



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
November 7, 2024**

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

ZOOM Link: <https://us02web.zoom.us/j/88167820277>

1. REGULAR AGENDA - 12:00PM

- 1.A. **3981 Kearns Boulevard – Administrative Conditional Use Permit** – The Applicant Proposes Phase II of the Studio Crossing Master Planned Development located within the Sensitive Land and Recreation Commercial Overlays and the Community Transition Zoning District. PL-24-06283
(A) Public Hearing; (B) Action
- 1.B. **1300 Snow Creek Drive – Modification to Administrative Conditional Use Permit** – The Applicant is Proposing a Modification to the 2008 Administrative Conditional Use Permit for Outdoor Dining for Wasatch Bread and Bagel in the Snow Creek Master Planned Development and Recreation Commercial Overlay and Residential Development - Medium Density Zoning District. PL-24-06217
(A) Public Hearing; (B) Continuation to November 21, 2024
- 1.C. **218 Sandridge Road – Historic District Design Review** – The Applicant Proposes a New Detached Accessory Building and New Addition to a Historic Structure in the Historic Residential – 1 Zoning District. PL-23-05692
(A) Public Hearing; (B) Action

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

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

Planning Department Staff Report



Subject: 3981 Kearns Boulevard
Application: PL-24-06283
Authors: Virgil Lund, Planner II
Jaron Ehlers, Planner I
Date: November 7, 2024
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the Administrative Conditional Use Permit for Phase II of the Studio Crossing Master Planned Development, (II) conduct a public hearing, and (III) consider approving the Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the draft Final Action Letter (Exhibit A).

Description

Applicant: Quinn Capital Partners
Applicant Representative: Modern Outwest

Location: 3981 Kearns Boulevard;
Retail Building Addresses: 3958 Front Street, 3952 Front Street

Zoning District: Community Transition
Regional Commercial Overlay

Adjacent Land Uses: Film Studio, Open Space, Institutional, Residential

Reason for Review: Section 2.1 of the Development Agreement for the Studio Crossing Master Planned Development requires an Administrative Conditional Use Permit prior to any construction activity for each Phase of development.

ACUP Administrative Conditional Use Permit
CT Community Transition
MPD Master Planned Development

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

Summary

The Applicant is seeking an Administrative Conditional Use Permit (ACUP) for Phase II of the Studio Crossing Master Planned Development (MPD) which includes two approximately 15,000-square-foot retail buildings located at 3958 and 3952 Front Street.

Background

The following is a timeline of events associated with the Studio Crossing MPD approval:

- November 9, 2022 —The Planning Commission approved the Studio Crossing MPD. On the same day the Planning Commission forwarded a recommendation to the City Council to amend the Quinn’s Junction Partnership Annexation Master Planned Development Agreement to allow for Studio Crossing and amend the Zoning Ordinance for exceptions to the Zone Height for Studio Crossing at 3981 Kearns Boulevard ([Staff Report](#), [Minutes](#)).
- December 15, 2022 – The City Council approved Ordinance No. [2022-47](#), ([Staff Report](#), [Minutes](#)) amending the Annexation and Zoning Ordinance including exceptions to the Zone Height.
- December 15, 2022 - The City’s Housing Authority approved the Applicant’s Housing Mitigation Plan ([Staff Report](#), [Minutes](#)).
- October 25, 2023 - The Planning Commission ratified the Development Agreement ([Staff Report](#), [Minutes](#)).
- January 12, 2024, the Mayor and Applicant signed the Development Agreement, which was recorded with Summit County on January 17, 2024 (Recorder Entry No. 01214657).
- On April 19, 2024, the Studio Crossing Subdivision Plat was recorded with Summit County (Recorder Entry No. 1218425).
- On June 13, 2024, the Planning Director approved the Phase I ACUP for Studio Crossing (Exhibit E).
- On September 19, 2024, an Administrative Conditional Use Permit application was submitted to the Planning Department for Phase II of the Studio Crossing MPD.
- On October 16, 2024, a complete application notice was sent to the Applicant.

Analysis

See Final Action Letter, Exhibit A, for Analysis.

