CODE
2017 EDITION OF THE NATIONAL ELECTRICAL CODE
2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (RES)
2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (COM)
2018 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE
2006 UTAH WILDLAND-URBAN INTERFACE CODE

AUTHORITY HAVING JURISDICTION:
PARK CITY BUILDING DEPARTMENT

SITE ADDRESS:
220 KING ROAD
PARK CITY, UT 84050

OWNER:
PESKY PORCUPINE, LLC
150 S MAIN ST, STE 600
SALT LAKE CITY, UT 84111

ARCHITECT:
OLSON KUNIG ARCHITECTS
159 S JACKSON ST, SUITE 600
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PRINCIPAL ARCHITECT: TOM KUNIG
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CONTRACTOR:
EDGE BUILDERS LLC
4015 SOUTH 30 WEST, STE 102
SALT LAKE CITY, UT 84107
T: 801-679-6200
CONTACT: BRYGHAN WILCOX
brygham@edgebuildersstudio.com

1. CODES: ALL WORK SHALL COMPLY APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
5. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
6. EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
7. INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.

	WOOD BLOCKING SHIM		WOOD FRAMING (CONTINUOUS)
	FINISHED WOOD		PLYWOOD
	BATT INSULATION		RIGID INSULATION
	MINERAL INSULATION		FOAMED IN PLACE INSULATION
	GRAVEL		EARTH
	STEEL		ALUMINUM
	CMU		BRICK
	STONE		CONCRETE

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project:
PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by _____
Author
checked by _____
job no. 20102
date 07/31/2024
revisions:

no.	date	by
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NOT FOR CONSTRUCTION

07/31/2024

GENERAL INFORMATION

A0.00



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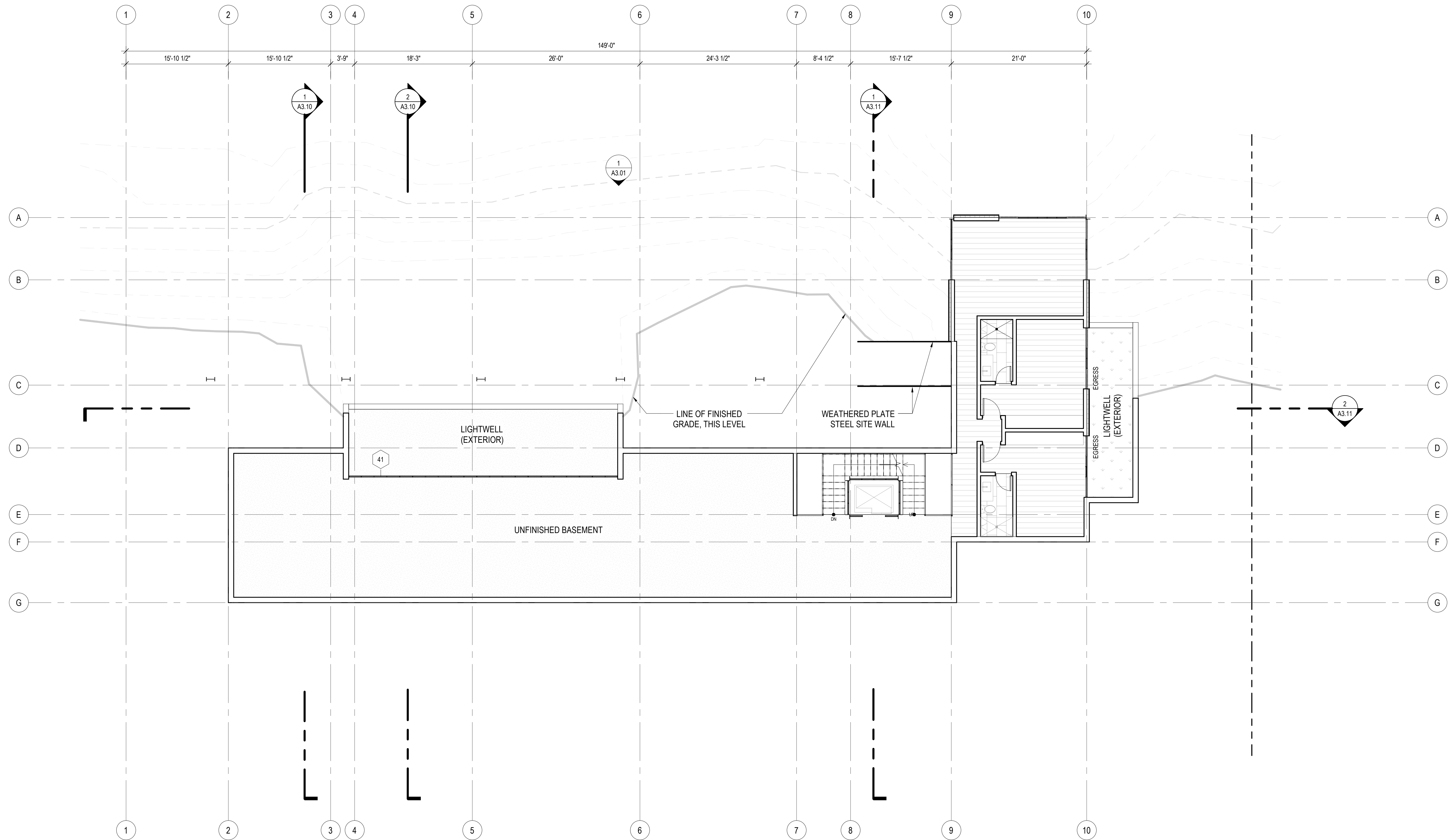
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revision:

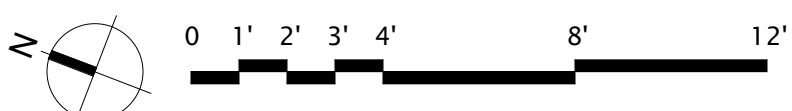
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1 LEVEL 02 PLAN
SCALE: 1/8" = 1'-0"



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checked by
job no. 20102
date 07/31/2024

revisions:

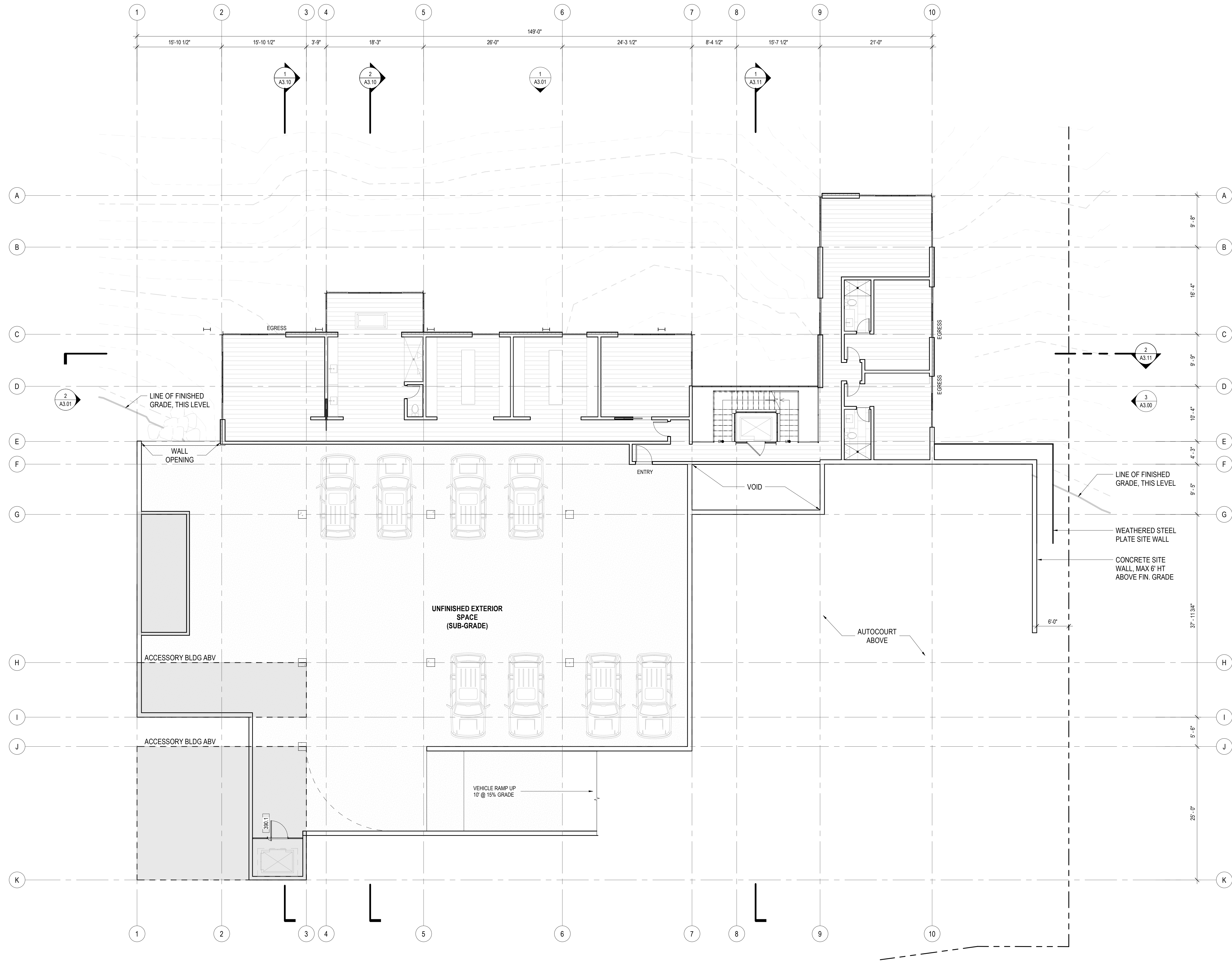
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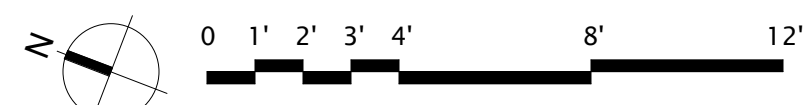
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LEVEL 02 -
OVERALL PLAN

