



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
August 28, 2024**

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

SITE VISIT 4:00 PM

Site Visit – The Planning Commission Will Visit the Park and Kearns Master Planned Development Site at 1800 Park Avenue.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

2.A. Child Care Land Management Code Status Update

3. PUBLIC COMMUNICATIONS

4. CONTINUATIONS

4.A. **209 Norfolk Avenue – Plat Amendment** – The Applicant Proposes to Create a Two-Lot Subdivision with Two Lots at 3,750 Square Feet each from Four Existing Lots in the Historic Residential - 1 Zoning District. PL-24-06189
(A) Public Hearing; (B) Continuation to a Date Uncertain

4.B. **Land Management Code Amendments** – The Planning Commission will Review Amendments Regarding Land Management Code Section 15-1-10 *Conditional Use Review Process* Subsection E, Chapter 15-6-5 *Master Planned Development Requirements*, Chapter 15-6.1-11 *Affordable Master Planned Development Site Planning*, and Chapter 15-13 *Regulations for Historic Districts and Historic Sites* to Require Radon Mitigation for New Residential Construction, Chapter 15-2.1 *Historic Residential-Low Density (HRL) District*, Chapter 15-2.2 *Historic Residential-1 (HR-1) District*, and Chapter 15-2.3 *Historic Residential-2 (HR-2) District* to update Steep Slope Conditional Use Permit Regulations and Clarify Internal Height Regulations, Sections 15-2.5-2 *Uses*, 15-2.6-2 *Uses*, 15-2.13-2 *Uses*, 15-2.14-2 *Uses*, 15-2.16-2 *Uses*, 15-2.17-2 *Uses*, 15-2.18-2 *Uses*, 15-2.19-2 *Uses*, 15-2.22-2 *Uses*, 15-4-21 *Goods And Uses to Be Within Enclosed Building*, Adding Section 15-4-24 *Mobile Businesses*, and Removing Park City Municipal Code Section 4-5-6

to Implement Regulations for Mobile Businesses Required by Changes to State Code, Amendments to Chapter 15-7.5 *Administrative Subdivision Procedure* to comply with updates to state code, and Chapter 15-15 *Defined Terms* to Add or Update Definitions. Radon Mitigation PL-24-06011; SSCUP PL-24-05673; Mobile Business PL-24-06005; Subdivisions PL-24-06234

(A) Public Hearing; (B) Continuation to a Date Uncertain

5. WORK SESSION

- 5.A. **1251 & 1351 Kearns Boulevard – Conditional Use Permits** – The Applicant proposes to Expand Parking at 1251 Kearns Boulevard and to Enclose an Outdoor Dining Area at 1351 Kearns Boulevard; both located within the Frontage Protection Zone and General Commercial Zoning District. PL-22-05296; PL-22-05240 (45 mins.)

6. REGULAR AGENDA

- 6.A. **176 Main Street – Plat Amendment** – The Applicant Proposes to Create One Lot from a Metes and Bounds Parcel in the Historic Residential - 2 Zoning District. PL-24-06085
(A) Application Withdrawn
- 6.B. **86 Prospect Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope in the Historic Residential - 1 Zoning District. PL-24-06187 (20 mins.)
(A) Public Hearing; (B) Action
- 6.C. **1800 Park Avenue – Park and Kearns Master Planned Development** – The Applicant Proposes Redevelopment of the Site with 174 Hotel/Condo Units, 60 Affordable Units, 8,143 Square Feet of Restaurant/Bar Uses, 4,750 Square Feet of Retail, 6,500 Square Feet of Office Spaces, and 16,047 Square Feet of Accessory Use Exceptions in the General Commercial Zoning District and Frontage Protection Overlay Zone. PL-22-05476 (60 mins.)
(A) Public Hearing; (B) Vote on Building Height; (C) Continue the Public Hearing to September 11, 2024

7. ADJOURNMENT

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.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.

Planning Commission Staff Communication



Subject: Child Care Land Use Regulations
Application: PL-24-06006
Author: Jaron Ehlers, Planner I
Jacob Klopfenstein, Planner I
Date: August 28, 2024
Type of Item: Informational

Summary

This Staff Communication provides an update regarding potential Land Management Code (LMC) amendments for Child Care facilities.

Background

In 2023, the City Council requested information on LMC regulations for Child Care facilities. Planning staff provided an overview in a June 12, 2023, [Staff Communication](#). Pursuant to Council direction, the Planning team compiled research and analysis and outlined potential considerations.

On March 27, 2024, staff conducted a work session with Planning Commissioners regarding Child Care LMC Amendments ([Staff Report](#), [Minutes](#) pp. 2-10). Below is a summary of the work session discussion:

- Commissioners were supportive of allowing licensed Child Care providers to operate a second location.
- Commissioners were supportive of amending the LMC to align with state regulations that allow for a second facility to be opened by a licensed provider.
- Commissioners were open to exploring reducing parking requirements for Child Care locations or allowing alternative parking arrangements.
- Commissioners were split on whether to continue requiring a CUP or only requiring administrative review for Child Care facilities within multifamily residences.
- Commissioners were supportive of requiring only administrative-level review, with a 300-foot public noticing requirement, for Child Care facilities proposed in non-multifamily areas.
- Commissioners requested more information on possible specific requirements for Child Care facilities in Master Planned Developments (MPDs).
- Commissioners were split on if Child Care facilities should be required for Affordable Master Planned Developments (AMPDs).
- Commissioners were not supportive of offering density bonuses for Child Care facilities but wished to explore other incentives for Child Care facilities.

Following the March 27, 2024, meeting, staff formed a focus group comprised of local Child Care stakeholders and City liaisons and plan to hold meetings in the coming

months. Staff continues to research Child Care land use regulations in other jurisdictions and will provide the Commission with information about possible specific requirements for Child Care facilities in MPDs.

Planning Department Staff Report



Subject: 209 Norfolk Avenue
Application: PL-24-06189
Author: Meredith Covey, Planner I
Date: August 28, 2024
Type of Item: Plat Amendment

Recommendation

(I) Open a public hearing; and (II) continue the public hearing and consideration of the proposed Plat Amendment to a date uncertain.

Description

Project Number: PL-24-06189

Applicant: Valley Creek Family Farm, LLC
Representative, Megan Blosser, Alliance Engineering

Location: 209 Norfolk Avenue

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

Adjacent Land Uses: Residential

Reason for Review: The Planning Commission reviews, conducts a public hearing, and takes Final Action on Plat Amendments pursuant to Land Management Code [§ 15-7.1-2](#).

Planning Commission Staff Report



Subject: Radon Mitigation, Steep Slope Conditional
Use Permits, Mobile Businesses, and
Subdivision Procedures

Applications: PL-24-06011, PL-23-05673, PL-24-06005, PL-24-06234

Authors: Jacob Klopfenstein, Planner I
Lillian Zollinger, Planner III
Rebecca Ward, Planning Director

Date: August 28, 2024

Type of Item: Land Management Code Amendments

Recommendation

(I) Hold a public hearing and (II) continue to a date uncertain.

Planning Commission Staff Report



Subject: 1251 & 1351 Kearns Boulevard
Application: PL-22-05240; PL-22-05296
Authors: Planning Staff
Date: August 28, 2024
Type of Item: Work Session

Recommendation

- (I) Conduct a work session to consider a proposal to:
- Expand parking at 1251 Kearns Boulevard (Emporium),
 - Enclose an outdoor dining area at 1351 Kearns Boulevard (The Yard), and
 - Establish a reciprocal parking arrangement between the two commercial properties, and
- (II) provide feedback to the applicant on feasibility of the Conditional Use Permits and any additional information the Commission may need to make a decision.

Description

Applicant: Mark Fisher; Applicant's Representative, Michael Fisher

Application: Conditional Use Permit to expand a use in the Frontage Protection Zone (The Blind Dog Restaurant)
Conditional Use Permit to increase parking in the Frontage Protection Zone (Emporium)

Location: 1251 Kearns Boulevard (The Yard)
1351 Kearns Boulevard (Emporium)

Zoning District: General Commercial; Frontage Protection Zone

Adjacent Land Uses: Homestake Condominiums, Engine House Affordable Master Planned Development, Park City cemetery, and Com-Park Plaza Condominiums

Reason for Review: The Planning Commission reviews Conditional Use Permits, conducts a public hearing, and takes Final Action¹

CUP Conditional Use Permit
FPZ Frontage Protection Zone
GC General Commercial
LMC Land Management Code
ROW Right-of-Way

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

¹ LMC [§ 15-1-8\(G\)](#)

Summary

The Applicant submitted two Conditional Use Permit (CUP) applications for development in the Frontage Protection Zone (FPZ). The properties front Kearns Boulevard and are separated by Woodbine Way. The Applicant proposes the following:

- 1) to enclose a portion of the Blind Dog Restaurant Outdoor Dining Area, expanding the footprint of the Restaurant by approximately 3,600 square feet within the FPZ (Exhibit A).
- 2) to convert landscaped area within the FPZ to expand parking at the Emporium commercial subdivision from 19 parking spaces to 30 (Exhibit B).

Any structure or Use within the FPZ requires a CUP, reviewed for compliance with Land Management Code (LMC) § [15-2.20-2](#), FPZ Lot and Site Requirements.

All construction activity, defined in part as “[a]ll grading, excavation, construction, grubbing, mining, or other development activity which disturbs or changes the natural vegetation, grade, or any existing structure requires a Conditional Use Permit” in the FPZ² “and is subject to all applicable review criteria as stated in § [15-1-10](#) *Conditional Use Review Process*. Review of projects within the FPZ shall include design review criteria as stated in LMC Chapter [15-5](#) Architectural Review.”



Figure 1: The Blind Dog Restaurant and Boneyard Restaurant, two of three uses at The Yard, 1251 Kearns

The Blind Dog Restaurant is one of three commercial uses at a commercial complex known as “The Yard” at 1251 Kearns, originally constructed in 1982 as the Anderson Lumberyard. The other two uses at The Yard are the Boneyard Restaurant and the Kimball Arts Center. The uses share one parking lot, which currently provides approximately 100 marked parking spaces within the property boundary, according to a staff site visit in August 2024.

² LMC § [15-2.20-4](#)

Additionally, a commercial subdivision at 1351 Kearns Boulevard, known as The Emporium, is across Woodbine Way on the neighboring property. The Emporium was constructed in 1981 (according to Summit County Assessor website). The complex has eight commercial units, six of which are active businesses, one is vacant, and one is



Figure 2: The Emporium commercial subdivision at 1351 Kearns Blvd viewed from street.

used as storage by the owner. The parking lot provides 19 spaces for these six active commercial uses. As illustrated on the proposed plans (Exhibit B), the Applicant proposes to remove some landscaping and re-configure the parking areas to accommodate up to 11 additional parking spaces, bringing the total to 30 spaces.

Nearly the entire Emporium property is located within the 30- to 100-foot FPZ setback from the Right-of-Way (ROW) and the parking lot is within the FPZ 30-foot 'no build' setback. A portion of the Blind Dog Restaurant and the entirety of the proposed patio enclosure is also within the 30- to 100-foot FPZ setback along Kearns Boulevard (see Figure 3 below). Because the proposed development would be constructed within the 30- to 100-foot FPZ setback from the Right-of-Way (ROW), Planning Commission review of a CUP is required.

- Frontage Protection Zone Boundary
- The Emporium (1351 Kearns)
- The Yard (1251 Kearns)
 - Kimball Arts Center
 - Boneyard Restaurant
- - Blind Dog Restaurant (Existing)
- - Blind Dog Addition (Proposed)
- Park City Municipal Property



Figure 3: Overview of 1251 & 1351 Kearns Blvd and the Frontage Protection Zone 100' boundary

Parking studies were conducted in 2022 for both properties (Exhibit C & D). Based on the parking studies as well as staff's research, both properties are under parked. Currently, patrons of both The Yard businesses and The Emporium businesses use each other's parking lots as overflow parking. Because the operating hours of the businesses at each property are offset, (Emporium operates during normal daytime hours and The Yard restaurants operate during evening hours), the Applicant proposes formalizing a reciprocal parking arrangement to address the parking shortages on each property.

Background

HISTORY OF PARKING AT BLIND DOG RESTAURANT & THE YARD – 1251 Kearns

(As referenced in the Findings of Fact in [Ordinance No. 2017-14](#) approving the Yard Subdivision – First Amended Plat)

Through 2017, the Yard had approximately 339 parking spaces across 4.6 acres, prior to a Subdivision Plat Amendment (Exhibit E), which separated 1.86-acres, subsequently purchased by the City in 2018. The Subdivision also dedicated a 20-foot strip of the site as expanded ROW along Homestake Road and a ROW dedication for future Munchkin Road extension. The available parking on the 2.31-acre lot containing the Boneyard Saloon & Wine Dive, the Blind Dog Restaurant, and an Indoor Entertainment Facility (currently the Kimball Art Center), was reduced by roughly ~235 parking spaces, according to Ordinance No. 2017-14 Finding of Fact No. 23.

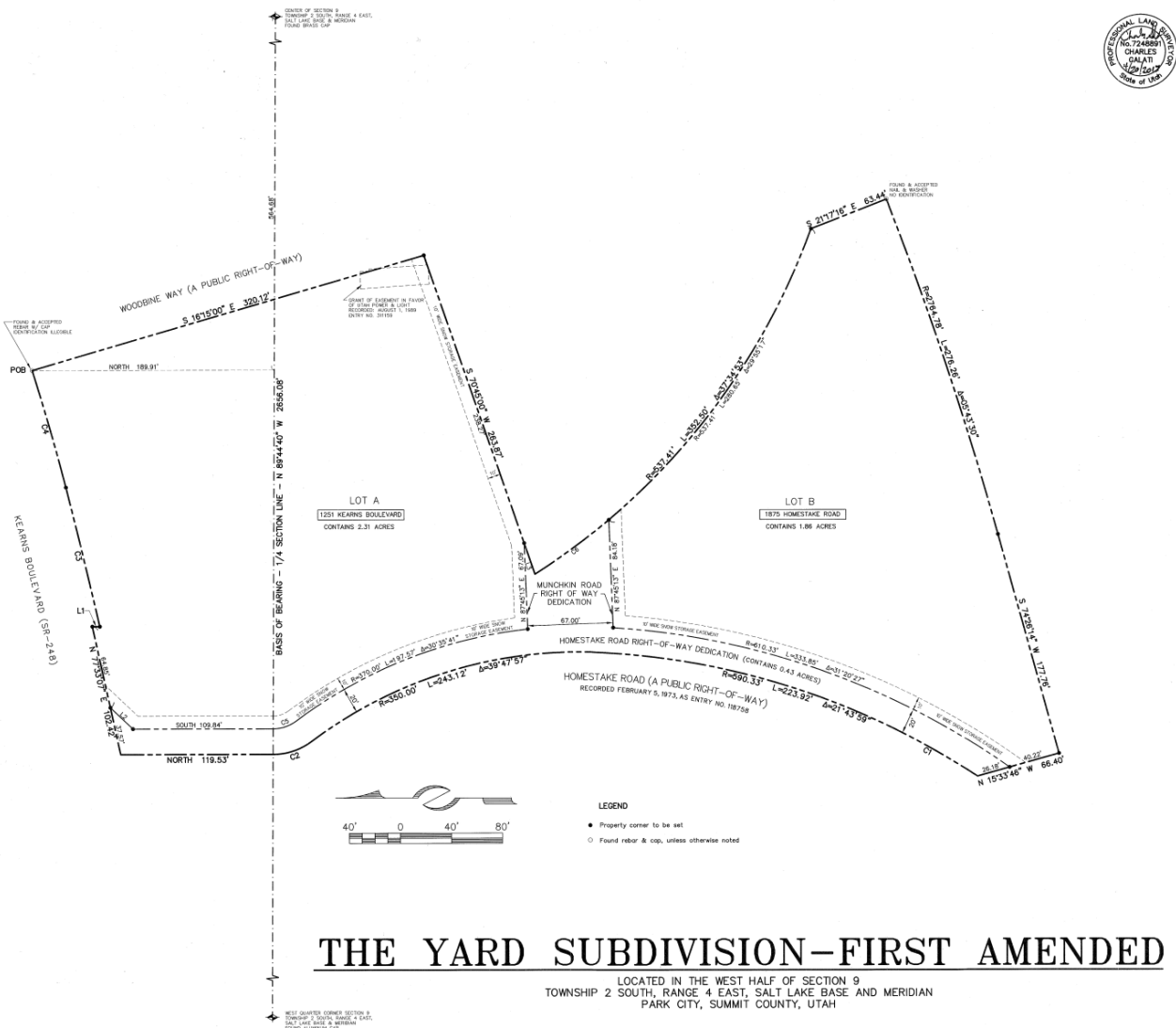


Figure 4: 2017 Plat Amendment creating Lot A, The Yard and Lot B, future site of the Engine House Affordable Housing Development (City-owned property).

The Findings of Fact in the 2017 Ordinance also indicated that the Blind Dog Restaurant and Boneyard Saloon together had a total Net Leasable Floor Area of 10,338 square feet at the time, and LMC [§ 15-3-6\(B\) Parking Ratio Requirements for Specific Land Use Categories](#) requires a Standard Restaurant and Bar to have a parking ratio of one space for every 100 square feet of Net Leasable Area, “which triggers a total of 104 parking spaces” (Exhibit E).

The Findings of Fact go on to describe the “Event Center” (currently Kimball Art Center) with a net leasable “floor area of 6,887 square feet, which triggers 35 parking spaces,” based on the parking standard for an Indoor Entertainment facility parking ratio of 5 spaces per 1,000 square feet. Because the subdivision created a non-compliance of required On-Site Parking for the Event Center (a shortage of 35 spaces), the Planning Commission approved Off-Site Parking on adjacent property, made possible by a temporary agreement with the ‘soon-to-be’ City property owner. Finding of Fact 35 states that “[i]f the property owner is unable to lease the required spaces from the future owner of proposed Lot 2 (Lot B platted), the event space would need to cease any operations.” This was memorialized in Condition of Approval No. 4 of the 2017 approving Ordinance. Since then, the City has moved forward with plans to develop the 1.86-acre lot with the Engine House Affordable Housing Master Planned Development, currently under construction.

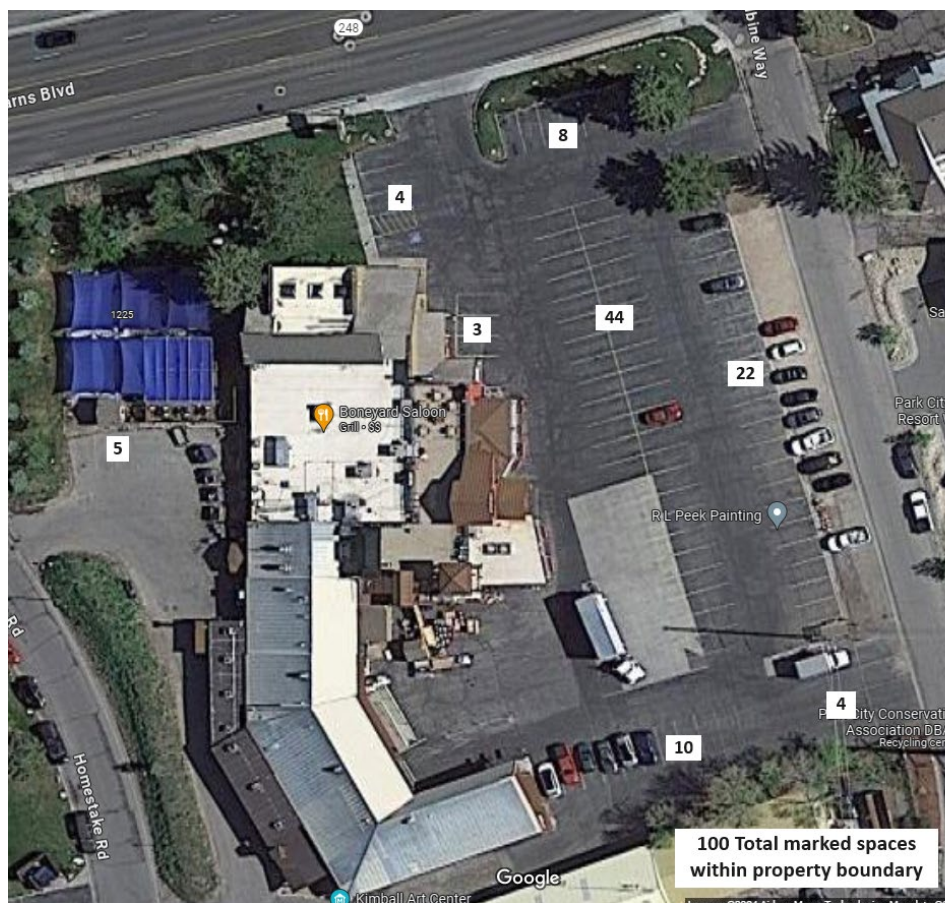


Figure 5: Marked parking spaces at The Yard, August 22, 2024

The Yard 2022 Parking Study indicates 112 parking spaces available for the three businesses. Staff counted 100 on-site marked parking spaces within the property boundary at The Yard on August 22, 2024, during a site visit (Figure 5 above). The area along Woodbine Way that is currently used as parking for The Yard is not fully within The Yard property boundary; it is partially within the City's ROW. These parking spaces were not included in the 2017 Plat Amendment Findings of Fact count of 104 parking spaces. The City does not allow parking in the ROW, nor does the City allow parking spaces that require ingress and egress onto a ROW.

While there is currently a temporary off-site parking agreement with the City that provides parking spaces for the Kimball Art Center (exclusively), long-range planning for parking at the site must take into consideration parking demand of that space ("Event Center") and the use (currently Quasi-Public Use), if that space is intended to remain operational with the potential for other future uses that may occupy the space.

HISTORY OF PARKING AT THE EMPORIUM

Historically, The Emporium relied upon a shared parking agreement with the Mountain Vineyard Church, which occupied the neighboring property to the east (1401 Kearns Boulevard). On November 22, 2000, the Planning Commission approved a CUP to construct a driveway connecting The Emporium and the adjacent eastern parcel, accommodating the shared parking arrangement, which provided the Emporium with an additional 50 parking spaces. The November 22, 2000 CUP staff report indicated The Emporium commercial center was "below the parking requirements within the LMC", having only 1.2 spaces per 1,000 square feet existing, when the LMC required 3.5 spaces per 1,000 square feet. In 2018 the City purchased the neighboring property, which is now being proposed for future development as a mixed-use site and the shared parking agreement with 1401 Kearns is no longer in effect.

Analysis

FRONTAGE PROTECTION ZONE

According to the Summit County Assessor's website, 1251 Kearns Boulevard was constructed in 1982 and 1351 Kearns Boulevard was constructed in 1981. At the time of construction, the FPZ regulations required Planning Commission review, but did not prohibit structures within the first 30 feet from Kearns Boulevard.

The FPZ was first established in the LMC in 1976. "Frontage along both sides of State Highways U-224 and U-248 are established as frontage protection zones. The Planning Commission shall review all proposals for development within one hundred (100) feet of the right-of-way line of these highways to determine the most effective means of establishing open space in the frontage area. The frontage protection zone applies to Highway U-224 from the north city line to 15th Street" (Exhibit F).

In 1980, the LMC was updated: "Frontage along both sides of State Highways U-224 and U-248 are established as frontage protection zones. The planning commission shall review all proposals for development within 100 feet of the right-of-way line of these

highways to determine the most effective means of establishing open space in the frontage area. The frontage protection zone applies to Highway U-224 from the north city line to 15th Street” (Exhibit G).

Today’s FPZ includes the following purposes:

- 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.

The FPZ extends from the Kearns Boulevard (SR 248) ROW line 100 feet into the subject properties.³ No Structure is allowed within 30 feet of Kearns Boulevard. The proposed addition to the Blind Dog Restaurant is outside of the 30-foot FPZ setback, according to proposed plans, but is between 30 to 100 feet of Kearns Boulevard, therefore conditional use criteria must be evaluated for the addition, including Architectural Review per LMC Chapter [15-5](#).

The Applicant’s proposed expansion of parking at 1351 Kearns Boulevard, within the 30-foot setback along Kearns Boulevard increases a non-compliance, which is not allowed. The purpose of the FPZ includes providing a significant landscaped buffer between development and highway uses and the proposal reduces the minimal



Figure 6: Landscaped buffer between The Emporium parking lot and Kearns Blvd

³ LMC [§ 15-2.20-2](#)

landscape buffer for the property. Additionally, “no Structure shall be allowed within thirty feet (30’) of the nearest highway Right-of-Way.”⁴ LMC [§ 15-15-1](#) defines *Structure* as anything constructed, the use of which requires a fixed location on or in the ground, or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground” and this definition includes parking areas.

While the Planning Commission may not grant an exception to the FPZ requirement that “no Structure shall be allowed within thirty feet (30’) of the nearest highway Right-of-Way”, the Applicant may request that the Commission consider reduced parking pursuant to LMC [§ 15-3-7](#) as well as other strategies such as Off-Site parking (as outlined below).

REQUIRED PARKING – THE YARD

The 2022 Yard Parking Study categorized the Restaurant uses at The Yard as Standard Restaurant and Bar, which requires a parking ratio of one parking space per 100 square feet of Net Leasable Floor Area, including kitchen Areas⁵. The Study categorized the Kimball Art Center as a Quasi-Public Use, which requires 1 parking space per 1,000 square feet of Gross Commercial Floor Area.

The table below lists The Yard businesses Floor Area and required parking as indicated in the 2022 Yard Parking Study with the proposed Blind Dog expansion additional required parking:

The Yard Parking Requirements based on square footage numbers in 2022 Yard Parking Study		
Business	Floor Area*	Required Parking
Blind Dog Restaurant (existing)	6,158 SF	62 spaces
Boneyard Restaurant and Saloon	5,172 SF	52 spaces
Kimball Arts Center	7,214 SF	8 spaces
TOTAL	18,544 SF	122 spaces
Blind Dog Enclosed Patio Addition	3,248 SF	33 spaces
NEW TOTAL	21,792 SF	155 spaces

*It is not specified in the 2022 Yard Parking Study if the square footage number provided is based on Gross Commercial Floor Area or Net Leasable.

Based on LMC parking standards and the 2022 Yard Parking Study Floor Area estimations, at least 122 parking spaces are required at The Yard. The addition of 3,248 Net Leasable Area for the Blind Dog patio enclosure would require an additional 33 parking spaces, bringing the total estimated required parking to 155 spaces. Based on a recent site visit by staff, there are 100 marked spaces provided within the property

⁴ LMC [§ 15-2.20-4\(A\)](#)

⁵ LMC [§ 15-3-6](#)

boundary.

At the time of this staff report, the Applicant had not provided updated square footage numbers or a Site Plan of The Yard indicating current, existing Gross Commercial Floor Area (Kimball Art Center) or Net Leasable Floor Area for the Restaurants. As spaces within The Yard commercial complex have expanded over time and temporary parking arrangements have either expired or are in flux, further evaluation of the parking demand and existing conditions is needed.

REQUIRED PARKING – THE EMPORIUM

Staff finds the current uses at the Emporium fall under the Minor Retail and Service Commercial definition, requiring three spaces for every 1,000 square feet of net leasable floor area. The table below outlines the current businesses operating at 1351 Kearns Boulevard, the current Net Leasable Floor area, and the required parking spaces per current LMC standards:

Business	Net Leasable Floor Area	Required Parking
Suite 100 – Wasatch Lighting Showroom	3,980 SF	12 spaces
Suite 110 Basement – Deseret Wellness Medical Cannabis Pharmacy	4,698 SF	14 spaces
Suite 125 – Edgemont Dry Cleaners and Laundry Service	1,493 SF	5 spaces
Suite 125 Basement Storage Management	900 SF	3 spaces
Suite 130 – Vacant	1,400 SF	4 spaces
Suite 140 – Hair Solutions	1,150 SF	4 spaces
Suite 150 – Summit Float & Spa, Inc.	950 SF	3 spaces
Suite 160 – Oohs & Aahs Furniture and Interior Design, Main Level and Basement	5,339 SF	16 spaces
TOTAL	19,918 SF⁶	61 spaces

The Emporium currently contains 19 parking spaces with overflow parking during normal business hours informally accommodated by The Yard parking area. The Applicant proposes reducing the limited landscape buffer to increase parking by 11 spaces, within the 30-foot FPZ setback. As noted above, expansion of a non-complying structure is not allowed, but the Applicant may propose shared parking between properties.

COMPLIANCE WITH LMC § 15-3-3 LANDSCAPING; LMC § 15-3-9 BIKE PARKING; LMC § 15-3-11 EV CHARGING CONDUIT/CHARGERS

The existing parking lots on both properties currently do not meet the requirements of

⁶ According to the Summit County Assessor website, The Emporium is 20,509 square feet. Previous leases indicate 20,074 square feet of net leasable area. The Applicant estimates the current reduction of 156 square feet of net leasable area is due to reconfiguration of common areas.

the above sections of the LMC. Neither location provides code-compliant bike parking.



Figure 7: Bike rack at The Yard

Also, vehicle parking areas are required to have a minimum 20% landscaped area as a percentage of the total parking area. The Applicant's request to reduce landscaping for the Emporium would make this non-compliance greater within the FPZ.



Figure 8 Google Maps image showing parking area landscaping

Electric Vehicle Charging Station Infrastructure is required for fifty percent (50%) of the first one hundred (100) required Off-Street parking spaces for non-Residential Development and for five percent (5%) of required Off-Street parking spaces above one hundred (100).

The proposed parking expansion at The Emporium would trigger the requirement for to come into compliance with the above sections of code. The same would be true for The Yard, if parking improvements were required as a Condition of Approval for the Blind Dog Restaurant expansion.

PROPOSED SHARED PARKING

The Applicant proposes formalizing a shared parking arrangement between The Yard and The Emporium to address the current parking shortage at each location. The viability of the arrangement is based on the offset hours of operation for the businesses at each property – The Emporium businesses operate during daytime hours and The Blind Dog and Boneyard Restaurants operate during evening hours.

Pursuant to LMC [§ 15-3-7](#), in review of a CUP, the Planning Commission may consider reducing the parking requirements for the Use to prevent excessive parking and paving. “The Applicant must prove by a parking study that the proposed parking is adequate. The parking study must analyze whether:

1. parking Uses will overlap,
2. commercial spaces within the project will serve those residing within the project rather than the general public,
3. or other factors that support the conclusion that the project will generate less parking than this Code would otherwise require.”

Additionally, LMC [§ 15-3-2\(C\)](#) states, “Required parking must be on-Site unless the Planning Commission allows such parking on adjacent or nearby deed restricted Lots.”, which would allow a shared parking arrangement, as proposed by the Applicant.

The shared parking arrangement could provide 19 additional parking spaces in the evening for the two restaurants at The Yard, which under current LMC standards and 2022 square footage estimations, would require a combined 114 parking spaces.

Questions for Consideration

1. Does the Commission need additional information to evaluate the proposal?
2. Would the Commission consider a reduction of required parking with the proposed expansion of The Blind Dog?
3. Would the proposed shared parking arrangement sufficiently mitigate the lack of parking at each site?

TYPICAL DESIGN LAYOUT

PAVED ROAD

5' FOR COMMERCIAL
4' FOR RESIDENTIAL
(INDIVIDUAL LOTS)

1' TO 2-1/2" SIZE
COARSE AGGREGATE

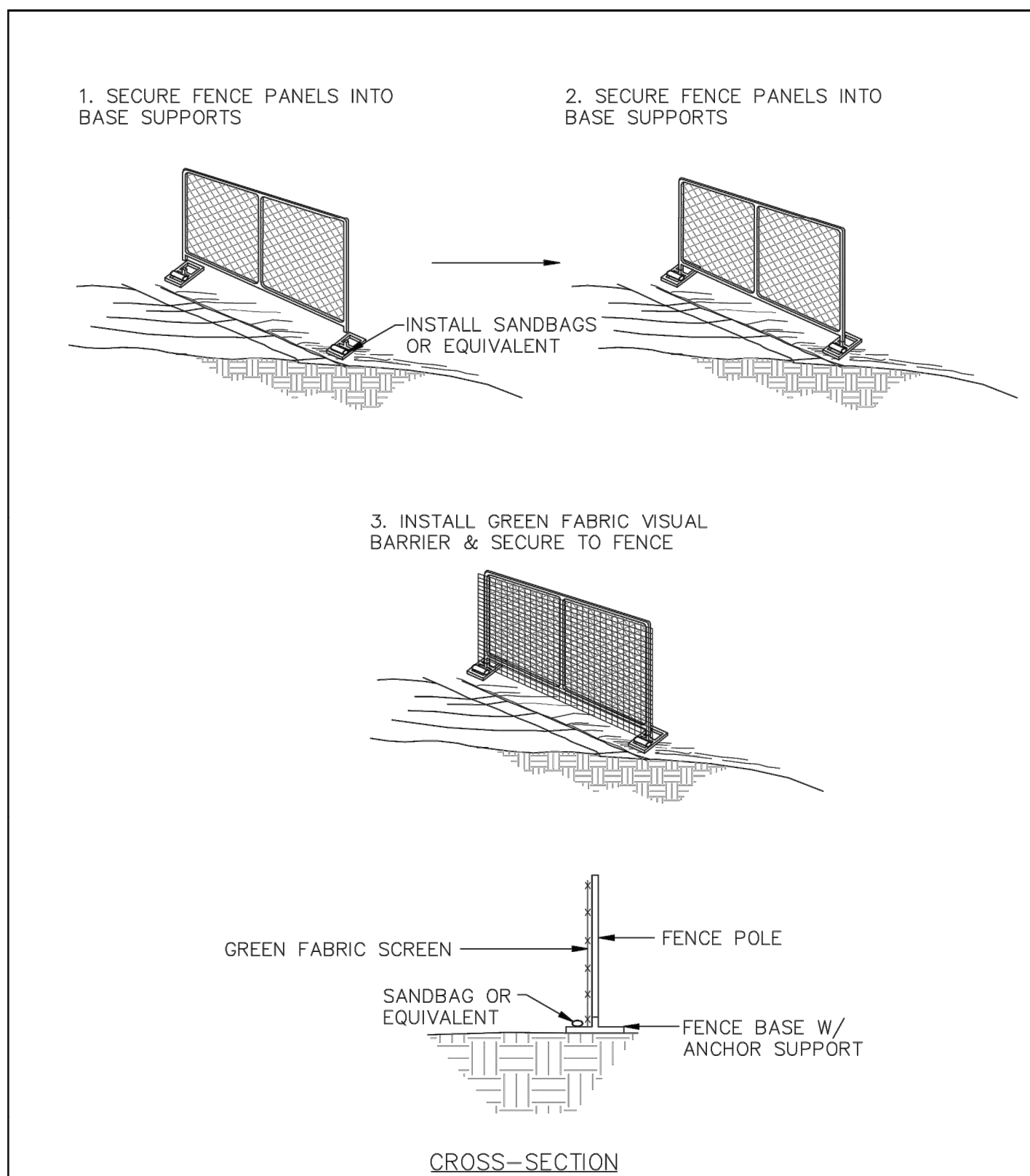
50' MIN.

12' MIN.

PLACE FILE
BENEATH
IF PROJECT H

1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.



STANDARD DRAWING	CHAIN-LINK FENCE DETAIL	
	ALLIANCE ENGINEERING	dti\parkcity\chain-link fence

STAPLES
(2 PER BALE)

STRAW BALE

BINDING WIRE

10 mil PLASTIC LINING

WOOD OR METAL
STAKES (2 PER BALE)

NATIVE MATERIAL
(OPTIONAL)

SECTION A-A'
NOT TO SCALE

50 mm

200 mm

3.05 mm DIA.
STEEL WIRE

STAPLE DETAIL

10 mil PLASTIC LINING

BERM

SECTION B-B'
NOT TO SCALE

10' MINIMUM

VARIES

STAKE
(TYP.)

10 mil PLASTIC LINING

PLAN
TYPE "ABOVE-GRADE" WITH STRAW BALES
NOT TO SCALE

LATH & FLAGGING
ON ALL SIDES

10' MINIMUM

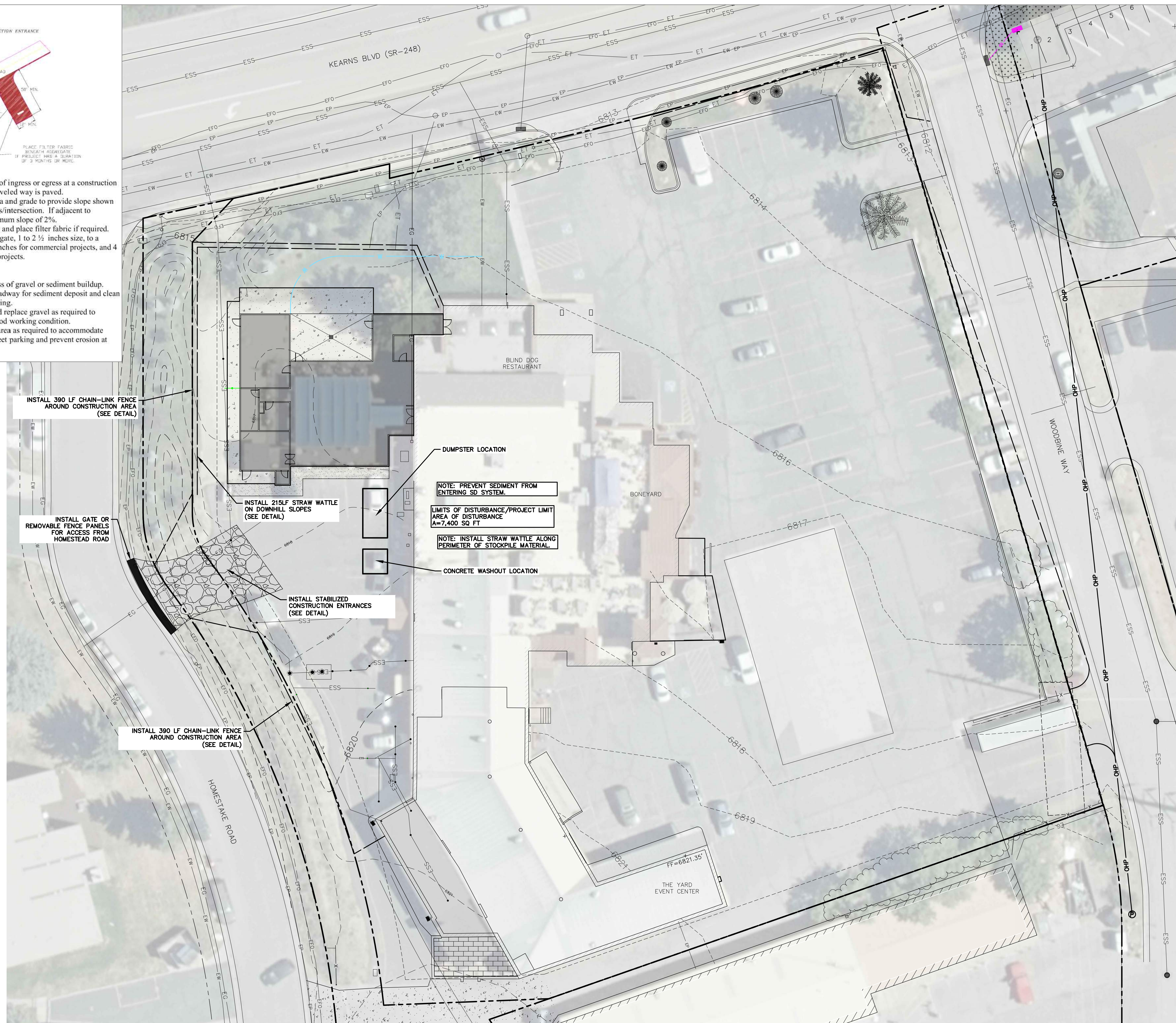
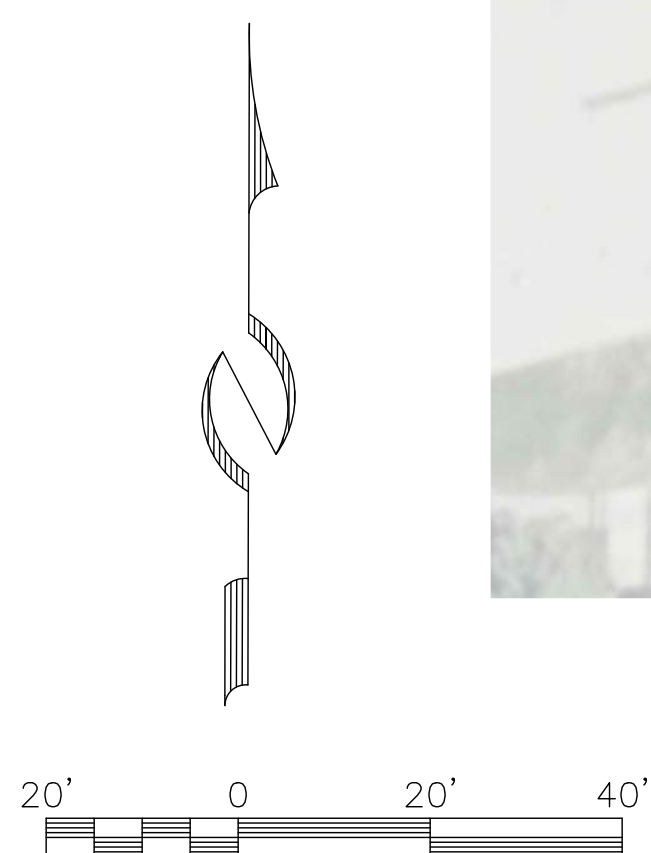
VARIES

10 mil PLASTIC LINING

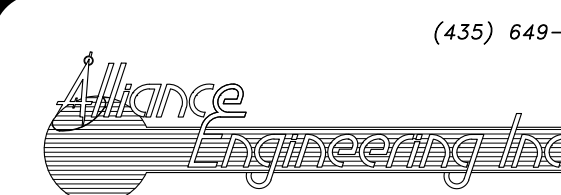
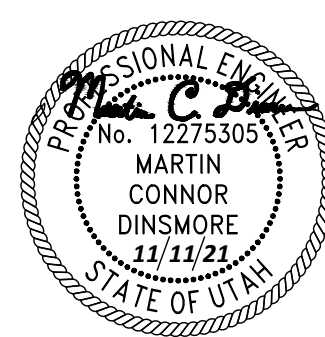
PLAN
TYPE "BELOW GRADE"
NOT TO SCALE

NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. WASHOUT NEEDS TO BE EMPTIED AND REPAIRED WHEN 75% OF STORAGE CAPACITY IS FILLED.



1. Construction parking/traffic may not block the street without a permit (available from the Engineering Division)
2. Mud tracked out onto the street must be cleaned prior to the end of the work day.
3. The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.
4. Use onsite facilities for bathrooms.

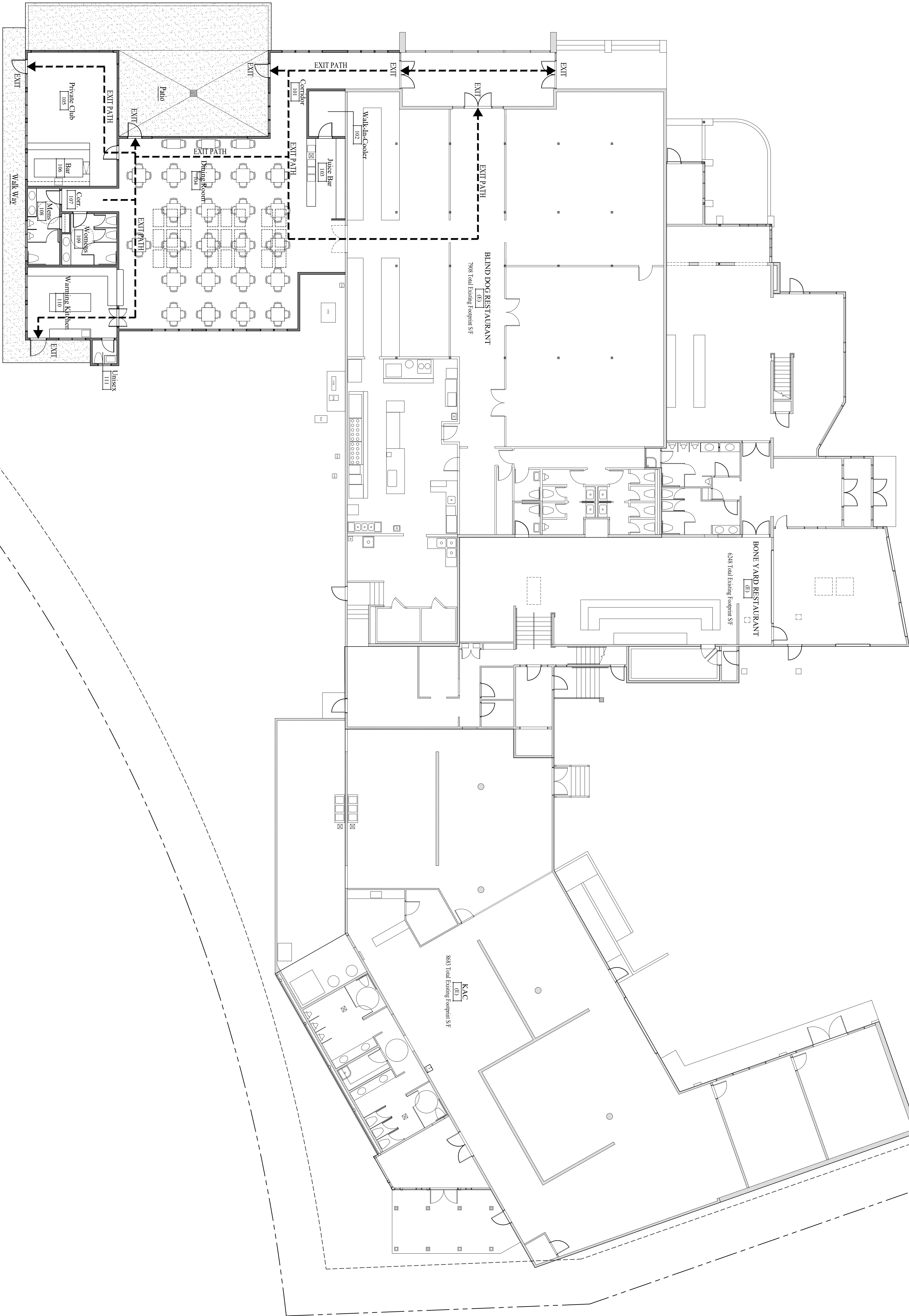


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323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

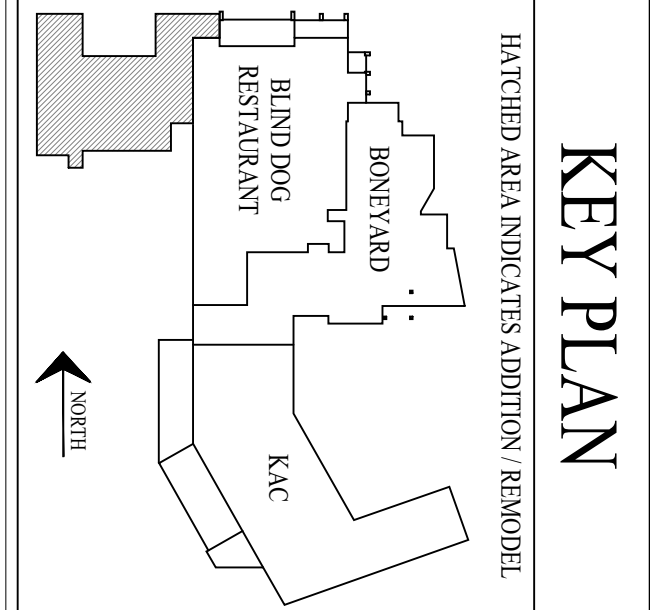
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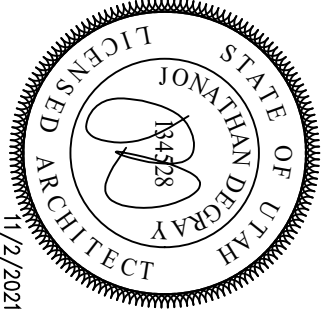
SHEET
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4



 BLIND DOG RESTAURANT EXIT PLAN
SCALE: 3/32" = 1'-0"



WALL LEGEND	
	EXISTING CONCRETE/CMU WALL
	EXISTING 2x4 FRAMED WALL
	NEW CONCRETE WALL
	NEW FRAMED WALL
(E)	INDICATES EXISTING
(N)	INDICATES NEW

A.EX		PROJECT NUMBER: 2109-01		DATE: NOVEMBER 02, 2021	
SHEET NUMBER:		REVISIONS:		SHEET DESCRIPTION: BLIND DOG RESTAURANT EXIT PLAN	
PROJECT DESCRIPTION: BLIND DOG RESTAURANT EXPANSION		1251 KEARNS BOULEVARD, PARK CITY, UTAH 84060		Jonathan DeGray Architect	
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060 Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net				Page 20 of 20	

Homestake Rd

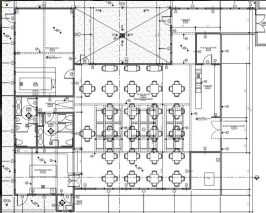
Kearns Blvd



Best Look Hair
Salon & Barbersho
Maquillage

1351 Kearns Boulevard -- Conditional Use Permit -- The Applicant Proposes Enlarging the Parking Area in the Frontage Protection Zone and Shared Parking with 1251 Kearns Boulevard.

PL-22-05296



Boneyard Saloon
Grill • \$\$



R L Peek Painting



1251 Kearns Boulevard -- Conditional Use Permit -- The Applicant Proposes Constructing an Addition to The Blind Dog Restaurant in the Frontage Protection Zone, Modifying the Parking Area to Increase Parking, and Creating Shared Parking with 1351 Kearns Boulevard.
(A) Public Hearing; (B) Action

PL-22-05240

Park City Conservation
Association DBA...
Recycling center



Kimball Art Center
Center dedicated to arts education



NOTES

1. THE PURPOSE OF THE PROJECT IS TO CHANGE THE PARKING LAYOUT FROM DIAGONAL PARKING SPACES TO PERPENDICULAR PARKING TO ALLOW FOR ADDITIONAL SPACES TO BE ADDED.
2. THE EXISTING PARKING LOT IS WITHIN THE FRONTAGE PROTECTION ZONE (FPZ) AND THE PROJECT IS PROPOSING TO PUSH THE PARKING 9.4' MORE NORTH INTO THE FPZ.
3. OWNER TO COORDINATE WITH PARK CITY FOR THE IMPROVEMENTS OF WOODBINE WAY.

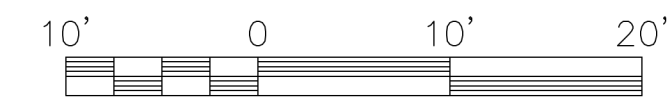


KEY	
+6810.66'	EXISTING SPOT ELEVATION
+6810.86'	PROPOSED SPOT ELEVATION
1:4	PROPOSED SLOPE
2:2	

NOTES

1. Existing Conditions and spot elevations shown are from as-built information and survey data.

LEGEND	
ESS	EXISTING SEWER
EW	EXISTING WATER
ESD	EXISTING STORM DRAIN
EOHU	EXTG OVERHEAD UTILITY
EOHP	EXTG OVERHEAD POWER
EG	EXISTING GAS
ET	EXISTING TELECOMM
EP	EXISTING POWER
●	EXISTING STORM DRAIN MANHOLE
●	EXISTING SANITARY SEWER MANHOLE
■	EXISTING STORM DRAIN GRATES
■	EXISTING ELECTRICAL BOXES
●	EXISTING FIRE HYDRANT
●	EXISTING WATER VALVE
●	EXISTING WATER METER



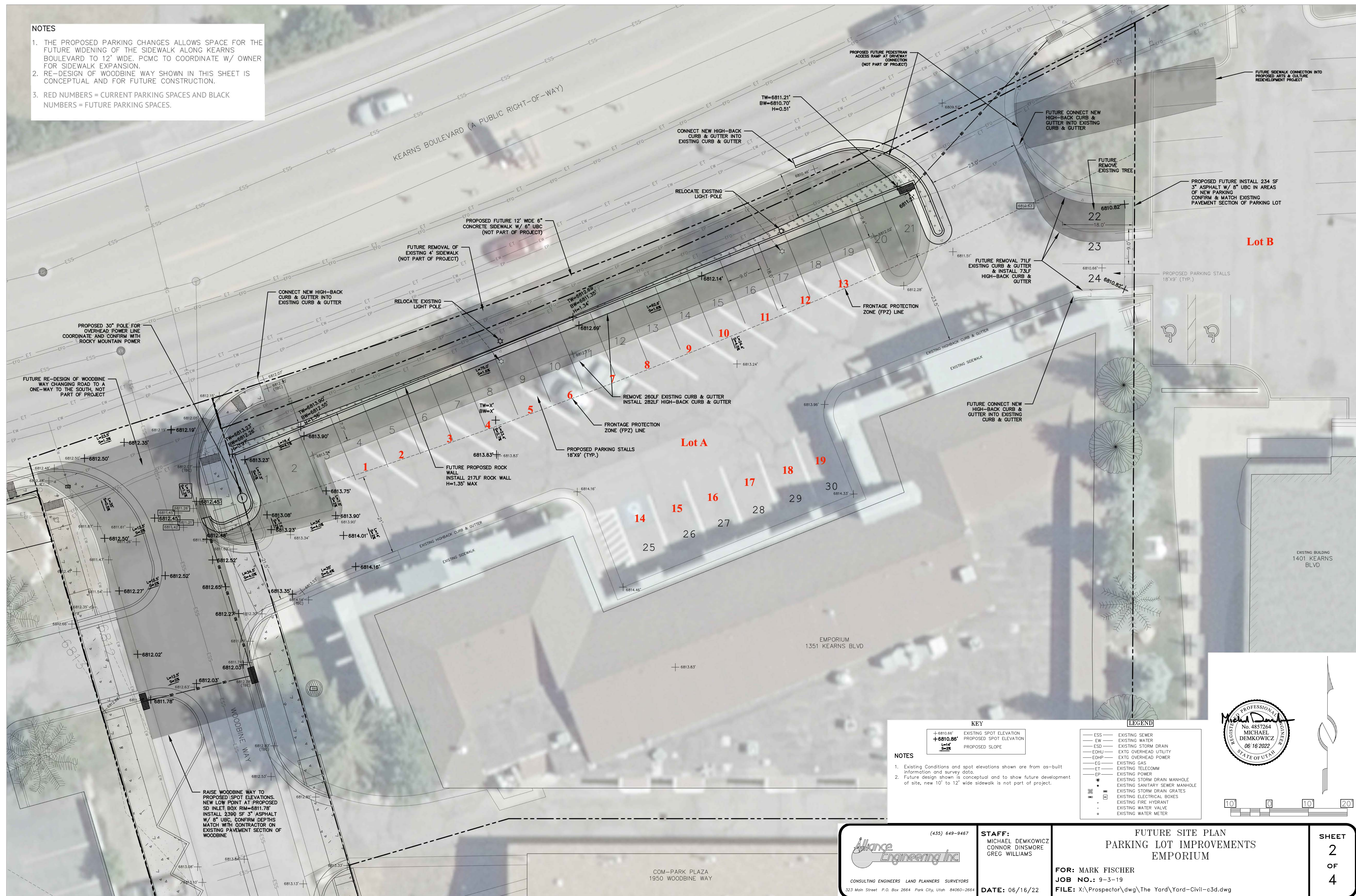
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664
(435) 649-9457

STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE
GREG WILLIAMS
DATE: 06/16/22

SITE PLAN
PARKING LOT IMPROVEMENTS
EMPORIUM
FOR: MARK FISCHER
JOB NO.: 9-3-19
FILE: X:\Prospector\dwg\The Yard\Yard-Civil-c3d.dwg

SHEET
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OF
4

1. THE PROPOSED PARKING CHANGES ALLOWS SPACE FOR THE FUTURE WIDENING OF THE SIDEWALK ALONG KEARNS BOULEVARD TO 12' WIDE. PCMC TO COORDINATE W/ OWNER FOR SIDEWALK EXPANSION.
2. RE-DESIGN OF WOODBINE WAY SHOWN IN THIS SHEET IS CONCEPTUAL AND FOR FUTURE CONSTRUCTION.
3. RED NUMBERS = CURRENT PARKING SPACES AND BLACK NUMBERS = FUTURE PARKING SPACES.



(435) 649-9467

Alliance
Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

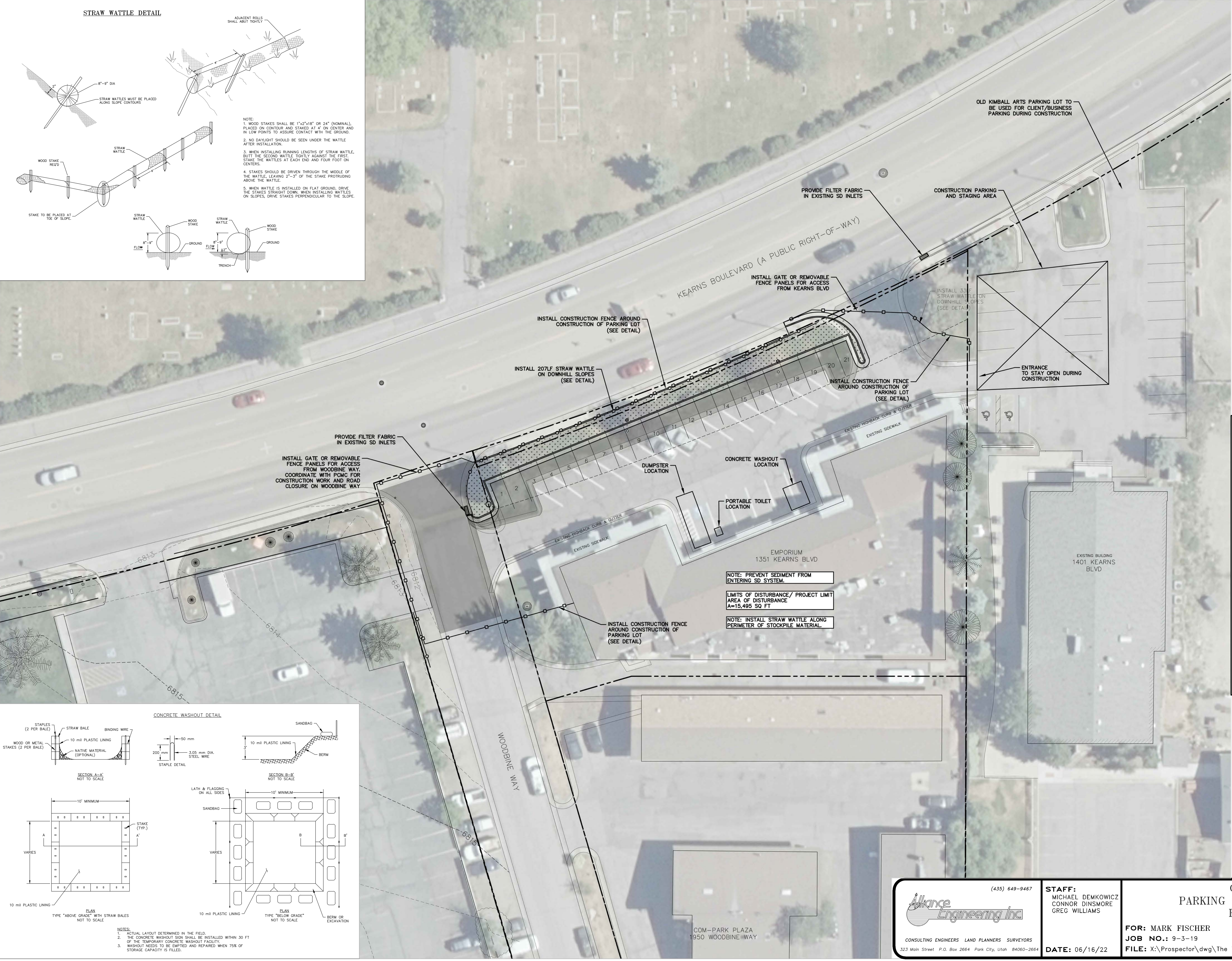
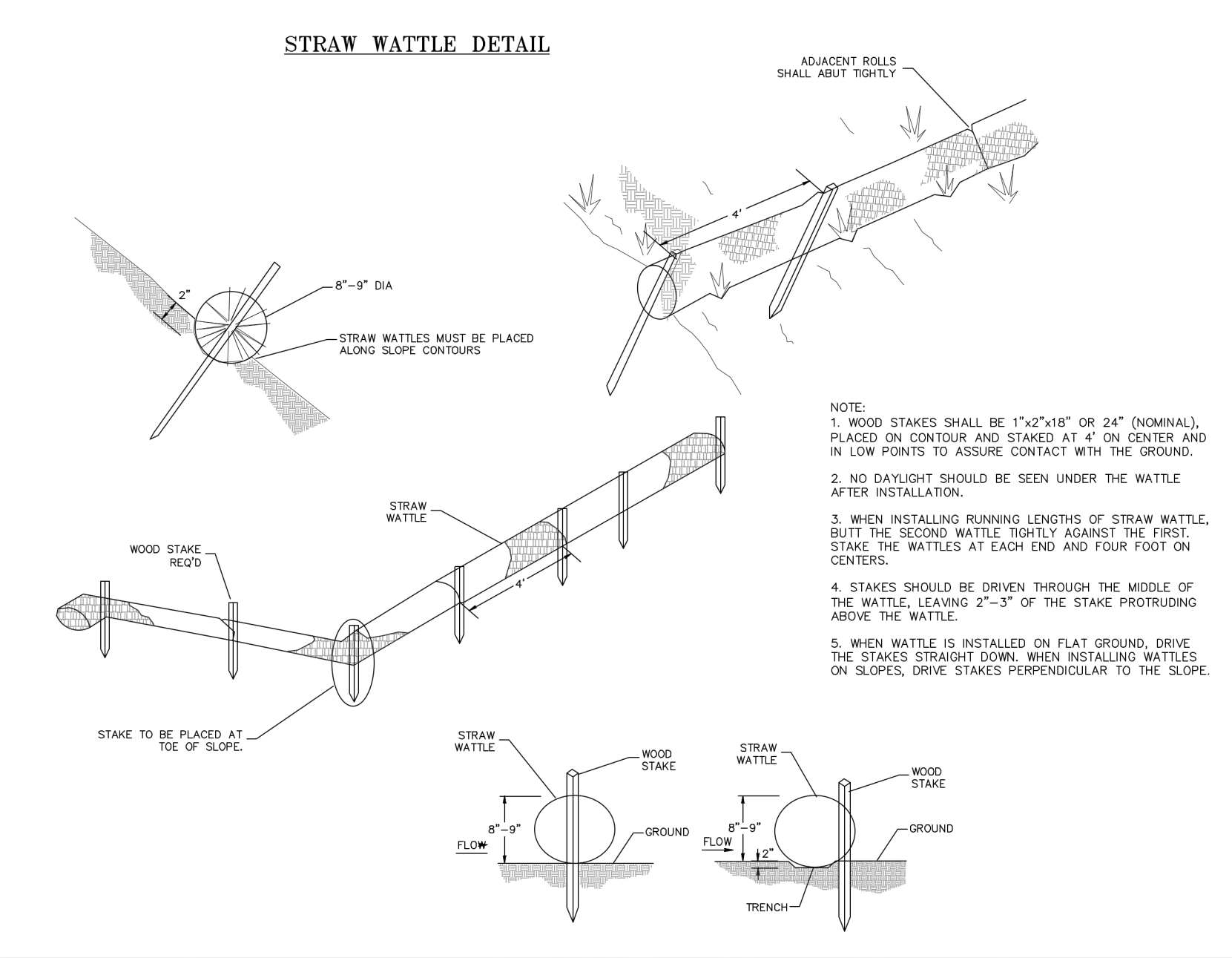
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
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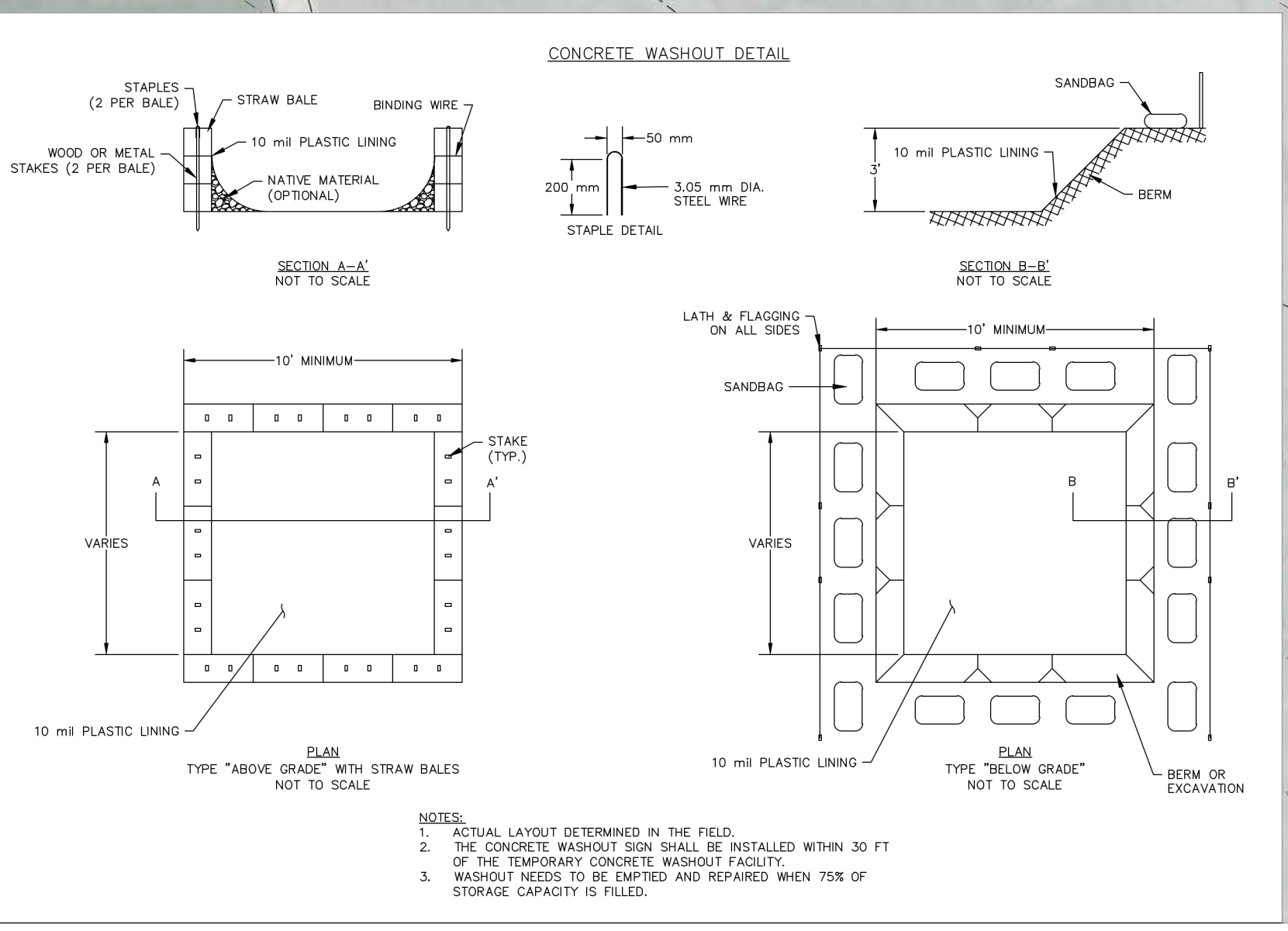
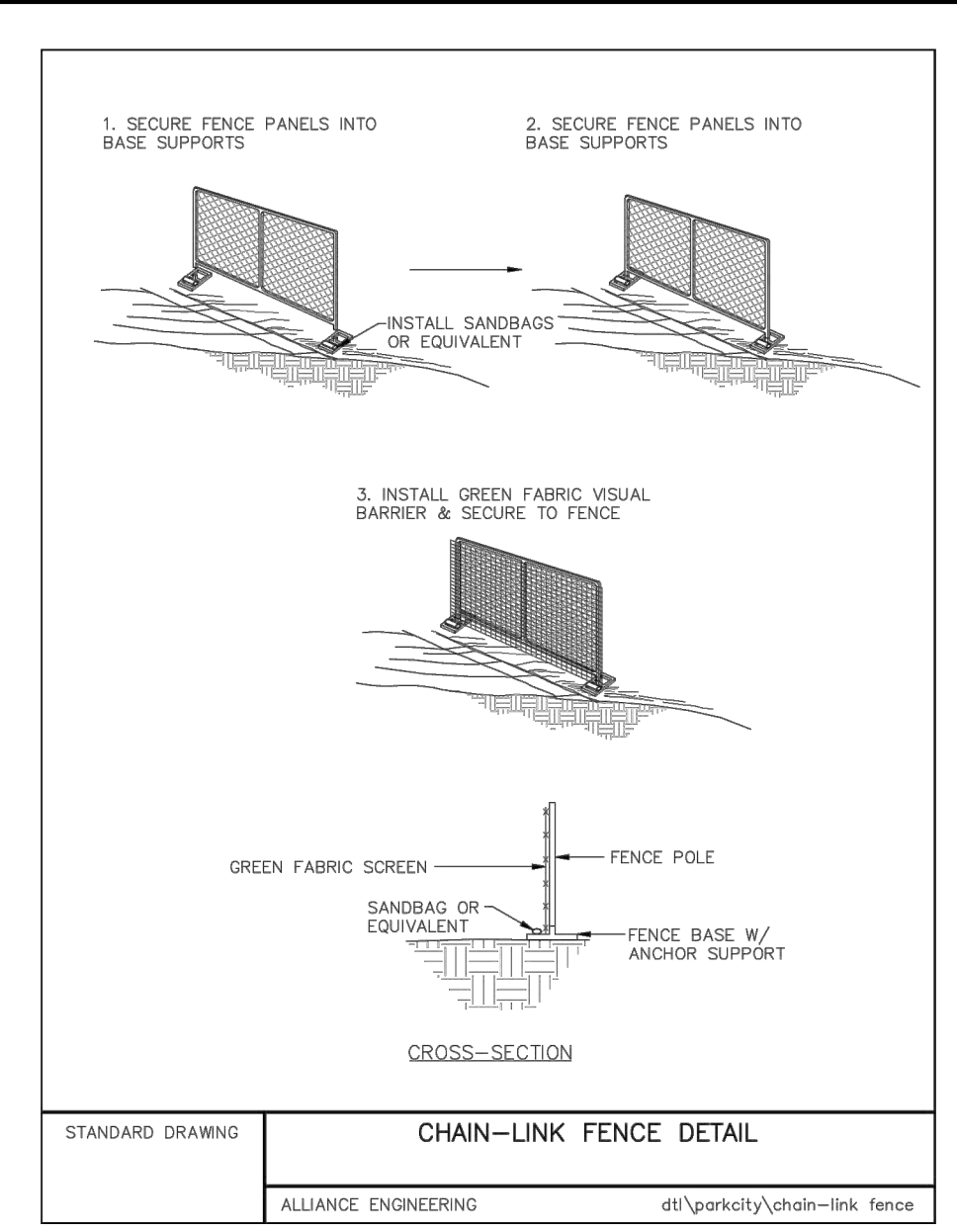
DATE: 06/16/22

FUTURE SITE PLAN
PARKING LOT IMPROVEMENTS
EMPORIUM

FOR: MARK FISCHER
JOB NO.: 9-3-19
FILE: X:\Prospector\dwa\The_Yard\Yard-Civil-c3d.dwg



- CMP NOTES**
1. Construction parking/traffic may not block the street without a permit (available from the Engineering Division)
 2. Mud tracked out onto the street must be cleaned prior to the end of the work day.
 3. The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.



Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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STAFF:

MICHAEL DEMKOWICZ
CONNOR DINSMORE
GREG WILLIAMS

DATE: 06/16/22

CMP/SWPPP

PARKING LOT IMPROVEMENTS

EMPORIUM

FOR: MARK FISCHER

JOB NO.: 9-3-19

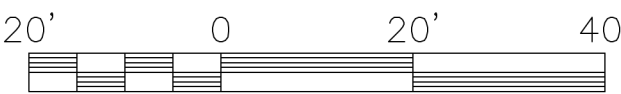
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SHEET

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OF

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DTL\PARKCITY\532-A



The YARD Parking Study



Prepared by: WCG

Date: September 8th, 2022

Executive Summary

The YARD business center is planning a parking lot improvement project which adds 30 parking stalls to create a total of 142 parking stalls on site. In addition to the stalls available on site, an adjacent business center called The Emporium, offers additional parking stalls that serve as overflow for The YARD. Both businesses are owned by the same property owner.

From counts gathered between July 13th to July 17th, 2022 and found the current peak parking use was 111 stalls.

In accordance with the Park City Municipal Corporation (PCMC) Code parking requirements, The YARD should have 114 parking stalls. If you apply a parking reduction factor for transit and ride share usage you can reduce the parking demand by 51 stalls. Therefore, per PCMC Code, there would be a need for 120 parking stalls.

The Emporium and The YARD peak hours parking demand are at different times, 9 am to 5 pm, 6 pm to 9 pm, respectively. In addition to the stalls available at The Emporium, there is also on-street parking on the road adjacent to The YARD business which provides about 36 additional stalls. This provides a total of 204 parking stalls for the use of The YARD businesses, either in front of the building, in The Emporium overflow parking, or overflow on-street parking.

Findings and Recommendations

- With current parking use there is sufficient parking stalls to meet the demands.
- With the addition of additional parking stalls, overflow parking at The Emporium, and on-street parking there are sufficient parking stalls to maintain the parking demand in the future.
- With an increase in transit, alternative modes of transportation, and ride sharing it is anticipated parking demands will decrease over time.

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I. INTRODUCTION

A. Purpose

This study addresses the parking needs associated with the proposed improvements at The YARD, which is a commercial space located in Park City, Utah. Currently, there are two businesses associated with The YARD commercial space. The Project is approximately located between Woodbine Way and Homestake Road and is located adjacent to Kearns Blvd or SR-248, in the central area of Park City. **Figure 1** depicts the location of the Project and the parking areas of study. Plans for the proposed projects are also included in **Appendix A**.

B. Scope

The following parking areas were analyzed to determine parking needs for the businesses:

- The YARD Parking Lot
- The YARD Parking in the Back of Building
- Parking along Woodbine Way
- Overflow parking at the adjacent business, The Emporium

C. Analysis Methodology

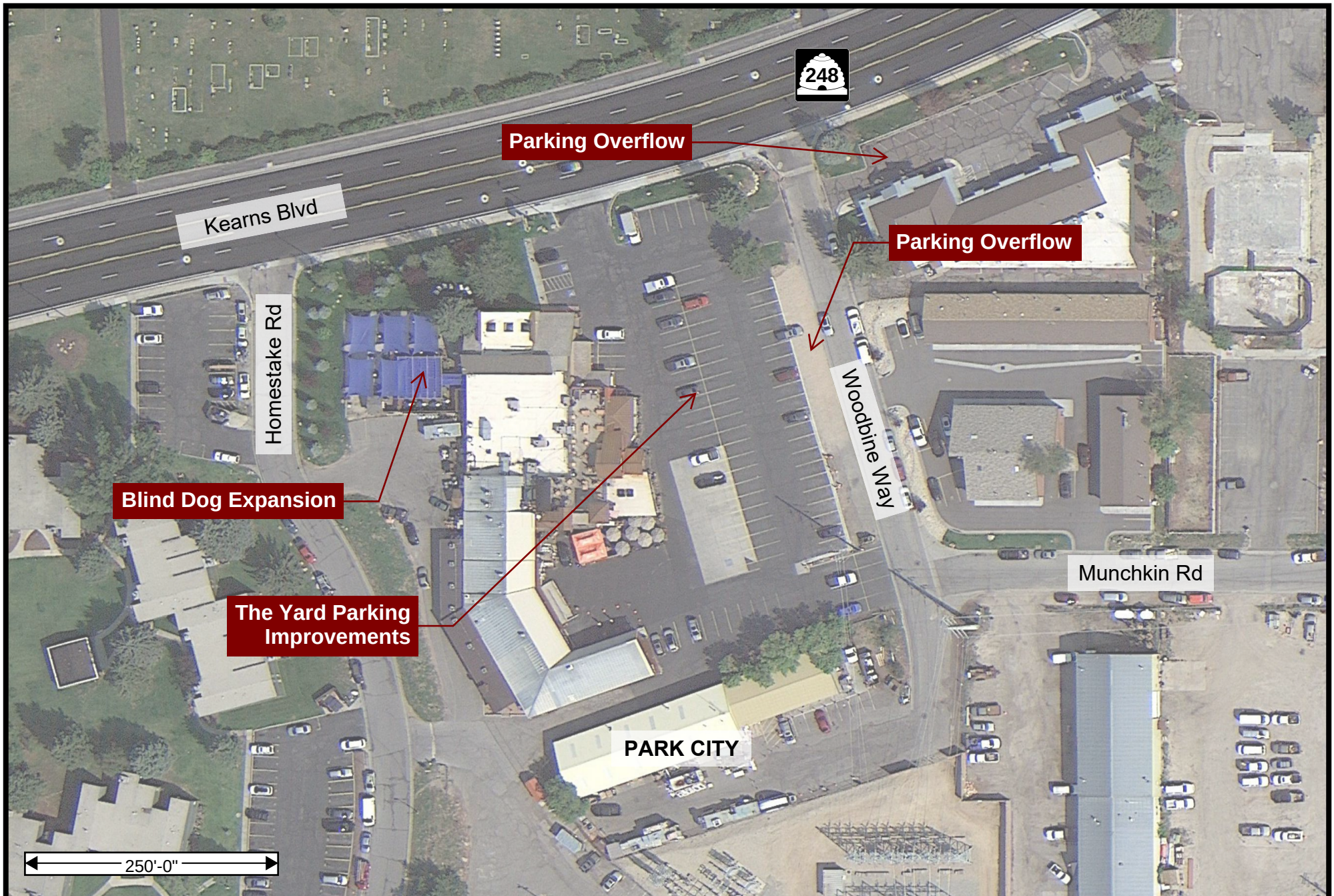
An analysis was performed using the Park City Off-Street Parking Code (15-3), the ITE parking generation manual, and existing volumes collected at 5:00, 6:00, and 7:00 PM during five consecutive days at study parking areas.

The potentially applicable non-residential uses parking ratio requirements are included in **Table 1**. A legend was used to summarize information in future tables.

Table 1: Park City Parking Ratio Requirements for Specific Land Use Categories - Legend for Potentially Applicable Ratios

Legend	Land Use	Parking Ratio Requirement
1	Resturant, Outdoor Dining	Based on Site specific review at the time of CUP
2	Restaurant, Standard and Bar	1 space for every 100 sf of net leasable Area, including kitchen Areas
3	Retail & Service Commercial, Minor, Personal Service	3 Spaces for each 1,000 sf of net leasable area
4	Shopping centers or complexes of multi-tenant retail spaces	3.5 spaces per 1,000 sf of leasable floor Area, excluding corridors and service Areas not related to individual tenant retail spaces
5	Public and Quasi-Public Institution, church and school; Public Utility Uses; and Cemetery	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater
6	Light Industrial and Wholesale establishments	1 for every 2 employees in the largest shift plus 1 space for each vehicle used in conducting the business and wholesale, storage uses at 1 per 1,000 sf of floor Area and light manufacturing at 2.5 per 1,000 sf of floor Area
7	Retail & Service Commercial, Major	5 spaces for each 1,000 sf of net leasable floor Area
8	Indoor Entertainment, Theater	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility

Note: If a project incorporates two Uses, the Use requiring higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.



Project Intersection
The Yard - Parking Study



DATE:	08/09/2022
PROJECT:	22-178
	Figure 1

II. BACKGROUND EXISTING CONDITIONS

A. Purpose

The purpose of the existing conditions section is to gather existing information on site geometry, existing parking volumes, and existing parking availability for the surrounding area. This information is used to help identify and quantify impacts that the Project will have on the surrounding area. The existing (2022) background analysis evaluates the study site without any Project improvements and establishes existing parking and geometric conditions.

B. Roadway System

The study area is described below and shown in **Figure 1**.

The YARD Businesses – This commercial area is located between Woodbine Way and Homestake Road off Kearns Blvd or SR-248. Currently there are two businesses in this area: Blind Dog, a restaurant and raw bar along with the Boneyard Saloon & Wine Dive, a bar and grill. The Kimball Arts Center, a non-profit arts & education center is also located in this same area but has a separate designated parking area south of The YARD parking lot. The Kimball Arts Center is a temporary location for the Arts Center until Park City completes the new location with the Art District. The square footage and land use type of each individual business is shown in **Table 2**.

C. Parking Volumes

WCG gathered parking counts on five consecutive days for the study area. The parking counts were collected from July 13th, 2022, to July 17th, 2022, at 5:00, 6:00, and 7:00 PM. These counts were collected in July 2022, during the COVID-19 pandemic. No restrictions were in place when the counts were completed. Generally, parking volumes have been observed to be at or above pre-pandemic levels. Therefore, no adjustments were made to the volumes to account for fluctuations due to the pandemic.

Currently, there are several businesses in the surrounding area. This area of town is served by many transportation modes, including a free bus service. The parking lot of The Emporium, the adjacent business center is lower in demand in the later hours of the evening, as day-time businesses close for the day. The parking demand at The YARD, however, increases in demand during the later hours of the evening, but also provides little demand in the earlier hours of the day. While the businesses at The YARD and The Emporium are not directly related in the services they provide, they share the parking spaces available because the peak parking hours happen during different times of the day.

Additionally, since there are all sorts of services nearby, the parking lot is often used to access more than one business. For example, a parking lot can be used to serve both Edgemont Cleaner and the Blind Dog, creating a mixed-use parking lot that provides access to different land uses since the businesses are within walking distance.

The ITE Parking Generation Manual was used to determine the current demand and percentage of parking usage per hour to compare against the city requirements and the existing conditions.

Figure 2 shows the existing (2022) parking volumes at the study area. Traffic count data is included in **Appendix B**.

D. Mitigation Measures

There are no mitigation measures required for background existing (2022) conditions.

E. Recommendations

As shown in Table 2, the existing parking requirements, per city code, require a 13% increase in parking spaces. The existing availability serves 79% of the current maximum serviced vehicles. Table 3 shows the average parking demand per hour. Accounting for the overflow parking areas available, the parking provided is adequate.

Table 2: Land Use Ratio Requirements per Business Type (7 PM) ***								
Parking Location	Business Name	Land Use	Parking Ratio Requirement (See Legend)	Area	Minimum Required	Existing Available	Existing Required per PCMC Code	Existing Peak Parking Counts
				Square Feet				
The YARD Business	Blind Dog	Restaurant & Bar	2	6,158	62	112	114	111
	Boneyard	Restaurant & Bar	2	5,172	52			
	Kimball Arts Center	Non-Profit Art & Education Center	5	7,214	9*			
Emporium Business						19	0**	2
Total				18,544	114*	131	114*	113***
Note: If a project incorporates two Uses, the Use requiring higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number. *These numbers are not included in the parking calculations because the Kimball Arts Center has a separate parking lot to the south separated from The YARD. **At 7 PM the businesses at The Emporium have not been included in this calculation because it is outside their hours of operation and produce minimal parking demand. ***The peak demand for parking at The YARD was 7 PM, therefore this table reflects that peak hour of use.								

Table 3: Average Parking Demand by Hour			
Time	The Emporium (Overflow)	The YARD	Combined
5:00 PM	14	69	83
6:00 PM	10	106	117
7:00 PM	2	111	113

Table 4: Existing Land Use Ratio Requirements per Business Type

Parking Location	Business Name	Land Use (ITE Manual)	Land Use Code (ITE Manual)	Area Square Feet	Independent Variable	ITE Manual Projected Demand	Existing	ITE Manual Projected Demand	Existing Maximum Volume
						85th %	Spaces	Spaces	Vehicles Parked
The YARD Business	Blind Dog	Quality Restaurant	931	6,158	1000 Sq. Ft. GFA	95	112	157	111
	Boneyard	High-Turnover (Sit Down) Restaurant	932	5,172	1000 Sq. Ft. GFA	62			
	Kimball Arts Center	Junior/Community College*	540	7,214	1000 Sq. Ft. GFA	65**			
Emporium Business							19	0***	2
Total				18,544			126	157	113

*Specific land use was too small in sample size to provide accurate estimates. A similar land use was used in its place.

**These numbers are not included in the parking calculations because the Kimball Arts Center has a separate parking lot to the south separated from The YARD.

***At 7 PM the businesses at The Emporium have not been included in this calculation because it is outside their hours of major operations and produce little to no parking demand.

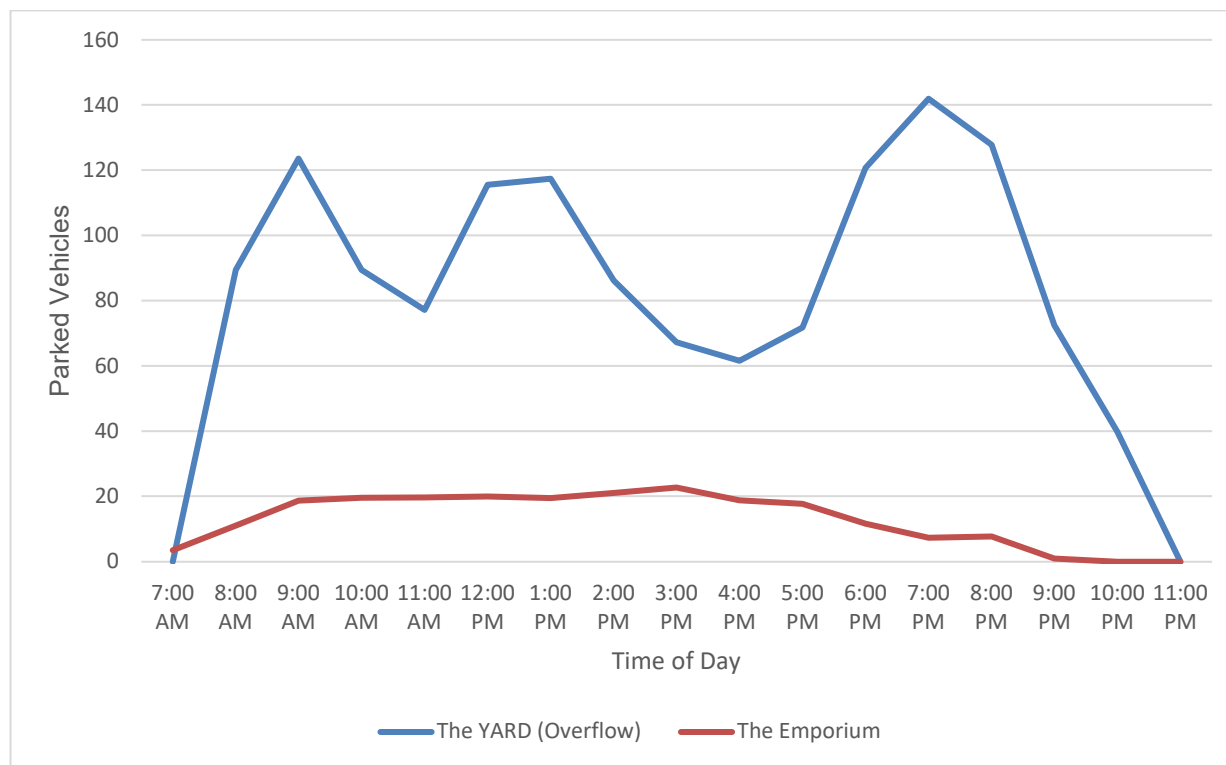


Figure 2: Existing Parking Demand (2022)

III. PROJECT CONDITIONS

A. Purpose

This section describes the new parking requirements as part of the Project changes in land use and future developments.

B. Project Description

There are several developments associated to the parking study. The first project is the Blind Dog Restaurant modifications. The project would cover the existing outdoor dining area and add a total of 90 dining seats, two more bathrooms, a second kitchen, a patio area, a bar, and access to the private club. It should be noted that these are currently in use and part of the parking data gathered in July 2022. The project would add an additional Dining Room area of 2,205 sq. ft, a Private Bar of 208 sq. ft in size, a Private Club of 375 sq. ft, a Juice Bar of 151 sq. ft, a Warming Kitchen of 309 sq. ft, and a 1,198 sq ft Patio. This project would add a total of 4,446 ft² of net usable area per Park City (15-3) Code.

The second project is The YARD parking lot improvements that adds parking spaces for a total of 142 spaces on site. The YARD parking lot improvements also allows Munchkin Road to connect with Homestake Road. The connection of Munchkin Road removes eight current parking stalls on The YARD parking lot but creates 16 on street parking stalls, adjacent to The YARD. Also associated with the parking lot changes are Woodbine Way improvements that create 16 on street parking spaces, adjacent to The YARD. The plans associated with this improvement are shown in the Appendix of this document. The parking lot improvements, along with modifications along Munchkin Road and Woodbine way would provide a new total of 174 parking stalls.

Along with these improvements The Emporium Parking Lot Improvement, that have a different parking configuration and provide 30 overflow parking stalls. The Emporium parking lot improvements also has roadway modifications to facilitate pedestrian access.

The number of parking spots required per Park City code is shown in **Table 5**. The ITE parking generation manual was used to determine the parking demand for the condition when all projects are finished. The volumes projected by the model are shown in **Table 6**.

Table 5: Land Use Ratio Requirements per Business Type							
Parking Location	Business Name	Parking Ratio Requirement (See Legend)	Area	Minimum Required	Project Planned	Project Required per City Code	Additional Parking Needed
			Square Feet	Spaces	Spaces	Spaces	Spaces
The YARD Business	Blind Dog	2	10,604	107	142**	171	0
	Boneyard	2	5,172	52			
	Kimball Arts Center	5	7,214	9*			
Emporium Business					30	0***	0
Total			22,990	159*	172	171	0
Note: If a project incorporates two Uses, the Use requiring higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number. *These numbers are not included in the parking calculations because the Kimball Arts Center has a separate parking lot to the south separated from The YARD. ** These do not include the on-street parking adjacent to The YARD ***At 7 PM the businesses at The Emporium have not been included in this calculation because it is outside their hours of major operations and produce little to no parking demand.							

Table 6: Land Use Ratio Requirements per ITE Business Type									
Parking Location	Business Name	Land Use (ITE Manual)	Land Use Code (ITE Manual)	Area	Independent Variable	ITE Manual Projected Demand	Project Planned	ITE Manual Projected Demand	Project Required (Park City Code)
				Square Feet		85th %	Spaces	Spaces	Spaces
The YARD Business	Blind Dog	Quality Restaurant	931	10,604	1000 Sq. Ft. GFA	163	142	225***	171
	Boneyard	High-Turnover (Sit Down) Restaurant	932	5,172	1000 Sq. Ft. GFA	62			
	Kimball Arts Center	Junior/Community College*	540	7,214	1000 Sq. Ft. GFA	65			
Emporium Business						43	30	0****	0
Total				22,990			204	225	171
*Specific land use was too small in sample size to provide accurate estimates. A similar land use was used in its place. **Land use not existent in ITE manual. Retail services used. *** These numbers do not include parking calculations for the Kimball Arts Center because they have a separate parking lot to the south separated from The YARD. ****At 7 PM the businesses at The Emporium have not been included in this calculation because it is outside their hours of major operations and produce little to no parking demand.									

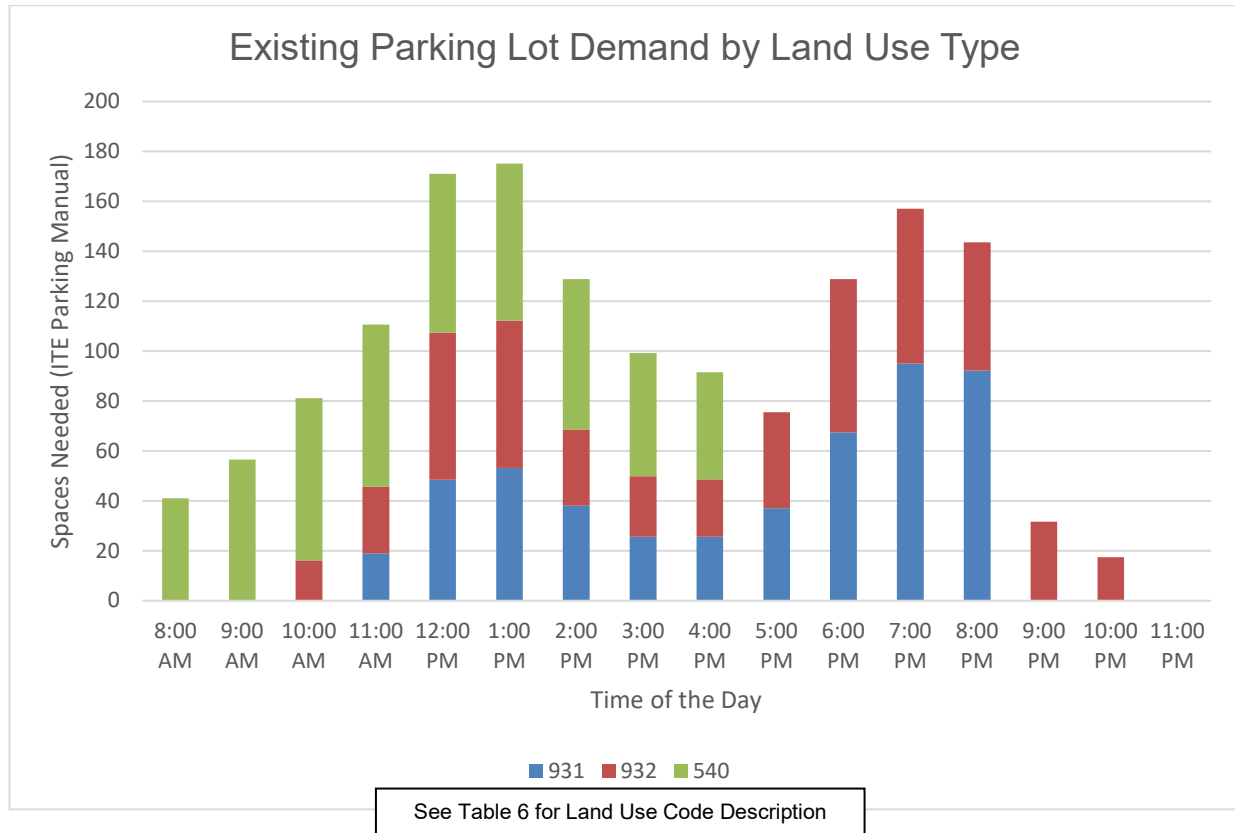


Figure 3: Existing ITE Model Parking Demand (2022)

C. Parking Reductions

While analyzing this site we identified two categories for trip and subsequent parking reductions. The first is a reduction due to alternative modes of transportation. This can include Park City and High Valley Transit, walking, biking including electric bikes. As previously mentioned, Park City and High Valley Transit offer a wide range of transportation modes. While this reduction is included in the ITE Trip Generation data, it is not included in the analysis of the PCMC code requirements. With the transit improvements in Park City, a 20% reduction is assumed based on free transit availability. Second, a 10% reduction can be applied for ride-sharing apps and free hotel shuttles. The change in parking demand due to transit and ride sharing reductions are displayed in **Table 7**. These reductions result in a reduction of 51 parking stalls or an anticipated need of 120 parking spaces.

Table 7: Reduction Factors for PCMC Land Use Ratio Requirements per Business Type							
Parking Location	Business Name	Land Use	Area	Project Required per City Code	Transit Reduction Factor	Project Required per City Code	Anticipated Parking Needs per City Code
			Square Feet	Spaces	20%	10%	Spaces
The YARD Business	Blind Dog	Restaurant & Bar	10,604	171	34	17	120
	Boneyard	Restaurant & Bar	5,172				
	Kimball Arts Center	Indoor Entertainment, Theater	7,214				
Total			22,990	171	34	17	120
Note: If a project incorporates two Uses, the Use requiring higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.							

With current parking counts closely matching the anticipated parking demand using City Code with transit and ride share reductions, 111 and 120 respectively this provides the best understanding of the parking demands for The YARD. With the proposed 142 parking stalls at The YARD along with 30 overflow parking stalls at The Emporium it would meet the demand for parking without using any reductions, 172 stalls. In addition, with 36 on-street parking stalls there is additional parking capacity available.