The Development Review Committee reviewed the proposal for Phase II of Studio Crossing on November 5, 2024.¹

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and

¹ 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).

posted notice to the property on October 28, 2024. Staff mailed courtesy notice to adjacent property owners on October 28, 2024.²

Public Input

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

Alternatives

- The Assistant Planning Director may approve the ACUP for Phase II of the Studio Crossings MPD;
- The Assistant Planning Director may deny the ACUP for Phase II and direct staff to make Findings for the denial; or
- The Assistant Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Studio Crossing MPD Final Action Letter
Exhibit C: Phase II Proposed Plans
Exhibit D: Development Agreement Studio Crossing
Exhibit E: Phase I ACUP Final Action Letter

² LMC [§ 15-1-21](#)



Planning Department

November 7, 2024

Trent Smith
3981 Kearns Boulevard

CC: Quinn Capital Partners

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 3981 Kearns Boulevard
Retail Building Addresses: 3958 Front Street, 3952 Front Street

Zoning District: Community Transition
Regional Commercial Overlay
Entry Corridor Protection Overlay
Sensitive Land Overlay

Application: Administrative Conditional Use Permit

Project Number: PL-24-06283

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 7, 2024

Project Summary: The Applicant Proposes an Administrative Conditional Use Permit for Phase II of the Studio Crossing Master Planned Development (formerly the Film Studio and Media Campus Master Planned Development).

Action Taken

On November 7, 2024, the Assistant Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit for Phase II of the Studio Crossing Master Planned Development (MPD) according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Studio Crossing MPD is located at 3981 Kearns Boulevard on 20.46 acres and is part of the Park City Film Studios First Amended Subdivision.



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2. On November 9, 2022, the Planning Commission approved the Studio Crossing MPD. On the same day the Planning Commission forwarded a recommendation to the City Council to amend the Quinn's Junction Partnership Annexation Master Planned Development Agreement to allow for Studio Crossing and amend the Zoning Ordinance for exceptions to the Zone Height for the Studio Crossing development at 3981 Kearns Boulevard.
3. On December 15, 2022, the City Council approved Ordinance No. 2022-47 amending the Annexation and Zoning Ordinance for the Studio Crossing property.
4. On December 15, 2022, the City Council approved the Housing Mitigation Plan for Studio Crossing which requires the Applicant to construct 185 on-site affordable dwelling units.
5. On October 25, 2023 the Planning Commission ratified the Development Agreement.
6. On January 17, 2024, the Development Agreement for the Studio Crossing MPD was recorded with Summit County, Recorder Entry No. 01214657.
7. On April 19, 2024, the Studio Crossing Subdivision Plat was recorded with Summit County, Recorder Entry No. 1218425.
8. Section 2.1 of the Studio Crossing Development Agreement requires an Administrative Conditional Use Permit prior to any construction in connection with the project.
9. On June 13, 2024, the Planning Director approved an Administrative Conditional Use Permit for Phase I of the Studio Crossing MPD.
10. On September 19, 2024, an Administrative Conditional Use Permit application was submitted to the Planning Department for Phase II of the Studio Crossing MPD.
11. On October 16, 2024, a complete application notice was sent to the Applicant.
12. For the Phase II development, the Applicant proposes two approximately 15,000-square-foot retail buildings to be located at 3958 and 3952 Front Street.
13. The Applicant proposes 131 surface-level Parking Spaces to be constructed in Phase II.
14. The Application complies with the Studio Crossing Subdivision Plat.
 - a. The proposed retail buildings will be located within the platted building Pod 1 and 4.
15. The Application complies with the Development Agreement for the Studio Crossing MPD.