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1 LEVEL 03 PLAN
SCALE: 1/8" = 1'-0"



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project manager SG
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checked by
job no. 20102
date 07/31/2024

revisions:

no. date by

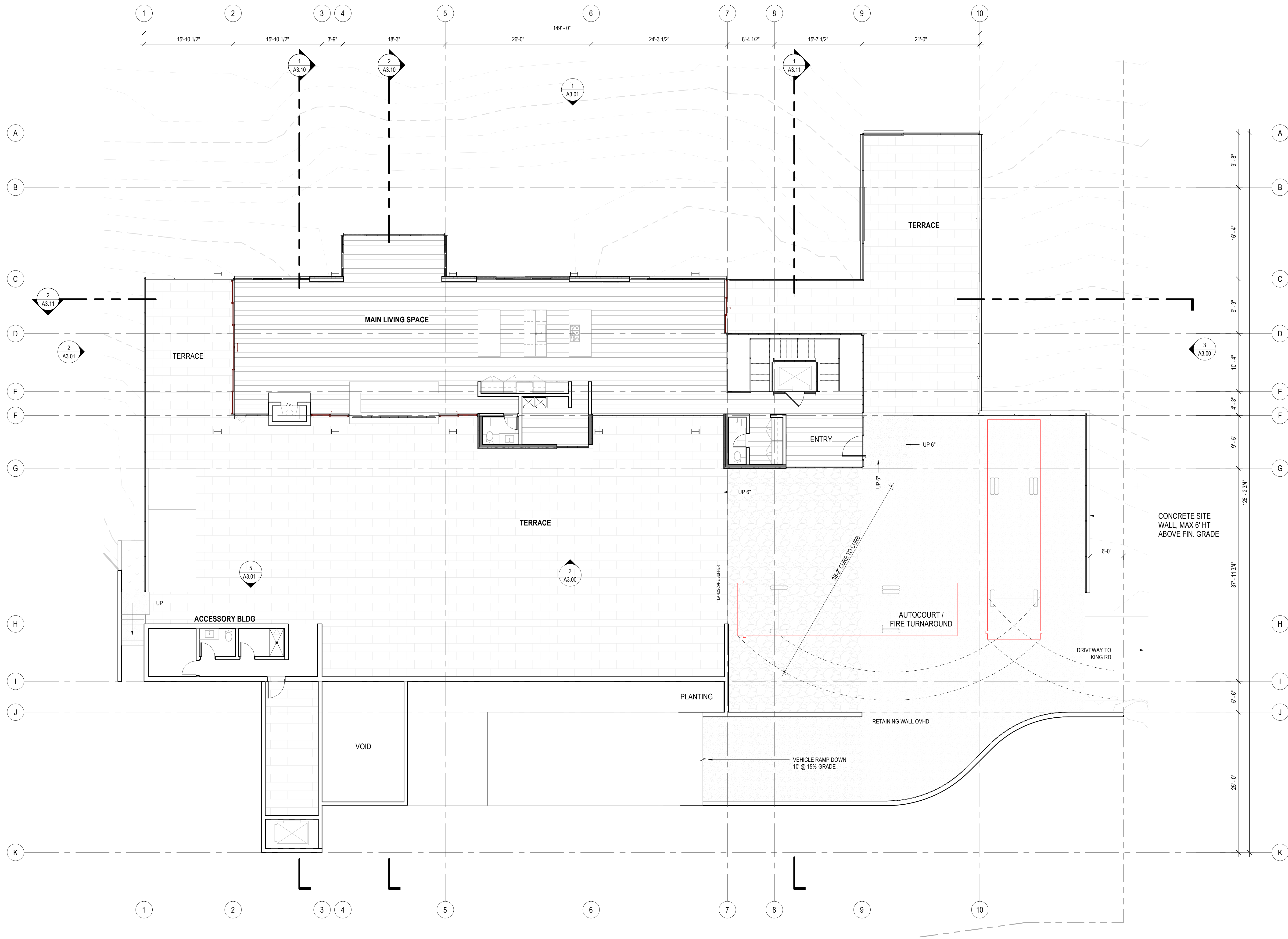
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HDDR DRAWINGS

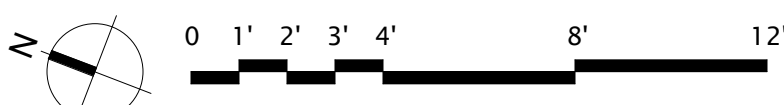
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LEVEL 03 -
OVERALL PLAN

A2.30



1 LEVEL 04 PLAN
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project manager SG
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checked by
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LEVEL 04 -
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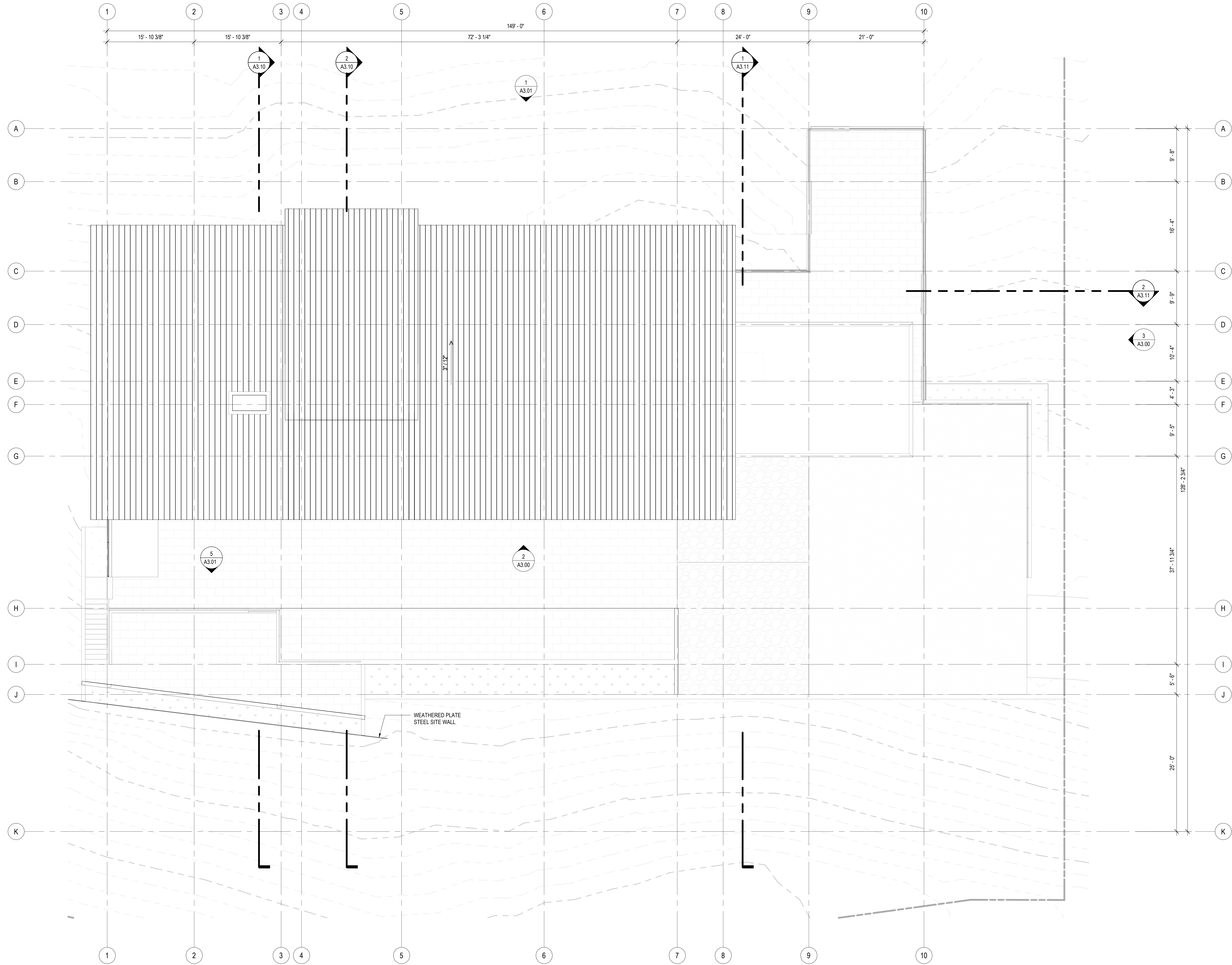
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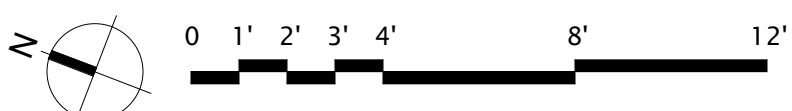
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"