IV. APPENDICES



LEGEND	
ESS	EXISTING SEWER
EW	EXISTING WATER
ESD	EXISTING STORM DRAIN
EOHU	EXTG OVERHEAD UTILITY
EOHP	EXTG OVERHEAD POWER
EG	EXISTING GAS
ET	EXISTING TELECOMM
EP	EXISTING POWER
ESDM	EXISTING STORM DRAIN MANHOLE
ESSM	EXISTING SANITARY SEWER MANHOLE
ESDGR	EXISTING STORM DRAIN GRATES
EB	EXISTING ELECTRICAL BOXES
EFH	EXISTING FIRE HYDRANT
EWV	EXISTING WATER VALVE
EWMT	EXISTING WATER METER

NOTES

1. PARKING STALL DIMENSIONS = 9'X18' (TYP.)



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:

MICHAEL DEMKOWICZ
CONNOR DINSMORE
GREG WILLIAMS
NICK BENTLEY

DATE: 8/11/22

STRIPING PLAN (FUTURE ROADWAY & DRIVEWAY)
PARKING LOT IMPROVEMENTS
YARD SUBDIVISION

FOR: MARK FISCHER
JOB NO.: 9-3-19
FILE: X:\Prospector\dwg\The Yard\Yard-Civil-c3d.dwg

SHEET
1
OF
1



Day	Date	Time	Location					Maximum Volumes		
			The Emporium - Parking along other areas	The Emporium Lot	The Yard - Back of Building	The Yard Lot	Parking along Woodbine Way	The Emporium	The Yard	Combined
Wednesday	13-Jul	5:00 PM	15	2	13	47	0	17	60	77
		6:00 PM	13	4	13	87	0	17	100	117
		7:00 PM	0	2	15	97	0	2	112	114
Thursday	14-Jul	5:00 PM	17	9	14	56	15	26	85	111
		6:00 PM	13	4	14	86	15	17	115	132
		7:00 PM	0	0	16	92	20	0	128	128
Friday	15-Jul	5:00 PM	10	5	15	56	20	15	91	106
		6:00 PM	7	1	17	95	25	8	137	145
		7:00 PM	0	4	16	99	23	4	138	142
Saturday	16-Jul	5:00 PM	6	1	17	54	4	7	75	82
		6:00 PM	5	5	16	105	21	10	142	152
		7:00 PM	2	2	16	91	22	4	129	133
Sunday	17-Jul	5:00 PM	3	0	4	25	5	3	34	37
		6:00 PM	0	0	6	27	5	0	38	38
		7:00 PM	0	0	6	37	6	0	49	49
Maximum Volumes								26*	142*	152*

*Note the peak parking period at The Emporium occurred on Thursday at 5 PM, it occurred at The Yard at 6 PM on Saturday, and therefore the peak parking period for the combination of both lots also occurred on Saturday at 6 PM.

The Emporium Parking Study



Prepared by: WCG

Date: September 8th, 2022

Executive Summary

The Emporium business center is planning a parking improvement project which adds 11 parking stalls to create a total of 30 parking stalls on site. In addition to the stalls available on site, an adjacent business center called The YARD, offers additional parking stalls that serve as overflow for The Emporium. The Emporium and The YARD are owned by the same property owner.

From counts gathered between July 13th to July 17th, 2022 it was found the current peak parking use was 26 stalls.

In accordance with the Park City Municipal Corporation (PCMC) Code parking requirements, The Emporium should have 78 parking stalls. If you apply a parking reduction factor for transit and ride share usage you can reduce the parking demand by 16 stalls. Therefore, per PCMC Code, there would be a need for 62 parking stalls. The ITE parking generation model estimates a demand of 41 stalls.

The Emporium and The YARD peak hours of parking demand are offset, 9 am to 5 pm, 6 pm to 9 pm, respectively. In addition to the stalls available at The YARD, there is also on-street parking on the road adjacent to the Emporium business which provides about 32 additional stalls. This provides a total of 204 parking stalls for the use of the Emporium businesses, either in front of the building, in The YARD overflow parking, or on-street parking.

Findings and Recommendations

- With current parking use there is sufficient parking stalls to meet the demands.
- With the addition of additional parking stalls, overflow parking at The YARD, and on-street parking there are sufficient parking stalls to maintain the parking demand in the future.
- With an increase in transit, alternative modes of transportation, and ride sharing it is anticipated parking demands may have a decrease over time.

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I. INTRODUCTION

A. Purpose

This study addresses the parking needs associated with the proposed improvements at The Emporium, which is a commercial space located in Park City, Utah. Currently, there are six businesses associated with The Emporium commercial space. The project is approximately located at 1351 Kearns Boulevard, which is approximately located at SR-248, mile point 0.33, in the central area of Park City. **Figure 1** depicts the location of the Project and the parking areas of study. Plans for the proposed projects are also included in **Appendix A**.

B. Scope

The following parking areas were analyzed to determine parking needs for the businesses:

- The Emporium Parking Lot
- The Emporium Parking Along Other Areas behind Business
- Parking along Woodbine Way
- Overflow parking at the adjacent business, The YARD

C. Analysis Methodology

An analysis was performed using the Park City Off-Street Parking Code (15-3), the ITE parking generation manual, and existing volumes collected at 5:00, 6:00, and 7:00 PM during five consecutive days at study parking areas.

The applicable non-residential uses parking ratio requirements are included in **Table 1**. A legend was used to summarize information in future tables.

Table 1: Park City Parking Ratio Requirements for Specific Land Use Categories - Legend for Potentially Applicable Ratios

Legend	Land Use	Parking Ratio Requirement
1	Resturant, Outdoor Dining	Based on Site specific review at the time of CUP
2	Restaurant, Standard and Bar	1 space for every 100 sf of net leasable Area, including kitchen Areas
3	Retail & Service Commercial, Minor, Personal Service	3 Spaces for each 1,000 sf of net leasable area
4	Shopping centers or complexes of multi-tenant retail spaces	3.5 spaces per 1,000 sf of leasable floor Area, excluding corridors and service Areas not related to individual tenant retail spaces
5	Public and Quasi-Public Institution, church and school; Public Utility Uses; and Cemetery	1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater
6	Light Industrial and Wholesale establishments	1 for every 2 employees in the largest shift plus 1 space for each vehicle used in conducting the business and wholesale, storage uses at 1 per 1,000 sf of floor Area and light manufacturing at 2.5 per 1,000 sf of floor Area
7	Retail & Service Commercial, Major	5 spaces for each 1,000 sf of net leasable floor Area
8	Indoor Entertainment, Theater	1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility

Note: If a project incorporates two Uses, the Use requiring higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.



Project Intersection
 The Emporium - Parking Study



DATE:	08/09/2022
PROJECT:	22-178
	Figure 1

II. BACKGROUND EXISTING CONDITIONS

A. Purpose

The purpose of the existing conditions section is to gather existing information on site geometry, existing parking volumes, and existing parking availability for the surrounding area. This information is used to help identify and quantify impacts that the Project will have on the surrounding area. The existing (2022) background analysis evaluates the study site without any Project improvements and establishes existing parking and geometric conditions.

B. Roadway System

The study area is described below and shown in **Figure 2**.

The Emporium Businesses LLC – The commercial building is located at 1351 Kearns Boulevard in Park City, Utah. Currently there are six businesses in this area: Wasatch Lighting, a lighting store; Deseret Wellness, a medical cannabis pharmacy; Edgemont Cleaners, a dry cleaner laundry; Whimsy, a women boutique; Hair Solution, a commercial Salon, Oohs & Aahs Interiors, a commercial interior furniture plus store, and a vacant suite. The square footage and land use type of each individual business is shown in **Table 2**.

C. Parking Volumes

WCG gathered parking counts on five consecutive days for the study area. The parking counts were collected from July 13th, 2022, to July 17th, 2022, at 5:00, 6:00, and 7:00 PM. These counts were collected in July 2022, during the COVID-19 pandemic. No restrictions were in place when the counts were completed. Generally, parking volumes have been observed to be at or above pre-pandemic levels. Therefore, no adjustments were made to the volumes to account for fluctuations due to the pandemic.

Currently, there are several businesses in the surrounding area. This area of town is served by many transportation modes, including a free bus service. The parking lot of The Emporium is lower in demand in the later hours of the evening, as day-time businesses close for the day. The parking demand at The YARD (next door), however, increases in demand during the later hours of the evening, but also provides little demand in the earlier hours of the day. While the businesses at The YARD and The Emporium are not directly related in the services they provide, the parking spaces available at each location serve as overflow for the other one, because the peak parking hours happen during different times of the day. Figure 2 depicts the demand at each location by hour of the day.

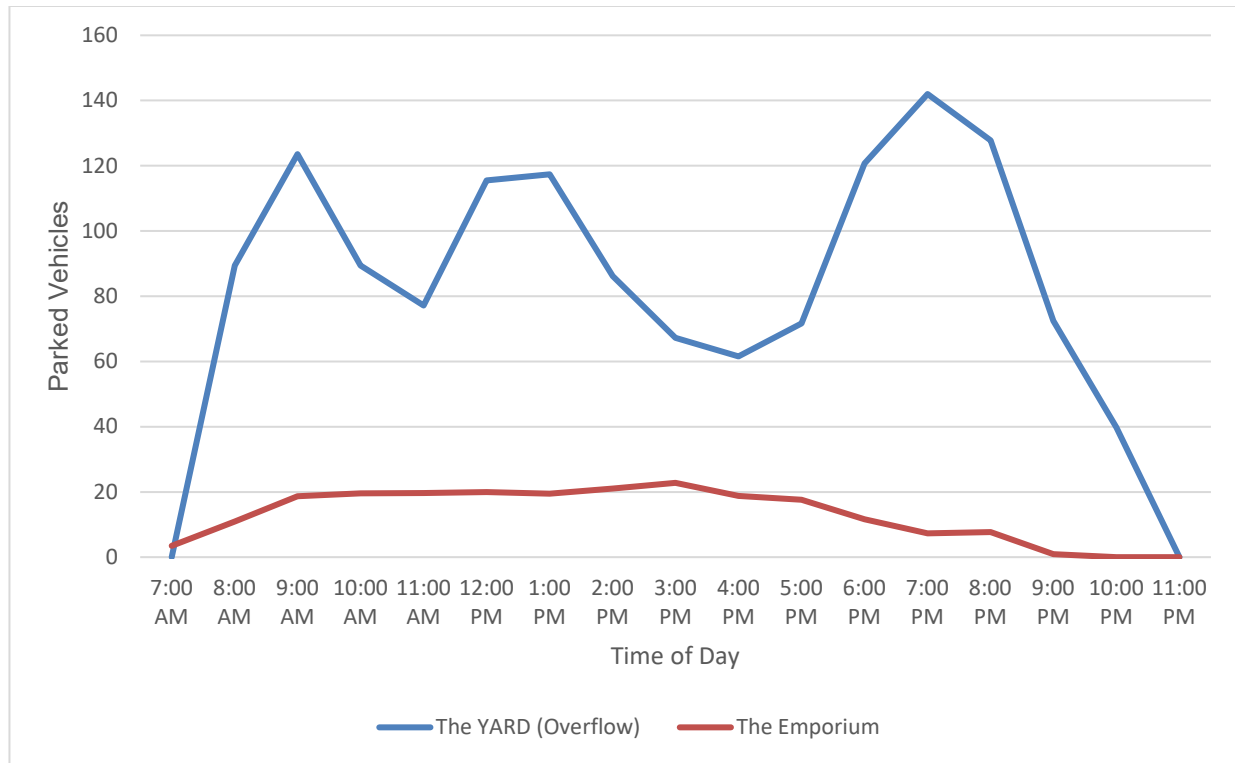


Figure 2: Existing Parking Demand per Hour (2022)

Additionally, since there are a variety of services nearby, the parking lot is often used to access more than one business. For example, a parking lot can be used to serve both Edgemont Cleaner and the Blind Dog, creating a mixed-use parking lot that provides access to different land uses since the businesses are within walking distance.

The ITE Parking Generation Manual 5th Edition was also used to determine the current demand and percentage of parking usage per hour to compare against the city requirements and the existing conditions.

D. Mitigation Measures

There are no mitigation measures required for the existing (2022) conditions.

E. Recommendations

As shown in Table 2, the existing parking requirements, per city code, require a 310% increase in parking spaces while the demand is much lower. Per ITE recommendations, the parking lot needs a total of 41 spaces, which is a lot closer to existing demand volumes. The projected peak demand of 39 vehicles would happen at 3 PM as shown in Figure 3. Table 3 shows the average parking demand per hour, including the overflow demand, as observed on site. Note that the existing spaces available only shows those within The Emporium business, not street parking, or usage of an additional lot next door. With overflow availability, the parking provided is adequate.

Table 2: Land Use Ratio Requirements per Business Type (5 PM) ***

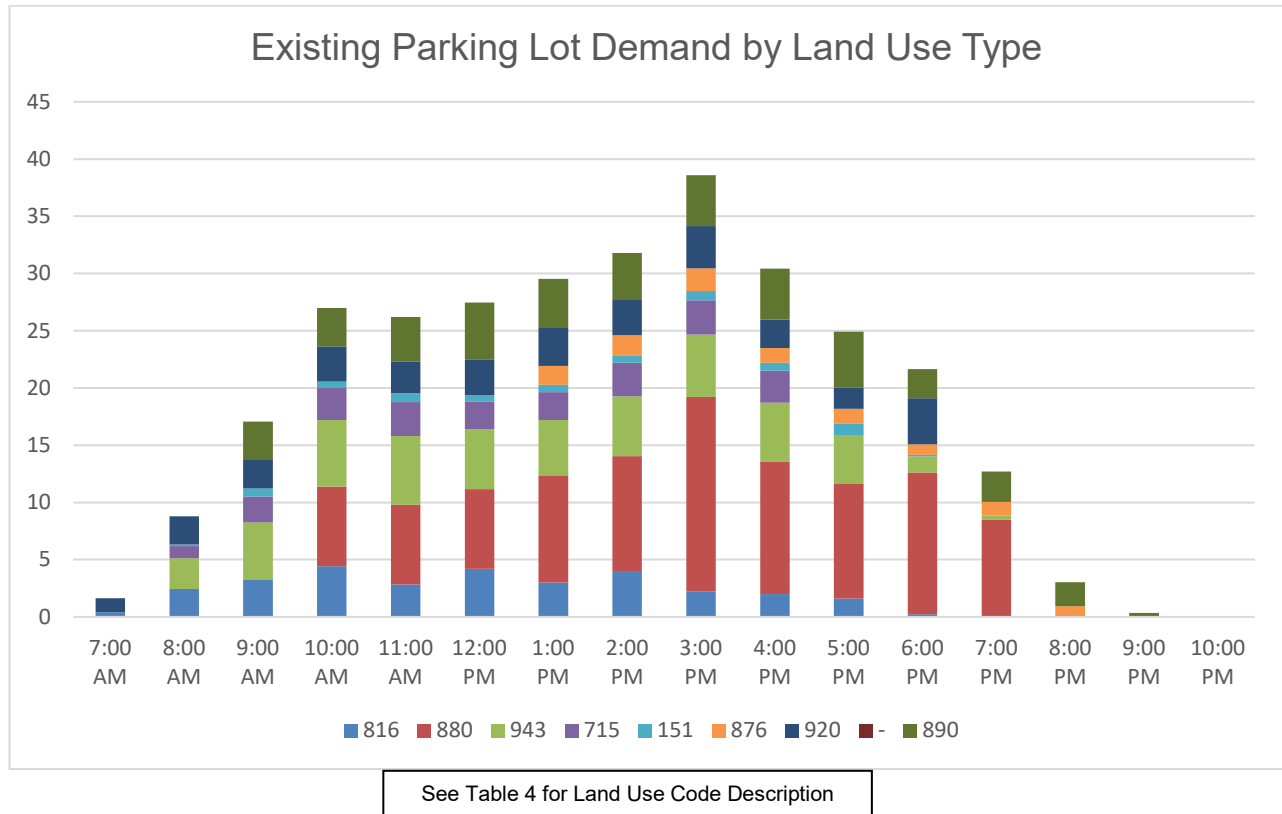
Parking Location	Business Name	Land Use	Parking Ratio Requirement (See Legend)	Area	Minimum Required	Existing Available	Existing Required per PCMC Code	Existing Peak Parking Counts
				Square Feet	Spaces	Spaces	Spaces	Vehicles Parked
Emporium Business	Suite 100 - Wasatch Lighting	Commercial Store	7	3,980	20	19	78	26
	Suite 110 - Basement - Deseret Wellness	Commercial Store	7	3,198 ^f	15**			
	Suite 120 - Edgemont Cleaners	Commercial Dropoff & Pickup Laundry	3	1,493	5			
	Suite 125 - Storage - Management	Storage	6	704	1			
	Suite 125 - Storage - Deseret Wellness	Storage	6	204	1			
	Suite 130 - Whimsy	Commercial Women Store	3	1,400	5			
	Suite 140 - Hair Solution	Commercial Ladies/Men Salon	3	1,150	4			
	Suite 150 - Vacant	-	-	950	1			
	Suite 160 - Oohs & Aahs Interiors	Commercial Interior Furniture Plus Store	7	5,339	26**			
The YARD Business (Overflow)						112	0*	69
Total				18,418	88	131	78	95***
Note: If a project incorporates two Uses, the Use requiring higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number. * Between the hours of 8 AM and 5 PM the businesses at The YARD have not been included in this calculation because it is outside their hours of major operations and produce very little parking demand. ** Requirements include delivery, which is made in the back of the building for these businesses. *** The peak demand for parking at the Emporium was 5 PM. Those parked at 6 PM at the Emporium were found to be employees who had been parked most of the day and they do not use The YARD overflow parking. ^f This area was reduced by 1,500 square feet because it is not usable area, including stairs, an elevator, among other unusable area.								

Table 3. Average Parking Demand by Hour

Time	The Emporium	The YARD (Overflow)	Combined
5:00 PM	14	69	83
6:00 PM	10	106	117
7:00 PM	2	111	113

Table 4: Existing Land Use Ratio Requirements per ITE Business Type (8 AM to 5 PM)									
Parking Location	Business Name	Land Use (ITE Manual)	Land Use Code (ITE Manual)	Area	Independent Variable	ITE Manual Projected Demand	Existing Available	ITE Manual Projected Demand	Existing Peak Parking Counts
				Square Feet		85th %		Spaces	Vehicles Parked
Emporium Business	Suite 100 - Wasatch Lighting	Hardware/ Paint Store	816	3,980	1000 Sq. Ft. GFA	4	19	41	26
	Suite 110 - Basement - Deseret Wellness	Pharmacy/ Drug Store Without Drive-Through*	880	3,198	1000 Sq. Ft. GFA	15			
	Suite 120 - Edgemont Cleaners	Laundry**	943	1,493	1000 Sq. Ft. GFA	6			
	Suite 125 - Storage - Management	Single Tenant Office Building	715	704	1000 Sq. Ft. GFA	3			
	Suite 125 - Storage - Deseret Wellness	Mini-Warehouse	151	204	1000 Sq. Ft. GFA	1			
	Suite 130 - Whimsy	Apparel Store*	876	1,400	1000 Sq. Ft. GFA	2			
	Suite 140 - Hair Solution	Commercial Ladies/Men Salon**	920	1,150	1000 Sq. Ft. GFA	4			
	Suite 150 - Vacant	-	-	950	1000 Sq. Ft. GFA	1			
	Suite 160 - Oohs & Aahs Interiors	Furniture Store	890	5,339	1000 Sq. Ft. GFA	5			
The YARD (Overflow)						222	112	222	69
Total				18,418			131		95***
*Specific land use was too small in sample size to provide accurate estimates. A similar land use was used in its place. **Land use not existent in ITE manual. Retail services used. *** The peak demand for parking at the Emporium was 5 PM. Those parked at 6 PM at the Emporium were found to be employees who had been parked most of the day and they do not use The YARD overflow parking.									

Figure 3: Existing ITE Parking Demand per Hour (2022)



III. PROJECT CONDITIONS

A. Purpose

This section describes the new parking requirements as part of the Project changes in land use and future developments.

B. Project Description

There are several future parking lot and roadway modifications that will impact the available parking stalls. The first project is geometric modifications to the Emporium Parking Lot Improvements that will create a total of 30 parking stalls. The project also has roadway improvements to facilitate pedestrian access.

The second project is The YARD parking lot improvements, which modifies the parking configuration. It adds parking spaces for a total of 142 spaces, which can be used as parking overflow.

The third project would extend Munchkin Road to connect with Homestake Road, which removes eight current parking stalls at The YARD and creates 16 parking stalls, that could be used as overflow for the Emporium. The proposed improvements along Munchkin Way will create 16 on-street parking stalls.

Since all the projects associated with The Emporium do not change the land usage of the businesses, the requirements stay the same. However, since the parking improvement project provides an additional 11 vehicles and the current maximum volume is 26 vehicles, the demand will be satisfied completely with the proposed parking improvements. In addition, the overflow parking at The YARD business, would only need to provide 11 parking spaces to meet peak projected demand per ITE guidelines.

If city code requirements are used, The YARD parking lot would need to accommodate an additional 48 parking stalls. As reflected in Table 2 and 3 The YARD has 112 parking stalls available or 142 stalls available after parking lot improvements. More than enough capacity to provide sufficient overflow parking for the Emporium businesses.

Additionally, if the need arises the property owner will work with the Emporium Businesses to use The YARD Parking lot for employee parking during businesses hours. Based on the ITE Parking Generation Manual 5th Edition, and field observations, around a third to a half of the parking demands are created by the businesses' employees.

C. Parking Demand Reductions

While analyzing this site we identified two categories for trip and subsequent parking reductions. The first is a reduction due to alternative modes of transportation. This can include Park City and High Valley Transit, walking, biking including electric bikes. As previously mentioned, Park City and High Valley Transit offer a wide range of transportation modes. While this reduction is included in the ITE Trip Generation data, it is not included in the analysis of the PCMC code requirements. With the transit improvements in Park City, a 10% reduction is assumed based on free transit availability.

Second, a 10% reduction can be applied for ride-sharing apps and free hotel shuttles. The change in parking demand due to transit and ride sharing reductions are displayed in **Table 7**. These reductions result in a reduction of 54 parking stalls.

Table 5: Parking Reduction Factors								
Parking Location	Business Name	Land Use	Parking Ratio Requirement (See Legend)	Area	Project Required	Transit Reduction Factor	Ride-Share & Shuttles Factor	Factored Projection
				Square Feet				
Emporium Business	Suite 100 - Wasatch Lighting	Commercial Store	7	3,980	78	8	8	62
	Suite 110 - Basement - Deseret Wellness	Commercial Store	7	3,198				
	Suite 120 - Edgemont Cleaners	Commercial Dropoff & Pickup Laundry	3	1,493				
	Suite 125 - Storage - Management	Storage	6	704				
	Suite 125 - Storage - Deseret Wellness	Storage	6	204				
	Suite 130 - Whimsy	Commercial Women Store	3	1,400				
	Suite 140 - Hair Solution	Commercial Ladies/Men Salon	3	1,150				
	Suite 150 - Vacant	-	-	950				
	Suite 160 - Oohs & Aahs Interiors	Commercial Interior Furniture Plus Store	7	5,339				
Total				18,418	78			62
Note: If a project incorporates two Uses, the Use requiring higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.								

With a reduction to 54 spaces, and the ITE model predicting a demand of 41 stalls (as shown in Table 4). Assuming on-street parking will continue, and the overflow area remains available, there will be sufficient parking for the needs of the business center.

IV. APPENDICES

1. THE PURPOSE OF THE PROJECT IS TO CHANGE THE PARKING LAYOUT FROM DIAGONAL PARKING SPACES TO PERPENDICULAR PARKING TO ALLOW FOR ADDITIONAL SPACES TO BE ADDED.
2. THE EXISTING PARKING LOT IS WITHIN THE FRONTAGE PROTECTION ZONE (FPZ) AND THE PROJECT IS PROPOSING TO PUSH THE PARKING 9.4' MORE NORTH INTO THE FPZ.
3. OWNER TO COORDINATE WITH PARK CITY FOR THE IMPROVEMENTS OF WOODBINE WAY.



STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE
GREG WILLIAMS

DATE: 06/16/22

FOR: MARK FISCHER
JOB NO.: 9-3-19

FILE: X:\Prospector\dwg\The Yard\Yard-Civil-c3d.dwg

SITE PLAN
LOT IMPROVEMENTS
EMPORIUM

SHEET
1
OF
4

NOTES

1. THE PROPOSED PARKING CHANGES ALLOWS SPACE FOR THE FUTURE WIDENING OF THE SIDEWALK ALONG KEARNS BOULEVARD TO 12' WIDE, PCMC TO COORDINATE W/ OWNER FOR SIDEWALK EXPANSION.
2. RE-DESIGN OF WOODBINE WAY SHOWN IN THIS SHEET IS CONCEPTUAL AND FOR FUTURE CONSTRUCTION.
3. RED NUMBERS = CURRENT PARKING SPACES AND BLACK NUMBERS = FUTURE PARKING SPACES.

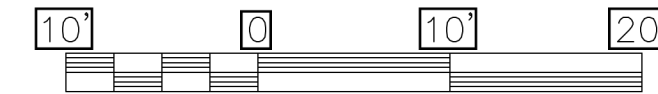


KEY	
+6810.66'	EXISTING SPOT ELEVATION
+6810.86'	PROPOSED SPOT ELEVATION
L=1.4' S=2%	PROPOSED SLOPE

NOTES

1. Existing Conditions and spot elevations shown are from as-built information and survey data.
2. Future design shown is conceptual and to show future development of site, new 10' to 12' wide sidewalk is not part of project.

LEGEND	
—ESS—	EXISTING SEWER
—EW—	EXISTING WATER
—ESD—	EXISTING STORM DRAIN
—EOHU—	EXTG. OVERHEAD UTILITY
—EOHP—	EXTG. OVERHEAD POWER
—EG—	EXISTING GAS
—ET—	EXISTING TELECOMM
—EP—	EXISTING POWER
●	EXISTING STORM DRAIN MANHOLE
●	EXISTING SANITARY SEWER MANHOLE
■	EXISTING STORM DRAIN GRATES
■	EXISTING ELECTRICAL BOXES
●	EXISTING FIRE HYDRANT
●	EXISTING WATER VALVE
●	EXISTING WATER METER



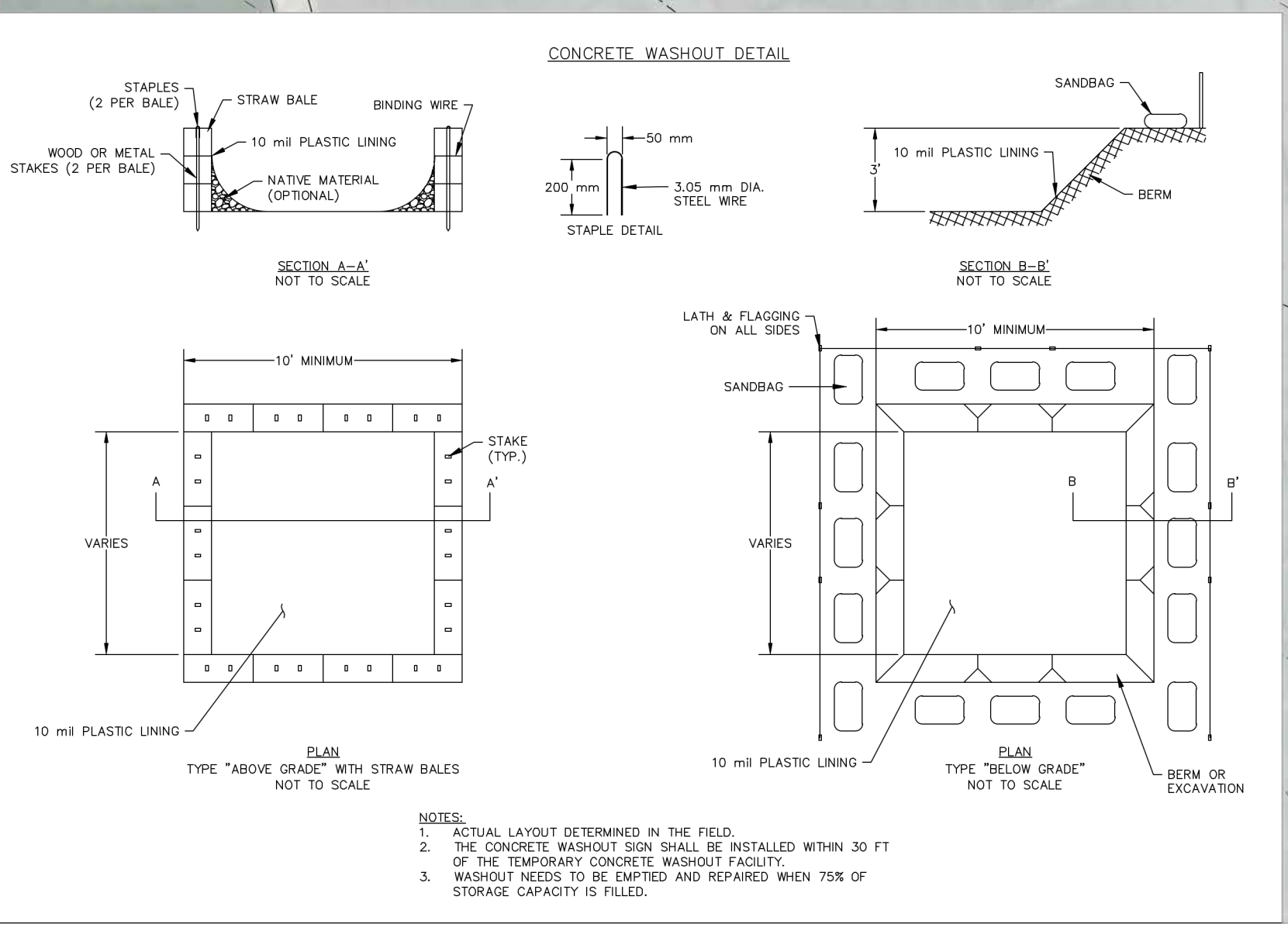
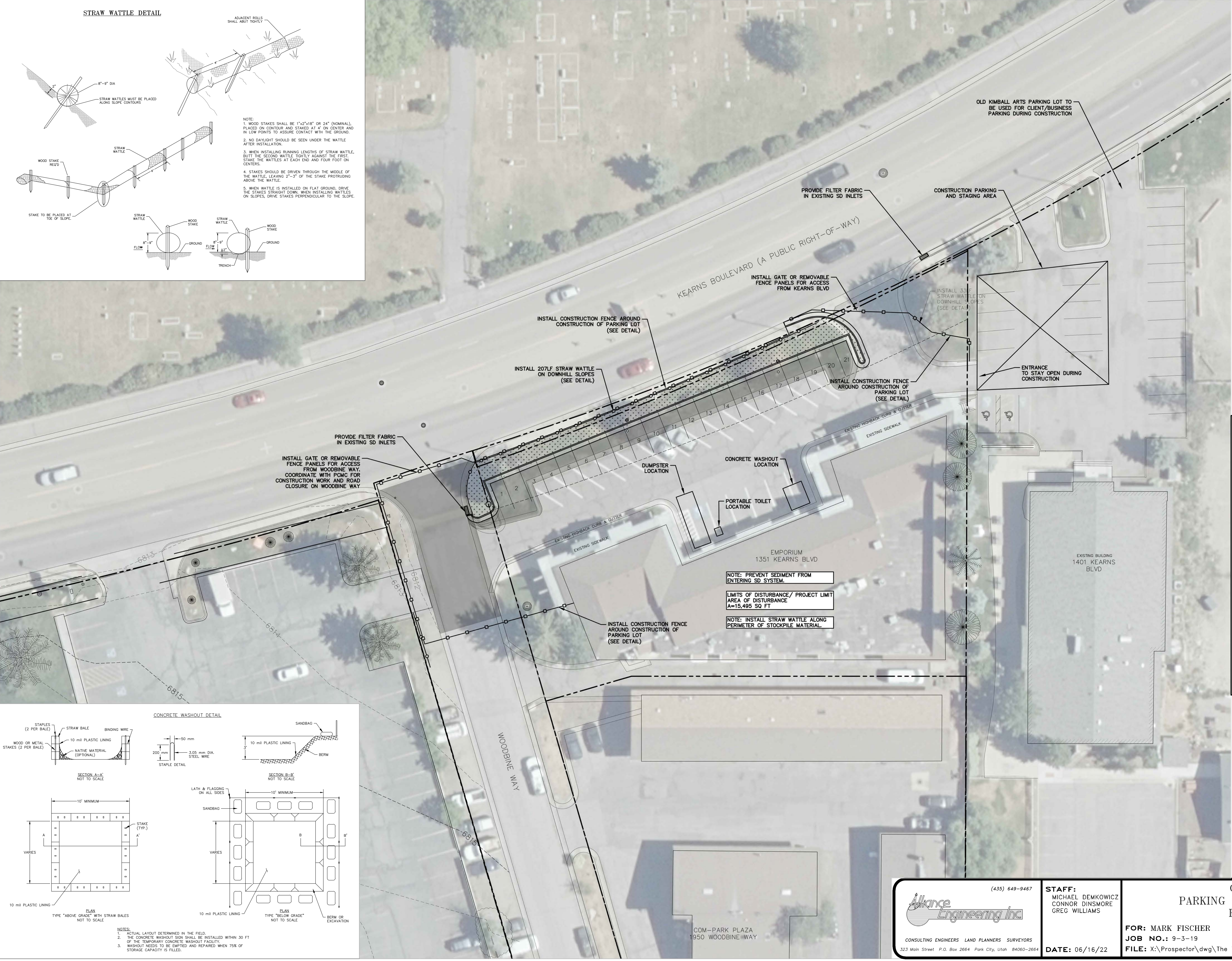
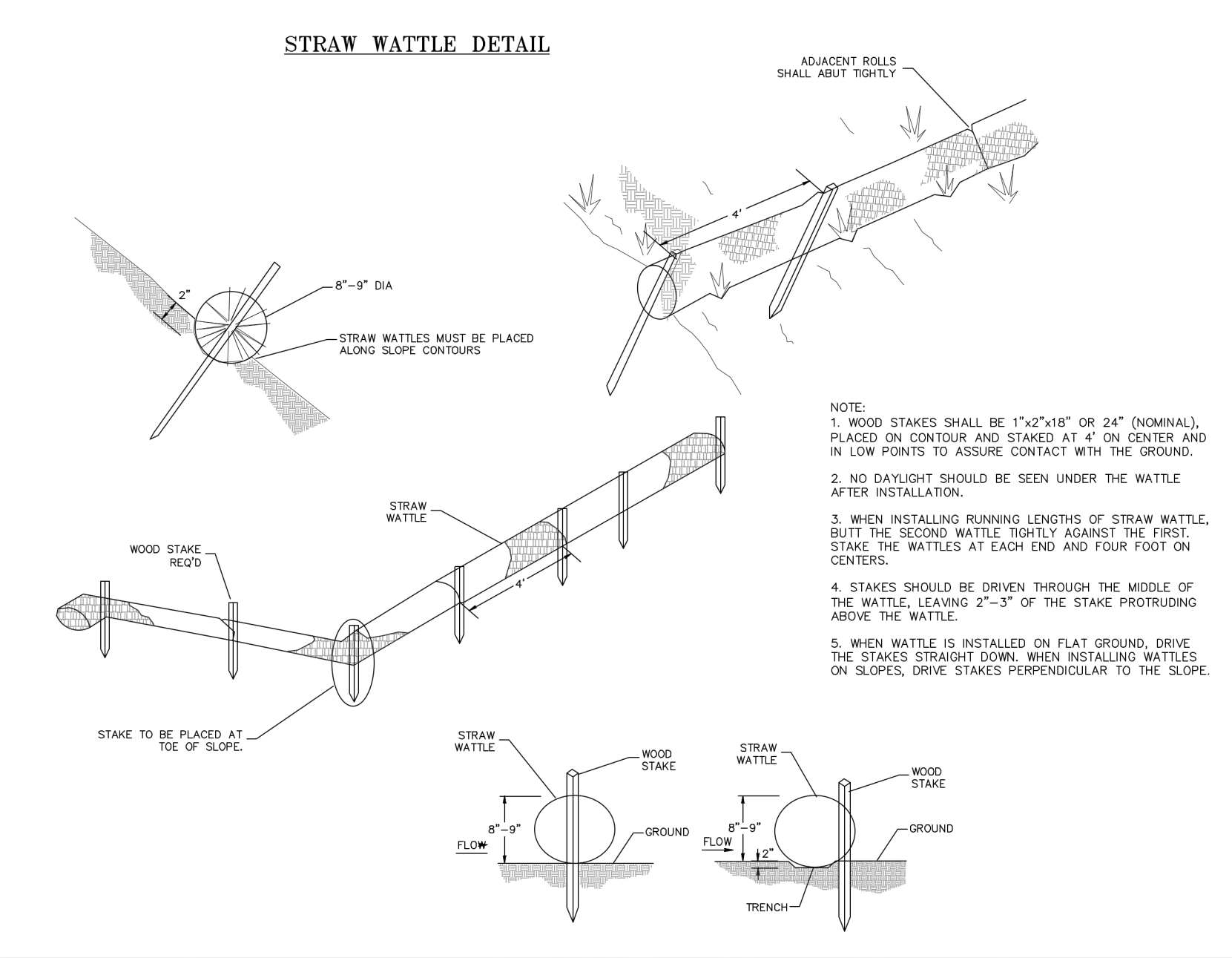
Alliance Engineering Inc.
(435) 649-9457
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE
GREG WILLIAMS

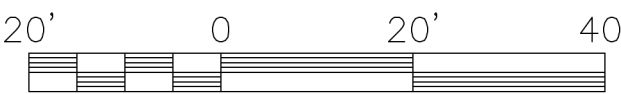
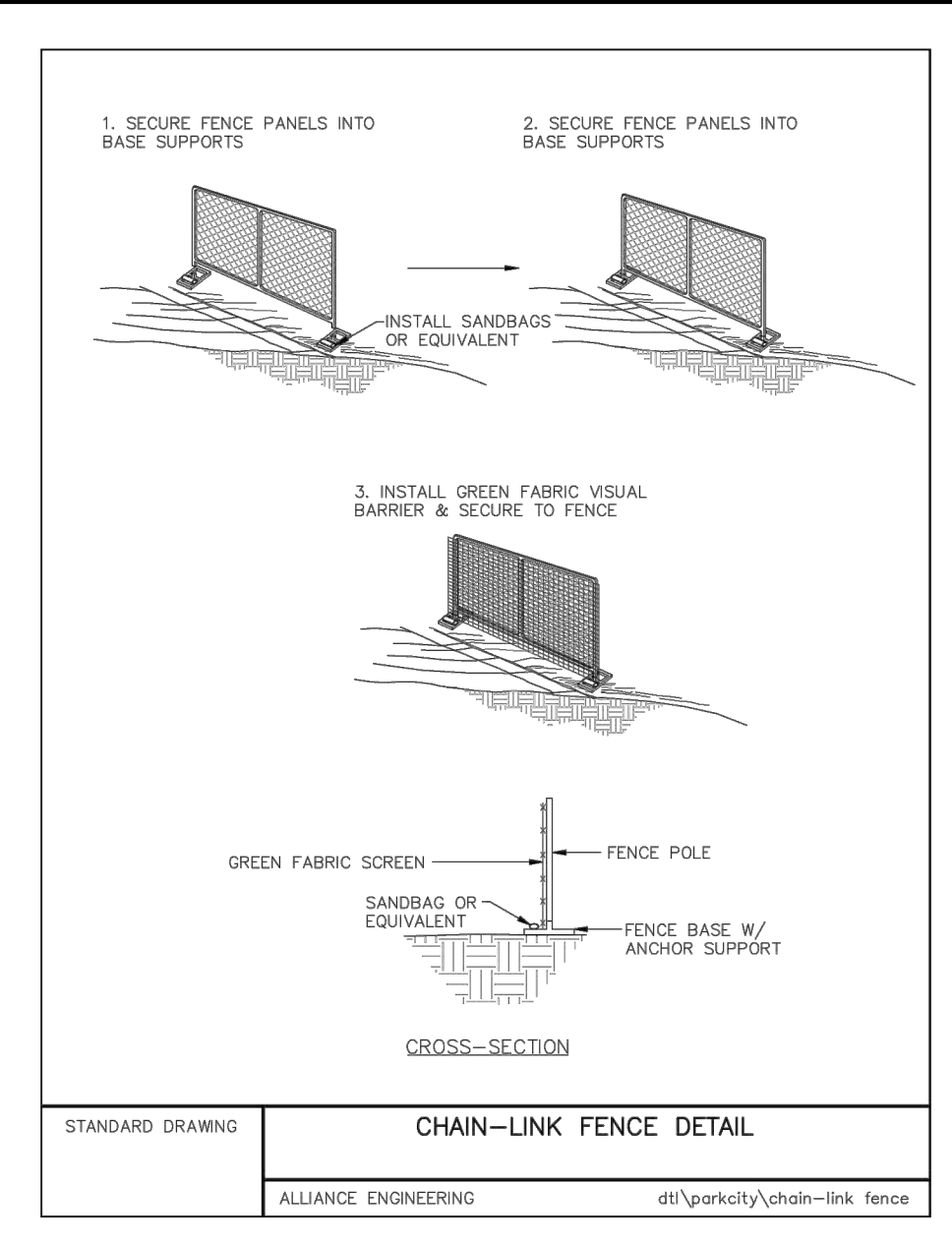
**FUTURE SITE PLAN
PARKING LOT IMPROVEMENTS
EMPORIUM**

FOR: MARK FISCHER
JOB NO.: 9-3-19
FILE: X:\Prospector\dwg\The Yard\Yard-Civil-c3d.dwg

**SHEET
2
OF
4**



- CMP NOTES**
- Construction parking/traffic may not block the street without a permit (available from the Engineering Division)
 - Mud tracked out onto the street must be cleaned prior to the end of the work day.
 - The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.



 (435) 649-9457 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MICHAEL DEMKOWICZ CONNOR DINSMORE GREG WILLIAMS	CMP/SWPPP PARKING LOT IMPROVEMENTS EMPORIUM	SHEET 3 OF 4
	FOR: MARK FISCHER JOB NO.: 9-3-19		
	DATE: 06/16/22		
	FILE: X:\Prospector\dwg\The Yard\Yard-Civil-c3d.dwg		

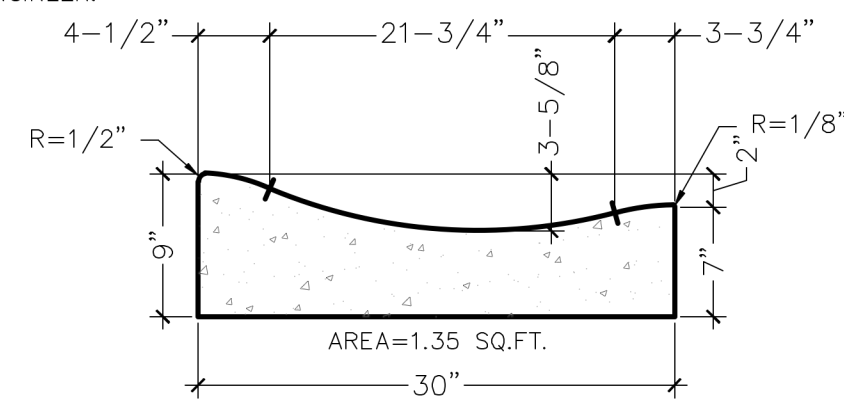


Diagram of a rectangular area with a quarter-circle cutout. The overall dimensions are 30 inches by 12 inches. The cutout is a quarter-circle with a radius of $1\frac{1}{2}$ inches. The remaining area is labeled as 1.58 SQ. FT.

The diagram shows a composite shape with the following dimensions and features:

- Overall width: 18"
- Overall height: 12"
- Top horizontal segment: 12"
- Left vertical segment: 6"
- Right vertical segment: 6"
- Bottom horizontal segment: 18"
- Internal horizontal segment: 6"
- Internal vertical segment: 6"
- Radius $R=1/2"$ at the top-left corner.
- Radius $R=1-1/2"$ at the top-right corner.
- Radius $R=1-1/2"$ at the bottom-right corner.
- Radius $R=1/8"$ at the bottom-left corner.
- Area calculation: $AREA=1.51 \text{ SQ. FT.}$

NOTE: ALL CURB AND GUTTER IS TO BE BEDDED WITH A MINIMUM OF 5" OF UNTREATED BASE COURSE CONFORMING TO SECTION 510, UNLESS AUTHORIZED IN WRITING BY THE CITY ENGINEER.

DTL\PARKCITY\532-A



1. TOP TO BE POURED SEPARATE FROM WALLS. FLOOR MAY BE POURED WITH WALLS. ALL CONCRETE TO BE CLASS 4,000 WITH AIR ENTRAINMENT.

SLOPE OF CURB AND GUTTER	DISTANCE "A"
10% TO 8%	2"
8% TO 6%	1 1/2"
6% TO 4%	1"
4% TO 2%	1/2"
2% TO 0%	0"

STEEL SCHEDULE			
DEPTH	VERT. STEEL	HORZ. STEEL	WALL THICKNESS
0' TO 6'	#4 @ 12" O.C.	#4 @ 12" O.C.	6"

dtl\parkcity\605-a-mod



DTL\PARKCITY\605-D

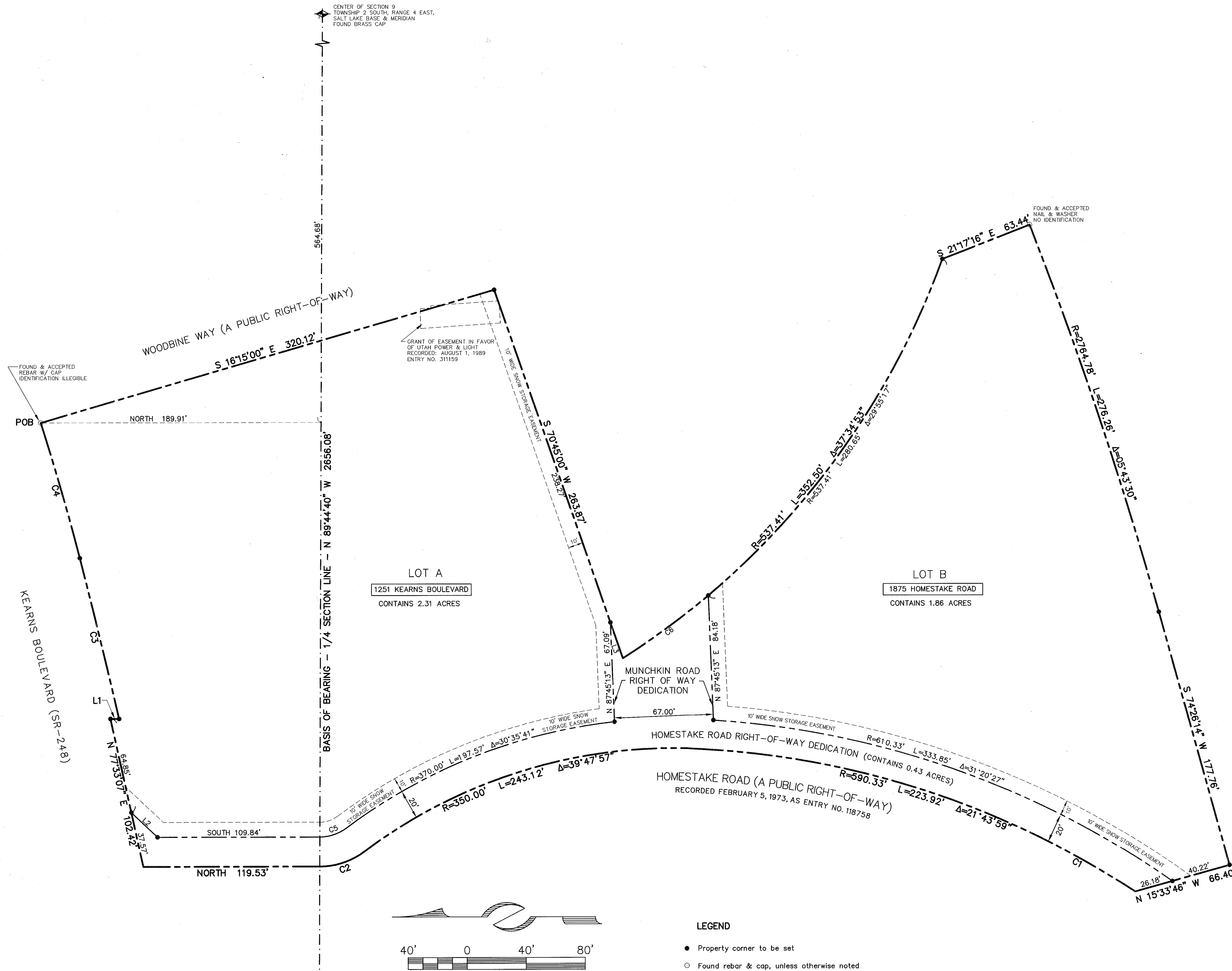


DTL\PARKCITY\702-A



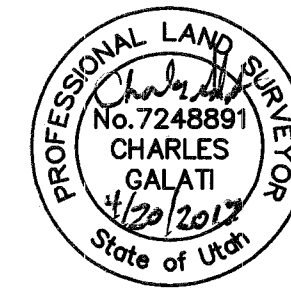
Day	Date	Time	Location					Maximum Volumes		
			The Emporium - Parking along other areas	The Emporium Lot	The Yard - Back of Building	The Yard Lot	Parking along Woodbine Way	The Emporium	The Yard	Combined
Wednesday	13-Jul	5:00 PM	15	2	13	47	0	17	60	77
		6:00 PM	13	4	13	87	0	17	100	117
		7:00 PM	0	2	15	97	0	2	112	114
Thursday	14-Jul	5:00 PM	17	9	14	56	15	26	85	111
		6:00 PM	13	4	14	86	15	17	115	132
		7:00 PM	0	0	16	92	20	0	128	128
Friday	15-Jul	5:00 PM	10	5	15	56	20	15	91	106
		6:00 PM	7	1	17	95	25	8	137	145
		7:00 PM	0	4	16	99	23	4	138	142
Saturday	16-Jul	5:00 PM	6	1	17	54	4	7	75	82
		6:00 PM	5	5	16	105	21	10	142	152
		7:00 PM	2	2	16	91	22	4	129	133
Sunday	17-Jul	5:00 PM	3	0	4	25	5	3	34	37
		6:00 PM	0	0	6	27	5	0	38	38
		7:00 PM	0	0	6	37	6	0	49	49
Maximum Volumes								26*	142*	152*

*Note the peak parking period at The Emporium occurred on Thursday at 5 PM, it occurred at The Yard at 6 PM on Saturday, and therefore the peak parking period for the combination of both lots also occurred on Saturday at 6 PM.



THE YARD SUBDIVISION—FIRST AMENDED

LOCATED IN THE WEST HALF OF SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891, as prescribed by the laws of the State of Utah, and that by authority of the owner, this Subdivision Plat map of the THE YARD SUBDIVISION—FIRST AMENDED has been prepared under my direction and that the same has been monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

LEGAL DESCRIPTION

Lot 1, The Yard Subdivision, a parcel combination plat, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that 1251 Kearns, L.L.C., a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as THE YARD SUBDIVISION—FIRST AMENDED, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this subdivision plat and public road right of way dedication as shown on this plat.

In witness whereof the undersigned has executed this certificate and dedication this 20th day of April, 2017.

By: Mark J. Fischer
Mark J. Fischer, Manager
1251 Kearns, L.L.C., a Utah limited liability company

ACKNOWLEDGMENT

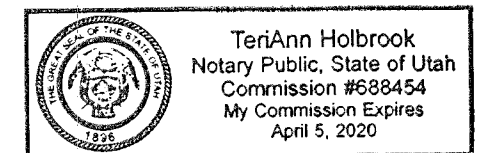
State of Utah)
County of Summit) ss.

On the 20th day of April, 2017, Mark J. Fischer personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of 1251 Kearns, L.L.C., a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company, by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed THE YARD SUBDIVISION—FIRST AMENDED.

Teri Ann Holbrook
A Notary Public commissioned in Utah
Printed Name

Residing in: Salt Lake City

My Commission Expires: April 5, 2020



NOTES

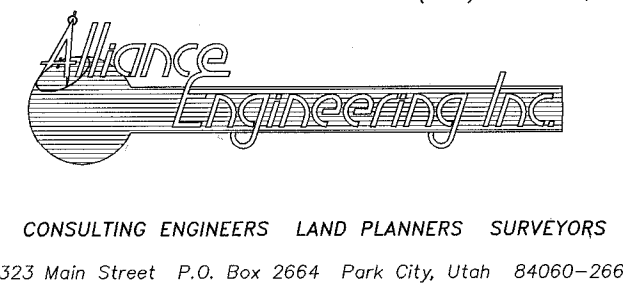
- This plat is subject to the Conditions of Approval in Ordinance 2017-14.
- A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 15, 1972 as Entry No. 118268 exists on Lot A. The location the easement is not disclosed.
- A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 10, 1973 as Entry No. 121750 exists on Lot A. The location of the easement is not disclosed.
- The Boundary Survey recorded December 3, 2010, as Entry No. S-7246 in the office of the Summit County Recorder is pertinent to this plat.
- The Yard Subdivision plat recorded January 7, 2011, as Entry No. 914591 in the office of the Summit County Recorder is pertinent to this plat.
- Access to Homestake Road and Munchkin Road shall be granted to Lot A. A driveway curb cut shall be provided to Lot A with any future road construction. Access to Woodbine Way for Lot A shall be maintained.
- Wastewater service to The Yard Subdivision—First Amended, Lots A and B, shall be provided by the Snyderville Basin Water Reclamation District. At the time of recording this plat, a public wastewater line is not adjacent to Lot B. It shall be the responsibility of the owner of Lot B to extend the public wastewater system to the Lot according to the requirements of a Line Extension Agreement with the District.
- This development is over 1.0 acre and shall be required to meet the MS4 storm water permit requirements for common developments.
- Modified 130 sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	SOUTH	5.86
L2	N 43°09'27" E	24.40
L3	S 70°45'00" W	25.60

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	590.33	89.79	08°24'54"
C2	50.56	32.47	36°48'00"
C3	4481.93	111.73	01°25'42"
C4	1677.02	95.24	03°15'13"
C5	30.56	19.63	36°48'00"
C6	537.41	71.85	07°39'36"

SHEET 1 OF 1

4/19/17 JOB NO.: 4-10-16 FILE: X:\Prospector\dwg\sr\plat2016\041016-yard.dwg



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 21st DAY OF April, 2017
BY: S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 8TH DAY OF MARCH, 2017
BY: [Signature] CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 24th DAY OF April, 2017
BY: [Signature] PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 26th DAY OF April, 2017
BY: [Signature] PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS SUBDIVISION PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017
BY: [Signature] PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017
BY: [Signature] MAYOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title Agency
32.00 FEE
RECORDED
TIME 10:23:58 DATE 4-28-17 ENTRY NO. 01068309
YARD SUBDIVISION FIRST AMEND

Ordinance No. 2017-14

AN ORDINANCE APPROVING THE FIRST AMENDED YARD SUBDIVISION PLAT AMENDMENT LOCATED AT 1251 KEARNS BOULEVARD, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1251 Kearns Boulevard has petitioned the City Council for approval of the First Amended Yard Subdivision Plat Amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held public hearings on March 8, 2017, to receive input on Plat Amendment; and

WHEREAS, the Planning Commission, on March 8, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 30, 2017, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the First Amended Yard Subdivision Plat Amendment.

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

SECTION 1. APPROVAL. The First Amended Yard Subdivision Plat Amendment as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 1251 Kearns Boulevard.
2. The property is in the General Commercial District with Frontage Protection Zone Overlay.
3. The property was platted as Parcel 1 of the Yard Subdivision in 2011 and the site currently contains 4.6 acres.
4. The site contains one (1) existing building on the north end and a parking lot on the south end of the site.
5. The existing building houses two (2) restaurants/bars, allowed uses in the General Commercial District, i.e., Blind Dog Restaurant & Sushi, the Boneyard Saloon & Wine Dive).
6. The existing building also houses an event center, approved through a

- Conditional Use Permit in June 2009 as an indoor entertainment facility.
7. The half portion of the site to the south is used as a commercial parking lot, approved through a Conditional Use Permit in June 2009.
 8. Currently the entire site has enough room to accommodate approximately 339 parking spaces.
 9. The proposed Plat Amendment creates two (2) lots of record from the existing one-lot subdivision and dedicates ROW to the City for future Homestake Road expansion and Munchkin Drive extension.
 10. The proposal consists of creating a new lot towards the north end where the existing building sits, containing 2.31 acres, to be platted as Lot 1.
 11. The proposal consists of creating a new lot towards the south end where the parking lot is located, containing 1.86 acres, to be platted as Lot 2.
 12. The proposal consists of a ROW dedication to Park City Municipal Corporation of 0.43 acres consisting of the western twenty feet (20') of the site along the entire length of Homestake Road for future road expansion and the ROW dedication of Munchkin Drive for future extension as the City is acquiring the land to extend Munchkin Drive from the east connecting it to Homestake Road.
 13. Both lots are partially located in a Federal Environmental Management Agency Flood Zone X.
 14. All development activity must comply with the following minimum setback yards:
 - a. Front – Twenty feet (20').
 - b. Rear – Ten feet (10').
 - c. Side – Ten feet (10').
 - d. FPZ – Thirty feet (30'), from Kearns Boulevard only.
 15. The existing building complies with the minimum required setbacks in the district.
 16. The General Commercial District does not have a maximum or minimum area, width, or depth standard.
 17. The site currently complies with the frontage of a public right-of-way requirement and the proposal does not affect this existing compliance.
 18. The existing building is in compliance with this maximum building height.
 19. Snyderville Basin Water Reclamation District reviewed the proposed Plat Amendment that allowed them to evaluate their requirements for approval of the plat.
 20. The requirement for a Line Extension Agreement with Snyderville Basin Water Reclamation District to extend the public wastewater system to the property will be deferred until the submittal of a subsequent subdivision plat for Lot 2 or submittal of plans for a construction project on Lot 2.
 21. In response to the Department of Public Utilities review of the proposal, comments were made regarding fire flow and water system pressure, water infrastructure master planning, notice of storm drainage considerations, and off-site easements.
 22. Significant amount of parking located on the rear lot would no longer be part of the same property.
 23. On February 15, 2017, the Planning Department inspected the site and counted all stripped/available parking spaces located on the north end, proposed Lot 1, consisting of a total of 104 parking spaces.

24. The restaurants found onsite consisting of the Blind Dog Restaurant & Sushi and the Boneyard Saloon & Wine Dive have a total net leasable floor area of 10,338 square feet, which triggers a total of 104 parking spaces.
25. The parking ratio of a standard restaurant and bar is 1 space for every 100 sf. of net leasable area, including kitchen areas.
26. The Event Center has a floor area of 6,887 square feet, which triggers a total of 35 parking spaces.
27. The parking ratio of an indoor entertainment facility is 5 spaces per 1,000 sf. of floor area.
28. The proposed Plat Amendment creates a non-compliance of required on-site parking spaces for the event center.
29. Land Management Code § 5-3-2 *Requirement* indicates that required parking must be on-site unless the Planning Commission allows such parking on adjacent or nearby deed restricted lots.
30. The adjacent property that Park City is purchasing has historically been the parking area for the event space.
31. The event space can no longer be accommodated without an arrangement with the soon-to-be City property owner.
32. The applicant has primarily been concerned with the existing restaurants and their parking requirements.
33. The contractual purchase agreement with Park City Municipal Corporation allows for the applicant to lease spaces from the City for a rolling 90 days at a time in the back triangle parcel the City is purchasing.
34. The Planning Commission can allow off-site parking on adjacent property.
35. During the Planning Commission review and public hearing that took place on March 8, 2017, the Planning Commission deliberated regarding allowing off-site parking and found that the lease option allowed the property owner to keep utilizing the event space. If the property owner is unable to lease the required spaces from the future owner of proposed Lot 2, the City, the event space would need to cease any operations.
36. The Planning Department and Planning Commission finds this a good temporary solution to allow the applicant to use the event space with the utilized option of allowing the applicant to lease spaces.
37. Should the property owner not be able to lease the needed parking spaces from the property owner of proposed Lot 2, the event center would not be able to operate.
38. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not

adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The requirement for a Line Extension Agreement with Snyderville Basin Water Reclamation District to extend the public wastewater system to the property will be deferred until the submittal of a subsequent subdivision plat for Lot 2 or submittal of plans for a construction project on Lot 2. The applicant shall be responsible for coordinating with Snyderville Basin Water Reclamation District as to the exact language needed to be placed on this plat as a note.
4. In order for the event center on Lot 1 to continue operation, the applicant shall secure parking of the missing parking spaces on their Lot or on Lot 2. Should the applicant fail to obtain a lease of the required parking for the event center for whatever reason, the applicant shall cease to operate the event center.
5. Ten foot (10') wide public snow storage easements shall be provided along the Homestake and Munchkin frontages for both lots.
6. Modified 13D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 30th day of March, 2017.

PARK CITY MUNICIPAL CORPORATION



ATTEST:

Michelle Kellogg
Michelle Kellogg, City Recorder

Jack Thomas
Jack Thomas, MAYOR

parcel of land for the purpose, whether immediate or future, of building or development as a lot.

7. FENCES, WALLS AND HEDGES. Higher than normal fences, walls, and hedges may be erected or allowed within the buildable area, provided that any physical structure over six (6) feet in height shall require conditional use approval and a building permit. Fences, walls and hedges shall not exceed four (4) feet in height within any required front yard or side street side yard and shall not exceed six (6) feet within any required rear yard or interior side yard. Where a fence wall or hedge occurs along a property line separating two lots and there is a difference in the grade of the properties, the fence, wall or hedge may be erected or allowed to the maximum height permitted on either side of the property line.
8. FRONTAGE PROTECTION ZONES. Frontage along both sides of State Highways U-224 and U-248 are established as frontage protection zones. The Planning Commission shall review all proposals for development within one hundred(100) feet of the right-of-way line of these highways to determine the most effective means of establishing open space in the frontage area. The frontage protection zone applies to Highway U-224 from the north city line to 15th Street.
9. CLEAR VIEW OF INTERSECTING STREETS. In all zones, no obstruction to view in excess of two (2) feet in height above road grade, shall be placed on any corner lot within a triangular area formed by the streets and a line connecting them at points forty (40) feet from the intersection of the street lines except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.
10. PUBLIC UTILITY STRUCTURES. Public utility structures may be permitted on less than the required size lots in any district as approved by the Planning Commission.
11. ARCHITECTURAL REVIEW. All buildings housing uses listed as permitted or requiring special use permit shall be reviewed by the Planning staff to assure compliance with Park City's architectural design objectives. Architectural review shall consider the criteria listed in Chapter VI, Section 3 (g) ARCHITECTURAL CRITERIA.
12. ZERO SIDE YARD REQUIREMENTS. In subdivisions or planned unit development wherein the arrangement and placement of buildings are considered and designation of the same is indicated on both the preliminary and final plats the Planning Commission may, after review, approve said subdivision or Planned Unit Development waving one of the required side yards. The remaining side-yard must, however, be at least one and one-half times the normal required side yard.

5.7. FENCES, WALLS AND HEDGES. Higher than normal fences, walls, and hedges may be erected or allowed within the buildable area, provided that any physical structure over six feet in height shall receive conditional use approval and a building permit. Fences, walls and hedges shall not exceed four feet in height within any required front yard or side street side yard and shall not exceed six feet within any required rear yard or interior side yard. Where a fence, wall or hedge occurs along a property line separating two lots and there is a difference in the grade of the properties, the fence, wall or hedge may be erected or allowed to the maximum height permitted on either side of the property line.

5.8. FRONTAGE PROTECTION ZONES. Frontage along both sides of State Highways U-224 and U-248 are established as frontage protection zones. The planning commission shall review all proposals for development within 100 feet of the right-of-way line of these highways to determine the most effective means of establishing open space in the frontage area. The frontage protection zone applies to Highway U-224 from the north city line to 15th Street.

5.9. CLEAR VIEW OF INTERSECTING STREETS. In all zones, no obstruction to view in excess of two feet in height above road grade, shall be placed on any corner lot within a triangular area formed by the streets and a line connecting them at points 40 feet from the intersection of the street lines, except a reasonable number of trees pruned high enough to permit automobile drivers an unobstructed vision.

5.10. PUBLIC UTILITY STRUCTURES. Public utility structures may be permitted on less than the required size lots in any district as approved by the planning commission.

5.11. ARCHITECTURAL REVIEW. All building housing uses listed as permitting or requiring a special use permit shall be reviewed by the planning staff to assure compliance with Park City's architectural design objectives. Architectural review shall consider the criteria listed in this and all other applicable ordinances.

5.12. ZERO SIDE YARD REQUIREMENTS. In subdivisions or planned unit developments wherein the arrangement and placement of buildings are considered and designation of the same is indicated on both the preliminary and final plats, the planning commission may, after review, approve the subdivision or planned unit development waving one of the required side yards. The remaining side yard must, however, be at least one and one-half times the normal required side yard.

5.13. CONDOMINIUMS. Existing structures shall not be condominiumized without first receiving the review and recommendation of the Planning Commission. The improvements for a Condominium project not in existence as of the effective date of this ordinance shall be subject to and controlled by section 4.4 of the City's subdivision ordinance.

Planning Commission Staff Report



Subject: 86 Prospect Avenue
Application: PL-24-06187
Author: Lillian Zollinger, Planner III
Date: August 28, 2024
Type of Item: Steep Slope Conditional Use Permit

Recommendation

(I) Review Steep Slope Conditional Use Permit (SSCUP) at 86 Prospect Avenue, (II) conduct a public hearing, and (III) consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Chris Goff
Location: 86 Prospect Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential, Open Space
Reason for Review: The Planning Commission reviews and takes Final Action on SSCUPs.¹

HDDR Historic District Design Review
HR-1 Historic Residential - 1
LMC Land Management Code
SFD Single-Family Dwelling
SSCUP Steep Slope Conditional Use Permit

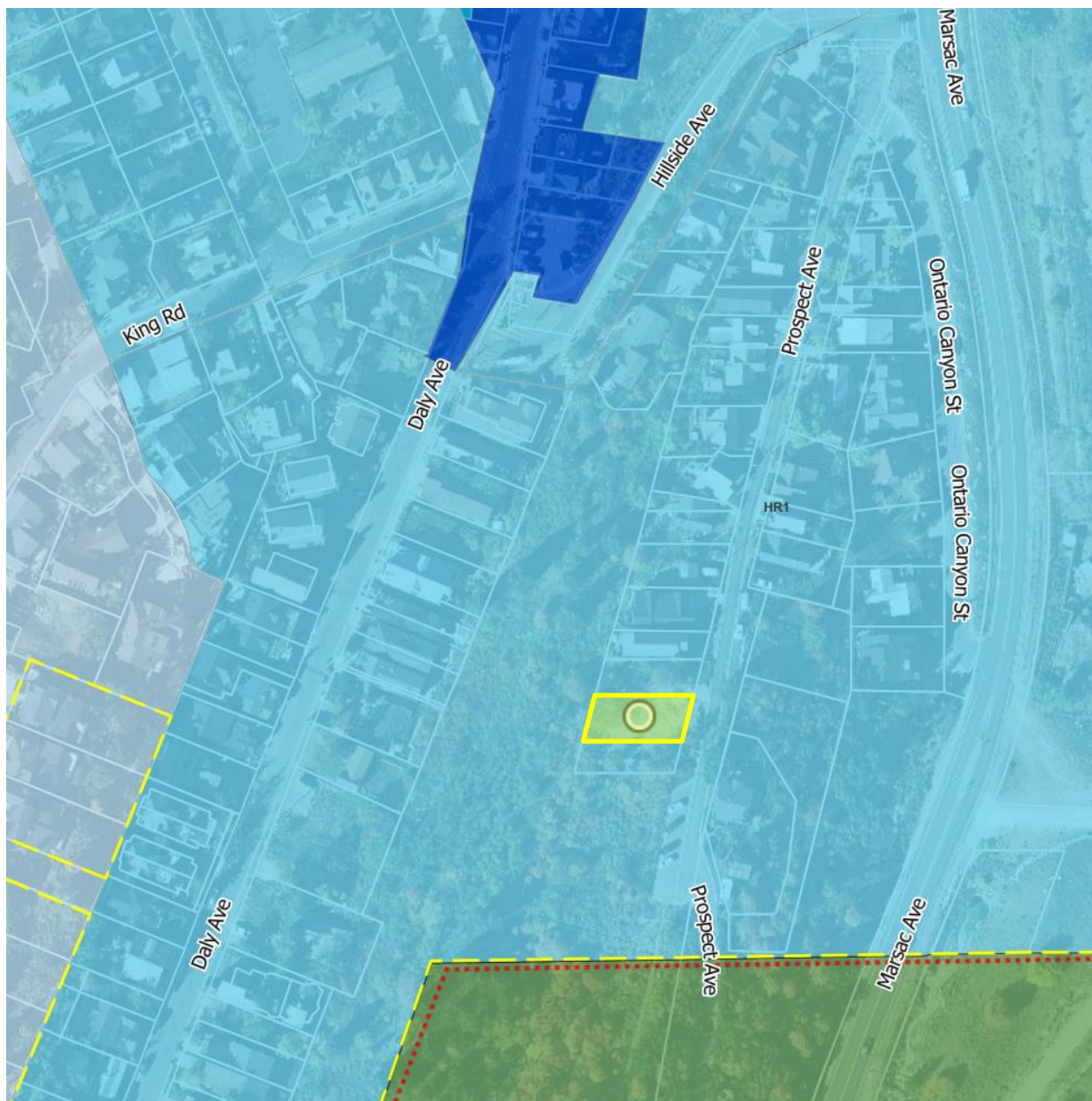
Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Background

86 Prospect Avenue is a vacant 2,908 square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District and is Lot 2 of the Prospect Place Plat Amendment approved by the City Council on April 18, 2019 (Ordinance No. [2019-20](#)). The Plat Amendment approved three Lots.

Prior to the Plat Amendment, there was a non-historic house constructed circa 1907, accessory building, and shed on the property, which were demolished in 2020. The site has remained vacant since then.

¹ LMC [§ 15-2.1-6\(B\)](#)



86 Prospect outlined in yellow.

In conjunction with the Steep Slope Conditional Use Permit (SSCUP), Staff is reviewing a Historic District Design Review (HDDR) application (PL-24-06181) for compliance with LMC [§ 15-13-8](#) *Regulations for New Residential Infill Construction in Historic Districts*.

86 Prospect Avenue is located on a vacant downhill Lot that is also slightly sloped upwards to the north.



Applicant's rendering of the proposed front faced viewed from Prospect Avenue.

LMC [§ 15-15-1\(A\)](#) defines a Steep Slope as “Slope greater than fifteen percent (15%).” The Applicant proposes to construct a new Single-Family Dwelling (SFD), partially on the rear downhill half of the Lot, which has an average slope of 51% (Exhibit C). LMC [§ 15-2.2-6](#) requires the Planning Commission review SSCUPs for construction of any Structure with a Building Footprint in excess of 200 square feet if said Building Footprint is located on or projecting over an existing Slope of 30% or greater within the HR-1 Zoning District.

Analysis

(I) The proposal to construct a Single-Family Dwelling complies with HR-1 Zoning District requirements outlined in LMC Chapter 15-2.2.

LMC [§ 15-2.2-3](#) outlines lot and site requirements for the HR-1 Zoning District, shown in the table below:

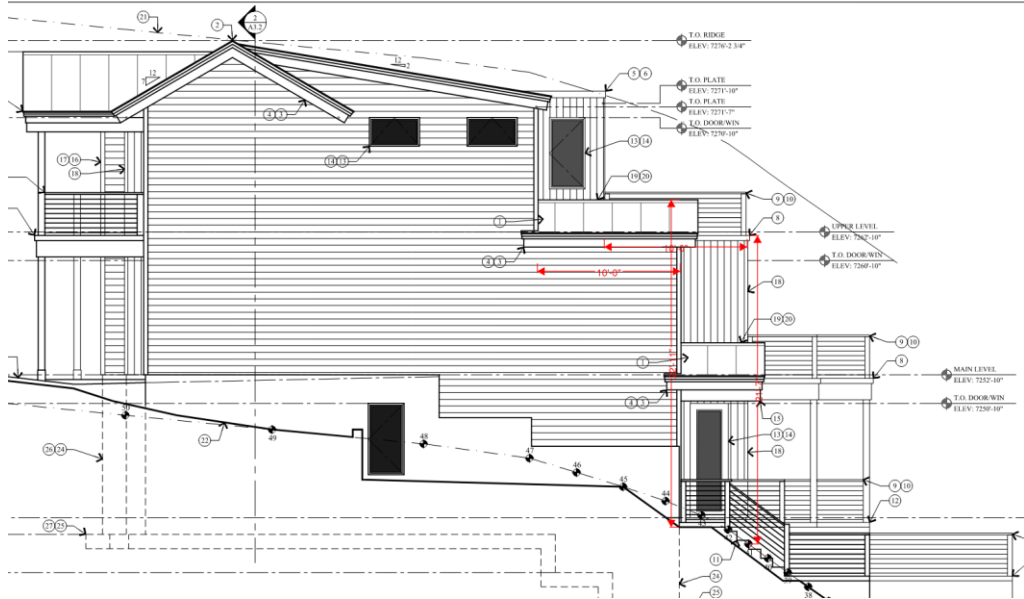
Zoning Requirement	Analysis
Minimum Lot Size - 1,875 square feet	Complies: 2,908 square feet
Maximum Lot Size – 3,750 square feet	Complies: 2,908 square feet
Minimum Lot Width- 25 feet	Complies: 36 feet
Maximum Building Footprint – 1,235 square feet ²	Complies: 1,232 square feet
Front and Rear Setbacks- 12 feet/13 feet each, 25 feet total	Complies: 12-foot Front Setback 13-foot Rear Setback LMC § 15-2.2-3(G)(4) allows for the roof overhang to extend into the Front Setback up to three feet. The Applicant proposes a maximum roof overhang of one foot, three

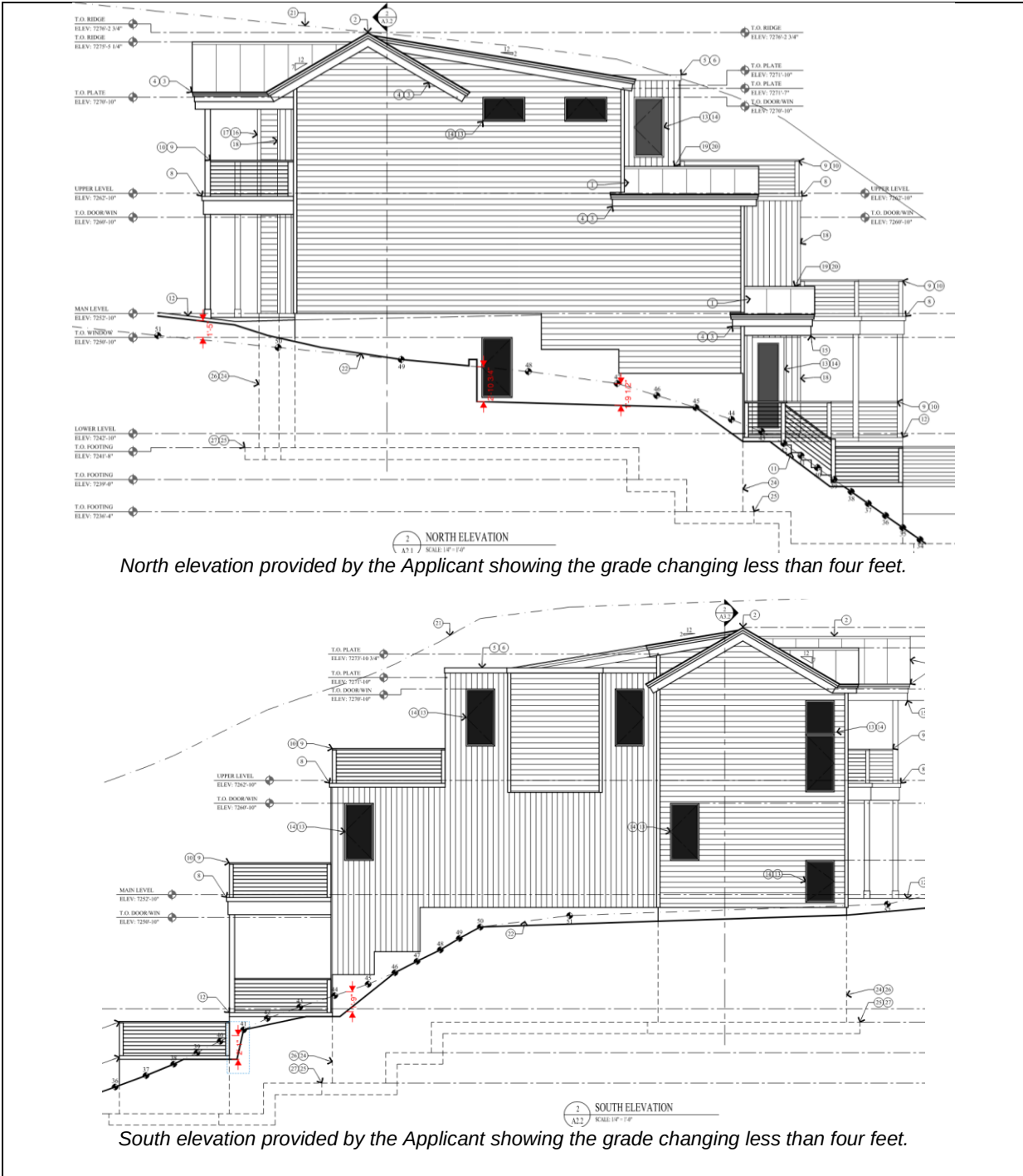
² MAXIMUM FP = (A/2) x 0.9^{A/1875} where FP = maximum Building Footprint and A = Lot Area.

	feet, in the Front Setback, which is compliant. LMC § 15-2.2-3(H)(10) allows for patios and steps in the Rear Setback. The Applicant proposes an at-grade patio and steps less than 30 inches above Final Grade in the Rear Setback, which are compliant.
Side Setbacks – 3 feet each	Complies: 3-foot Side Setback each LMC § 15-2.2-3(J)(4) allows for the roof overhang to extend into the Side Setback one foot. The Applicant proposes a one-foot roof overhang in the Side Setback, which is compliant.

LMC [§ 15-2.2-5](#) outlines the structure's height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height- 27 feet above Existing Grade	Complies: 27'
Maximum interior height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	Complies: 31'-0 11/16" maximum interior height

A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade.	Complies: The structure steps back 10 feet at 21.5 feet on the south side and steps back 10 feet at 22 feet on the north side.
	
Roof Pitch- 7:12 -12:12	See Condition of Approval 20: LMC § 15-2.2-5(C) states, “The roof pitch of a Structure’s Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way.” While the proposed roof pitch is 7:12, the length of the roof pitch is approximately 14’ from the front of the structure to the rear. As part of the Historic District Design Review application, the Applicant shall update the plans to comply with the LMC.
Final Grade within 4 feet of Existing Grade	Complies: The proposed Final Grade is within four feet of existing grade as shown below on the north and south elevation sheets:



(II) The proposal to construct a Single-Family Dwelling complies with criteria outlined in LMC § 15-2.2-6 Development on Steep Slopes.

One of the purposes of the HR -1 Zoning District is to establish review criteria for new Development on Steep Slopes to mitigate impacts to mass and scale and the

environment.³

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts.⁴

Since the proposed SFD is greater than 200 square feet and located on an existing Slope of thirty percent (30%) or greater, the SSCUP application is required, pursuant to per [§ 15.2-2.6\(A\)\(1\)](#). Additionally, the HDDR Application's approval is subject to the approval of this SSCUP.

Per LMC [§ 15-2.2-6](#), SSCUP applications are subject to the following criteria:

1. **LOCATION OF DEVELOPMENT** – *Development is located and designed to reduce visual and environmental impacts of the Structure.*

Complies: The proposed SFD is compliant with the 1,235-square-foot building footprint, required Setbacks, step-back, and height. The slope of the site is steepest at the rear, and the SFD has been designed to step down the hillside, in a similar pattern to the rest of the street. Facing the structure from the Prospect Right-of-Way (ROW), the structure looks to be two stories.

2. **VISUAL ANALYSIS** – *The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

Complies: The Applicant provided the following photo, taken from Sampson Avenue, showing the rear of the SFD at a highly visible point in the City. Properties below Sampson Avenue will not be able to view the SFD as much due to the change in elevation, existing structures, and vegetation.

³ LMC [§ 15-2.2-1](#)

⁴ LMC [§ 15-2.2-6](#)

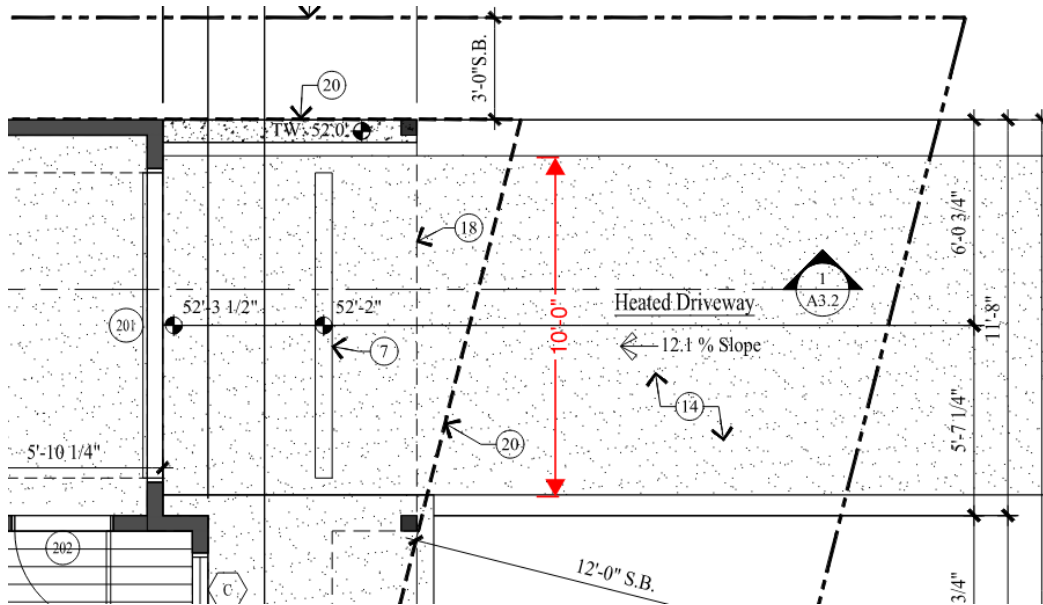


3. **ACCESS** – *Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.*

See Condition of Approval 18: The proposed Site is located off Prospect Avenue, with the Front Property Line approximately 16 feet from the road. The Applicant shall record an encroachment agreement with the City for the 10' heated driveway access to the site. The proposed garage location is less impactful to the existing topography than a side garage would be because the site slopes down more steeply in the rear and would require additional retaining methods.



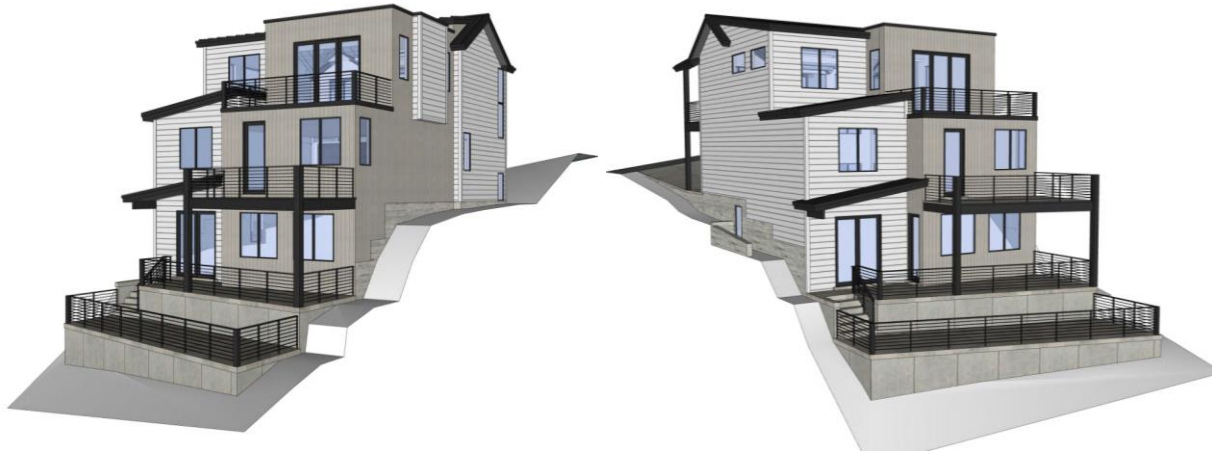
Front elevation provided by the Applicant.



The proposed driveway is 10 feet in width.

4. **TERRACING** – The project may include terraced retaining Structures if necessary to regain Natural Grade.

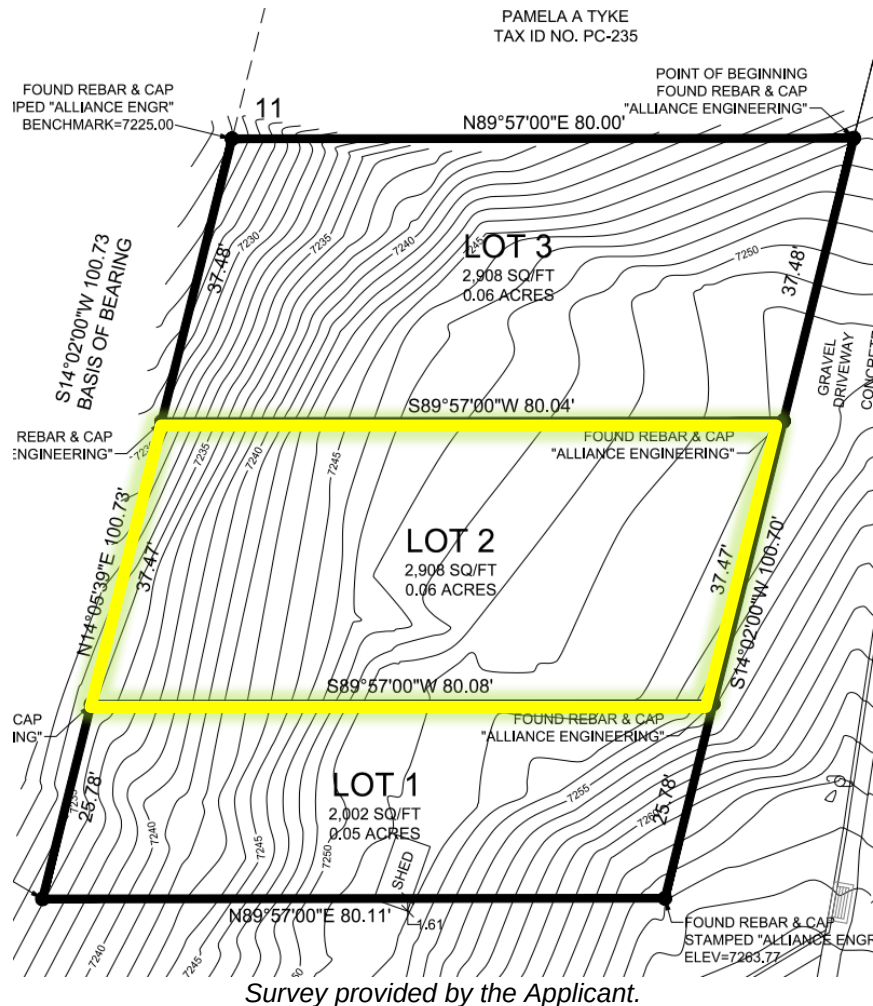
Condition of Approval 19: The Applicant proposes one retaining wall on the south side, to be within four feet of the Existing Grade. Additional retaining walls require Planning Commission review and approval prior to construction.



Rear (looking west) rendering showing the proposed Final Grade provided by the Applicant

5. **BUILDING LOCATION** – *Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.*

See Condition of Approval 18: The Lot was previously improved, but currently stands vacant and slopes steeply towards the rear of the property. The proposed SFD is centered on the Lot, is similar in location to the adjacent Lot (78 Prospect Avenue), and compliant with the maximum allowed Building Footprint. The SFD will be accessed off Prospect Avenue and requires an Encroachment Agreement with the Engineering Department for the heated driveway. The 12-foot Front Setback brings the SFD as close to the front of the property as possible, and further out of the steeper, rear portion of the property.



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

Complies: The proposed structure steps down with the grade and has a shorter portion at the rear, where the slope is steepest. The structure is broken up into two masses, with three stories at its tallest point. The single-car garage is subordinate to the structure and set back just over one foot from the pedestrian entrance.



Side (looking north) rendering provided by the Applicant.



Side (looking south) rendering provided by the Applicant.

7. **SETBACKS** – The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a “wall effect” along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.

Complies: The proposed structure is compliant with the required Setbacks of the HR-1 Zoning District, as analyzed above. The proposed SFD sets back from Prospect ROW in a distance similar to adjacent properties and to reduce excavation at the rear where the slope is steepest.

8. **DWELLING VOLUME** – *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

Complies: As seen from Prospect Avenue, the proposed SFD looks more like a two-story structure. The proposed volume is compliant with the HR-1 Zoning District Lot and Site requirements as analyzed above.

9. **BUILDING HEIGHT | STEEP SLOPE** – *The Zone Height in HR-1 is 27' for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

The proposed SFD height is 27'. The tallest portion of the structure is at the front of the Lot, near the ROW, and steps down on the hillside, similar to the adjacent properties.



Rendering provided by the applicant, shown from Prospect Avenue.

(III) The proposal to construct a Single-Family Dwelling complies with criteria outlined in LMC Chapter 15-3, Off-Street Parking.

LMC [§ 15-3-6\(A\)](#) requires two parking spaces for a SFD. LMC [§ 15-3-4\(A\)\(1\)](#) requires a parking space in a single garage of 11 feet wide by 20 feet deep. LMC [§ 15-3-3\(F\)\(1\)](#) requires parking spaces be nine feet wide by 18 feet deep.

The proposed SFD has two parking spaces, in tandem. One proposed space is in the garage and 11' by 20'. The second space is partially in the Front Setback, as an allowed

exception pursuant to LMC [§ 15-2.2-3\(G\)\(6\)](#), and nine feet by 18 feet. Both spaces are compliant.

(IV) The Development Review Committee reviewed the proposal on July 15, 2024, and confirmed the proposal, as conditioned, complies with their required standards.⁵

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 14, 2024, Staff mailed courtesy notice to property owners within 300 feet on August 14, 2024. The *Park Record* published courtesy notice on August 14, 2024.⁶

Public Input

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

Alternatives

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

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Site Survey

Exhibit D: Geotechnical Investigation

⁵ 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).

⁶ LMC [§ 15-1-21](#)



Planning Department

August 28, 2024

Chris Goff,
86 Prospect Avenue
Park City, UT 84060

CC: Jonanthan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 86 Prospect Avenue

Zoning District: Historic Residential - 1

Application: Steep Slope Conditional Use Permit

Project Number: PL-24-06187

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 28, 2024

Project Summary: The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope on a Vacant Lot.

Action Taken

On August 28, 2024, the Planning Commission conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 86 Prospect Avenue built into a Steep Slope, on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 86 Prospect Avenue and is Lot 2 of the Prospect Place Plat Amendment approved under Ordinance No. 2019-20 by the City Council on April 18, 2019.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.



Planning Department

4. The new SFD proposes an excess of 200 square feet located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is required.
5. In conjunction with the SSCUP, the Applicant submitted a Historic District Design Review (HDDR) Application (PL-24-06181). The HDDR Application approval is subject to the approval of this SSCUP.
6. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. The Lot is 2,908 square feet.
7. The maximum Lot size in the HR-1 Zoning District is 3,750 square feet. The Lot is 2,908 square feet.
8. The minimum Lot width in the HR-1 Zoning District is 25 feet. The Lot is 36' in width.
9. The maximum building footprint in the HR-1 Zoning District for a Lot that is 2,908 square feet is 1,235 square feet. The proposed Building Footprint is 1,232 square feet.
10. Minimum Front and Rear setbacks for Lots greater than 75' in depth in the HR-1 Zoning District is 12' or 13' each, for a total of 25'. The proposed SFD has a 12' Front Setback and 13' Rear Setback.
11. Minimum Side Setbacks for Lots up to 37.5' in width are three feet each in the HR-1 Zoning District. The proposed SFD meets a three-foot side setback for each side.
12. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 27' from Existing Grade.
13. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 10 feet at 23 feet from the lowest point of existing grade.
14. Final Grade must be within four feet of existing grade in the HR-1 Zoning District. The proposed final grade is within four feet of Existing grade.
15. Structures cannot exceed 35 feet from the lowest floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HR-1 Zoning District. The proposal has an interior height of 31'-0 11/16" feet, as defined.
16. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District and occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. The proposed roof pitch is 7:12.



Planning Department

17. Per Land Management Code (LMC) § 15-2.2-6, SSCUP applications are subject to the following criteria:

1. **LOCATION OF DEVELOPMENT** – *Development is located and designed to reduce visual and environmental impacts of the Structure.*

Complies: The proposed SFD is compliant with the 1,235-square-foot building footprint, required Setbacks, step-back, and height. The slope of the site is steepest at the rear, and the SFD has been designed to step down the hillside, in a similar pattern to the rest of the street. Facing the structure from the Prospect Right-of-Way (ROW), the structure looks to be two stories.

2. **VISUAL ANALYSIS** – *The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

Complies: The Applicant provided the following photo, taken from Sampson Avenue, showing the rear of the SFD at a highly visible point in the City. Properties below Sampson Avenue will not be able to view the SFD as much due to the change in elevation, existing structures, and vegetation.



Planning Department

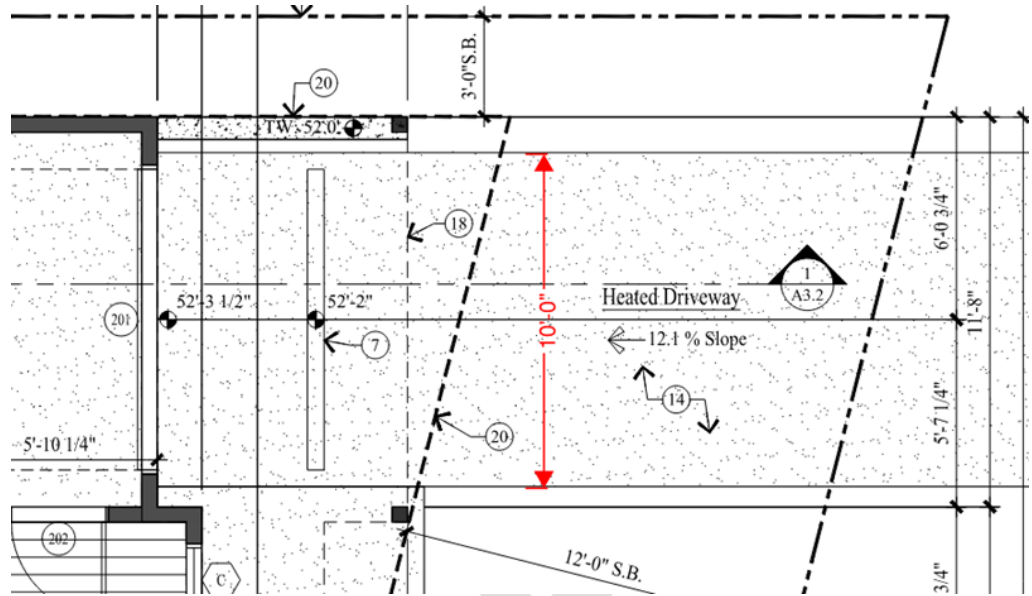


3. **ACCESS** – Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.

See Condition of Approval 18: The proposed Site is located off Prospect Avenue, with the Front Property Line approximately 16 feet from the road. The Applicant shall record an encroachment agreement with the City for the 10' heated driveway access to the site. The proposed garage location is less impactful to the existing topography than a side garage would be because the site slopes down more steeply in the rear and would require additional retaining methods.



Planning Department



The proposed driveway is 10 feet in width.

4. **TERRACING** – The project may include terraced retaining Structures if necessary to regain Natural Grade.

Condition of Approval 19: The Applicant proposes one retaining wall on the south side, to be within four feet of the Existing Grade. Additional retaining walls require Planning Commission review and approval prior to construction.