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- a. The proposed plans comply with the Planning Commission's November 9, 2022, approval of the Studio Crossing MPD.
 - b. The Studio Crossing MPD includes "two commercial buildings totaling 30,000 square feet. Each building is 1-story with a Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of 'community focused, small-scale commercial, retail or restaurant' space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2."
 - c. The South Retail building contains 14,844 square feet of commercial space and the North Retail building contains 14,875 square feet of commercial space.
16. The Application complies with Land Management Code Chapter 15-3 Off-Street Parking
- a. LMC § 15-3-6(B) outlines parking requirements for non-residential uses. The Applicant does not have proposed uses for the commercial space in Phase II. Major Retail Commercial and Intensive Office Uses require five Parking Spaces per 1,000 square feet of net leasable floor Area.
 - b. The Parking requirement based on 29,718 square feet of assumed Major Retail Commercial space or Intensive Office space and the proposed residential units is 149 Parking Spaces required for Phase II based on LMC § 15-3-6.
 - c. The Planning Commission reviewed a Parking Analysis submitted by the Applicant on November 9, 2022. According to the Development Agreement, the Applicant is required to construct 566 Parking Spaces for all phases of development. The Applicant proposes 131 Parking Spaces to be constructed for Phase II.
 - d. The Applicant proposes the following phased approach to meet the required 556 Parking Spaces:
 - i. Phase 1 Mixed Use: 190 Parking Spaces
 - ii. Phase 2 Retail: 131 Parking Spaces
 - iii. Phase 3 Apartments: 113 Parking Spaces
 - iv. Phase 4 Townhomes: 60 Parking Spaces
 - v. Phase 5 Condos: 72 Parking Spaces
 - e. LMC § 15-3-3(D) requires 20 percent of the Parking Area to be landscaped.



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- i. The Applicant proposes 35,731 square feet of landscaped area, approximately 20 percent of the total Parking Area
 - f. LMC § 15-3-3(E) requires 15 percent of the Parking Area to be Snow Storage
 - i. The Applicant proposes 28,179 square feet, or 15 percent, of the Parking Area for Snow Storage.
- 17. The Application, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E)
 - a. Size and Location of the Site
 - i. The proposed buildings for Phase II comply with the approved Subdivision Plat, and the MPD plans reviewed and approved by the Planning Commission on November 9, 2022.
 - b. Traffic considerations
 - i. The Planning Commission reviewed a Trip Generation Memorandum for the proposed MPD on November 9, 2022, and determined the proposed mix of uses was appropriate for the surrounding streets.
 - c. Utility capacity
 - i. The Development Review Committee reviewed the application on November 5, 2024.
 - d. Emergency vehicle access
 - i. The Park City Fire District approved the proposed project on April 18, 2024 and November 5, 2024.
 - e. Off-Street parking
 - i. LMC § 15-3-6(B) outlines parking requirements for non-residential uses. The Applicant does not have proposed uses for the commercial space in Phase II. Major Retail Commercial and Intensive Office Uses require five Parking Spaces per 1,000 square feet of net leasable floor Area.
 - ii. The Parking requirement based on 29,718 square feet of assumed Major Retail Commercial space or Intensive Office space and the proposed residential units is 149 Parking Spaces required for Phase II based on LMC § 15-3-6.
 - iii. The Planning Commission reviewed a Parking Analysis submitted by the Applicant on November 9, 2022. According to the Development Agreement, the Applicant is required to construct 566



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Parking Spaces for all phases of development. The Applicant proposes 131 Parking Spaces to be constructed for Phase II.

- iv. The Applicant proposes the following phased approach to meet the required 556 Parking Spaces:
 - 1. Phase 1 Mixed Use: 190 Parking Spaces
 - 2. Phase 2 Retail: 131 Parking Spaces
 - 3. Phase 3 Apartments: 113 Parking Spaces
 - 4. Phase 4 Townhomes: 60 Parking Spaces
 - 5. Phase 5 Condos: 72 Parking Spaces
- f. Internal vehicular and pedestrian circulation system
 - i. Vehicle Access is located off State Route 248 (Kearns Blvd). The Applicant obtained a Conditional Access Permit from UDOT for vehicle access on January 3, 2024.
- g. Fencing, Screening, and landscaping
 - i. There is no fencing proposed, and the Applicant has submitted a Landscape Plan that is compliant with LMC § 15-5-5(N).
- h. Building mass, bulk, and orientation
 - i. The proposed buildings for Phase II are compliant with the MPD site plan reviewed and approved by the Planning Commission November 9, 2022.
- i. Useable Open Space
 - i. MPDs require a minimum of 60% Open Space. However, the previous MPD had no minimum Open Space requirement per the Annexation Agreement. The updated Studio Crossing MPD site plan increases the amount of Open Space over the previously approved MPD.
- j. Signs and lighting
 - i. All proposed signs must be approved through a Sign Permit submitted to the Planning Department prior to installation. A Master Sign Plan must be submitted to the Planning Department prior to any individual sign permit.
 - ii. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000-degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of