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principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 07/31/2024

revisions:

no. date by

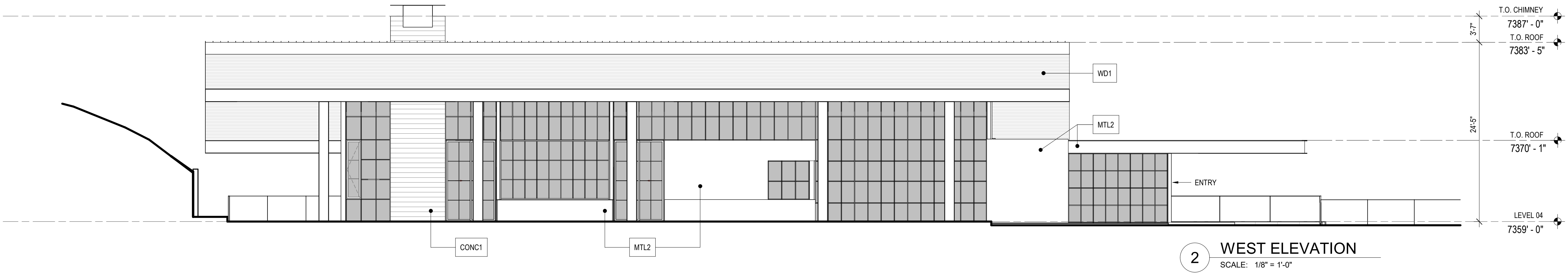
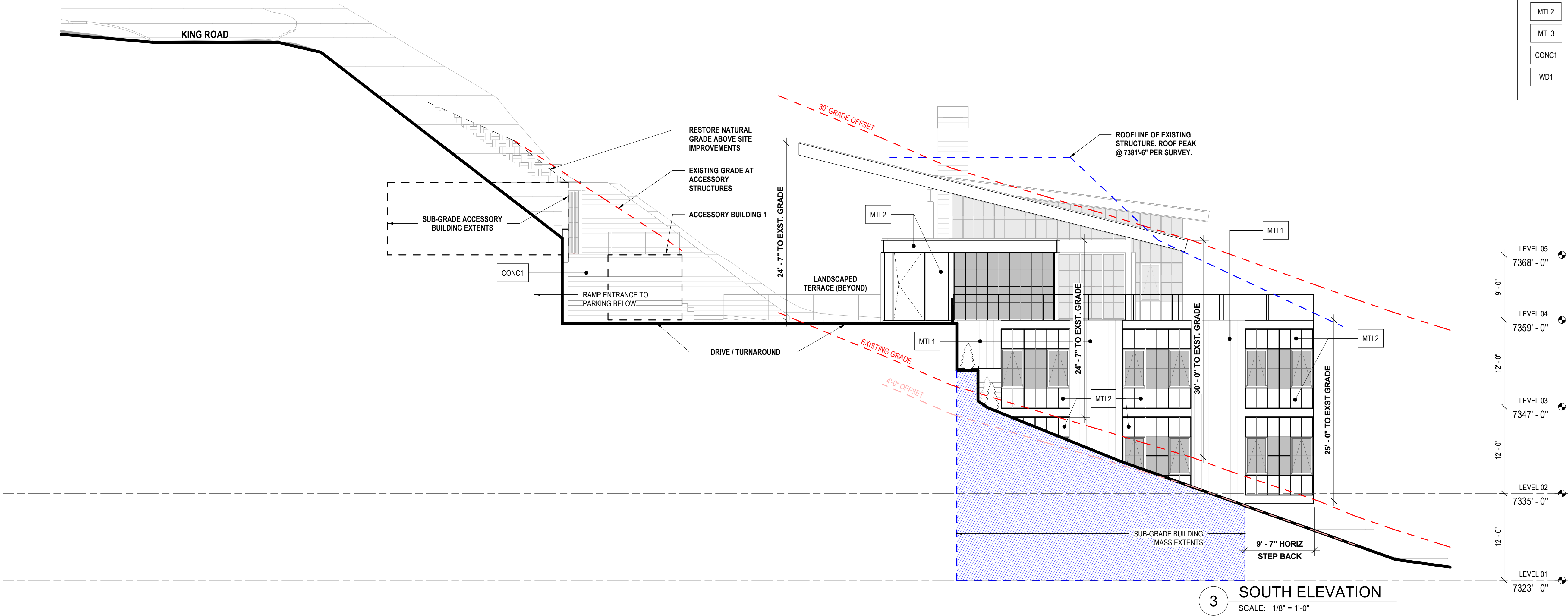
NOT FOR CONSTRUCTION

HDDR DRAWINGS

07/31/2024

ROOF PLAN

A2.60



MATERIAL LEGEND	
MTL1	METAL PLANK SIDING, VERTICALLY ORIENTED, WEATHERED ZINC FINISH
MTL2	PRE-WEATHERED STEEL
MTL3	STANDING SEAM ROOF PANEL, PRE-WEATHERED STEEL FINISH
CONC1	BOARD FORMED CONCRETE (12' PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK

Reserved for permit stamp

150 South Jackson St. Suite 600
Seattle, Washington 98104 USA
+1 206 624 5870 olsonkundig.com

Olson Kundig

PROJECT
PARK CITY RESIDENCE
220 KING ROAD
PARK CITY, UT 84060

principal architect TK
project manager SG
drawn by
checked by
job no. 20102
date 07/31/2024

revisions:

no.	date by

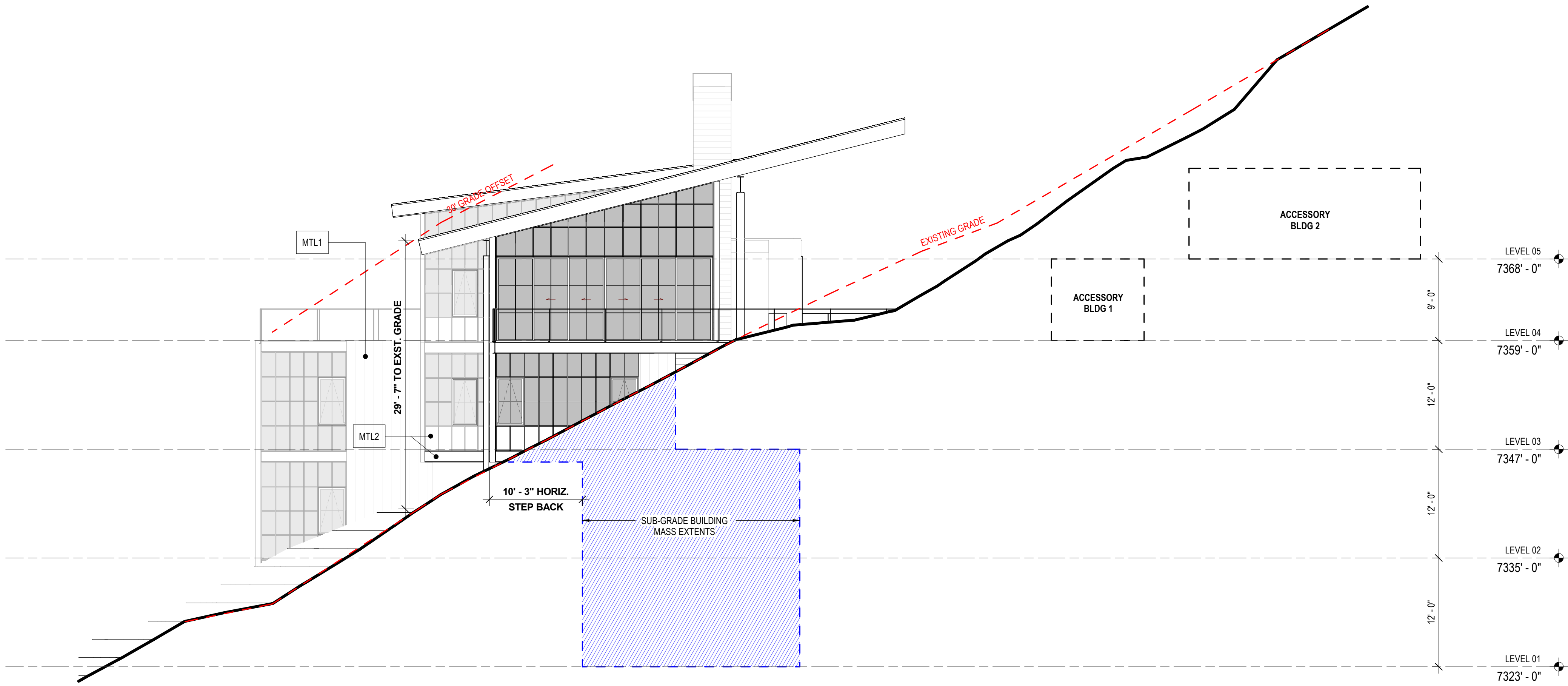
NOT FOR CONSTRUCTION

HDDR DRAWINGS
07/31/2024

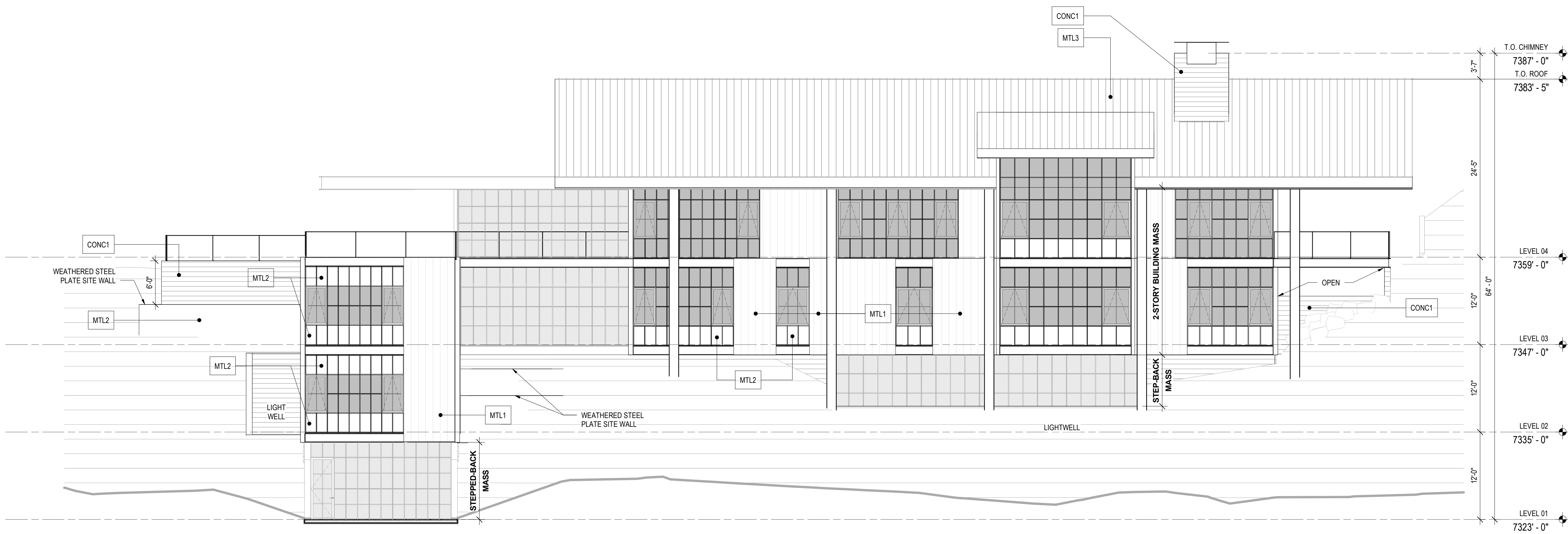
EXTERIOR
ELEVATIONS

A3.00

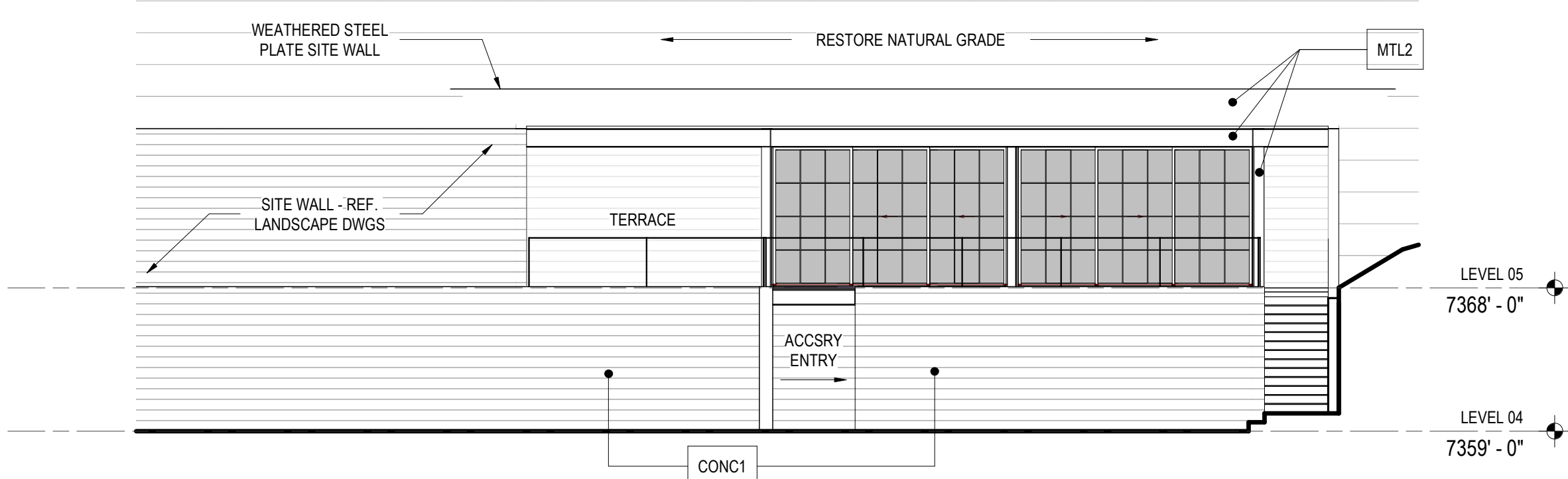
MATERIAL LEGEND	
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CONC1	BOARD FORMED CONCRETE (12" PLANK FORMAT)
WD1	TONGUE AND GROOVE WOOD PLANK



2 NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION 1
SCALE: 1/8" = 1'-0"



5 EAST ELEVATION @ ACCESSORY BLDG
SCALE: 1/8" = 1'-0"

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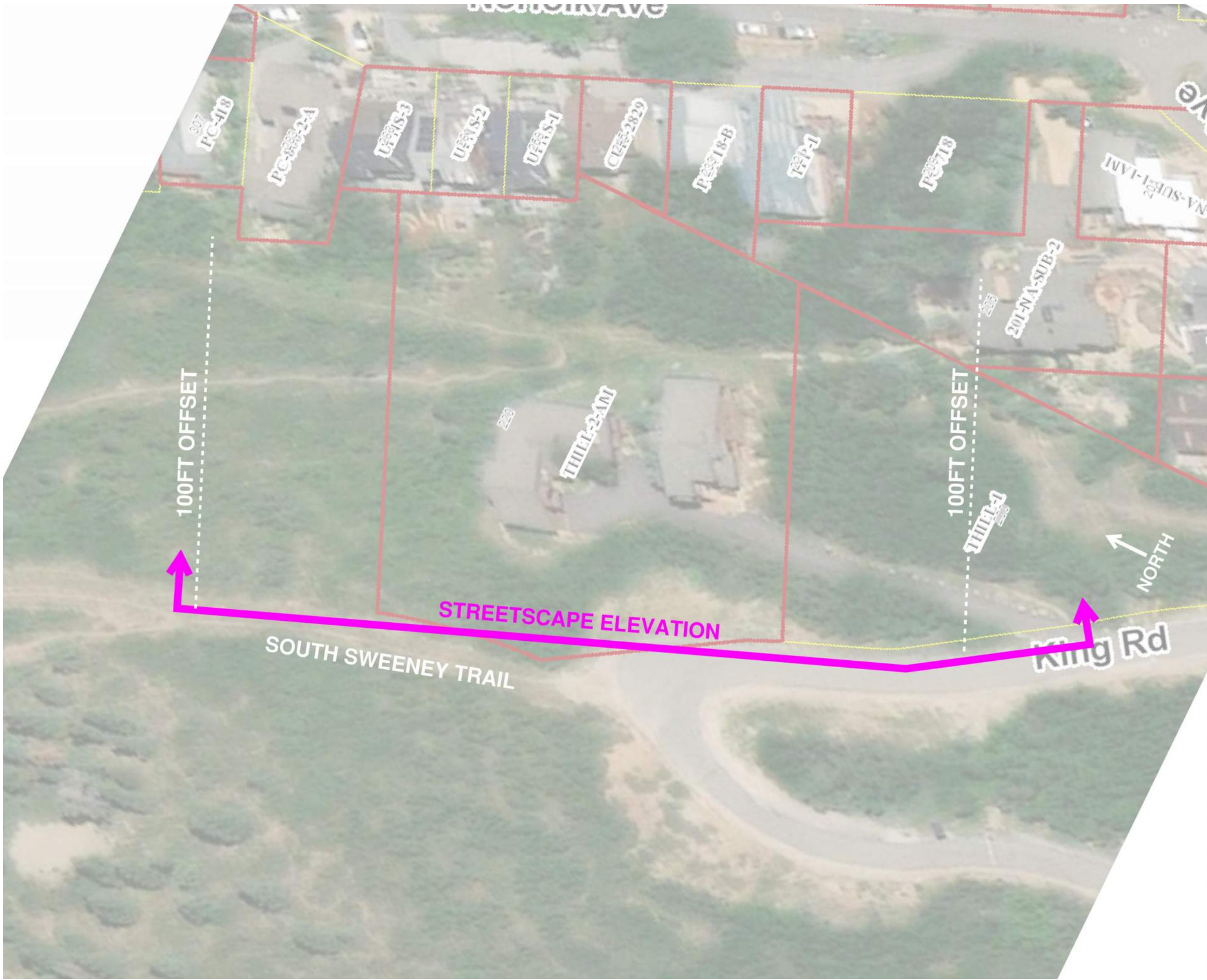
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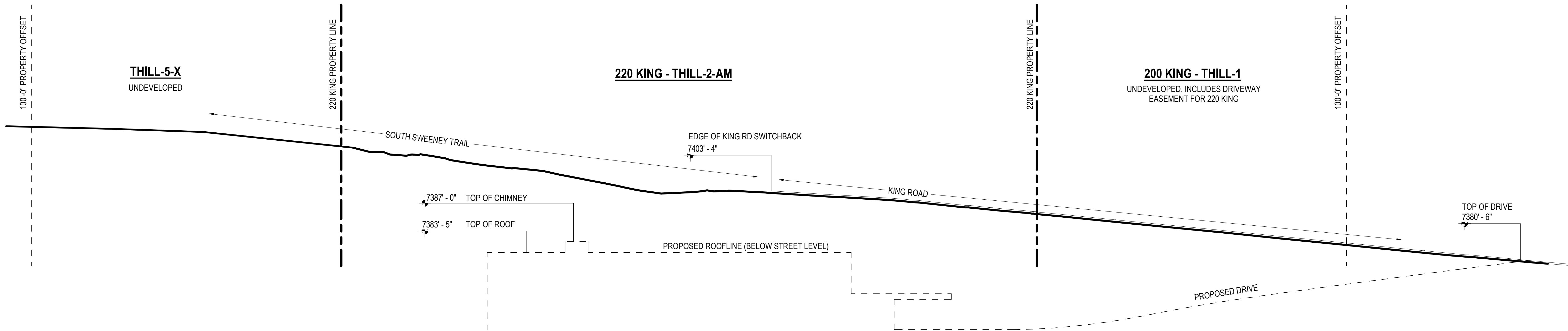
HDDR DRAWINGS
07/31/2024