Planning Department



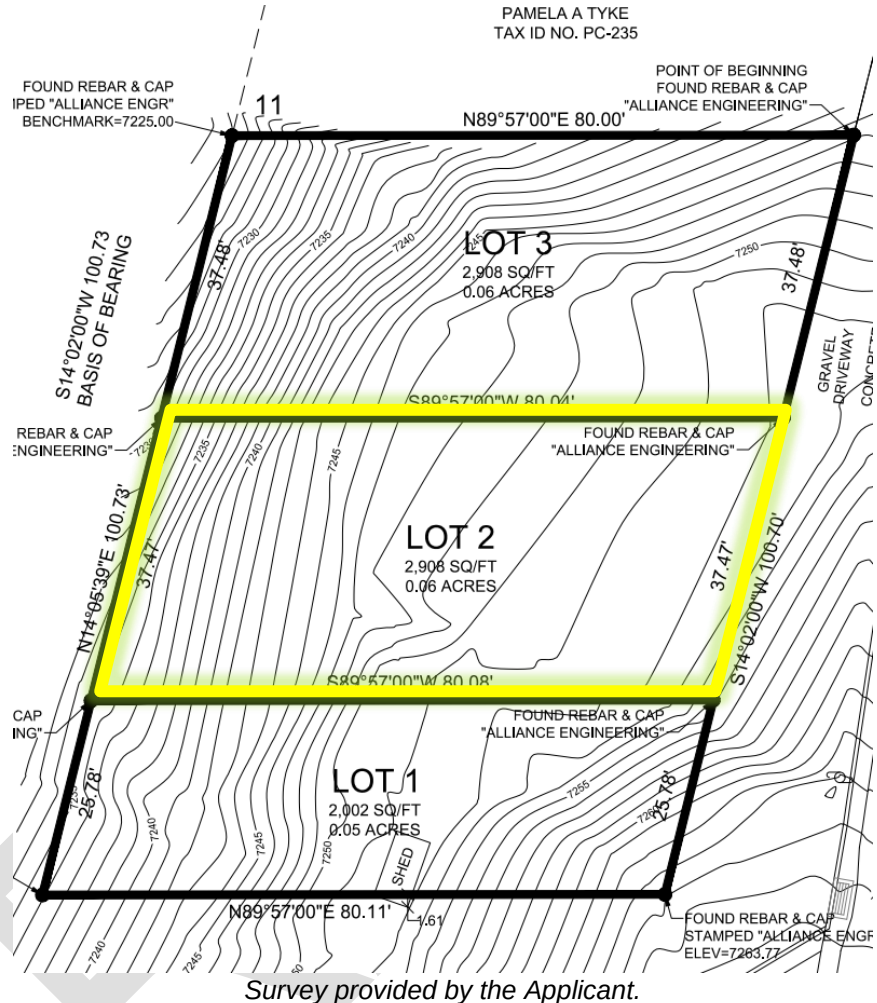
Rear (looking west) rendering showing the proposed Final Grade provided by the Applicant

5. **BUILDING LOCATION** – Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.

See Condition of Approval 18: T The Lot was previously improved, but currently stands vacant and slopes steeply towards the rear of the property. The proposed SFD is centered on the Lot, is similar in location to the adjacent Lot (78 Prospect Avenue), and compliant with the maximum allowed Building Footprint. The SFD will be accessed off Prospect Avenue and requires an Encroachment Agreement with the Engineering Department for the heated driveway. The 12-foot Front Setback brings the SFD as close to the front of the property as possible, and further out of the steeper, rear portion of the property.



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

Complies: The proposed structure steps down with the grade and has a shorter portion at the rear, where the slope is steepest. The structure is broken up into two masses, with three stories at its tallest point. The



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single-car garage is subordinate to the structure and set back just over one foot from the pedestrian entrance.



Side (looking north) rendering provided by the Applicant.



Side (looking south) rendering provided by the Applicant.

7. **SETBACKS** – The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a “wall effect” along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.

Complies: The proposed structure is compliant with the required Setbacks of the HR-1 Zoning District, as analyzed above. The proposed SFD sets back from Prospect ROW in a distance similar to adjacent properties and to reduce excavation at the rear where the slope is steepest.



Planning Department

8. **DWELLING VOLUME** – *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

Complies: As seen from Prospect Avenue, the proposed SFD looks more like a two-story structure. The proposed volume is compliant with the HR-1 Zoning District Lot and Site requirements as analyzed above.

9. **BUILDING HEIGHT | STEEP SLOPE** – *The Zone Height in HR-1 is 27' for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

The proposed SFD height is 27'. The tallest portion of the structure is at the front of the Lot, near the ROW, and steps down on the hillside, similar to the adjacent properties.



Rendering provided by the applicant, shown from Prospect Avenue.

18. LMC § 15-3-6(A) requires two parking spaces for a SFD. The proposed SFD has two parking spaces, in tandem. LMC § 15-3-4(A)(1) requires a parking space in a single garage of 11' wide by 20' deep. LMC § 15-3-3(F)(1) requires parking spaces be nine feet wide by 18 feet deep. One proposed space is in the garage



Planning Department

and 11' by 20'. The second space is partially in the Front Setback, as an allowed exception pursuant to LMC § 15-2.2-3(G)(6), and nine feet by 18 feet.

19. Staff published notice on the City's website and posted notice to the property on August 14, 2024. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the property on August 14, 2024. The Park Record published notice on August 14, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2-6, Development on Steep Slopes in the HR-1 District.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-3, Off-Street Parking.

Conditions of Approval

1. Final building plans and construction details shall reflect compliance with the plans reviewed August 28, 2024, by the Planning Commission, pending design modifications required for Historic District Design Review compliance. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Historic District Design Review prior to submitting a Building Permit application.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work, in 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.
6. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.



Planning Department

7. The property is located outside 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.
8. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Final Grade shall be within four feet of Existing Grade.
9. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
10. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
11. All exterior lighting shall be down-directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Exterior lighting shall not exceed 3,000 degrees Kelvin and outdoor lighting fixtures shall be Fully Shielded. Final lighting details shall be reviewed by the Planning Staff prior to installation.
12. Construction waste should be diverted from landfill and recycled when possible.
13. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
14. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
15. The Applicant shall submit a landscape bond prior to issuance of a building permit to ensure the stabilization and vegetation rehabilitation are complete prior to submission of a building permit.
16. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
17. Retaining walls cannot exceed the height approved as part of this SSCUP without modifying the SSCUP.
18. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.



Planning Department

19. Additional retaining walls, not approved under this SSCUP, require Planning Commission review and approval prior to construction.
20. The Applicant shall update the roof pitch to comply with LMC § 15-2.2-5(C).
21. The Engineering Department requires the submittal of a storm drainage analysis. The storm drainage study must include the calculations showing the required storm drainage volume storage to match the pre and post development conditions for a 100-year 24-hour event.
22. The Applicant shall update the proposal to comply with LMC § 15-13-8(B)(2)(d).

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Sarah Hall,
Planning Commission Chair

CC: Lillian Zollinger, Planner III

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

SURVEY
UTAH LAND SURVEYING, LLC
MICHAEL WANGEMANN
1359 FAIRWAY CIR
FARMINGTON, UT. 84025
TEL. (801) 725-8395
EMAIL: mikew@utahlandsurveying.com

	OFFICE 103	ROOM NAME ROOM NUMBER
		FLOOR, POINT ELEV.
		CENTER LINE
		ROUND, DIA.
		CHANNEL
		ANGLE
		DETAIL
		SECTION CUT, DETAIL
		BUILDING SECTION
		KEYED NOTES
		WINDOW TYPE
		DOOR NUMBER
		REVISION
		INTERIOR WALL ELEV.
		WALL TYPE

LOWER LEVEL AREA: 1224 SQ/FT
MAIN LEVEL AREA: 961 SQ/FT
UPPER LEVEL AREA: 839 SQ/FT
TOTAL LIVING AREA: 3024 SQ/FT
GARAGE AREA: 263 SQ/FT
DECK AREA: 278 SQ/FT
PATIO AREA: 460 SQ/FT
ENTRY PORCH AREA: 95 SQ/FT
ALLOWABLE FOOTPRINT: 1235 SQ/FT
PROPOSED FOOTPRINT: 1232 SQ/FT
LOT AREA: 2908 S/F
DISTURB AREA: 1310 SQ/FT

[illegible]

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACoust.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQD.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLACK	G.W.B.	CYCLING WALL BOARD	S	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	JOINT	TOP O.	TOP OF
D.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANFR	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W.	WITH
ELEC.	ELECTRIC/ELECTICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OP.	OUTSIDE DRAIN	WR.	WATER RESISTANT
EQ.	EQUAL	OP'NG	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	P.WYD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELODED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

COVER SHEET

SHEET DESCRIPTION:

REVISIONS:

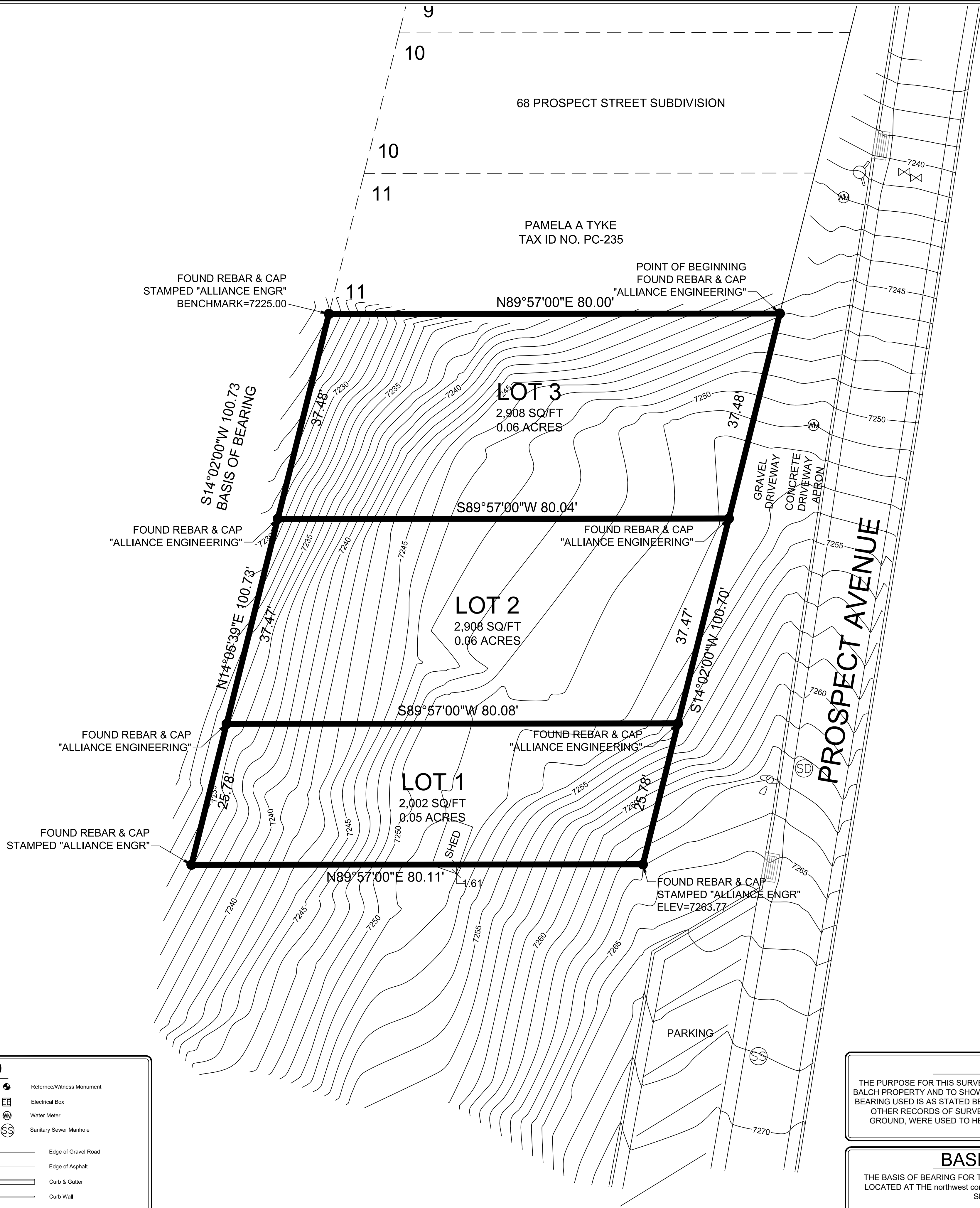
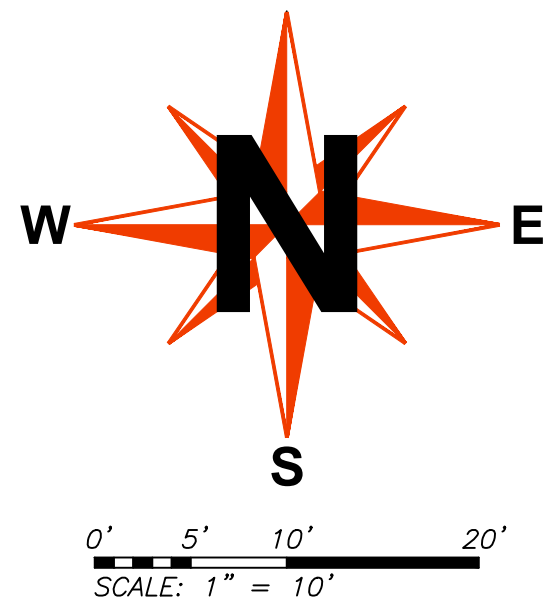
DATE:

AUGUST 20, 2024

PROJECT NUMBER: 3405.0

SHEET NUMBER:

Aa



LEGEND		
	Section Monument	
	Property Corner	
	Fire Hydrant	
	Storm Drain Manhole	
	Telephone Pedestal	
	Property Line	
	Section Line	
	Center Line	
	Easement Line	
	Contour Line	

NARRATIVE

THE PURPOSE FOR THIS SURVEY WAS TO RE-ESTABLISH THE PROPERTY LINES FOR THE BALCH PROPERTY AND TO SHOW THE TOPOGRAPHICAL RELIEF OF THE LAND. THE BASIS OF BEARING USED IS AS STATED BELOW. THE OFFICIAL PARK CITY SURVEY PLAT, ALONG WITH OTHER RECORDS OF SURVEY, PROPERTY DEEDS AND PHYSICAL EVIDENCE ON THE GROUND, WERE USED TO HELP DETERMINE THE BOUNDARY LINES OF THE SUBJECT PROPERTY.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND rebar & cap LOCATED AT THE northwest corner of lot 12 and the southwest corner of greg balch property AS SHOWN ON THIS SURVEY PLAT.

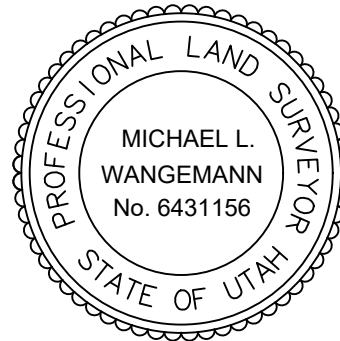
SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRANCH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRANCH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.



Michael L. Wangemann, PLS

Date of Plat or Map: March 15, 2022

PLS# 6431156-2201

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 18, PARK CITY SURVEY, SAID POINT BEING SOUTH 89°57'00" WEST 348.98 FEET AND SOUTH 14°02'00" WEST 277.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID BLOCK 18, AND RUNNING THENCE SOUTH 14°02'00" WEST 100.70 FEET; THENCE SOUTH 89°57'00" WEST 80.11 FEET; THENCE NORTH 14°05'39" EAST 100.73 FEET; THENCE NORTH 89°57'00" EAST 80.00 FEET TO THE POINT OF BEGINNING.

UTILITY NOTE:
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

GENERAL NOTES

- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHER WISE STATED.
- AT THE TIME OF THIS SURVEY THERE WAS APPROXIMATELY 18"-24" OF SNOW ON THE GROUND.

SHEET TITLE TOPOGRAPHY SURVEY

PREPARED FOR
CHRIS GOFF
86 PROSPECT AVE
PARK CITY, UT

LOCATION
NORTHEAST $\frac{1}{4}$, SEC 21, T2S, R4E, SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE:	3/15/2022
SCALE:	1" = 10'
DRAWN:	MLW
CHECKED:	MLW

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
FARMINGTON, UT 84025

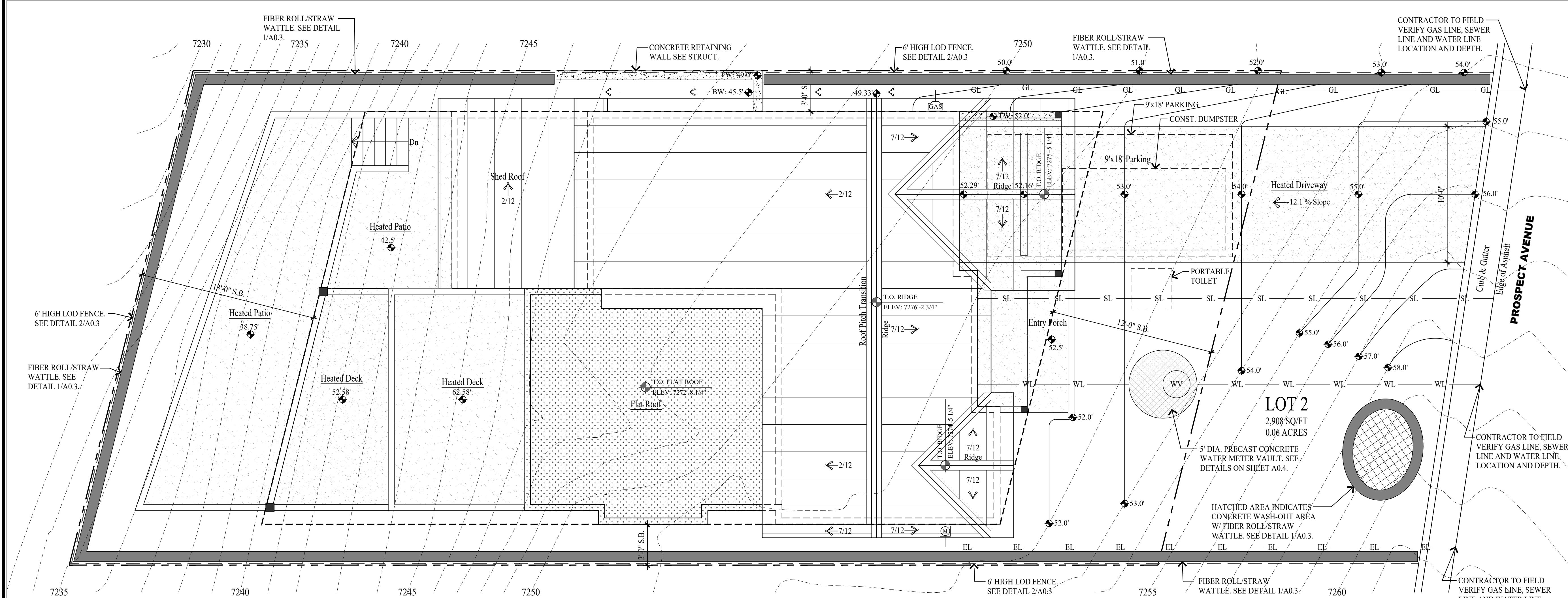
PHONE 801.725.8395
mikew@utahlandsurveying.com

www.utahlandsurveying.com

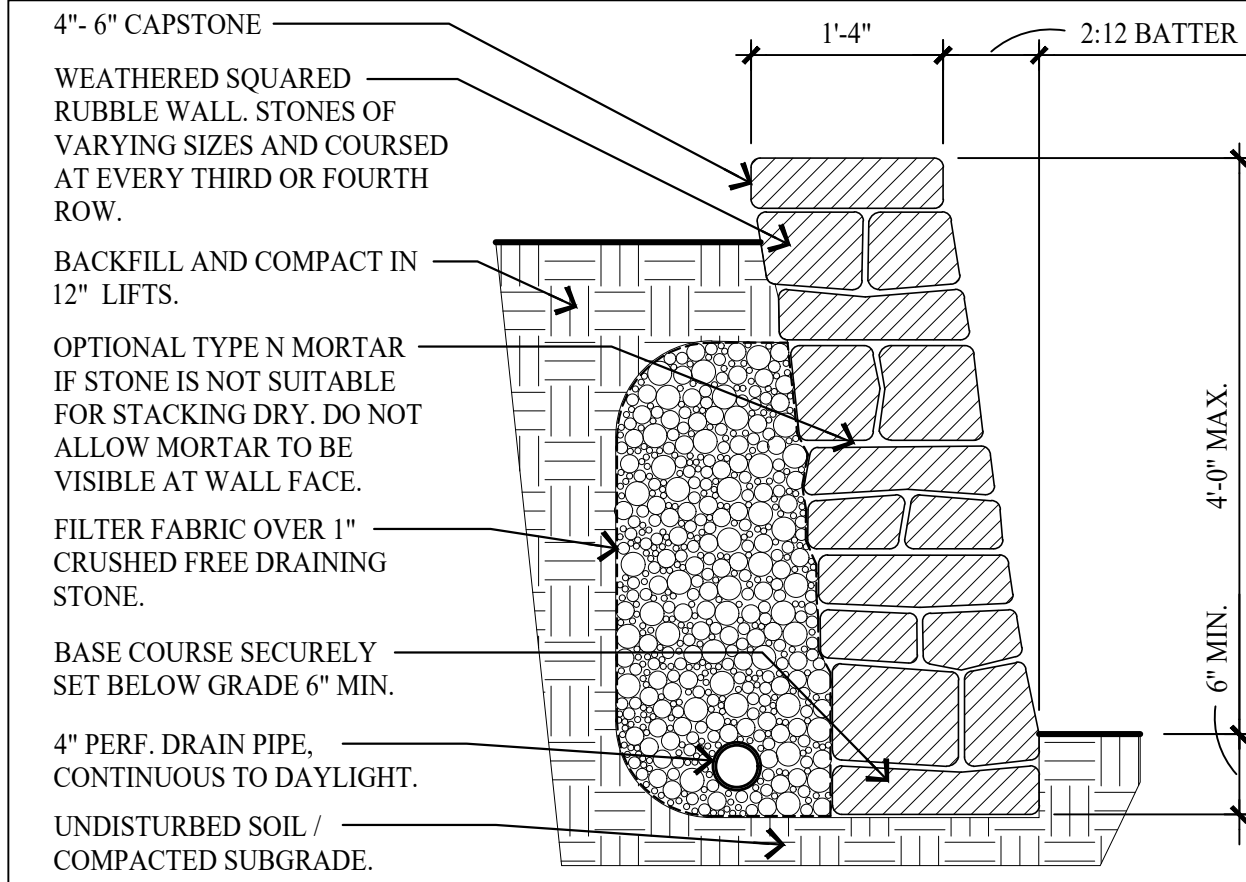
JOB NUMBER
1003-22

SHEET
1 OF 1

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ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"



1 STACKED STONE RETAINING WALL
A0.1 NO SCALE

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY. A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

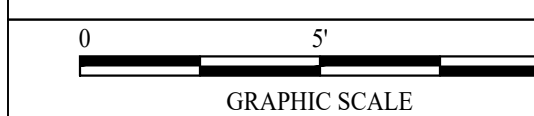
1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- WL - WATER LINE
- SL - SEWER LINE
- GL - GAS LINE
- EL - ELECTRICAL LINE



NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

LOD DISTURBED AREA: 1310 S/F

PROJECT DESCRIPTION:

GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

ARCHITECTURAL SITE PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

AUGUST 20, 2024

PROJECT NUMBER:

2405-01

SHEET NUMBER:

A0.1

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
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86 PROSPECT AVENUE, PARK CITY, UTAH 84060

BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. Section 603.5, is added and shall read as follows:

603.5 Home Ignition Zone.

603.5.1 Purpose. All structures must meet the following wildfire preparation requirements in regards to vegetation:

603.5.2 Ignition Zones. Areas around the structure shall be classified as Immediate (0-5 feet from the structure), Intermediate (5 to 30 feet from the structure), and Extended (30 to 100* feet from the structure).

603.5.2.1 Immediate Ignition Zone. The immediate Ignition Zone shall extend from zero (0) to five(5) feet from the structure, any overhang, or deck attached to the structure and shall meet the following requirements:

1. All dead and dying vegetation must be removed from within five (5) feet of the structure.
2. All vegetation must be on the approved list (Refer to Municipal Code Section 14-1-5).
3. All trees must be trimmed so as to be no closer than 10 feet from an active wood burning chimney. Distance from natural gas direct vent shall follow manufacturer recommendations.

603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 30 feet, which may include an area outside the established LOD and shall meet the following requirements:

1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
2. All dead and dying vegetation shall be removed.
3. Grasses must be kept to a maximum of 4 inches in height above ground.
4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.
5. Trees taller than 10 feet and less than 15 feet must have all branches removed from within four (4) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.
8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

Exception: Structures meeting all of the requirements labeled in sub-section C items 1 through 4 and at least 3 of the items labeled 5 through 9 listed in Section 603.4.3 are not required to meet items 5 through 8 above. Notwithstanding any exception, all landscaping in the Intermediate Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

603.5.2.3 Extended Ignition Zone. The Extended Ignition Zone shall extend from the edge of the Intermediate Ignition Zone to a distance not to exceed 100 feet, which may include an area outside of the established LOD, and shall meet the following requirements:

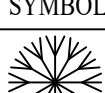
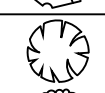
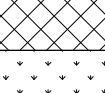
1. All dead and dying vegetation shall be removed.
2. Small conifers growing between trees may be removed in the context of clumping, clustering, and thinning, in accordance with Section 603.4
3. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
4. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 12 feet to the next closest cluster.
5. No single tree cluster shall exceed 5 trees or cover more than 25% of the Intermediate Ignition Zone, whichever is lesser.
6. Exception Structures meeting all of the items listed in Section 603.4 are not required to meet items 3 through 5 above. Notwithstanding any exception, all landscaping in the Extended Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

NOTE:
THE LANDSCAPING SHALL HAVE AN IRRIGATION SYSTEM WITH A WATERSENSE LABELED SMART IRRIGATION CONTROLLER. PER LMC 15-5-5 (N).

PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS' NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.

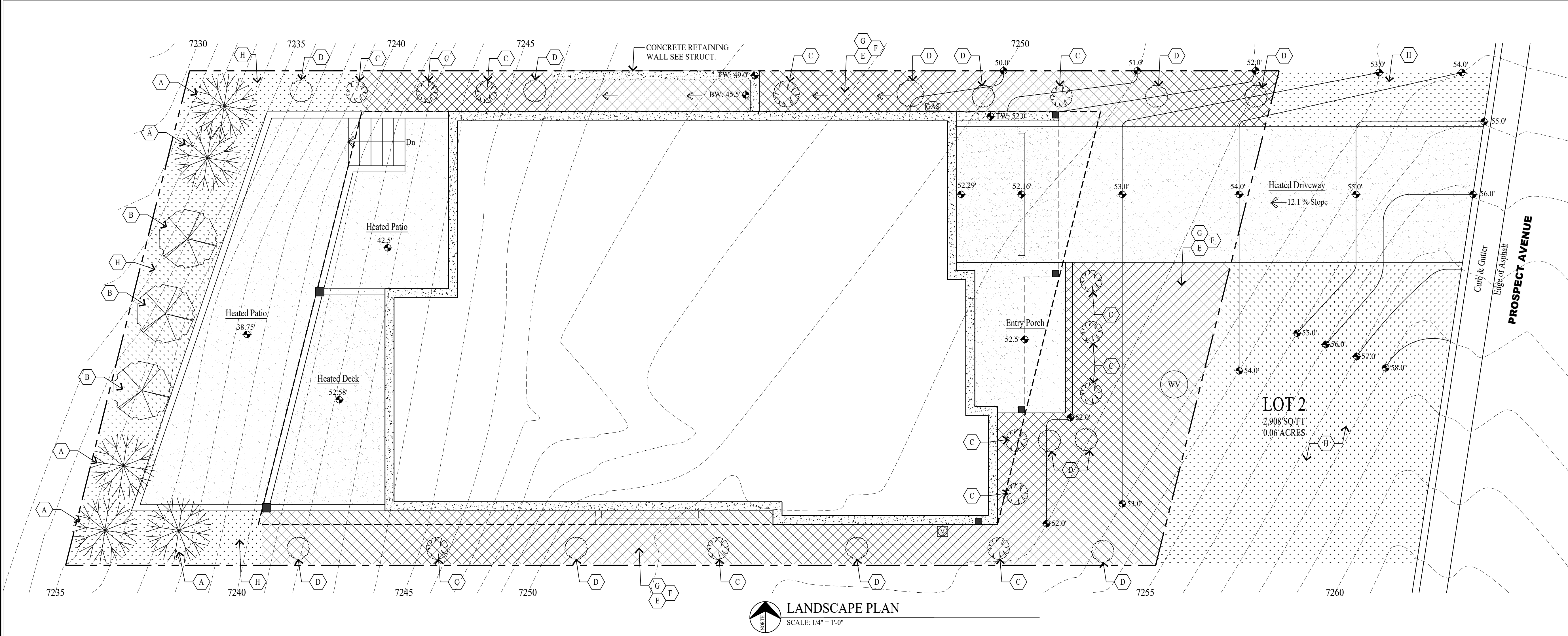
PLANT SCHEDULE

SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
	A	5	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	B	3	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	C	13	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	D	11	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
SHRUBS							
	E	40	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	40	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	610 S/F	Wood Chips		Small		3" Thick Layer
	H	700 S/F	Native Grass Seed Mix		1 lb/1500	Hydrosseed	See seed mix below
GROUND COVER and HYDROSEEDING							

NATIVE GRASS SEED MIX

The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseedling must occur. Apply at a rate of 80 lbs./ acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.

* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.



GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

LANDSCAPE PLAN

REVISIONS:

DATE:
AUGUST 20, 2024

PROJECT NUMBER:
2405-01

SHEET NUMBER:

A0.2

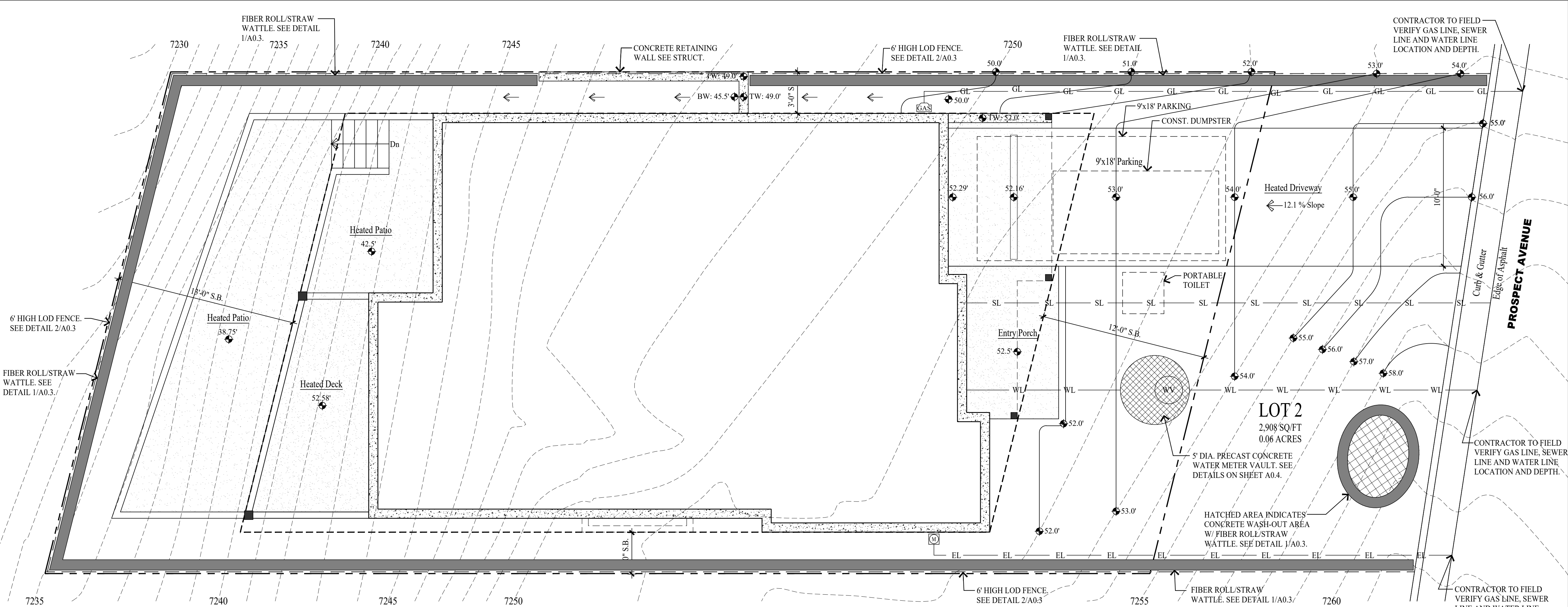
Jonathan DeGray
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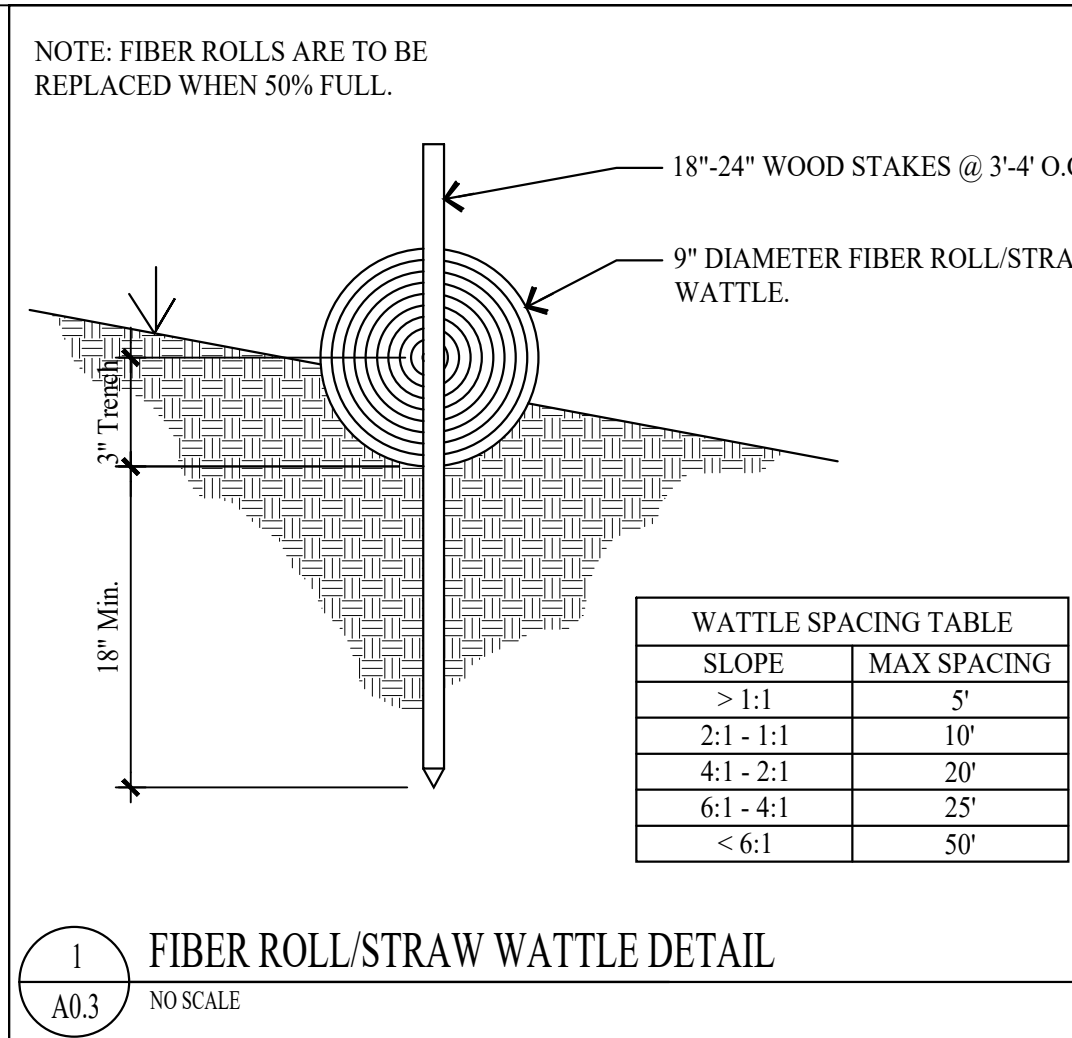
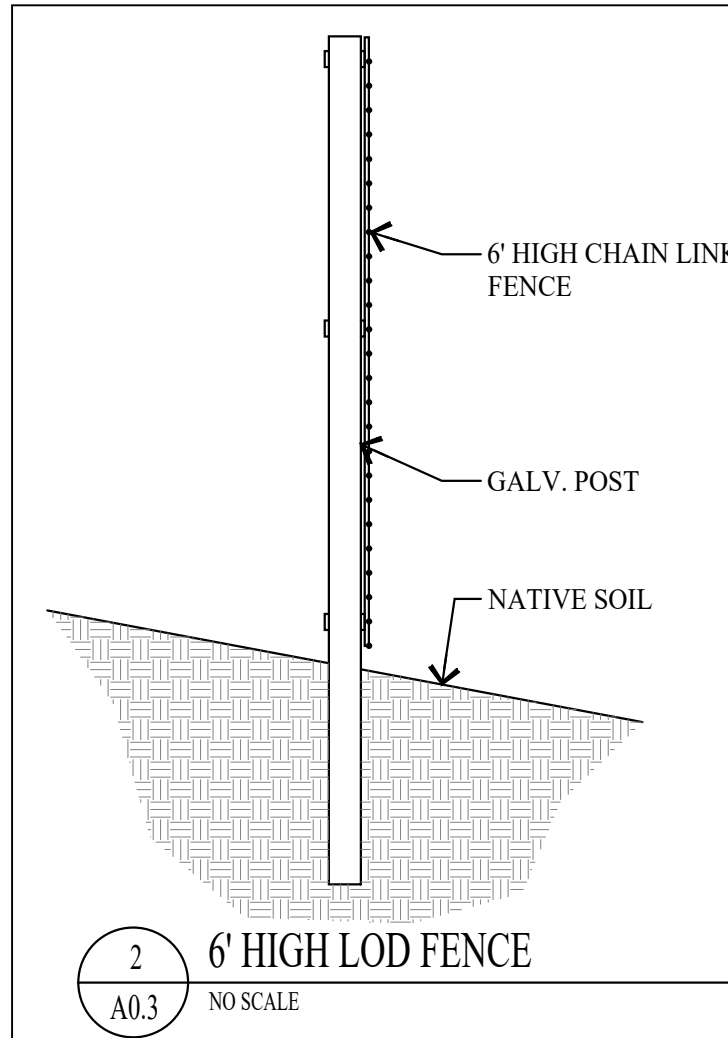
PROJECT DESCRIPTION:

SHEET DESCRIPTION:

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SWPP PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

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5. CONTAIN DRAINAGE ON PROPERTY.
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UTILITY NOTES

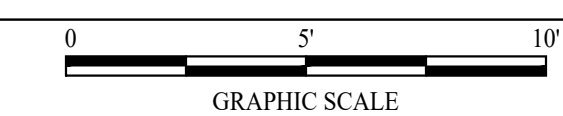
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2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- WL - WATER LINE
- SL - SEWER LINE
- GL - GAS LINE
- EL - ELECTRICAL LINE



NOTE:
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2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

LOD DISTURBED AREA: 1310 S/F

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GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

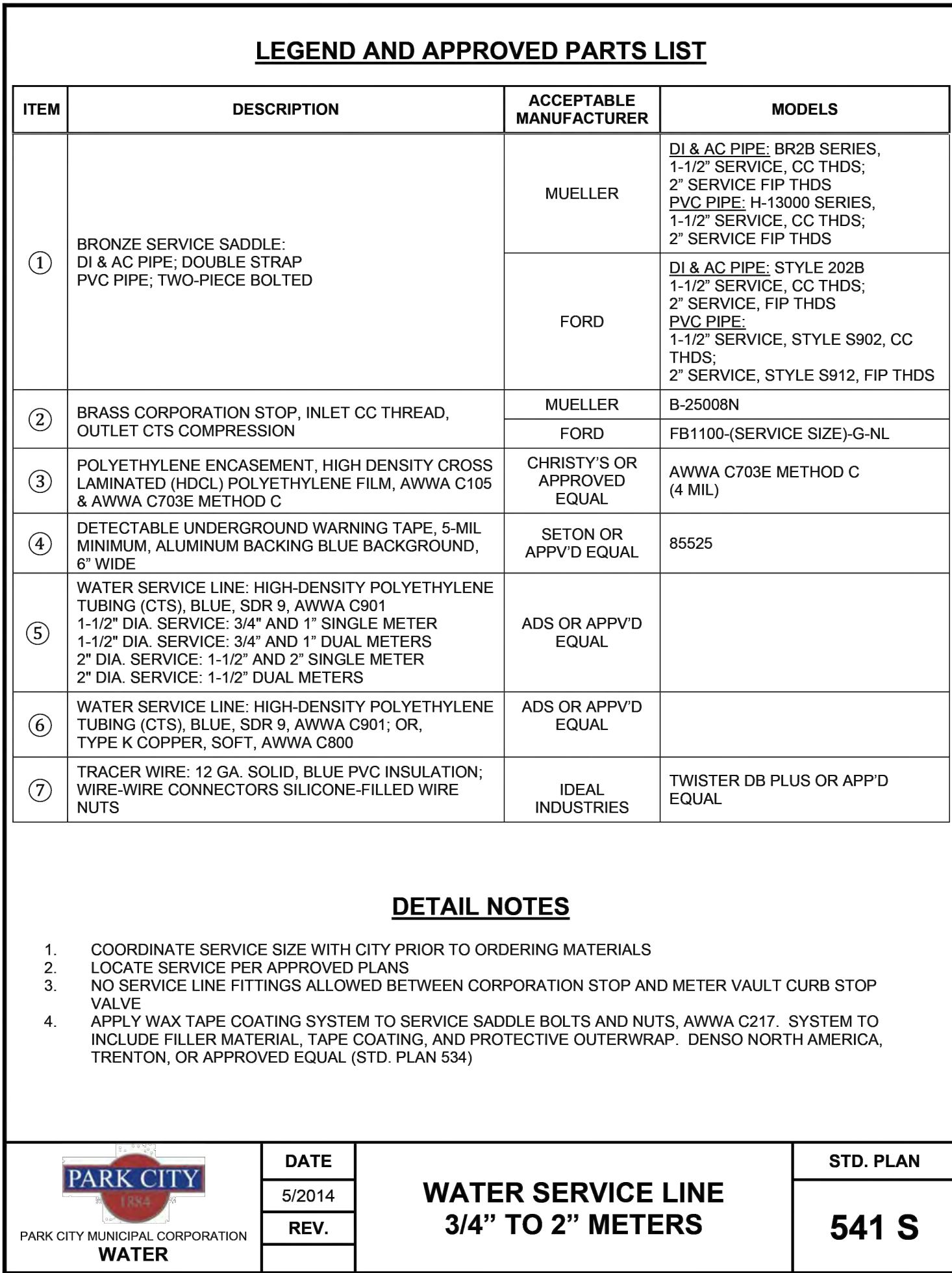
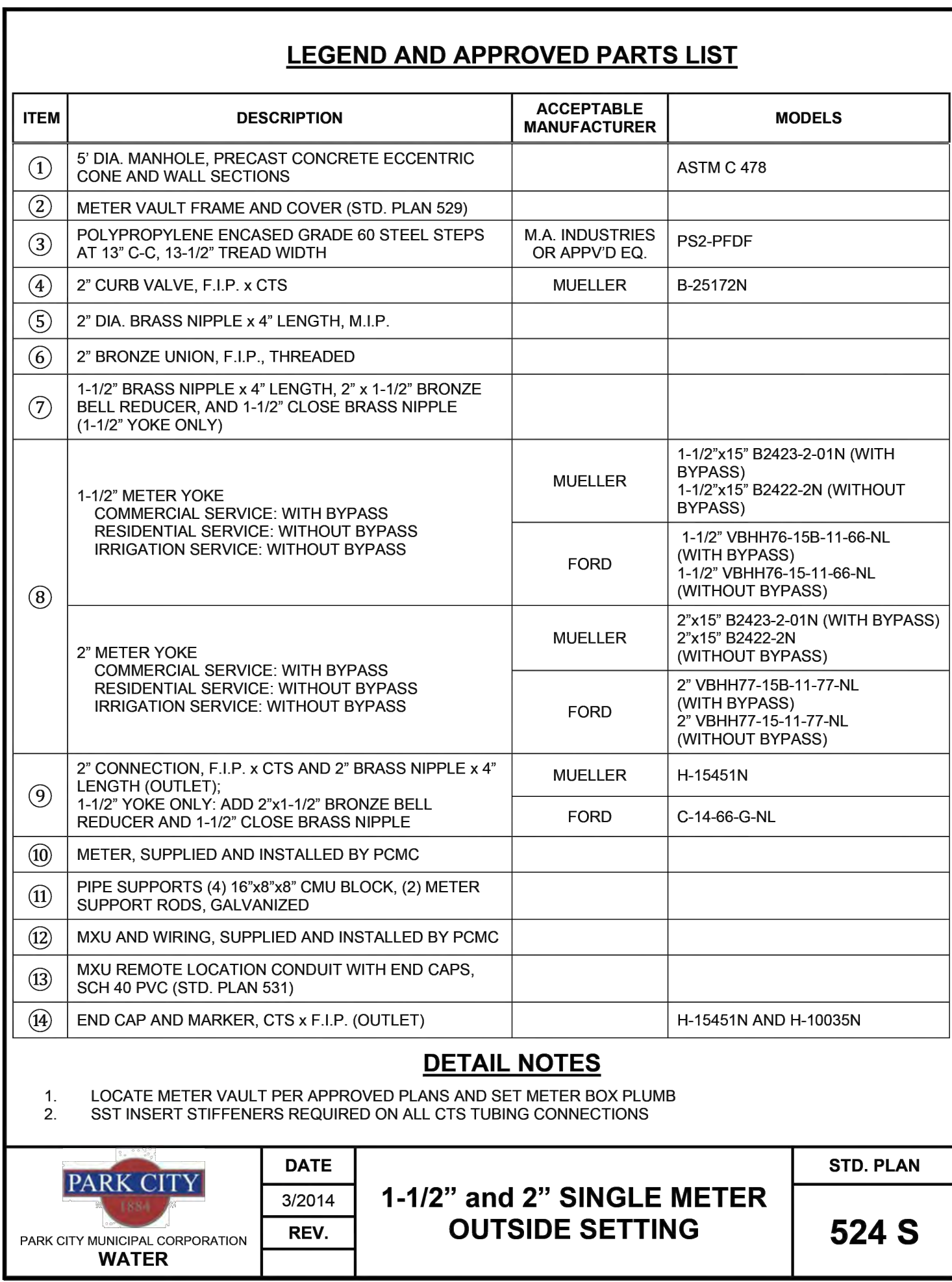
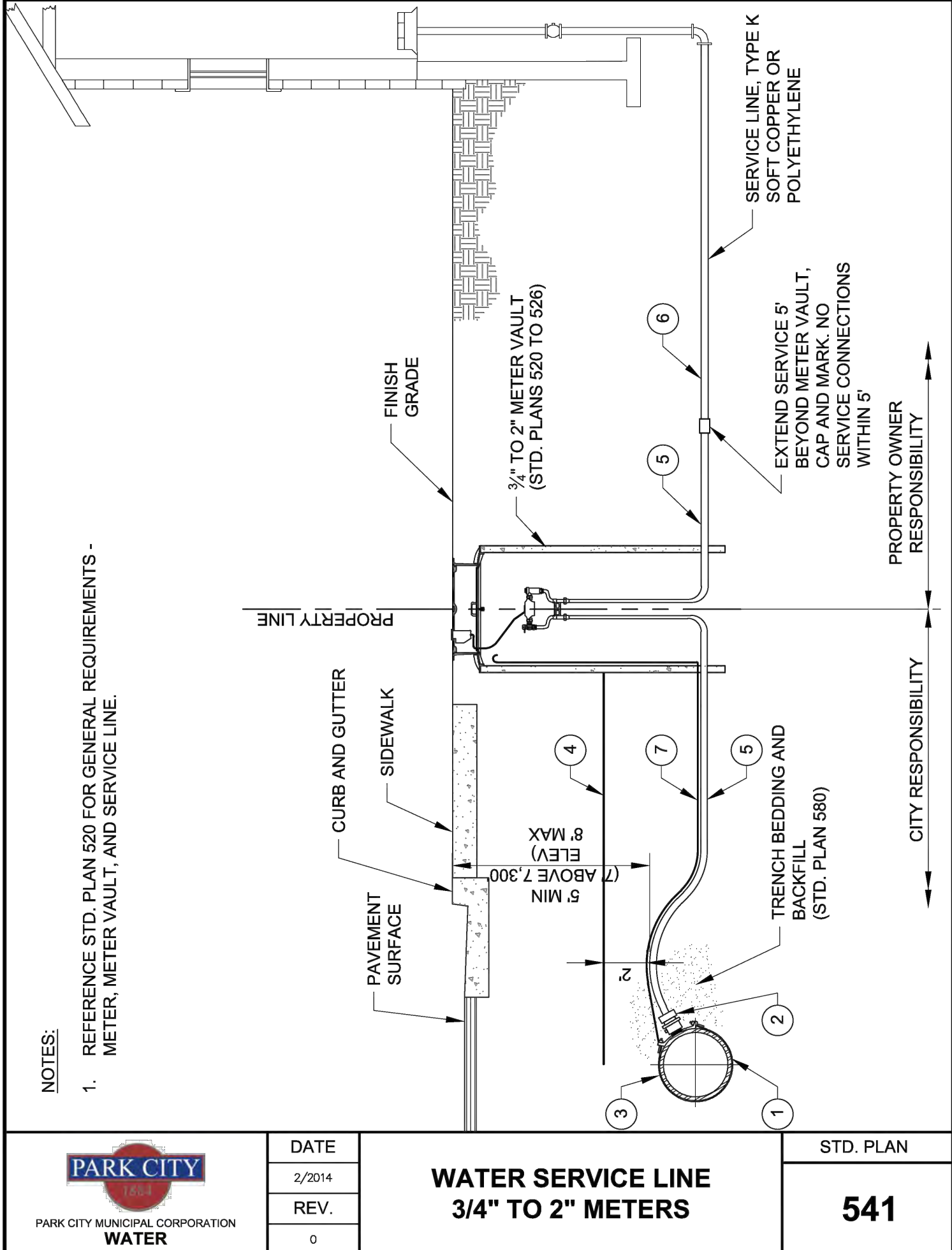
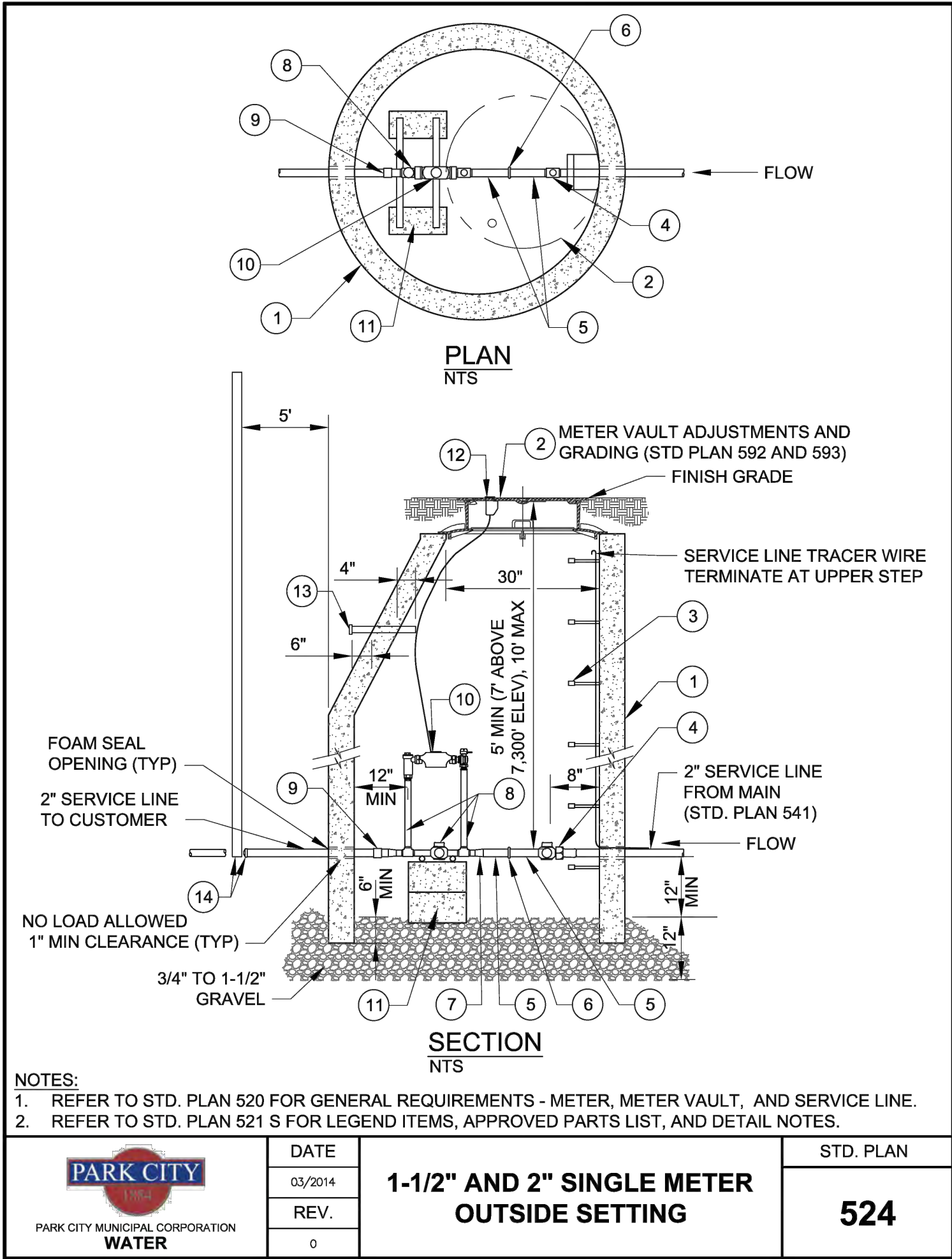
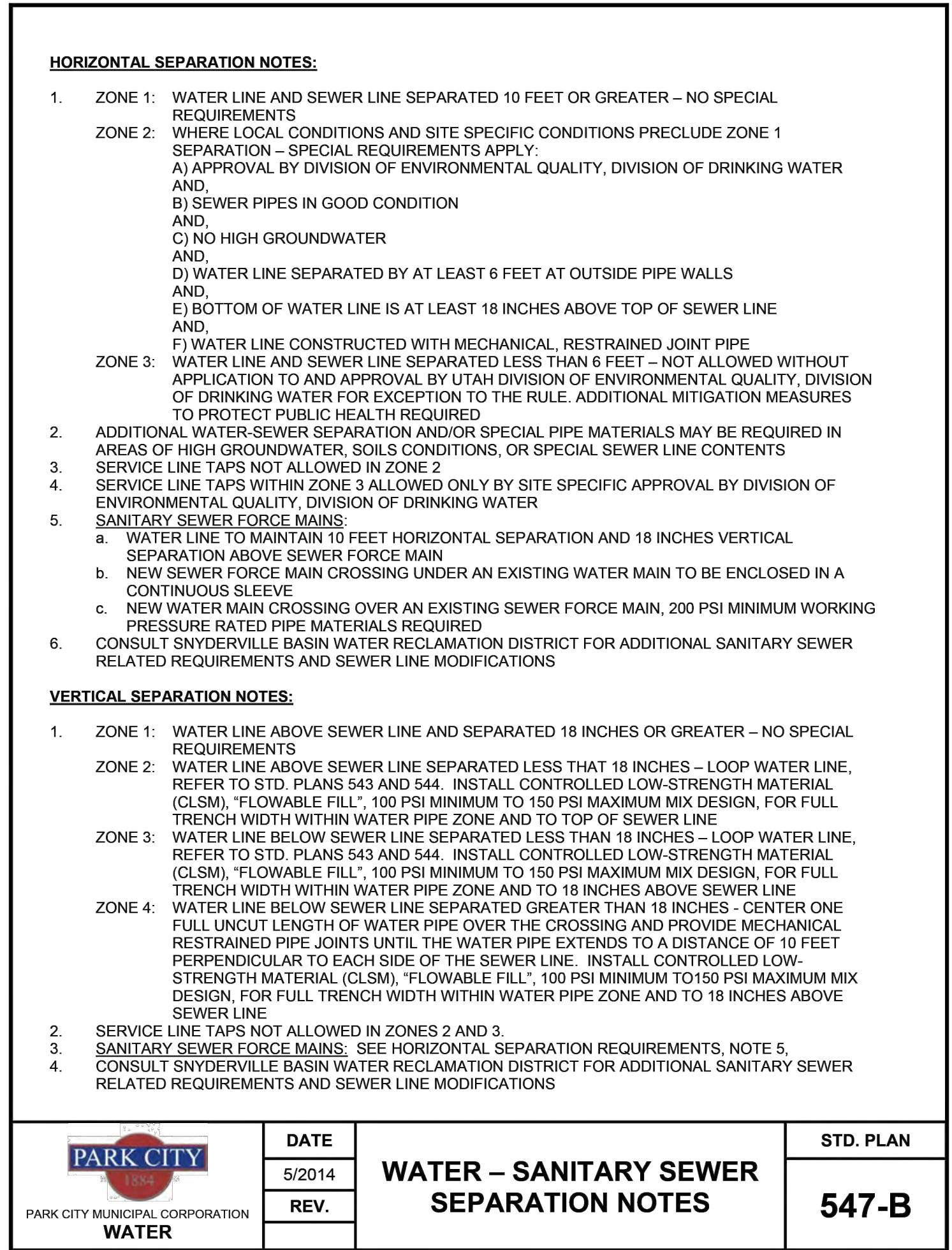
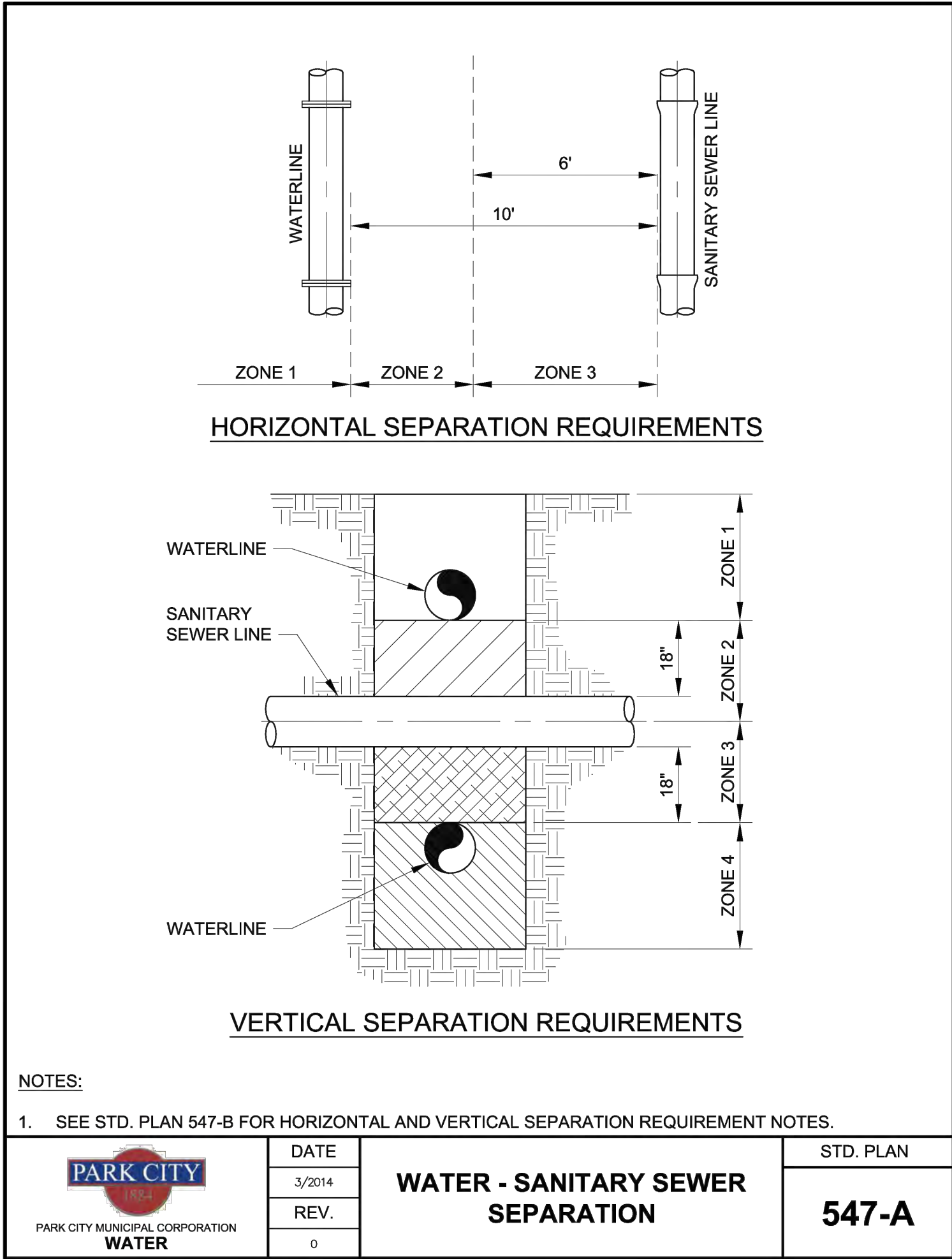
SWPP PLAN

REVISIONS:

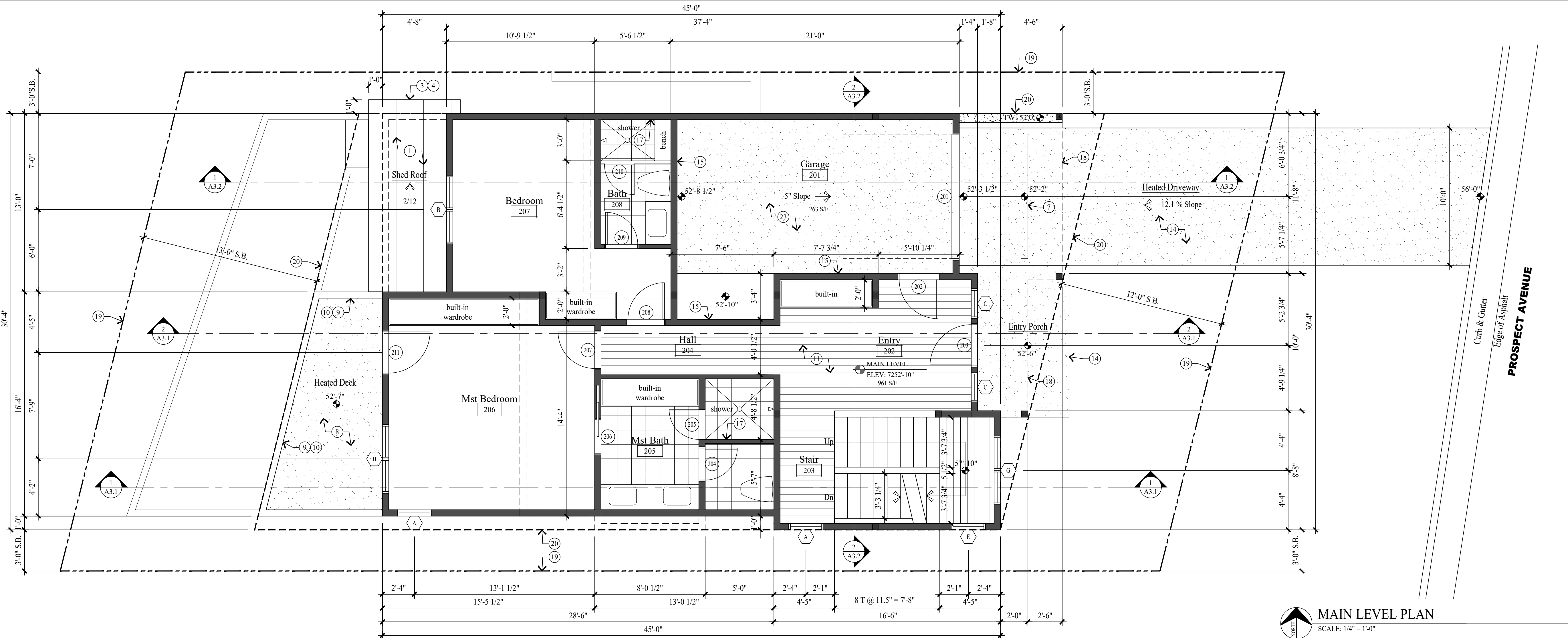
DATE:
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2405-01

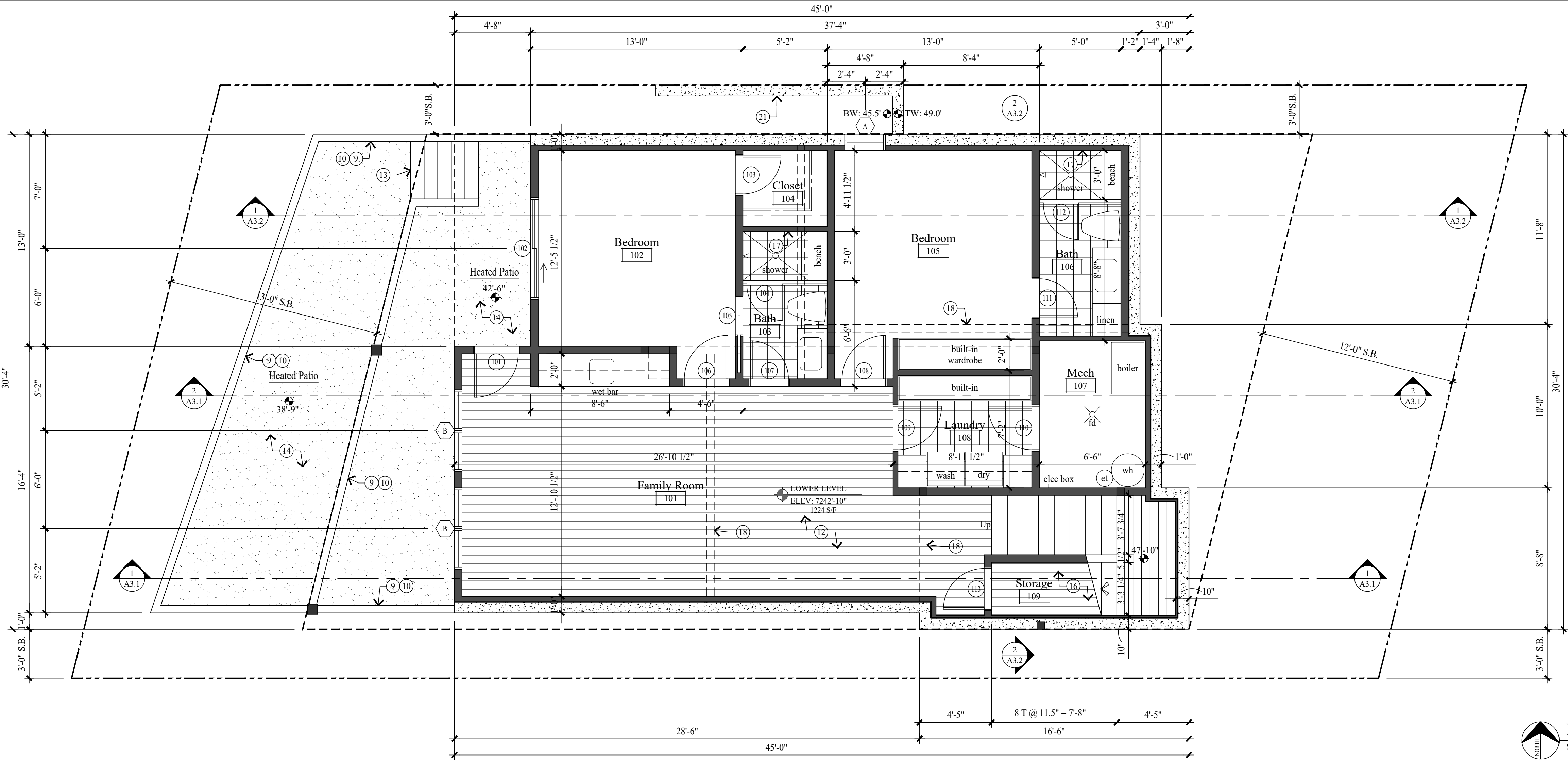
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A0.3



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



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

NEW CONCRETE WALL
NEW 2x FRAMED WALL

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 MEATAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 4 1x6 TAG CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 8 HEATED DECK: REINFORCED CONCRETE ON STEEL COMPOSITE DECK - SEE STRUCTURAL. LIQUID APPLIED WATERPROOF MEMBRANE OVER STEEL DECKING.
- 9 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 10 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 11 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 12 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL. POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- 13 REINFORCED HEATED CONCRETE STAIRS ON GRAVEL BASE.
- 14 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 15 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 16 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 17 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 18 DASHED LINES INDICATES WALL/BEAM ABOVE.
- 19 PROPERTY LINE.
- 20 SET BACK LINE.
- 21 HEATILATOR "CRAVE 46048" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.
- 22 CONCRETE RETAINING.
- 23 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.

Jonathan DeGray
A r c h i t e c t

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GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

LOWER LEVEL PLAN
MAIN LEVEL PLAN

REVISIONS:

DATE:

AUGUST 20, 2024

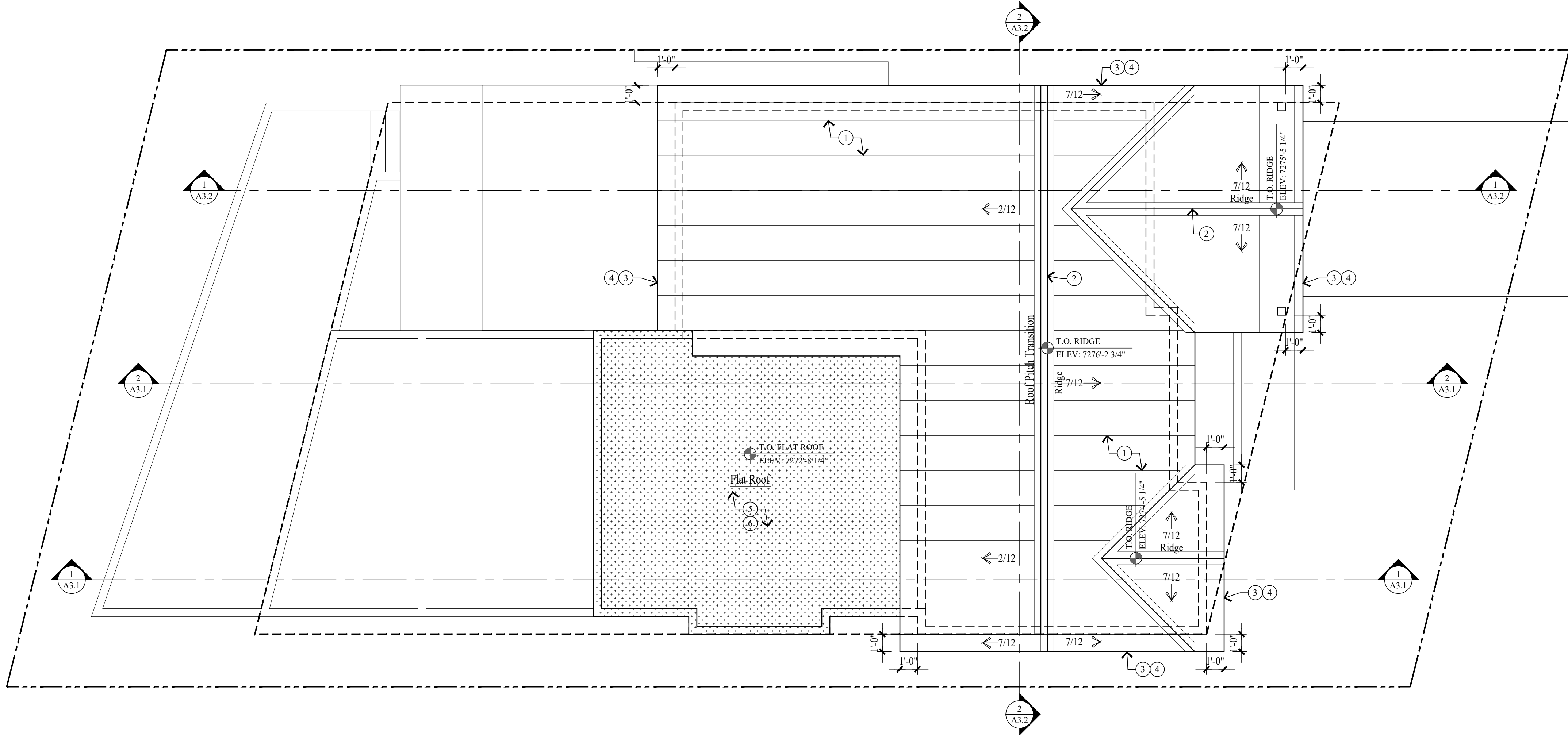
PROJECT NUMBER:

2405-01

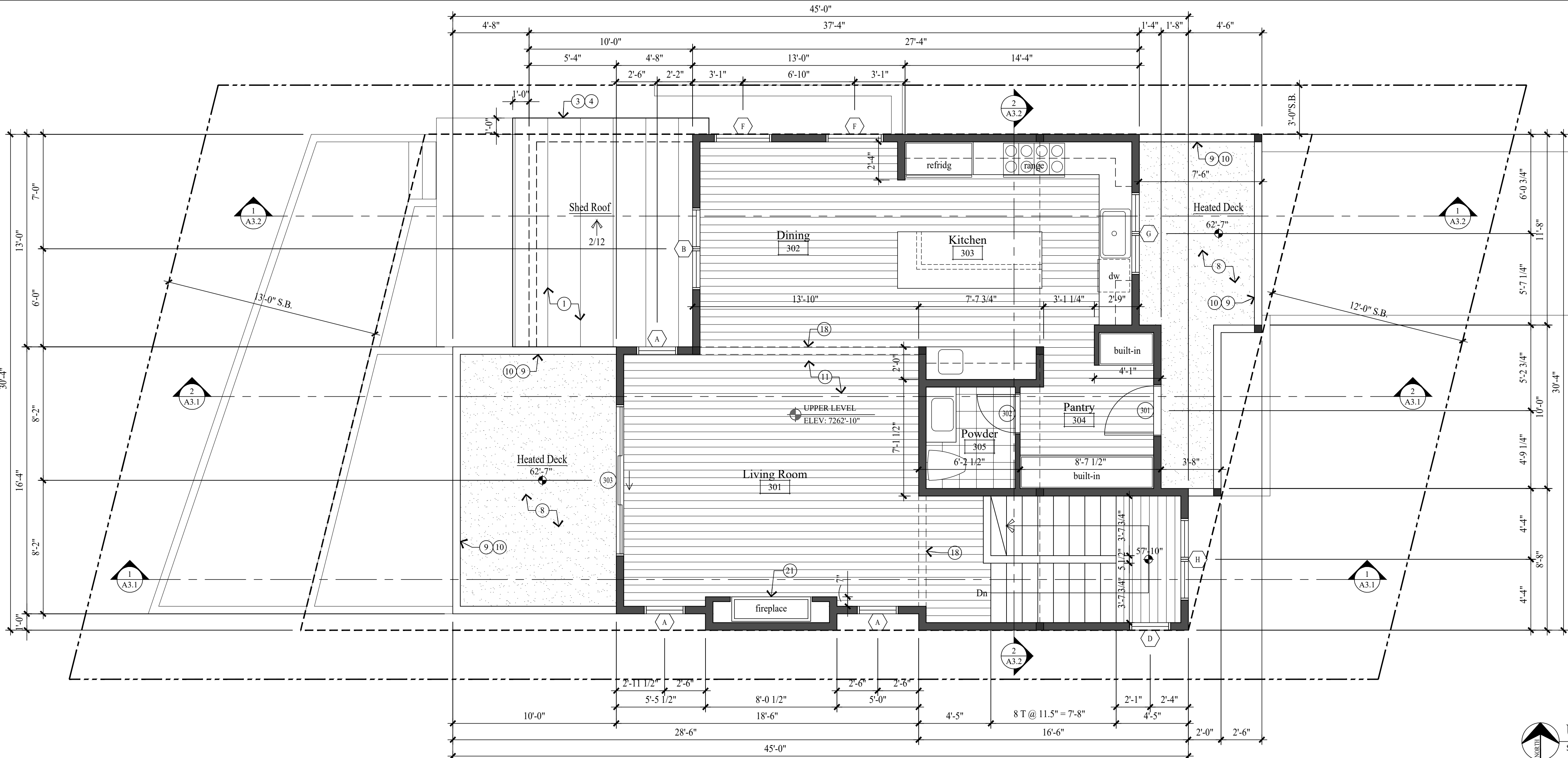
SHEET NUMBER:

A1.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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HIGH ROOF PLAN
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES

- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.
- FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- MEATAL RIDGE VENT.
- 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 1x6 TAG CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- HEATED DECK: REINFORCED CONCRETE ON STEEL COMPOSITE DECK - SEE STRUCTURAL. LIQUID APPLIED WATERPROOF MEMBRANE OVER STEEL DECKING.
- 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- REINFORCED HEATED CONCRETE STAIRS ON GRAVEL BASE.
- 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- DASHED LINES INDICATES WALL/BEAM ABOVE.
- PROPERTY LINE.
- SET BACK LINE.
- HEATILATOR "CRAVE 46048" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.
- CONCRETE RETAINING.
- HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.

Jonathan DeGray
A r c h i t e c t

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GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

PROJECT DESCRIPTION:

UPPER LEVEL PLAN
ROOF PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

AUGUST 20, 2024

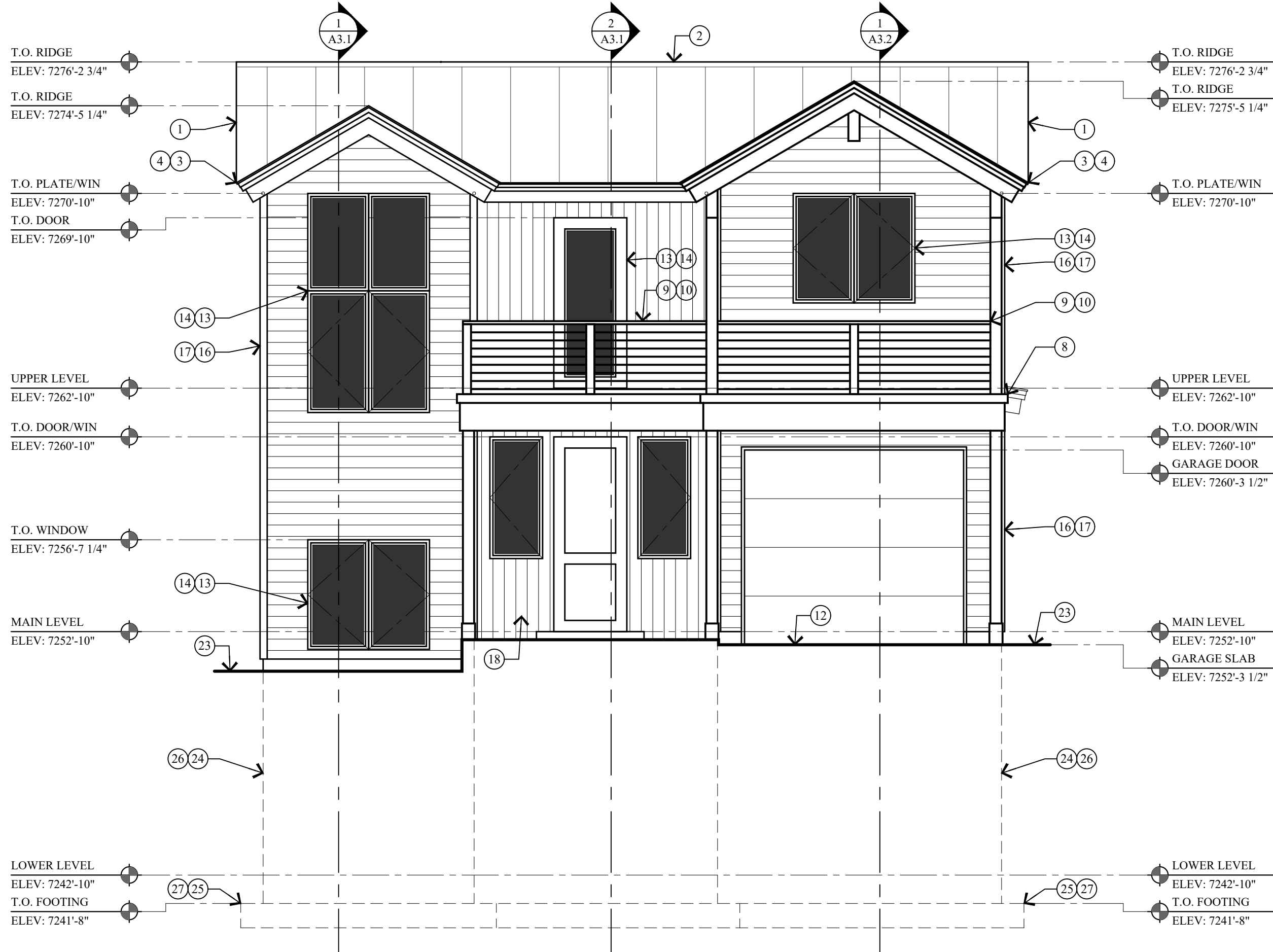
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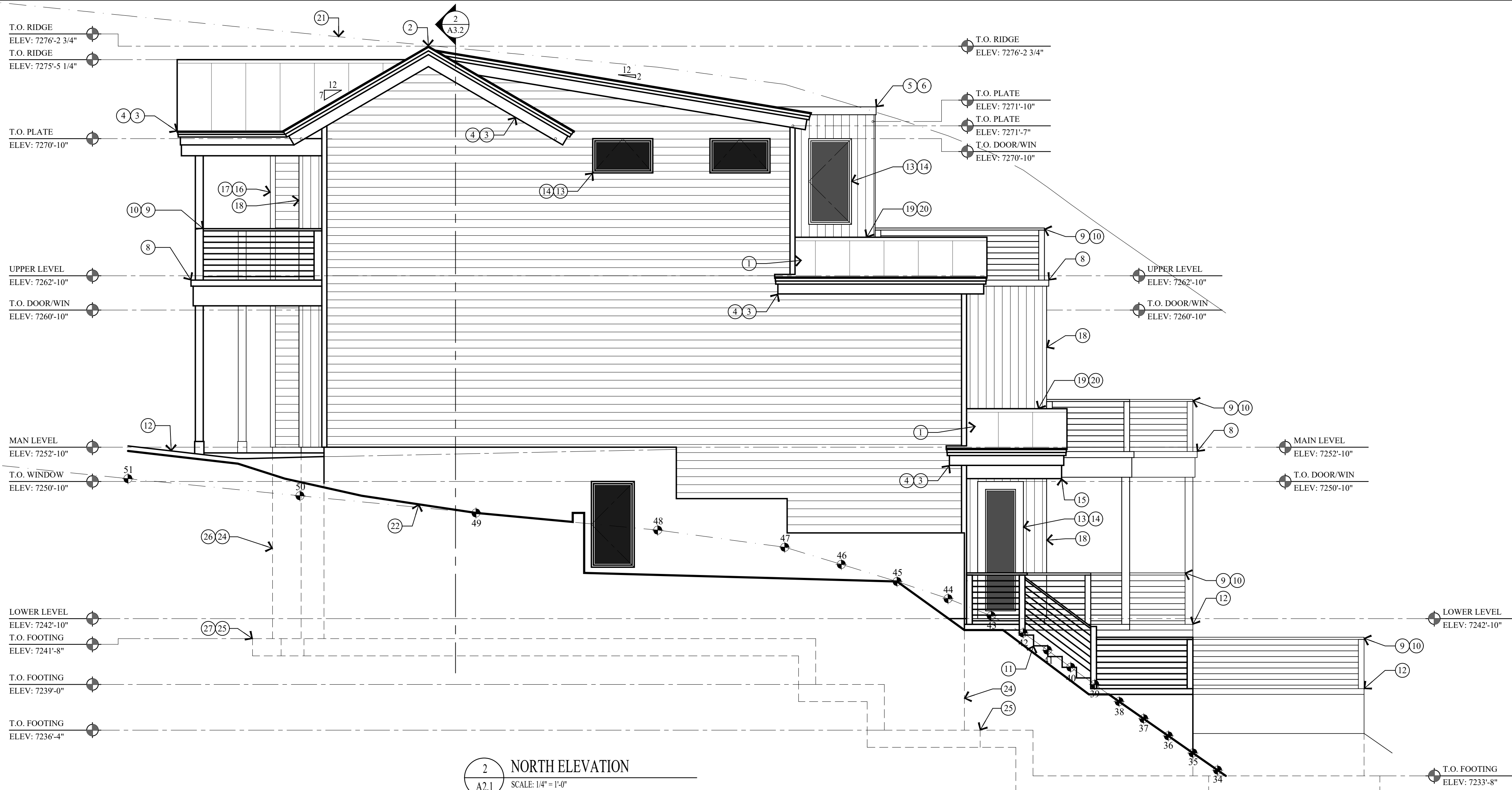
SHEET NUMBER:

A1.2

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1 EAST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 MEATAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 4 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
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- 10 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 11 REINFORCED HEATED CONCRETE STAIRS ON GRAVEL BASE.
- 12 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 13 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 14 WINDOW & DOOR TRIM TO BE 1" METAL FLASHING.
- 15 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 16 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 17 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4/A4.1.
- 18 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 19 FLASHING AND COUNTER FLASHING - TYPICAL.
- 20 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 21 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 22 EXISTING GRADE LINE.
- 23 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 24 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 25 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 26 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 27 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.

PRODUCT DESCRIPTION:

GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

EAST AND NORTH ELEVATIONS

REVISIONS:

DATE:
AUGUST 20, 2024

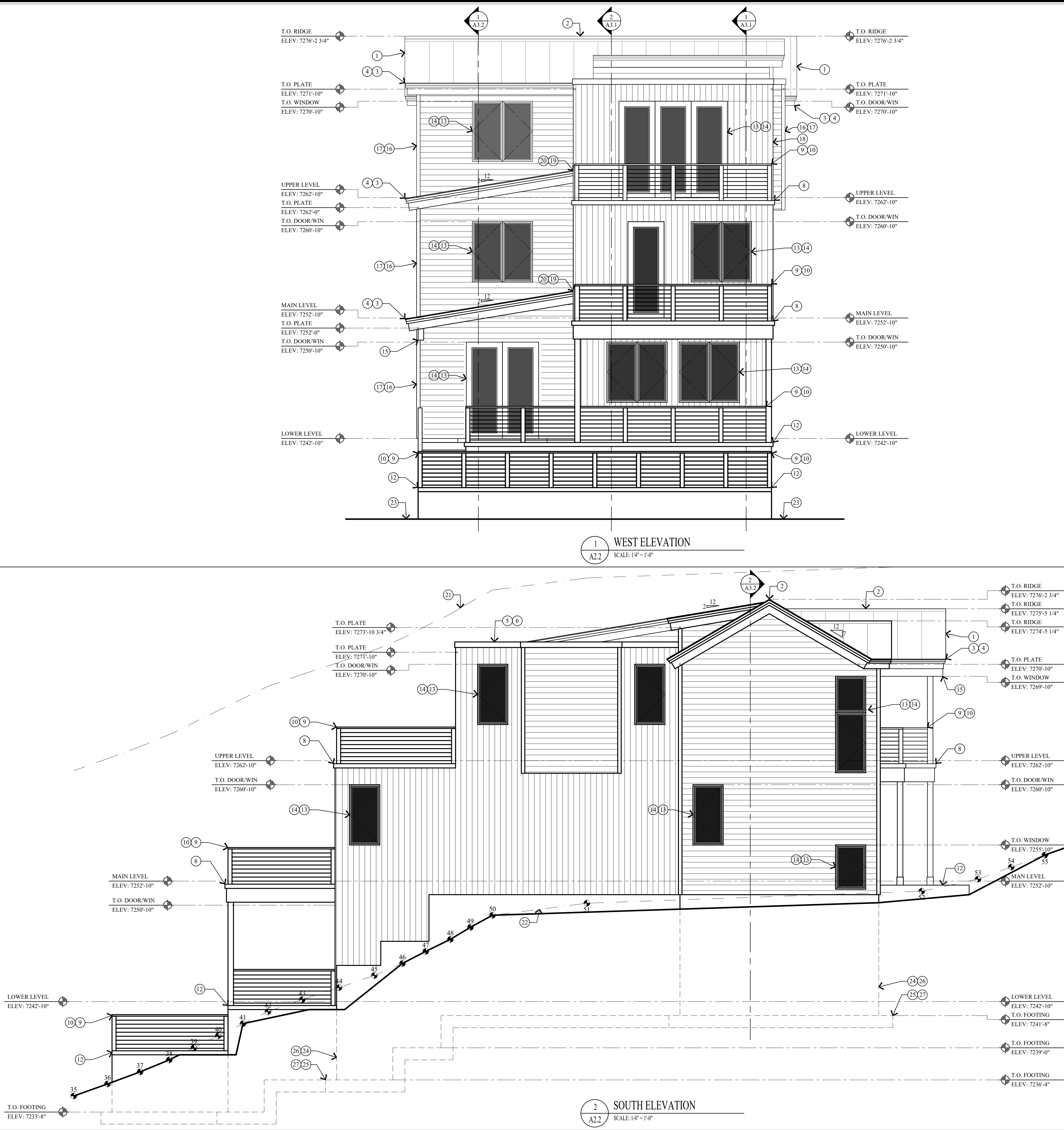
PROJECT NUMBER:
2405-01

SHEET NUMBER:
A2.1

Jonathan DeGray
A r c h i t e c t

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PROJECT DESCRIPTION:

GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

WEST AND SOUTH ELEVATIONS

REVISIONS:

DATE:

AUGUST 20, 2024

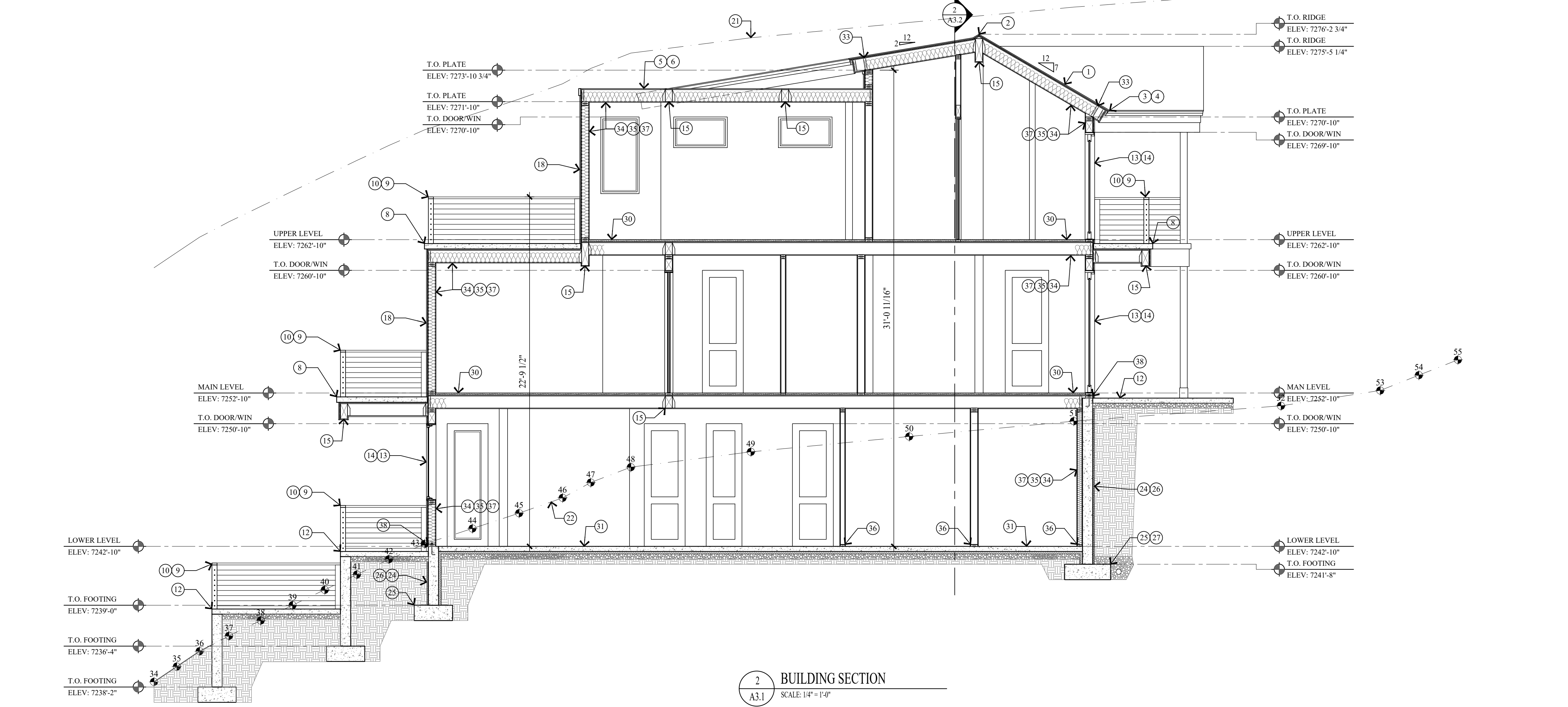
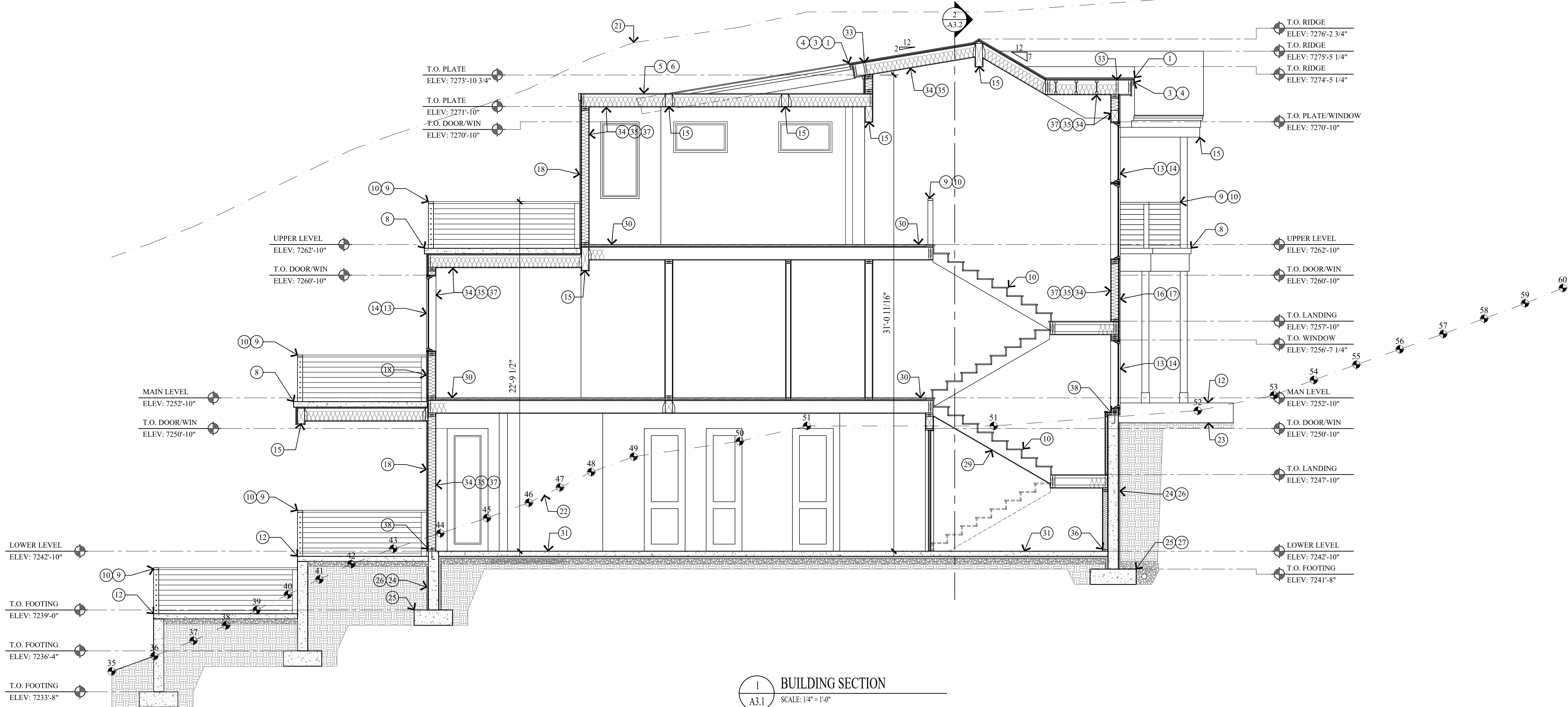
PROJECT NUMBER:

2405-01

SHEET NUMBER:

A2.2

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 - HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
 - SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
 - 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
 - INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
 - ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
 - FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.1.1
 - TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

Jonathan DeGray
A r c h i t e c t

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GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

BUILDING SECTIONS

PROJECT DESCRIPTION:

REVISIONS:

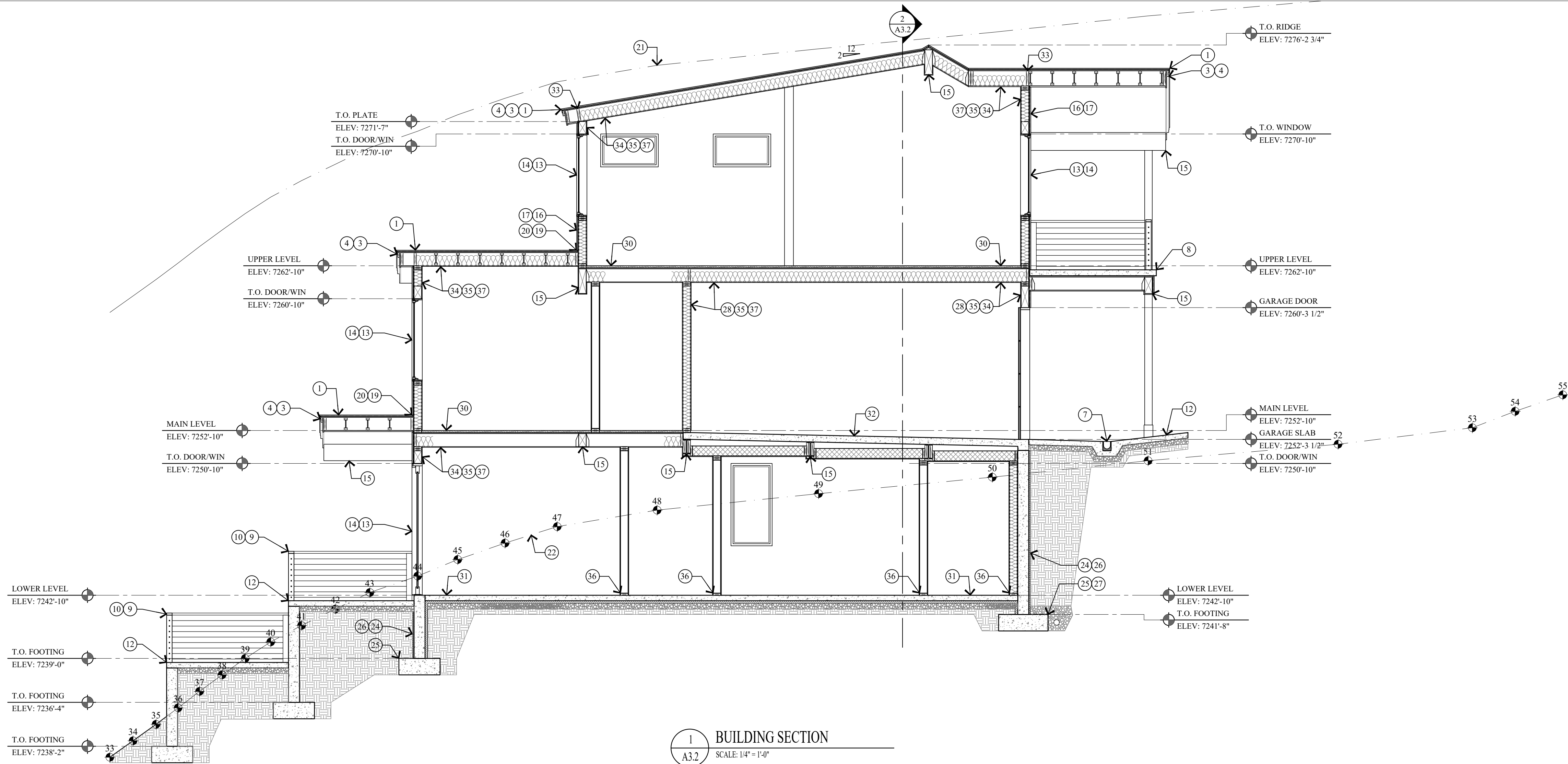
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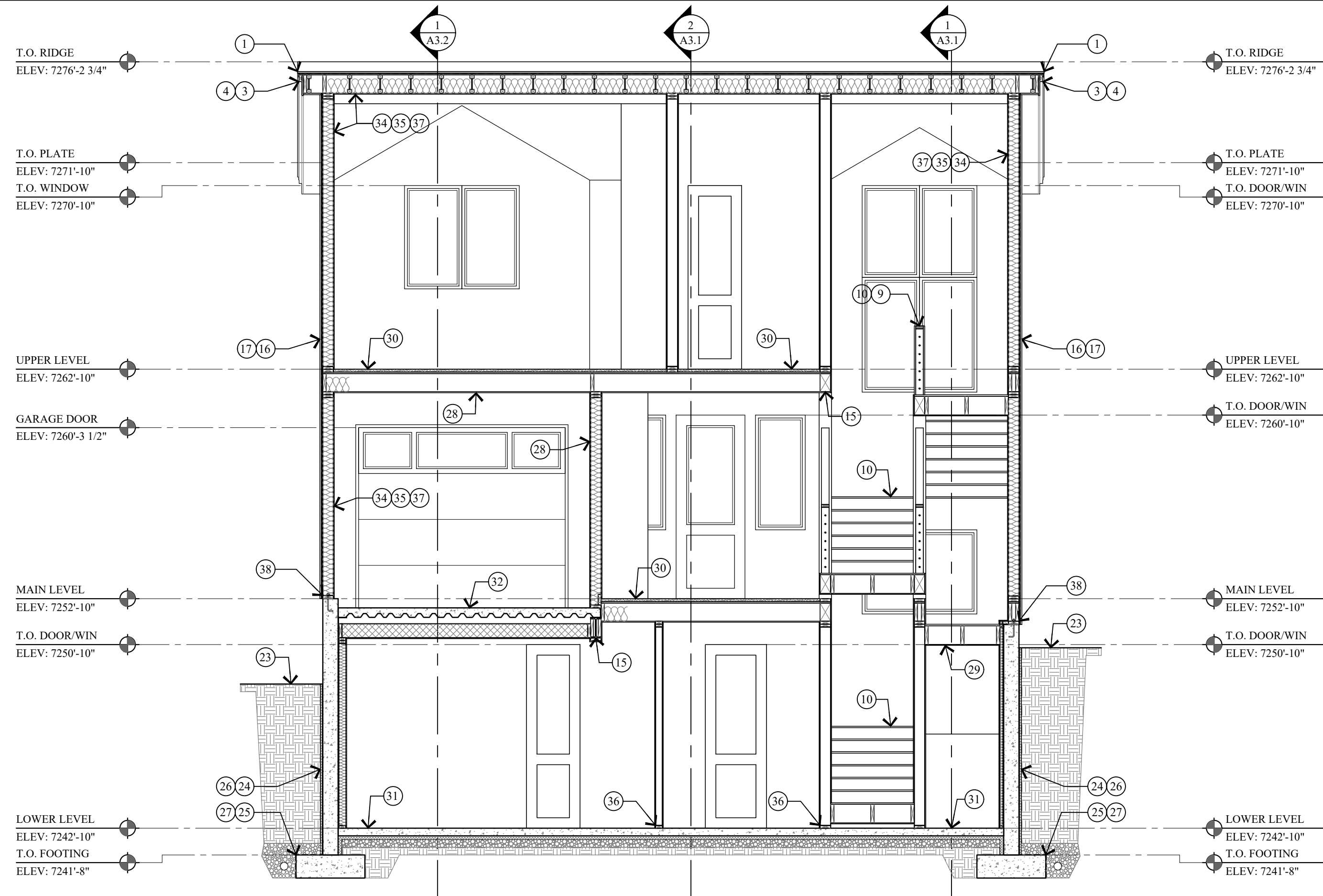
SHEET NUMBER:
A3.1

Page 105 of 201

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1 BUILDING SECTION
A3.2 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
A3.2 SCALE: 1/4" = 1'-0"

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- 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4/A4.1.
- 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- FLASHING AND COUNTER FLASHING - TYPICAL.
- ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE LINE.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- DRAINAGE MATT ON WATERPROOF MEMBRANE
- FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.1.1
- TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

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A r c h i t e c t

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GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

86 PROSPECT AVENUE, PARK CITY, UTAH 84060

PRODUCT DESCRIPTION:

BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:

AUGUST 20, 2024

PROJECT NUMBER:

2405-01

SHEET NUMBER:

A3.2

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1

2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2

3. THE MAXIMUM RISER HEIGHT SHALL BE 7 7/8 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 1/8 INCH. -IRC R311.7.4.1

4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 1/8 INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 1/8 INCH OF THE RECTANGULAR TREAD DEPTH. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 1/8 INCH. -IRC R311.7.4.2

5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5

6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1

7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.

EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2

8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 1/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 1/8 INCH WITHIN 1/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 1/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 1/2 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO MAXIMUM OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH. -IRC R311.7.7.3

9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1

10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2

11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3

12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/8 INCH BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS.

A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.

2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.

3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.

4. ENSURE BARRIER IS PLUMB AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 10 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.

6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:

A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER.

1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.

2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.

3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.

4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.

B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" PATTERN IN THE AIR BARRIER.

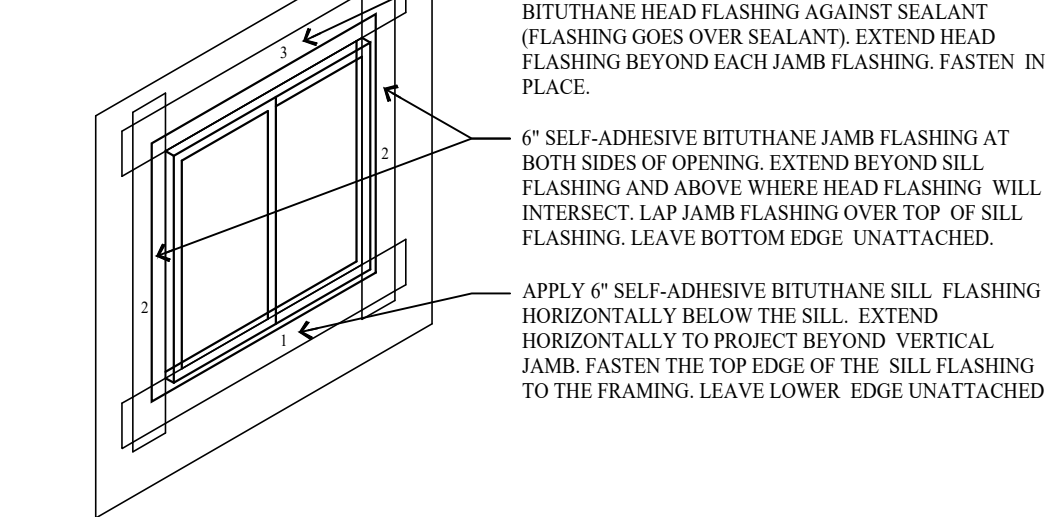
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.

2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).

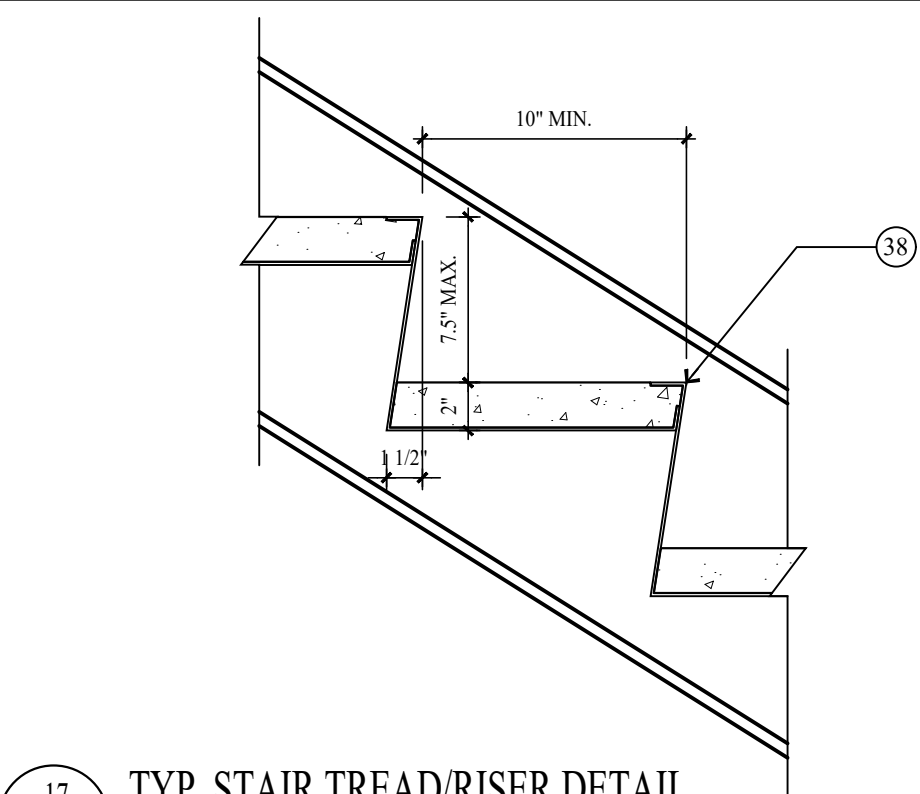
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.

7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.

8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



16 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
A4.1 NO SCALE



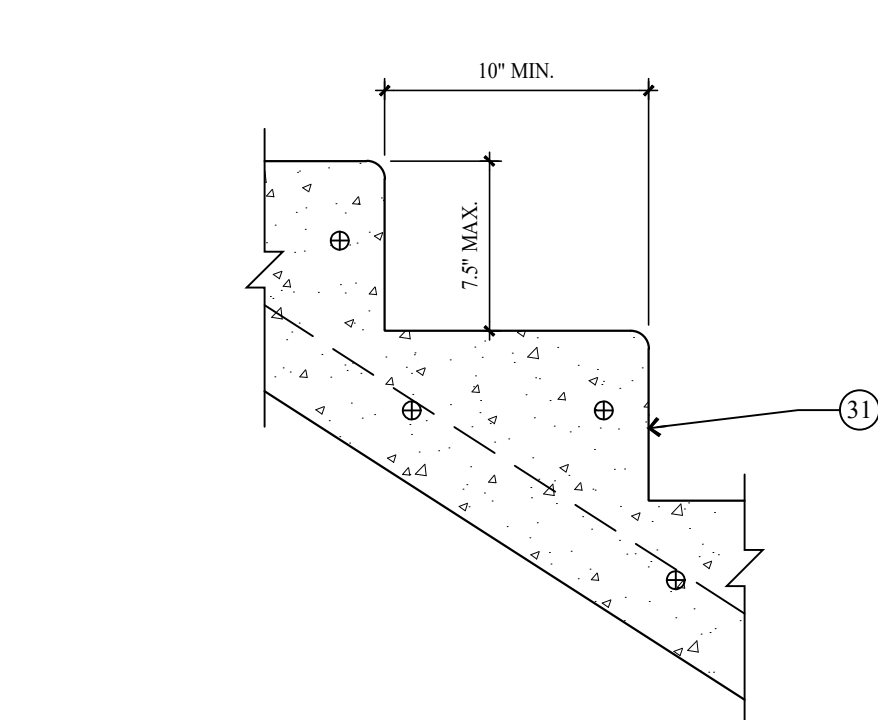
17 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



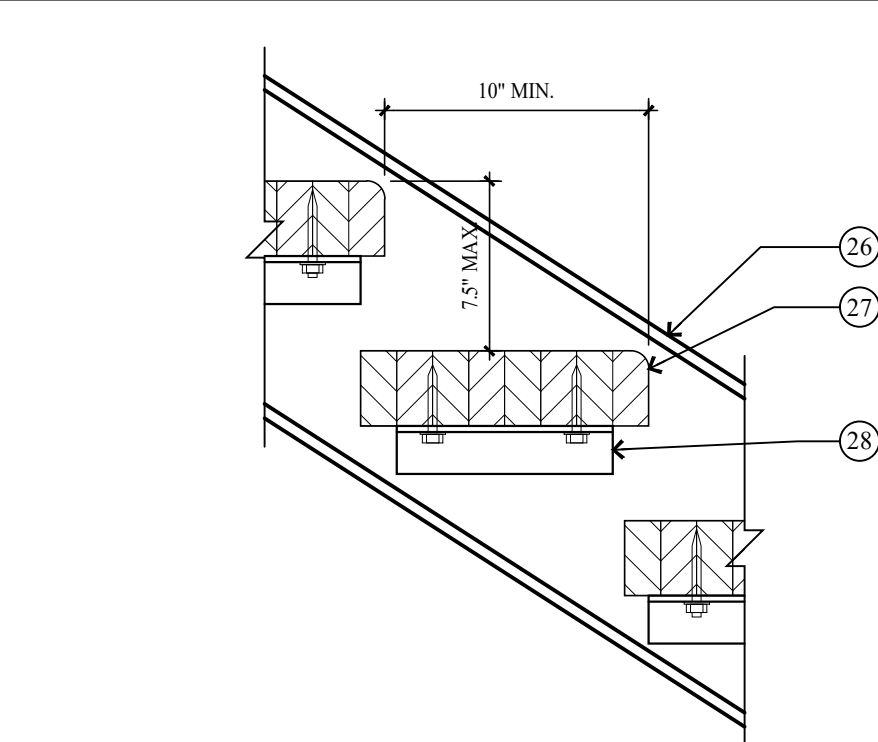
18 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



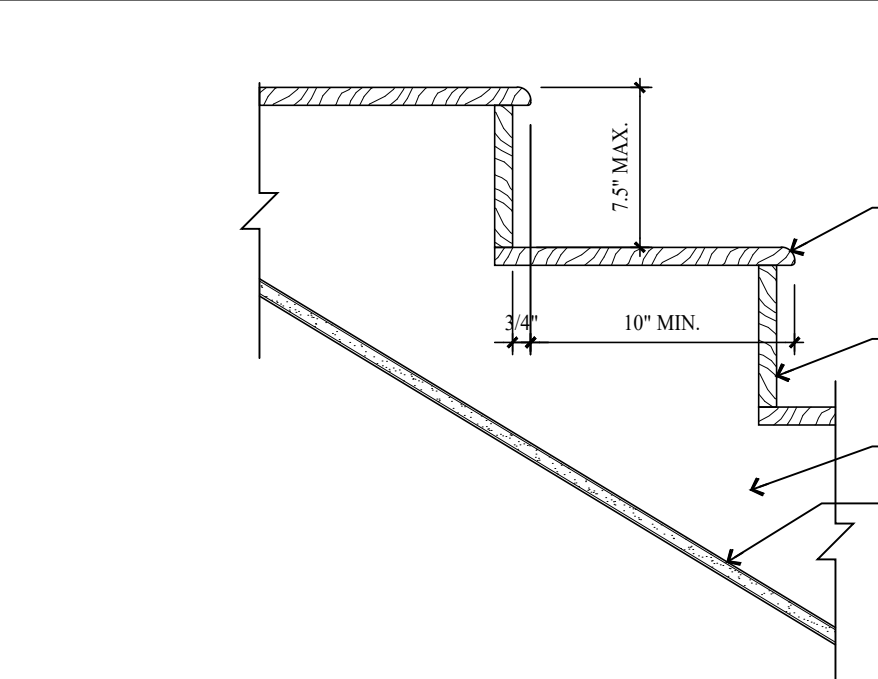
19 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 3/4" = 1'-0"



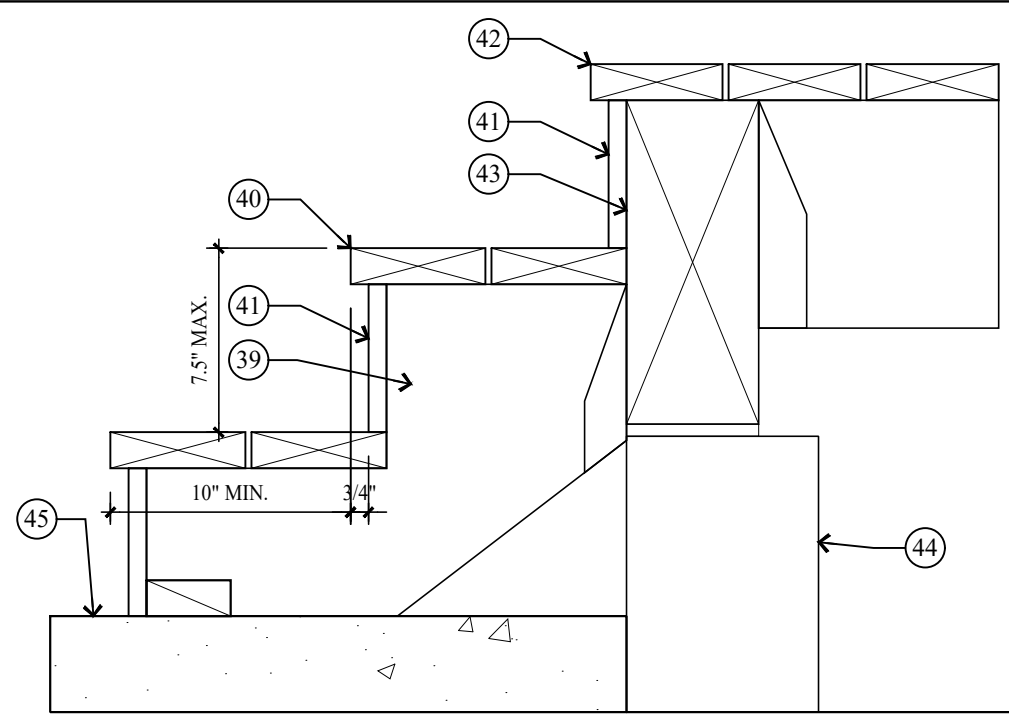
20 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



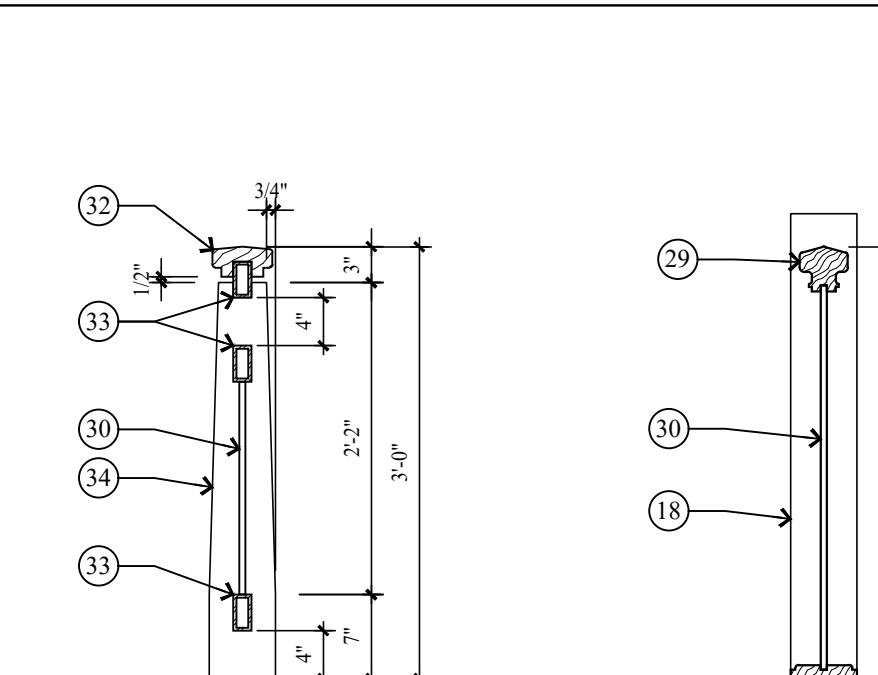
21 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



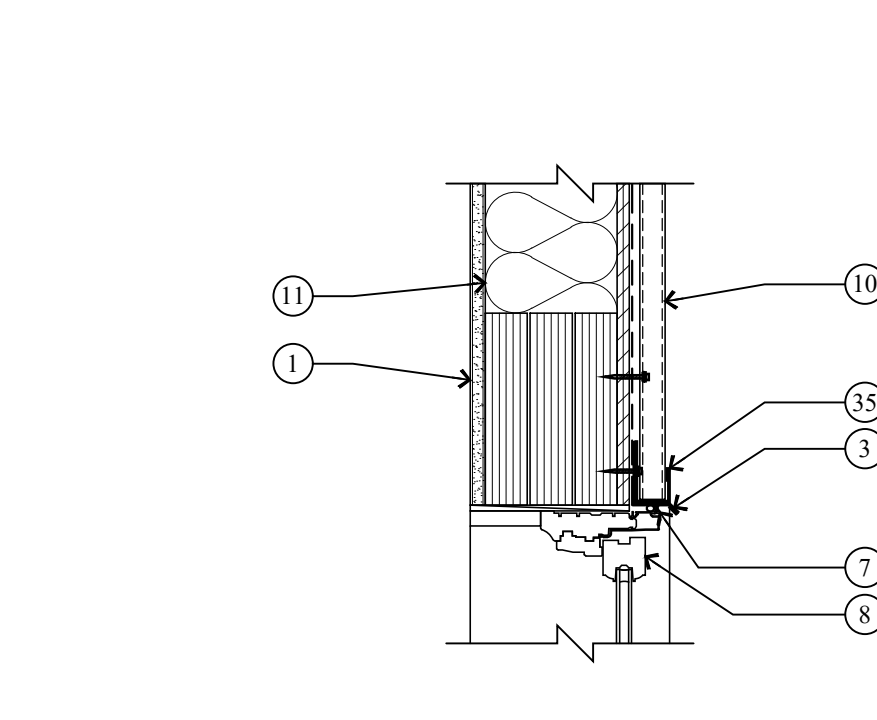
22 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



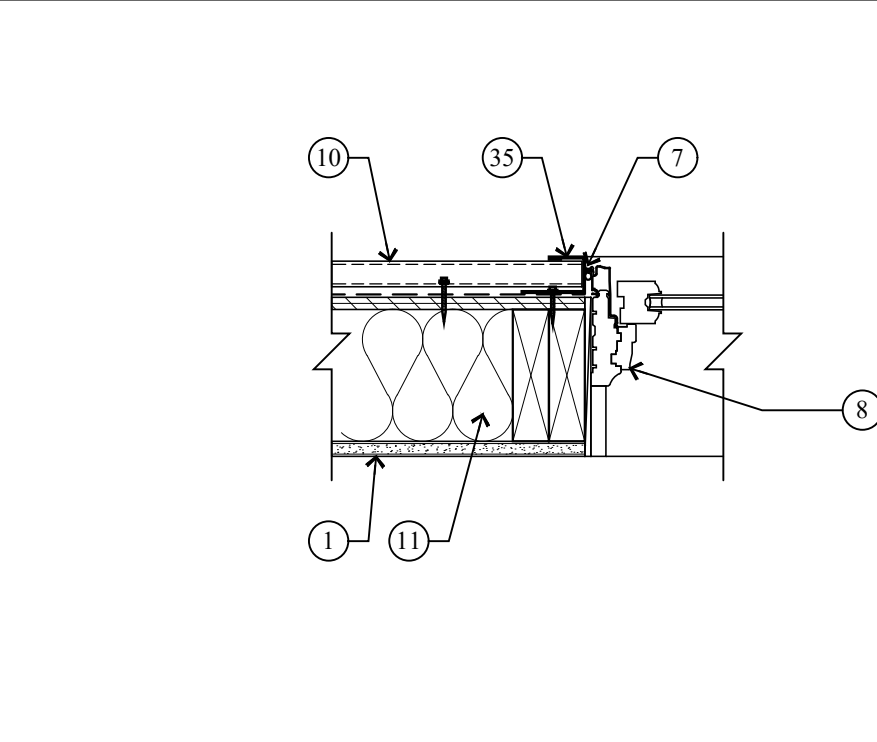
23 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



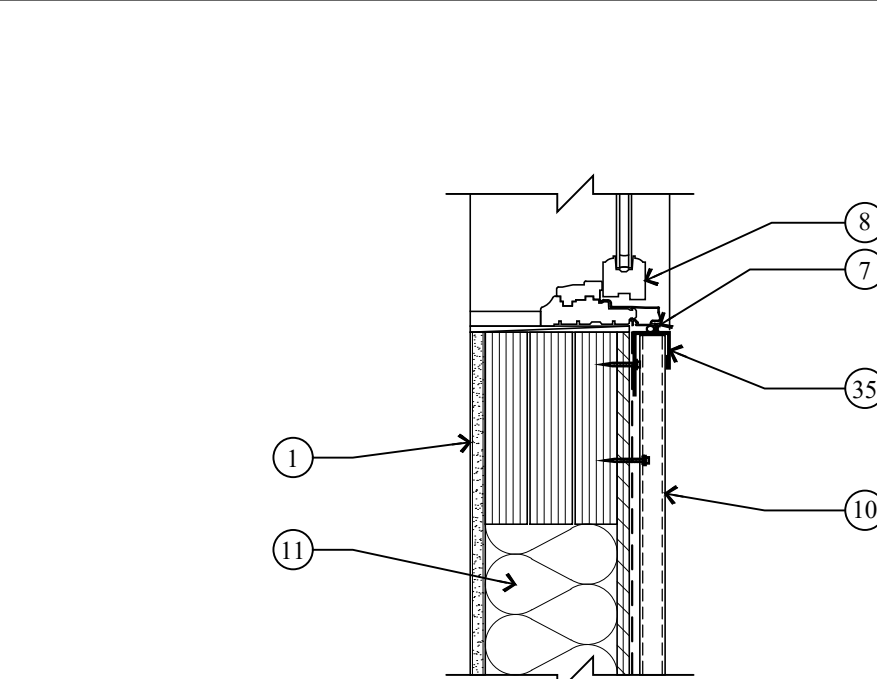
24 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 3/4" = 1'-0"



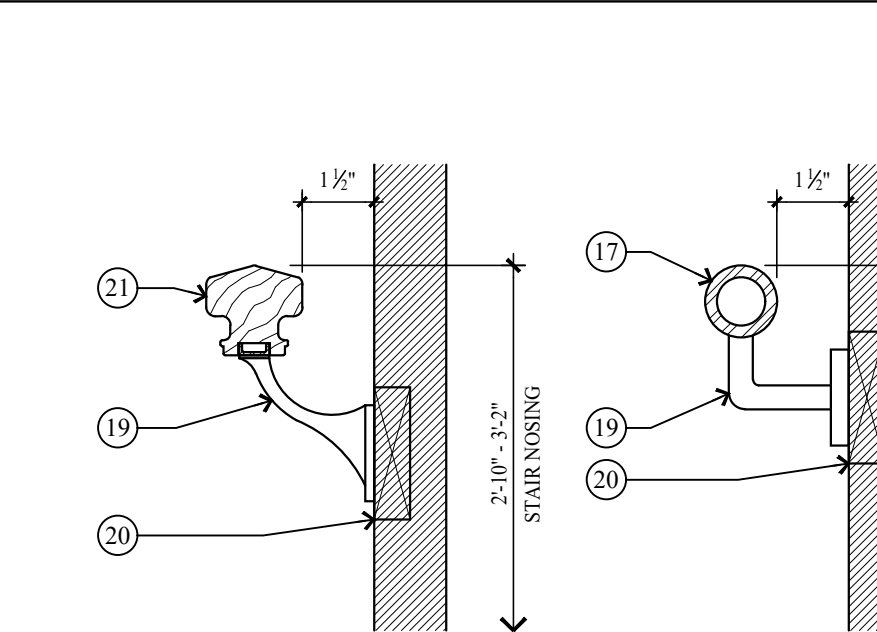
25 HEAD DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



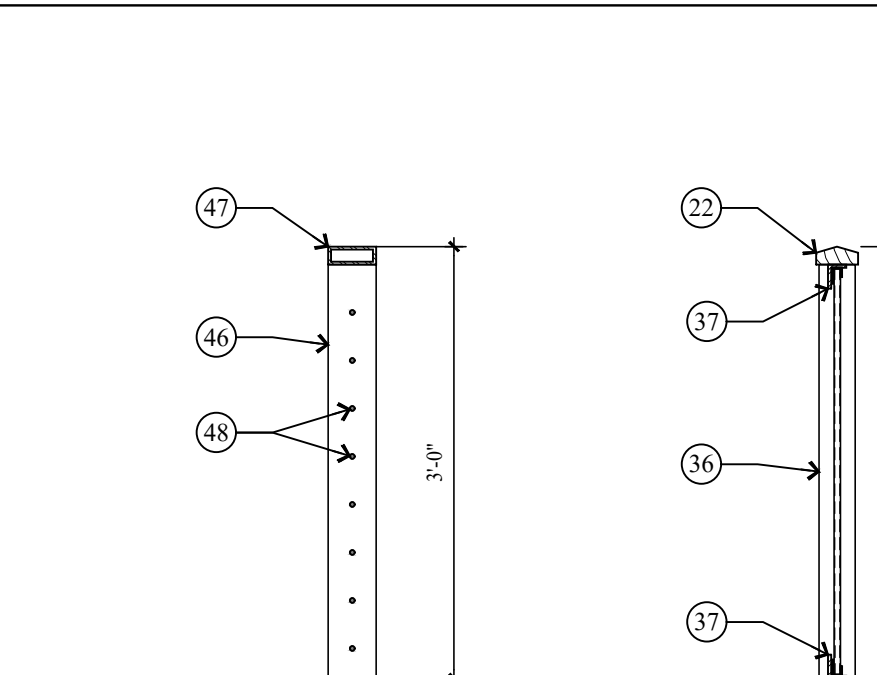
26 JAMB DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



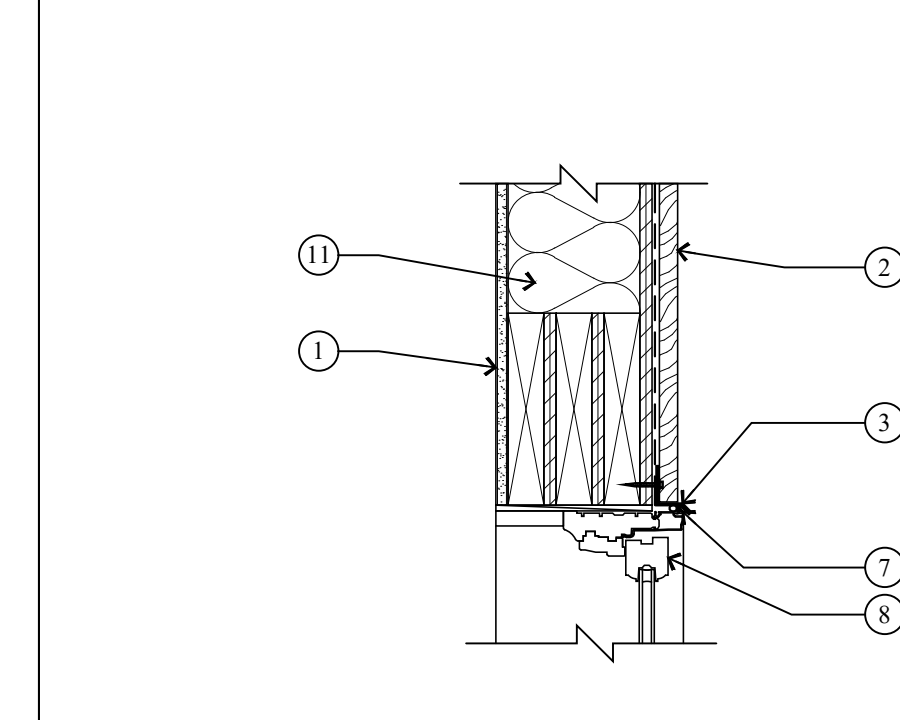
27 SILL DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



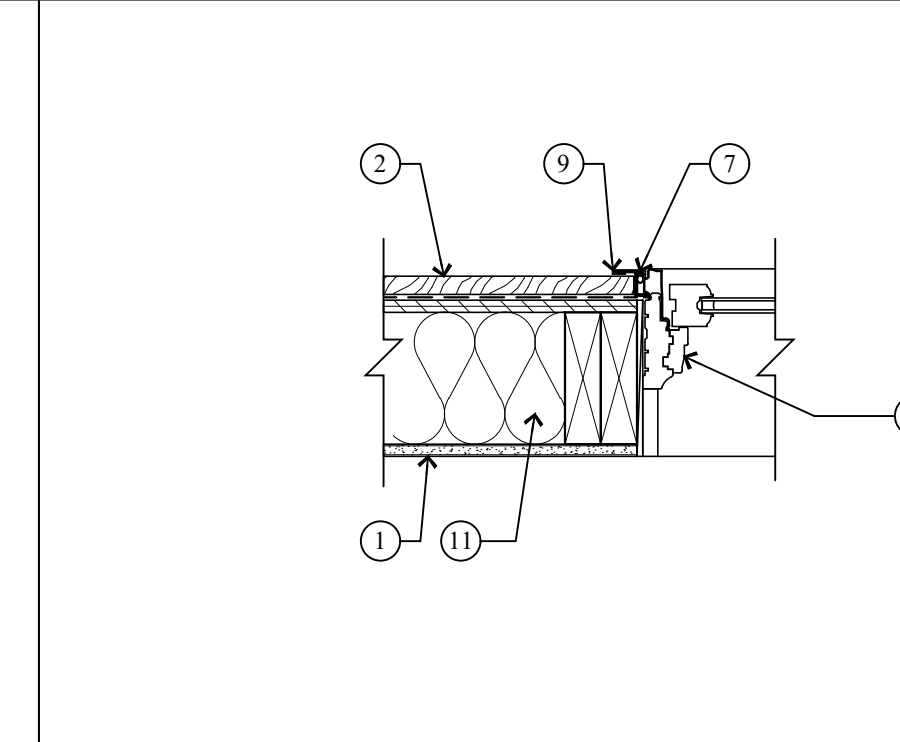
28 TYPICAL HANDRAIL DETAIL
A4.1 NO SCALE



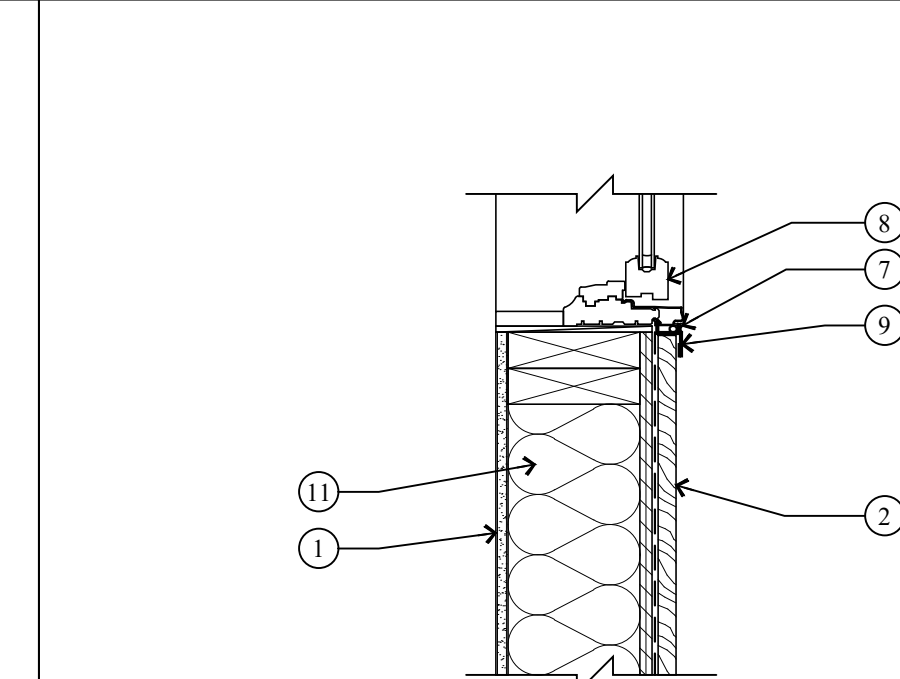
29 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A4.1 SCALE: 3/4" = 1'-0"



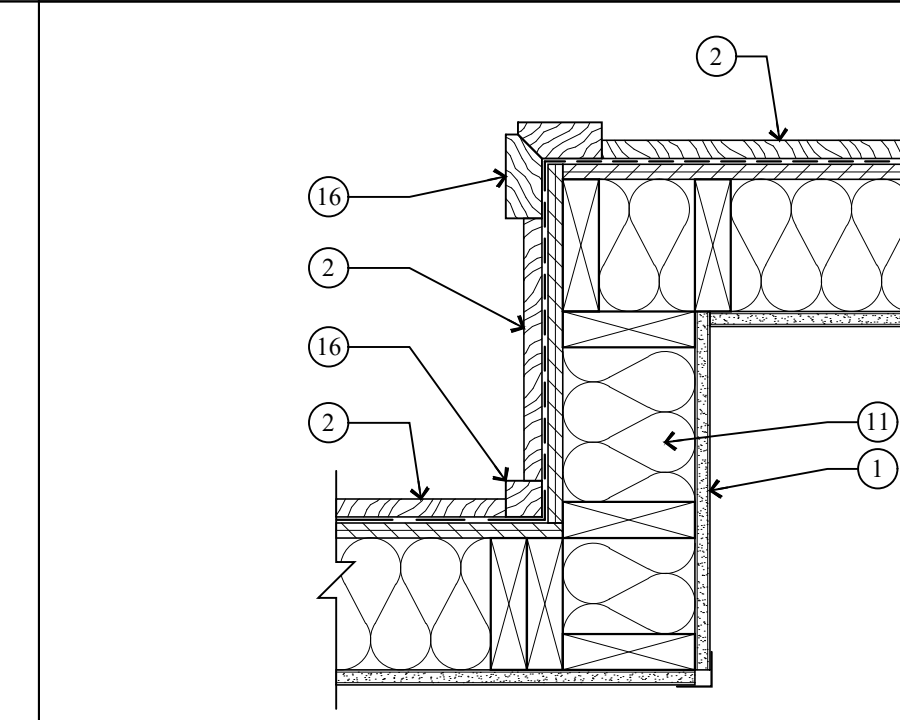
30 HEAD DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



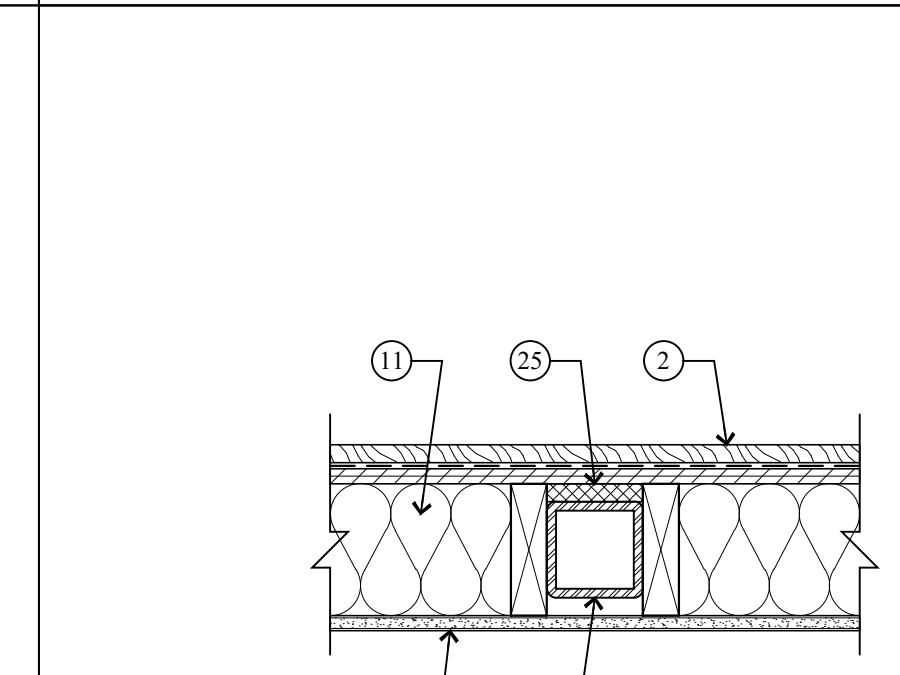
31 JAMB DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



32 SILL DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



33 INSIDE AND OUSIDE CORNER TRIM DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



34 THREMLAL BREAK DETAIL @ TUBE STEEL COLUMN
A4.1 SCALE: 1 1/2" = 1'-0"

KEY NOTES

- 1 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
- EXTERIOR WOOD SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- HEAD FLASHING/TRIM.
- 2x3 WINDOW/DOOR HEAD - PAINT/STAIN.
- 2x3 WINDOW/DOOR JAMB - PAINT/STAINED.
- 2x3 WINDOW SILL - PAINT/STAINED.
- BACKER ROD AND CAULK.
- WOOD ALUMINUM CLAD WINDOW W/ INSULATION GLASS - SEE SCHEDULE.
- METAL FLASHING.
- EXTERIOR METAL SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- EXTERIOR WALLS TO BE 2x6 FRAMING, FOR INSULATION SEE GENERAL NOTE 2 ON THE FLOOR PLAN SHEET A1.1.
- 3/4" HARDWOOD TREAD - SEE STAIR NOTES.
- 3/4" HARDWOOD CLOSED RISER - SEE STAIR NOTES.
- 2x12 STRINGERS.
- 1/2" GYPSUM BOARD.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED.
- 1 1/2" DIA. STEEL PIPE - PAINTED.
- 6x6 WOOD END POST.
- HANDRAIL BRACKET.
- SOLID BACKING - TYP.
- HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
- 36" HIGH 2x SHAPED HARDWOOD CONT.
- 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4" THROUGH VERTICAL TUBE STEEL POSTS.
- TUBE STEEL COLUMN - SEE STRUCTURAL.
- 3/4" RIGID INSULATION.
- 12" STEEL CHANNEL STRINGER.
- 3 1/8 x12 GLU LAM BEAM TREAD.
- 2"x2"x1/2" STEEL ANGLE W/ 2-3/8 DIA. x 3" LAG BOLTS.
- 36" HIGH HARDWOOD TOP RAIL/HAND GRIP TO BE STANDARD MILL SHAPE CONTINUOUS.
- 1/2" DIAMETER STEEL BALLAST, VERTICAL, SPACED LESS THAN 4" - PAINTED/POWDER COATED.
- 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
- 36" HIGH HAND RAIL TO BE 2 1/4" x 5" SHAPE HARDWOOD, CONTINUOUS.
- (3) TOP AND BOTTOM RAILS TO BE 1 1/2" x 3" TUBE STEEL - PAINT/POWDER COAT.
- 6x6 HARDWOOD END POST TAPERED 3/4" - STAINED.
- 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
- 1 1/2" x 3" TUBE STEEL END/MID POST - PAINT/POWDER COAT.
- 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ VERTICAL CORRUGATED METAL SIDING INFILL.
- ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
- 2x12 PRESSURE TREATED STRINGERS.
- TREAD TO BE 2x6 TREX OR EQUAL.
- RISERS TO BE 1x6 TREX OR EQUAL.
- DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
- DECK BEAM - SEE STRUCTURAL FOR DETAILS.
- 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
- 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT/ GARAGE ON 4" GRAVEL BASE.
- 3" x 3" TUBE STEEL END/MID POST - PAINT/POWDER COAT.
- 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS.
- 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4".

PRODUCT DESCRIPTION:

GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

ARCHITECTURAL DETAILS
STAIR / RAILING NOTES

SHEET DESCRIPTION:

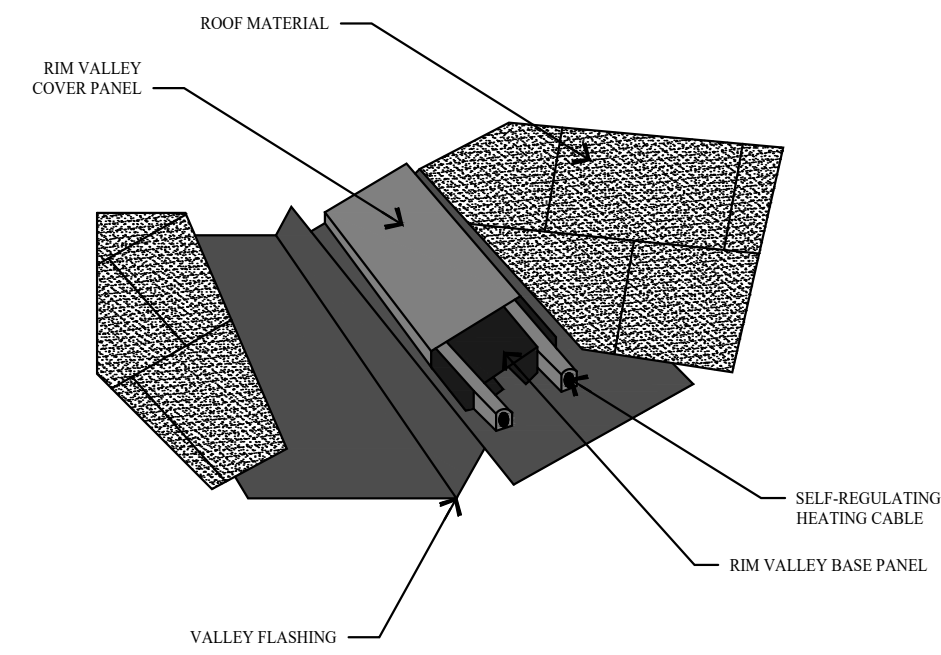
REVISIONS:

DATE:
AUGUST 20, 2024

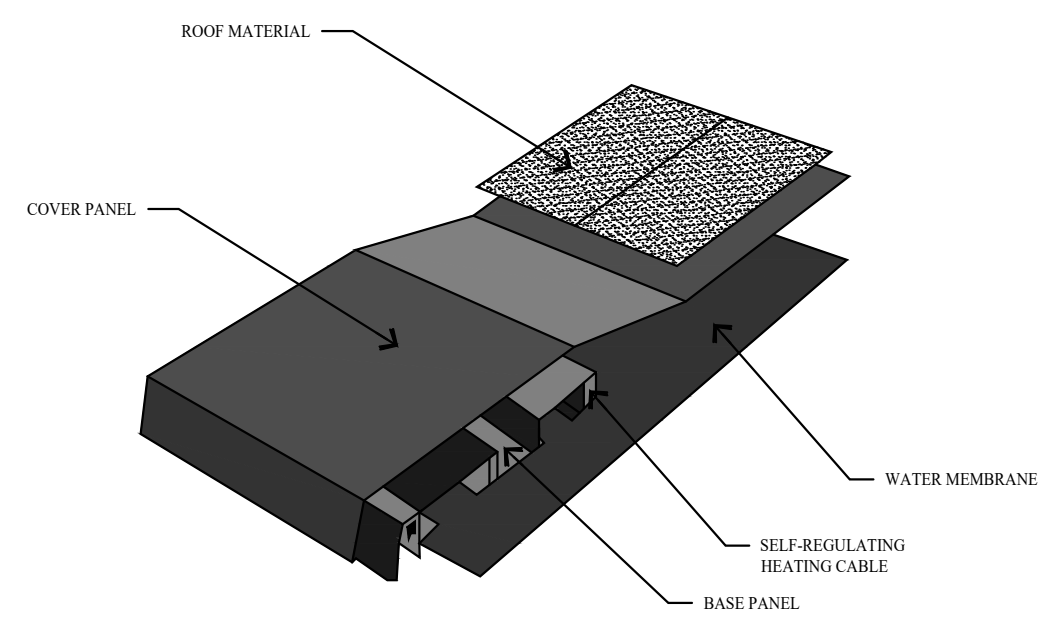
PROJECT NUMBER:
2405-01

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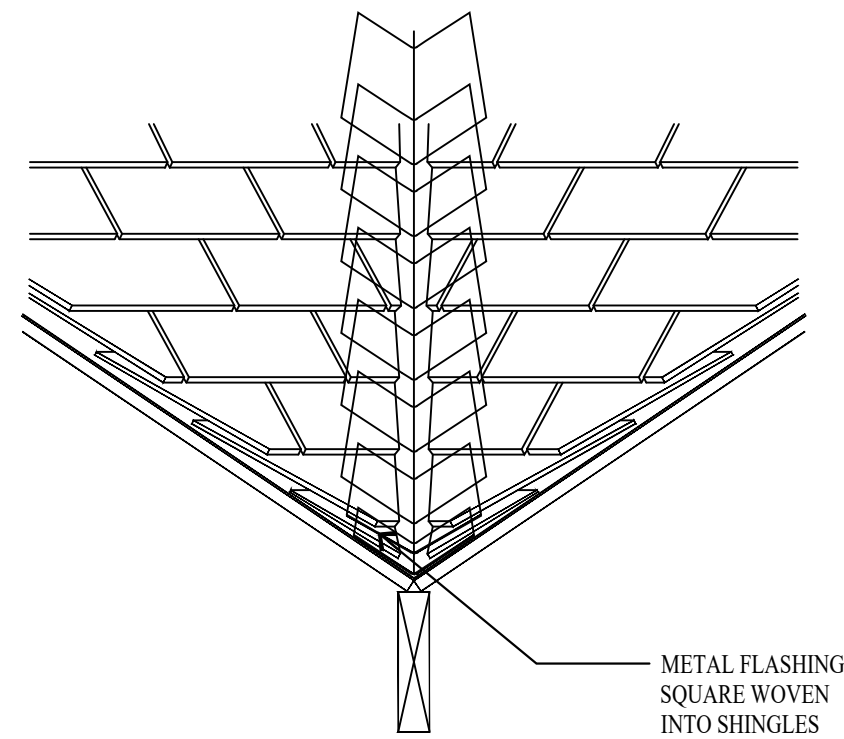
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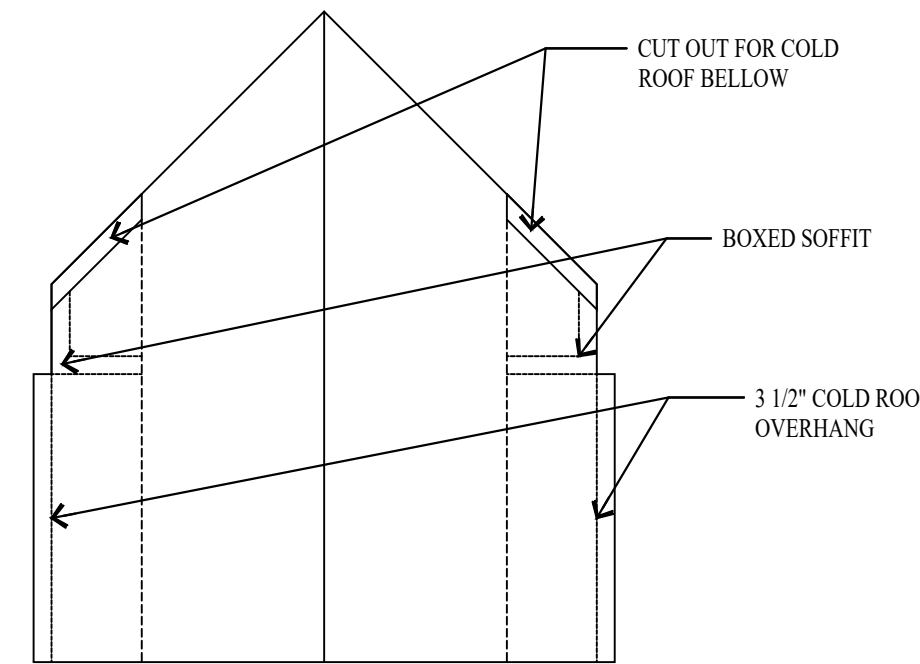
1 VALLEY SNOW MELT DETAIL
A4.2 NO SCALE



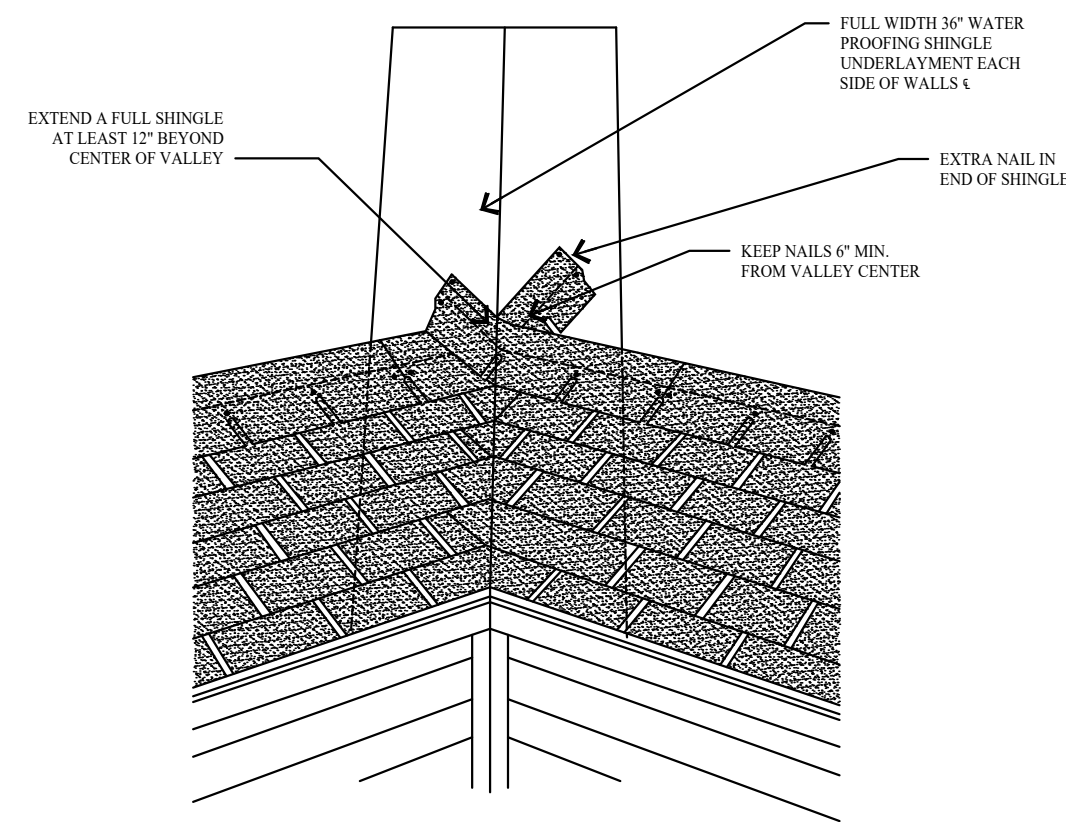
2 EAVE SNOW MELT DETAIL
A4.2 NO SCALE



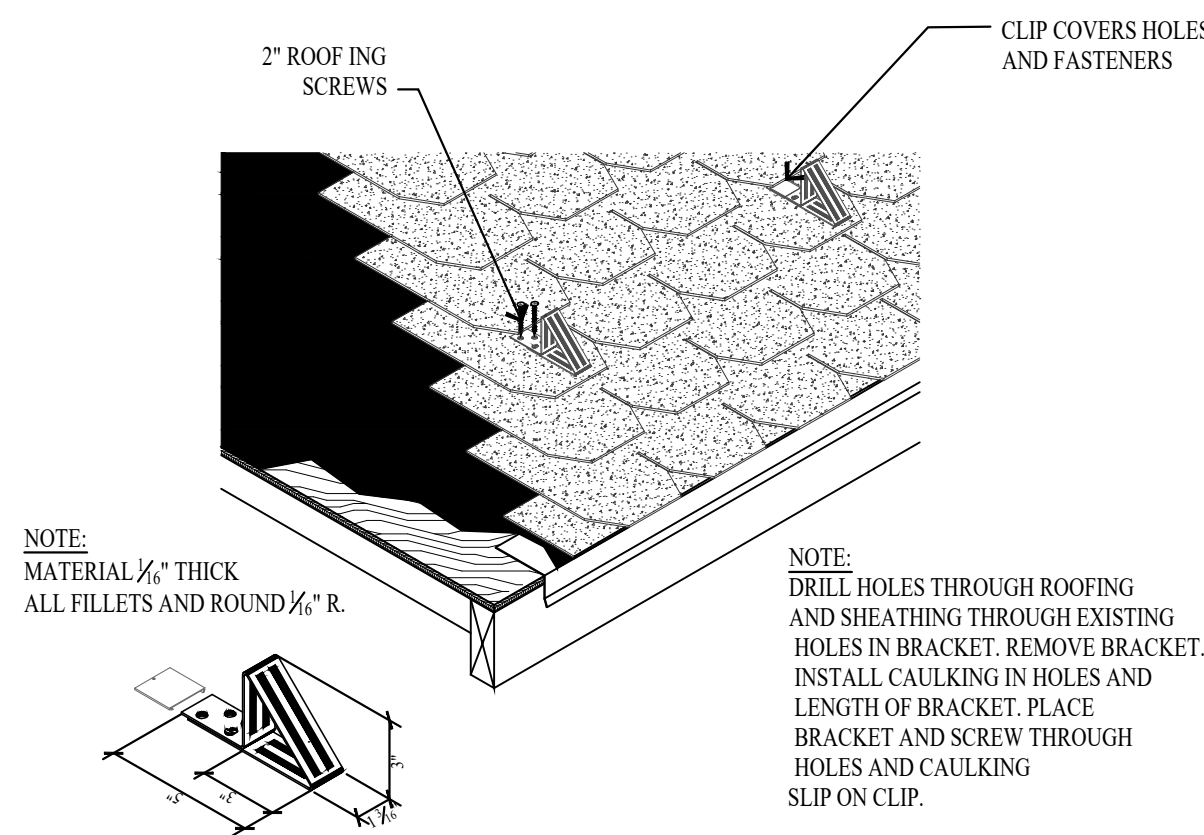
3 CLOSED VALLEY FLASHING
A4.2 NO SCALE



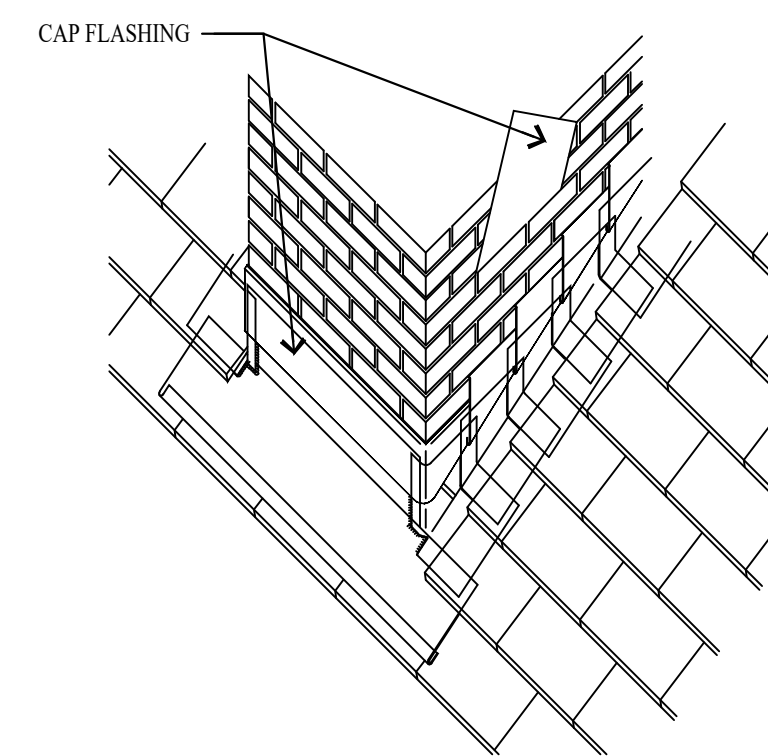
4 DORMER ROOF
A4.2 NO SCALE



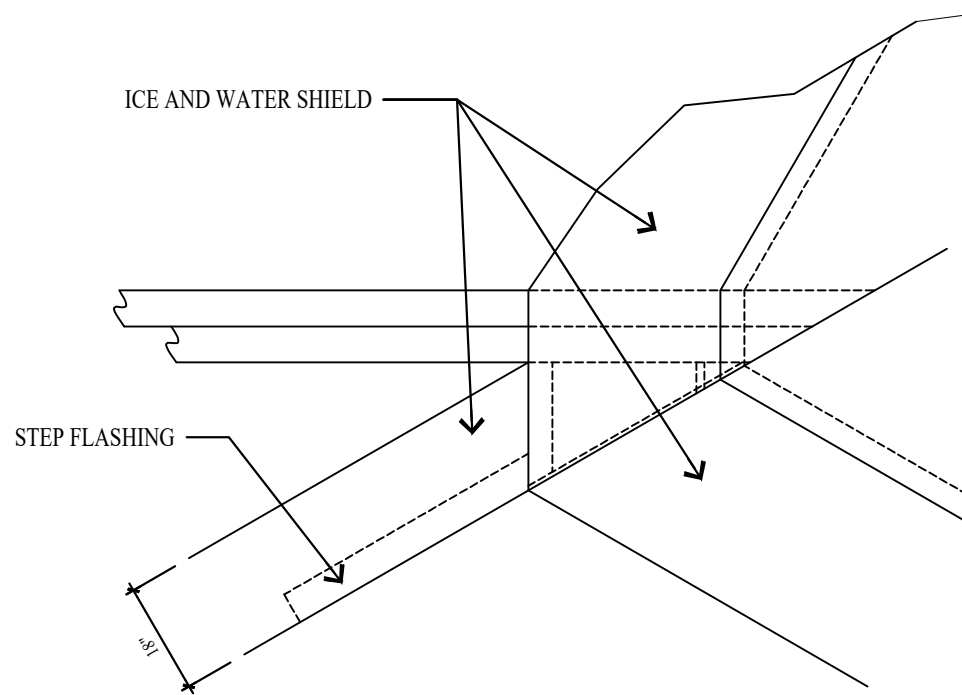
5 WOVEN VALLEY DETAIL
A4.2 NO SCALE



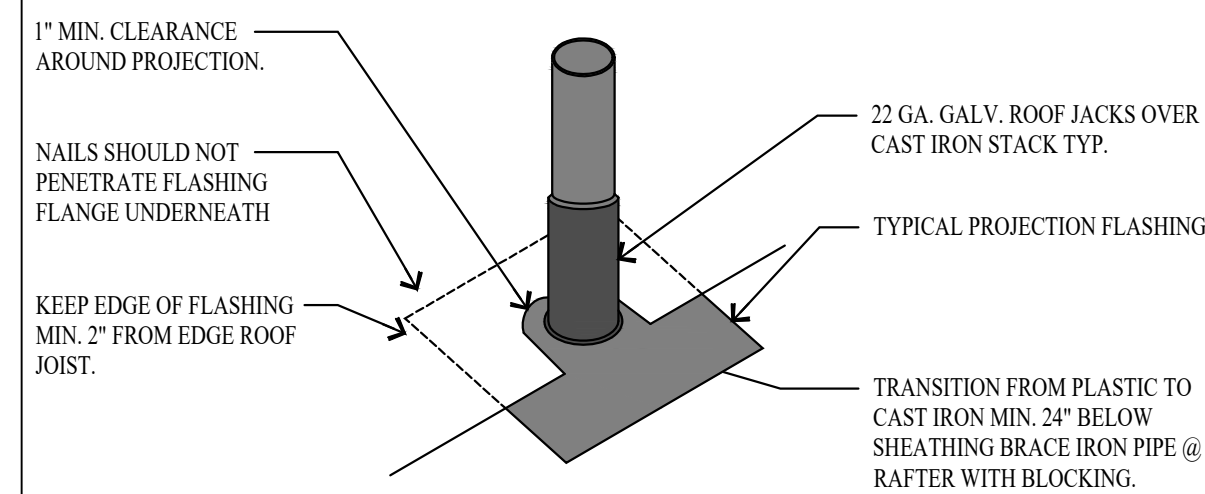
6 SNOW BRACKET DETAIL
A4.2 NO SCALE



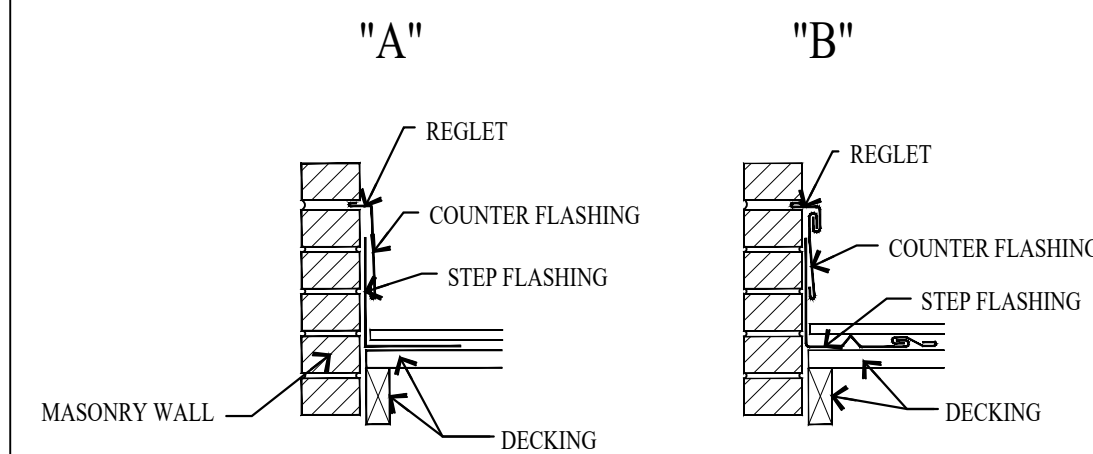
7 CHIMNEY FLASHING
A4.2 NO SCALE



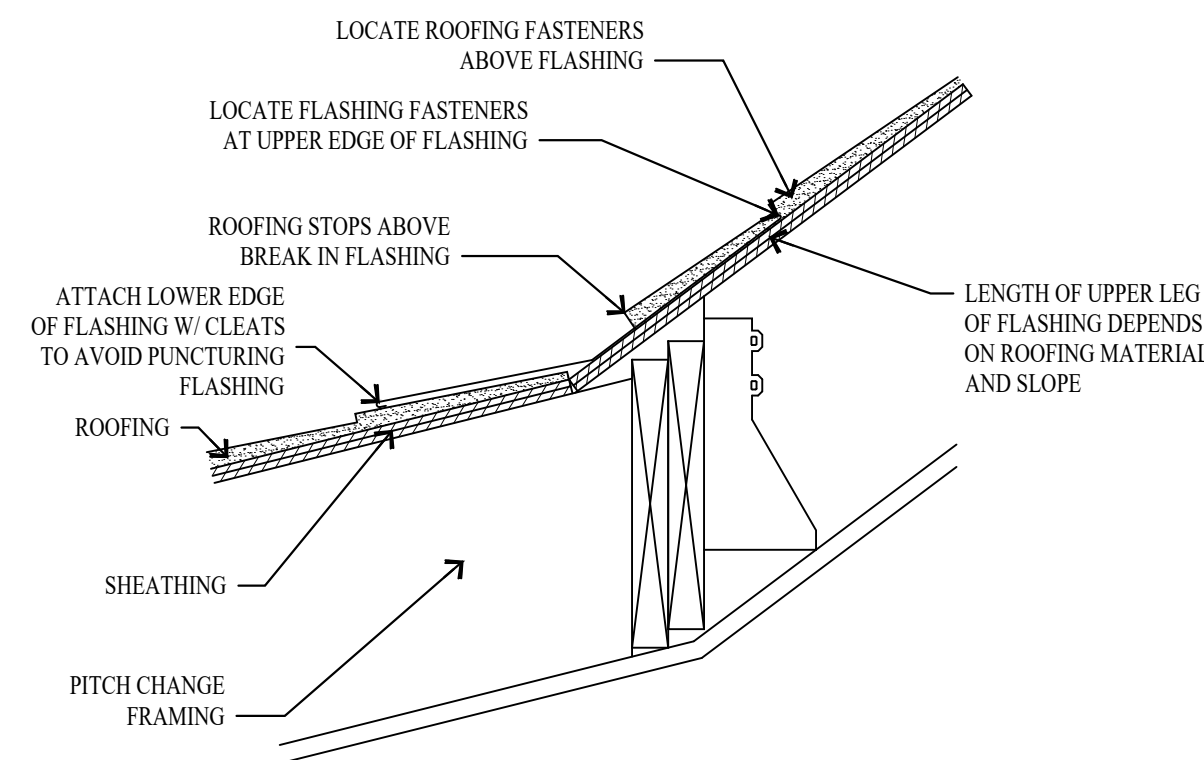
8 DORMER FLASHING DETAIL
A4.2 NO SCALE



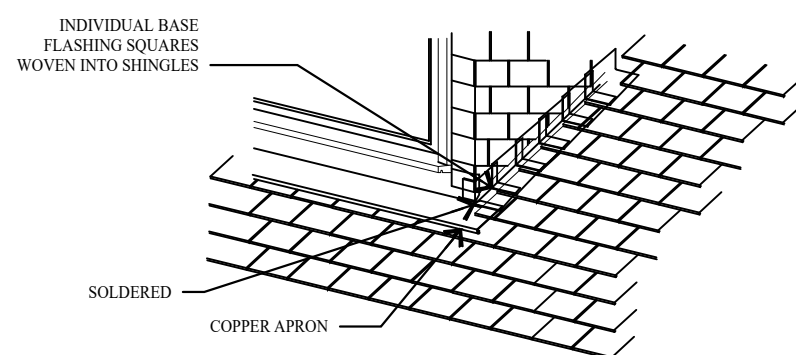
9 VENT FLASHING DETAIL
A4.2 NO SCALE



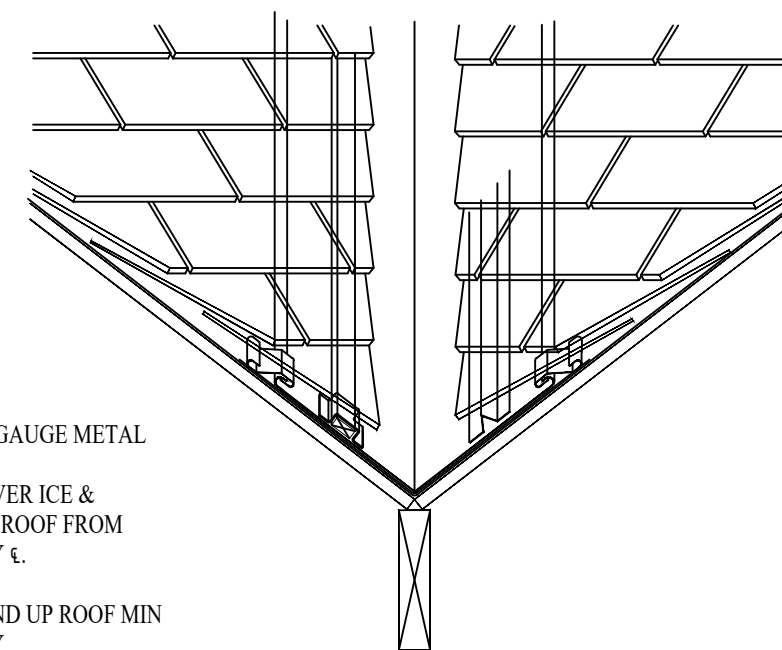
10 RAKE WALL FLASHING DETAIL
A4.2 NO SCALE



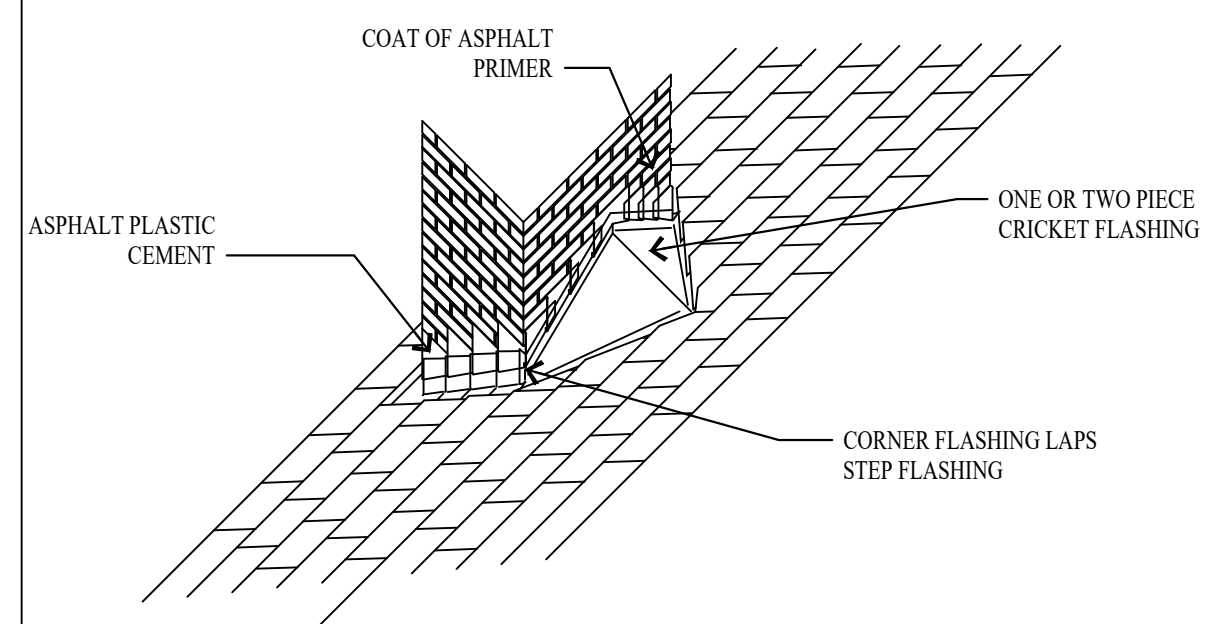
11 ROOF PITCH TRANSITION DETAIL



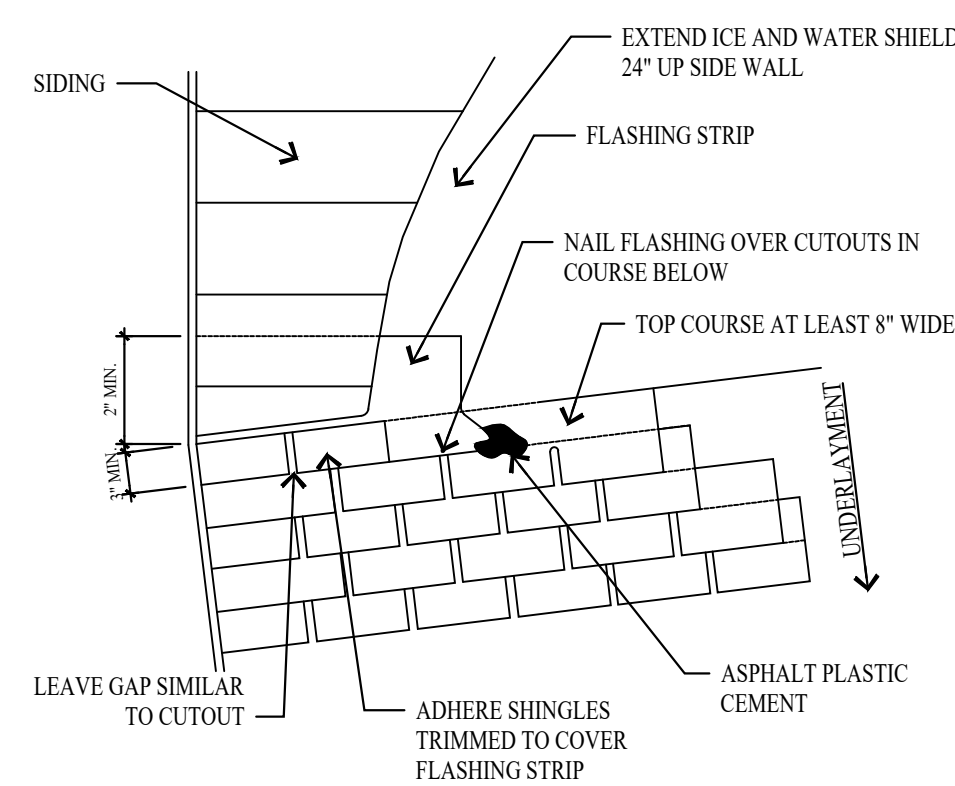
12 FLASHING DETAIL
A4.2 NO SCALE



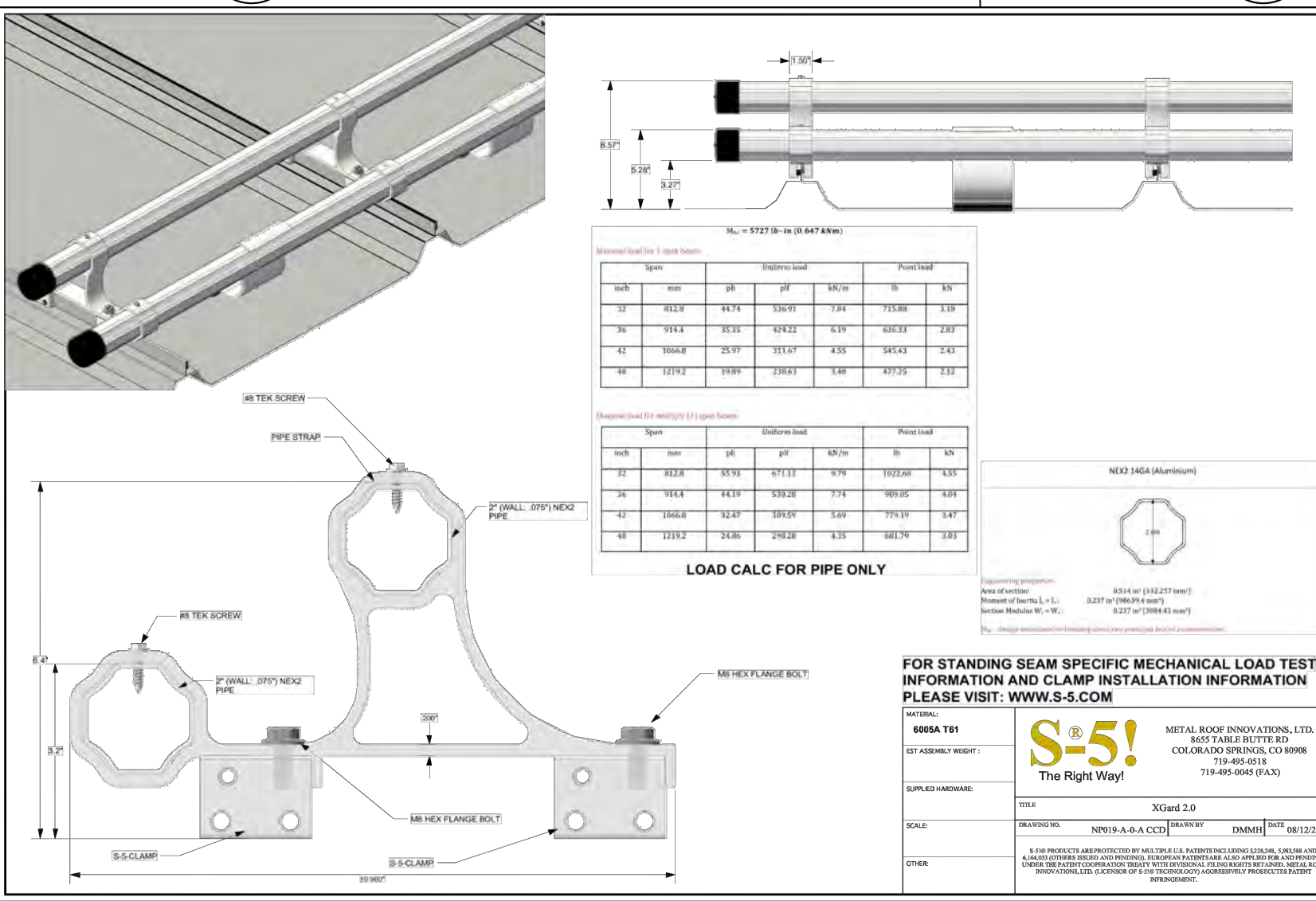
13 OPEN VALLEY DETAIL
A4.2 NO SCALE



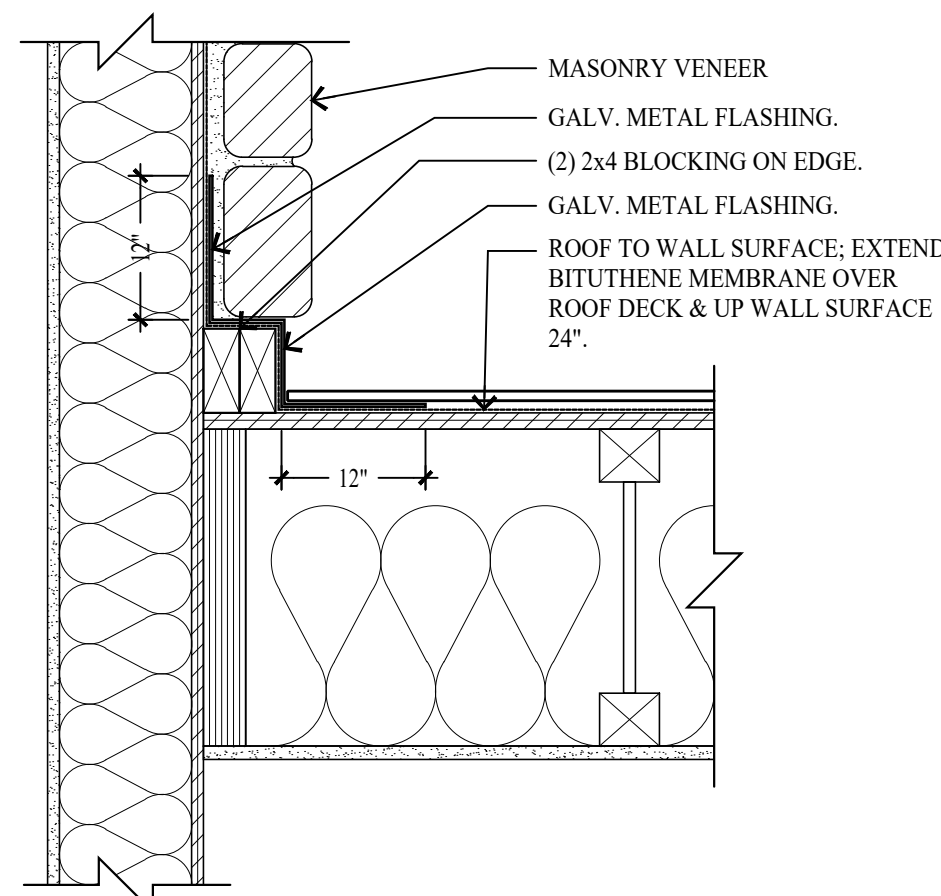
14 CHIMNEY CRICKET FLASHING
A4.2 NO SCALE



15 ROOF/WALL FLASHING DETAIL
A4.2 NO SCALE



16 SNOW RETENSION BARS DETAIL
A4.2 NO SCALE



17 MASONRY DETAIL @ CHIMNEY
A4.2 SCALE: 1 1/2" = 1'-0"

ROOM FINISH SCHEDULE											
ROOM		FLOOR		WALLS				CEILING		REMARKS	
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT	MAT'L		
LOWER LEVEL											
101	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
102	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
103	BATH	TILE	TILE	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
104	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
105	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
106	BATH	TILE	TILE	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
107	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
108	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
109	STORAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
MAIN LEVEL											
201	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP	5/8" TYPE X GYPSUM BOARD	
202	ENTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
203	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
204	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
205	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
206	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
207	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
208	BATH	TILE	TILE	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
UPPER LEVEL											
301	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
302	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
303	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
304	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		
305	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	FIELD VERIFY	GYP		

WINDOW SCHEDULE									
MARK ⓧ	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS	
	WIDTH	HEIGHT							
A	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E		
B	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION	
C	2'-2"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E		
D	2'-6"	8'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	2'-6" x 5'-0" CASEMENT MULLED TO 2'-6"x 3'-0" CASEMENT - SEE ELEVATION	
E	2'-6"	3'-8"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E		
F	3'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E		
G	5'-0"	4'-6"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 4'-6" CASEMENT MULLED - SEE ELEVATION	
H	5'-0"	9'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED TO (2) 2'-6"x 4'-0" CASEMENT - SEE ELEVATION	

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS, OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308
5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE												
MARK ⑤	TYPE		SIZE		DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS		
		WIDTH	HEIGHT	THICK.								
LOWER LEVEL												
101	FRENCH	2'-8"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.		
102	PATIO	6'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.		
103	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE			
104	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE		
105	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR		
106	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY			
107	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY			
108	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY			
109	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE			
110	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE			
111	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY			
112	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE		
113	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE			
MAIN LEVEL												
201	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER		
202	STYLE & RAIL	2'-10"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD		
203	ENTRY	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESHOLD - SEE ELEV.		
204	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY			
205	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE		
206	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR		
207	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY			
208	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY			
209	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY			
210	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE		
211	FRENCH	3'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.		
UPPER LEVEL												
301	FRENCH	3'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.		
302	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY			
303	PATIO	9'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.		