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- a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
 - i. The proposed buildings for Phase II are compliant with the MPD site plan and elevation drawings reviewed and approved by the Planning Commission November 9, 2022.
 - ii. The proposed retail buildings comply with the Architectural Design Guidelines for the Film Studio MPD.
 - l. Noise, vibration, odors, steam, or other mechanical factors
 - i. Any proposed commercial uses must comply with the City Noise Ordinance.
 - m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
 - i. The Applicant proposes to screen the trash and recycling areas with metal panel enclosures with standing seam metal roofs and heavy-duty metal gates. The trash and recycling areas will not be visible from Kearns Blvd and comply with all property Setbacks.
 - n. Expected ownership
 - i. The owner of record for Studio Crossing is Quinn Capital Partners, LLC, and has signed off on this application.
 - o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
 - i. The Site does not contain any mine hazards or mine waste, is not within the Soils Ordinance boundary, and does not contain and Steep Slopes.
 - p. Review for consistency with the goals and objectives of the Park City General Plan
 - i. Goal 7 of the Park City General Plan is to create a diversity of primary housing opportunities. This project adds to the affordable rental stock of Park City, increasing housing opportunities for Park City residents and workers.



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Conclusions of Law

1. The proposal complies with the Land Management Code requirements, Studio Crossing MPD, and LMC Section 15-1-10(E) Conditional Use Permits.
2. The Use will be compatible with surroundings Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
4. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the Regional Commercial Overlay and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars, or Child Care Centers. A detailed parking analysis shall be submitted at the time of CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
5. The Planning Department shall complete an Administrative CUP for any Child Care Center, Intensive Office, and/or Major Retail or Major Service Use, to ensure that most of the Commercial Uses are smaller-scale and community oriented, and that there is sufficient parking and/or drop off/pick-up areas for the proposed mix of uses. A detailed parking analysis shall be submitted at the time of Administrative CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply.
6. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.



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7. Signs for commercial uses must receive a sign permit from the Planning Department. A Master Sign Plan must be submitted to the Planning Department prior to any individual sign permit.
8. Rooftop mechanical equipment shall be architecturally screened from public view.
9. All prior Conditions of Approval for the Studio Crossing MPD and Plat Amendment continue to apply.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

Elissa Martin
Assistant Planning Director

CC: Virgil Lund, Jaron Ehlers



Planning Department

November 9, 2022

Quinn Capital Partners
1776 Park Avenue # 145
Park City, UT 86060

CC: Justin Keys, Attorney for the Applicant

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	3981 Kearns Boulevard
Zoning District:	Community Transition (CT), with Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), Sensitive Land Overlay (SLO), and an MPD for a Film Studio and Media Campus
Application:	MPD and Amendment to the Annexation and Zoning Ordinance No. 2012-12
Project Number:	PL-22-05206 & PL-22-05212
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 9, 2022
Project Summary:	A mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units, and at least 185 affordable for-rent residential units.

Action Taken

On November 9, 2022, the Planning Commission conducted a public hearing and approved the Studio Crossing project, a mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units totaling 142,000 square feet, and at least 185 affordable for-rent residential units, according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 3981 Kearns Boulevard, a 20.464-acre Lot.
2. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).
4. The applicant has submitted applications to amend 1) the MPD, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.



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5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to amend the existing MPD to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and 185 affordable for-rent units up to 80% AMI.
6. The applicant submitted:
 - a. Conceptual Site Plans including a Phasing Plan
 - b. A Parking Analysis
 - c. A Trip Generation Analysis
 - d. A Housing Mitigation Plan
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units). The proposed bedroom mix and size of the affordable units is as follows:

Affordable Units	Number	Size
Studios	77	400
1 Bedrooms	63	600
2 Bedrooms	30	800
3 Bedrooms	15	1,100
Units	185	

9. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a proposed Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.
10. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.
11. Phase 1 and 2 will utilize surface parking stalls and the Planning Department recommends a Condition of Approval that the applicant construct at least the required number of parking stalls for each Phase of Development prior to receiving any Certificates of Occupancy.