EXTERIOR
ELEVATIONS

A3.01



2 STREETSCAPE ELEV - VIEW KEY



1 STREETSCAPE ELEVATION
SCALE: 1/16" = 1'-0"



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principal architect TK
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checked by Checker
job no. 20102
date 07/31/2024

revisions:

no. date by

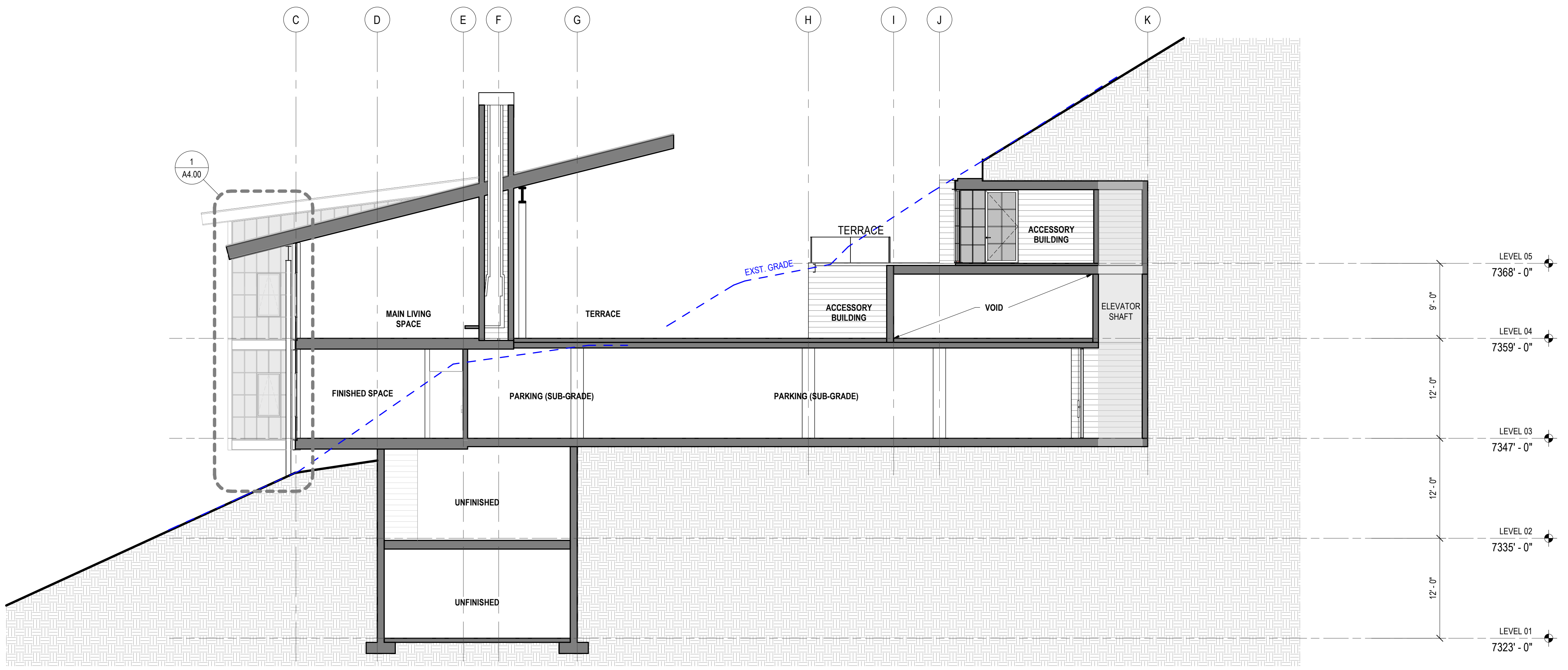
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HDDR DRAWINGS

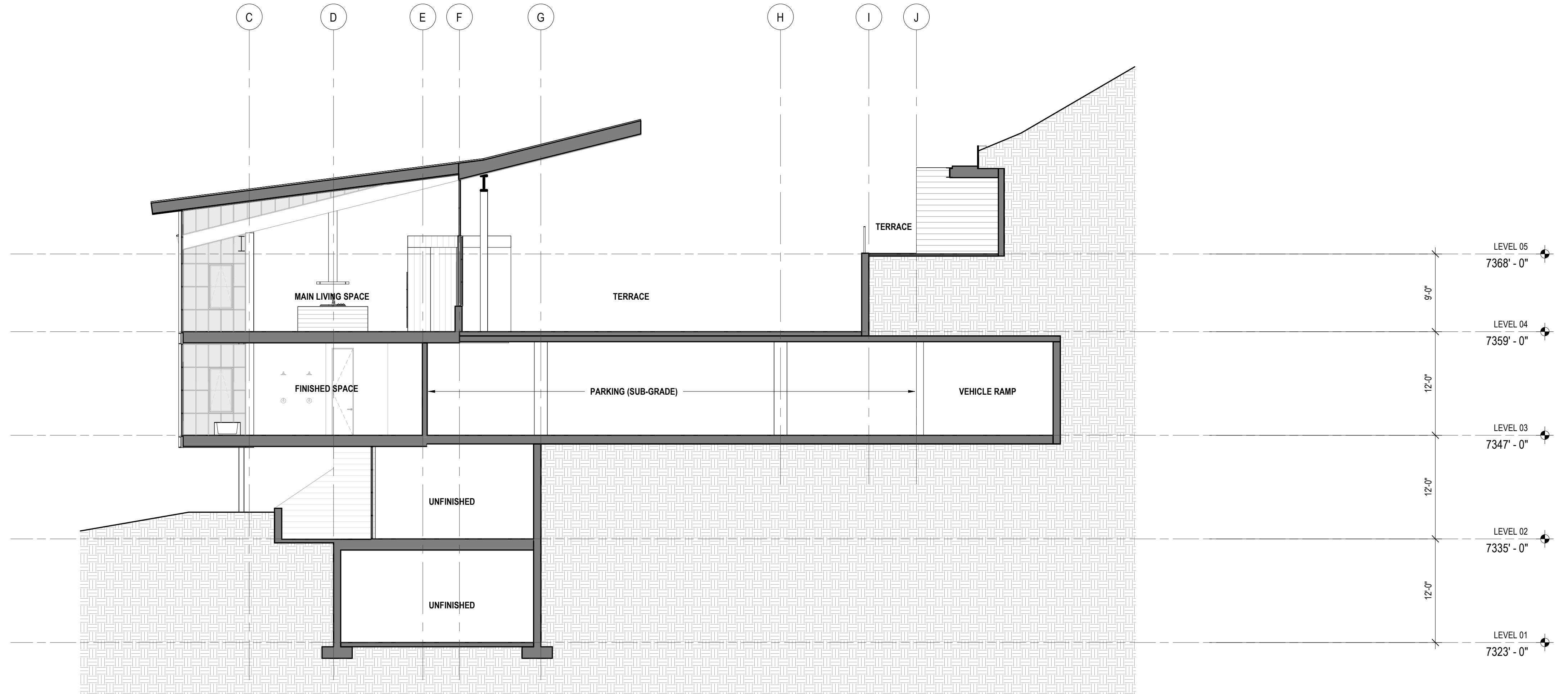
07/31/2024

STREETSCAPE
ELEVATION

A3.02



1 E-W SECTION THRU ACCESSORY BLDG
SCALE: 1/8" = 1'-0"



2 E-W SECTION THRU BUMP-OUT
SCALE: 1/8" = 1'-0"



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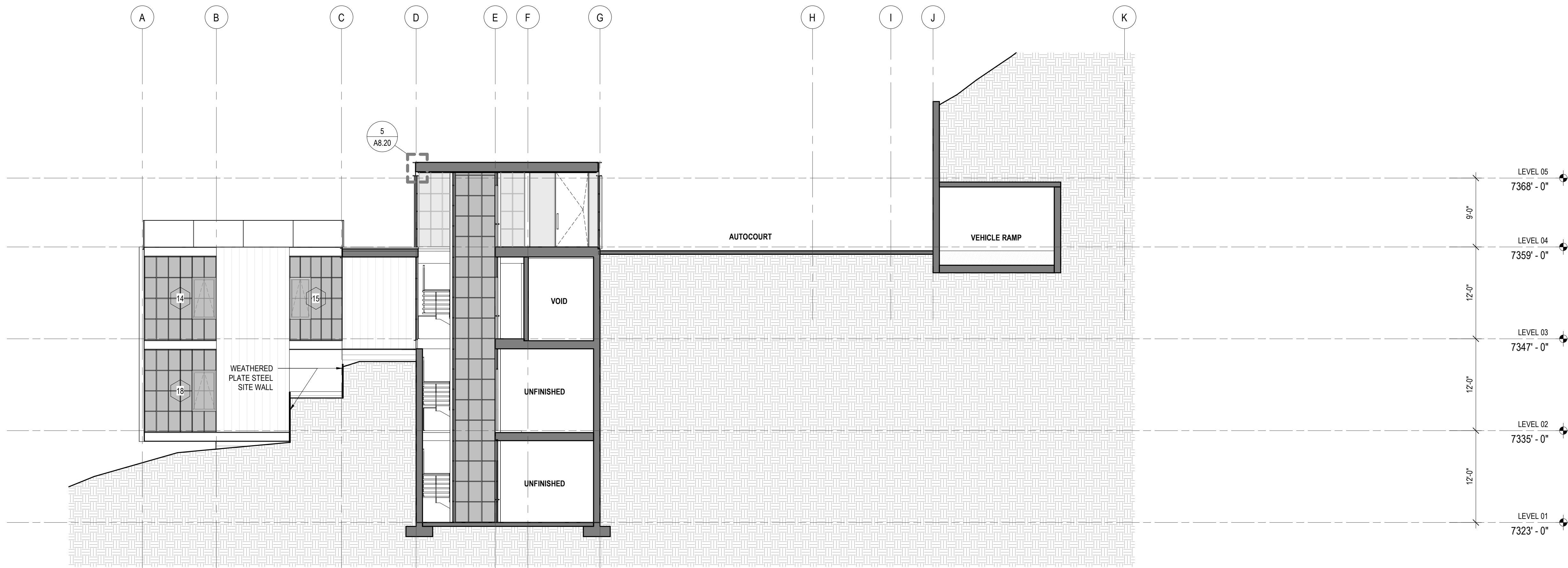
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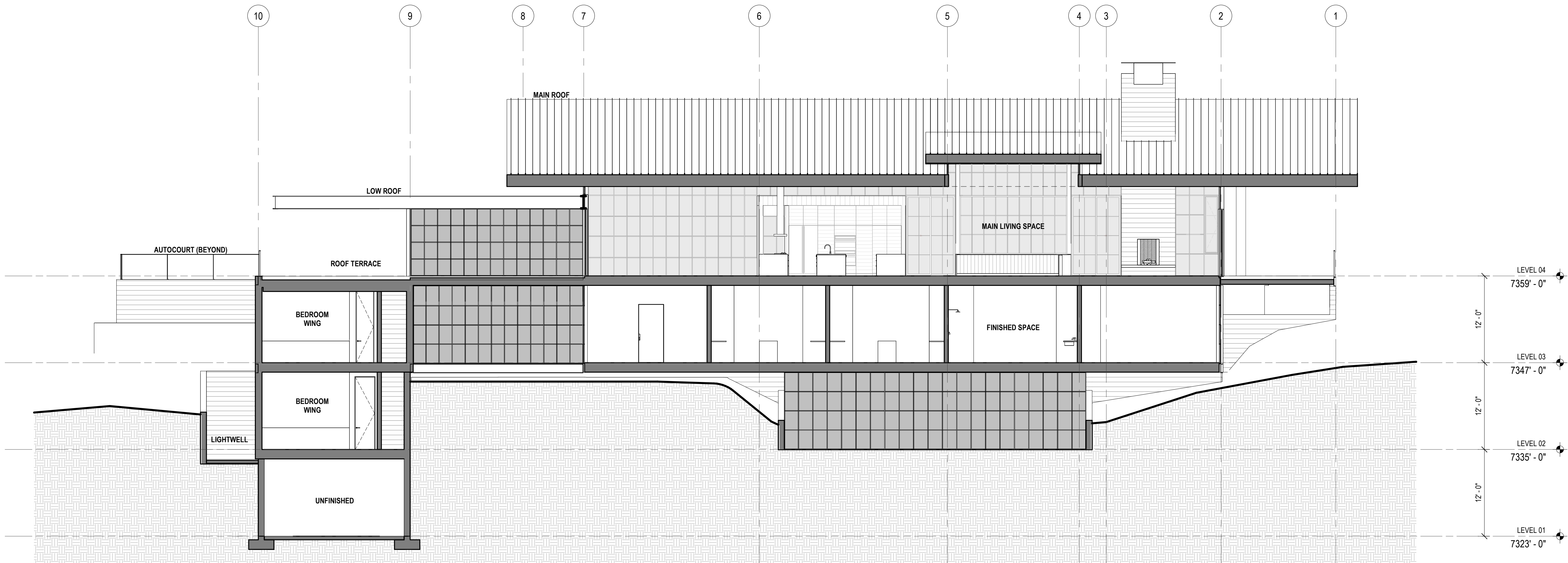
principal architect TK
project manager SG
drawn by --
checked by
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date 07/31/2024
revisions:
no. date by