DOOR NOTES	
1.	ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2.	ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3.	ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4
4.	FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5.	AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.
6.	NO MORE THAN 30% OF GLASS IN GARAGE DOORS.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@gowestoffice.net

GOFF RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

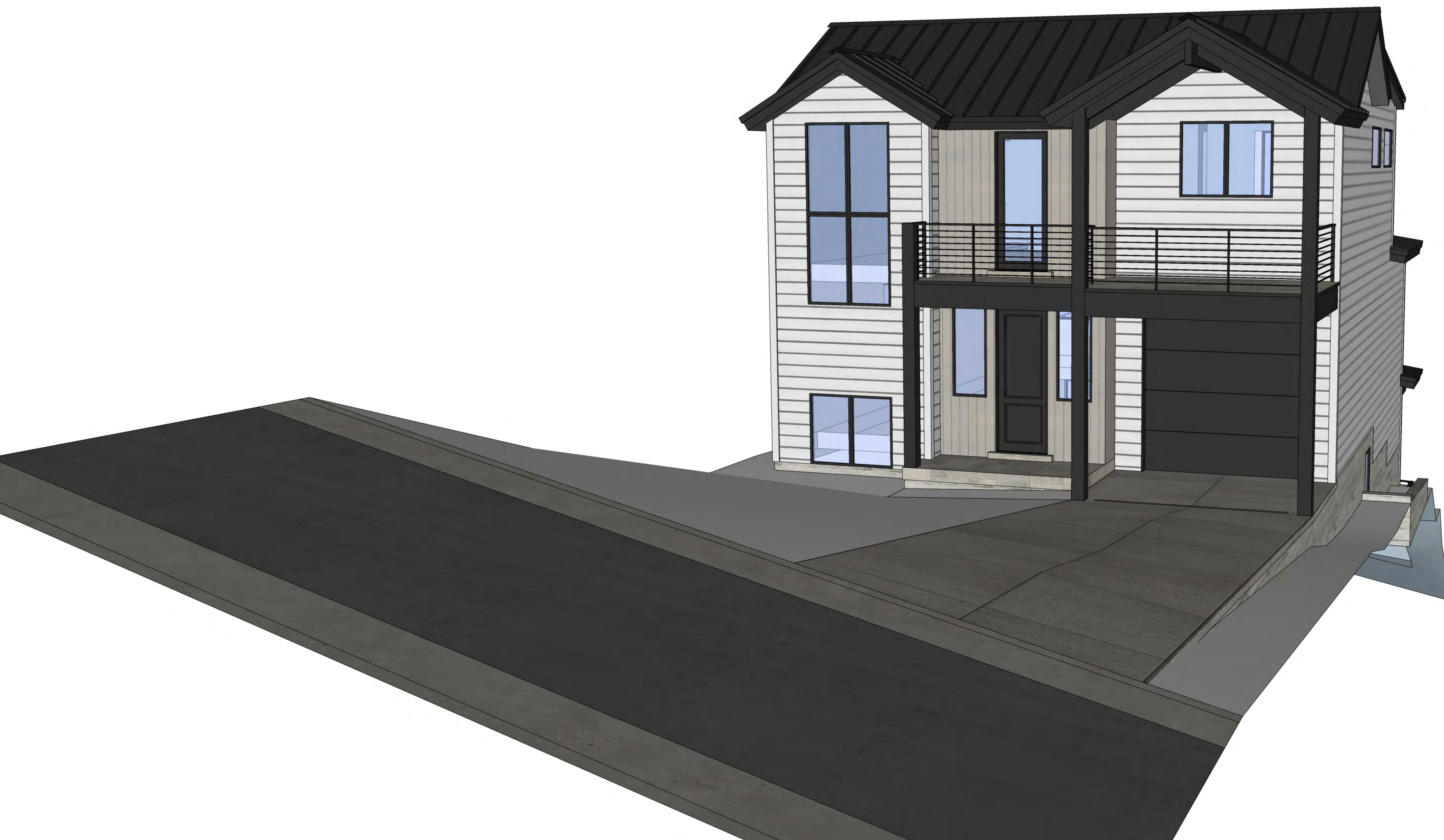
86 PROSPECT AVENUE, PARK CITY, UTAH 84060

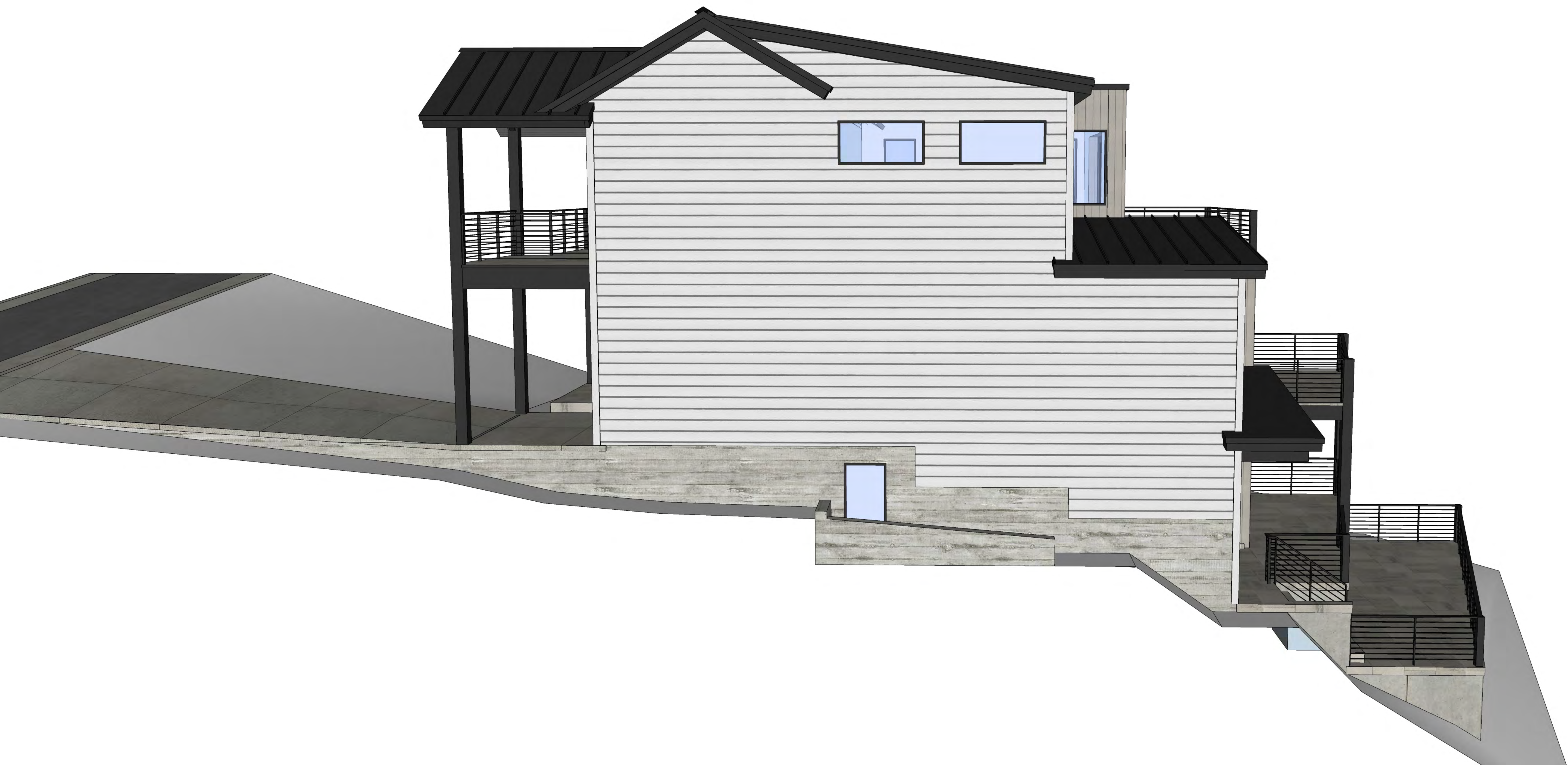
DOOR, WINDOW AND ROOM
SCHEDULES

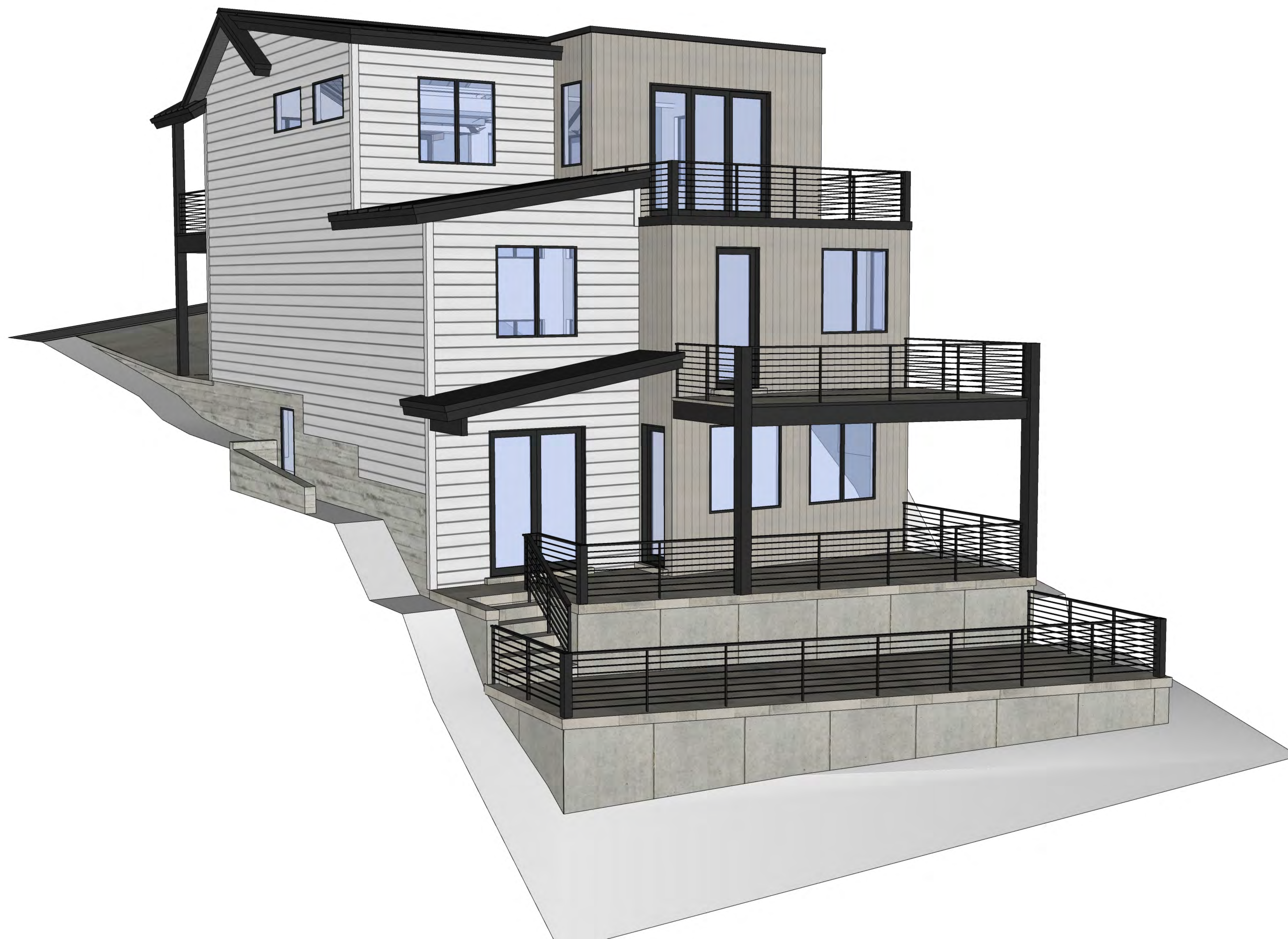
DATE:
AUGUST 20, 2024

PROJECT NUMBER:
2405-01

SHEET NUMBER:
A5.1

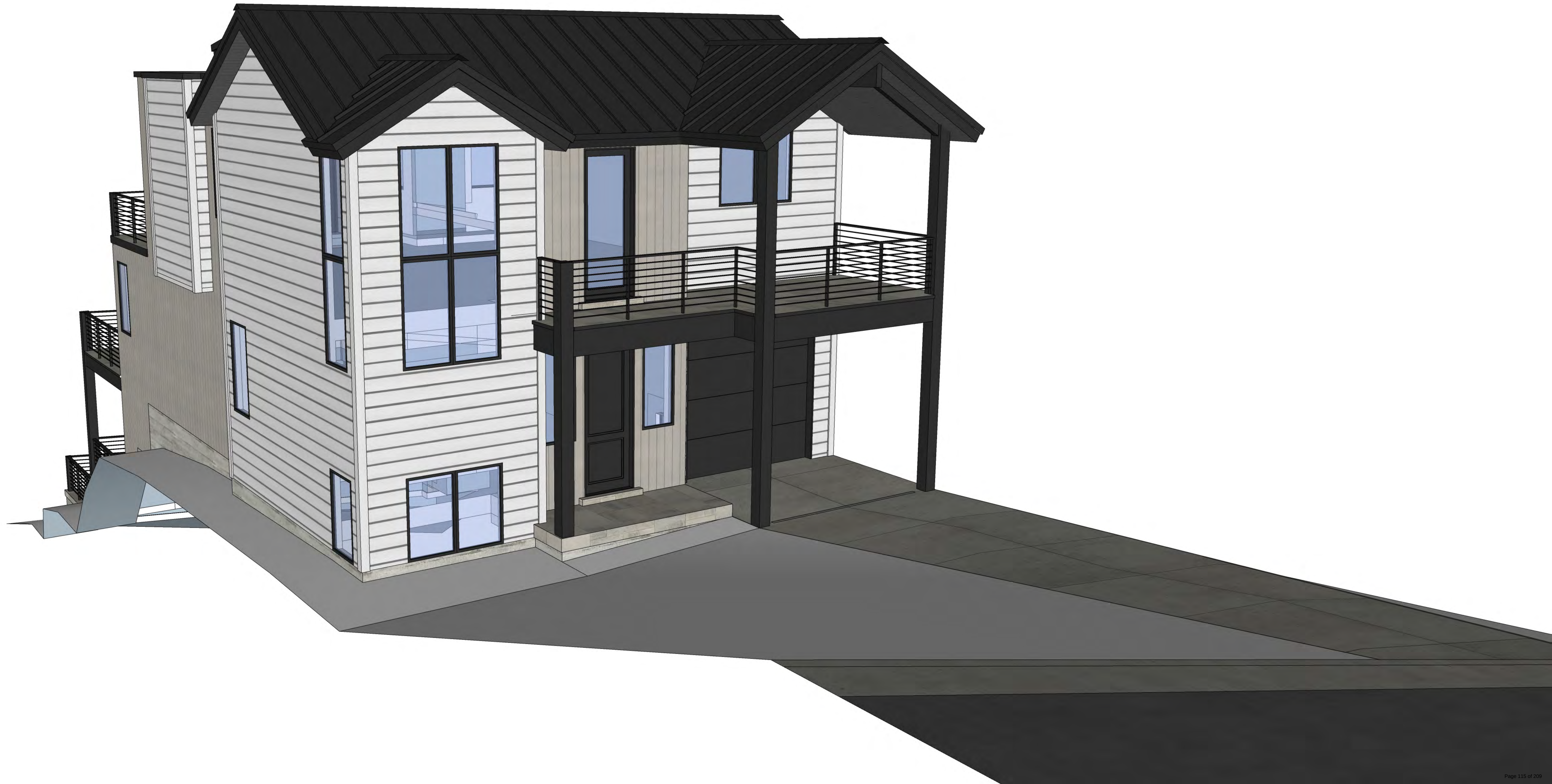






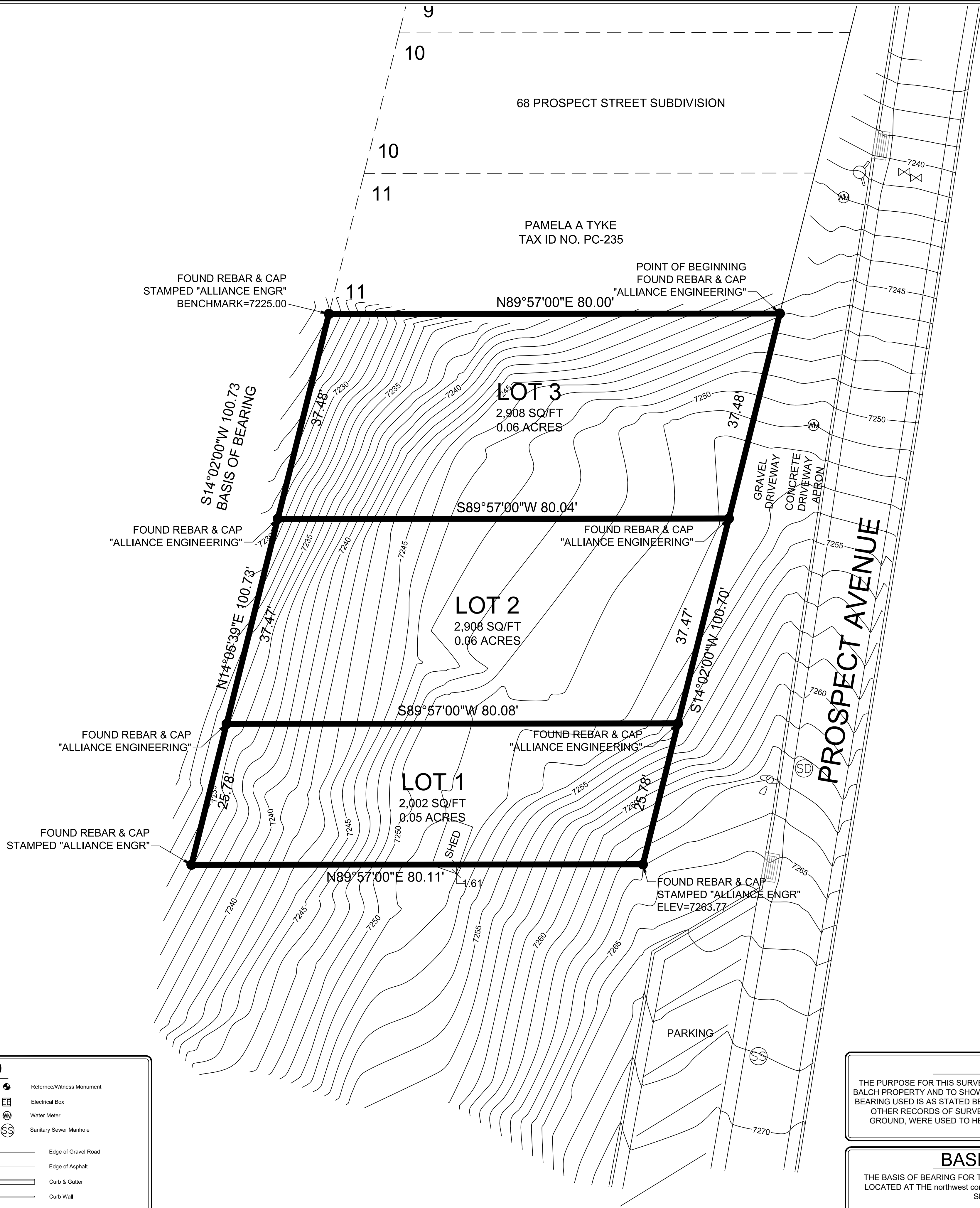
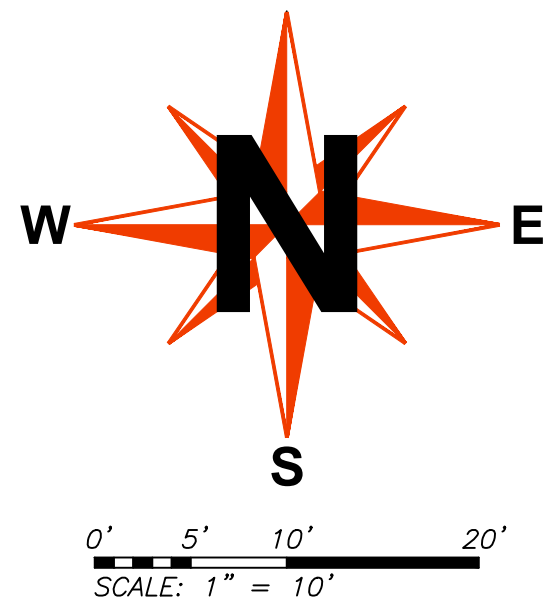












LEGEND		
	Section Monument	
	Property Corner	
	Fire Hydrant	
	Storm Drain Manhole	
	Telephone Pedestal	
	Property Line	
	Section Line	
	Center Line	
	Easement Line	
	Contour Line	

NARRATIVE

THE PURPOSE FOR THIS SURVEY WAS TO RE-ESTABLISH THE PROPERTY LINES FOR THE BALCH PROPERTY AND TO SHOW THE TOPOGRAPHICAL RELIEF OF THE LAND. THE BASIS OF BEARING USED IS AS STATED BELOW. THE OFFICIAL PARK CITY SURVEY PLAT, ALONG WITH OTHER RECORDS OF SURVEY, PROPERTY DEEDS AND PHYSICAL EVIDENCE ON THE GROUND, WERE USED TO HELP DETERMINE THE BOUNDARY LINES OF THE SUBJECT PROPERTY.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND rebar & cap LOCATED AT THE northwest corner of lot 12 and the southwest corner of greg balch property AS SHOWN ON THIS SURVEY PLAT.

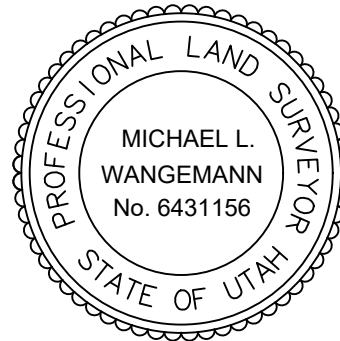
SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCROACH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCROACH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.



Michael L. Wangemann, PLS

Date of Plat or Map: March 15, 2022

PLS# 6431156-2201

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 18, PARK CITY SURVEY, SAID POINT BEING SOUTH 89°57'00" WEST 348.98 FEET AND SOUTH 14°02'00" WEST 277.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID BLOCK 18; AND RUNNING THENCE SOUTH 14°02'00" WEST 100.70 FEET; THENCE SOUTH 89°57'00" WEST 80.11 FEET; THENCE NORTH 14°05'39" EAST 100.73 FEET; THENCE NORTH 89°57'00" EAST 80.00 FEET TO THE POINT OF BEGINNING.

UTILITY NOTE:
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

GENERAL NOTES

- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHER WISE STATED.
- AT THE TIME OF THIS SURVEY THERE WAS APPROXIMATELY 18"-24" OF SNOW ON THE GROUND.

SHEET TITLE TOPOGRAPHY SURVEY

PREPARED FOR CHRIS GOFF
86 PROSPECT AVE
PARK CITY, UT

LOCATION NORTHEAST $\frac{1}{4}$, SEC 21, T2S, R4E, SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE:	3/15/2022
SCALE:	1" = 10'
DRAWN:	MLW
CHECKED:	MLW

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
FARMINGTON, UT 84025

PHONE 801.725.8395
mikew@utahlandsurveying.com

www.utahlandsurveying.com

JOB NUMBER
1003-22

SHEET
1 OF 1



GEOTECHNICAL INVESTIGATION

PROPOSED RESIDENCES

**78 AND 86 PROSPECT AVENUE
PARK CITY, UTAH**

PREPARED FOR:

CJG DEVELOPMENT

**ATTENTION: CHRIS GOFF
EMAIL: CJGOFF@HOTMAIL.COM**

PROJECT NO. 1220675

SEPTEMBER 1, 2022

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LOGS, LEGEND AND NOTES OF TEST PITS	FIGURE 2

EXECUTIVE SUMMARY

1. Two test pits were excavated at the property. Approximately 5 and 3 feet of fill was encountered in Test Pits TP-1 and TP-2, respectively, overlying clayey gravel with sand. The clayey gravel extends the full depth of the test pits, approximately 9 and 10 feet, respectively, in Test Pits TP-1 and TP-2.
2. No subsurface water was encountered in the test pits at the time of excavation. Based on our experience in the area, there is a potential for subsurface water to occur in a perched condition during the spring and early summer as snow melts.
3. We understand the residence will consist of a three-level building. Main and lower floor levels are planned to be at elevations of 7,246½ and 7,236½ feet, respectively.

We have assumed that structural loads for the residence will consist of wall loads less than 4 kips per lineal foot and column loads less than 50 kips.

4. The proposed residences may be supported on spread footings bearing on the undisturbed natural soil or structural fill extending down to the natural soil.

Footings bearing on the natural soil or on compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 3,500 pounds per square foot.

5. We anticipate excavation in the fill and natural soil can be accomplished using heavy-duty excavation equipment. Increased difficulty should be expected in confined excavations, such as utility trenches.
6. A discussion of temporary excavation slopes and the possible need for shoring is presented in the report.
7. Geotechnical information related to foundations, subgrade preparation and materials is included in the report.

SCOPE

This report presents the results of a geotechnical investigation for residences that are planned to be constructed at 78 and 86 Prospect Avenue in Park City, Utah. The report presents the subsurface conditions encountered and provides recommendations for the proposed residences. The study was conducted in general accordance with our proposal dated August 15, 2022.

Field exploration was conducted to obtain information on the subsurface conditions for our engineering analysis and to develop recommendations for the proposed residences.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

The property consists of two residential building lots. There were no buildings or pavement on the property at the time of our site visit. We understand a residence was removed from the property. It appears that a significant amount of fill has been placed in the east portion of the property.

The ground surface in the east portion of the property slopes gently down to the west. The slope of the ground surface is steeper in the central and west portions of the property. Vegetation on the property consists of some trees and scattered grass and weeds.

Prospect Avenue, an asphalt-paved road is adjacent the east side of the property. There is a vacant residential building lot to the south. There are residences to the north and east. There is a steep slope to the west.

FIELD STUDY

The field study was conducted on August 12, 2022. Two test pits were excavated at the approximate locations shown on Figure 1. The test pits were excavated with a rubber-tired backhoe. The test pits were logged and samples obtained by an engineer from AGECE. Logs of the subsurface conditions encountered in the test pits are graphically shown on Figure 2.

The test pits were backfilled without significant compaction. The test pit backfill should be removed and replaced with properly compacted fill where it will support proposed foundations, floor slabs or exterior concrete flatwork.

SUBSURFACE CONDITIONS

Approximately 5 and 3 feet of fill was encountered in Test Pits TP-1 and TP-2, respectively, overlying clayey gravel with sand. The clayey gravel extends the full depth of the test pits, approximately 9 and 10 feet, respectively, in Test Pits TP-1 and TP-2.

A description of the soil encountered in the test pits follows:

Fill - The fill consists of silty gravel with sand. The fill contains frequent cobbles, some organics and occasional debris including wood, concrete and metal. The fill appears loose and is slightly moist and dark brown to brown.

Clayey Gravel with Sand - The clayey gravel contains frequent cobbles and is dense to very dense, slightly moist to moist and brown.

A moisture content of 5 percent was measured for a sample of the clayey gravel tested in the laboratory. Results of a gradation test performed on a sample of the clayey gravel are presented on Figure 3.

SUBSURFACE WATER

No subsurface water was encountered in the test pits at the time of excavation. Based on our experience in the area, subsurface water may occur in a perched condition during the spring and early summer as snow melts.

PROPOSED CONSTRUCTION

We understand the residence will consist of a three-level building. Main and lower floor levels are planned to be at elevations of 7,246½ and 7,236½ feet, respectively.

We have assumed that structural loads for the residence will consist of wall loads less than 4 kips per lineal foot and column loads less than 50 kips.

If the proposed construction or building loads are significantly different from those described above, we should be notified so that we can reevaluate the recommendations given.

RECOMMENDATIONS

The following recommendations are provided based on the subsurface conditions encountered and the proposed construction.

A. Site Grading

We have assumed that excavation for the residence will consist of a cut of up to approximately 18 feet. We anticipate up to 5 feet of site grading fill will be placed around the residence.

1. Unsuitable Fill

Approximately 3 to to 5 feet of unsuitable fill was encountered in test pits excavated at the property. The fill may be thicker in other areas. The fill does not appear to be well compacted and is not considered to be suitable to support the proposed residences, concrete flatwork or other settlement-sensitive site improvements. The fill should be removed from these areas. Consideration may be given to reusing the fill if it meets the criteria presented below in the Materials section of this report.

2. Subgrade Preparation

Prior to placing grading fill, the topsoil, unsuitable fill, organic material and other deleterious materials should be removed.

Care should be taken to not disturb the natural soil to remain below the proposed residences, concrete flatwork and other structures.

3. Temporary Excavation Slopes

Temporary excavation slopes up to 18 feet in height in the natural clayey gravel may be constructed at 1 horizontal to 1 vertical or flatter. Temporary excavation slopes in the fill may be constructed at 1½ horizontal to 1 vertical or flatter.

The excavator is responsible to provide safe working conditions around temporary excavation slopes.

4. Long-term Slopes

Long-term, unretained slopes may be constructed at 2 horizontal to 1 vertical. Fill placed on slopes steeper than 5 horizontal to 1 vertical should be keyed into the slope with a key for every 4 feet of vertical rise. Prior to placement of fill, the subgrade should be prepared by removing the topsoil, unsuitable fill, debris and other deleterious materials.

Slopes should be protected from erosion by revegetation, erosion control mats or other methods.

An engineer from AGECE should observe temporary and long-term cut and fill slopes at the property.

5. Shoring

Shoring may be needed if there is not sufficient horizontal distance to construct temporary excavation slopes. Shoring could consist of soil nails with a shotcrete

facing, soldier piles and lagging or other shoring systems.

Shoring should be designed to retain the load of the soil, along with any surcharge and other loading conditions located above and adjacent to the excavation. The amount of lateral movement of the shoring and its potential impact on adjacent structures and utilities should be considered in the design.

Lateral loads used in design of the shoring should be increased due to sloping excavations above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall.

Details and calculations of proposed shoring and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation.

6. Excavation

We anticipate excavation in the fill and clayey gravel can be accomplished using heavy-duty excavation equipment. Additional difficulty should be expected in confined excavations, such as utility trenches.

7. Materials

Materials used as fill for the project are anticipated to consist of imported fill and the on-site soil. Recommendations for these materials are shown below.

a. Imported Fill

Listed below are materials recommended for imported structural fill:

Fill Location	Recommendation
Below Footings	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit < 30% Maximum size 4 inches
Below Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Below Floor Slabs (Deeper than 4 inches)	Non-expansive granular soil Passing No. 200 Sieve <50% Liquid Limit <30% Maximum size 4 inches

b. On-Site Materials

The clayey gravel and fill may be considered for use as structural fill below the proposed residences if they meet the criteria presented above for imported structural fill. The fill and clayey gravel may also be used as grading fill around the residence and below proposed concrete flatwork.

Topsoil, organic material, clay, oversize material and other deleterious material should be removed from the materials described above that will be used as structural fill, utility trench backfill and below concrete flatwork.

c. Moisture Conditioning

Depending on the moisture content of the soil at the time of construction, the soil may require wetting or drying prior to use as fill. Drying of the soil may not be practical during cold or wet times of the year.

8. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill Location	Compaction
Below Foundations	≥ 95%
Below Concrete Flatwork	≥ 90%
Foundation Wall Backfill	≥ 90%
Utility Trench Backfill (Outside building area)	≥ 90%
Landscaping	≥ 85%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Fill placed for the project should be frequently tested for compaction.

9. Drainage

The ground surface surrounding the proposed residence should be sloped to drain away from the residence in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

The proposed residences may be supported on spread footings bearing on the undisturbed natural soil or structural fill that extends down to the natural soil.

Structural fill placed below footings should extend out from the edges of footings a distance of at least the fill thickness below the footing.

2. Bearing Pressure

Footings bearing on the natural soil or compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 3,500 pounds per square foot.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Minimum Footing Width and Embedment

Footings should have a width of at least 1½ feet and a depth of embedment of at least 1 foot.

5. Settlement

We estimate total and differential settlement will be less than ½ inch for footings bearing on the undisturbed natural soil or compacted structural fill extending down to the natural soil as described above.

Care should be taken to not disturb the natural soil at the base of footing excavations so that settlement can be maintained within tolerable limits. Loose material in the base of footing excavations should be removed or be compacted.

6. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 40 inches below grade for frost protection.

7. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to fill or concrete placement.

8. Construction Observation

A geotechnical engineer from AGECE should observe footing excavations for the residence prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted fill extending down to the natural soil.

Unsuitable fill, clay, topsoil, organics or other deleterious materials should be removed from below the proposed slabs.

2. Underslab Sand and/or Gravel

A 4-inch layer of free draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the concrete slabs for ease of construction and to promote even curing of the slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for footings placed on the natural clayey gravel or compacted structural fill is controlled by sliding resistance between the footing and the foundation soil. A friction value of 0.45 may be used in design for ultimate lateral resistance for footings. The passive resistance of the soil adjacent footings may also be considered in design for lateral resistance of footings.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for the design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

Material Type	Active	At-Rest	Passive
Granular Fill or Clayey Gravel	40 pcf	55 pcf	300 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 20 pcf for the active condition, increased by 5 pcf for the at-rest condition and decreased

by 20 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.31g which represents a 2 percent probability of exceedance in a 50-year period (ICC, 2017).

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve ultimate soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. **Seismic Design Considerations**

1. Building Code Parameters

Listed below is a summary of the site parameters that may be used with the 2018 International Building Code:

Description	Value ¹
Site Class	C ²
S _s - MCE _R ground motion (period=0.2s)	0.58g
S ₁ - MCE _R ground motion (period=1.0s)	0.21g
F _a - Site amplification factor at 0.2s	1.27
F _v - Site amplification factor at 1.0s	1.5
PGA - MCE _G peak ground acceleration	0.26g
PGA _M - Site modified peak ground acceleration	0.31g

¹Values obtained from information provided by the Applied Technology Council at <https://hazards.atcouncil.org>

²Site Class C was selected based on our experience in the area and our understanding of the geology in the area.

2 Potential Seismic Sources

No active faults are mapped as being located on the property. The nearest mapped active fault is the Salt Lake City segment of the Wasatch fault located approximately 15½ miles west of the site (Utah Geological Survey, 2022).

3. Liquefaction

The site is mapped as having a "very low" liquefaction potential (Anderson and others, 1994). This means that there is a less than 5 percent probability that the soil will be subjected to seismic ground shaking great enough to result in liquefaction in a 100-year time period. Based on our experience in the area and the subsurface conditions encountered, liquefaction is not a potential hazard at the site.

F. Water Soluble Sulfates

Based on published literature and previous experience in the area, the natural soil possesses negligible sulfate attack potential on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

G. Subsurface Drain

With the potential for perched water conditions to develop during the wet times of the year, we recommend that a subsurface drain be provided around the below-grade portion of the residence, including crawlspace areas. The subsurface drain system should consist of at least the following items.

1. The subsurface drain system should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of the residence. A geosynthetic drain could be used as an alternative. The drain should extend up the foundation walls high enough (to within approximately 3 feet of the ground surface) to intercept potential subsurface water.
2. At least 6 inches of free-draining gravel should be placed below the floor slab of the residence. The gravel should connect the perimeter drainage pipe.
3. The flow line of the pipe should be placed at least 14 inches below the finished floor level and should slope to a sump or outlet where water can be removed by pumping or by gravity flow.
4. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1:1 (horizontal to vertical) so as not to disturb the soil below the residence.
5. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.
6. Consideration may be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.

H. Additional Services

It is important that AGECH be involved during design and construction of the residences. There are several items where we can provide value, help the design of the geotechnical aspects of the project be more efficient and help reduce the risk to the design team and the owner.

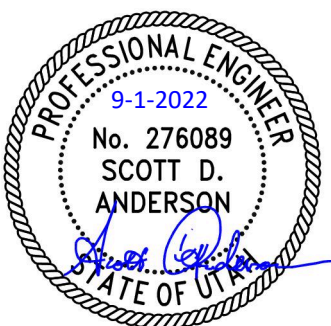
We recommend that at least the following additional services be provided:

1. Observe the foundation excavations for the residences.
2. Review construction plans for the project to determine whether recommendations in this report have been incorporated into the design.
3. Observe fill placement and compaction during construction. This is especially important in the area of the proposed residence and concrete flatwork, including the driveway.
4. Provide other testing and inspections that may be required by the building code or local jurisdiction.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the proposed construction and the information obtained from the test pits excavated at the property. Variations in the subsurface conditions may not become evident until additional exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate our recommendations.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Scott D. Anderson, P.E.

Reviewed by Douglas R. Hawkes, P.E., P.G.

SDA/rs

REFERENCES

Anderson, L., Keaton, J., Rice, J., 1994; Liquefaction Potential, Central Utah, Park City - Heber, U.S. Geological Survey, Contract Report 94-10.

International Code Council 2017, 2018 International Building Code, Falls Church, Virginia.

Utah Geological Survey, 2022; Utah Quaternary Fault and Fold Database, <http://geology.utah.gov/resources/data-databases/qfaults/> accessed August 29, 2022.

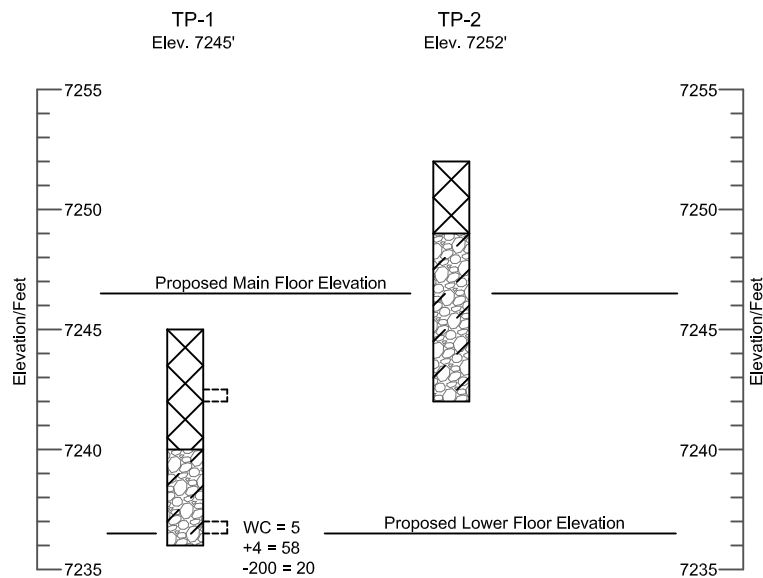


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Test Pit Locations

Figure 1



LEGEND:



Fill: silty gravel with sand, contains frequent cobbles, some organics and debris including wood, concrete and metal, appears loose, slightly moist, dark brown to brown.



Clayey Gravel with Sand (GC); contains frequent cobbles, dense to very dense, slightly moist to moist, brown.



Indicates disturbed sample taken.

NOTES :

1. The test pits were excavated on August 12, 2022 with a rubber-tired backhoe.
2. The locations of the test pits were measured by pacing from features shown on Figure 1.
3. The elevations of the test pits were determined by interpolating between contours shown on the site plan provided.
4. The test pit locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between materials shown on the test pit logs represent the approximate boundaries between materials and the transitions may be gradual.
6. No free water was encountered in the test pits at the time of excavation.
7. WC = Water Content (%);
+4 = Percent Retained on the No. 4 Sieve;
-200 = Percent Passing the No. 200 Sieve.

Approximate Vertical Scale 1"=8'

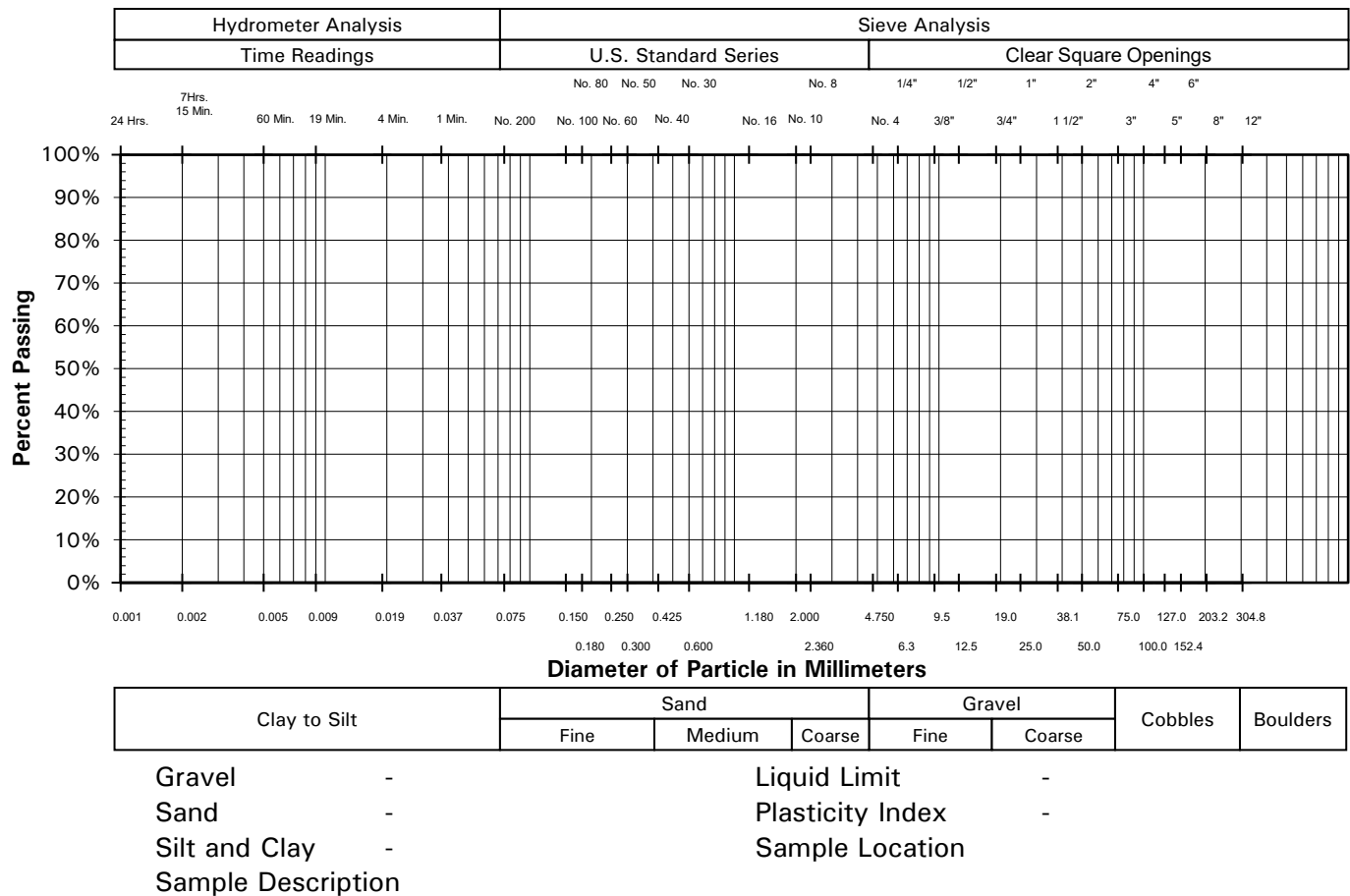
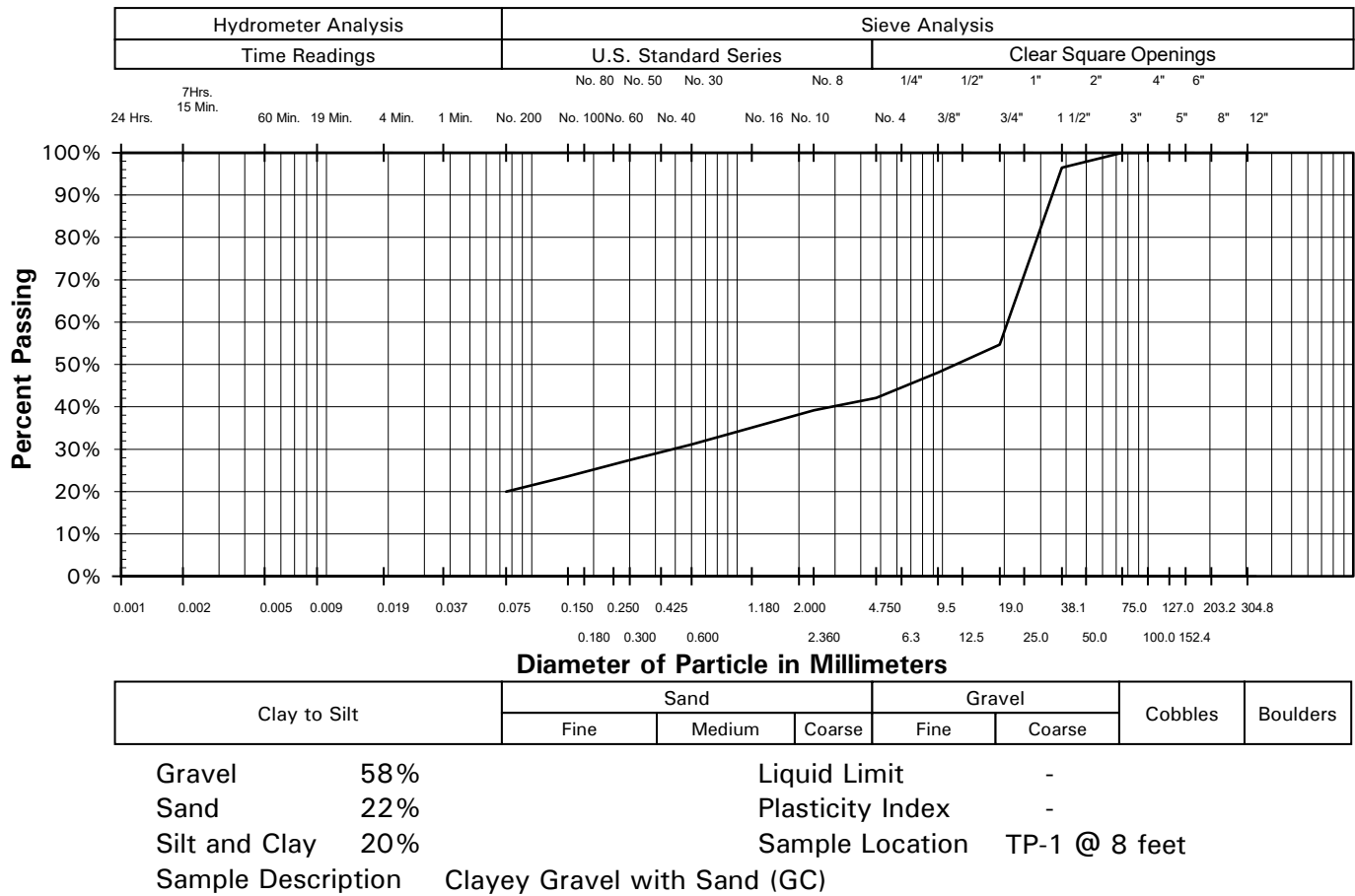
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Test Pit Logs, Legend and Notes

Figure 2

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Planning Commission Staff Report



Subject: 1800 Park Avenue
Applications: PL-24-05476 Master Planned Development
PL-22-05475 Conditional Use Permit
PL-24-06238 Subdivision
Author: Rebecca Ward, Planning Director
Date: August 28, 2024
Type of Item: Administrative

Recommendation

- (I) Review the Park and Kearns Master Planned Development;
- (II) conduct a public hearing;
- (III) vote on the Building Height and direct staff to make Findings; and
- (IV) continue the public hearing to September 11, 2024, for possible Final Action.

Description

Applicant: Seth Singerman, Yarrow Hotel Owner LLC

Applicant Representatives: Peter Tomai, Specific Performance
Craig Elliott, Elliott Workgroup LLC

Location: 1800 Park Avenue

Zoning District: General Commercial
Frontage Protection Zone

Adjacent Land Uses: North – Olympic Welcome Plaza and Reid Office Building
East – Commercial
South – Fresh Market
West – Park Avenue Condos

Reason for Review: The Planning Commission reviews, conducts a public hearing, and takes Final Action on Conditional Use Permits, Master Planned Developments, and Subdivisions.¹

CUP Conditional Use Permit
FPZ Frontage Protection Zone
LMC Land Management Code
MPD Master Planned Development

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

¹ LMC [Section 15-1-8](#)

Summary

Constructed in 1977, the DoubleTree by Hilton Hotel (formerly “The Yarrow”) at 1800 Park Avenue has 182 rooms with restaurant and meeting room facilities on a prominent entry corridor at the corner of SR 224 (Park Avenue) and SR 248 (Kearns Boulevard).



Figure 1: The DoubleTree by Hilton Hotel at 1800 Park Avenue.

The Applicant proposes creating one Lot for the 4.47-acre metes-and-bound parcel and redeveloping the site with a mixed-use project with 234 residential units (nightly rental condominium units) totaling 182,140 square feet, an 8,143-square-foot restaurant and bar, 6,500 square feet of office space, 4,750 square feet of retail space, and 16,047 square feet of Accessory Use exceptions, including a 4,716-square-foot storage and mechanical space, a 932-square-foot bike/ski storage area, a 5,051-square-foot meeting space, a 1,415-square-foot breakout room, a 2,929-square-foot spa, and a 1,004-square-foot fitness room.

Background

On January 24, 2024, the Planning Commission conducted a work session to review the Applicant’s plans and expressed concerns regarding the requested Building Height exceptions within the sensitive Frontage Protection Zone (FPZ) corridor ([Planning Commission Packet](#), Item 4.B; [Meeting Minutes](#), p. 19).

On February 28, 2024, the Planning Commission conducted another work session on modifications to the Applicant’s plans and again expressed concerns regarding the requested Building Height exceptions within this important entry corridor and the FPZ ([Planning Commission Packet](#), Item 4.B; [Meeting Minutes](#), p. 20).

On June 26, 2024, the Planning Commission conducted a public hearing and continued to express concerns regarding the proposed Building Height. The Commission asked for clarification regarding Building Height exceptions in the FPZ, outlined in the Analysis Section below ([Planning Commission Packet](#), Item 6.E; [Meeting Minutes](#), p.29).

On August 7, 2024, the Applicant filed a Request for Notice of Action, but “[t]he Applicant is not seeking a speedy resolution through the use of [the 45-day ripcord provision in state code]. But it believes that its application is complete and is at a point where it is ready for a determination from the Planning Commission on the merits of its

application” (Exhibit B). Staff and the Applicant request the Planning Commission vote on the Applicant’s request for an exception to the Zoning District Building Height, which will inform the overall project site design.

Analysis

1800 Park Avenue is in the General Commercial Zoning District with a maximum Building Height of 35 feet from Existing Grade² and is partially within the FPZ along Kearns Boulevard and Park Avenue. The FPZ covers the area within the site that is set back 100 feet from Kearns Boulevard and Park Avenue. Development is prohibited within the 30-foot FPZ Setback.

(I) The General Plan and Land Management Code Require Preservation of the Frontage Protection Zone.

1800 Park Avenue is within the Bonanza Park Neighborhood and FPZ. The General Plan advises the following for this neighborhood:

“Due to its location along both of the entry corridors to Park City, the Bonanza Park & Snow Creek Neighborhood is geographically tied to the Park City entry experience. The scenic views that are currently afforded to those entering the City are a defining characteristic of our town and should be preserved and enhanced.”³

The General Plan outlines recommendations to protect the City’s defining entry corridor characteristic. For example, Goal 4 establishes the following: Open Space – conserve a connected, healthy network of open space for continued access to and respect for the *Natural Setting*.⁴ Objective 4B recommends **“buffering entry corridors from development and protecting mountain vistas to enhance the natural setting, quality of life, and visitor experience”⁵** and Community Planning Strategy 4.6 states the City should **“identify important view corridors and natural buffers that are a high priority for protection and enhancement, including the community’s entryways and highway corridors. Ensure protection of the identified community assets.”⁶**

Furthermore, within the Bonanza Park Neighborhood, the General Plan advises the following:

“Currently, three sides of the Bonanza Park & Snow Creek Neighborhood are located within the Frontage Protection Zone (FPZ). The FPZ helps to preserve scenic view corridors by providing a significant landscaped buffer between development and highway uses by restricting the location and height of structures in the zone. The

² LMC [Section 15-2.18-4](#)

³ General Plan, [Neighborhoods 1, p. 163](#)

⁴ General Plan, [Natural Setting, p. 52](#)

⁵ General Plan, [Natural Setting, p. 53](#)

⁶ General Plan, [Natural Setting, p. 54](#)

FPZ also allows for future pedestrian and vehicular improvements along the highway corridors. **In addition to investigating measures that would strengthen the FPZ, the City should also look at ways to enhance the entry experience.** This might include installing public art, improving lighting or adding other elements that would improve the entry corridor.”⁷

The City implemented protections to preserve the scenic view corridors by enacting several requirements within the LMC. For example, in the 1976 LMC required Planning Commission CUP review for projects within the FPZ, although it did not yet establish strict setbacks:

FRONTAGE PROTECTION ZONES. Frontage along both sides of State Highways U-224 and U-248 are established as frontage protection zones. The Planning Commission shall review all proposals for development within one hundred(100) feet of the right-of-way line of these highways to determine the most effective means of establishing open space in the frontage area. The frontage protection zone applies to Highway U-224 from the north city line to 15th Street.

In 1980, the LMC was updated:

5.8. FRONTAGE PROTECTION ZONES. Frontage along both sides of State Highways U-224 and U-248 are established as frontage protection zones. The planning commission shall review all proposals for development within 100 feet of the right-of-way line of these highways to determine the most effective means of establishing open space in the frontage area. The frontage protection zone applies to Highway U-224 from the north city line to 15th Street.

Over time, the FPZ was amended to establish stricter standards, including Setbacks, to address development within this entry corridor. The purposes of today’s Frontage Protection Zone are 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 highway corridors.⁸

(II) As Part of the Planning Commission’s Later Frontage Protection Zone Conditional Use Permit Evaluation, the Commission Must Find Building Mass, Bulk, Orientation, and Location of the Buildings, as well as Physical Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design, and Architectural Detailing, are Appropriately Mitigated.

⁷ General Plan, [Neighborhoods 1, p. 171](#)

⁸ LMC [Section 15-2.20-1](#)

Planning Commission approval of a Conditional Use Permit (CUP) is required for any Development within the 30- to 100-foot FPZ Setback. The Applicant requests an exception to Building Height, including structures within the 30- to 100-foot FPZ Setback. “There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required to mitigate or eliminate the detrimental impacts.”⁹

“The Planning Department will evaluate all proposed Conditional Uses and may recommend conditions of approval **to preserve the character of the zone**, and to mitigate potential adverse effects of the Conditional Use.”¹⁰

“A Conditional Use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.”¹¹

To construct within the 30- to 100-foot FPZ Setback, the following CUP criteria related to Building Height must be mitigated:

- Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.
- Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing.¹²

(III) The Applicant’s Building Height Exception Request Locates Additional Height Partially Within the Frontage Protection Zone and Buildings Significantly Below Zoning District Height Outside of the Frontage Protection Zone.

The General Commercial Zoning District Building Height is 35 feet. The Applicant requests a Building Height exception up to 45 feet with an up to seven-foot additional height for parapets, elevator penthouses, and mechanical screening.

The Applicant’s Roof Over Topography exhibit is below. Staff highlighted the 100-foot FPZ Setback in orange. **The Applicant designed the project with requested Building Height exceptions partially within the FPZ and the southeast corner of the parcel (highlighted by staff below in red) and located the portion of the buildings that are significantly below Zoning District Height—ranging from 11 feet to 26 feet—outside the FPZ (highlighted by staff below in green).** The reduced Building Height is located at the south of the site along the Fresh Market parking lot, shown in the Applicant’s Elevation 3, below.

⁹ LMC [Section 15-1-10](#)

¹⁰ LMC [Section 15-1-10](#)

¹¹ *Id.*

¹² LMC [Section 15-1-10\(E\)](#)



Applicant's Roof Over Topography submittal with staff highlights in red (requested Building Height exceptions) and green (portions of the project substantially below Building Height).

[continued on next page]



Elevation 3 shows the center portion of the south project façade significantly below allowed Building Height – outside of the FPZ – facing the Fresh Market parking lot to the south.

In contrast, the massing and requested Building Height exceptions that encroach into the FPZ along Kearns Boulevard are shown in the Applicant's Elevation 1 below. The portions significantly below Building Height have been placed outside of the FPZ Setback:



Elevation 1 shows the requested Building Height exceptions that encroach in the FPZ along Kearns Boulevard.

The Applicant's requested Building Height exception for Building B that encroaches into the FPZ along Park Avenue, again with the portion significantly below Building Height set outside of the FPZ Setback along Park Avenue, are shown in the Applicant's Elevation 4 below. Building A only slightly encroaches into the FPZ Setback along Park Avenue.



Elevation 4 shows the requested Building Height exception with Building B on the left that encroaches in the FPZ along Park Avenue.

(IV) The Question for the Planning Commission Regarding Building Height is Based in the Master Planned Development Criteria. The Purposes of the Master Planned Development Process Require Applicants to Design a Project in

Consideration of the Characteristics of the Site Upon Which it is Proposed to be Placed. “The project should be designed to fit the site, not the site modified to fit the project.”

To grant a Building Height exception, the Planning Commission must find that the Applicant meets the six criteria outlined in LMC [§ 15-6-5\(F\)](#). **The Applicant bears the burden of proof to the Planning Commission that the necessary findings for an increase in Building Height can be made according to the six criteria.**

The Planning Commission requested clarification on whether the Building Height may exceed Zoning District Height within the FPZ. LMC [§ 15-2.20-4](#) states “. . . Building Heights for all Development Activities and uses within the [FPZ] must be consistent with the underlying Zoning District.” LMC [§ 15-2.18-4](#) establishes a maximum 35-foot Building Height for the GC Zoning District. LMC [§ 15-6-5\(F\)](#) states “[t]he Building Height requirements of the Zoning District in which [an MPD] is located shall apply, *except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis.*” MPD Height exceptions are prohibited in the HR-1, HR-2, HRC, and HCB Zoning Districts (LMC [§ 15-6-5\(F\)](#)). The Planning Commission *may consider* increased Building Height in the FPZ. However, the Planning Commission is not required to approve additional Height, even if the Applicant demonstrates to the Commission the six criteria for consideration of an increase in Building Height outlined below are met. **Building Height exceptions within an MPD are within the Planning Commission’s discretion based on site-specific review.**

The purposes of this flexibility within MPDs include in part the following:

- To allow for infill redevelopment where the MPD process provides design flexibility necessary for well-planned, mixed-use developments that are compatible with the surrounding neighborhood.
- To complement the natural features of the site.
- To ensure neighborhood compatibility.
- To strengthen the resort character of Park City.
- To result in a net positive contribution of amenities to the community.
- To provide opportunities for the appropriate redevelopment and reuse of existing structures/sites and maintain compatibility with the surrounding neighborhood.¹³

“[An MPD] shall be designed to take into consideration the characteristics of the site upon which it is proposed to be placed. The project should be designed to fit the site, not the site modified to fit the project.”¹⁴ This includes design that “clusters units on the most developable and least visually sensitive portions of the site.”¹⁵

The six criteria evaluated by the Planning Commission considered for Building Height exceptions are outlined below:

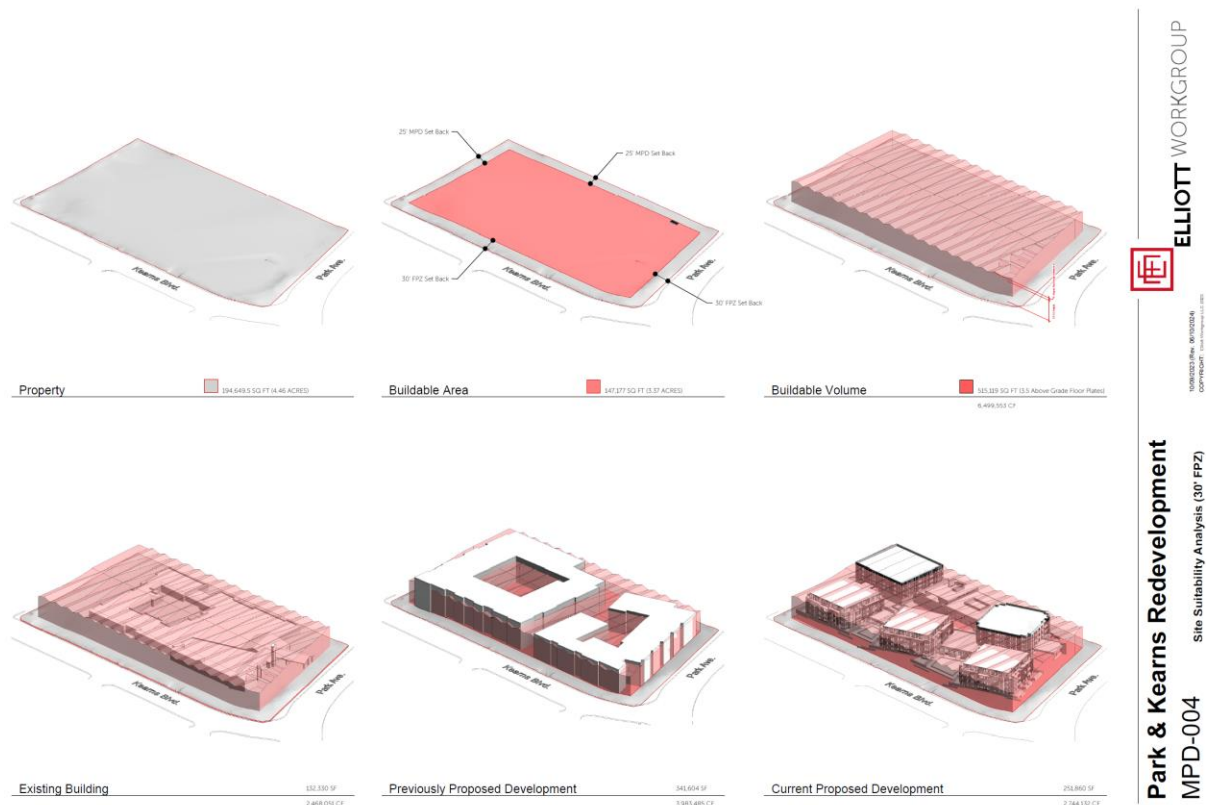
¹³ LMC [Section 15-6-1](#)

¹⁴ LMC [Section 15-6-5\(G\)](#)

¹⁵ LMC [Section 15-6-5\(G\)\(1\)](#)

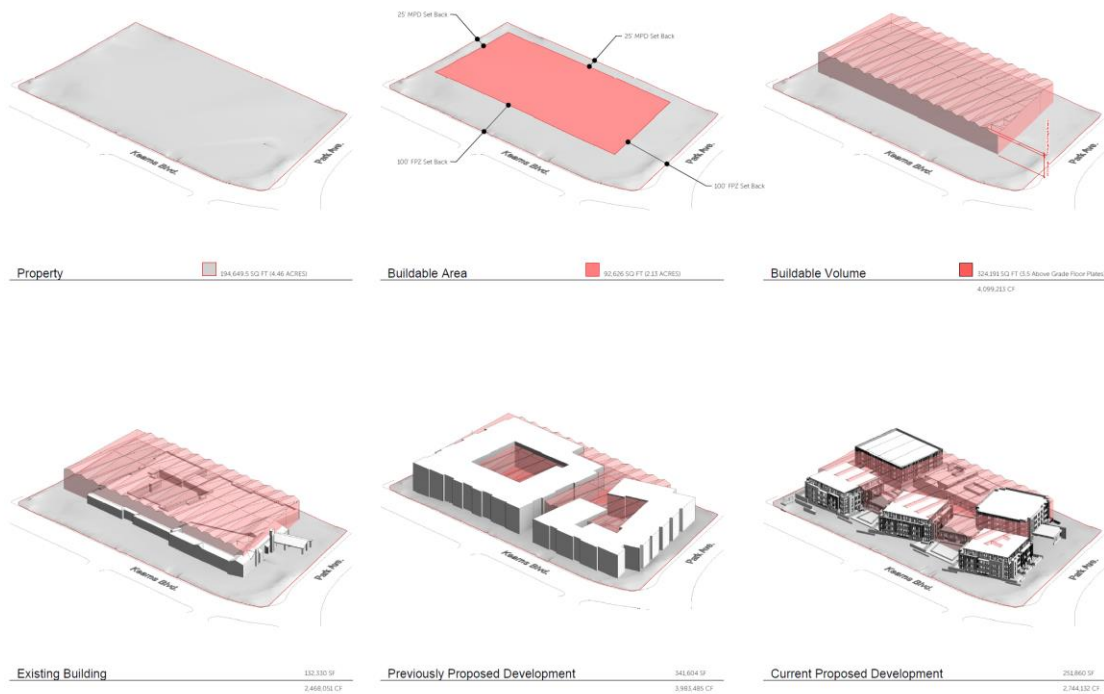
1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density, including requirements for Façade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits.

Density in the General Commercial Zoning District is volume-based, determined by Building Height, Setbacks, and Open Space requirements. Initially, the Applicant determined density using the 25-foot MPD perimeter Setback rather than the FPZ Setback, and including square footage based on a five-foot Building Height exception by representing miniature gable roof forms across the building volume, concluding the site had a density of 515,119 square feet:



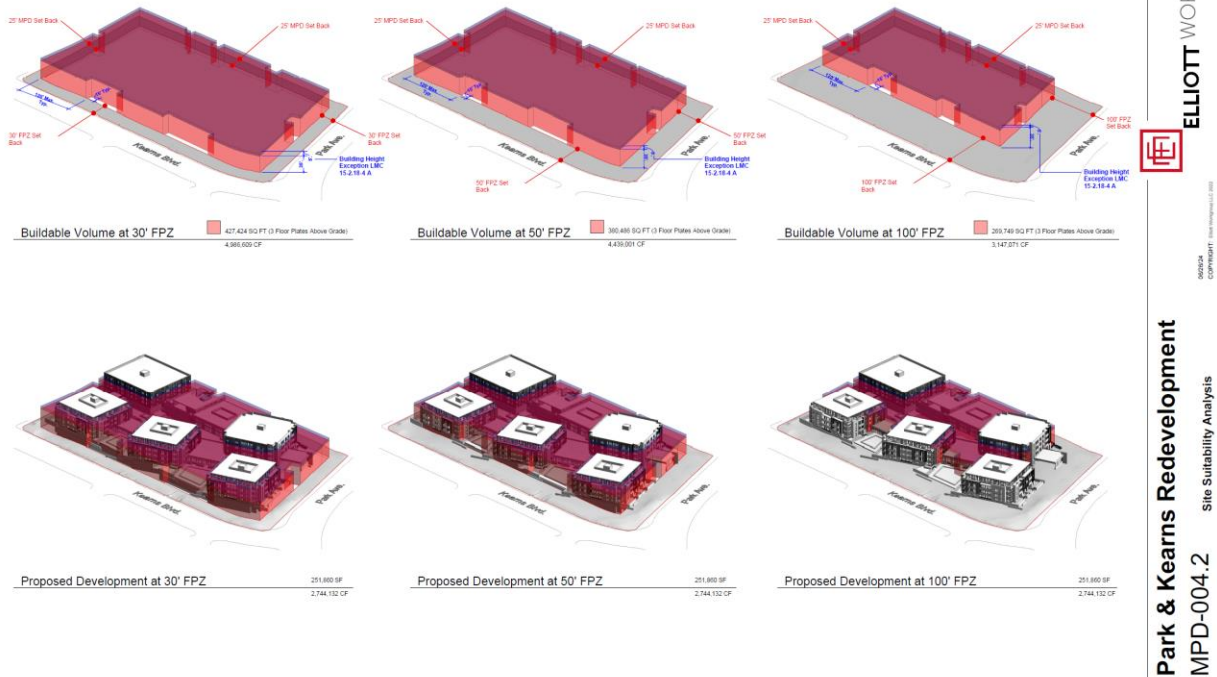
[continued on next page]

Upon staff's request, the Applicant updated the volume exhibit to reflect the 30-foot and 100-foot FPZ Setbacks, but left in the miniature gable roof forms across the building form and included this area as part of the square footage calculation, concluding the site density was 324,191 square feet:



[continued on next page]

The Applicant again updated the density exhibit to remove the additional square footage from the miniature gable roof forms, concluding the maximum density for the site is 269,749 square feet. Staff verified this number and finds it is accurate.



The density for the site is 269,749 square feet and the Applicant proposes constructing 251,860 square feet. Therefore, the requested Building Height does not increase density. However, as mentioned above, the Applicant has designed the site to push this density into the FPZ, and to locate areas under the Zoning District Building Height outside of the FPZ.

- Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site-specific analysis.**

The Applicant's Site-specific analysis includes a solar study or shadow analysis of proposed Buildings at different times of day during the spring and fall equinoxes and summer and winter solstices (Exhibit A, p. 21).

- There is adequate Landscaping and buffering from adjacent Properties and Uses.**

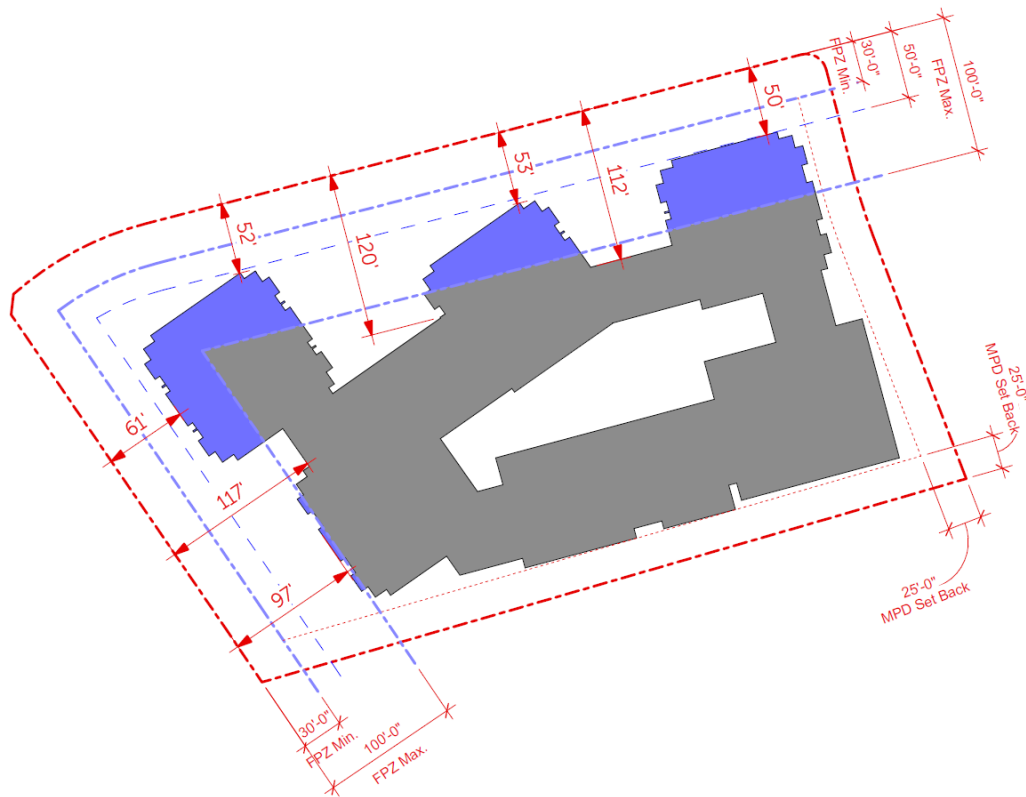
Landscaped Areas are proposed within the FPZ along Kearns Boulevard and Park Avenue. The Planning Commission should determine whether the proposed Landscaping within the required 25-foot MPD perimeter Setback along the east and south boundary is adequate to buffer adjacent properties impacted by an up to 10-foot Building Height exception, especially in the southeast corner where the additional Building Height is proposed with no stepback and landscaping is reduced with parking spaces proposed to be located along the perimeter of the site, requiring drivers to use adjacent properties to access the parking spaces and to reverse out of the parking spaces.



Applicant's planting plan.

4. Increased Setbacks and separations from adjacent projects are proposed.

The Applicant proposes a slight increase in the east and south Setbacks shown below:



	Property.....	194,652 sq. ft.
	30' FPZ and 100' FPZ	
	Required MPD Set Backs	
	Frontage Protection Zone 50' Set Back (Small Area Plan)	
	Building Footprint encroaching into 100' FPZ.....	15,741 sq. ft.
	Existing Building Footprint inside Set Backs.....	69,464 sq. ft.

PROPOSED STRUCTURE FOOTPRINT: 85,205 sq. ft..

5. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible.

The minimum required Open Space for redevelopment of an existing site is 30%.¹⁶ The Applicant proposes 38,701 square feet of publicly accessible Landscaped Areas, or 19.9% of the site. The Applicant also proposes 35,416 square feet of sidewalks, or 18.2% of the site. Together, the Open Space is 38.1%. Another 23,689 square feet of private Open Space is proposed as an interior courtyard and pool.

¹⁶ LMC [Section 15-6-5\(D\)](#)

The Planning Commission has discretion to determine the preferable type and mix of Open Space for each MPD.¹⁷ The determination shall be based on guidance given in the General Plan, which identifies Bonanza Park as an important part of the Park City entry experience:

“The scenic views that are currently afforded to those entering the City are a defining characteristic of our town and should be preserved and enhanced. Currently, three sides of the Bonanza Park & Snow Creek Neighborhood are located within the Frontage Protection Zone (FPZ). The FPZ helps to preserve scenic view corridors by providing a significant landscaped buffer between development and highway uses and by restricting the location and height of structures in the zone. The FPZ also allows for future pedestrian and vehicular improvements along the highway corridors. In addition to investigating measures that would strengthen the FPZ, the City should also look at ways to enhance the entry experience. This might include installing public art, improving lighting, or adding other elements that would improve the entry corridors.”¹⁸

Open Space may be landscaped, natural, or some combination of both, as defined in LMC [Section 15-15-1](#).

6. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review.

The Applicant proposes terraced flat roofs for the site.

The Planning Commission should determine whether the Applicant met the burden of proof that the necessary findings for an increase in Building Height can be made according to the six criteria.

Department Review

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

Notice

Staff published notice on the City’s website and the Utah Public Notice website on August 9, 2024. The *Park Record* published courtesy notice on August 14, 2024.¹⁹

Public Input

Please see Exhibit C.

¹⁷ LMC [§ 15-6-5\(D\)\(3\)](#)

¹⁸ General Plan, [Neighborhoods 1](#), p. 171

¹⁹ LMC [§ 15-1-21](#)

Exhibit

A: Applicant's Updated Plans

B: Applicant's Request for Action

C: Public Input

Singerman Real Estate

Park & Kearns Redevelopment

(Yarrow Mixed Use)

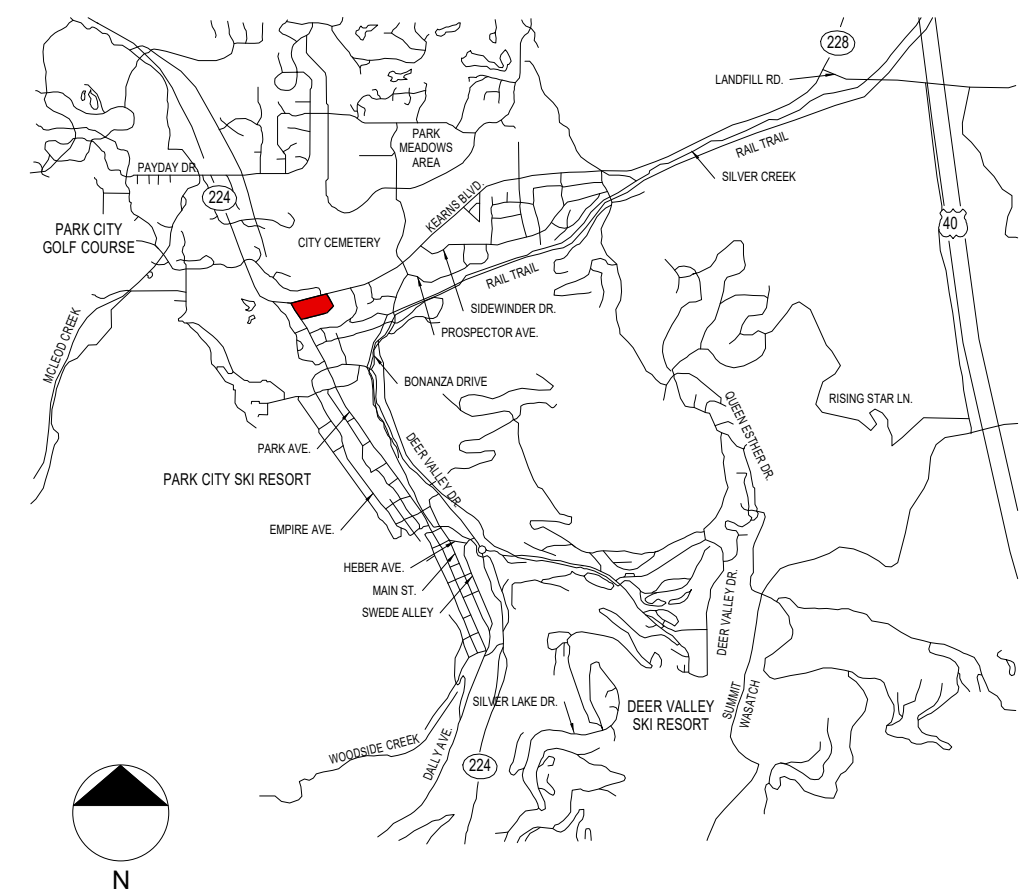
1800 Park Avenue, Park City, UT 84060

EWG Project # 2023-31

MPD & CUP

10/09/2023 (Rev. 07/12/2024)

VICINITY MAP



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
YARROW HOTEL OWNER, LLC SINGERMAN REAL STATE 980 NORTH MICHIGAN AVE. STE. 1700 CHICAGO, IL 60611 CONTACT: SETH SINGERMAN PHONE: 312.544.9645	ELLIOTT WORKGROUP, LLC 1441 WEST UTE BLVD. SUITE 100 PARK CITY, UTAH 84098 CONTACT: CARLA LEHIGH PHONE: 435.649.0092 EXT. 316
CIVIL ENGINEER	LANDSCAPE ARCHITECTURE
TALISMAN CIVIL CONSULTANTS 1588 SOUTH MAIN ST. SALT LAKE CITY, UTAH 84115 CONTACT: DAN BOURQUE PHONE: 801.743.1300	ELLIOTT WORKGROUP, LLC 1441 WEST UTE BLVD. SUITE 100 PARK CITY, UTAH 84098 CONTACT: BART WOLTHIUS PHONE: 435.649.0092 EXT. 321
ELECTRICAL ENGINEER	TRANSPORTATION ENGINEER
VAN BOERUM & FRANK ASSOCIATTES 330 S 300 E SUITE 200 SALT LAKE CITY, UTAH 84111 CONTACT: LEWIS WONG PHONE: 801.530.3148	HALES ENGINEERING 1220 NORTH 500 WEST, STE 202 LEHI, UTAH 84043 CONTACT: JOSEPH BROWNING PHONE: 801.766.4343



LMC ANALYSIS

Existing Zone

General Commercial (GC)

Total Site Area

- 194,713 SF / 4.47 Acres

Master Plan Requirements

*** Density:**

- Based on Site Suitability Analysis (Refer to MPD-004)

*** Open Space per LMC 15-6-5 D.1:**

- Minimum Open Space: 0% (Refer to MPD-006)

*** Set Backs per LMC 15-2-18-3 & 15-2-20-4:**

Front Set Back: 30' (FPZ)

Side and Back: 25' (MPD)

*** Building Height per LMC 15-2-18-4:**

Building Height: 35'

Building Height Cable Roof: 40'

Building Height Mechanical Screening: +5'

Building Height Elevator: +8'

*** Additional Building Height per LMC 15-6-5 F.ii:**

- Density is not increased (Refer to MPD-004)

- Minimized visual impact (Refer to MPD-203 & 204)

- Appropriate Landscape & Buffering (Refer to MDP-007)

- Increased Set Backs (Refer to MPD-011)

- Increased Open Space (Refer to MPD-010)

*** Site Planning per LMC 15-6-5 G:**

- Based on Site Suitability Analysis (Refer to MPD-004 & MPD-004.1)

*** Parking per LMC 15-3-6:**

Hotel, Minor and Major

1 Space per room or suite and 1 space per 200 sf of leasable

commercial space (Refer to MPD-090 & 010)

Multi-Unit Dwelling (Affordable Housing)

<1000 SF

1000-2000 SF = 1.5 Spaces per Unit

>2000 SF = 2 Spaces per Unit

*** Bicycle Parking per LMC 15-3-9:**

Outdoor Bicycle

10 % of Required Off Street Parking

-Required Parking Stalls: 382 stalls

-Required Outdoor Bicycle Parking: 38.2

-Provided Outdoor Bicycle Parking: 40 (Refer to MPD-100

& 101)

Enclose Bicycle Storage

1 Bike per 3 Dwellings & 1 Bike every 10 Employees

-Required Bicycle Storage: 86 stalls (258 Dwelling Units/3)

-Provided Bicycle Stalls: 932 SF Bike Storage (Refer to

MPD-101)

DRAWING INDEX

MPD-001	Cover Sheet
MPD-002	Existing Conditions / Survey
MPD-002.1	Survey
MPD-003	Aerial View
MPD-004	Site Suitability Analysis (30' FPZ)
MPD-004.1	Site Suitability Analysis (100' FPZ)
MPD-004.2	Site Suitability Analysis
MPD-005	Site Plan
MPD-006	Grading Plan
MPD-007	Planting Plan
MPD-008	Tree Demo
MPD-009	Utility Plan
MPD-010	Open Space
MPD-011	FPZ Analysis
MPD-011.1	Kearns Blvd. FPZ Section Analysis
MPD-011.2	Park Ave. FPZ Section Analysis
MPD-011.3	FPZ Encroachments Ave. Analysis
MPD-012	Snow Storage Plan
MPD-013	Contextual Analysis
MPD-014	Contextual Analysis
MPD-015	Photometric Study
MPD-016	Lighting Cut Sheet
MPD-017	Solar Study
MPD-018	Walk/Bike/Childcare Study

Total Units

- Block A: (12) studios, (18) 1 bed,(09) 2 bed

- B-C: (02) studios,(05) 1 bed

- Block B: (12) studios, (17) 1 bed,(09) 2 bed, (4) 3+bed

- Block C: (12) studios, (17) 1 bed, (08) 2 bed,(4) 3+bed

- C-D: (00) studios, (03) 1 bed

- Block D: (14) studios, (16) 1 bed, (08) 2 bed,(4) 3+bed

- Block E: (18) studios, (42) 1 bed

Total.....(70) studios, (118) 1 bed, (34) 2 bed, (12) 3+ bed

234 Units

Total Building Areas

- Level -1: (110,208 SF)

- Level 1: 84,703.0 SF

- Level 2: 58,899.0 SF

- Level 3: 57,087.0 SF

- Level 4: 47,726.0 SF

Total.....248,415.0 SF

MPD-019	Public Transportation
MPD-020	Historic Site Report
MPD-021	Parking Analysis
MPD-021.1	Parking Management Plan
MPD-022	Unit Equivalent Calculations
MPD-023.	Public Outreach
MPD-100	Parking Level -1
MPD-101	Level 1
MPD-102	Level 2
MPD-103	Level 3
MPD-104	Level 4
MPD-105	Roof Over Topography
MPD-106	Unit Floor Plans
MPD-107	Affordable Unit Floor Plans
MPD-201	Elevations
MPD-202	Elevations
MPD-203	Height Analysis
MPD-204	Height Analysis
MPD-205	Facade Variation
MPD-206	Facade Variation
MPD-301	Rendered Elevations
MPD-302	Rendered Elevations
MPD-303	Renderings
MPD-304	Renderings
MPD-305	Renderings

PROJECT DESCRIPTION

This amendment to the MPD and CUP for the above referenced project represents a response to comments and input received from the Park City Planning Commission during the previous work sessions. We have modified the design in response to the comments received and are proceeding with the MPD while the AMPD portion of the application has now been integrated into a single MPD. The amended MPD Application for 1800 Park Avenue still proposes a complete redevelopment of the site. The redevelopment will require the demolition of the existing 182 room hotel structure and construction of a new mixed-use project on the site.

One of the goals of the project team is to create a project that serves as a gateway, transitioning from the Frontage Protection Zone to this mixed-use redevelopment and the entire Bonanza Park redevelopment area beyond. In keeping with requests from Planning Commissioners, the modified submittal breaks up the building masses and moves the buildings back from Kearns Boulevard and Park Avenue. This materially opens up the site and reduces the impression of the buildings along both streets.

The design removes the existing surface parking along Kearns Boulevard, Park Avenue, and along the property line adjacent to Holiday Village. Most of the parking servicing the project will be within an underground parking garage accessed off Kearns Boulevard with a consolidated curb cut directly across from the Jess Reid Building's eastern parking lot entrance. The entrance to the parking garage will be between the two existing, poorly functioning, curb cuts. The existing curb cuts will be removed. This revision of curb cuts will accommodate the latest designs for a grade-separated pedestrian crossing near Snow Creek Boulevard. And, the existing parking along Park Avenue and Kearns Boulevard will be redeveloped as open space within the Frontage Protection Zone, improving the aesthetic presence at one of the primary entrances into Park City.

The project as planned accommodates the tunnel studies that were developed at the Kearns Boulevard and Snow Creek drive intersection. When and if the City decides to move forward with the tunnel project(s) the current concepts can be executed with this design. The design also envisions a new pedestrian and bicycle trail along Park and Kearns. This will remove the minimal sidewalk along both streets and create a more attractive and safer pedestrian experience.

Commercial and Meeting Spaces, will be located along the South and East perimeters of the site. The design includes a sidewalk in front of these spaces and provides adjacent pull-in parking to accommodate the commercial uses. The design implements concepts planned for this area under the General Plan and the contemplated redevelopment of the district.

Entrance to the lobby for the nightly rental condominiums is proposed through the existing south curb cut along Park Avenue, while the north curb cut on Park Avenue will be abandoned.

As proposed, the building is developed as five building blocks that are connected at the first floor. Four of the building blocks contain nightly rental condominiums and the fifth block is comprised of rental affordable housing units. Creation of these building blocks reduces the visual mass of the project by creating substantial openings along the perimeter of the project. The improved building massing and increased setbacks are made possible through the use of a height exception allowed within the LMC MPD section of the code. The three blocks along Kearns Boulevard Protection Zones are designed at three stories with a fourth story that is set back ten feet from the primary building facades including Block B that is located on the corner of Kearns Boulevard and Park Avenue. Block A which contains the main entrance to the building is almost entirely outside of the 100' Frontage Protection Zone at four stories with a fifth story that is set back ten feet from the primary building facade.

Redevelopment of the existing hotel site will result in a project that significantly reduces the impervious surface area, and enhances the street frontage and pedestrian experience, while taking advantage of water-wise landscaping and minimizing water run-off. The design of the project also incorporates the following sustainable design principles and methods: efficient use of space, high performance mechanical systems, industry leading insulated thermal envelope, gray field development, proximate location to pedestrian pathways and public transportation, in addition to other sustainable techniques.

As a mixed-use project, a parking management plan will be submitted to describe the shared use parking concepts allowing for a reduction in overall parking requirements.



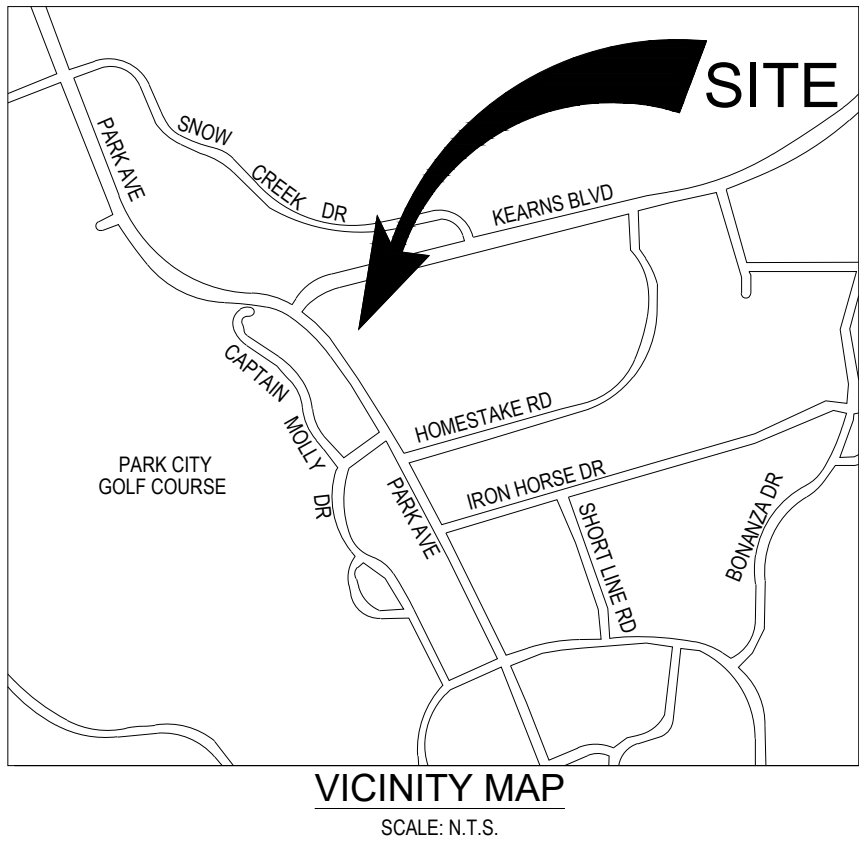
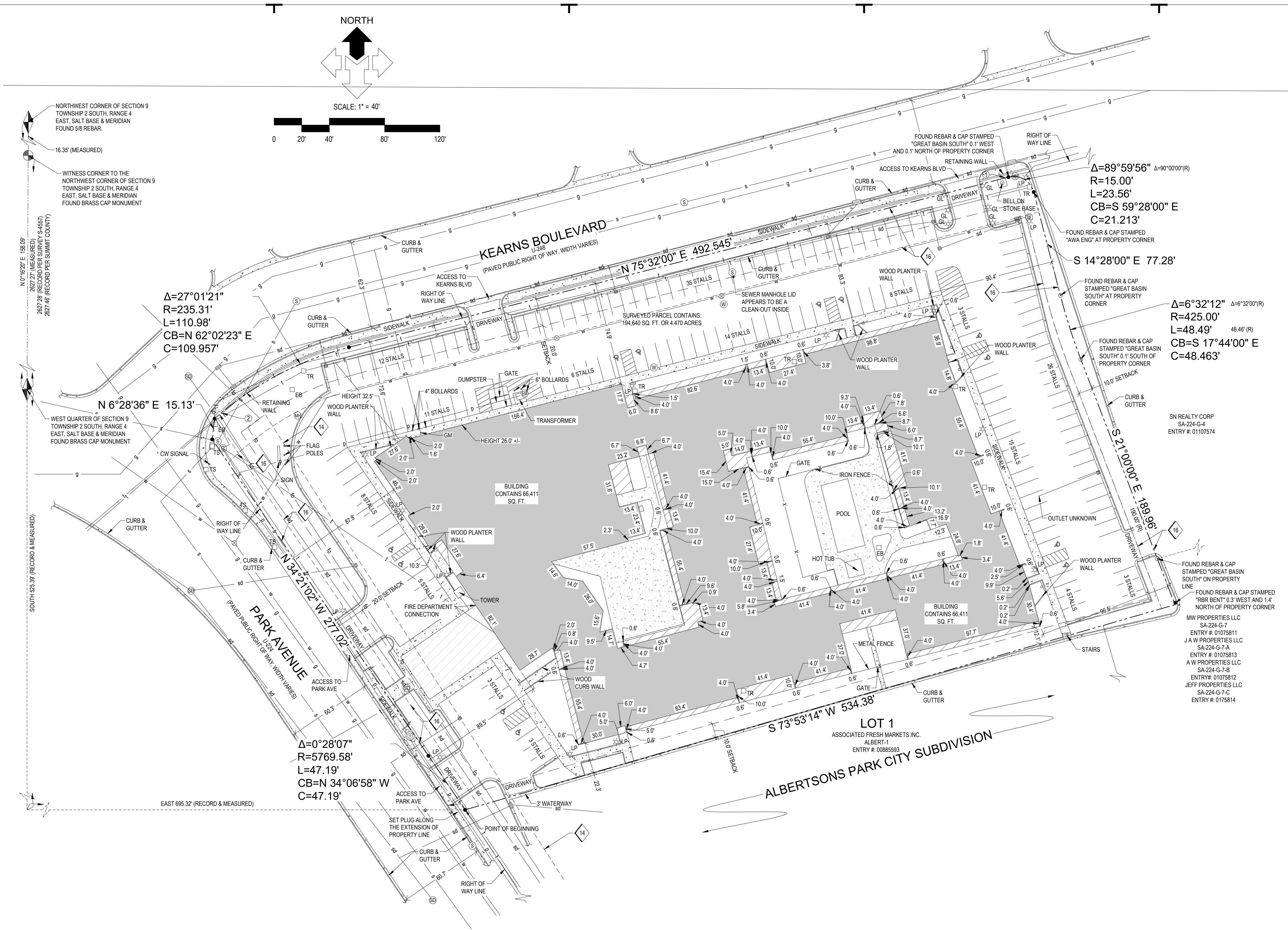
ELLIOTT WORKGROUP

10/09/2023 (Rev. 07/12/2024)

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Cover Sheet

MPD-001



LEGEND	
---	ADJOINING PROPERTY LINE
---	ADJOINING LOT LINE
---	PROPERTY LINE
---	MONUMENT LINE
---	EASEMENT LINE
---	SET BACK LINE
-x-	EXISTING FENCE
-p-	POWER LINE
-t-	TELEPHONE LINE
-w-	WATER LINE
-s-	SANITARY SEWER LINE
-sd-	STORM DRAIN LINE
■	CONCRETE
■	BUILDING
■	BUILDING OVERHANG
●	PROPERTY CORNER (SEE GENERAL NOTE 2)
□	TELEPHONE RISER
---	SIGN
⊙	FIRE HYDRANT
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	ELECTRIC BOX
⊙	COMMUNICATION BOX
⊙	ELECTRIC METER
⊙	LIGHT POLE
⊙	GROUND LIGHT
⊙	CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊙	GAS METER
⊙	COMMUNICATION MANHOLE
⊙	STORM DRAIN CATCH BASIN
⊙	STORM DRAIN MANHOLE
⊙	MANHOLE
⊙	IRRIGATION CONTROL VALVE
⊙	TRAFFIC SIGNAL BOX

SIGNIFICANT OBSERVATIONS	
①	ROCK BASE OF BELL 0.2' NORTHWESTERLY OF PROPERTY LINE
②	END OF RETAINING WALL 1.0' SOUTHEASTERLY OF PROPERTY LINE
GENERAL NOTES	
1.	MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2.	CORNER MONUMENTS WERE SET WITH 5/8 REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG" UNLESS OTHERWISE NOTED HEREON.
3.	THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4.	COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5.	NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
6.	THERE IS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM KEARNS BOULEVARD AND PARK AVENUE, EACH A DEDICATED PUBLIC RIGHT-OF-WAY.

ZONING INFORMATION	
ZONE = "GC" GENERAL COMMERCIAL DISTRICT	
SETBACKS:	
FRONT:	30 FEET MINIMUM; 20 FT FRONT SETBACK MAY BE REDUCED TO 10 FEET, PROVIDED ALL ON-SITE PARKING IS AT THE REAR OF THE PROPERTY OR UNDERGROUND.
SIDE INTERIOR:	10 FEET MINIMUM (INTERIOR); ON CORNER LOTS, THE SIDE YARD THAT FACES A STREET IS CONSIDERED A FRONT YARD AND THE SETBACK MUST NOT BE LESS THAN 20 FEET.
REAR:	10 FEET MINIMUM
PARKING SET BACK:	5 FEET MINIMUM, UNLESS A DRIVEWAY EXCEPTION IS USED, UNENCLOSED PARKING AREAS SHALL GENERALLY INCLUDE LANDSCAPING ON ALL PERIMETER PROPERTY LINES.
SITE AREA:	
SITE AREA:	NO MINIMUM LOT AREA OR LOT WIDTH REQUIREMENT.
BUILDING HEIGHT:	
MAXIMUM HEIGHT:	35 FEET FROM EXISTING GRADE.
EXISTING BUILDING:	2 STORIES (PER CLIENT)
DENSITY:	
DENSITY REQUIREMENTS:	NO REQUIREMENT LISTED.
EXISTING BUILDING FOOT PRINT:	SQUARE FOOTAGE OF THE GROUND BUILDING FLOOR AREA WAS NOT PROVIDED ON THE SURVEY.
OFF-STREET PARKING:	
PARKING FORMULA(S):	HOTEL, MINOR AND MAJOR: 1 SPACE PER ROOM OR SUITE, AND 1 SPACE PER 200 SF OF SEPARATELY LEASABLE COMMERCIAL SPACE. PER SPENCER CRAWLEY, PLANNER, IF THE RESTAURANT OR RETAIL SHOP LEASES THE SPACES FROM THE HOTEL, THEN IT WOULD BE CONSIDERED LEASABLE COMMERCIAL SPACE. THE HOTEL'S LICENSE (NOT A SEPARATE BUSINESS) SO THAT IT WOULD NOT BE CONSIDERED LEASABLE COMMERCIAL SPACE.
REQUIRED PARKING SPACES:	(182 X 1) = 182 TOTAL PARKING SPACES (FOR PURPOSE OF THIS REPORT, IT WAS ASSUMED THAT THE SUBJECT HOTEL DOES NOT HAVE SEPARATE LEASABLE COMMERCIAL SPACE)
EXISTING PARKING SPACES:	168 TOTAL PARKING SPACES (INCLUDING 12 HANDICAPPED)
ALL ABOVE ZONING INFORMATION IS PER ZONING REPORT PREPARED BY NATIONAL ZONING ASSOCIATES, LLC DATED MAY 27, 2021, SUPPLIED BY CLIENT.	

TITLE INFORMATION	
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 1244369 PREPARED BY STEWART TITLE GUARANTY COMPANY. EFFECTIVE DATE: MAY 21, 2021, AT 8:00 AM.	
DESCRIPTION PER TITLE REPORT	
THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN SUMMIT COUNTY, STATE OF UTAH:	
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PARK AVENUE (STATE HIGHWAY U-224), SAID POINT BEING SOUTH 525.39 FEET AND EAST 696.32 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 5769.58 FEET, THROUGH A CENTRAL ANGLE OF 0°28'07", A DISTANCE OF 47.19 FEET TO A POINT (CHORD BEARS NORTH 34°06'58" WEST, 47.19 FEET); THENCE NORTH 34°06'58" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 27.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF KEARNS BOULEVARD (STATE HIGHWAY U-248); THENCE NORTH 6°28'36" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 15.13 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, ALONG SAID RIGHT OF WAY, HAVING A RADIUS OF 235.31 FEET, THROUGH A CENTRAL ANGLE OF 27°01'21", A DISTANCE OF 110.95 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS NORTH 62°02'23" EAST, 109.957 FEET); THENCE NORTH 75°32'00" EAST, ALONG SAID HIGHWAY, A DISTANCE OF 492.545 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 15 FEET, THROUGH A CENTRAL ANGLE OF 80°00'00", A DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 59°28'00" EAST, 21.213 FEET); THENCE SOUTH 14°28'00" EAST A DISTANCE OF 77.28 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, THROUGH A CENTRAL ANGLE OF 0°6'32'00", A DISTANCE OF 48.46 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 17°44'00" EAST, 48.463 FEET); THENCE SOUTH 21°00'00" EAST, A DISTANCE OF 190.00 FEET TO A POINT; THENCE SOUTH 73°53'14" WEST 534.38 FEET TO THE POINT OF BEGINNING.	
SCHEDULE B-2 EXCEPTIONS	
⑭	AN EASEMENT FOR RIGHT OF WAY (WIDTH NOT DISCLOSED) FOR ELECTRIC TRANSMISSION AND DISTRIBUTION FACILITIES AS CREATED IN FAVOR OF UTAH POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED JULY 18, 1938, AS ENTRY NO. 62920 IN BOOK V OF MISCELLANEOUS AT PAGE 520 OF OFFICIAL RECORDS.
⑮	RESERVATIONS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED EXECUTED BY UNITED PARK CITY MINES COMPANY DATED AUGUST 8 1972, AS ENTRY NO. 116520 IN BOOK M-40 AT PAGE 52.
⑯	RESERVATIONS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED AND AGREEMENT BY AND BETWEEN GREATER PARK CITY COMPANY, UTAH CORPORATION AND COMSTOCK ASSOCIATES, A UTAH GENERAL PARTNERSHIP, RECORDED JUNE 21, 1974, AS ENTRY NO. 123544 IN BOOK M-57 AT PAGE 405 OF OFFICIAL RECORDS. SET FORTH, IN PART, AS FOLLOWS:
SURVEY FINDINGS: SHOWN HEREON	
SURVEY FINDINGS: SHOWN HEREON	
SURVEY FINDINGS: SHOWN HEREON	
SURVEY NARRATIVE	
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSIPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°16'20" EAST ALONG THE SECTION LINE BETWEEN THE FOUND BRASS CAP MONUMENT AND A FOUND 5/8 REBAR MARKING THE WEST QUARTER AND THE NORTHWEST CORNER RESPECTIVELY OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN, AS SHOWN ON THIS SURVEY. THE SURVEYED PROPERTY LINES WERE ESTABLISHED PER DEED. THIS VERIFIED ALONG THE EASTERLY PROPERTY LINES BY A SURVEY PREPARED BY GREAT BASIN SOUTH, ON FILE WITH THE OFFICE OF THE SUMMIT COUNTY RECORDER AS 5000457 AND ALONG THE SOUTH BY THE RECORDED PLAT FOR ALBERTSON'S PARK CITY SUBDIVISION.	
SURVEYOR'S CERTIFICATE	
TO YARROW HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, YARROW RESORT TRS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, STEWART TITLE GUARANTY COMPANY, MIDCAP FINANCIAL TRUST, A DELAWARE STATUTORY TRUST, AS AGENT, ITS SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR:	
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSIPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8(A), 8(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 24, 2021.	
DATE OF PLAT OR MAP: JUNE 10, 2021	
DAVID B. DRAPER LICENSE NO. 6861599	
TABLE "A" ITEMS	
1. SEE GENERAL NOTE 2	
2. SHOWN HEREON	
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITHIN ZONE X PER FLOOD INSURANCE RATE MAP 49043C0917D, EFFECTIVE 3-23-2021.	
4. SHOWN HEREON	
6(A) INFORMATION SHOWN HEREON PER PRIOR MCNEIL SURVEY, NO UP TO DATE INFORMATION PROVIDED	
6(B) INFORMATION SHOWN HEREON PER PRIOR MCNEIL SURVEY, NO UP TO DATE INFORMATION PROVIDED	
7(A) SHOWN HEREON	
7(B)(1) SHOWN HEREON	
7(C) SHOWN HEREON	
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.	
9. 156 REGULAR STALLS, 12 ADA STALLS, TOTALING 168 PARKING STALLS ON SITE.	
10. NOT APPLICABLE	
13. ADJOINING OWNERS SHOWN HEREON.	
14. SITE IS AT THE INTERSECTION OF KEARNS BOULEVARD AND PARK AVENUE	
16. NONE OBSERVED	
17. NO OBSERVED RECENT STREET OR SIDEWALK REPAIR, NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE BY THE CONTROLLING JURISDICTION	

McNEIL ENGINEERING

8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 mcnengineering.com

Professional Seal

McNEIL ENGINEERING

Economic and Sustainable Designs, Professionals You Know and Trust

DOUBLE TREE HOTEL

1800 PARK AVENUE
PARK CITY, UTAH

LOCATED IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B & M.