Planning Department

12. Phase 3 consists of 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a proposed building height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
13. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
14. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the "additional" affordable units, ~65 units, will be constructed in this building.
15. Section 4.5 of the existing MPD expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision reviewed by the Planning Commission on January 12, 2022, and approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. It is because the applicant is proposing to construct 185 affordable housing units that the Council was willing to conceptually support the proposed project.
16. The site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equaling less than or equal to the 374,000 square feet the site was originally approved for.
17. The Planning Commission approved the amendment to the MPD on November 9, 2022, and voted to recommend exceptions to the Zone Height to the Council for consideration on December 15, 2022.
18. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City's Housing Authority for consideration on December 15, 2022.
19. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.



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20. The applicant is proposing to construct all 65 units or 42.4 AUEs (38,160 square feet) of Affordable Housing in Phase 1, as part of its proposal to amend the 2012 MPD, meeting the City's current Affordable Housing Resolution, as follows.

Type	Units	Size
Studios	27	400
1 Bedroom	23	600
2 Bedrooms	10	800
3 Bedrooms	5	1,100
Units	65	
@ 900 SF		42.4 AUEs

21. In addition to meeting the City's Affordable Housing Obligation in Phase 1, the applicant is proposing to construct an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of 120 "additional" affordable housing Units or 78.8 AUEs as follows:

Type	Units	Size
Studios	50	400
1 Bedroom	40	600
2 Bedrooms	20	800
3 Bedrooms	10	1,100
Units	120	
@ 900 SF		78.8 AUEs

22. The applicant is proposing that all the affordable units, both the 65 required and the 120 additional affordable units, will be rental units available to households at up 80% AMI, except for the 77 studios. At least 27 Studios will be available to households making up to 60% of AMI, and at least 50 Studios will be available to households making up to 70% of AMI, broadening the affordability of these units. The rest of the 120 additional units may be rented to households making up to 120% of AMI, but rent will be charged at 80% AMI, consistent with the Applicant's Housing Mitigation Plan.



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23. The applicant has stated that initially, they shall use a geographic waterfall approach in selecting from applicants in the following priority:
 - a. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.
 - b. Qualifying applicants employed within Park City boundaries.
 - c. Qualifying applicants employed within the Park City School District boundaries.
 - d. Qualifying applicants employed within Summit County (additional affordable units only).
24. The "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, and this will be a Condition of Approval. Twenty-seven (27) studio units will be available at 60% AMI and 50 studio units will be available at 70% AMI.
25. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
26. Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for the existing MPD and allows for Building Height exceptions
27. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, which is proposed at 40 feet in Height, but not located within the ECPO Setback. The proposed townhomes and commercial building meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the ECPO 150-foot Setback requirement.
28. The RCO allows for the City Council to grant a height exception upon recommendation from the Planning Commission.
29. The Planning Commission finds that the proposed Building Height Exceptions are consistent with the Film Studio MPD Building Height Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.
30. The Planning Commission has consistently expressed that the majority of the 60,000 square feet of Commercial Uses in the project be limited to smaller-scale community oriented commercial Uses.
31. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps.
32. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement. The proposed new site plan increases the amount of Open Space over the previously approved MPD.



Planning Department

33. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.
34. The Planning Commission finds that the applicant's parking analysis meets the requirements of LMC § 15-6-5(E) and supports the determination to decrease the required number of commercial parking stalls. The applicant's project requires approximately 312 commercial parking stalls depending on the mix of uses. The overall project requires 655 stalls, and the applicant is proposing 566 stalls. In no case shall the project's commercial parking reduction exceed more than 30% of the project's commercial parking requirement. The Applicant shall meet the project's residential parking requirement.
35. Except for the items noted above, the project complies with all requirements of the Land Management Code, including the minimum requirements of 15-6-5.
36. The project increases the overall amount of open space over the existing MPD.
37. The project promotes the Use of non-vehicular forms of transportation through the addition of a bus stop and bus shelter on site, and e-bike station and by providing a connection to the Park City Rail Trail, which all help to mitigate traffic.
38. Per LMC § 15-2.17-2, *Uses*, Nightly Rentals shall be allowed (subject to zoning and business licensing) in the market-rate units only.