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HDDR DRAWINGS
07/31/2024

BUILDING
SECTIONS
A3.10



1 E-W SECTION - THRU ELEVATOR
SCALE: 1/8" = 1'-0"



2 N-S SECTION THRU BUMP OUT
SCALE: 1/8" = 1'-0"



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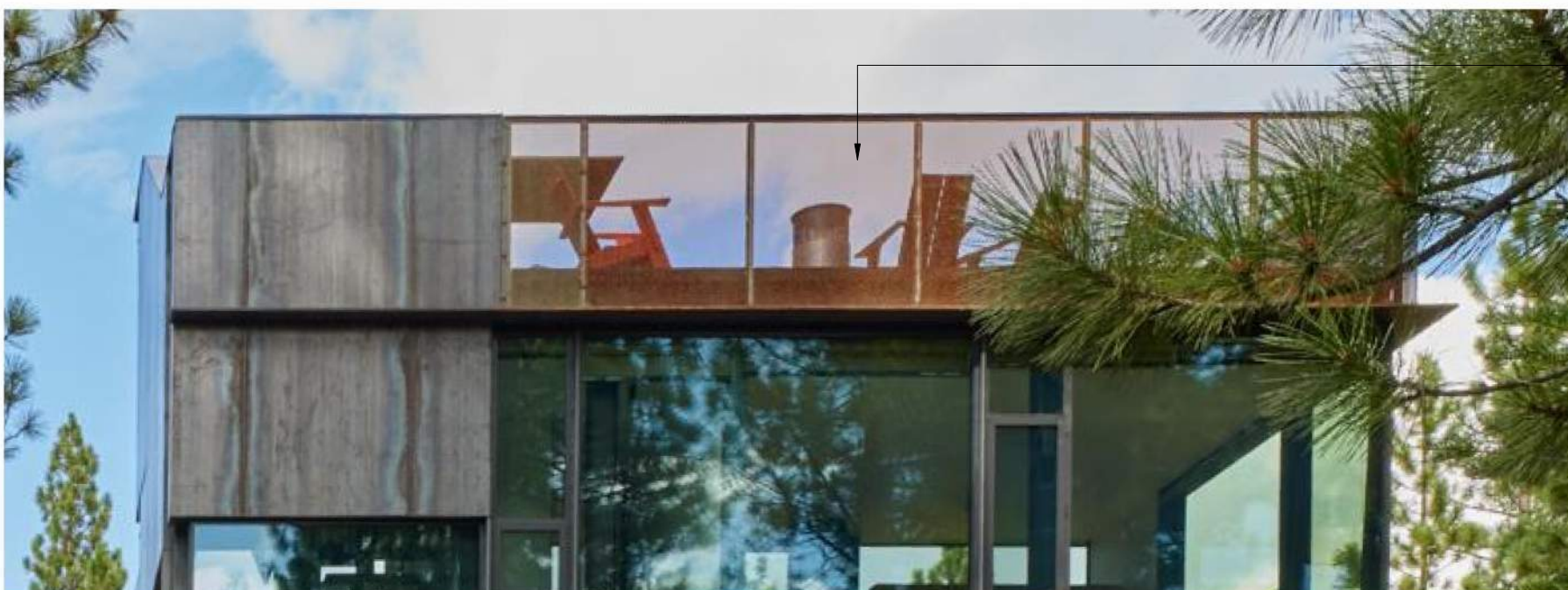
BUILDING
SECTIONS