REV	DATE	DESCRIPTION
1	6/1/2021	COMMENTS AND UPDATED TITLE REPORT
2	6/4/2021	COMMENTS AND ZONING REPORT
3	6/9/2021	REVISE PARKING COUNT & COMMENTS
4		
5		
6		
7		
8		
9		
10		

PROJECT NO: 21328

CAD FILE: 21328 ALTA

DRAWN BY: KSL

CALC BY: DBD

FIELD CREW: HBD

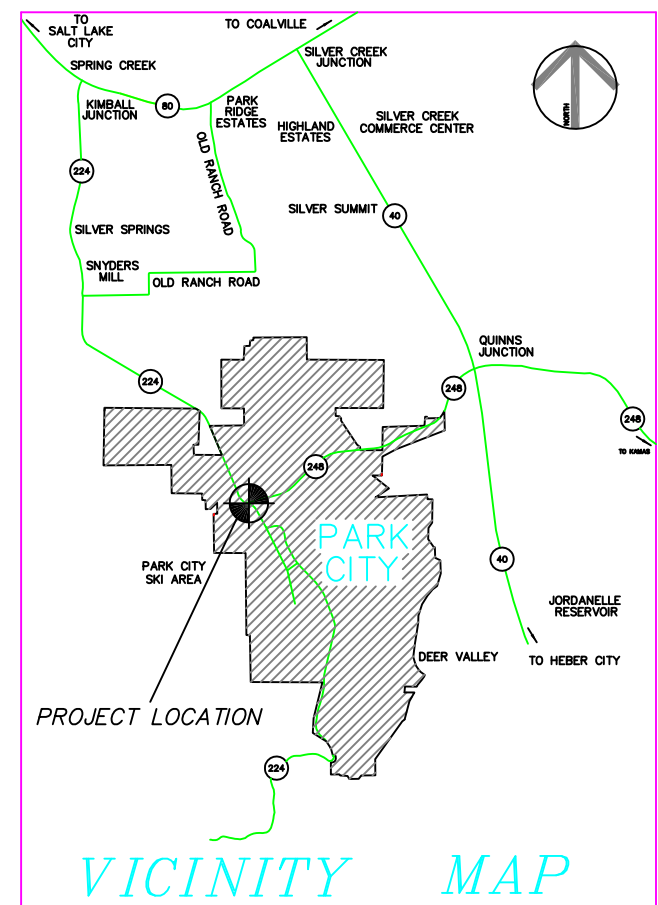
CHECKED BY: DBD

DATE: 6/10/2021

ALTA/NSPS
LAND TITLE
SURVEY

1 of 1

A PARCEL LYING WITHIN THE SOUTHWEST QUARTER
OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



PARK CITY SURVEYING
P.O. BOX 682993
PARK CITY, UTAH 84068
(435) 649-2918

P.O. BOX 682993
PARK CITY, UTAH 84068
(435) 649-2918

SURVEYED BY:
GC/TM
DRAWN BY:
MN
DATE:
SEPTEMBER 2007

YARROW CORPORATION

YARROW ALTA.dwg

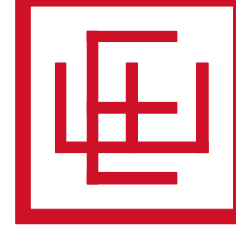
SHEET 1 OF 2



Park & Kearns Redevelopment

MPD-003

Aerial View



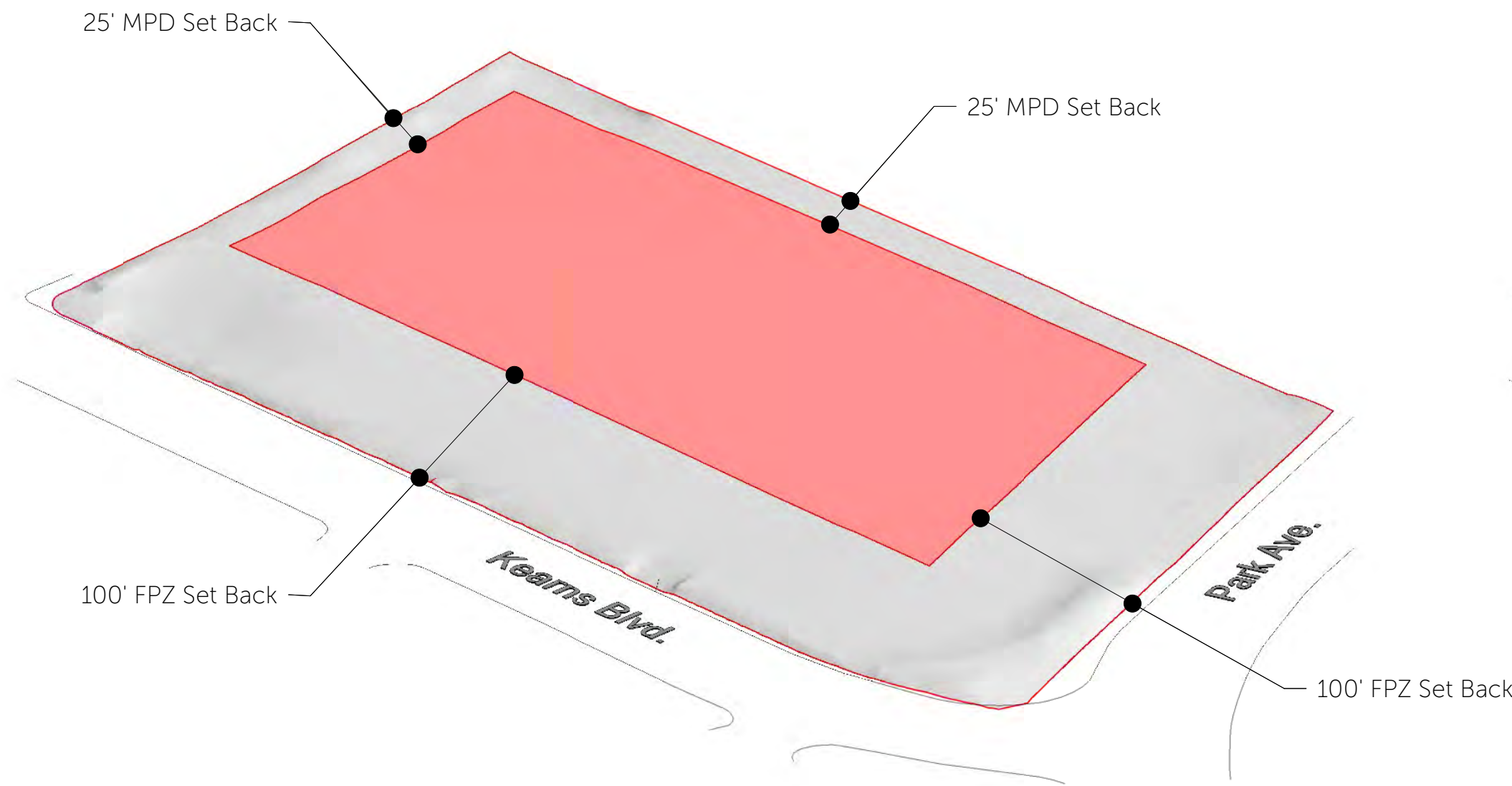
ELLIOTT WORKGROUP

10/09/2023 (Rev. 06/10/2024)
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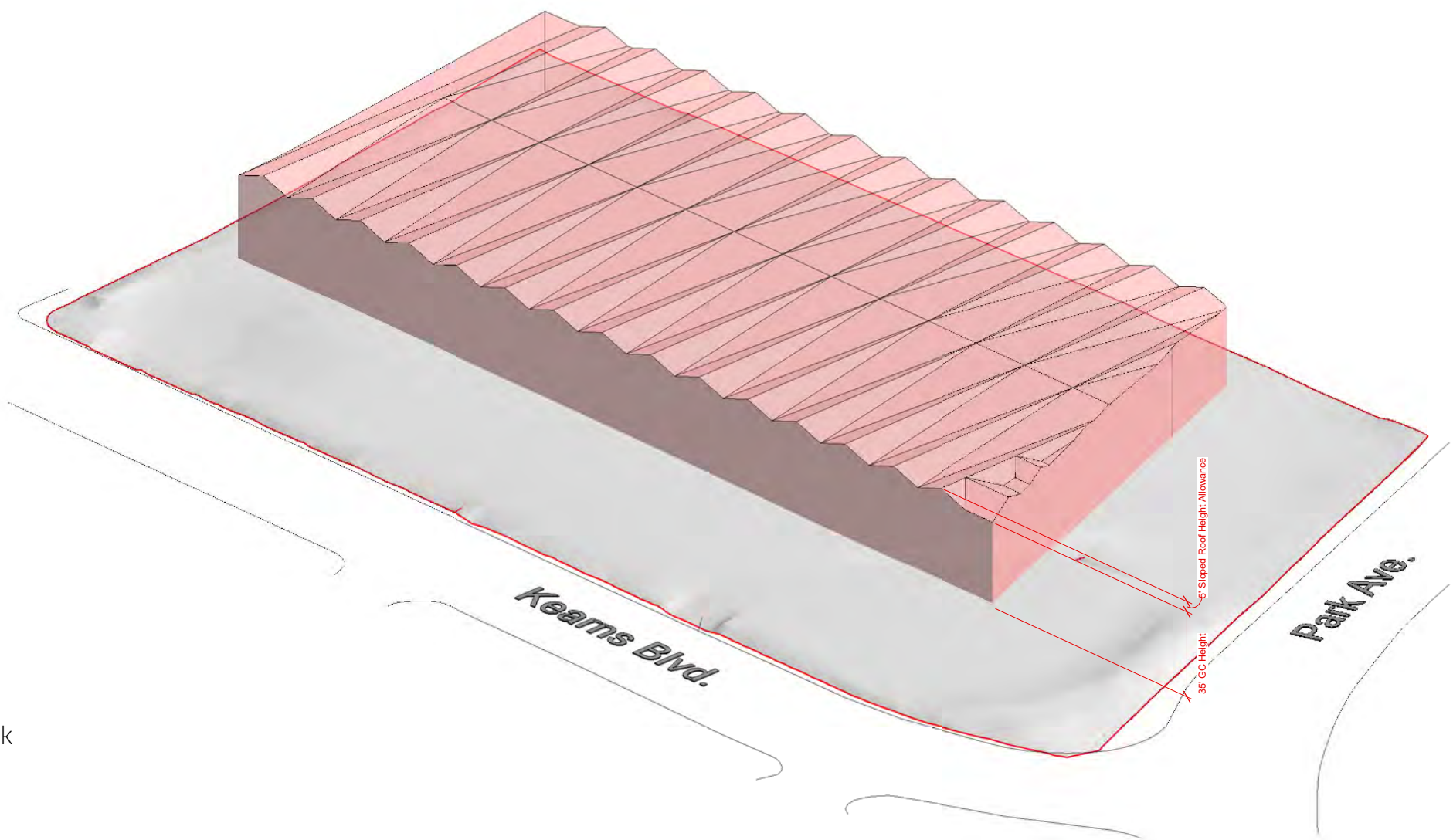
Property

194,649.5 SQ FT (4.46 ACRES)



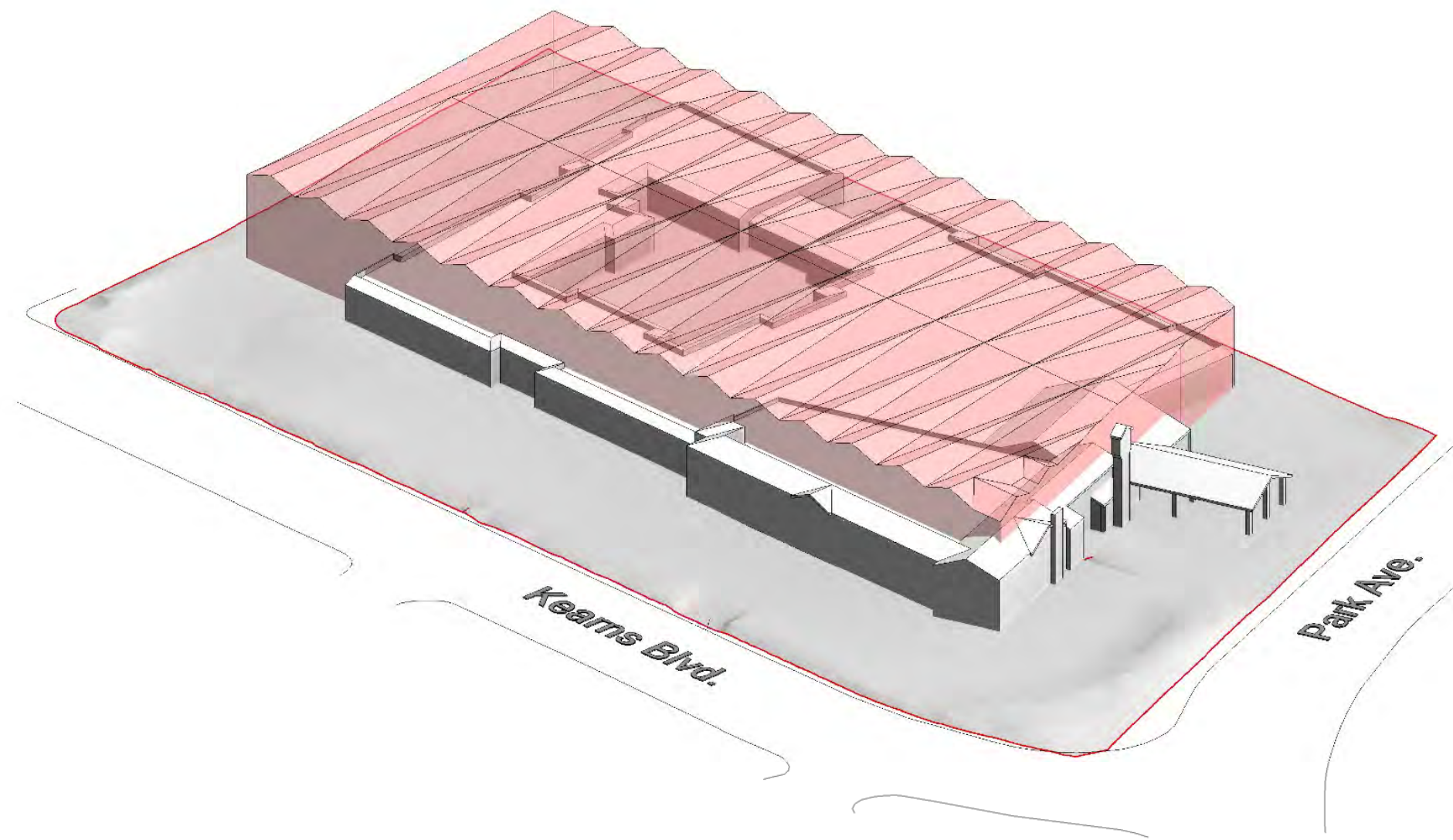
Buildable Area

92,626 SQ FT (2.13 ACRES)



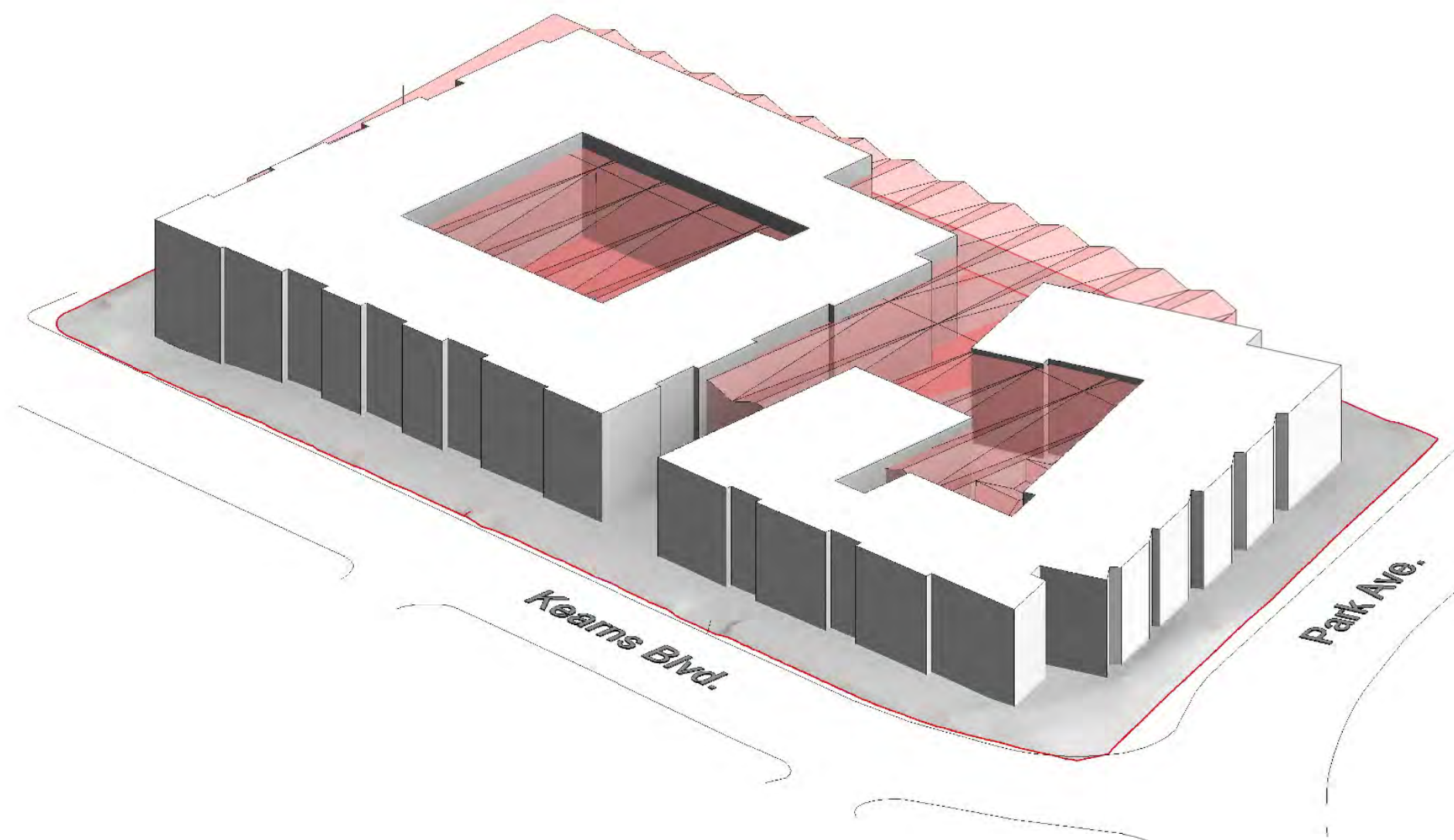
Buildable Volume

324,191 SQ FT (3.5 Above Grade Floor Plates)
4,099,213 CF



Existing Building

132,330 SF
2,468,051 CF



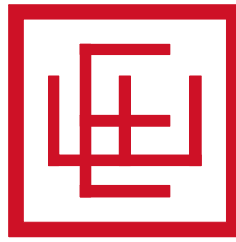
Previously Proposed Development

341,604 SF
3,983,485 CF



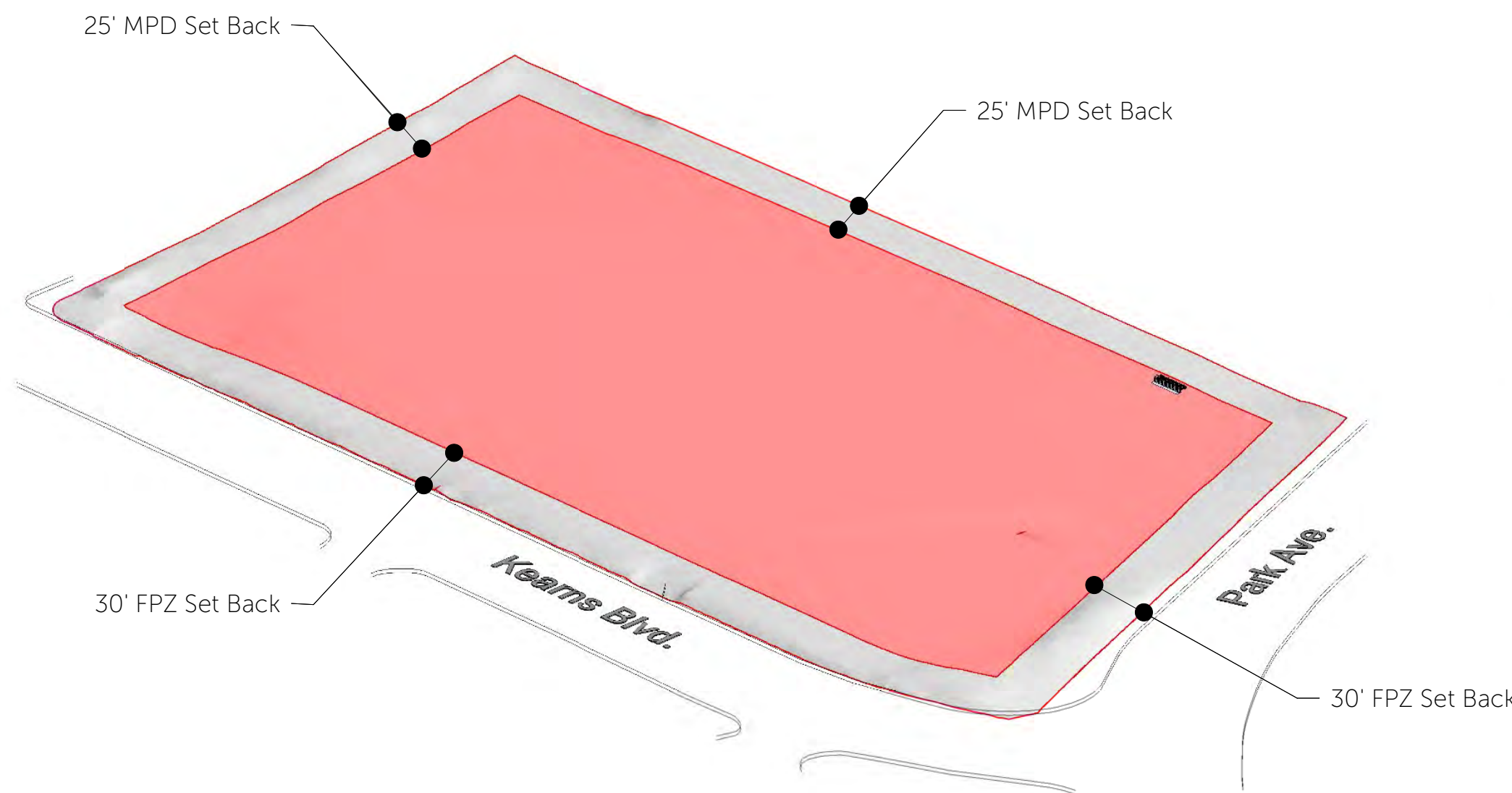
Current Proposed Development

251,860 SF
2,744,132 CF

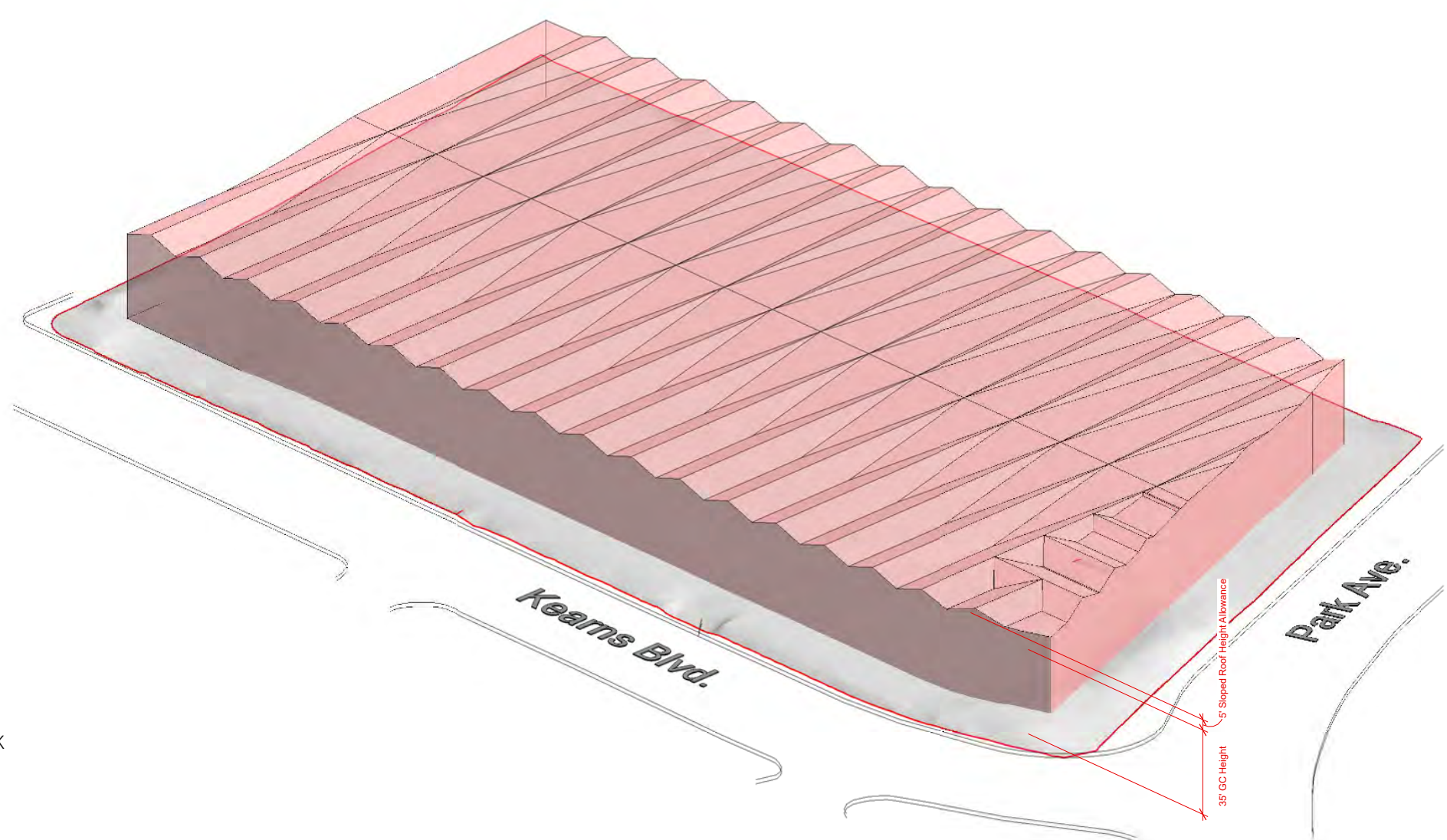




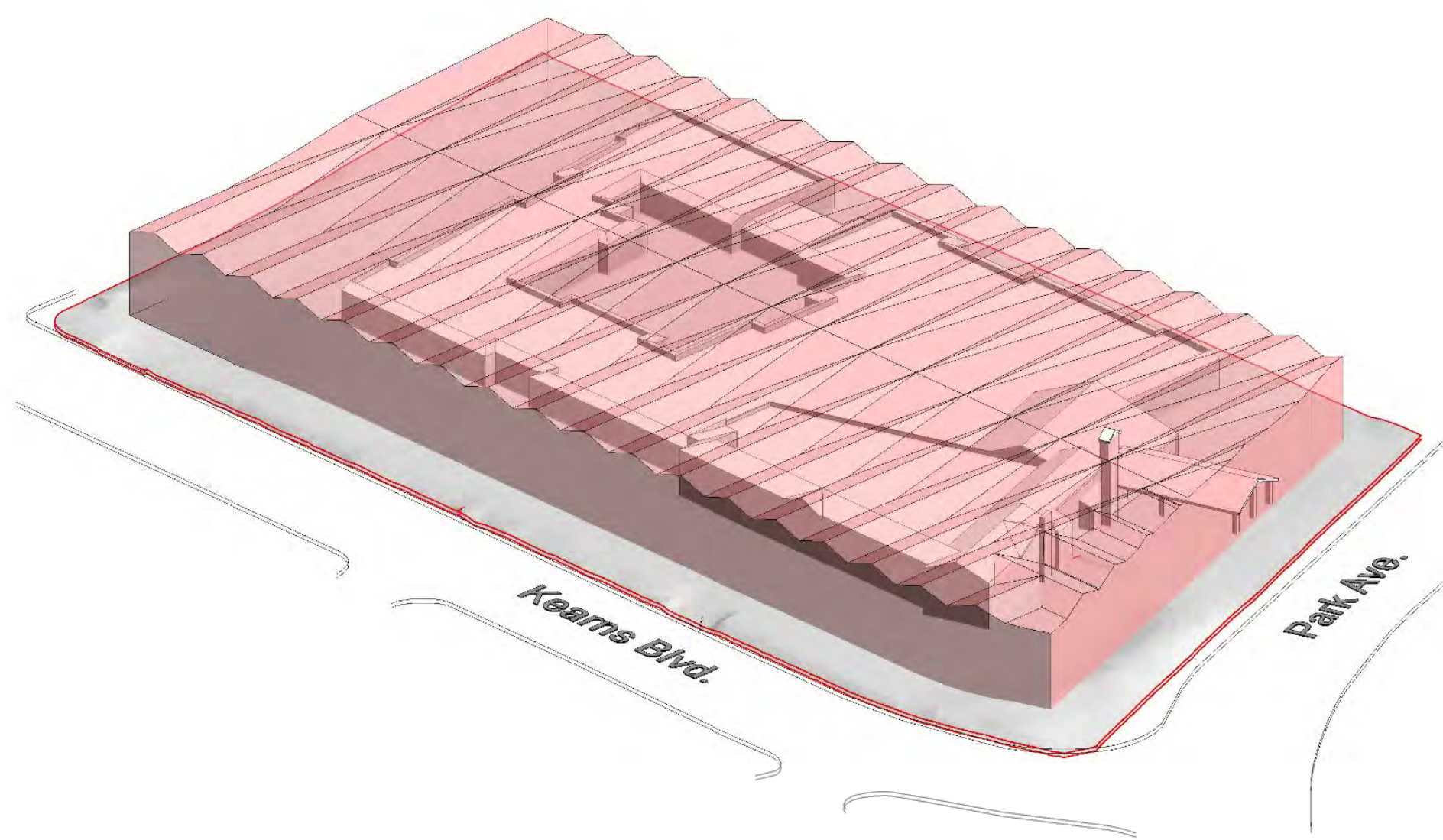
Property 194,649.5 SQ FT (4.46 ACRES)



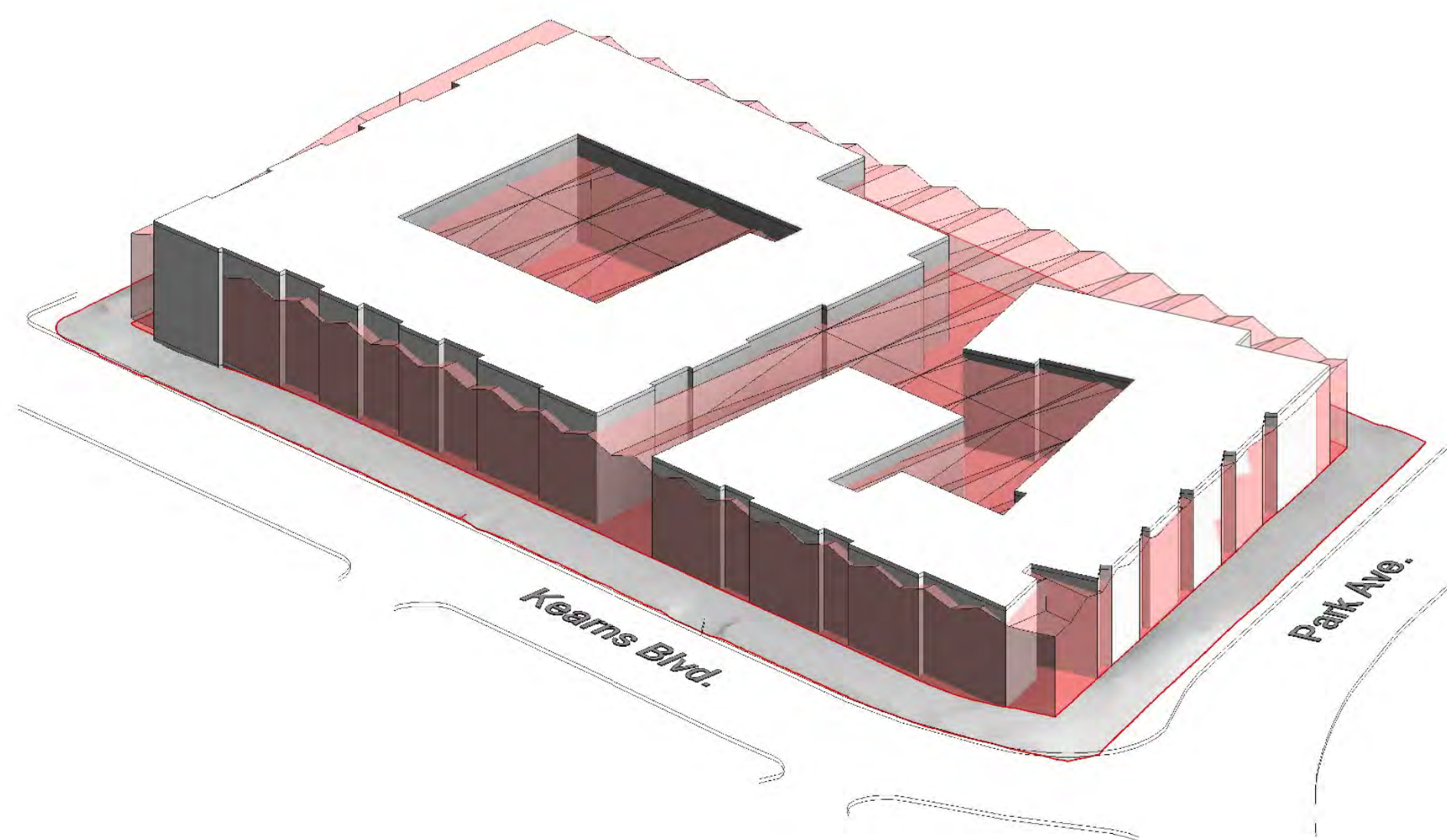
Buildable Area 147,177 SQ FT (3.37 ACRES)



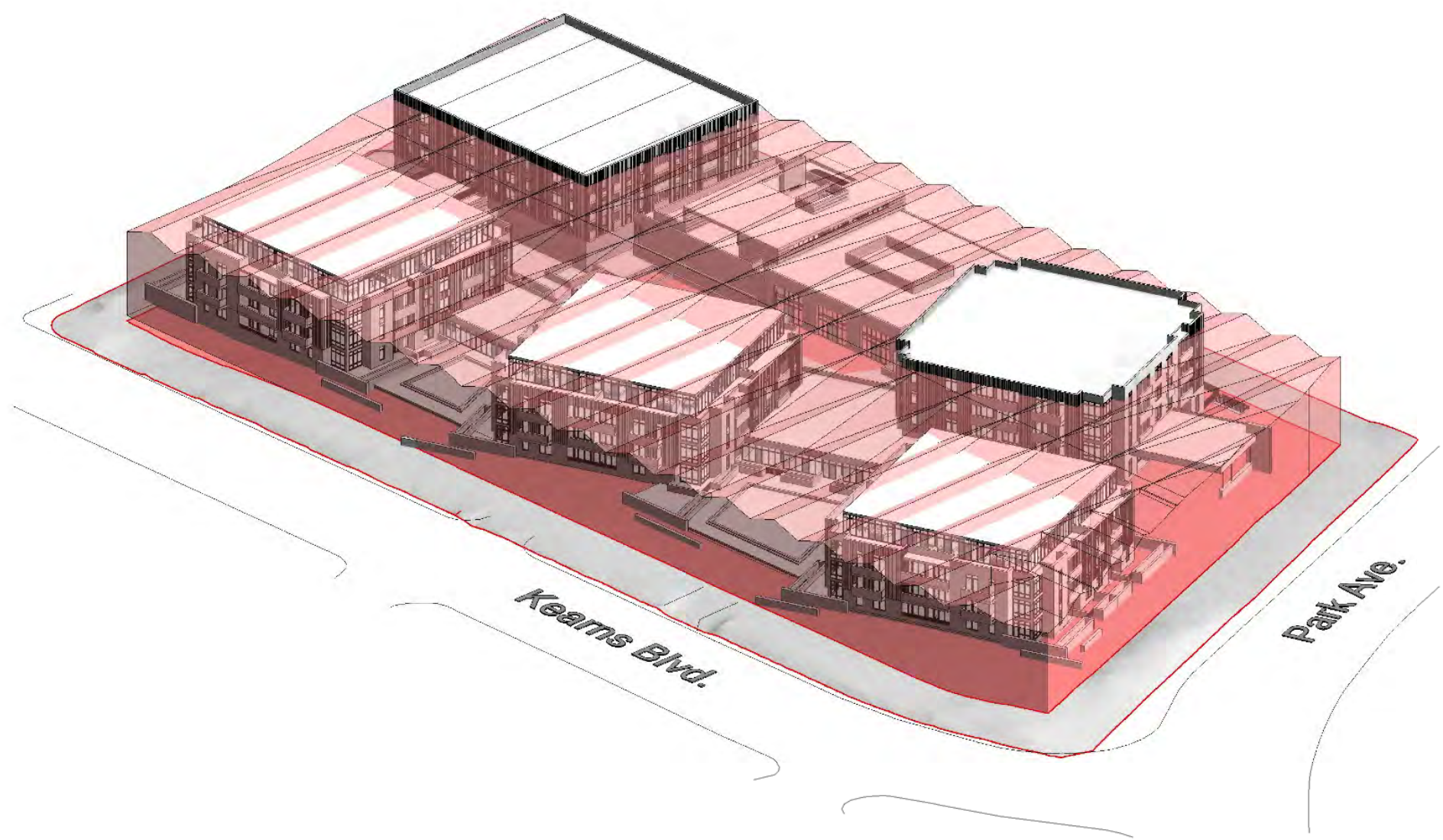
Buildable Volume 515,119 SQ FT (3.5 Above Grade Floor Plates)
6,499,553 CF



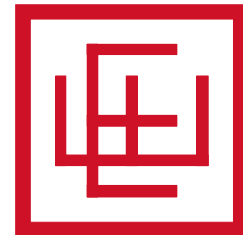
Existing Building 132,330 SF
2,468,051 CF

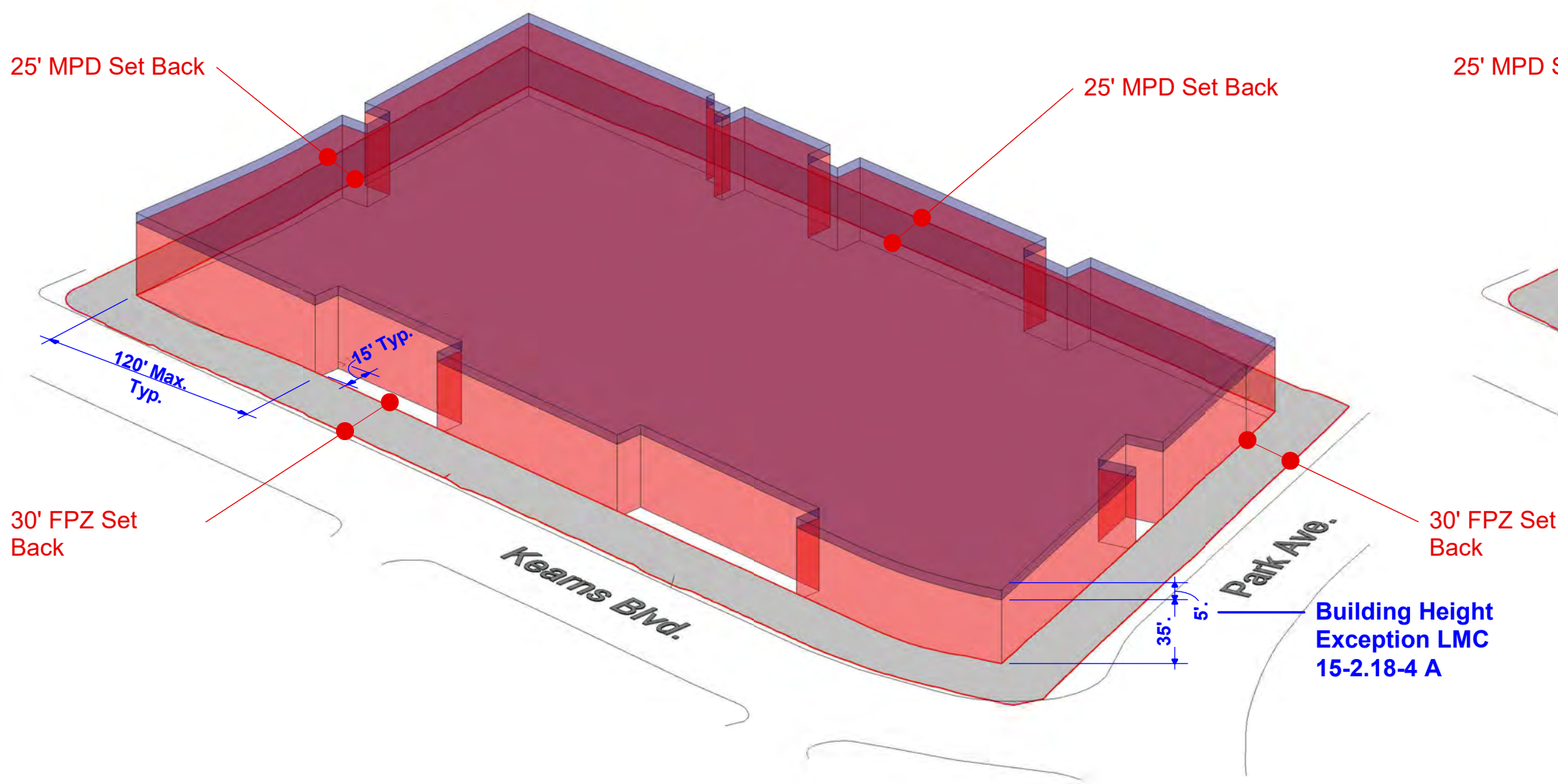


Previously Proposed Development 341,604 SF
2,983,485 CF



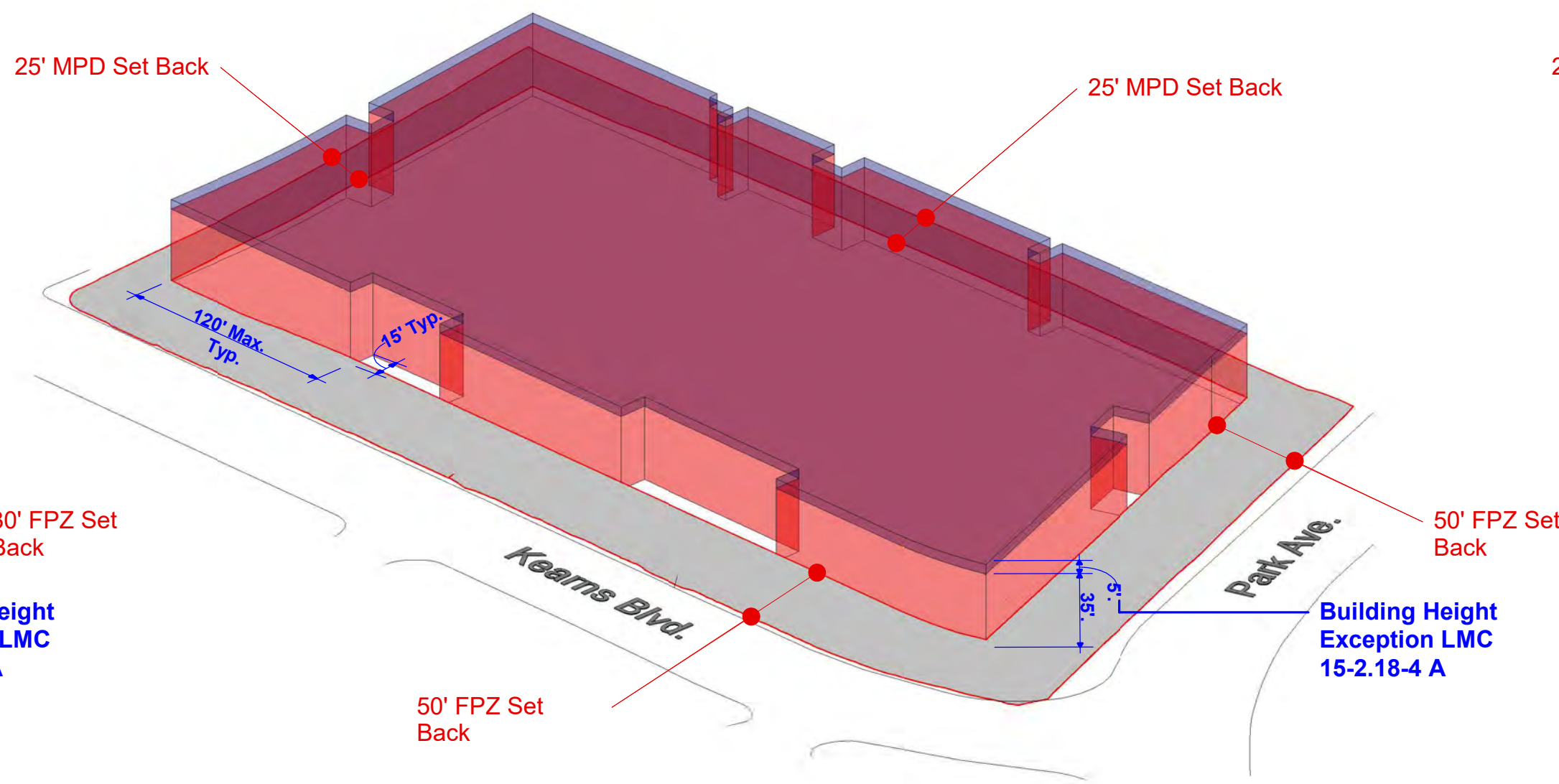
Current Proposed Development 251,860 SF
2,744,132 CF





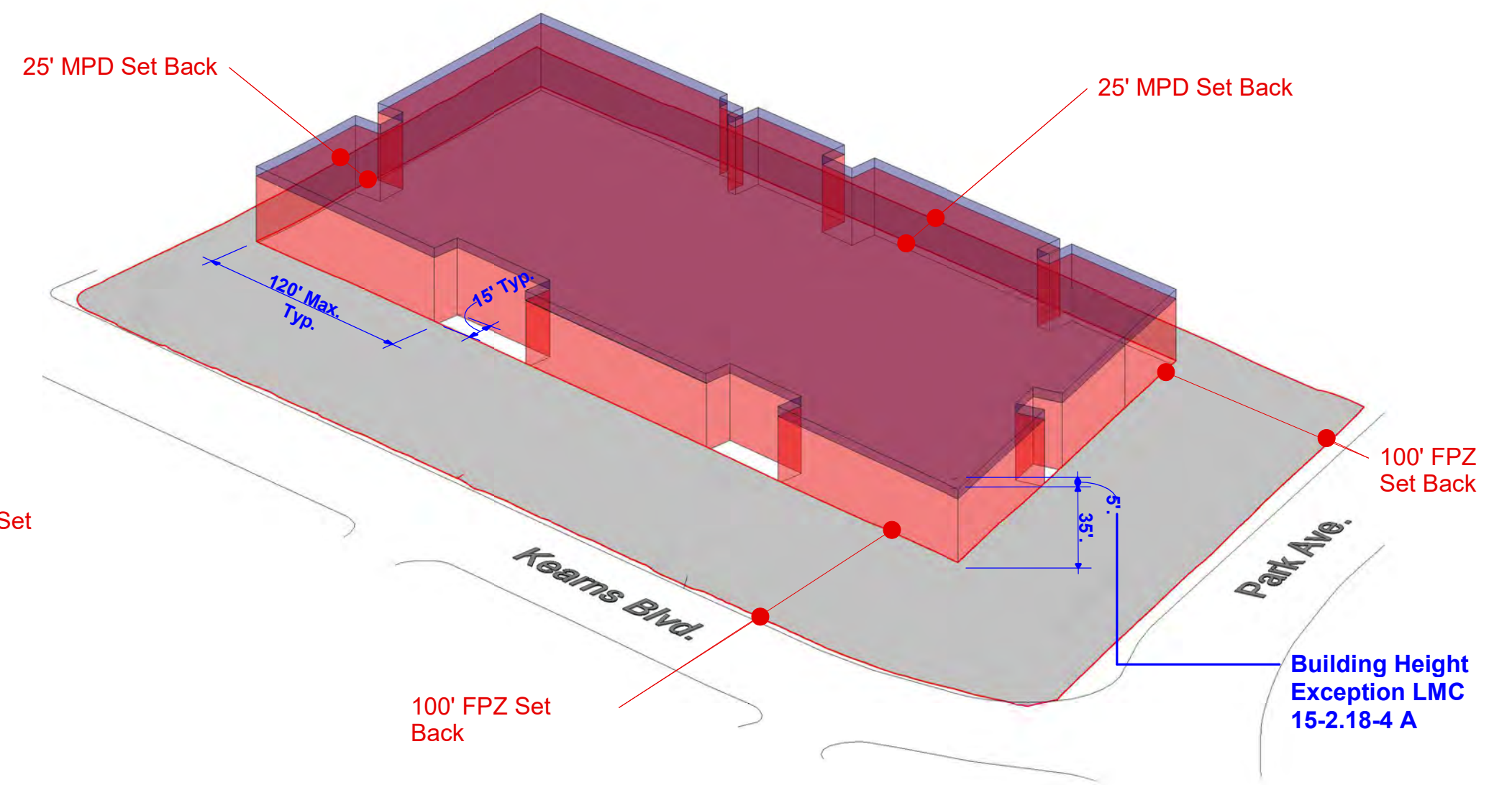
Buildable Volume at 30' FPZ

427,424 SQ FT (3 Floor Plates Above Grade)
4,986,609 CF



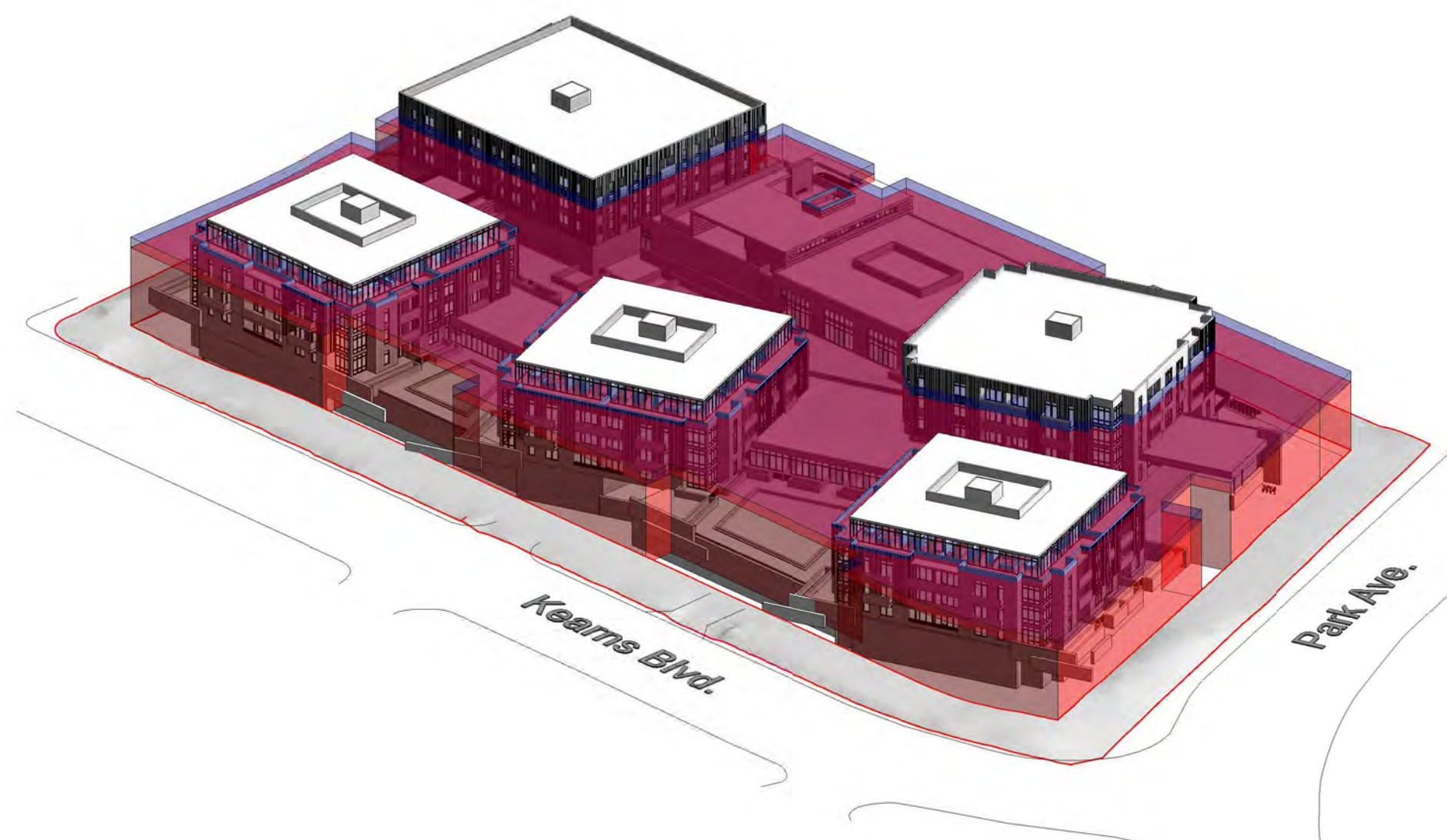
Buildable Volume at 50' FPZ

380,486 SQ FT (3 Floor Plates Above Grade)
4,439,001 CF



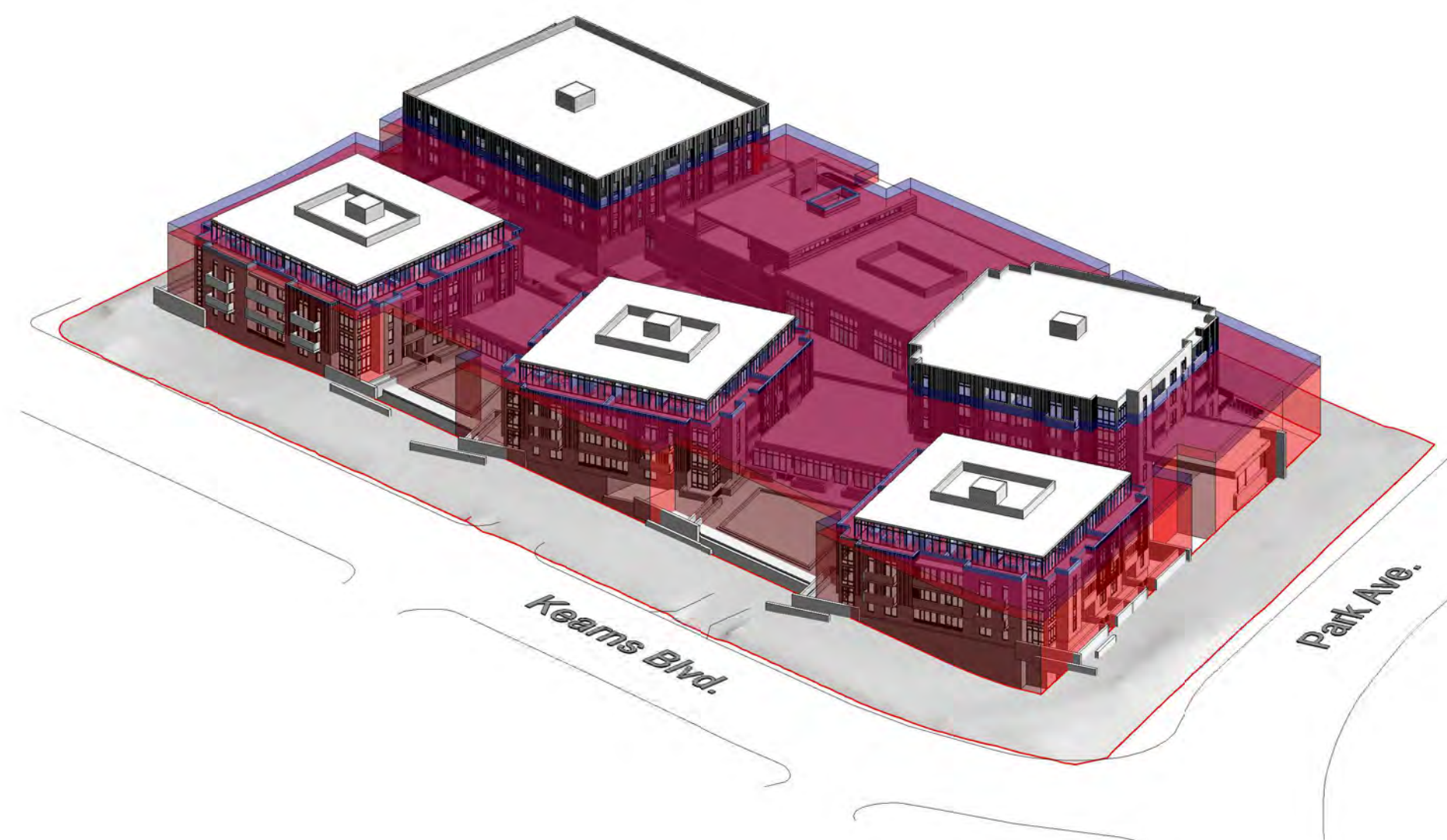
Buildable Volume at 100' FPZ

269,749 SQ FT (3 Floor Plates Above Grade)
3,147,071 CF



Proposed Development at 30' FPZ

251,860 SF
2,744,132 CF



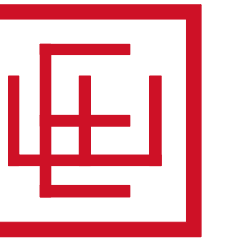
Proposed Development at 50' FPZ

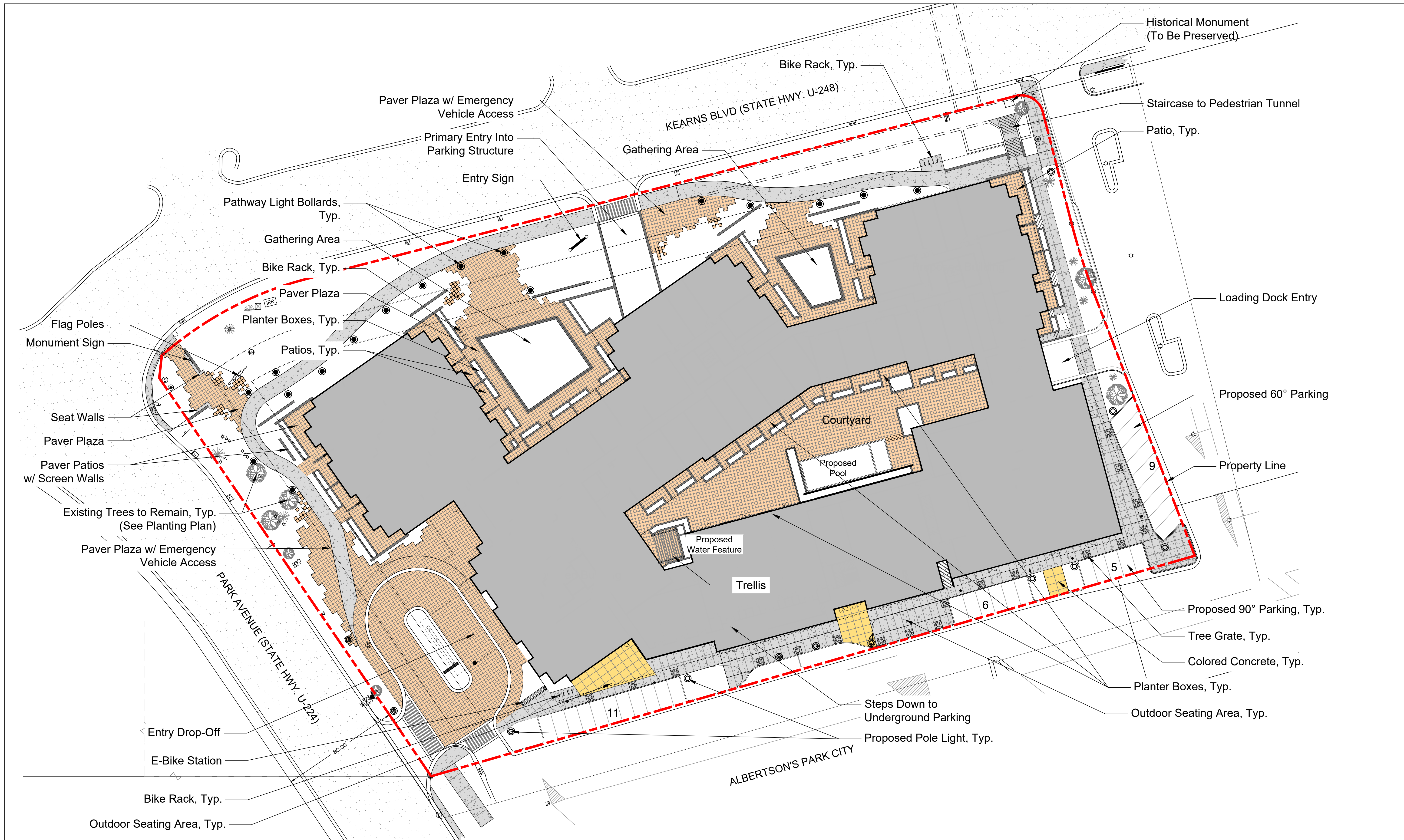
251,860 SF
2,744,132 CF



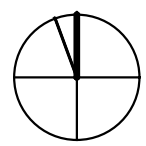
Proposed Development at 100' FPZ

251,860 SF
2,744,132 CF



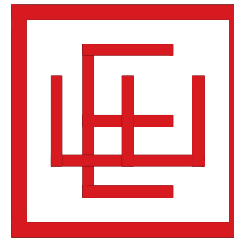


SCALE: 1" = 30'-0"



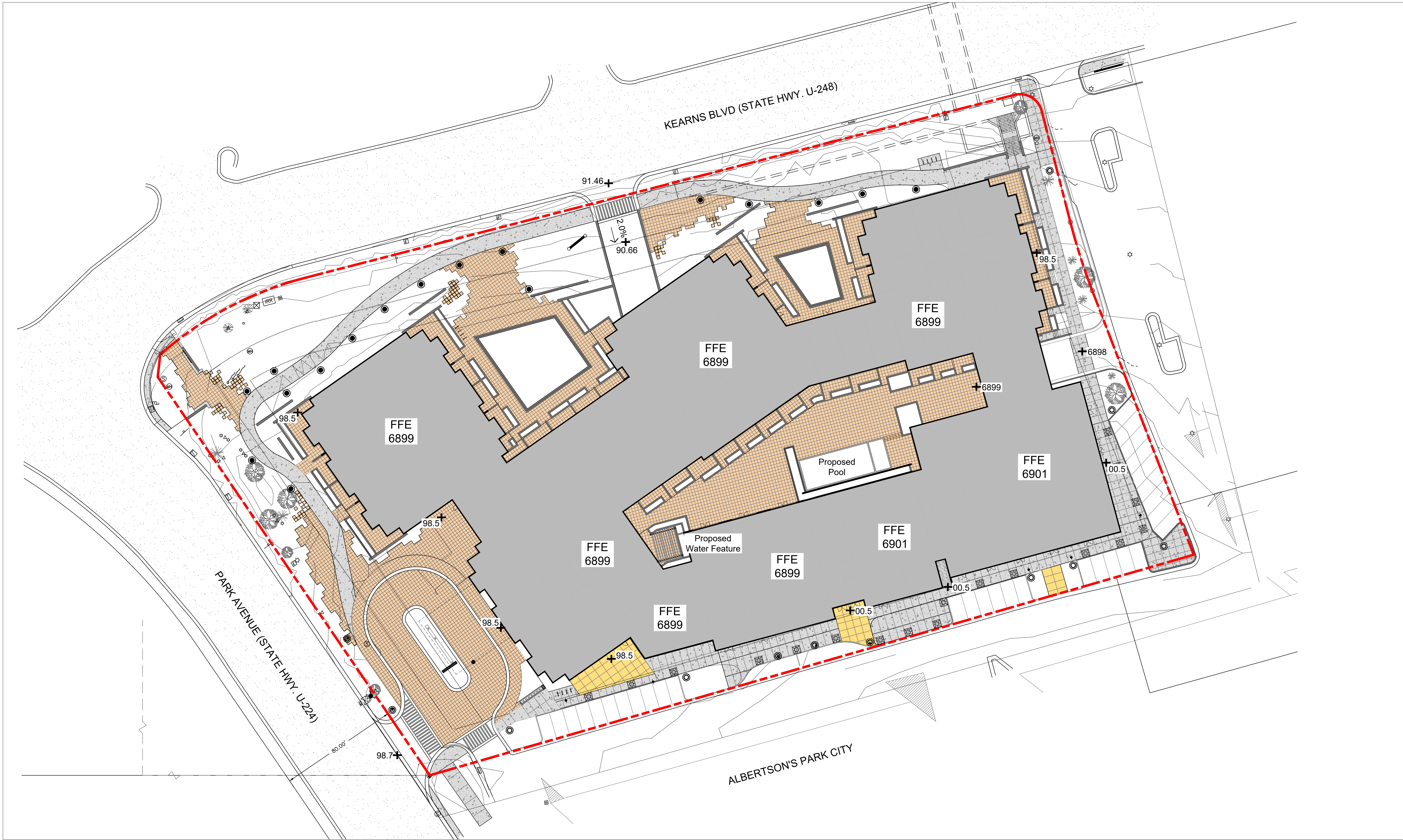
Park & Kearns Redevelopment MPD-005

Site Plan

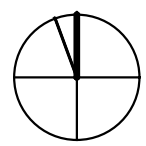


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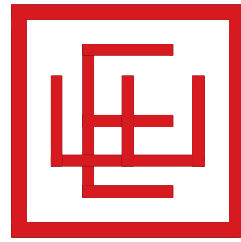
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Park & Kearns Redevelopment

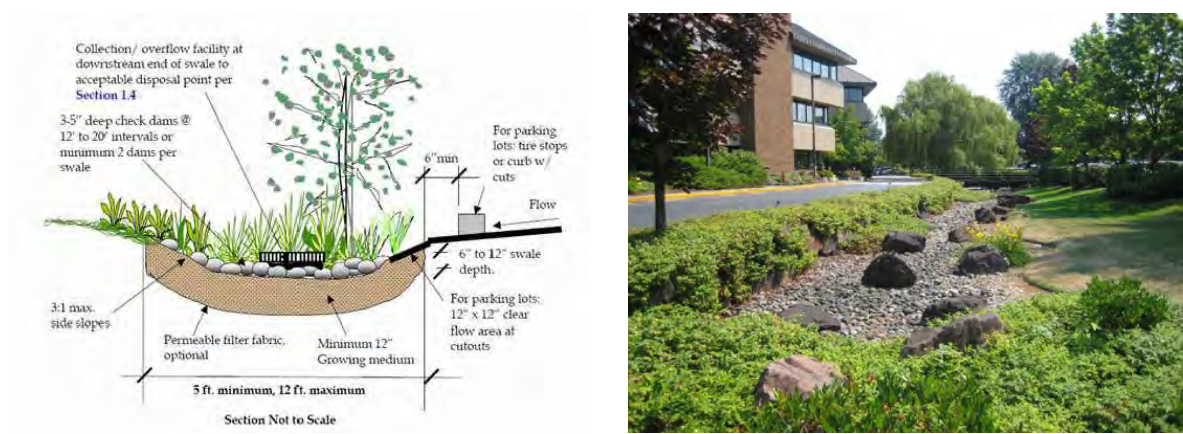
MPD-006

Grading Plan



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Bioswale Images



Trees



Ornamental Grasses



Shurbs and Perennials



Streetscape and Store Frontage

PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Abies lasiocarpa	Sub Alpine Fir	8-10' Tall
	Amlanchier x grandiflora 'Autumn Brilliance'	Serviceberry Tree	25 Gal.
	Acer ginnala 'Flame'	Amur Maple	2" Cal.
	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2" Cal.
	Fraxinus mandshurica 'Mancana'	Autumn Purple Ash	2" Cal.
	Picea pungens	Green Colorado Spruce	8-10' Tall
	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	8-10' Tall
	Populus tremuloides	Quaking Aspen	2" Cal.
	Populus tremula 'Erecta'	Columnar Swedish Aspen	10-12' Tall

SHRUBS

	Arctostaphylos uva ursi 'Massachusetts'	Kinnikinnick	5 Gal.
	Aronia melanocarpa 'Ground Hug'	Chokeberry	5 Gal.
	Pinus mugo 'Slowmound'	Mugo Pine	5 Gal.
	Physocarpus opulifolius 'Donna May'	Ninebark	5 Gal.
	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 Gal.
	Ribes alpinum 'Greenmound'	Alpine Currant	5 Gal.

GRASSES

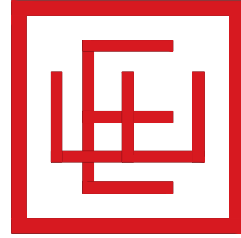
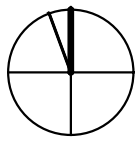
	Deschampsia cespitosa 'Pixie Fountain'	Dwarf Tufted Hairgrass	1 Gal.
	Schizachyrium scoparium 'Carousel'	Little Blue Stem	1 Gal.
	Schizachyrium scoparium 'Smoke Signal'	Little Blue Stem	1 Gal.
	Sporobolus heterolepis	Prairie Dropseed	1 Gal.
	Turf	Bio Grass	

PERENNIALS - DIVIDE UP PLANTS EQUALLY, 24" O.C. TRIANGULAR SPACING

	Achillea millefolium 'Summerwine'	Yarrow	
	Aster alpinus	Alpine Aster	
	Campanula carpatica Blue Chips	Bellflower	
	Echinacea purpurea	Purple Coneflower	
	Gaillardia aristata 'Arizona Sun'	Blanket Flower	
	Hemerocallis 'Chicago Apache'	Red Daylily	
	Heuchera 'Firefly'	Coral Bells	
	Oenothera missouriensis	Missouri Evening Primrose	
	Phlox subulata 'Drummond Pink'	Creeping Phlox	
	Rudbeckia x American Gold Rush	Black Eyed Susan	
	Salvia nemorosa 'May Night'	Salvia	
	Scabiosa columbaria 'Rose Pink'	Pincushion Flower	

Notes: 1. All Planter Beds Shall be Covered in 4" Min. of Bark Mulch.
2.Placement of Trees to be Approved by Landscape Architect.

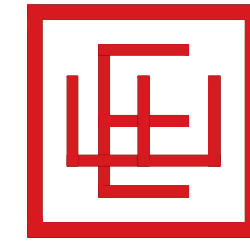
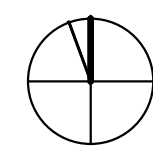
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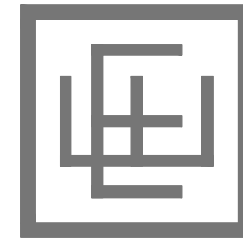
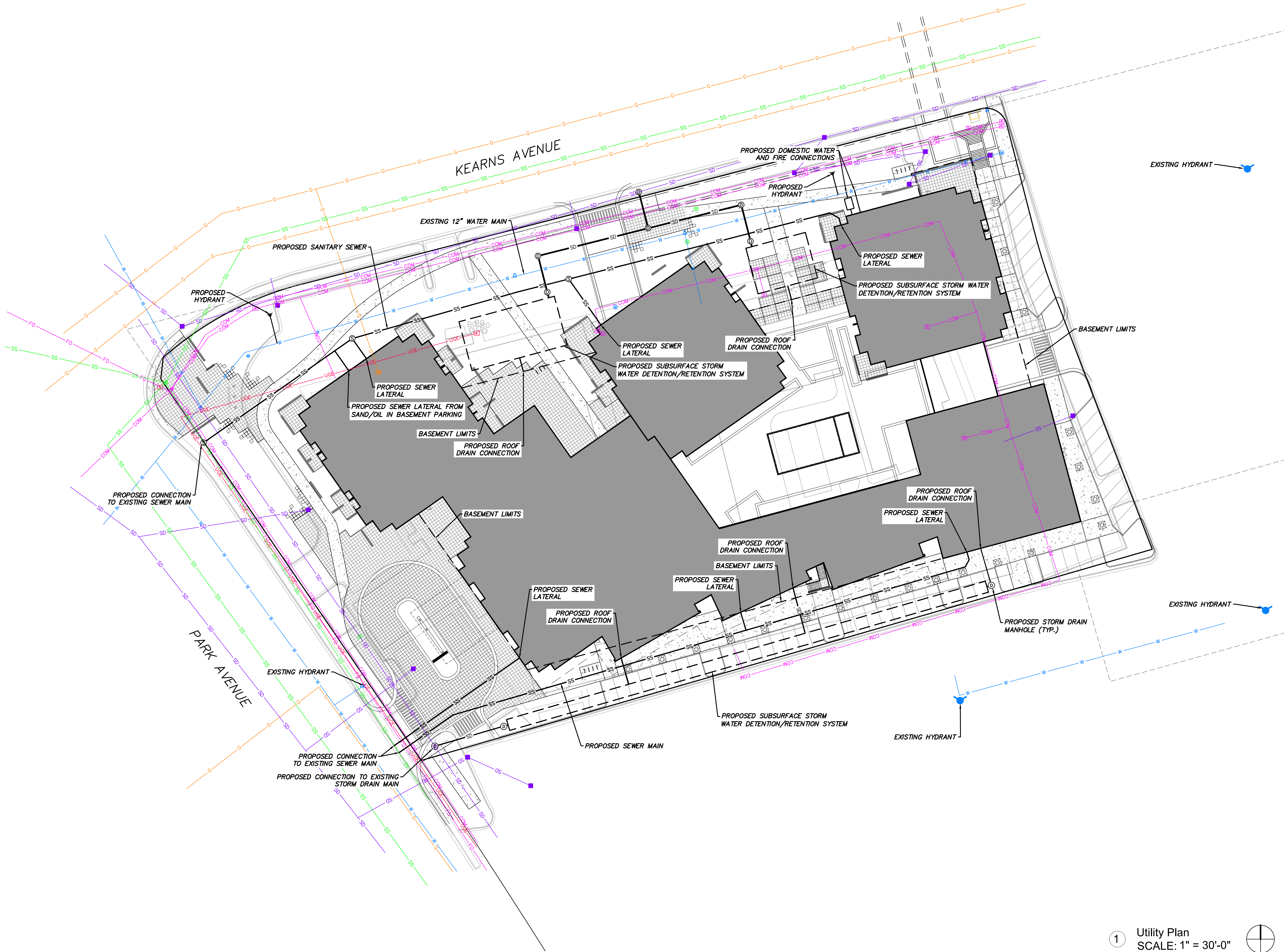




- Legend
- Trees to be Removed
 - Existing Trees To Remain
 - Proposed Trees

SCALE: 1" = 30'-0"





Park & Kearns Redevelopment

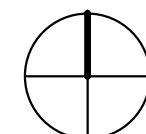
Utility Plan

MPD-009



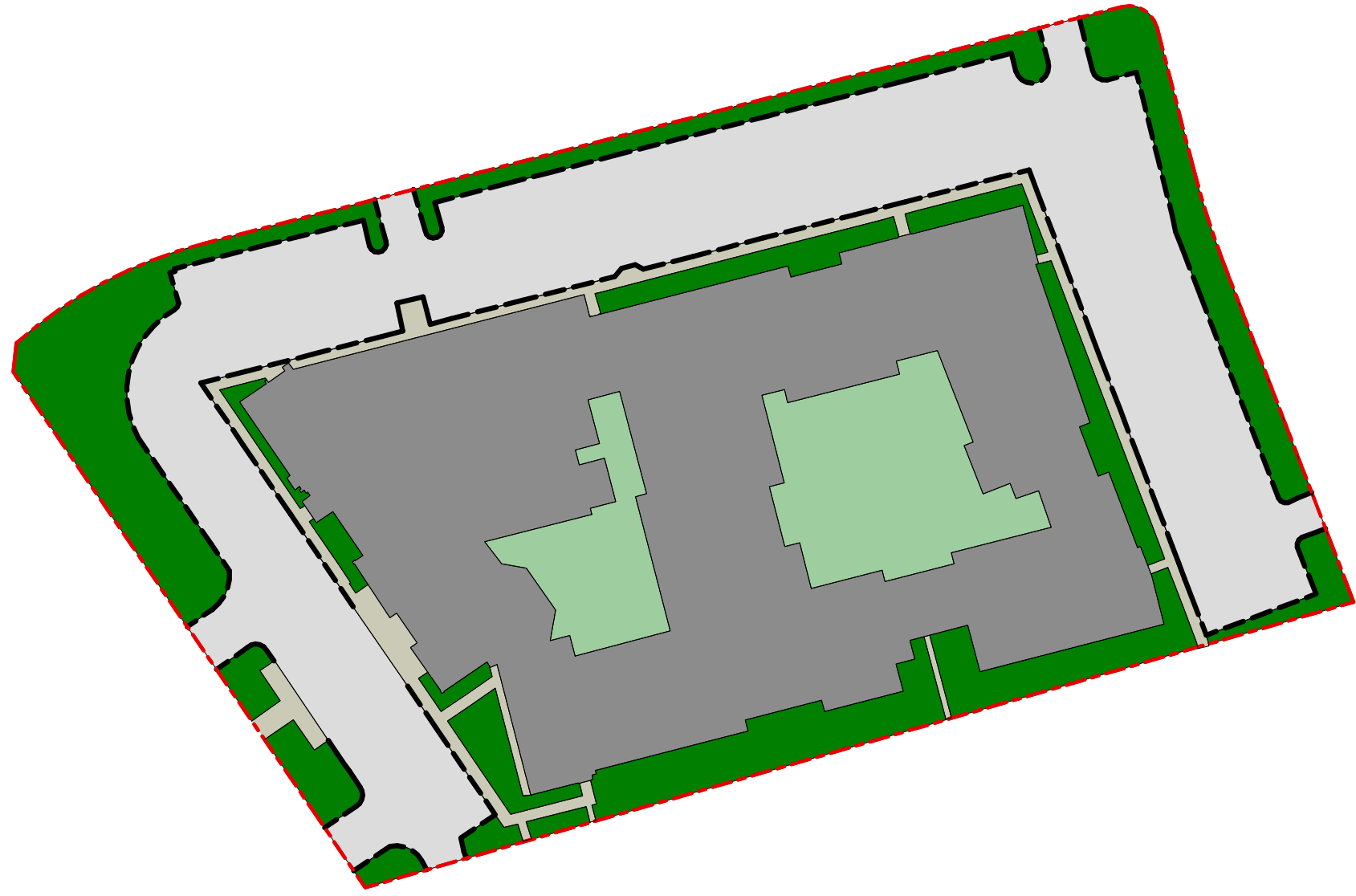
TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

① Utility Plan
SCALE: 1" = 30'-0"



Existing Building Open Space

SCALE: 1" = 80'-0"

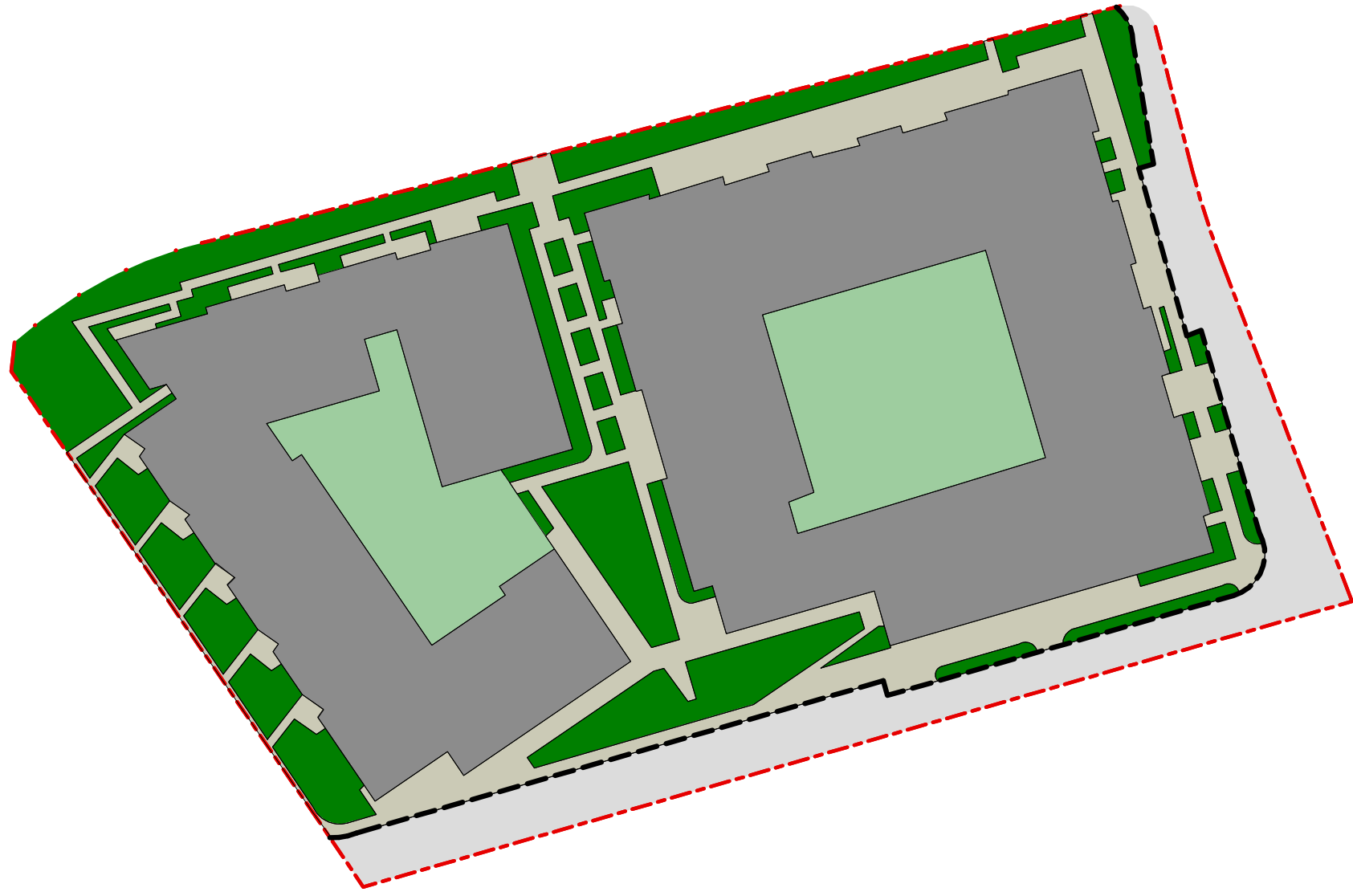


	Property.....	194,652 sq. ft. (100%)
	Surface Parking & Driveways.....	61,890 sq. ft. (31.8%)
	Existing Building Footprint.....	70,516 sq. ft. (36.2%)
	Private Open Space.....	16,228 sq. ft. (8.3%)
	Sidewalks.....	8,306 sq. ft. (4.3%)
	Landscaped Area.....	37,717 sq. ft. (19.4%)

EXISTING OPEN SPACE: 46,023 (23.7%)

Previously Proposed Building Open Space

SCALE: 1" = 80'-0"

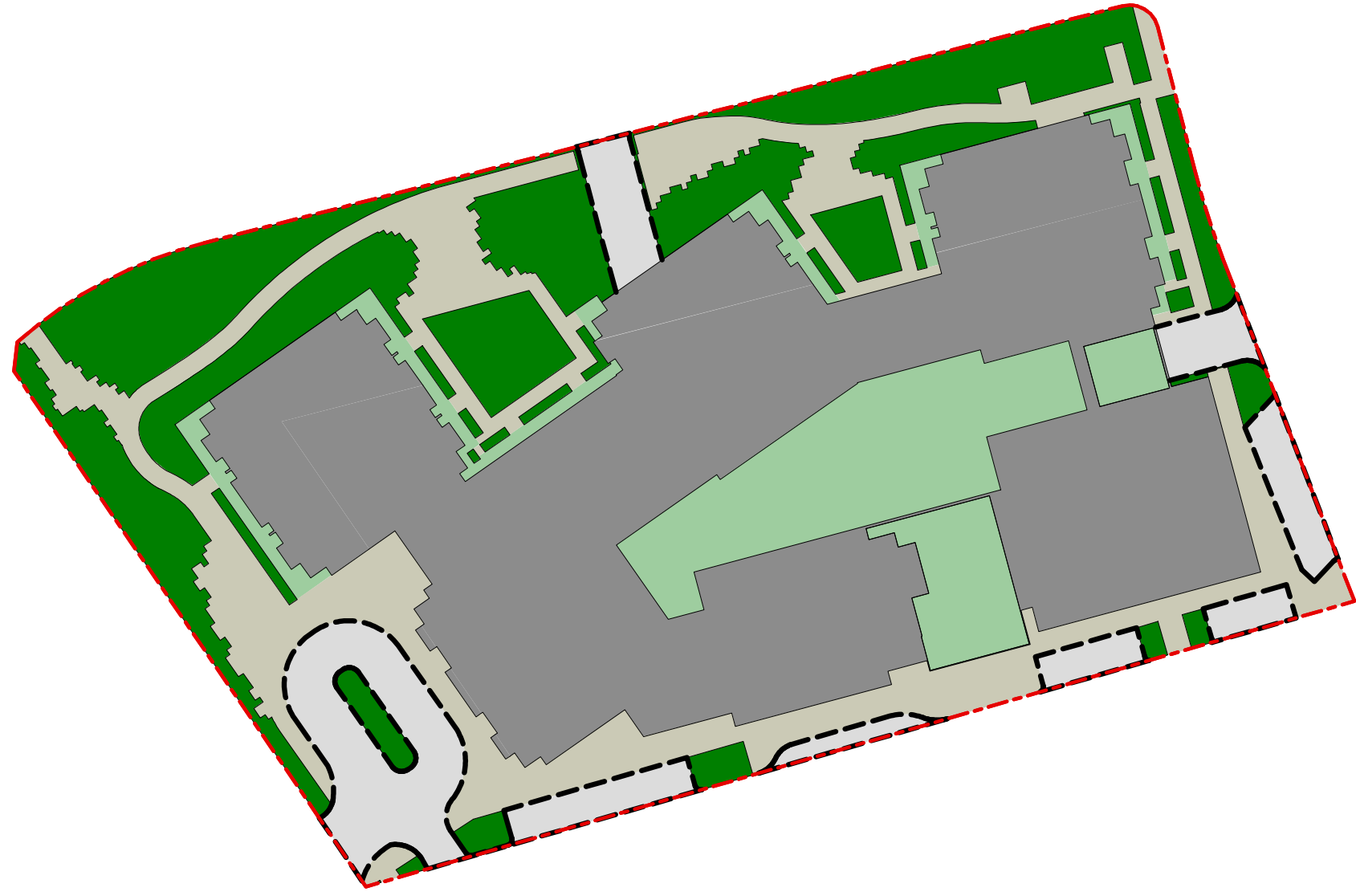


	Property.....	194,652 sq. ft. (100%)
	Surface Parking & Driveways.....	20,821 sq. ft. (10.7%)
	Proposed Building Footprint.....	88,522 sq. ft. (45.5%)
	Private Open Space.....	23,412 sq. ft. (12.0%)
	Sidewalks.....	29,609 sq. ft. (15.2%)
	Landscaped Area.....	32,288 sq. ft. (16.6%)

PROPOSED OPEN SPACE: 61,897 (31.8%)

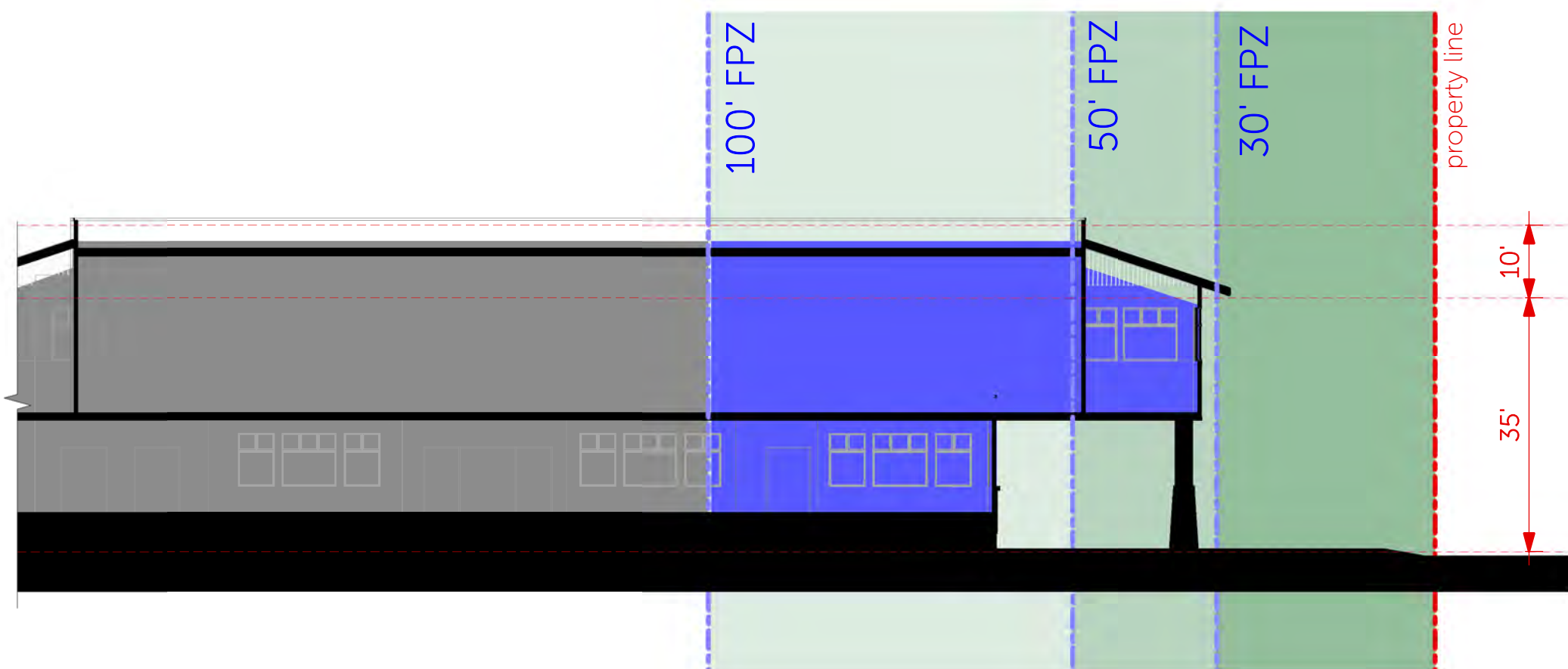
Proposed Building Open Space

SCALE: 1" = 80'-0"

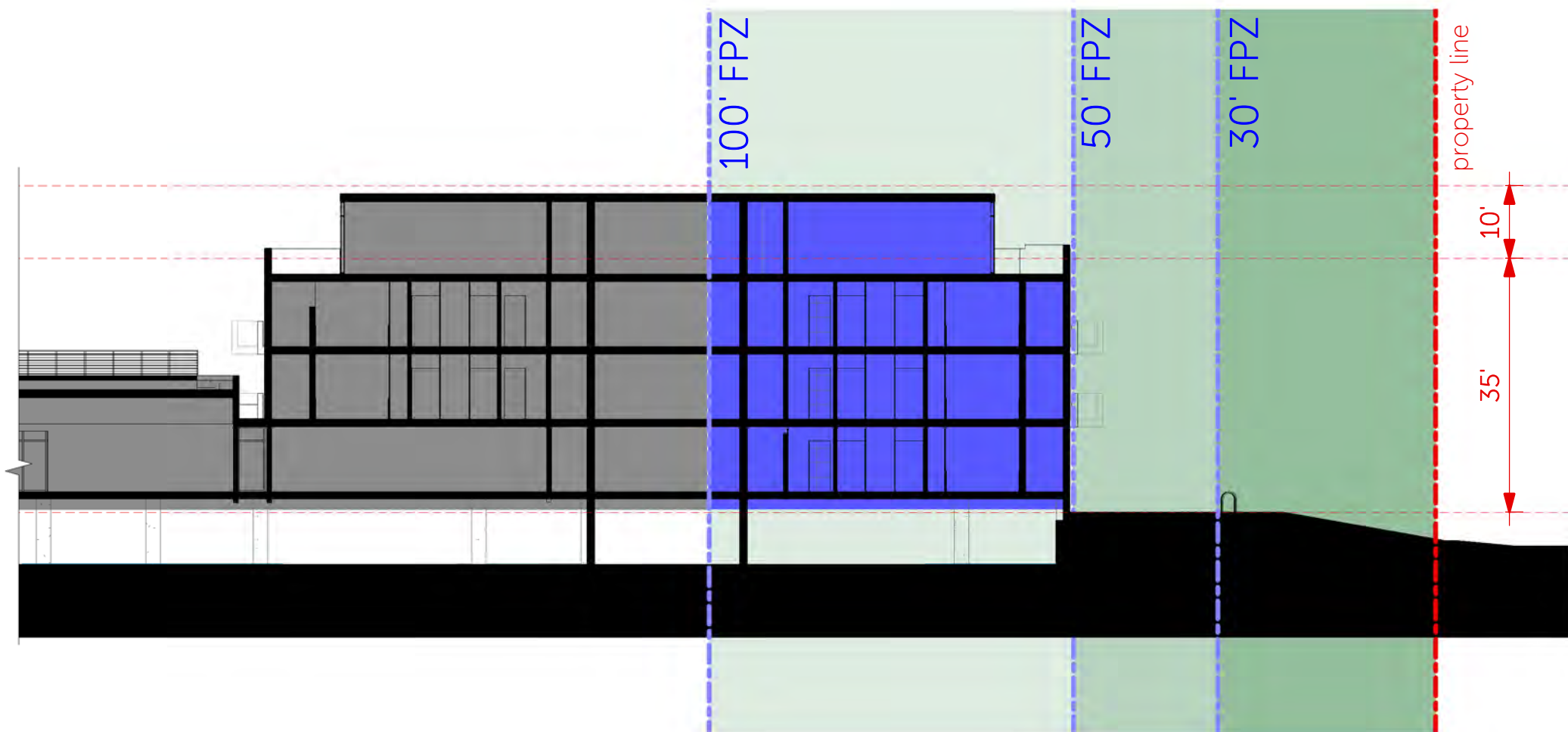


	Property.....	194,652 sq. ft. (100%)
	Surface Parking & Driveways.....	16,919 sq. ft. (8.7%)
	Propose Building Footprint.....	79,957 sq. ft. (41.0%)
	Private Open Space.....	23,689 sq. ft. (12.2%)
	Sidewalks.....	35,416 sq. ft. (18.2%)
	Landscaped Area.....	38,701 sq. ft. (19.9%)

PROPOSED OPEN SPACE: 74,117 (38.1%)



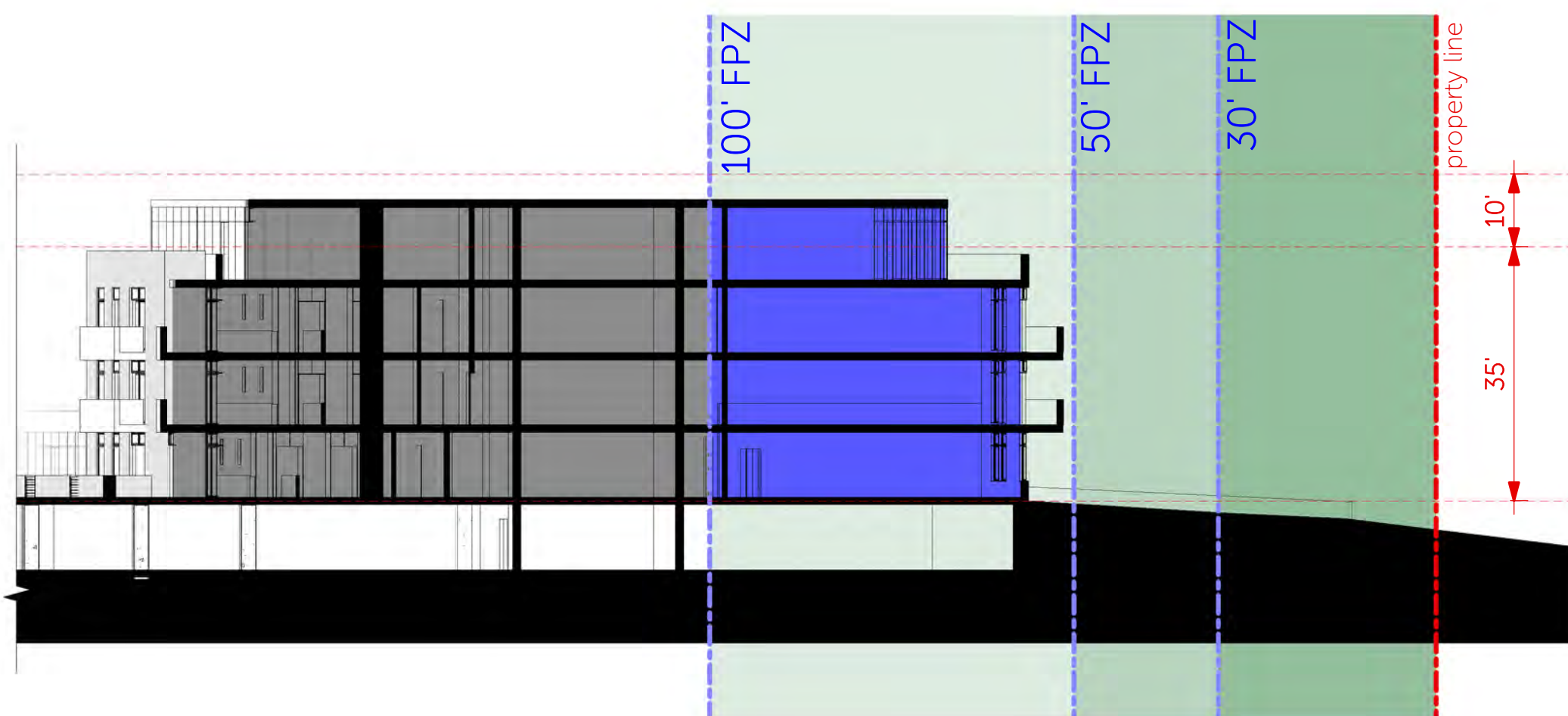
1. Existing Holiday Village Section - Kearns Blvd.
SCALE: 1" = 20'-0"



2. Proposed Block D Section - Kearns Blvd.
SCALE: 1" = 20'-0"



3 Proposed Connector D/C Section - Kearns Blvd.
SCALE: 1" = 20'-0"



4 Proposed Block C Section - Kearns Blvd.
SCALE: 1" = 20'-0"

Planning Commission Meeting
Minutes of May 13, 2001
Page 18

law, and conditions of the use, as modified by the use, and the additional corrections and the satisfaction of the conditions of approval at the next meeting.