A3.11



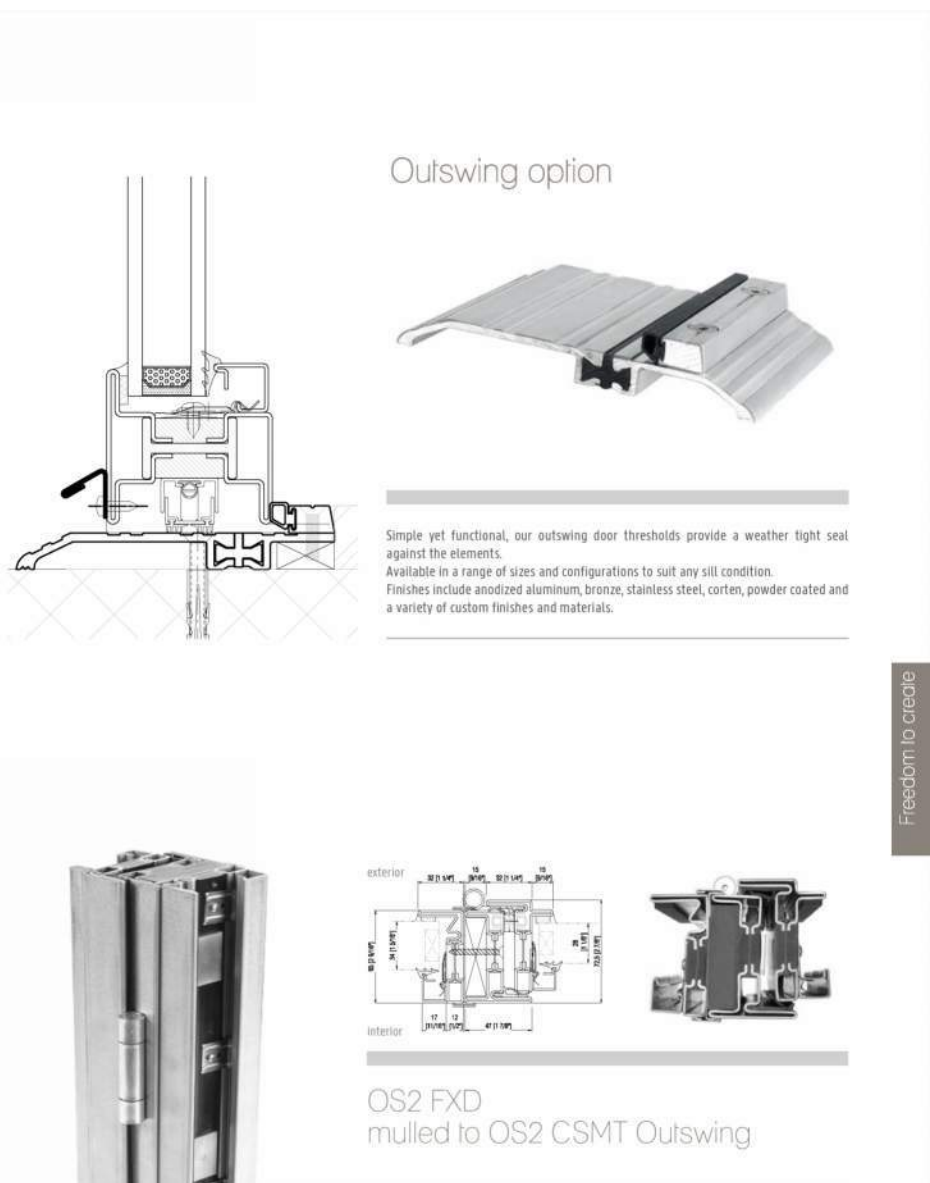
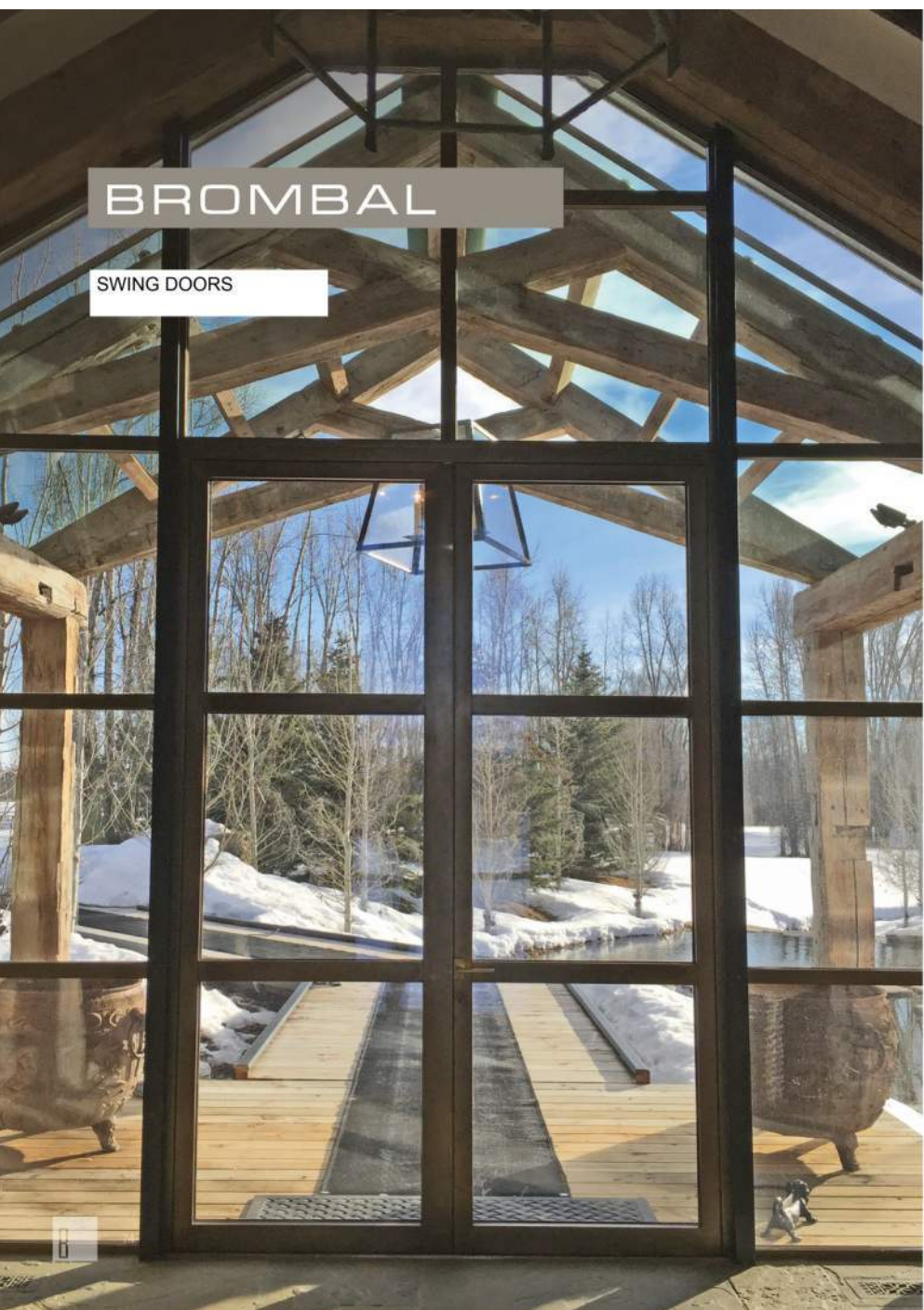
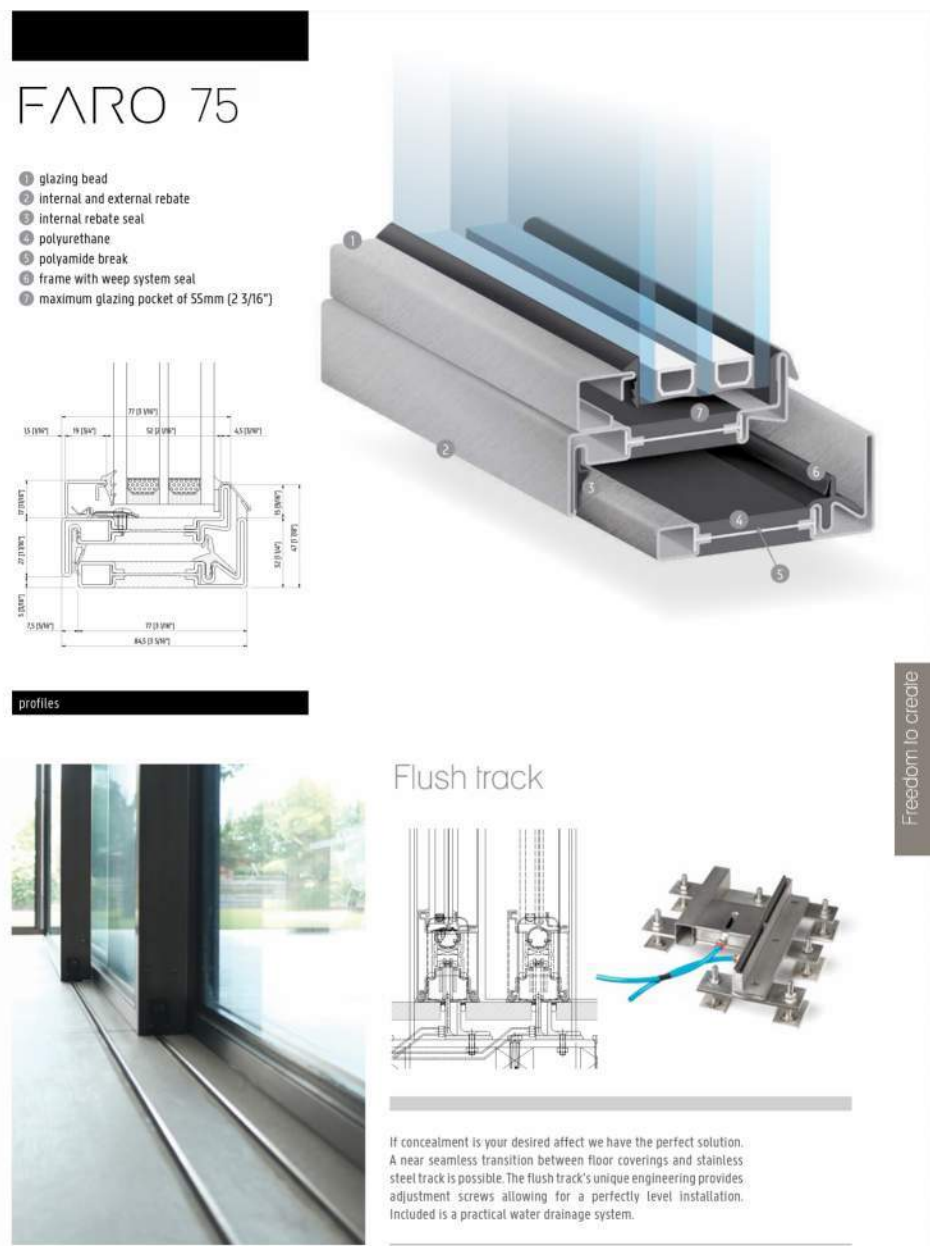
WEATHERED STEEL
GUARD RAIL AND
POSTS. 2' X 1/2"
WELDED FLAT BAR

WOVEN MESH INFILL
PANEL. 1/2" OPENING.
WEATHERED STEEL FINISH

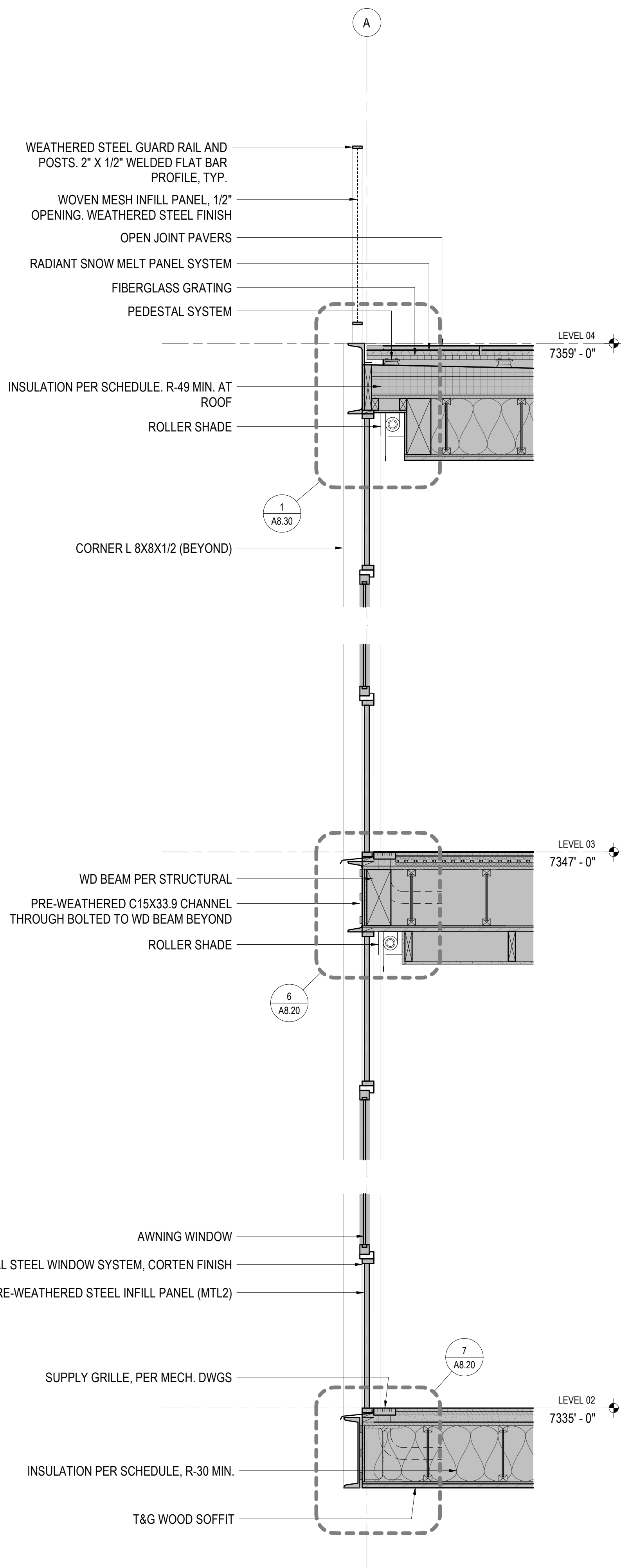


WOVEN MESH INFILL
PANEL - NOTE
TRANSPARENCY.

4 GUARDRAIL REFERENCE

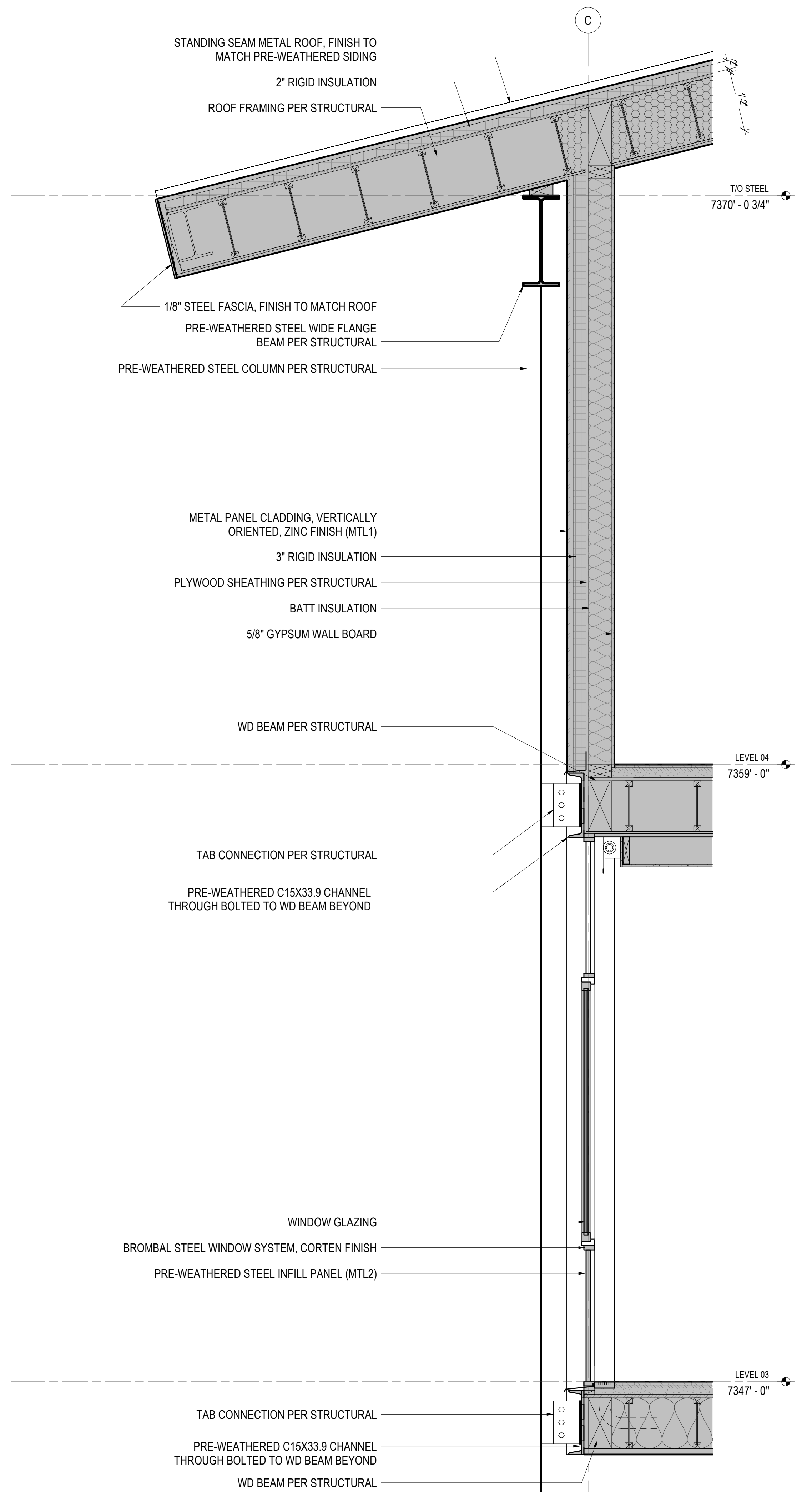


3 WINDOW SYSTEM - CUT SHEETS



2 ENLARGED SECTION @ GUEST WING

SCALE: 3/4" = 1'-0"



1 E-W ENLARGED WALL SECTION

SCALE: 3/4" = 1'-0"

0 1' 2' 3' 4'

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WALL SECTIONS +
DETAILS

A4.00

*Eric R. Hermann
205 Norfolk Avenue
Park City, UT 84060*

August 9, 2024

Rebecca Ward
Planning Director
Park City

Re: August 15 hearing regarding the proposed construction at 220 King Road.

Dear Planning Director Ward

Before diving into the guidelines with which this project clearly fails to comply, it is worth remembering the history of Old Town. New arrivals take for granted the charm of Main Street and the surrounding historic mining residential area. The preservation of the historic charm of this area did not just happen. It was intentionally curated and perpetuated by our LMC and HDDR guidelines. You are its stewards.

Park City of the 1960s was a ghost town. State Route 224 ran through the center of Old Town and it was lit up like a commercial parking lot. Many homes and businesses were abandoned. There was no Sundance, no Arts Festival, no tourism. Remarkably, a group of visionary Parkites saw the city's potential. They pushed UDOT over a course of years and managed to move Route 224 to Deer Valley Drive. They removed the arc lights and replaced them with old fashioned streetlamps lit with warm colors. They hung flower baskets on the lamps. Areas outside of Old Town such as Park Meadows were designated for modern suburban housing or elegant mansions; Old Town itself was preserved as the core and heart of Park City. To preserve Old Town, they wrote the first HR-1 Land Management Code and established institutions, including the HDDR, to protect Park City's historic soul. The foundation of Old Town's charm is the Land Management Code and the Design Guidelines for Historic Districts and Historic Sites. If we do not adhere to them, Old Town will transform into shopping malls and McMansions.

Attached please find the Technical Memorandum dated April 26, 2023: the only analysis of the proposed construction by qualified architectural historians (Anne Oliver, Principal Architectural Historian, and Christina Olson, Lead Architectural Historian, both of SWCA Environmental Consultants), based on the Old Town codes.

Below are some quotations from the report, emphasis added:

While the Design Guidelines support the proposed industrial design aesthetic inspired by the Silver King Mine buildings, the guidelines are clear regarding requirements for residential scale and do not support the construction of industrial-scale residential buildings within residential districts.

...the size, scale, and proportions of the residence and its component elements, including the shed roof and cantilevered flat roof, are reminiscent of a large-scale industrial building rather than a residential building, which is not compatible with the HR-1 zone.

The proposed infill references the industrial buildings of the Silver King Mine but the guidelines require that infill residential buildings maintain a historic residential scale appropriate to the historic district or zone in which they are being constructed. The proposed design does not comply with this guideline.

The proposed residential building at 220 King Road will span multiple lots and, while its size is compatible with the size of the lot, its building bulk and mass are not compatible with Historic Sites just downslope in the HR-1 zone.

An industrial design aesthetic is appropriate in this area; however, this and many other Design Guidelines explicitly require that new infill residential buildings be compatible in mass and scale with historic residential buildings to reinforce visual unity in the historic district and/or residential zone. The prominent and highly visible location of 220 King Road only increases the importance of complying with this and other guidelines to reinforce visual unity and maintain existing rhythms and patterns of the nearby streetscapes. Because the guidelines are so clear on this point, a variance from the Board of Adjustment would be required to permit the design as proposed.

The height, width, and depth of the proposed residence at 220 King Road are of an industrial scale and not compatible with the residential streetscapes in Park City's historic districts.

Both the actual and perceived scale of the proposed residence is significantly greater than a typical historic residence in the HR-1 zone and there are no historic large-scale industrial buildings nearby or anywhere in the zone that establish a precedent for large-scale infill.

The Technical Memorandum concludes:

“In summary, while the Design Guidelines support the industrial aesthetic of the proposed residence at 220 King Road, which was inspired by the Silver King Mine buildings, **the guidelines are clear regarding requirements for residential massing and scale, and**

the proposed design does not comply. The proposed floor-to-ceiling windows are also out of compliance.

Based on the Technical Memorandum, the proposed construction cannot satisfy HDDR guidelines without significantly reducing scale and mass. The structure is simply too big for a historic residential area. Massing must be improved by other means than tweaking a 117-foot-long roof line and using creative coloring of a site plan to fill in a footprint that is visually no more than two masses. Floor to ceiling fenestration is out of keeping with both industrial *and* residential fenestration. It should be eliminated, notably on an entire floor that the Applicant states is unfinished - and must remain so.

I expect that Prince's attorneys will argue either (a) that the HDDR does not govern the project (in which case, the HDDR process has been a waste of valuable city time and resources), or (b) that the guidelines should be altered (in the way both the Sweeney MPD and the HR-1 LMC were altered for this project) to the point that the HDDR guidelines will be so weakened and distorted that the HDDR will retain virtually no constraints on design for 220 King or other future massive homes. If attorneys for the Applicant barrage the August 15 meeting with masses of details and complicated theories that you have never seen prior to the meeting, as they have at every Planning Commission meeting we have attended, we urge you to continue the process to a future date so that you have time to properly ponder, evaluate their arguments, and reach a reasoned conclusion.

No matter how you try to prevent this being a precedent, people are watching to see if one can scrape multiple Old Town homes and in their place build castles. I urge the Planning Department to adhere to the charge given to you: to protect and preserve the character that makes Old Town and Park City unique.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric R. Hermann', with a long horizontal flourish extending to the right.

Eric R. Hermann