Planner Hubert reviewed condition 12 to read, "The southeast corner of the applicant's property line adjacent to the existing building shall be reconstructed in order to produce a better turning radius to facilitate traffic turning right onto the subject property from the subject driveway. A parking circulation plan drawn by a certified engineer shall be submitted to the Planning Commission for review and approval prior to the issuance of a building permit."

Commissioner Larson asked if the Planning Commission intended to approve the CUP this evening or if they were to take it back on a Consent Agenda for review at the next meeting, and conditions.

Commissioner Kricken clarified that his action would bring this back for ratification at the next meeting.

Commissioner Larson announced the motion.

VOTE: The motion passed unanimously.

Kindness of Park Village Mall

1. The project is located within the General Commercial (GC) District.

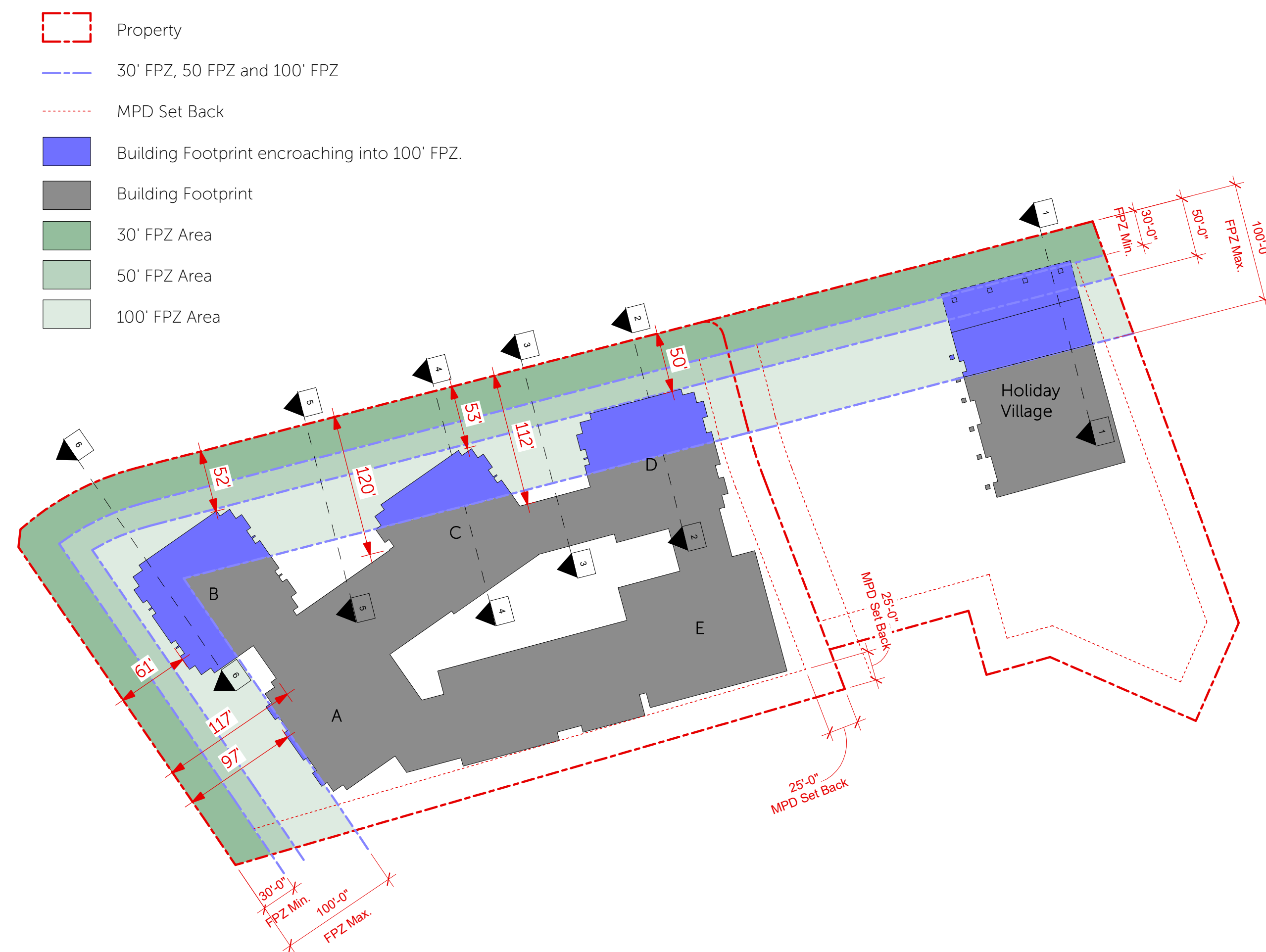
2. This proposal requires a conditional fee permit because a portion of the reconstruction is located within the Promenade Protection Zone.

3. The applicant has the permit in place required for sequencing the driveway.

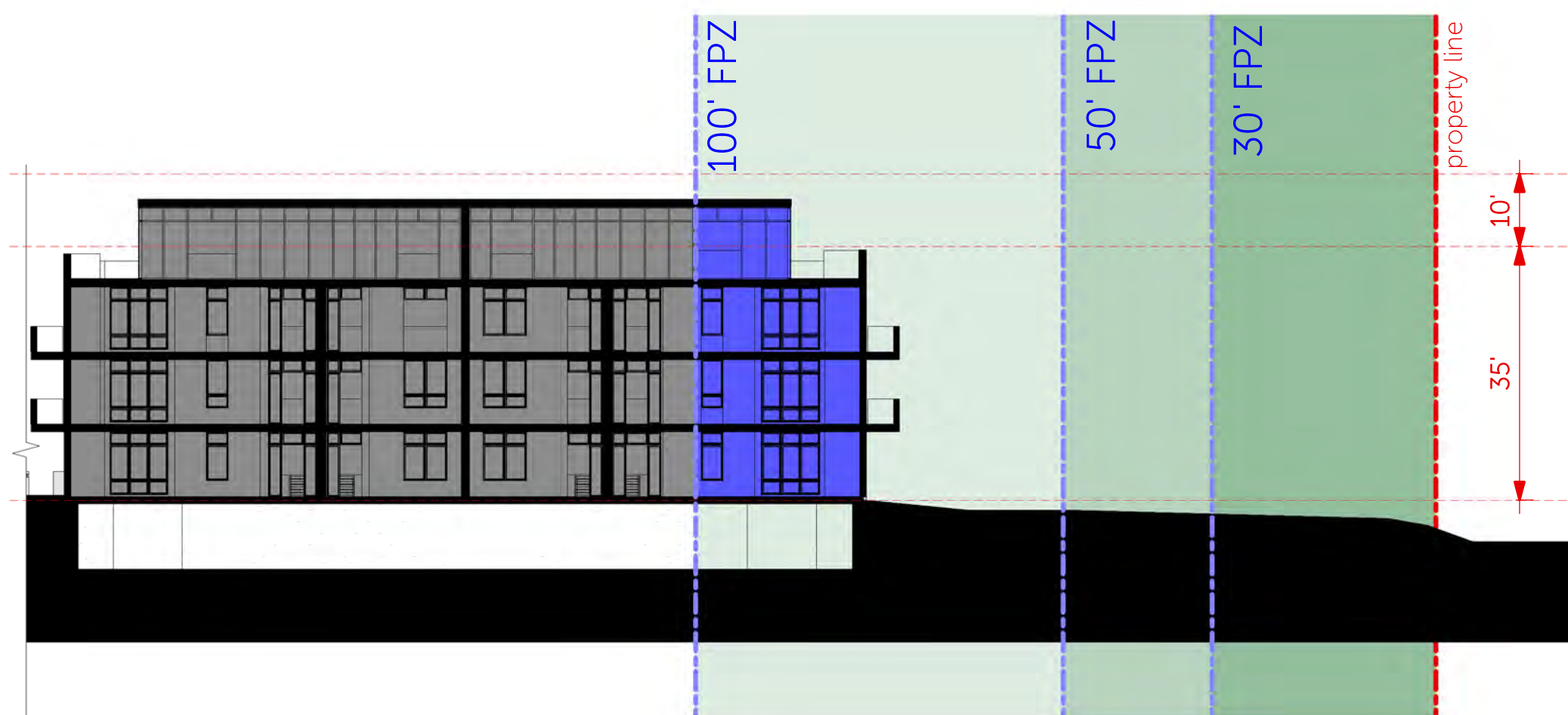
4. The proposed construction complies with all setback requirements of the General Commercial District (GC).

5. A reciprocal parking agreement exists between the Rollway Village Mall, that owners, and Albertsons'. This agreement is a portion of the parking spaces by customers of any of the businesses named within the agreement.

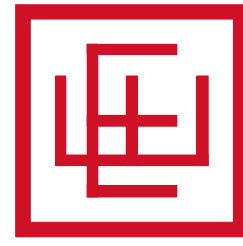
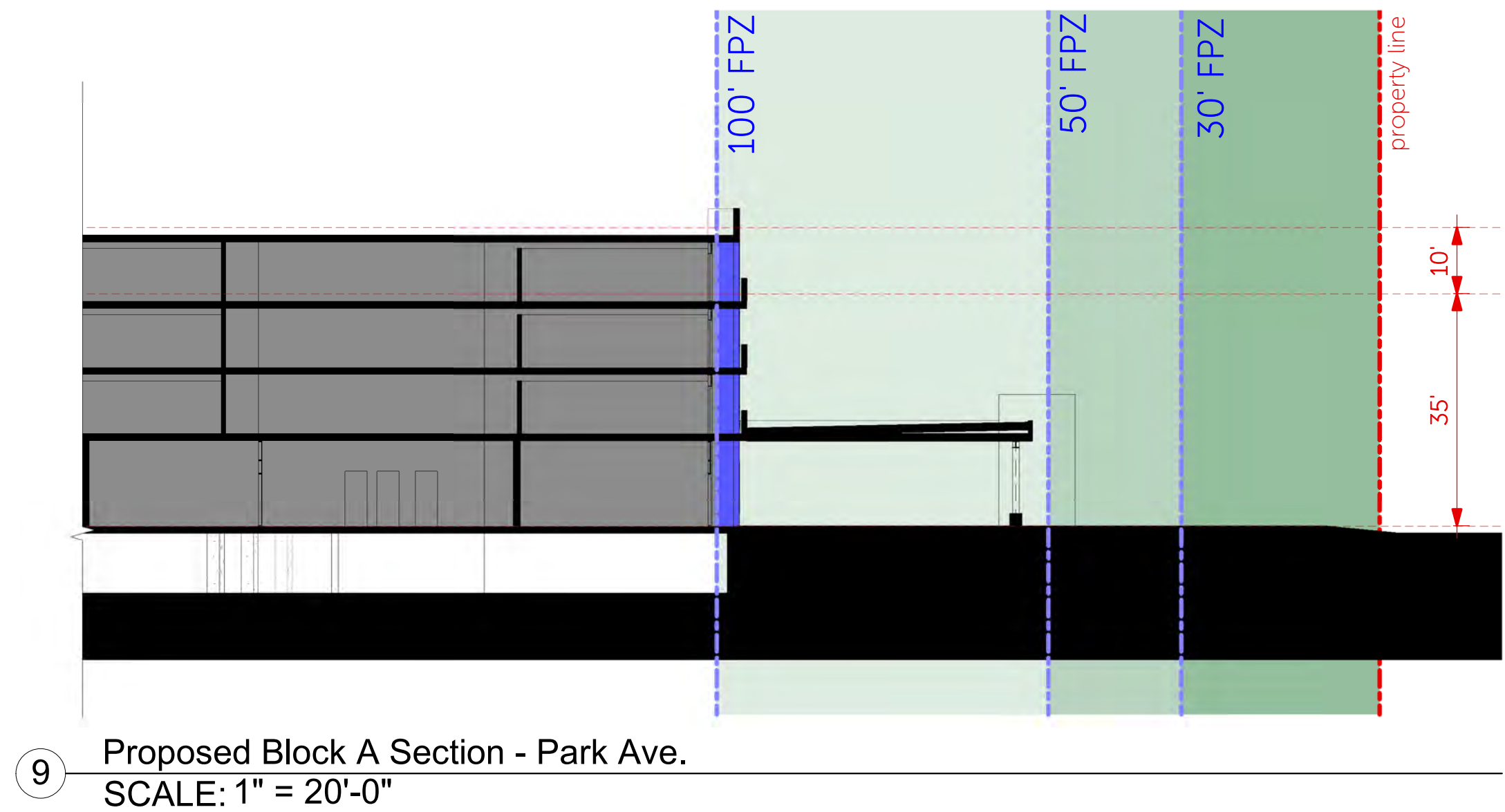
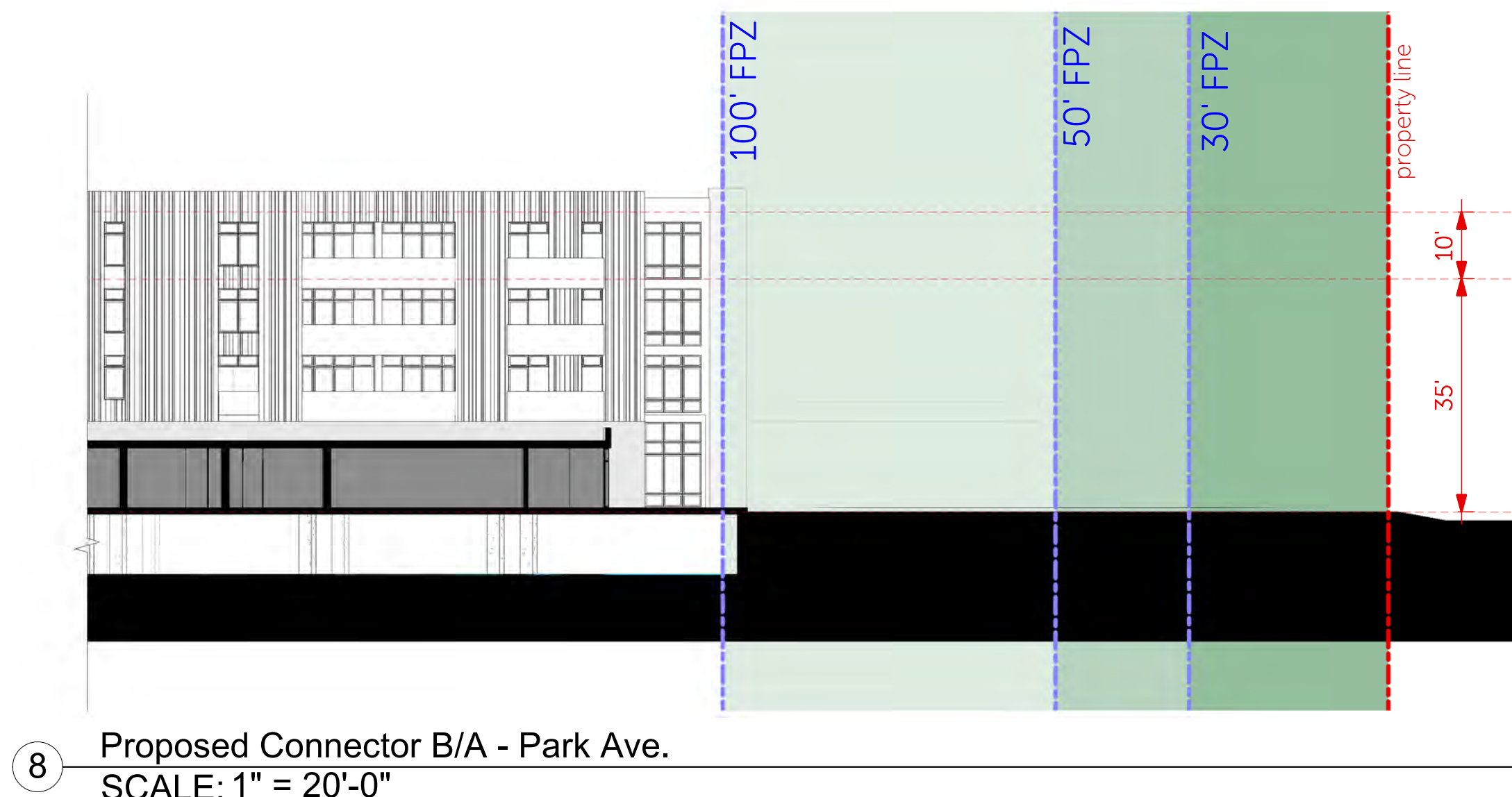
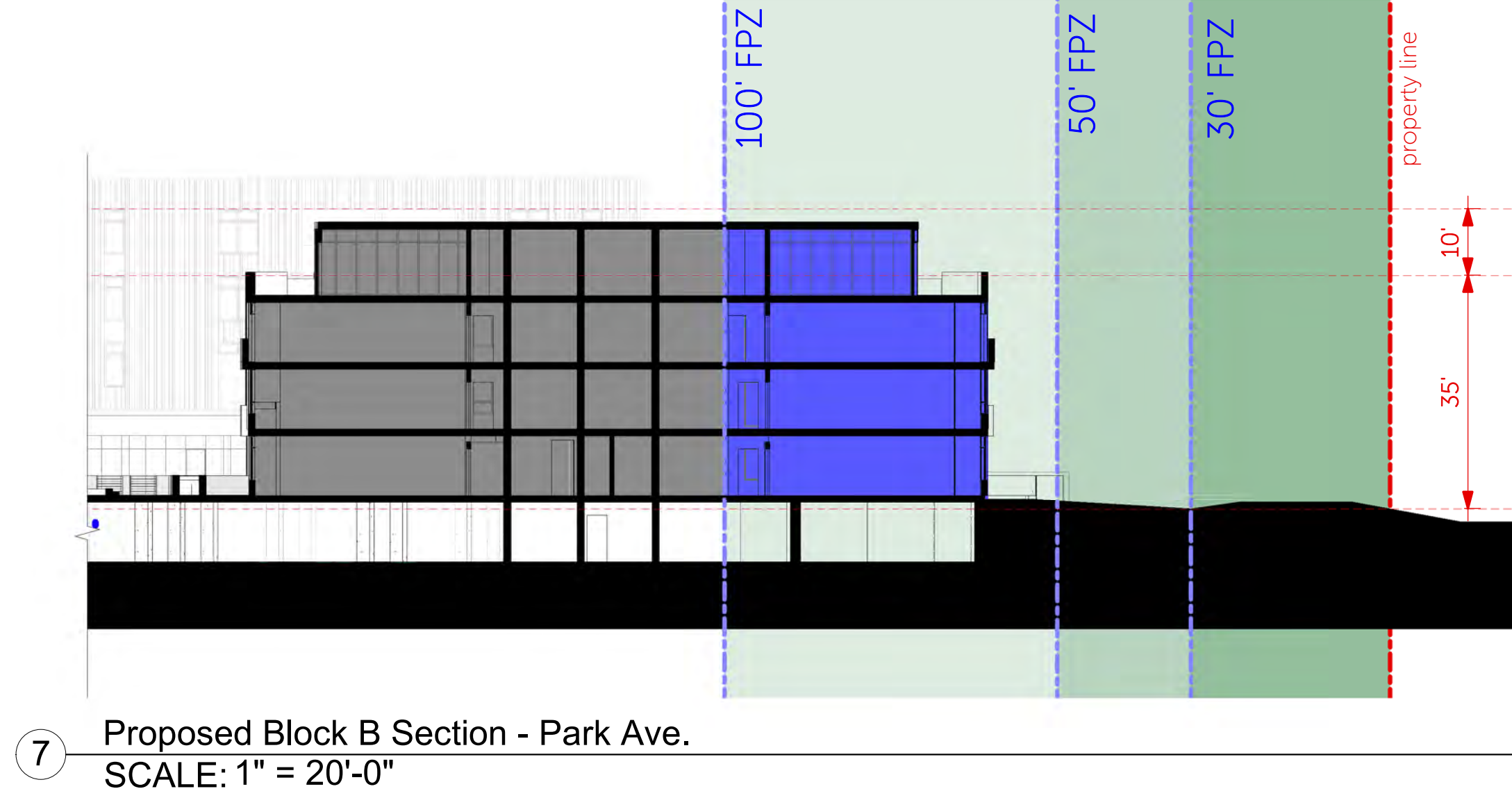
6. The proposed tenant mix for Rollway Village Mall lists only three tenants who operate past 7:00 p.m.: The Theater's peak hours occur in the evening beginning at 6:00 p.m.



5 Proposed Connector C/B Section - Kearns Blvd.
SCALE: 1" = 20'-0"



6 Proposed Block B Section - Kearns Blvd.
SCALE: 1" = 20'-0"



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Park & Kearns Redevelopment

MPD-011.2
Park Ave. FPZ Section Analysis

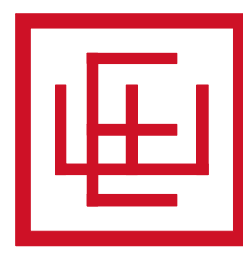
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Park & Kearns Redevelopment

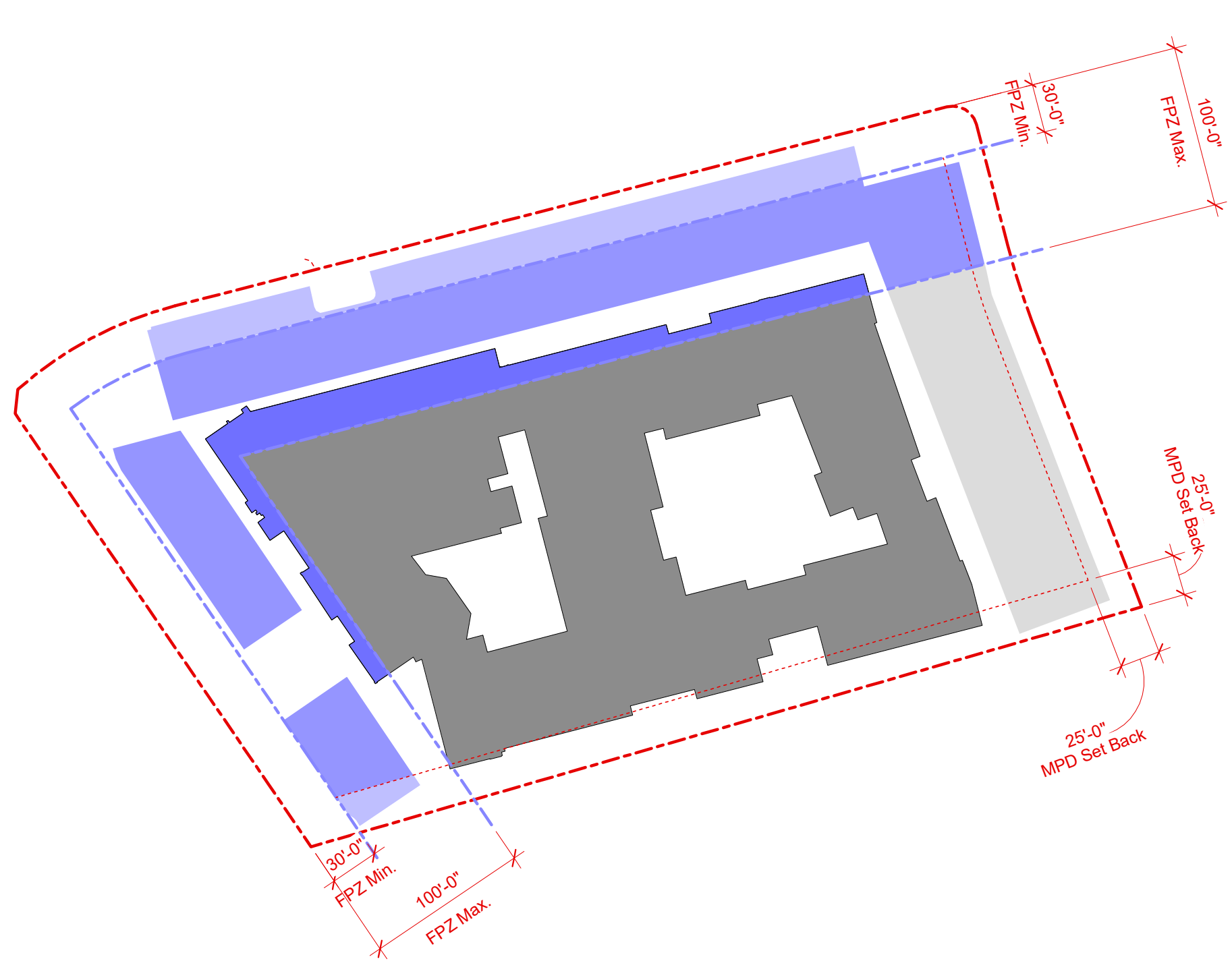
MPD-011.3

FPZ Encroachments Ave. Analysis



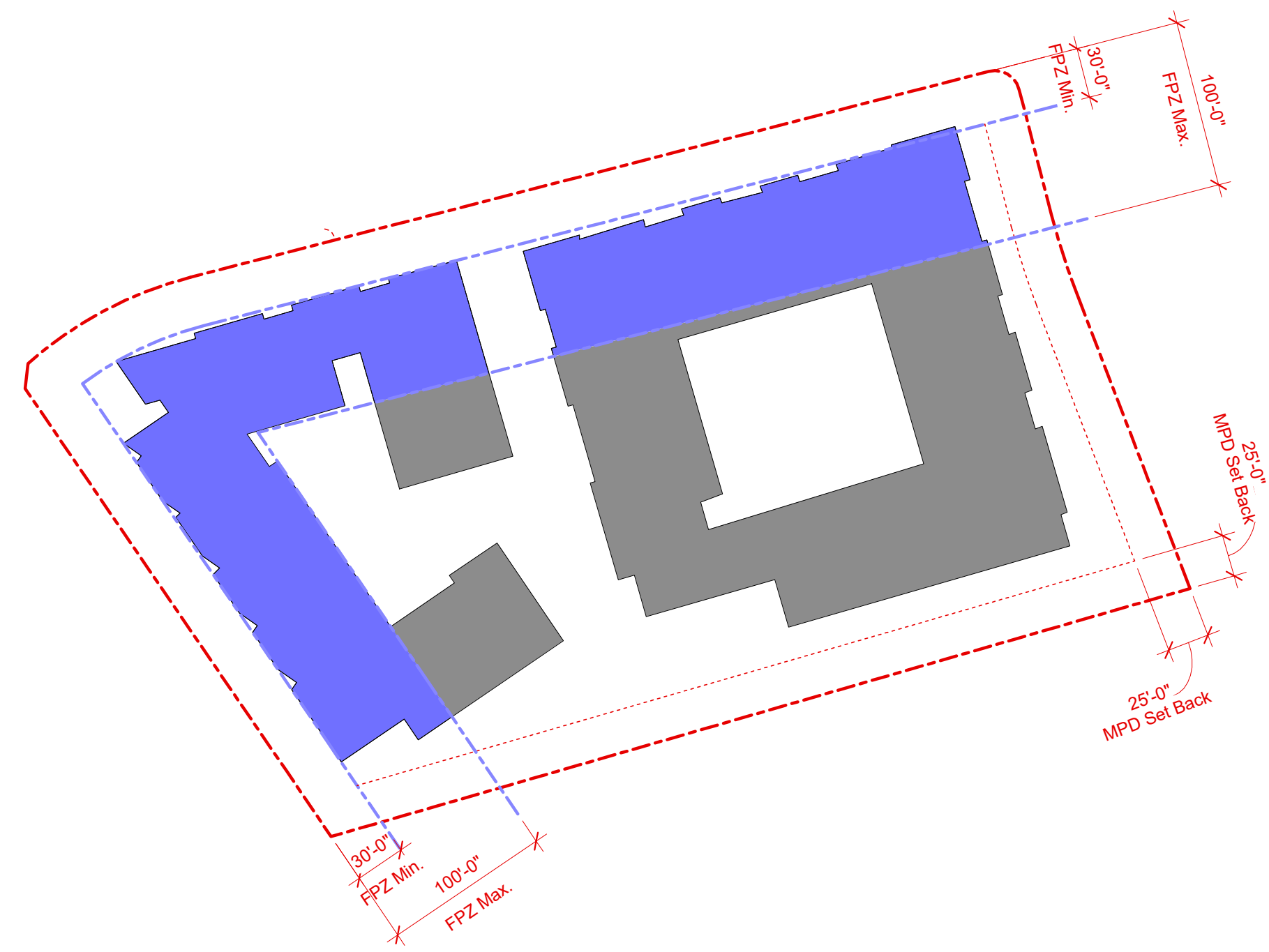
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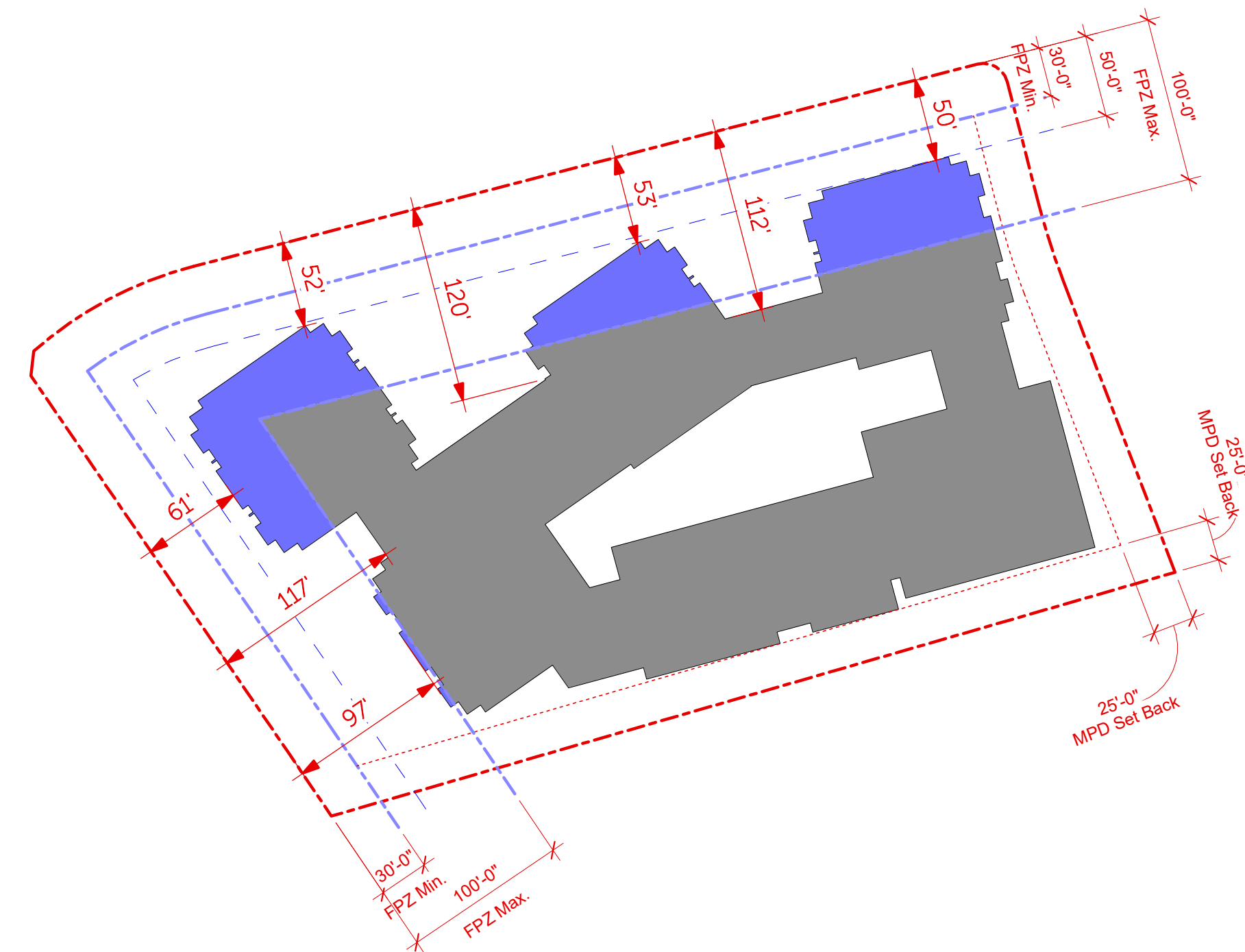
	Property.....	194,652 sq. ft.
	30' FPZ and 100' FPZ	
	Required MPD Set Backs - 25'	
	Building Footprint encroaching into 100' FPZ.....	9,917 sq. ft.
	Existing Building Footprint inside Set Backs.....	60,599 sq. ft.
	Existing Parking Structure encroaching into 100' FPZ....	30,771 sq. ft.
	Existing Parking Structure encroaching into 30' FPZ.....	10,047 sq. ft.
	Existing Parking Structure inside Set Backs.....	13,342 sq. ft.

EXISTING STRUCTURE FOOTPRINT: 124,676 sq. ft.



	Property.....	194,652 sq. ft.
	30' FPZ and 100' FPZ	
	Required MPD Set Backs - 25'	
	Building Footprint encroaching into 100' FPZ.....	47,236 sq. ft.
	Existing Building Footprint inside Set Backs.....	41,286 sq. ft.

PREVIOUS DESIGN STRUCTURE FOOTPRINT: 88,522 sq. ft.



	Property.....	194,652 sq. ft.
	30' FPZ and 100' FPZ	
	Required MPD Set Backs	
	Frontage Protection Zone 50' Set Back (Small Area Plan)	
	Building Footprint encroaching into 100' FPZ.....	15,741 sq. ft.
	Existing Building Footprint inside Set Backs.....	69,464 sq. ft.

PROPOSED STRUCTURE FOOTPRINT: 85,205 sq. ft..

Existing Building Setback Analysis

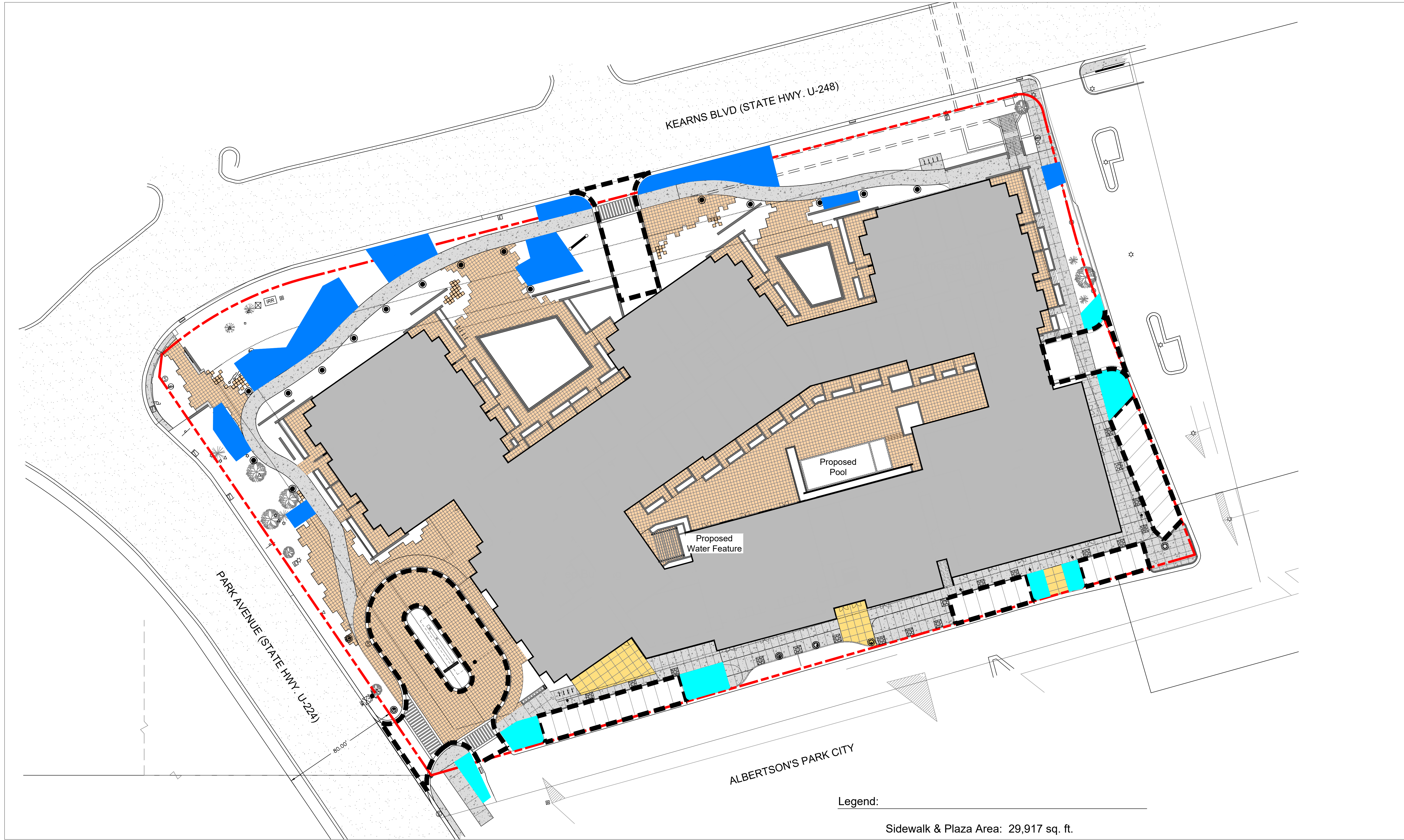
SCALE: 1" = 80'-0"

Proposed Building (MPD 2022) Setback Analysis

SCALE: 1" = 80'-0"

Proposed Building Setback Analysis

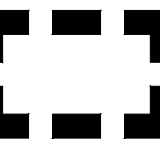
SCALE: 1" = 80'-0"



Legend:

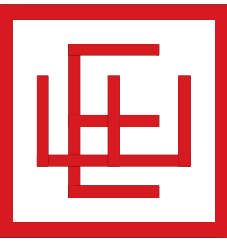
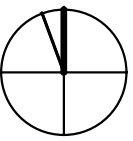
Sidewalk & Plaza Area: 29,917 sq. ft.

 Sidewalk & Plaza Snow Storage Area: 6,488 sq. ft. (21.6%)

 Parking Lot Area: 17,612 sq. ft.

 Parking Snow Storage Area: 2,409 sq. ft. (13.6%)

SCALE: 1" = 30'-0"

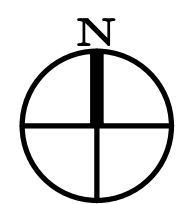


A. THE PHOTOMETRIC CALCULATION WAS PERFORMED DURING THE DESIGN DEVELOPMENT PROCESS AND THE REFLECTANCE VALUES USED ARE DESIGNER AVERAGES AND ARE CALCULATED USING THE LUMINAIRES SELECTED DURING THAT PROCESS. A MORE ACCURATE PHOTOMETRIC CALCULATION CAN BE PERFORMED ONCE THE FIXTURE HAS BEEN SELECTED AND LOCATED DURING CONSTRUCTION.



Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
AL1		10	Holophane	GELFS P10 30K XXXXX AS7	GlasWeko Luminescent LED Hallbrook Extended P10 Performance Package, 3000K CCT, Asymmetric distribution	1	6359	1	51
DL1		9	Juno Lighting	JSFSQ 14N 18LM 30K 90CRI 120 FRPC WH	14" Square EdgeLit (Slimform) Surface Mount, 3000K, 90CRI, 120V	1	1839	1	20.4
BL1		26	LIGMAN	LI-10021-T2-W30	Light Linear PT 1 Bollards	1	2950	1	27.7
WL1		6	REGA Converted by LUMCat V 09.02.2017 / H/R		24203K3	1	473	1	7
BL2		6	LIGMAN	LI-10021-T4-W30	Light Linear PT 1 Bollards	1	2957	1	27.7
DL2		18	Juno Lighting	JSFSQ 7N 10LM 30K 90CRI MVQL 7 2T WH	7" Square EdgeLit (Slimform) Surface Mount, 3000K, 90CRI, MV	1	1097	1	12.9

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	109.8 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	1.1 fc	116.7 fc	0.0 fc	N/A	N/A



1 SITE PHOTOMETRIC PLAN
EG001 SCALE: 3/8"=1'-0"

LIGMAN

LIGHT LINEAR PT 1 (LI-10021)



Product description

200x80 mm - 1000 mm - 1 side

BL1, BL2



Luminaire Structure

- Die-cast aluminium housing
- Extruded aluminium column
- Pre-treated before powder coating ensuring high corrosion resistance
- Single cable entry

- One IP68 connector supplied with 0.2 m of 3x1.0 sqmm outdoor cable
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)
- Durable silicone rubber gasket
- Clear toughened glass

- High-efficiency PMMA lens
- Integral control gear

Optic



We reserve the right to make technical and design changes.
08/03, 09-10-2023
<https://www.ligman.com/light-linear-pt-1-li-10021/>

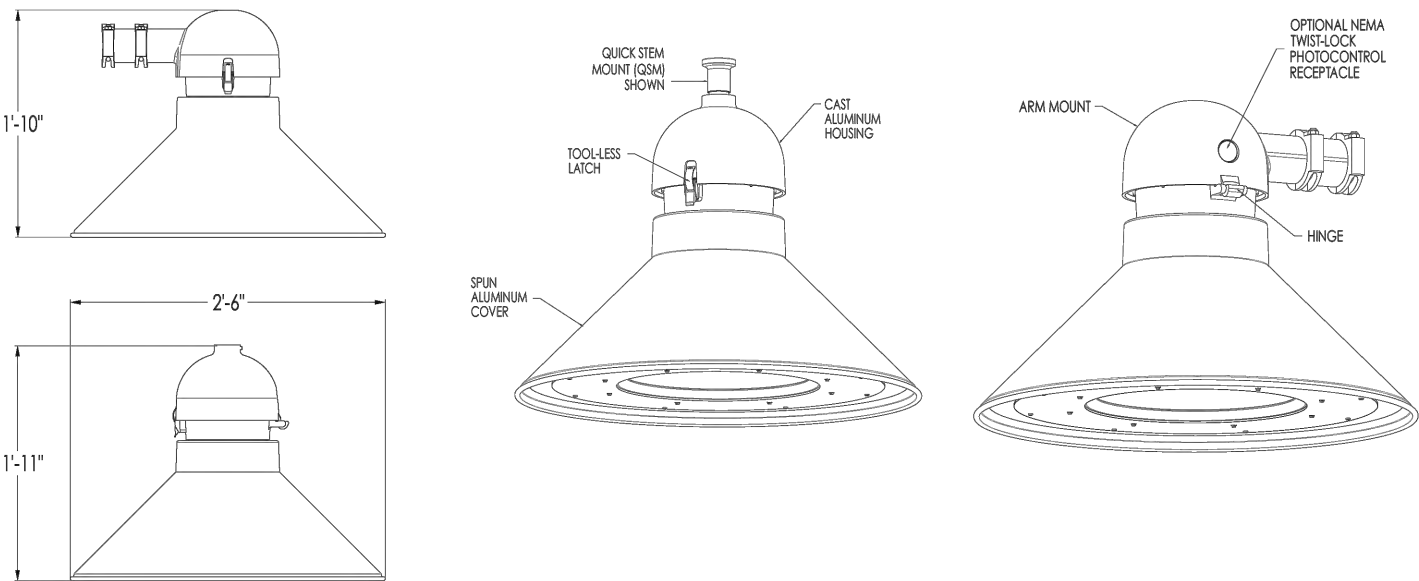
THAILAND
LIGMAN Lighting Co.,Ltd.
17/2 Moo 4, Monthong, Bang Nam Piao,
24160 Chachoengsao - Thailand
info@ligman.com



GELF3
GlasWerks® Luminescent
LED Hallbrook® Extended



DIMENSIONAL DATA



Maximum Weight - 51 lbs
Maximum Effective Projected Area - 1.2 ft²

AcuityBrands | Holophane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com
© 2018-2021 Acuity Brands Lighting, Inc. All rights reserved. Rev. 08/23/21 Specifications subject to change without notice. Page 1 of 4

Catalog Number	
Notes	Type AL1

General Description

The architectural luminaire consists of a flat LED optical assembly shrouded by a decorative formed housing and a top mounted cast aluminum electrical assembly. The optical assembly is seamlessly integrated into the form factor for beautiful daytime appearance and exceptionally uniform lighting at night.

Optical Assembly

The optical assembly consists of an edge lit waveguide light engine for unmatched visual comfort. Light from the LED module is distributed by proprietary wave guide technology to maximize uniformity and minimize glare. Configurable with CCT options of 2700K, 3000K, and 4000K. CRI is 70 minimum. Available with asymmetric, symmetric, or pathway distributions.

Mounting Style

Optional mounting styles include Quick Lock Stem, NPT threads, and horizontal arm.

Quick Lock Stem Mounting style is compatible with the following leveling fittings:
- Boston Harbor Decorative Arm Fitter (BHDF)
- GlasWerks Decorative Arm Fitter (GDWF)
- West Liberty Decorative Arm Fitter (WLDf)
- Ball Style Decorative Fitter (BADf)

Electrical Assembly

The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #2 size wire. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The unitized electrical assembly, containing the electronic driver and other electrical components, plug into the quick disconnect receptacle. The pendant mount version has a welded stem (Quick Lock Stem Mounting), which aids in installation speed. The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2 inch nominal (2-3/8" O.D.) horizontal

arm and allow a ±5° degree adjustment from horizontal to the cover.

Electrical System

Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours. Luminaire surge protection rating of 20kA/100kA per ANSI/IEEE 62.41.2.

Finish

The luminaire is finished with corrosion resistance super durable powder coat paint to ensure maximum durability. Finish is rated to 5,000 hours salt spray per ASTM B117.

Listing

The luminaire is CSA certified to US and Canadian standards. IP55 rated electrical chamber, IP66 rated LED optic chamber. 20kV/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/ QPL to confirm which versions are qualified.

Buy American

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty

Limited warranty located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

IC1JB JSFSQ

JUNO SLIMFORM™ LED
IC RATED LED NEW CONSTRUCTION
JUNCTION BOX SURFACE MOUNT
DOWNLIGHT
FOR INSTALLATION INTO
FIRE RATED CEILING ASSEMBLIES
IC1JB JSFSQ

PRODUCT DESCRIPTION

IC LED Air-LOC® new construction junction box housing with energy efficient Juno SlimForm™ LED square surface mount trim for a complete downlight solution in multiple sizes 5" to 14" • May be installed in maximum 2 hour fire-rated ceiling assemblies per International Building Code Section 714 • Can be completely covered with insulation • Dimmable • Optional finish trims and shrouds available for custom, designer look similar to standard recessed downlights • Designed to provide 50,000 hours of life • 5 year limited warranty.

PRODUCT SPECIFICATIONS – TRIM

Surface Mount Trim Shallow, less than 1", solid square housing with white finish • Non conductive fixture for shower light applications • Optional, field installable finish trims available for 5" and 7" versions to change the exterior finish of fixture • Optional, field installable decorative baffle and cone shrouds for 5" and 7" versions provide the aesthetic and source shielding similar to the experience of a fully recessed downlight.

Optics Light guide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform lens luminance. **LED Light Engine** LEDs mounted directly to heatsink designed to provide superior thermal management and ensure long life • 2700K, 3000K, 3500K or 4000K LED color temperature • LEDs binned for 4-step MacAdam ellipse color consistency • 90 CRI minimum.

LED Driver Choice of dedicated 120 volt (120) driver or universal voltage (MVOLT) driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • External driver on 5" and 7" models only • For a list of compatible dimmers, see JUNOSLIMFORMDIM.

Electrical Connections Trim features quick connect plug installed as standard for installation into IC1JB with quick connect whip.

Life Rated for 50,000 hours at >70% lumen maintenance.

PRODUCT SPECIFICATIONS – HOUSING

Junction Box Housing Designed for use in IC (insulated ceiling) or non-IC construction • Rough-in section (junction box, bar hangers) fully assembled for ease of installation • Painted steel 3-1/2" deep 4" square junction box • Provided with (4) 1/2"-3/4" concentric, (2) 1/2", (4) 3/4" and (2) 1" knockouts • cETLus listed for through-branch wiring, maximum 8 No. 12 AWG 90°C branch circuit conductors (4 in and 4 out).

Hardware Ships with retrofit mounting bracket, trim ring and quick connect whip; not required for JSFSQ installation.

INSTALLATION

Installs directly to industry standard junction boxes. The IC1JB junction box housing must be installed per the International Building Code Section 714 guidelines to maintain up to a 2 hour ceiling fire rating. Precise ceiling cutout required. For use with 1/2" – 1-1/4" ceiling thickness.

Mounting option JSFMTGPLT 4X4 is required for installation.

Real Nail® 3 Bar Hangers Telescoping Real Nail 3 system permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications • Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for future relocation • Integral T-bar notch for suspended ceilings • Locking set screw to lock junction box housing in position • Design covered under US Patent D552,969.

LISTINGS

Labels ENERGY STAR® certified • Certified to the high efficacy requirements of California T24 JAB-2016 • Assembly ETL listed to UL1598 for US and Canadian through branch wiring, damp location • Suitable for wet locations (covered ceilings) • ETL listed to UL14A.

Testing All reports are based on published industry procedures; actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25 °C.

Warranty 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

AcuityBrands | One Lithonia Way • Conyers, GA 30012 • Phone 1-800-705-SERV (7378) • Visit us at www.acuitybrands.com
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Light Commercial & Residential

1 of 4

Recessed wall luminaire - shielded

BEGA

Application

Recessed wall luminaire with shielded light distribution for glare-free illumination of ground surfaces, building entrances, stairs and pathways.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 3.3lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -30° C
LED module wattage 4.8W
System wattage 7.0W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 488 lumens (4000K)
LED service life (L70) 50,000 hours

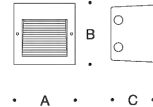
LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K3S**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

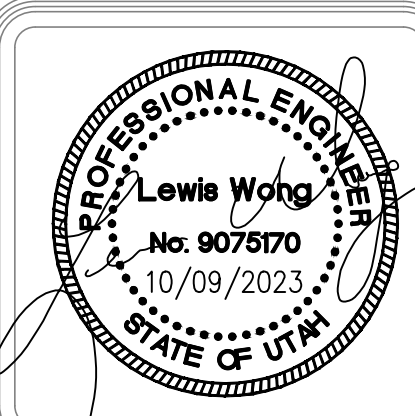


Recessed wall luminaire - shielded				
	LED	A	B	C
24203		4.8 W	7 1/2"	7 1/2" 5 1/4"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
Updated 11/20/20

PARK CITY SURVEYING
P.O. BOX 682993
PARK CITY, UTAH 84068
(435) 649—2918

DATE	BY	REVISIONS
		COMMENTS



SURVEYED BY:
—
DRAWN BY:
HB
DATE:
OCTOBER 2023

FOR:
YARROW CORPORATION
ALTA/ACSM LAND TITLE SURVEY
1800 PARK AVENUE PARK CITY, UTAH

DWG:
YARROW ALTA.dwg



Spring Equinox - 6AM



Spring Equinox - 9AM



Spring Equinox - 12PM



Spring Equinox - 3PM



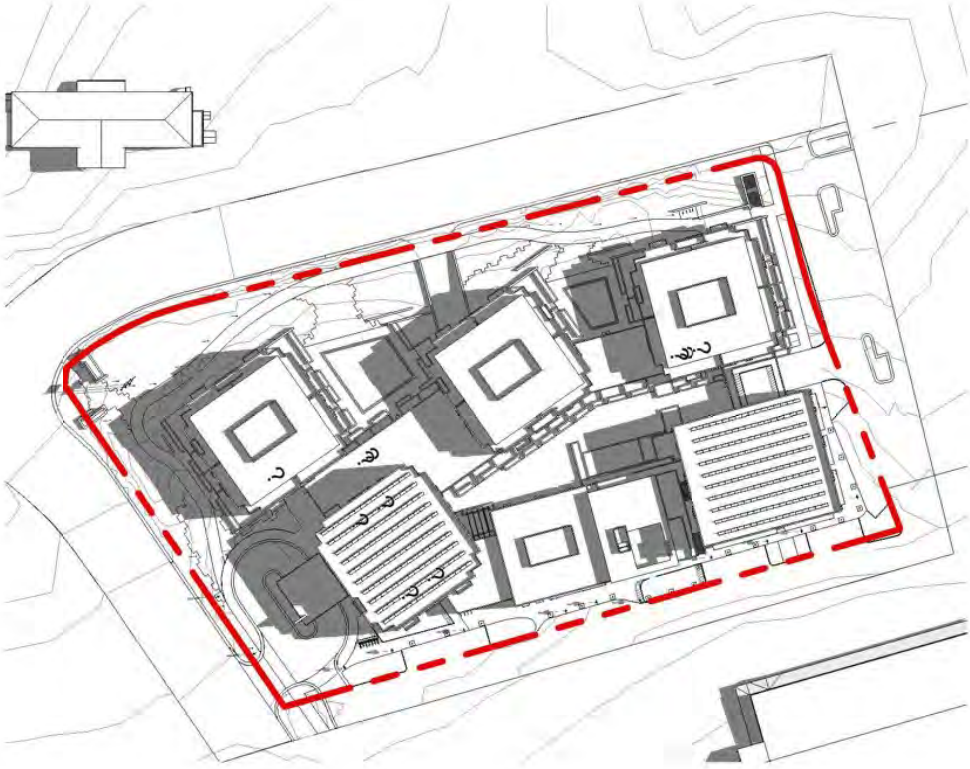
Spring Equinox - 6PM



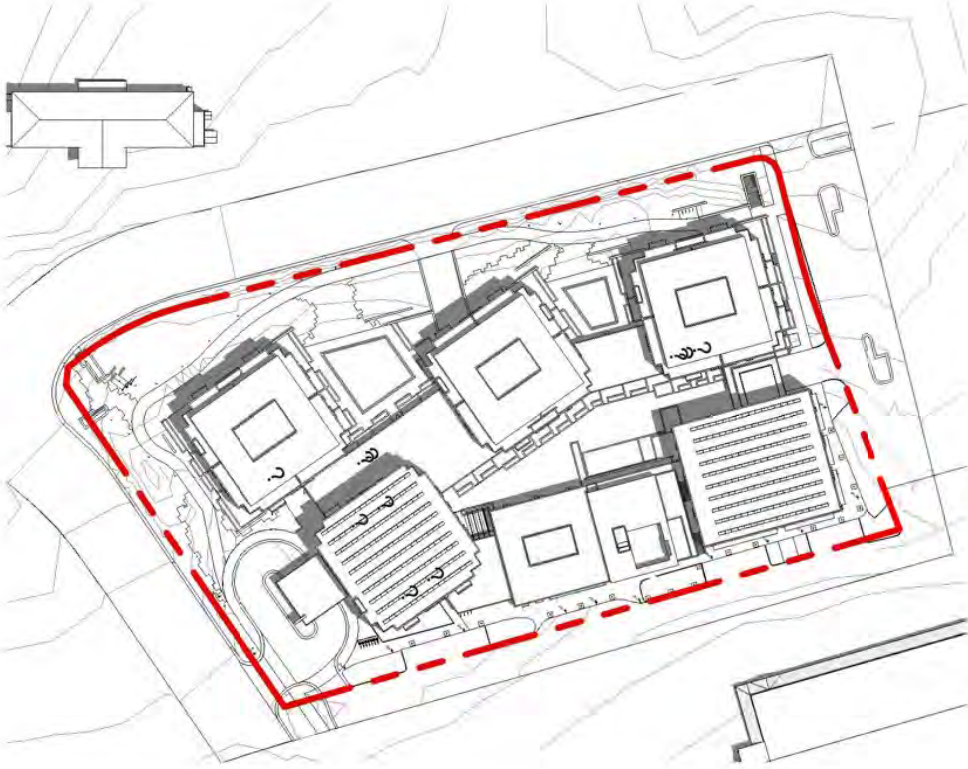
Spring Equinox - 9PM



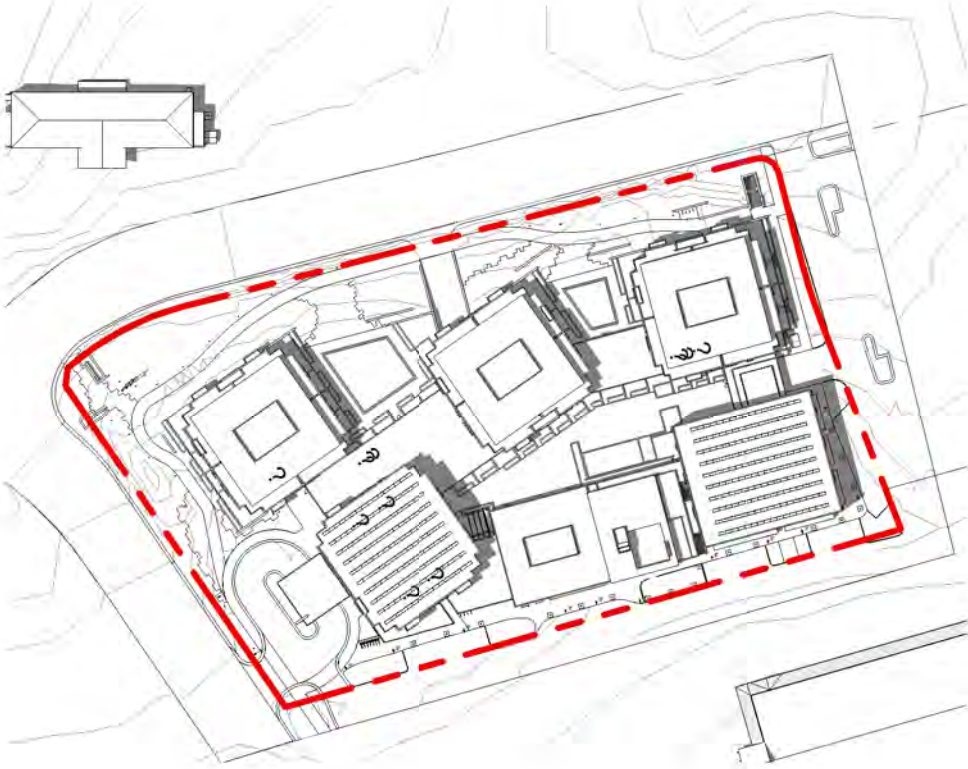
Summer Solstice - 6AM



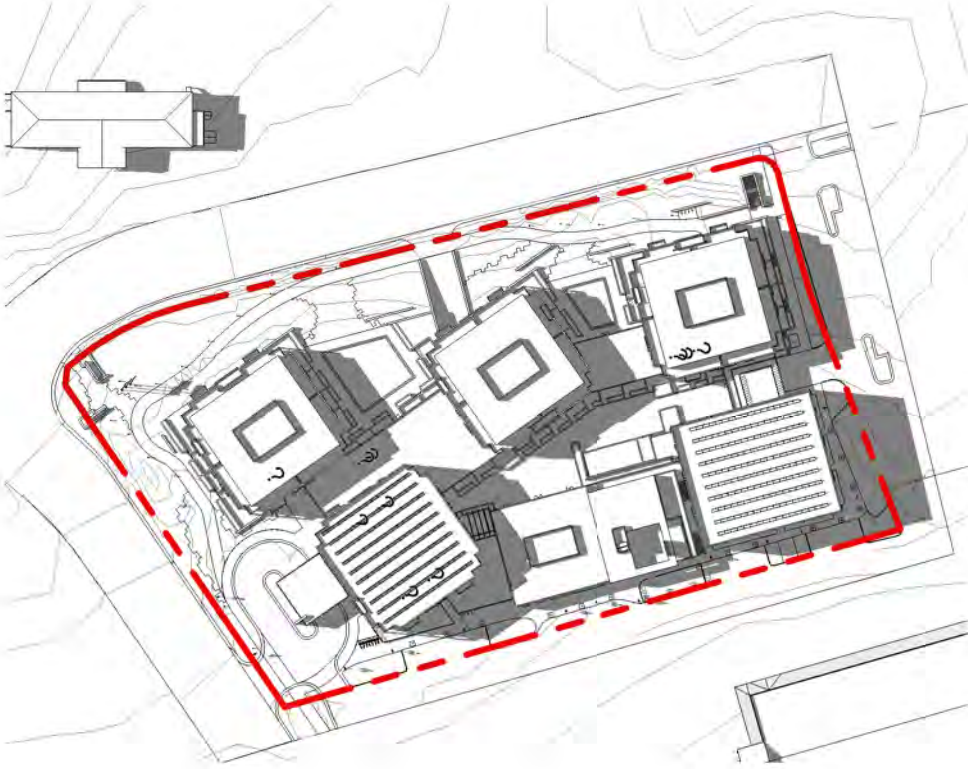
Summer Solstice - 9AM



Summer Solstice - 12PM



Summer Solstice - 3PM



Summer Solstice - 6PM



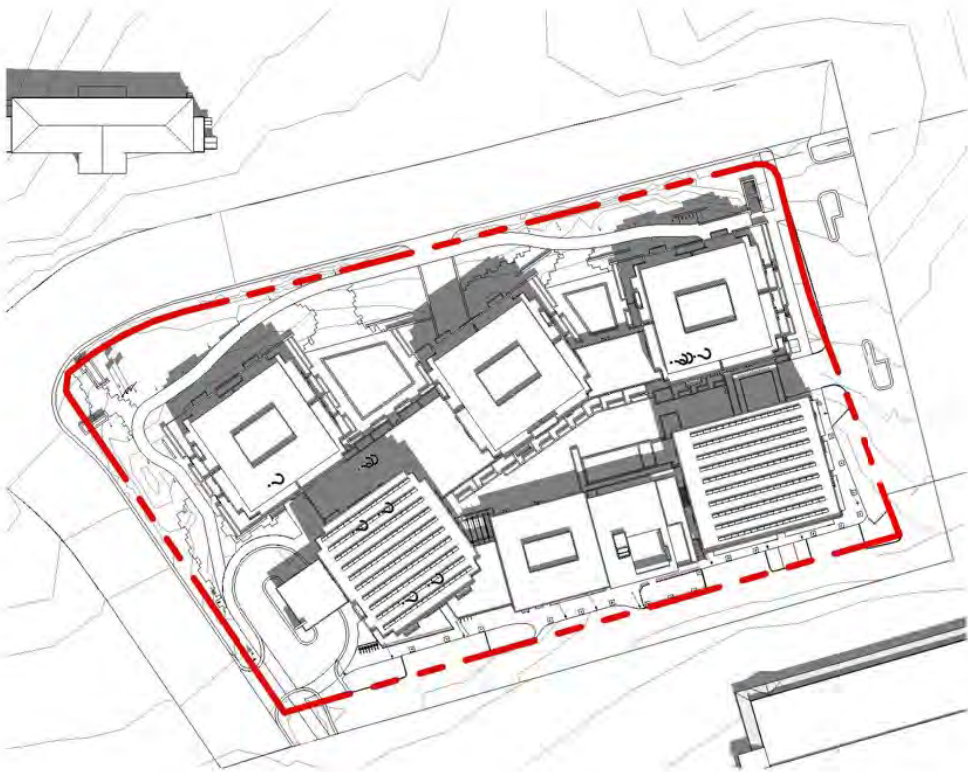
Summer Solstice - 9PM



Autumn Equinox - 6AM



Autumn Equinox - 9AM



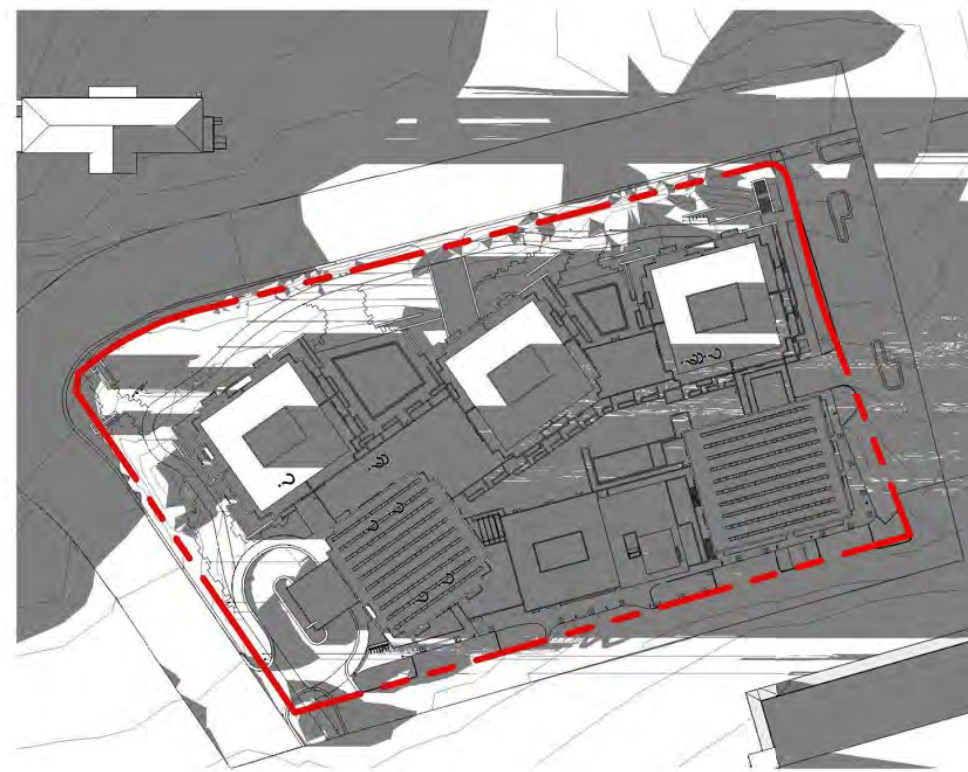
Autumn Equinox - 12PM



Autumn Equinox - 3PM



Autumn Equinox - 6PM



Autumn Equinox - 9PM



Winter Solstice - 6AM



Winter Solstice - 9AM



Winter Solstice - 12PM



Winter Solstice - 3PM



Winter Solstice - 6PM



Winter Solstice - 9PM



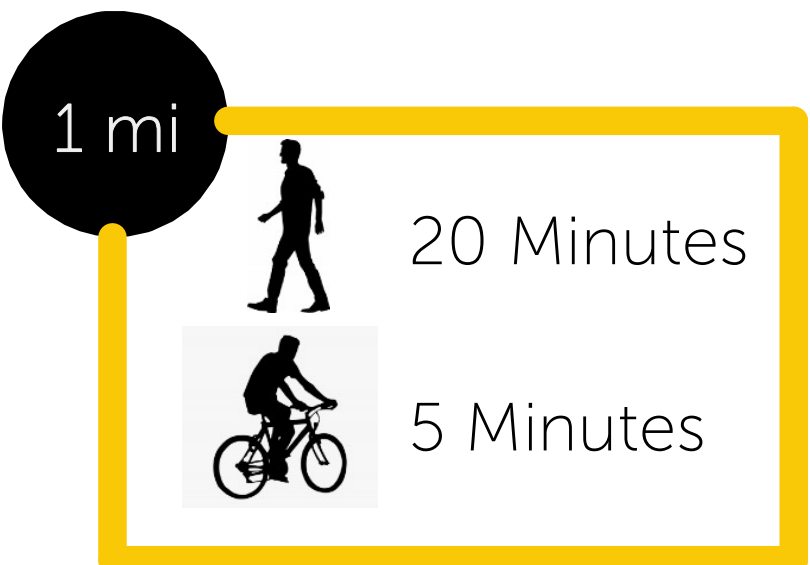
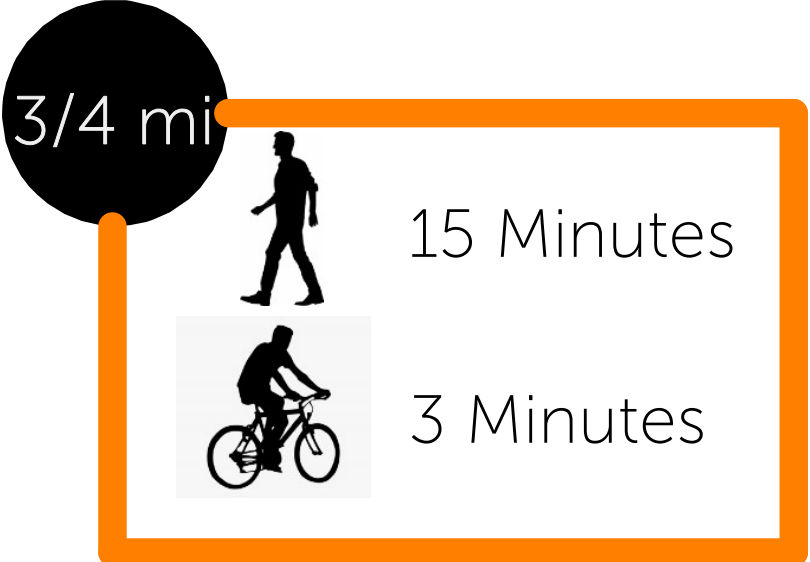
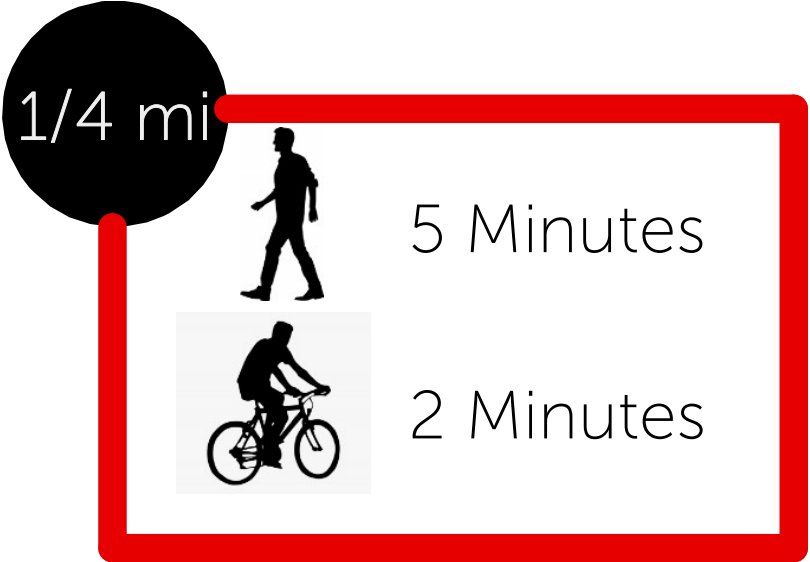
ELLIOTT WORKGROUP

10/09/2023 (Rev. 06/10/2024)
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Park & Kearns Redevelopment

MPD-017

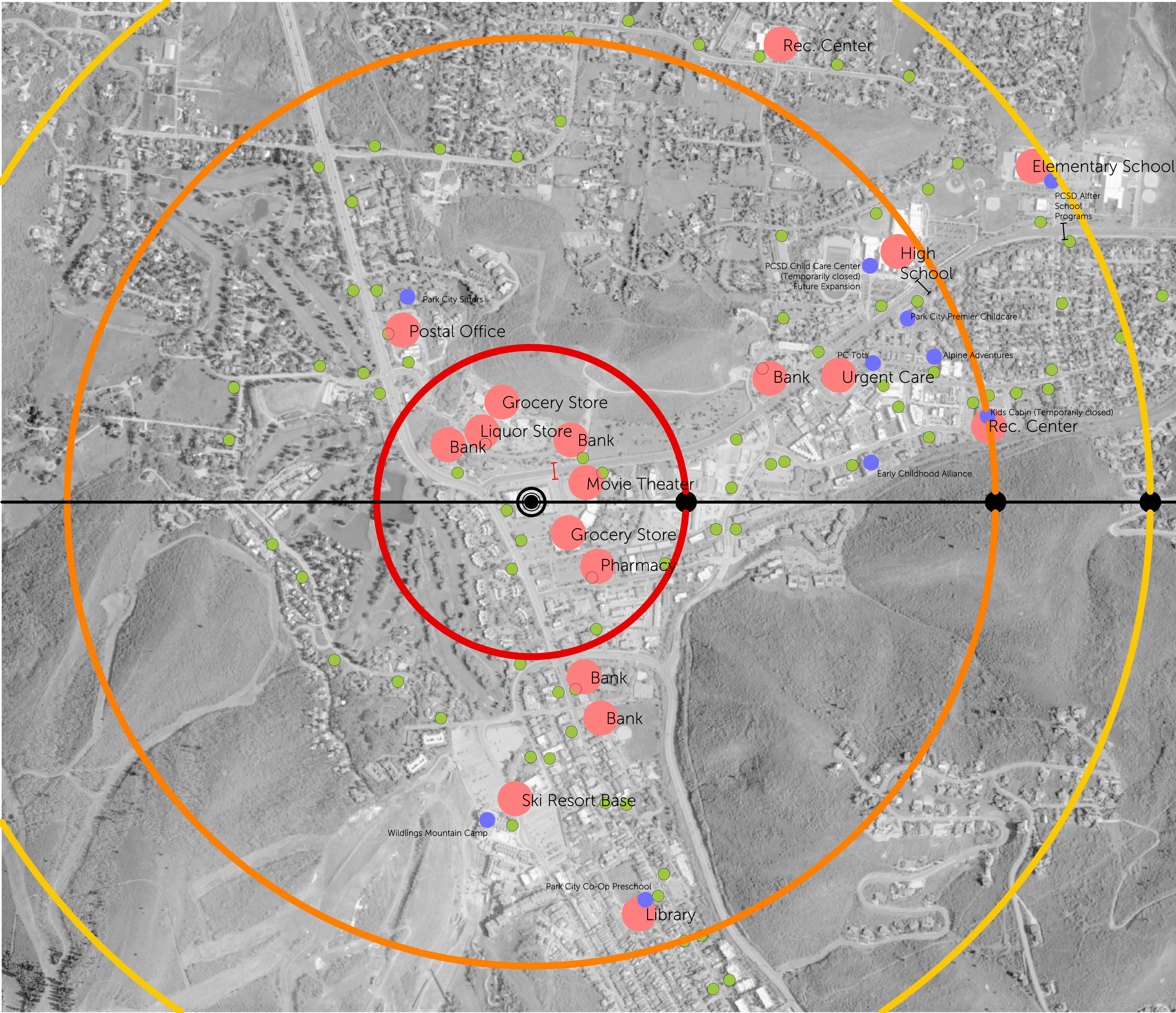
Solar Study



- Site Location
- Amenities
- Bus Stops
- Child Care
- Underpass
- Future Underpass

Census Data Household Size and Chilren
Summit County's household size is consistent with Utah's, but the population of children is significantly lower than in the rest of the state, and, for children under 5, is even lower than the national average.

	Summit County	Utah	US
Household Size =	3.1 %	3.1%	2.6%
0 to 5 years old =	4.8 %	7.1%	5.7%
6 to 18 years old =	23.1%	28.4%	16.8%
15 to 18 years old =	14.7 %	11.7%	16.8%
% in poverty	5.8%	8.6%	8.6%
Totals	82		





Existing Bus Stop



Existing Bus Stop



Existing Bus Stop



Existing Bus Stop, under Construction



Existing Bus Stop



Existing Bus Stop



October 5, 2023

Yarrow Hotel Owner, LLC
1800 Park Avenue
Park City, Utah 84060

RE: ABOVE-GROUND HISTORIC STRUCTURES REVIEW FOR THE
PROPERTY AT 1800 PARK AVE, IN PARK CITY, SUMMIT COUNTY, UTAH
INTRODUCTION

Chronicle Heritage, LLC (Chronicle) completed an above-ground resources assessment for Yarrow Hotel Owner, LLC (Client) for the 1800 Park Ave Project in Park City, Summit County, Utah (Project). The project is in Section 9 of T2S R4E, Summit County, Utah. The Client provided map coordinates and a description of the Project to Chronicle in September of 2023.

This inventory was done to meet Park City’s municipal code 15-6.1-11 (O) regarding Affordable Master Planned Developments. The code indicates that “Applicants shall submit a map and inventory of Historic Structures and Sites on the Property and a Historic Structures Report prepared by a Qualified Historic Preservation Professional.”

This letter report provides the results of the background research as well as an assessment of the potential for the project area to contain National Register of Historic Places (NRHP) eligible or listed above-ground *historic properties* that are protected under the National Historic Preservation Act. For the background research, Chronicle conducted a literature review at the Utah State Historic Preservation Office (SHPO), compiling information derived from the National and State Registers of Historic Places, historic aerials, and maps to determine if any architectural/historical resources are known to be in the project area.

ABOVE-GROUND RESOURCES

For the 1800 Park Ave Project, the Above-Ground Study Area (Study Area) (Figure 1) is considered to include those cultural resources (buildings, structures, objects, or sites) that are in the Study Area and one parcel deep around it. Chronicle conducted a literature review for this area to identify any previously recorded resources. A review of SHPO survey files revealed that there are no previously recorded resources in the Study Area. The Glenwood Cemetery was noted as being listed on the NRHP; however, the cemetery is located about 650 m southwest of the Study Area.

Through field survey, Chronicle Architectural Historian, Katie Remensnyder, identified no buildings that are over 50 years old in the Study Area. Historic aerial imagery indicates that all of the buildings in the Study Area were constructed after 1973. However, one object, a Daughters of Utah Pioneers (DUP) Historic Marker was identified and recorded (Figure 2).

DUP Marker No. 128

This marker was placed by the DUP in 1948, to commemorate the location where the first family of settlers in Park City raised their home-made flag. The marker consists of a tan brick base that measures about 4 ft square and 3 to 4 ft tall. There is a bronze plaque on the front of the marker

and a 3 ft diameter bell placed on top of the base. The bell was moved from its original location at the town hall and appears to have been painted numerous times. The plaque reads:

Daughters of Utah Pioneers
No. 128,
Erected 1948,
PARK CITY PIONEERS

At this site, the first settlers entered Park City. George G. Snyder, his wife Rhoda, and their three children had cleared their way through the forest to arrive at their destination on May 25, 1872. On July 4, 1872, a celebration was held, a U.S. flag flown to the breeze, and the name Park City given officially to the town. Mrs. Snyder and daughters made the flag from a bed-sheet, a red flannel baby blanket and blue silk handkerchief. The bell hung atop the City Hall from 1902 to 1948.

RECOMMENDATIONS

The following is Chronicle’s NRHP recommendation for this historic object. As part of this study, these sites were evaluated for eligibility to the NRHP based on criteria present in federal regulations outlined in 36CFR 60.4:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- (A) that are associated with events that have made a significant contribution to the broad patterns of our history; or
(B) that are associated with the lives of persons significant in our past; or
(C) that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master; or that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction; or
(D) that have yielded, or may be likely to yield, information important in prehistory or history.

Recommendations regarding the site’s eligibility for the NRHP were made based on the retention of historic integrity and the above-cited criteria.

DUP Marker No. 128 NRHP Recommendation

The most prominent feature of this marker, erected by the Daughter of Utah Pioneers in 1948, is the bell from the town hall. Because the bell is a “fragment of a larger resource” (NRHP Bulletin 15), it has lost integrity of location, design, setting, materials, workmanship, and association. Further, due to the commercialization and changing nature of this part of Park City, the site lacks integrity of feeling. Although this site can be associated with the broad patterns of settlement and early settlers in Park City, it does not retain the integrity necessary to convey its significance. Further, this object does not “demonstrate its ability to convey its significance as opposed to other sites” (NRHP Bulletin 15), and is recommended not eligible under Criterion A and B. The marker does not represent a type, period, or method of construction nor was it created by a master and is recommended not eligible under Criterion C. Further, there is little potential for this

object to contain additional information that could answer questions important to the history of the area and is therefore, recommended not eligible under Criterion D.

Based on the literature review, no previously recorded historic resources exist in the Study Area. One new object was recorded as part of this Study, a DUP Marker denoting the first flag raising in Park City with the City Hall bell on top. This DUP marker was recommended not eligible for the NRHP under any Criteria. Therefore, Chronicle recommends that the 1800 Park Avenue project will have No Effect on Significant Historic Resources.

HISTORIC SITE SHORT FORM

UTAH OFFICE OF HISTORIC PRESERVATION

For Section 106 Review Only

(Do not use this form to record archeological sites)

(11/17)

1 IDENTIFICATION

Historic Property Name (if known): Daughters of Utah Pioneers Monument 106 Project Title: 1800 Park Ave, Park City

Address: ~1800 Park Ave Lat/Long (Optional):

City, County: Park City, Summit County Geographical Data (Optional):

2 EVALUATION

Evaluation (select one)

☐ The property is considered **Eligible** at this time because it is already listed in the National Register or

☐ is at least 50 years old and retains its historic integrity (minimal alterations to key features), and has potential significance.

☒ The property is considered **Not Eligible** at this time because it:

☐ is less than 50 years old, or is 50 years or older but there have been major alterations to key features.

3 DOCUMENTATION

Required

☒ Upload two photos

☐ abstract of title

☐ tax card & photo

☐ building permit

☐ Sanborn Maps

☒ other:

Research Sources (optional, check all sources consulted, whether useful or not)

☐ Building Survey

☐ Historic Maps

☐ Historic Photos

☐ Historic Documents

☐ Historic Aerials

☐ Historic Plans

☐ Historic Maps

☐ Historic Photos

☐ Historic Documents

☐ Historic Aerials

☐ Historic Plans

4 ARCHITECTURAL DESCRIPTION AND HISTORY

Date of Construction: 1948 No. of Stories: 0 Use

Building Type: Other Type Building Style: Other Original Use: Other

Foundation Material: Concrete Wall Material(s): Stone Current Use: Other

Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☒ none ☐ minor ☐ major (describe below)

No. of contributing outbuildings and/or structures: No. of non-contributing outbuildings and/or structures:

Briefly describe the original building, any major additions or alterations and their dates, and associated outbuildings and structures. Also provide a brief history of the building’s construction and use (if known). Use continuation sheets as necessary for additional photos and text.

DUP Marker No. 128

This marker was placed by the DUP in 1948, to commemorate the location where the first family of settlers in Park City raised their home-made flag. The marker consists of a tan brick base that measures about 4 ft square and 3 to 4 ft tall. There is a bronze plaque on the front of the marker and a 3 ft diameter bell placed on top of the base. The bell was

5 PROPOSED ACTION

Describe the impending action (e.g., road widening, rehabilitation, alteration, demolition). Use continuation sheets as necessary for additional photos and text.

This project may involve moving the monument. Although the monument is recommended not eligible for listing on the NRHP, it is still important to the community and to the Daughters of Utah Pioneers. It is therefore, recommended that the Daughters of the Utah Pioneers be notified so that they can participate in the relocation process.

Form completed by: Wendy Simmons Johnson Date (mo/yr): 8/2023



Figure 1. Location of the 1800 Park Ave Study Area in Park City, Utah.



Figure 2. Location of the 1800 Park Ave, DUP Monument, Park City, Utah.

6 PHOTO UPLOAD

Upload your images. Please upload at least one current and clear image.

If you have additional documents, such as a site sketch map or project area map (a map for each individual property is not required if project features multiple properties; just submit one map highlighting all properties in project area), please submit those as a separate pdf or attach as part of the agency letter.



1

Parking Calculation - Hotel

	quantities		parking required		spaces required
Hotel/Condo	174				197.00
studio	52	units	1	per unit	52.00
1 bedroom	76	units	1	per unit	76.00
2 bedroom	34	units	1.5	per unit	51.00
3 bedroom	12	units	1.5	per unit	18.00
Hotel Restaurant/Bar	8,143	square feet	1	per 100 sf	81.43
Residential (Affordable)	60				60.00
studio	18	units	1	per unit	18.00
1 bedroom	42	units	1	per unit	42.00
Retail, Multi-tenant	9,214	square feet	3.5	per 1,000 sf	32.25
Office	6,500	square feet	3	per 1,000 sf	19.50
	234	units			390.18

*Adjustments based on Shared Parking Third Edition, Data - Published by ICSC, NPA, and ULI

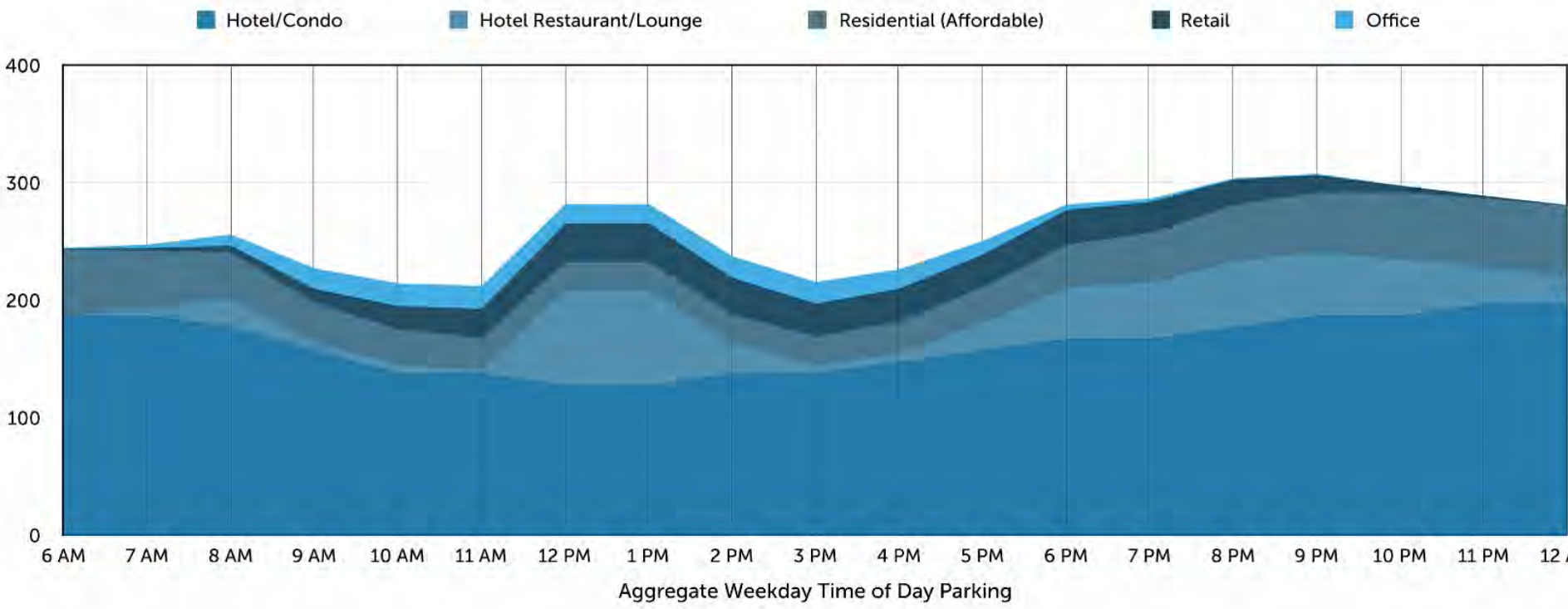


2

Weekday Time of Day Adjustments (100% Occupancy)

Land Use	User	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Hotel/Condo	Combined	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
		187	187	177	158	138	138	128	128	138	138	148	158	167	167	177	187	187	197	197
Hotel Restaurant/Bar	Combined	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
		0	8	24	8	8	4	81	81	27	8	8	24	45	49	57	55	49	33	24
Residential (Affordable)	Resident	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
		57	48	40	33	30	27	24	24	24	24	27	30	36	42	48	51	57	58	60
Retail, Multi-tenant	Combined	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
		0	2	5	11	19	24	32	32	31	27	27	27	29	26	21	15	5	2	0
Office	Combined	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
		1	3	10	18	20	20	17	17	19	19	17	12	5	3	1	1	0	0	0
Totals		245	248	257	228	215	213	282	282	238	216	227	251	282	287	304	308	298	289	281

*Adjustments based on Shared Parking Third Edition, Data - Published by ICSC, NPA, and ULI

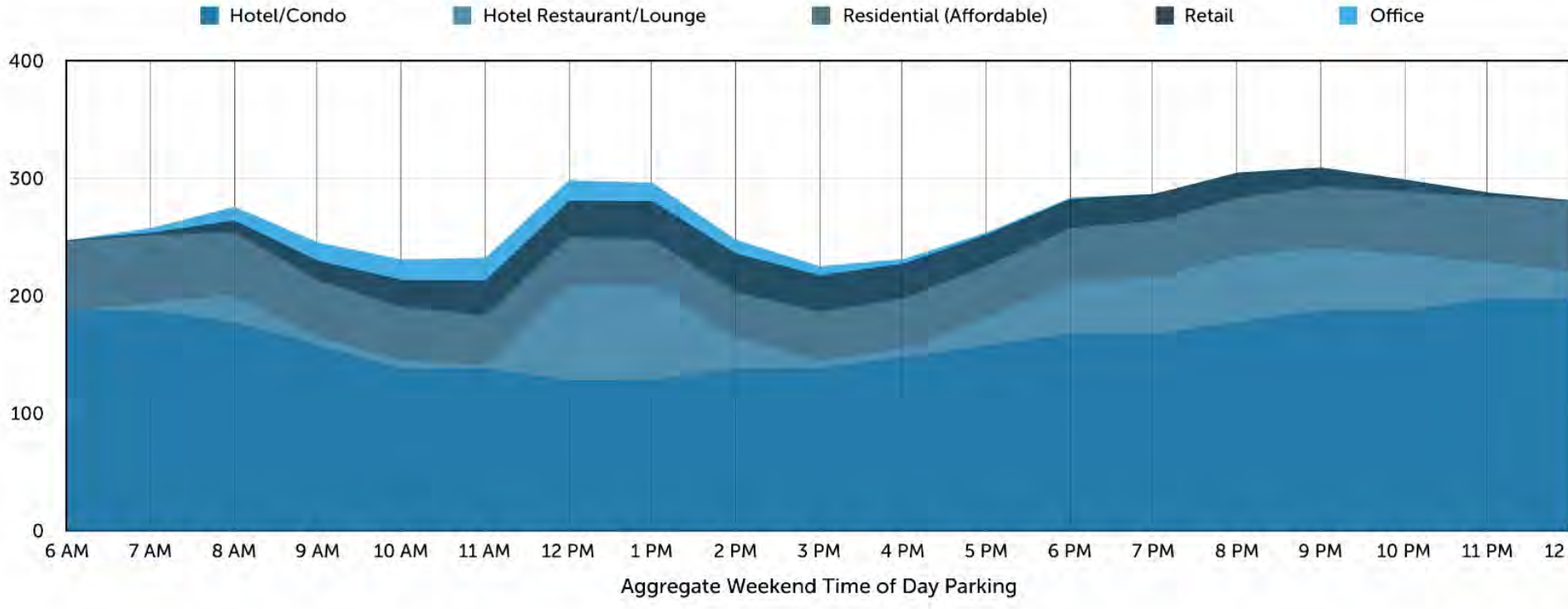


3

Weekend Time of Day Adjustments (100% Occupancy)

Land Use	User	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
Hotel/Condo	Combined	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
		187	187	177	158	138	138	128	128	138	138	148	158	167	167	177	187	187	197	197
Hotel Restaurant/Bar	Combined	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
		0	8	24	8	8	4	81	81	27	8	8	24	45	49	57	55	49	33	24
Residential (Affordable)	Resident	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%
		60	57	53	48	45	42	41	39	39	41	43	44	46	48	50	52	53	55	60
Retail, Multi-tenant	Combined	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
		0	2	10	16	23	29	31	32	32	32	31	29	26	24	23	21	16	10	3
Office	Combined	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
		0	4	12	16	18	20	18	16	12	8	4	2	1	0	0	0	0	0	0
Totals		247	258	276	245	231	232	298	296	248	225	231	254	284	287	305	309	299	288	281

*Adjustments based on Shared Parking Third Edition, Data - Published by ICSC, NPA, and ULI



4

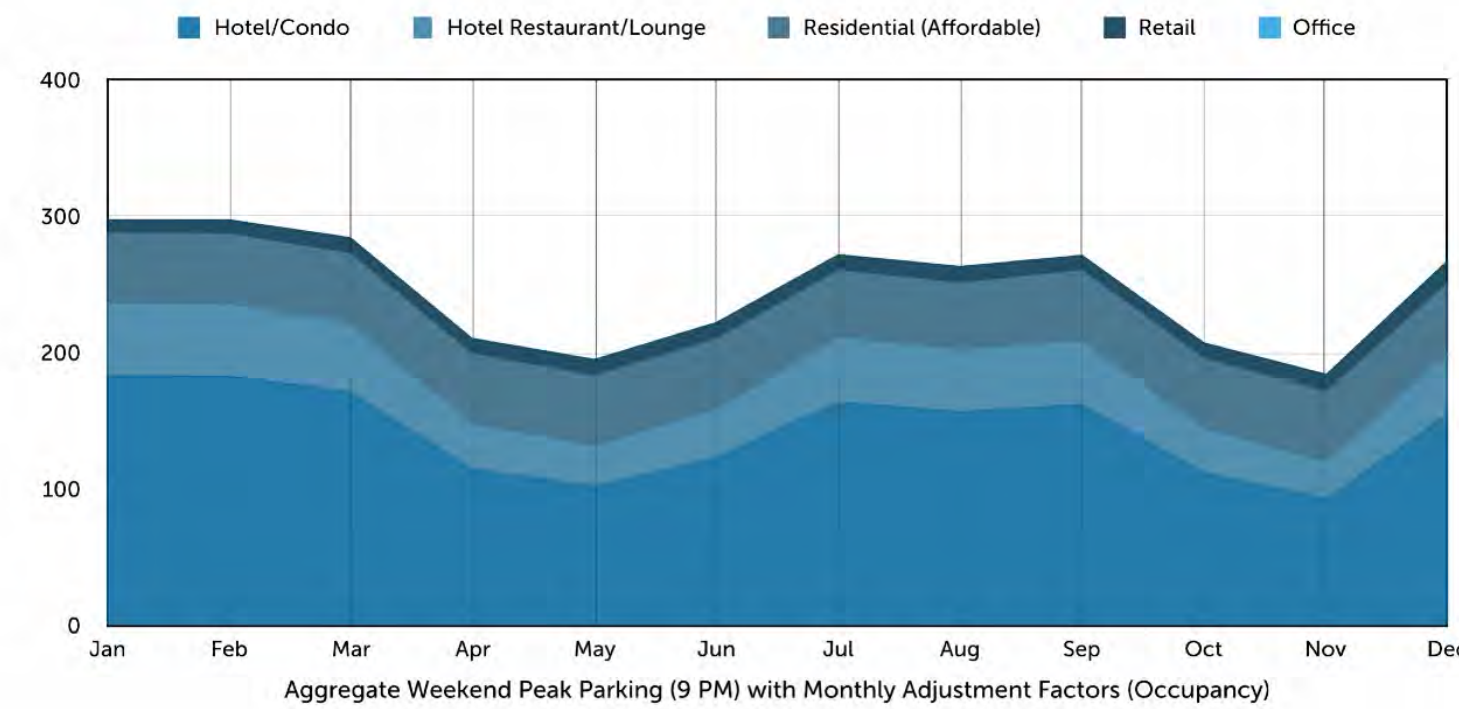
Monthly Occupancy Adjustments Factors at 9PM

Land Use	User	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hotel/Condo	Combined	98.1%	97.9%	91.9%	61.5%	54.8%	66.0%	87.8%	84.0%	86.8%	60.0%	50.0%	83.2%
	9PM WKND	184	183	172	115	103	124	164	157	162	112	94	156
Hotel Restaurant/Bar	Combined	98.1%	97.9%	91.9%	61.5%	54.8%	66.0%	87.8%	84.0%	86.8%	60.0%	50.0%	83.2%
	9PM WKND	54	53	50	34	30	36	48	46	47	33	27	45
Residential (Affordable)	Resident	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%
	9PM WKND	52	52	52	52	52	52	49	49	52	52	52	52
Retail, Multi-tenant	Combined	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%
	9PM WKND	10	10	11	11	12	12	11	12	11	11	12	16
Office	Combined	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%
	9PM WKND	0	0	0	0	0	0	0	0	0	0	0	0
Totals		288	298	285	211	196	223	273	264	272	208	185	269

*Adjustments based on Shared Parking Third Edition, Data - Published by ICSC, NPA, and ULI

*Hotel Adjustments based on Actual Maximum Occupancy during each Month (November 2022 through October 2023)

High Season
Low Season
Shoulder Season



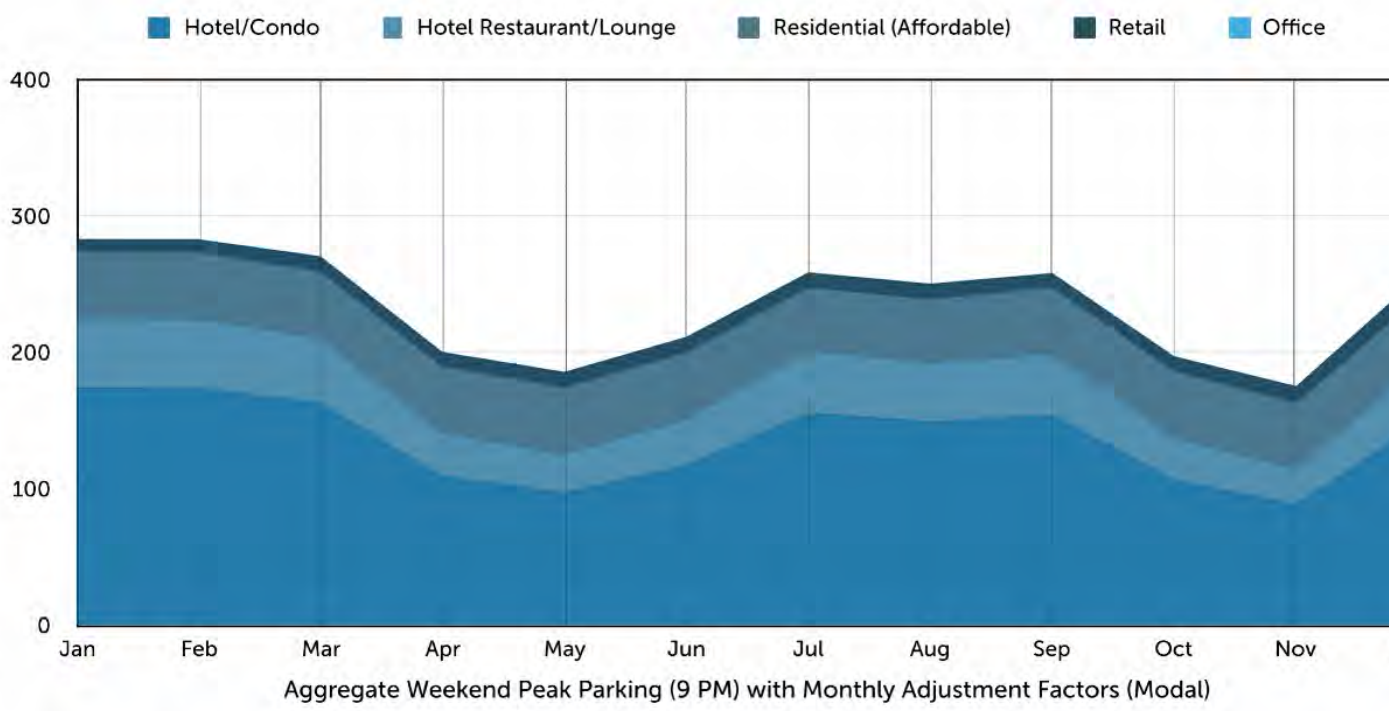
5

Monthly Modal Adjustments Factors at 9PM

Land Use	User	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hotel/Condo	Combined	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	9PM WKND	174	174	163	109	97	117	156	149	154	107	89	148
Hotel Restaurant/Bar	Combined	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	9PM WKND	51	51	48	32	28	34	46	44	45	31	26	43
Residential (Affordable)	Resident	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	9PM WKND	49	49	49	49	49	49	47	47	47	49	49	49
Retail, Multi-tenant	Combined	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	9PM WKND	9	9	11	10	11	11	11	11	10	11	12	15
Office	Combined	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	9PM WKND	0	0	0	0	0	0	0	0	0	0	0	0
Totals		281	283	271	201	186	212	259	251	258	197	175	255

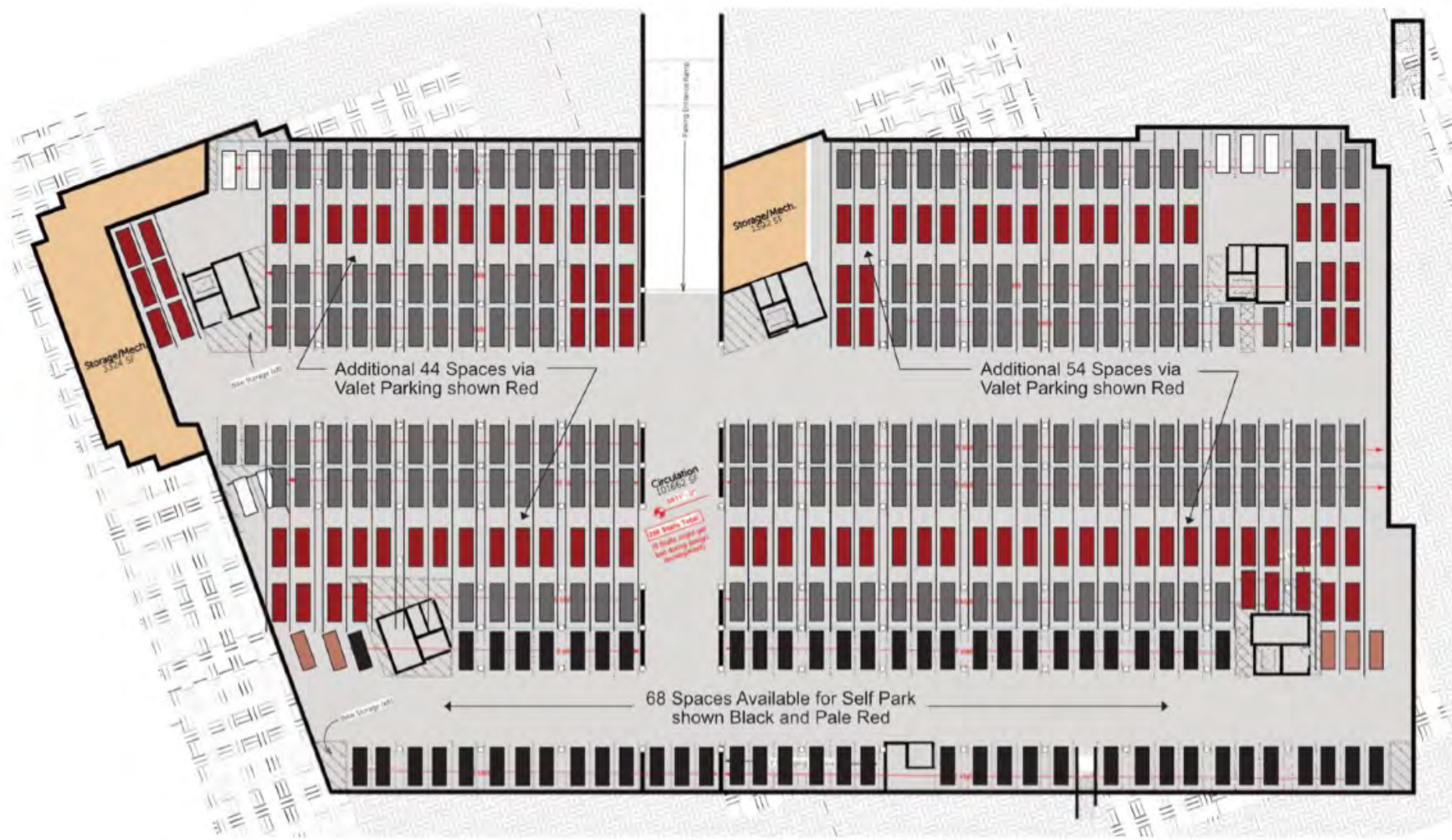
*Adjustment Reflect Alternative Transportation Use. Hotel Employees are Frequent Users of Free Bus Transit and Large Bus Transit Stop is Adjacent to the Site. Hotel Visitors Frequently use Alternative Transportation such as Ride Share, Car Service, and Multiple Visitors Carpooling in a Rental Car. Retail and Office Users are able to use Both Transit Stop and Pedestrian/Bike Pathways which are in and Adjacent to the Site. The Site is also Adjacent to Other Retail and Office Spaces that may Result in Single Trip Multiple Visits. Retail and Office have been Adjusted based on Weather Conditions which Coincides with the High, Low, and Shoulder Seasons. *The reduction of 5% is very conservative and is significantly less than suggested in "Shared Parking Third Edition".

High Season
Low Season
Shoulder Season



6

Overflow Parking During Peak Periods (Valet Parking)



- LMC Parking Calculation.....390 Stalls
- Parking Analysis Adjustment.....283 Stalls
- Parking Provided.....289 Stalls
- Overflow Parking.....387 Stalls

Overview

The design of the project consists of an underground parking garage servicing the majority of the project along with surface parking on the south and east side of the property. Access to the parking garage is from the north side of the site along Kearns Boulevard. The revised access has been located between the two existing curb cuts and aligned with the east curb cut to the parking lot to the Jess Reid Building, across Kearns Boulevard, to improve ingress and egress to the property.

The proposed underground parking garage consists of **258** parking spaces with an additional **31** surface parking spaces. The surface spaces are intended to service the office, retail, and restaurant uses for shorter term parking. The total parking provided on site is **289** spaces.

The Master Planned Development process in the Land Management Code allows for a reduction in parking through the submittal of a Parking Analysis. As a mixed-use project that includes nightly rental uses, affordable housing, office, retail, and restaurant, the property will have significant variations in parking demand at different times of day and will have reductions due to the use of alternative modes of transportation.

To maintain a baseline, the Parking Analysis uses a hybrid calculation using the parking requirements found in the Land Management Code combined with the Time of Day and Monthly Occupancy Adjustments from "Shared Parking Third Edition", published by ICSC, NPA, and ULI.

The uses in *Shared Parking* provide typical uses for hotel but do not cover some of the transportation mode counts typical of resort hotel/nightly rental uses. As the existing property has operated as a hotel for over four decades, a significant volume of access to the property has been through the use of shuttles, car service, and other forms of transportation that do not require parking. For example: Last Holiday Season, the highest number of overnight cars in the lot during 10 days of sold out operations was 89 cars for 182 rooms. Understanding the historic use of the property, the modal adjustments submitted are very conservative.

The included Parking Analysis documents the rationale for the requested parking reduction. The total requested parking reduction is approximately 25%. The goal of the parking reduction request is to right size the parking for the project, which also works to minimize traffic generated from the project.

The Parking Analysis and Implementation of the Parking Management Plan follow:

Land Management Code (LMC) Required Parking Analysis

- The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy.**

 - As a nightly-rental condominium use, the LMC requires an analysis for both a "Multi-Family Use" and a "Hotel Use". See exhibit 1 at MPD-021
 - The calculations above show the Hotel and Multi-Family use each require **390.18 parking stalls**
 - The effective rate of parking in the code for the residential is approximately **1.1 spaces per unit**.
- Parking Comparison of projects of similar size with similar occupancy type to verify the demand for occupancy Parking.**

 - There are few examples of similar projects locally that are in current operation. As a mixed-use project, 1800 Park has a similar occupancy type as the **Newpark** development, located in Kimball Junction. Though the Newpark project is significantly larger.
 - Following is a breakdown of the Newpark occupancies by type and parking.
 - Commercial: 123,000 sf - 566 stalls
 - The Commons Commercial: 12,500 sf - no dedicated spaces
 - The Commons Residential: 38 dwelling units - no dedicated spaces
 - Newpark Terrace: 60 dwelling units - 68 stalls +3 ADA spaces
 - Newpark Residences: 71 townhomes - 71 spaces
 - Newpark Flats: 43 Apartments - 53 spaces
 - A concise synopsis of the parking at the Newpark Development shows that the property has 135,500 sf of commercial and 212 total residential units and a total of 761 parking spaces.
 - The effective rate of the commercial parking is approximately 4 spaces per 1,000 sf and the residential parking is approximately .9 spaces per unit.
 - Based on the existing uses in Newpark the parking calculations from the LMC would require approximately 1000 spaces. **This is a parking reduction of approximately 24%.**
 - Another example that has a similar occupancy type is **Rail Central Building Three**, located on Bonanza Drive in Park City, though this project is significantly smaller.
 - Following is a breakdown of the Rail Central occupancies by type and parking.
 - Commercial (Wholesale): 6,500 sf - 14 spaces
 - Residential: 24 units - 12 spaces
 - Total parking provided - 29 spaces
 - The parking for the residential units are calculated at .5 spaces per unit. The units are studio type units and parking is regulated by application for parking passes and have an associated nominal cost.
 - Adding the additional 3 spaces to the commercial, the effective rate of the commercial parking is 2.3 spaces per 1,000 sf.
 - A baseline calculation of uses would require 47 parking spaces. **This a parking reduction of approximately 38%.**
 - With comparison projects having parking reductions of 24% to 38% the requested 25% parking reduction is in line with these comparable projects. And are inline with the less than 50% parking utilization in the most recent holiday season.
- Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site.**

 - See parking exhibit 1 at MPD-021
 - The effective parking rate in the code for commercial parking is **5.58 per 1,000 sf**. This rate is greatly increased by the parking required for the restaurant and bar in which the exterior roof deck is included in the area served.
- Analysis of time periods of use for each of the uses in the project and opportunities for shared parking by different Uses. This shall be considered only when there is a Guarantee by Use covenant and deed restriction.**

 - An analysis has been performed for time of day adjustments on both a Weekday and a Weekend based on "Shared Parking Third Edition" data, published by ICSC, NPA, and ULI. With the adjustments, the Weekend was found to have a higher parking demand by 2 spaces. The highest demand is at 9PM with 306 spaces. See exhibit 3 at MPD-021.
 - Additionally, an analysis has been performed for mixed-use occupancy adjustment factors. This is a cumulative analysis and uses the Weekend 9PM parking demand. The highest demand is January and February with 298 spaces. See exhibit 4 at MPD-021
- A plan to discourage the Use of motorized vehicles and encourage other forms of transportation.**

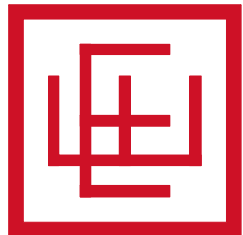
 - In addition to hourly and monthly adjustments a modal adjustment using a reduction of 5% is being proposed even with the knowledge of the current operations showing less than 50% parking utilization. See exhibit 5 at MPD-021.
 - This project is immediately adjacent to the newly improved Fresh Market Transit Stop. This stop accommodates a large number of bus routes for Park City Transit and High Valley Transit and has proven to be highly used by both employees and visitors of the current hotel, reducing the need for parking.
 - Hotel Visitors Frequently use Alternative Transportation such as Ride Share, Car Service, and Multiple Visitors Carpooling in a Rental Car, reducing the need for parking.
 - Full-Time Residents, Restaurant, Retail, and Office Users are able to use Both Transit Stop and Pedestrian/Bike Pathways which are on and adjacent to the Site reducing the need for parking. The Site is also Adjacent to Other Retail and Office Spaces that may Result in Single Trip Multiple Visits reducing the need for parking.
 - The project is located close to retail and services for the Full-Time Residents which will allow pedestrian access and thus reduce the need for parking.
 - Retail and Office have been Adjusted based on Weather Conditions which Coincides with the High, Low, and Shoulder Seasons.
 - The project has secure bike storage, bike racks, and will have a Summit Bike Share location adjacent to the entry.
 - The reduction of 5% is very conservative and is significantly less than suggested in "Shared Parking Third Edition".
- Provisions for overflow parking during peak periods.**

 - During peak periods, overflow parking will be provided in the garage through the implementation of valet parking. An additional 98 spaces can be provided. See graphic below of parking garage with valet configuration:
- An evaluation of potential adverse impacts of the proposed Parking reduction and Density increase, if any, upon the surrounding neighborhood and conditions of approval to mitigate such impacts.**

 - The proposed project does not include any Density increase.
 - The proposed parking reduction will not adversely impact the surrounding property as the Implementation of the Parking Management Plan provides the ability to provide overflow parking that provides 387 parking spaces through a valet program. And, additionally, another 12 short term parking spaces that have not been included in the calculations can be accommodated in the hotel and the drop-off area for the meeting area. This provides a total of 392 spaces which is greater than the 390 spaces shown in the calculations in exhibit 1 at MPD-021.

Weekend Time of Day Adjustments (100% Occupancy)

- General Operations**
- Property management of the property will implement a parking management system that supports vehicular access to the property and manages the use of the parking spaces associated with the property.
 - Overnight parking will only be allowed for the Hotel/Nightly Rental use and the Affordable Housing use. The parking garage and surface parking will be accessed nightly after Restaurant and Bar operating hours. Vehicles without appropriate passes displayed will be removed from the site at the vehicle owner's expense.
 - Vehicle repair in the parking garage is strictly prohibited (including oil changes). Anyone who works on a vehicle in the parking garage will be in violation of the lease agreement.
 - Surface parking is intended for short-term use to service the office, retail, restaurant, and bar. No longterm overnight paking is proposed.
 - Only vehicles that are licensed and in operating condition are allowed on the property.
- Hotel/Nightly Rental Operations**
- Parking passes will be issued to Hotel/Nightly Rental users that will allow access to the parking garage at the rate of one (1) pass per guest unit. These passes will allow overnight parking and will be required to be displayed.
 - Parking passes will be issued to necessary Hotel/Nightly Rental operations employees as determined by the hotel operator and will be required to be displayed.
 - Parking passes will be issued to Owners of the Nightly Rental units at the rate of one (1) pass per unit. These Owners may not use the parking area if their unit is in use as a nightly rental.
 - Employees of the Hotel/Nightly Rental Operator will be encouraged to take alternative modes of transportation through incentives and rewards. With emphasis on use of bus service which is provided at the Fresh Market Transit Center which is adjacent to the property. Additionally, indoor secure bike storage will be provided for employees of the Operator.
 - The Hotel/Nightly Rental Operator will provide a optional Valet service that is operated out of the Lobby/Check-in area.
 - The North East corner of the garage will be assigned as the first area of implementation for valet parking. This area is the farthest from the hotel entry and a good distance from the stair and elevator access to the Affordable Housing.
 - If the need increases, the valet area can expand first to the North West and then to the South area shown in the Valet Parking graphic.
- Affordable Housing Operations**
- Residents will be required to apply for parking passes at a nominal monthly fee. Issued parking passes will be required to be displayed. Vehicles without a valid displayed parking pass or that do not adhere to the parking policy will be towed at the vehicle owner's expense.
 - Parking is limited to one (1) parking space per 1 bedroom apartment. And one (1) parking space per every two (2) studio apartments. Fifty-one (51) spaces will be available.
 - Residents will be encouraged to take alternative modes of transportation. With emphasis on use of bus service which is provided at the Fresh Market Transit Center which is adjacent to the property. Additionally, indoor secure bike storage will be provided for the residents free of charge.
 - Guests of the Affordable Housing residents will be allowed to park in the parking garage but will require a guest pass to displayed. It is the responsibility of the Resident to notify guest(s) of the parking policies and issue a guest parking pass to the guest(s). Guest parking passes are for temporary guest parking and not to be used for tenant vehicles. Improper use of guest parking passes will result in a lease violation and/or vehicle towed at the vehicle owner's expense.
 - In the case of implementation of valet parking, Residents will be allowed to self park in the South portion of the garage as shown in the graphic for valet parking in the Parking Analysis. These areas are identified as black or pale red rectangles on the graphic and provides 68 spaces, which is more than the parking passes issued for the Affordable Housing Residents.
 - Failure to comply with any provisions of the parking agreement may result in termination of the lease agreement and or eviction proceedings, in addition to all other available legal remedies.
 - Residents will be required to sign the parking agreement document as part of the lease.
- Meeting Operations**
- The Meeting spaces are intended to service the operations of the Hotel/Nightly Rental use and as such do not increase demand on the parking for the property.
 - In the case of a meeting that is open to guests of other Nightly Rental properties, the drop-off area will be available for shuttle service and private car service.
 - The Operator may schedule meetings servicing local users in times when the vacancy rates are low and thus parking demand is low or at times of the day that do not represent high parking demand overnight guests. This will primarily occur in Low Season and Shoulder Season as described in exhibit 4 & 5 at MPD-021 in the Parking Analysis section. Parking will be available in the garage for these uses.
 - No overnight parking will be allowed in association with this use.
- Restaurant and Bar Operations**
- Parking for customers is located in the parking garage and surface parking spaces along with indoor and outdoor bike parking.
 - Parking passes will be issued to necessary Restaurant and Bar operations employees as determined by the Restaurant and Bar Operator and will be required to be displayed.
 - Employees of the Restaurant and Bar will be encouraged to take alternative modes of transportation. With emphasis on use of bus service which is provided at the Fresh Market Transit Center which is adjacent to the property. Additionally, indoor secure bike storage will be provided for employees of the Restaurant and Bar.
 - No overnight parking will be allowed in association with this use.
- Office and Retail Operations**
- Parking for customers is located in the parking garage and surface parking spaces along with indoor and outdoor bike parking.
 - Parking passes will be issued to necessary Office and Retail operations employees as determined by the Office and Retail Operators and will be required to be displayed.
 - Employees of the Restaurant and Bar will be encouraged to take alternative modes of transportation. With emphasis on use of bus service which is provided at the Fresh Market Transit Center which is adjacent to the property. Additionally, indoor secure bike storage will be provided for employees of the Restaurant and Bar.
 - No overnight parking will be allowed in association with this use.





Open House hosted on 06/18/2024



Open House hosted on 06/18/2024



Open House hosted on 06/18/2024



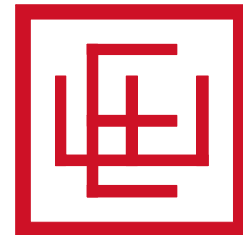
Open House hosted on 06/18/2024

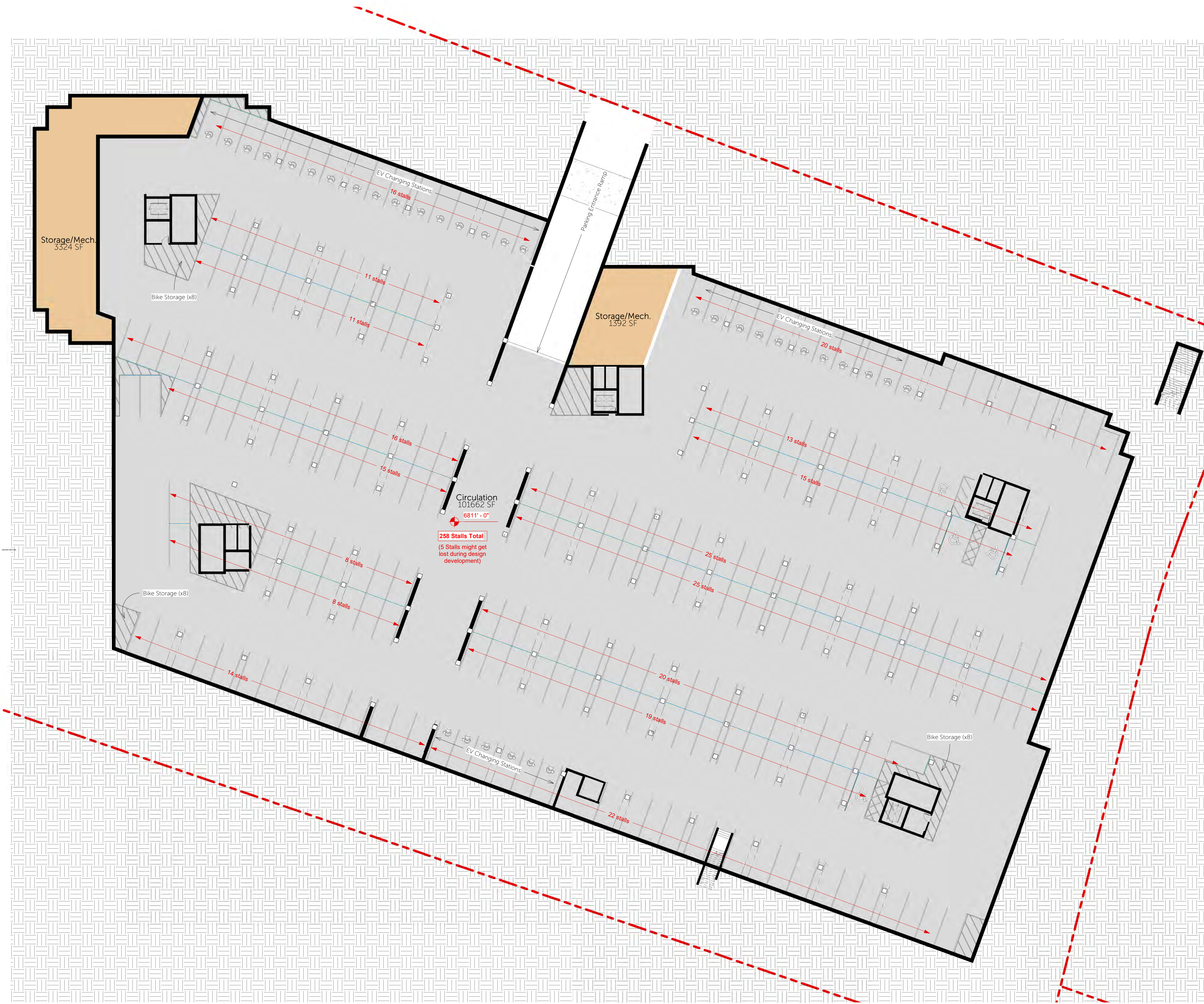


Small Area Plan Site Visit hosted on 06/27/2024

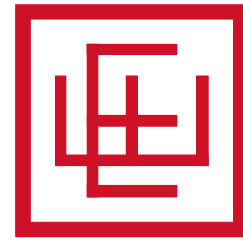


Small Area Plan Site Visit hosted on 06/27/2024





Level -1 - MPD
SCALE: 1" = 20'-0"



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Park & Kearns Redevelopment

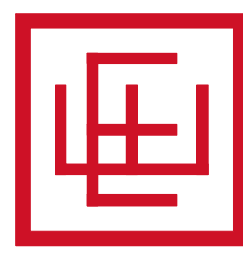
MPD-100

Parking Level -1

10/09/2023 (Rev. 06/10/2024)
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- Amenity
- Commercial
- Service
- Circulation
- 1 Bed
- 2 Bed
- 3 Bed
- Studio



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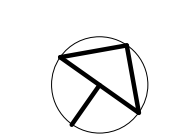
Park & Kearns Redevelopment

MPD-101

Level 1

10/09/2023 (Rev. 06/10/2024)
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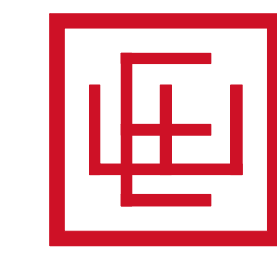
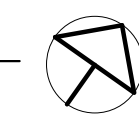
Level 1 - MPD
SCALE: 1" = 20'-0"





- Amenity
- Commercial
- Service
- Circulation
- 1 Bed
- 2 Bed
- 3 Bed
- Studio

Level 2 - MPD
SCALE: 1" = 20'-0"



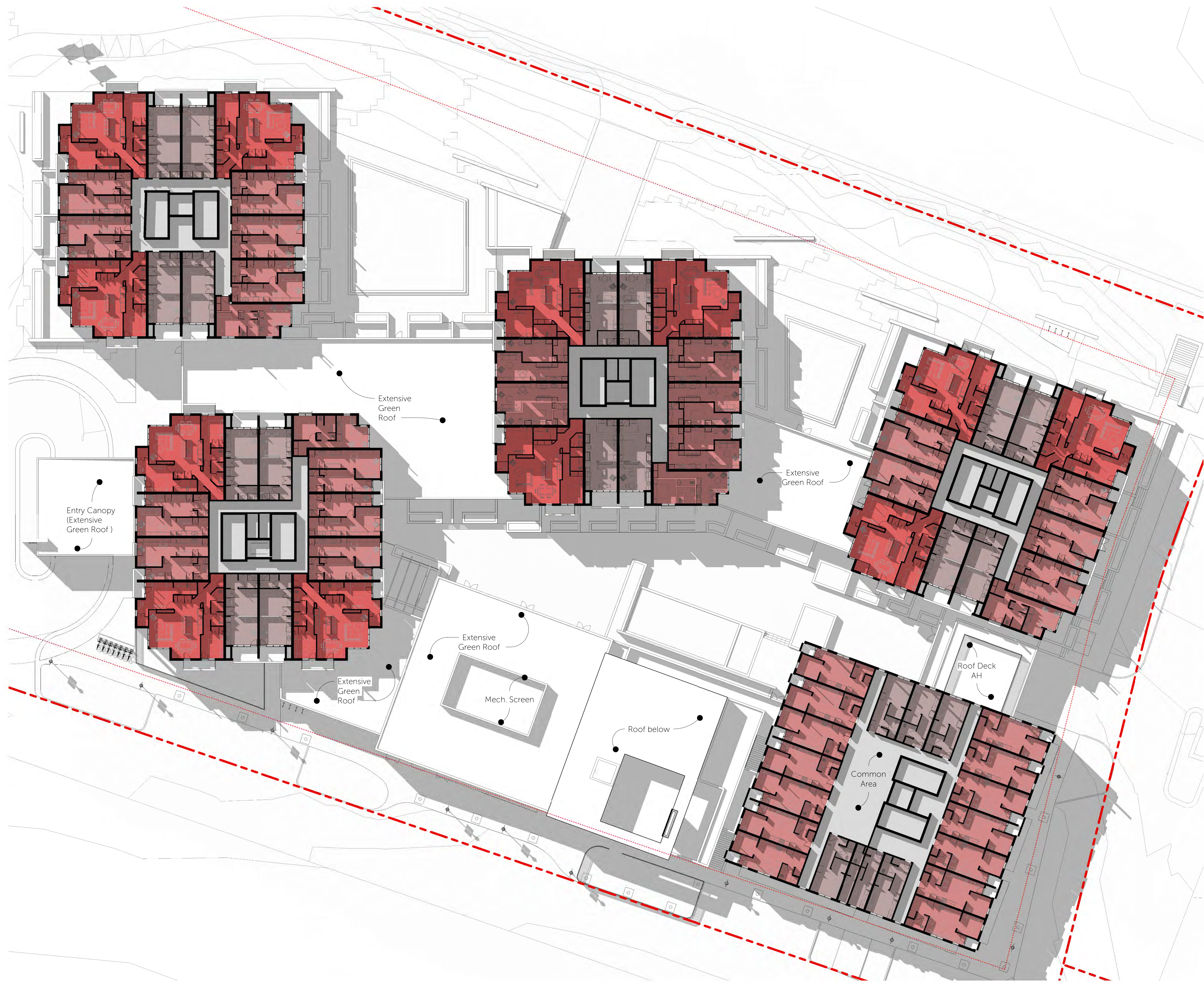
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Park & Kearns Redevelopment

MPD-102

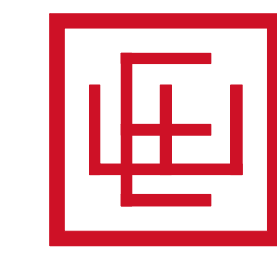
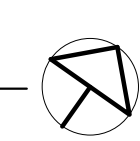
Level 2

10/09/2023 (Rev. 06/10/2024)
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- Amenity
- Commercial
- Service
- Circulation
- 1 Bed
- 2 Bed
- 3 Bed
- Studio

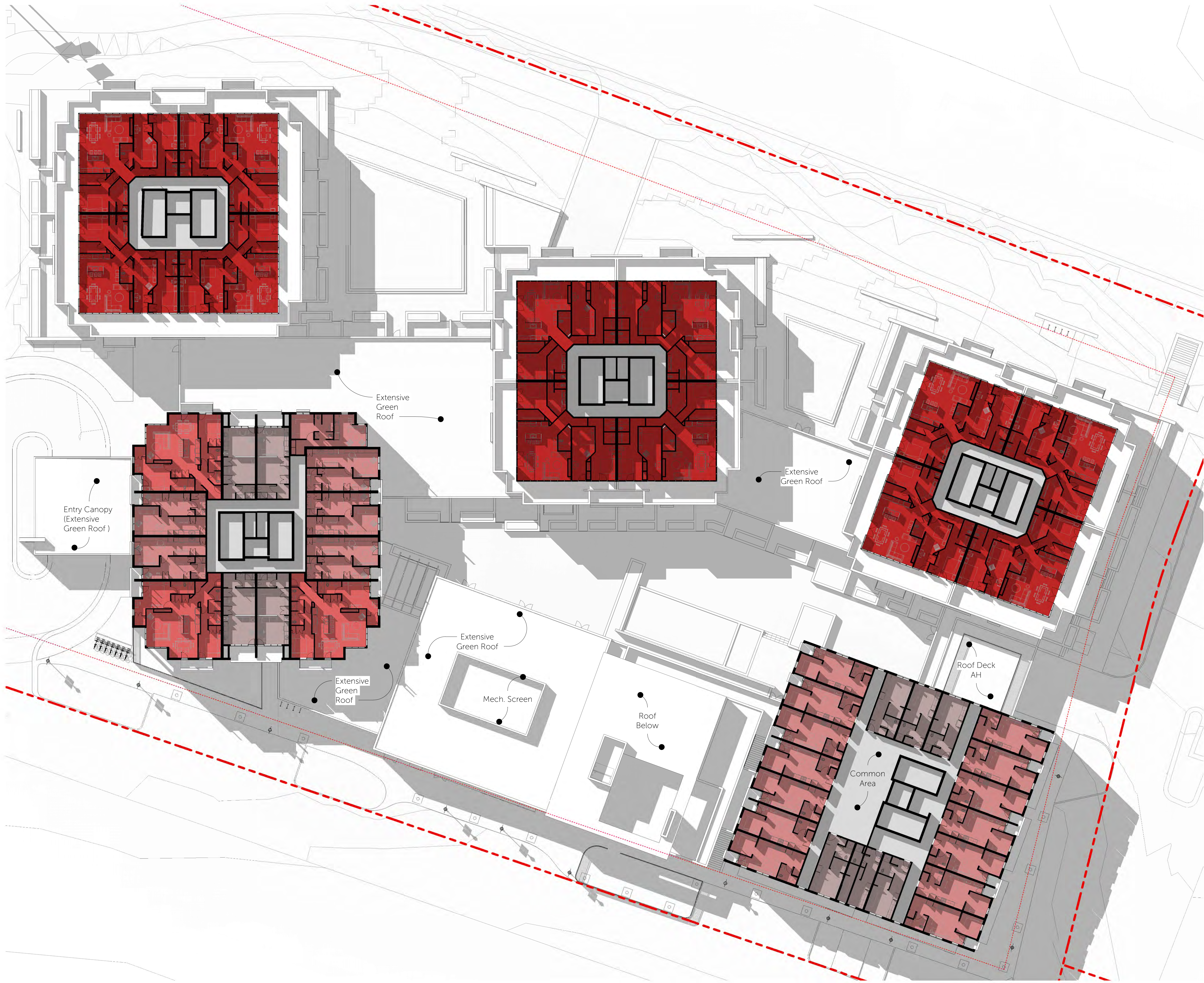
Level 3 - MPD
SCALE: 1" = 20'-0"



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Park & Kearns Redevelopment
MPD-103
Level 3

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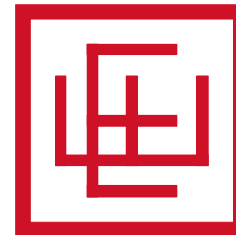


- Amenity
- Commercial
- Service
- Circulation
- 1 Bed
- 2 Bed
- 3 Bed
- Studio

Park & Kearns Redevelopment

MPD-104

Level 4



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Level 4 - MPD
SCALE: 1" = 20'-0"





Roof Elevation: 6851' - 1"
Grade: 6820' - 0"
Roof Over Topography: 31' - 1"

Guardrail Elevation: 6855' - 0"
Grade: 6820' - 0"
Guardrail Over Topo: 35' - 0"

Guardrail Elevation: 6853' - 6"
Grade: 6820' - 0"
Guardrail Over Topo: 33' - 6"

Mech. Screen Elevation: 6866' - 0"
Grade: 6820' - 0"
Mech. Screen Over Topo: 46' - 0"

Roof Elevation: 6862' - 0"
Grade: 6820' - 0"
Roof Over Topography: 42' - 0"

Mech. Screen Elevation: 6866' - 0"
Grade: 6820' - 0"
Mech. Screen Over Topo: 46' - 0"

Guardrail Elevation: 6854' - 6"
Grade: 6820' - 0"
Guardrail Over Topo: 34' - 6"

Parapet Elevation: 6833' - 0"
Grade: 6820' - 0"
Parapet Over Topo: 33' - 0"

Roof Elevation: 6851' - 0"
Grade: 6819' - 3"
Roof Over Topography: 31' - 9"

Elevator Elevation: 6869' - 0"
Grade: 6820' - 0"
Elevator Over Topo: 49' - 0"

Roof Elevation: 6862' - 0"
Grade: 6820' - 0"
Roof Over Topography: 42' - 0"

Guardrail Elevation: 6854' - 6"
Grade: 6820' - 0"
Guardrail Over Topo: 34' - 6"

Roof Elevation: 6851' - 0"
Grade: 6819' - 0"
Roof Over Topography: 32' - 0"

Roof Elevation: 6831' - 0"
Grade: 6819' - 0"
Roof Over Topography: 12' - 0"

Roof Elevation: 6851' - 0"
Grade: 6816' - 6"
Roof Over Topography: 34' - 6"

Guardrail Elevation: 6854' - 6"
Grade: 6817' - 6"
Guardrail Over Topo: 37' - 0"

Roof Elevation: 6862' - 0"
Grade: 6818' - 10"
Roof Over Topography: 43' - 1"

Elevator Elevation: 6869' - 0"
Grade: 6820' - 0"
Elevator Over Topo: 49' - 0"

Mech. Screen Elevation: 6866' - 0"
Grade: 6820' - 0"
Mech. Screen Over Topo: 46' - 0"

Roof Elevation: 6835' - 0"
Grade: 6820' - 0"
Roof Over Topography: 15' - 0"

Parapet Elevation: 6837' - 0"
Grade: 6820' - 0"
Roof Over Topography: 17' - 0"

Elevator Elevation: 6869' - 0"
Grade: 6820' - 0"
Elevator Over Topo: 49' - 0"

Parapet Elevation: 6833' - 0"
Grade: 6820' - 0"
Parapet Over Topo: 13' - 0"

Roof Elevation: 6831' - 0"
Grade: 6820' - 0"
Roof Over Topography: 11' - 0"

Elevator Elevation: 6872' - 0"
Grade: 6820' - 0"
Elevator Over Topo: 52' - 0"

Parapet Elevation: 6868' - 6"
Grade: 6820' - 0"
Parapet Over Topo: 48' - 6"

Entry Canopy Elevation: 6836' - 0"
Grade: 6819' - 6"
Canopy Over Topo: 16' - 6"

Roof Elevation: 6865' - 0"
Grade: 6820' - 0"
Roof Over Topography: 45' - 0"

Mech. Screen Elevation: 6845' - 6"
Grade: 6821' - 0"
Mech. Screen Over Topo: 24' - 6"

Parapet Elevation: 6842' - 0"
Grade: 6821' - 0"
Parapet Over Topo: 21' - 0"

Roof Elevation: 6841' - 6"
Grade: 6821' - 0"
Roof Over Topography: 20' - 6"

Elevator Elevation: 6871' - 0"
Grade: 6820' - 0"
Elev. Shaft Over Topo: 51' - 0"

Mech. Screen Elevation: 6868' - 0"
Grade: 6821' - 0"
Mech. Screen Over Topo: 47' - 0"

Roof Elevation: 6864' - 0"
Grade: 6821' - 0"
Roof Over Topography: 43' - 0"

Roof Elevation: 6837' - 0"
Grade: 6821' - 0"
Roof Over Topography: 16' - 0"

Roof Elevation: 6849' - 6"
Grade: 6821' - 0"
Roof Over Topography: 28' - 6"

Roof Plan

SCALE: 3/8" = 1'-0"



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Park & Kearns Redevelopment

MPD-105

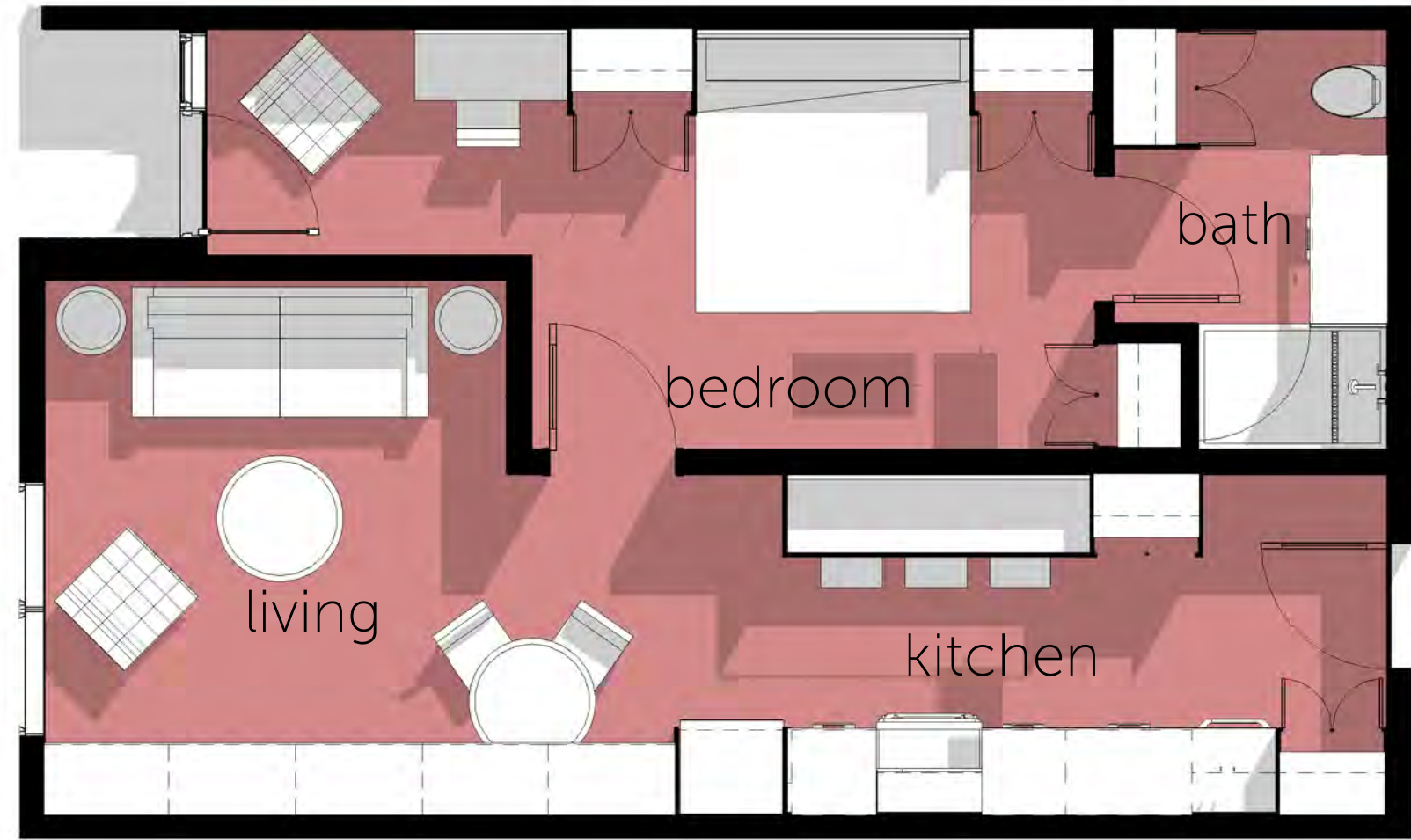
Roof Over Topography



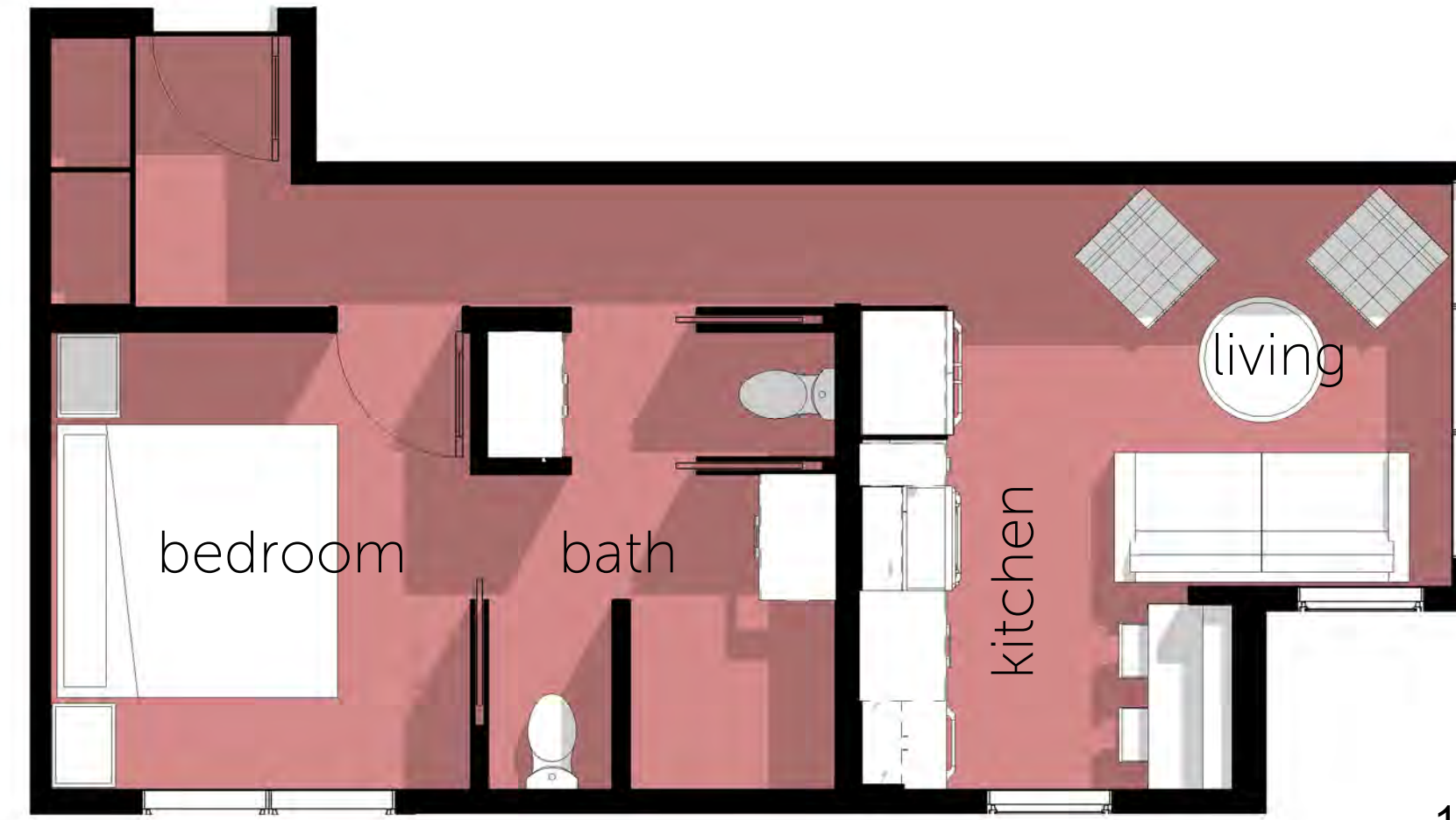
Studio 450 / 535 SF
SCALE: 1/4" = 1'-0"



Studio - Corner 476 SF
SCALE: 1/4" = 1'-0"



1 Bedroom 571 SF
SCALE: 1/4" = 1'-0"



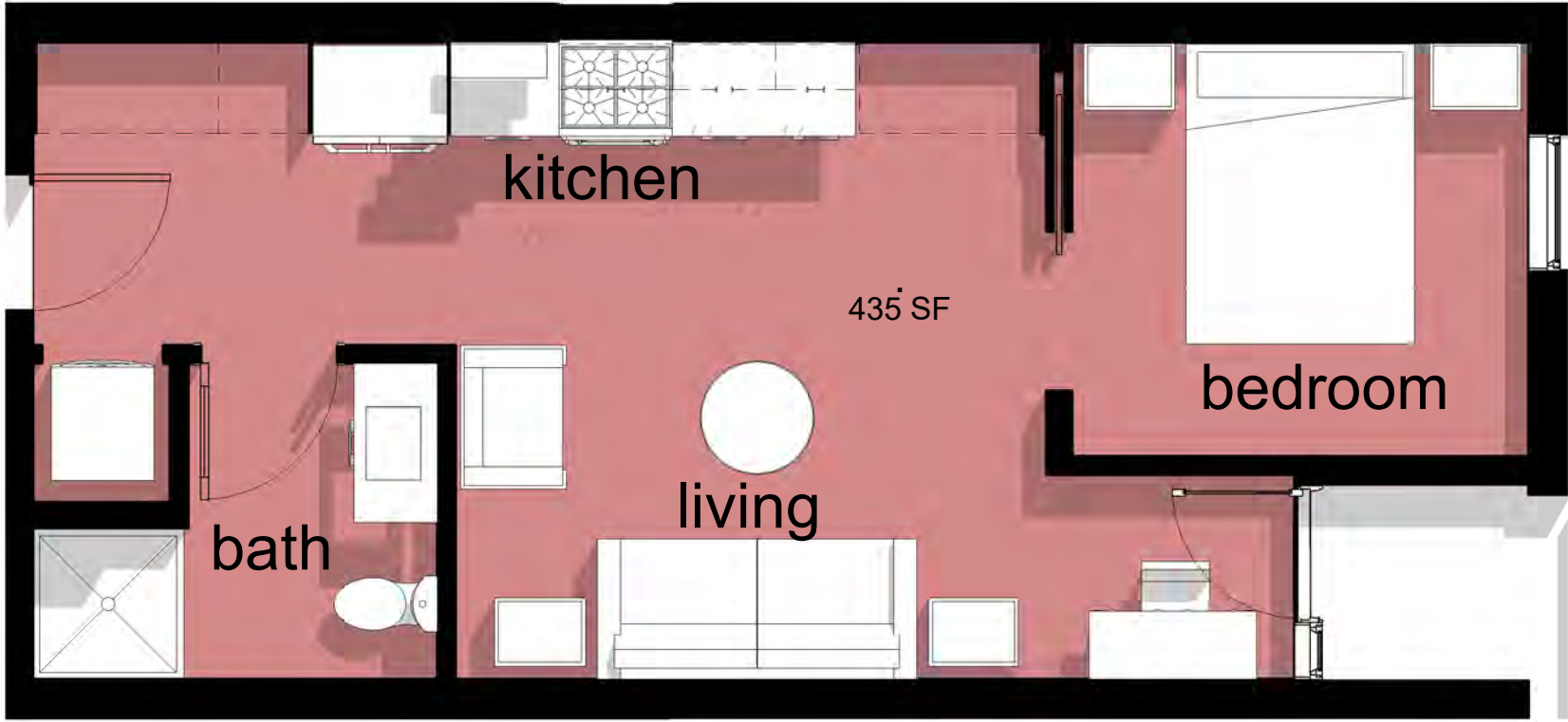
1 Bedroom - Corner 476 SF
SCALE: 1/4" = 1'-0"



2 Bedroom 1187 SF
SCALE: 1/4" = 1'-0"



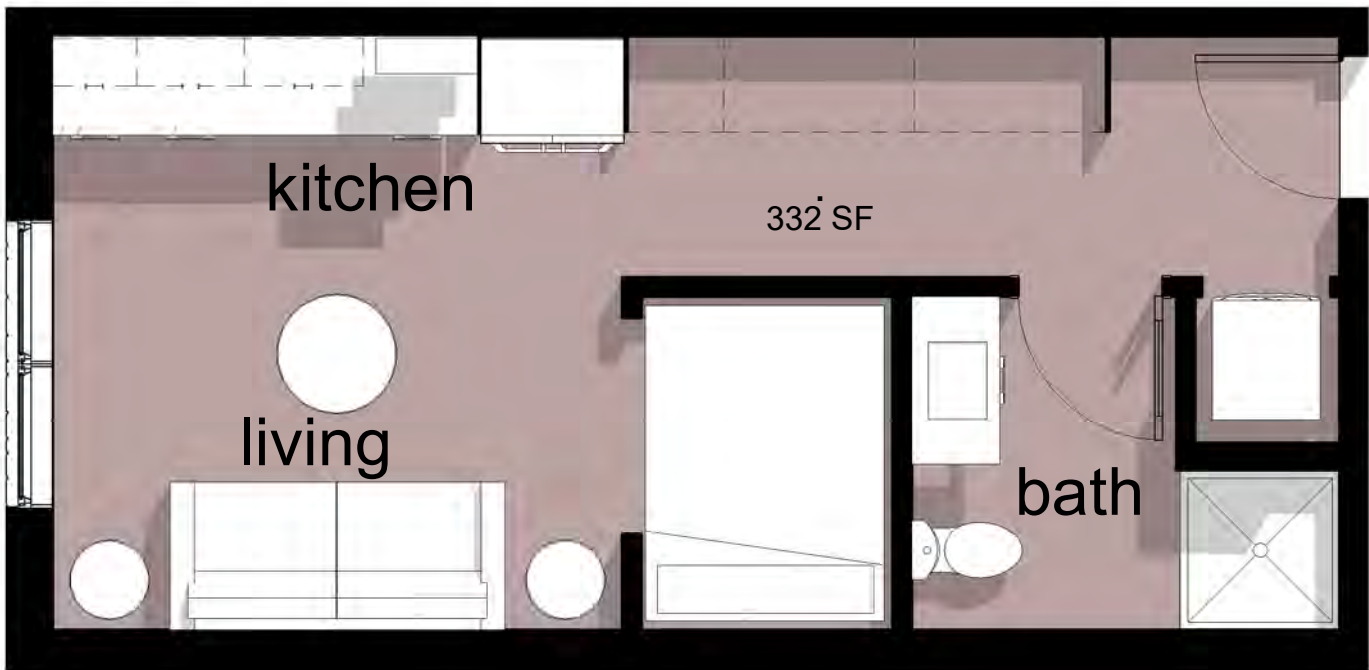
3 Bedroom 1580 SF
SCALE: 1/4" = 1'-0"



1 Bedroom A - Affordable

435 SF

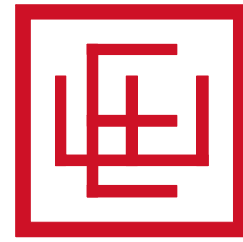
SCALE: 1/4" = 1'-0"

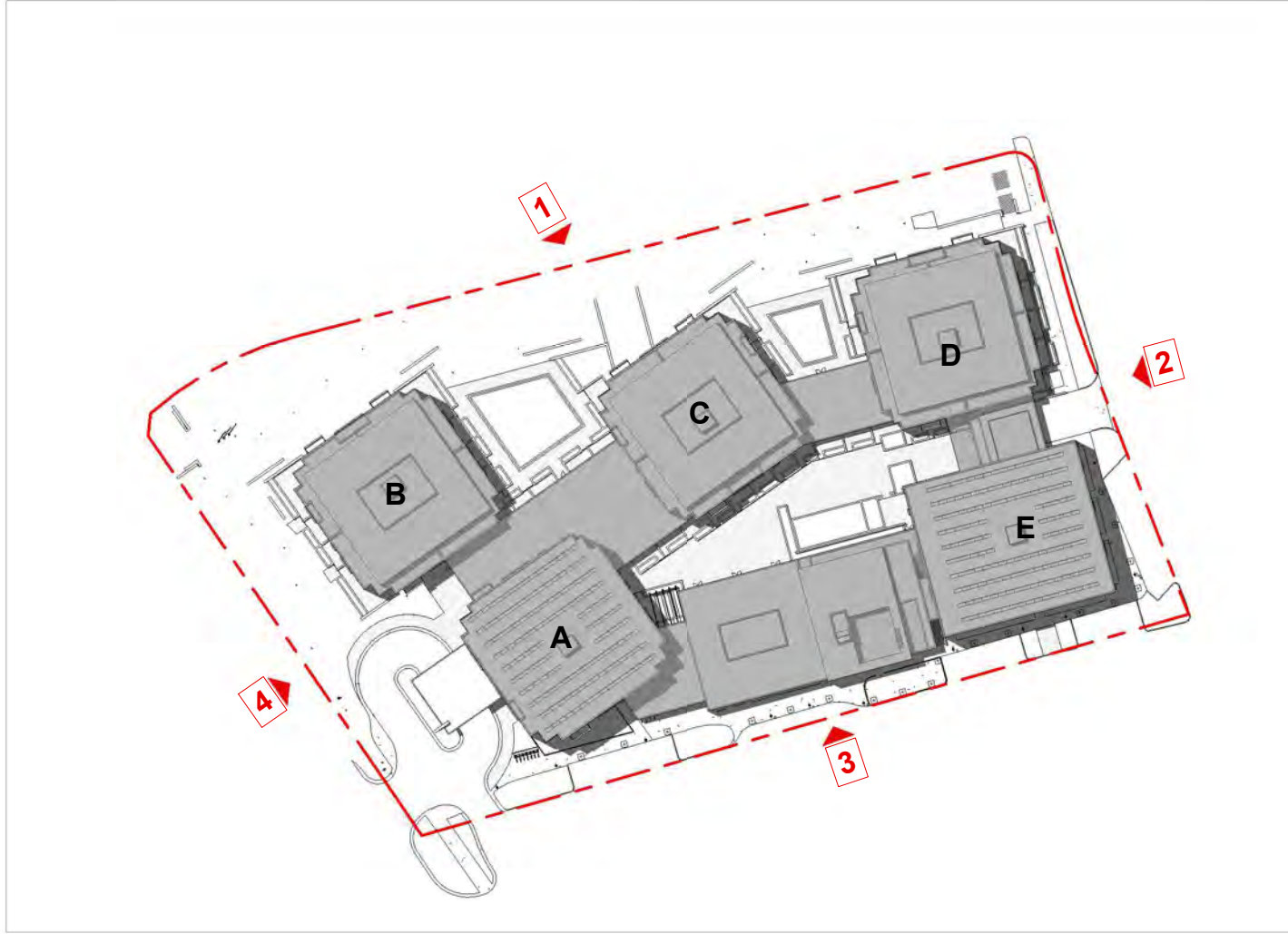


Studio A - Affordable

332 SF

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





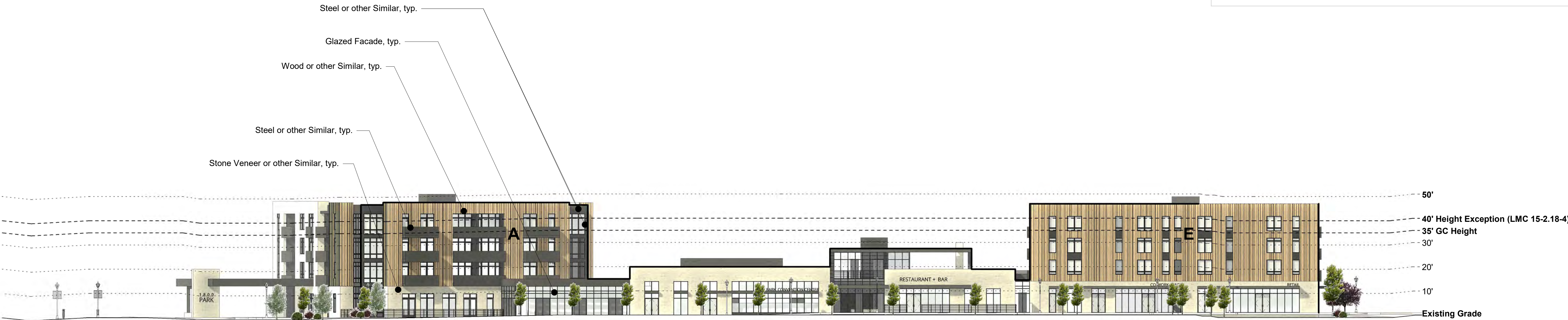
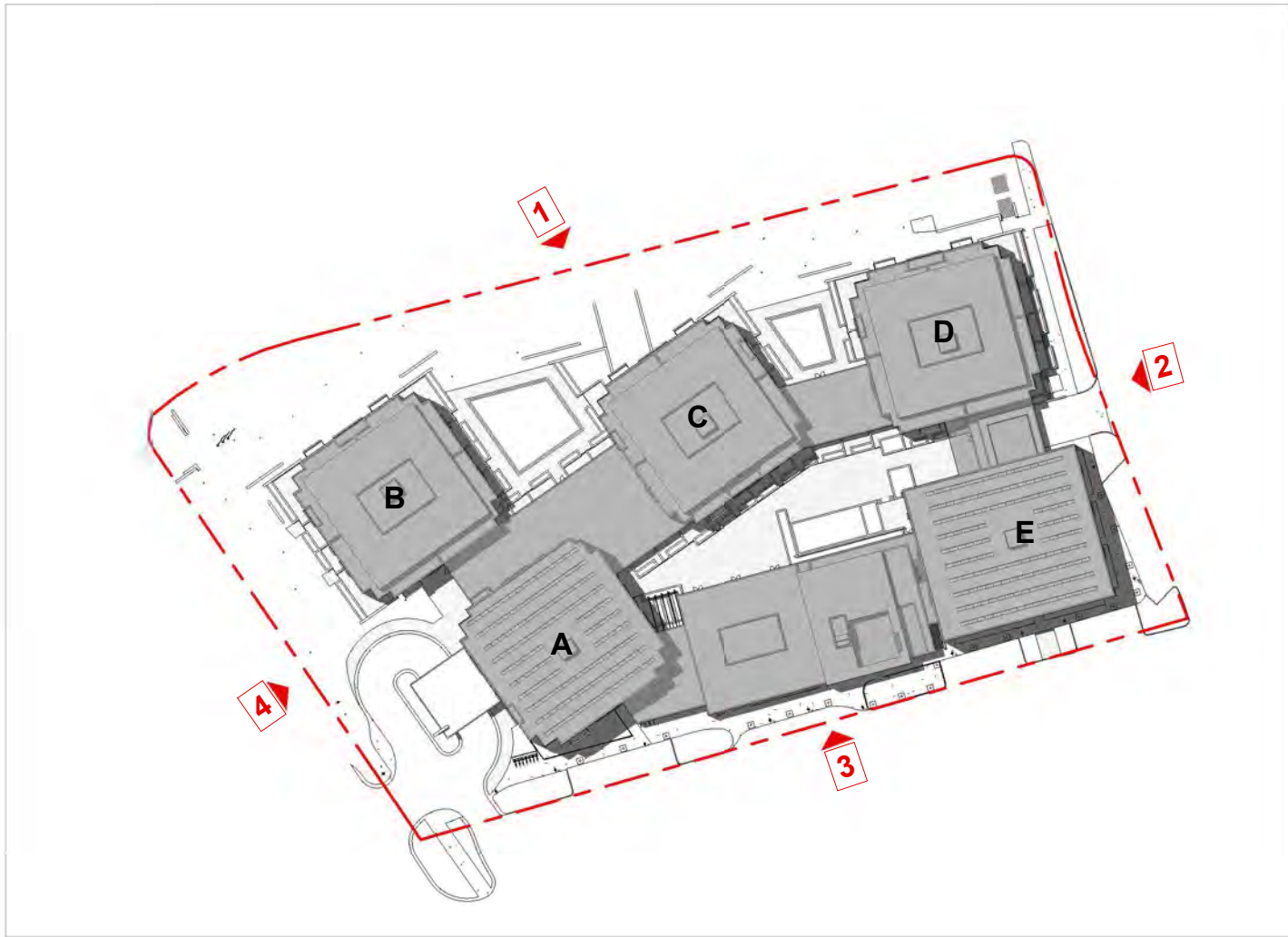
Elevation 1.

SCALE: 1" = 20'-0"



Elevation 2.

SCALE: 1" = 20'-0"



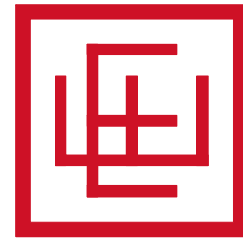
Elevation 3.

SCALE: 1" = 20'-0"



Elevation 4.

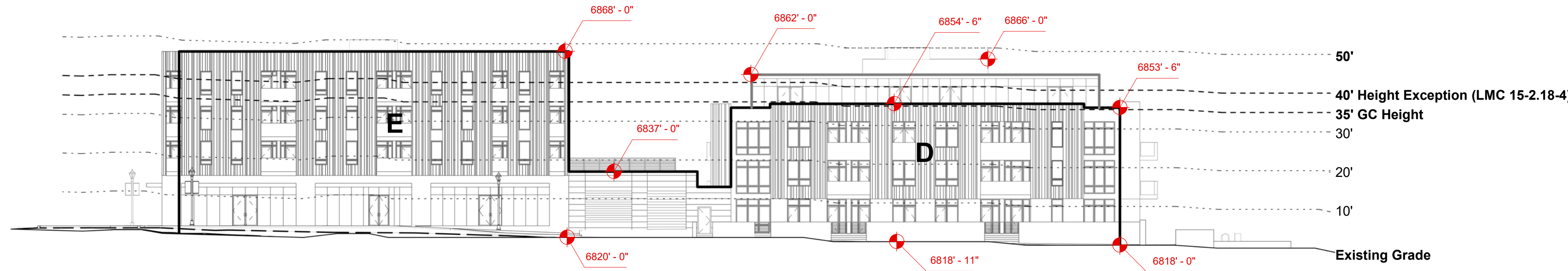
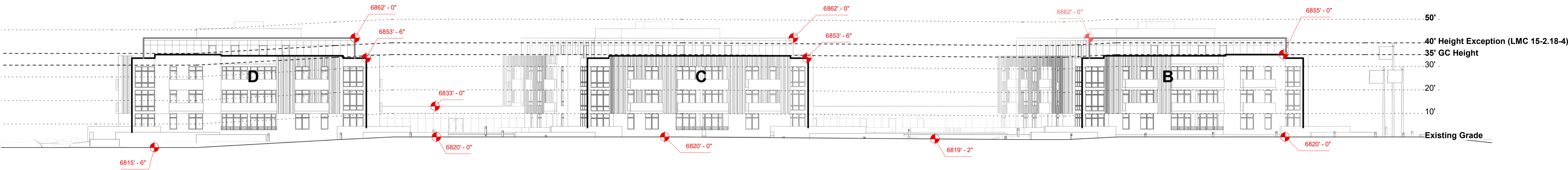
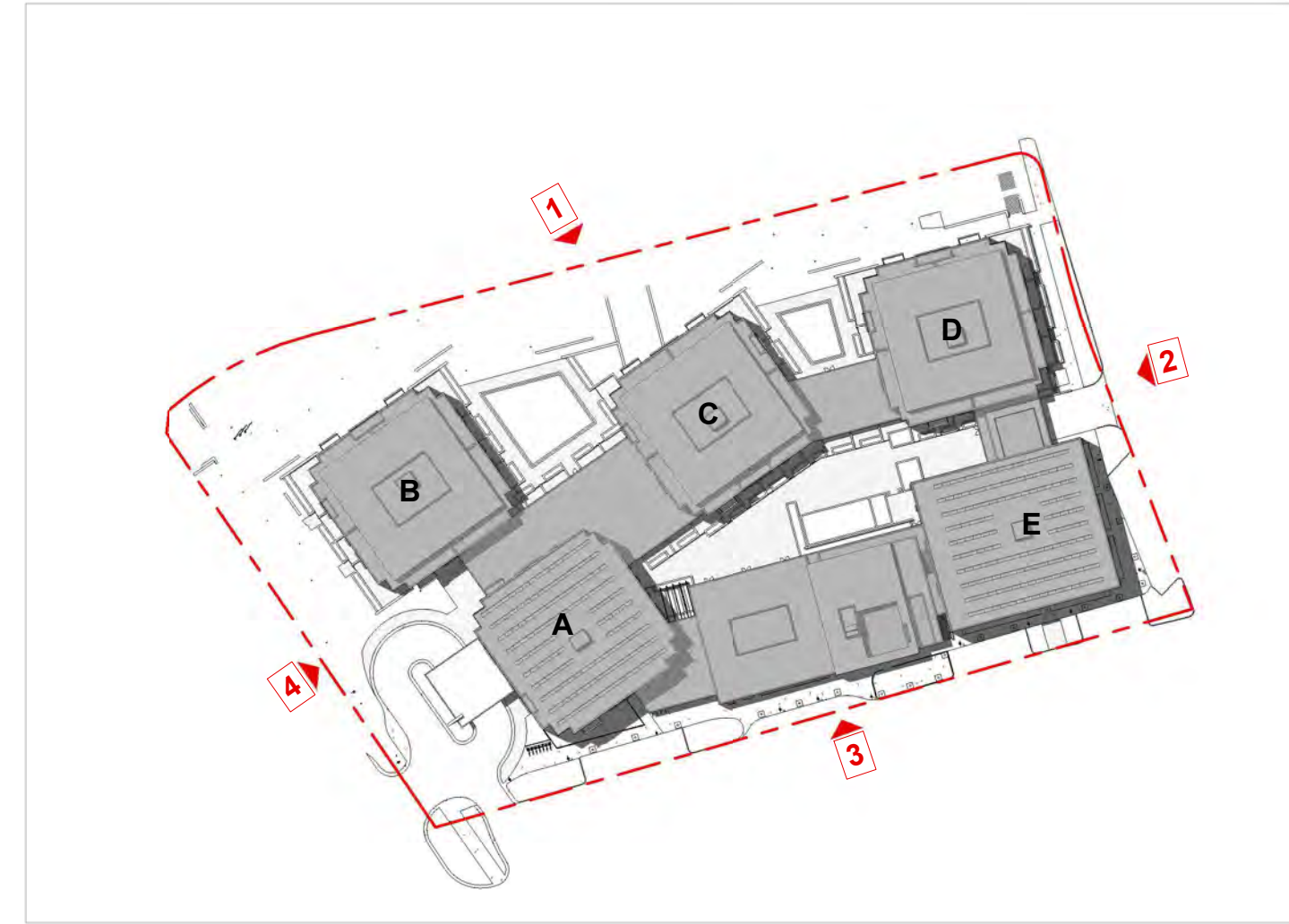
SCALE: 1" = 20'-0"

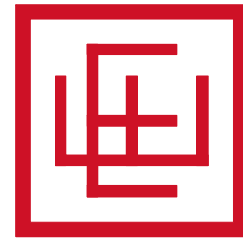


Park & Kearns Redevelopment

MPD-203

Height Analysis

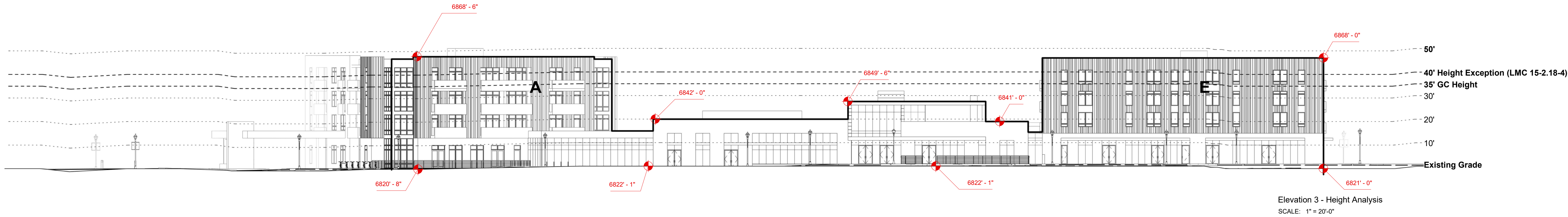
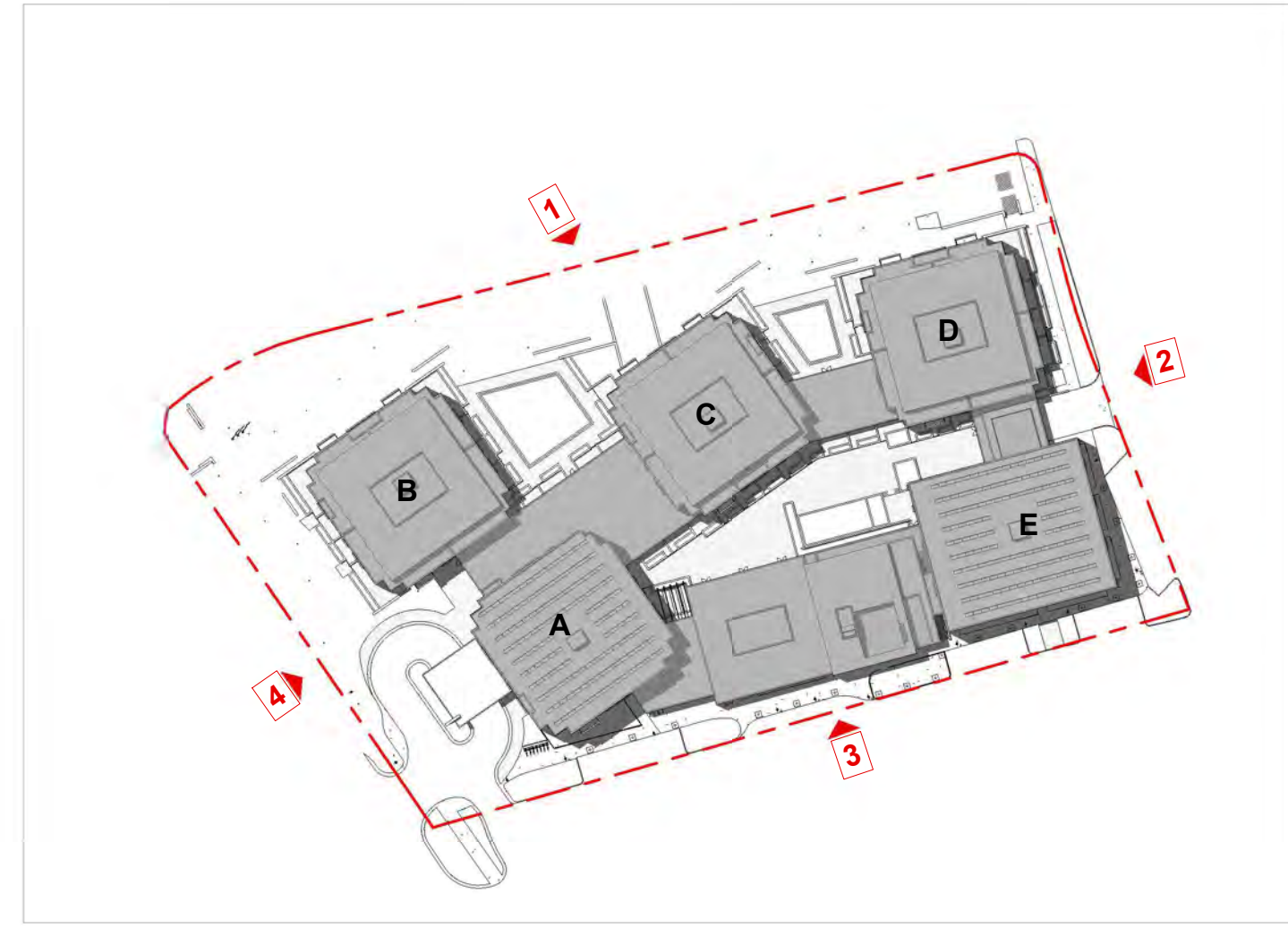


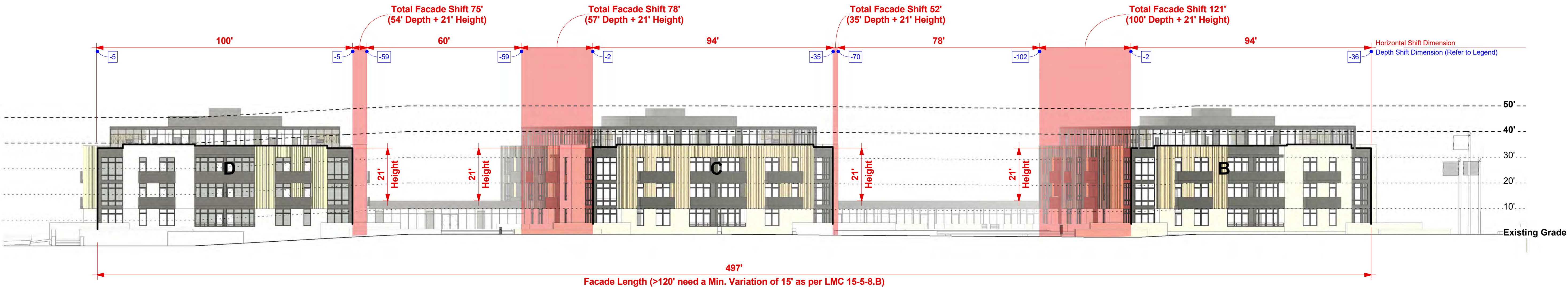


Park & Kearns Redevelopment

MPD-204

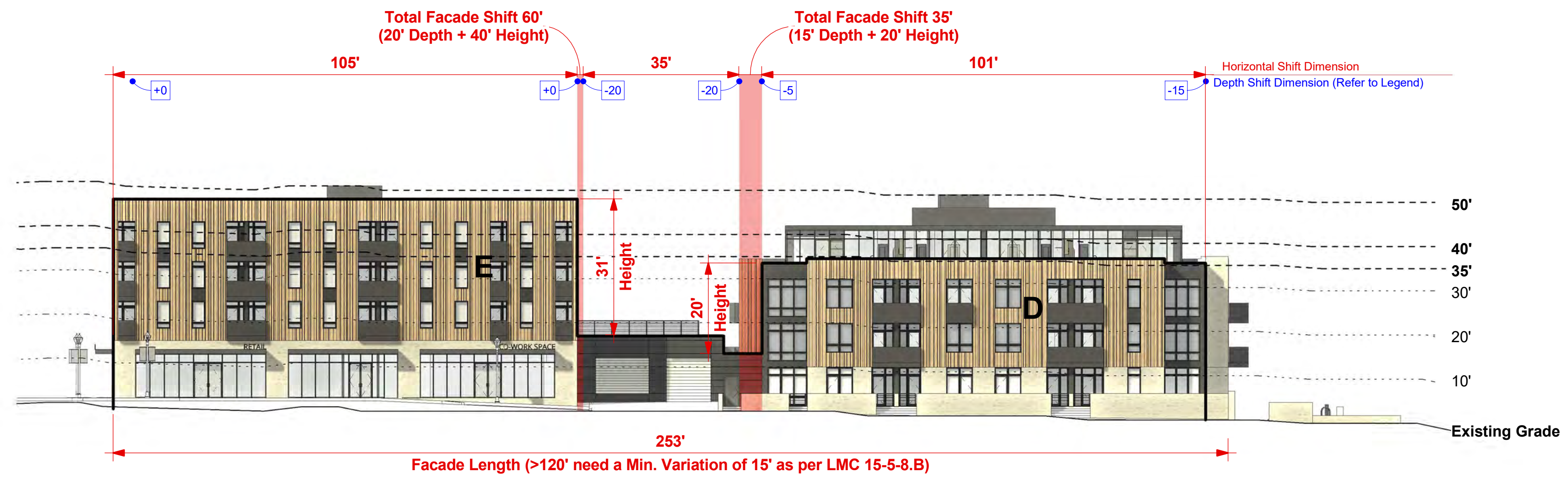
Height Analysis





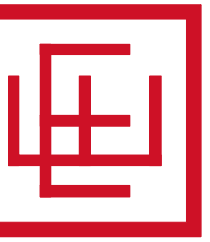
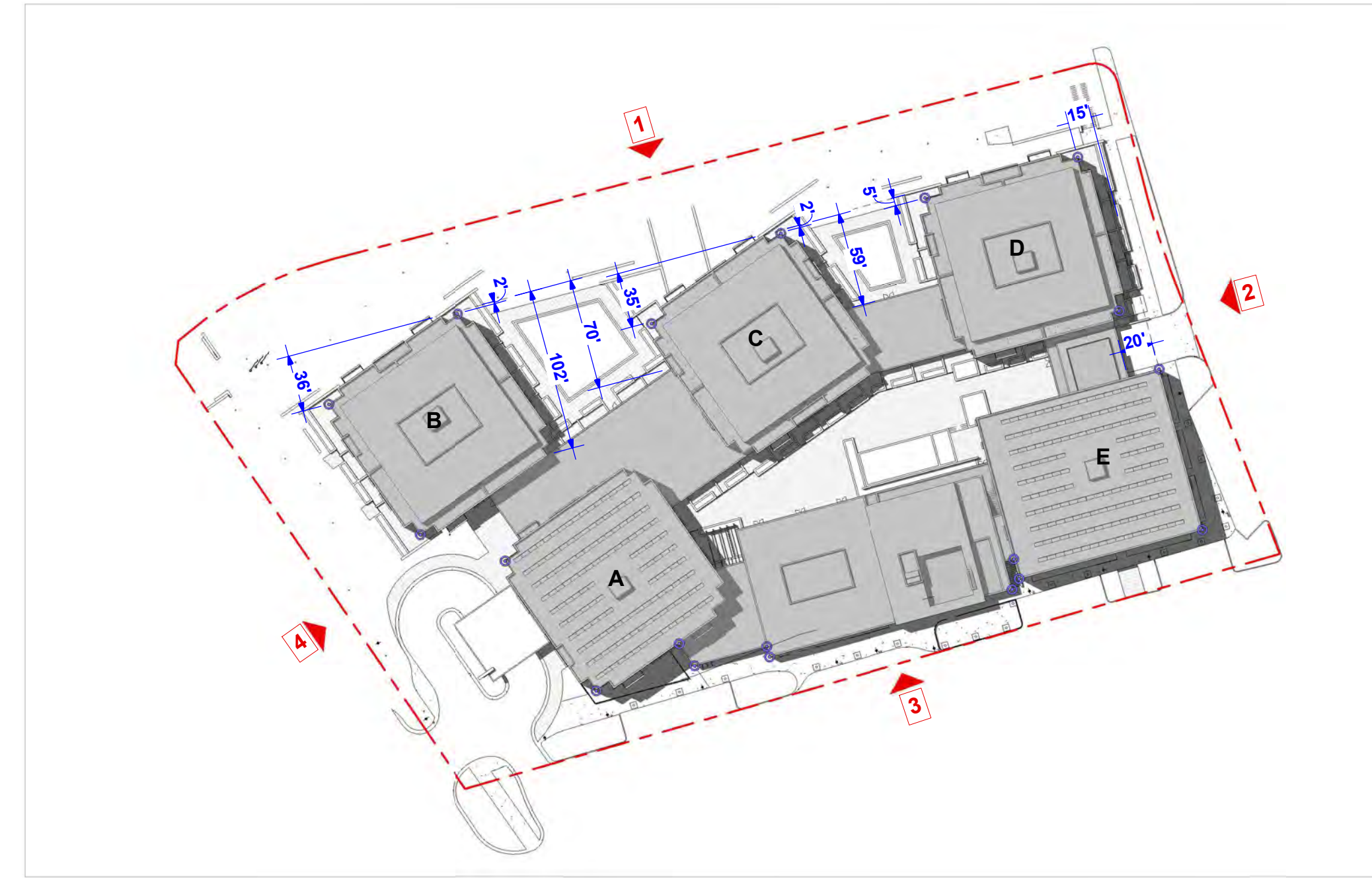
Elevation 1 - Facade Variation

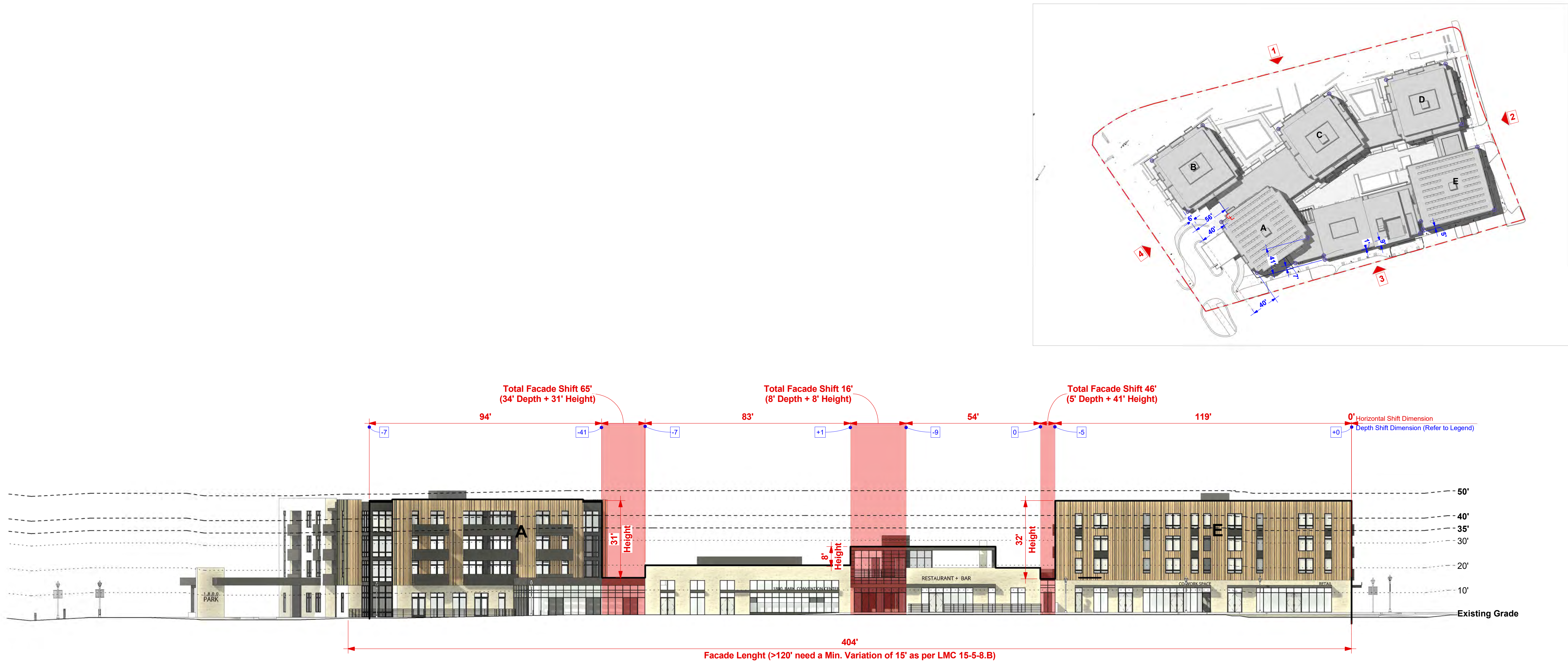
SCALE: 1" = 20'-0"



Elevation 2 - Facade Variation

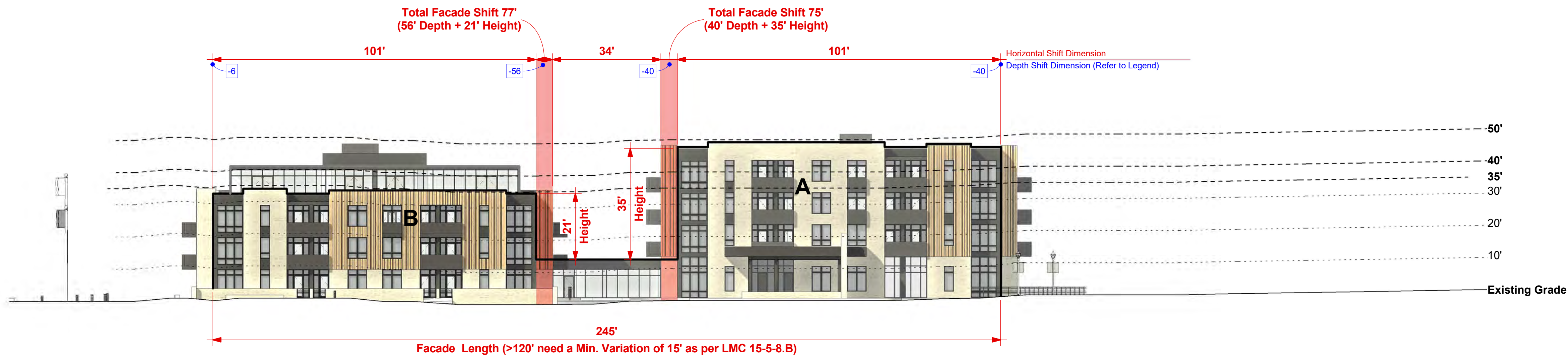
SCALE: 1" = 20'-0"





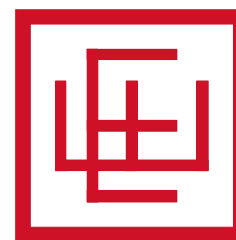
Elevation 3 - Facade Variation

SCALE: 1" = 20'-0"



Elevation 4 - Facade Variation

SCALE: 1" = 20'-0"



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Park & Kearns Redevelopment

MPD-206

Facade Variation

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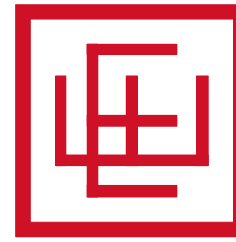
South Elevation

SCALE: 1" = 20'-0"



East Elevation

SCALE: 1" = 20'-0"





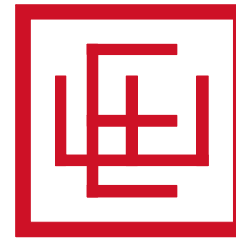
North Elevation

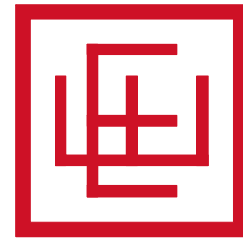
SCALE: 1" = 20'-0"

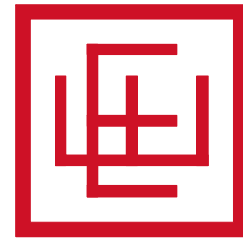


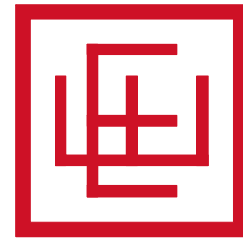
West Elevation

SCALE: 1" = 20'-0"











Justin Keys
Justin@hlhparkcity.com
Direct: 435.731.9195

August 7, 2024

VIA EMAIL

Park City Municipal Corporation
Park City Planning Commission
Attn: Rebecca Ward
rebecca.ward@parkcity.org
PO Box 1480
Park City, Utah 84060

Re: Request for Notice of Action – 1800 Park Avenue

Dear Director Ward,

This firm represents Singerman Real Estate (the “Applicant”), the owner of the property located at 1800 Park Avenue, Park City, Utah 84060 commonly referred to as “The Yarrow” or the “DoubleTree” hotel (“1800 Park”). Please accept this letter as a formal request to notice the upcoming August 28, 2024 Planning Commission meeting for potential action.

The Applicant submitted its original application for master planned development in 2022. Since that time, we have attended five separate work sessions (including one public hearing) with the Planning Commission to discuss the application. Additionally, the Applicant engaged in extensive public outreach, holding multiple open houses where it presented to members of the public as well as targeted groups such as the Park City Rotary Club.

At this juncture, the Applicant is prepared to notice its application for potential action, consistent with Park City LMC §§ 15-6-4(G), 15-1-12, and 15-1-21. Consistent with the requirements of LMC § 15-2-12(C), the Applicant provided a Notice Matrix with an electronic list of each Property Owner of record within the distance required to be noticed. We provide this formal request now, more than twenty-one (21) days prior to the August 28 Planning Commission Meeting so that Staff can meet the fourteen (14) day notice requirement of Section 15-1-21.

The Applicant is not seeking a speedy resolution through use of Utah Code § 10-9a-509.5(2). But it believes that its application is complete and is at a point where it is ready for a determination from the Planning Commission on the merits of its application.

*Park City Municipal Corporation
Park City Planning Commission
Attn: Rebecca Ward
Page 2 of 2*

We appreciate your efforts on our behalf. Please feel free to contact me if you have any questions regarding this formal request.

Very Truly Yours,
HOGGAN LEE HUTCHINSON

A handwritten signature in blue ink, appearing to read 'Justin J. Keys', with a stylized, cursive script.

Justin J. Keys

Wednesday, February 28, 2024

3:55 PM

Building restrictions and ordinances in our town were created to protect its character and charm that these many developers now wish to cash in on. Allowing new projects an variant to zoning and height rules changes the flavor and livability of our community with each iteration and opens the door for further “one time” exceptions. A huge hotel at the entrance to our town benefits none of its current citizens.

Proposing a huge monstrosity and “negotiating” back a few inches toward the original limitation is a ploy that seems to work well for developers coming to our town with the full assistance of the state government and other officials who are elected and appointed to protect our interest. Please don’t roll over on another big development.

35’ means 35’

Alex Cimos

2301 Solamere Dr.

Park City

Friday, June 21, 2024

9:35 PM

I have lived in Park City for 20 years and have watched the need for affordable housing escalate annually as housing cost continues to rise.

I support the mixed use development to replace the Yarrow that includes 60 affordable units.

Joe Backer

Wednesday, June 26, 2024

5:34 PM

To the Park City Planning Commission:

Exhibit C: Public Input

My name is Marian Crosby and I've been a resident of Park City for 40 years. My husband and I relocated here when our kids were 2 & 4 years old. They attended Park City schools and the Winter School. They now live in the area with their families.

During my 37 years working in real estate and real estate development in this area, I was fortunate to participate in some of the more notable transactions such as the Sun Peak Master Plan and land donation for the Winter Olympic Park; numerous Park Meadows subdivisions, and the design and market consultation of the Hotel Park City. I've served on numerous boards and commissions, including the Park City Historic Preservation Board alongside past Commissioner Jon Kenworthy, and the Summit County Heritage & Landmark Commission, under Sally Elliott guidance.

I would like to thank the Planning Commission for considering the proposed Master Plan for the Yarrow Hotel site and this opportunity for the public to give feedback. The Commission has asked for Public feedback regarding the Applicant's proposed building height.

- I'm here tonight because I feel the benefits of this proposed development far outweigh the increase in height.

I want to commend the Applicant for submitting -

- A well thought out design and site plan; and for,
- Taking into consideration the major elements of the project's location, and the symbolic importance it will have through the years as a landmark in our city.
- The new hotel project as proposed, will be a feature used for navigation, and will stand out from its direct near environment.
- I'm pleased the design is not an attempt to copy Historic District structures; but will provide a fresh, Mountain Contemporary look and feel, instead of the much dated brick & mortar look of the City's initial expansion beyond Old Town in the mid 1970's.
- The proposed Master Plan goes beyond simply meeting the basic requirements of the General Commercial Zone, by providing:
 - A safe and visually appealing frontage protection zone, which we currently don't have on Kearns Blvd., or Park Ave. going south from City Park;
 - Large gathering areas for locals and visitors to meet; dine; walk and bike to.

Exhibit C: Public Input

- Hopefully, this manner of responsible development will set the standard for all future development of the Bonanza Park area.
- Affordable Housing –
 - Where else do we have within the City's limits, 60 units of inclusionary housing with this kind of direct access to transit; entertainment and shopping?
 - Even the recently approved Engine House residents will have to walk several blocks, on a narrow busy street, to reach transit service.

To address what I consider a very important part the Seasonal and Year-round Visitor aspect:

- The Yarrow is one of three major hotel properties in Park Ave./Kearns Blvd. quadrant.
- If the master plan is approved, it will be only one of two Hotel/Condominium projects - the other being Hotel Park City.
- Hotel Park City is consistently booked at 80% capacity, with 99.9% of the Condominium Units participating in the hotel operation.
- The dining and retail spaces planned (not including the 6500 SF of office) are around 10,686 SF.
- So, between the Transient Tax and the Resort Communities Tax income that would be generated by the restaurant and retail commercial spaces – THIS IS A LOT OF REVENUE FOR THE CITY.

I am very supportive of these benefits as a trade-off for another 6 – 10 feet.

In closing, I appreciate the opportunity to speak to the Commission tonight and hope you will approve this plan as currently proposed. And again, thank-you to Peter Tomai; The Singerman Group, and Craig Elliott for your ongoing collaboration on this fresh and forward -thinking re-development of a landmark, but tired Property.

Marian Crosby



Marian Crosby
Commercial & Development
Berkshire Hathaway Utah
Properties

Ph: 435-640-1621

Email:

marian@mariancrosby.com

Website:

www.commercial.bhhsutah.com

Wednesday, June 26, 2024

4:43 PM

We attended the open house last week hosted by 1800 Park Avenue/The Yarrow and were impressed by the presentation. We are pleased with all the proposed plans and believe they will be a dramatic improvement to the sea of asphalt at the current site. The city and community overall will benefit from a fresh and welcoming upgrade at the important Kearns/Park Avenue entry point. We request the planning commission approve the request for additional 10 feet of height for the building closest to the commercial core. Thank you. Colleen Logan

Wednesday, June 26, 2024

5:35 PM

Hello,

My name is Corie Hardee, and I am the president of the HOA board for Park Avenue Condos.

We represent the only residential neighborhood directly impacted by the proposed Yarrow project. Park Avenue Condos is a large residential community with many of our 132 units occupied by full-time residents who live and work here in Park City.

While we acknowledge that the project could potentially offer long-term community

Exhibit C: Public Input

benefits, we have significant concerns about the impact on the quality of life for our full-time residents during the multi-year construction period.

We respectfully request that the Planning Commission delay making a final recommendation until we have a chance to meet with the developer and address various issues that will have an enormous impact on our residents. If the applicant's schedule permits, we can meet and fast track an agreement within the next 14 days.

We are eager to work together to find solutions that address these concerns and ensure that the project proceeds in a manner that respects the well-being of our residents. Thank you for considering our request.

Corie Hardee