Conclusions of Law:

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.
3. The modifications are compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The modification to the Master Planned Development:
 - a. complies with all requirements of the Land Management Code;
 - b. meets the minimum requirements of Section 15-6-5;
 - c. provides the highest value of Open Space, as determined by the Planning Commission;
 - d. strengthens and enhances the resort character of Park City;
 - e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
 - f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
 - g. provides amenities to the community so that there is no net loss of community amenities;
 - h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;



Planning Department

- i. meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
- k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
- l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
- m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
- n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
- o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
- p. addresses and mitigates traffic.

Conditions of Approval:

1. Lot 1A, 4001 Kearns Boulevard, is subject to the Film Studio Annexation, Zoning, and MPD agreements.
2. Development of 3981 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
3. Approval of this MPD shall expire two years from the date of Development Agreement execution unless construction, as defined by the International Building Code, has commenced on the project.
4. A Construction Mitigation Plan shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any building permits.
5. A storm-water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm-water Best Management Practices.
6. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
7. Final utility plans shall be submitted with the building permit.



Planning Department

8. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or Child Care Center. A detailed parking analysis shall be submitted at the time of CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
9. The Planning Department shall complete an Administrative CUP for any Child Care Center Intensive Office, and/or Major Retail or Major Service Use, to ensure that most of the Commercial Uses are smaller-scale and community oriented, and that there is sufficient parking and/or drop-off/pick-up areas for the proposed mix of uses. A detailed parking analysis shall be submitted at the time of Administrative CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply.
10. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
11. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
12. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units).
13. Phases 1 and 2 will utilize surface parking stalls and the applicant shall construct at least the required number of parking stalls for each Phase of Development prior to receiving Certificates of Occupancy for each phase.
14. Except for the parking reduction approved by the Planning Commission, the project shall comply with LMC 15-3, Off Street Parking including lighting, landscaping, bicycle parking requirements, and electric vehicle charging stations.
15. The site plan includes one additional 4-story, for-rent affordable building totaling 58,632 square feet, to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, and the balance of the "additional" affordable units will be constructed in this building.
16. Certificates of Occupancy for the Phase 4 market rate units shall be tied to the Certificates of Occupancy for the Phase for affordable units so that all affordable units shall have Certificates of Occupancy prior to the completion of the market rate units.
17. No additional Density shall be built on Lot 1A, and Lot 1B is subject to a maximum Density of 320,632 square feet of total development (including required affordable housing units), consistent with the site plan and final plan set reviewed by the Planning Commission on November 9, 2022.
18. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
19. The applicant shall have six years from the ratification of the Development Agreement to exercise building permits for the project. If the applicant has not exercised all the required building permits for the project the applicant shall return to the Planning Commission to re-permit remaining Density prior to the issuance of any additional building permits.



Planning Department

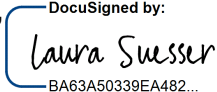
20. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer and High Valley Transit prior to the issuance of a building permit.
21. The applicant shall provide a bike share and bike fix-it station on site and the applicant shall be responsible for all costs, including annual operational expenses, maintenance of the stations, infrastructure of bike station, kiosk, additional bikes to maintain service standards, and coordinate with vendor provider on installation and purchasing. The City shall review and approve the final location of the share station and the minimum number of bikes it can accommodate. A land easement to the bike share/County may be required. The applicant shall be responsible for providing electricity, adequate lighting, and access to and around the station.
22. Bike racks shall be provided for the various commercial uses as required by LMC § 15-3.
23. The undulating berm required by the Film Studio MPD shall be constructed and maintained consistent with the original MPD.
24. .Rooftop mechanical equipment shall be architecturally screened from public view.
25. Trash and recycling enclosures shall be screened with landscaping or fencing.
26. All signage shall comply with the LMC.
27. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
28. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
29. A final subdivision plan shall be recorded prior to construction of the condominium units.
30. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable for the site.
31. The applicant shall construct a trail connection from the project site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to \$75,000 for the cost of this connection.
32. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the Rail Trail, and providing covered bike storage in all Multi-Unit Dwellings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).
33. See condition 20.
34. Prior to the issuance of a building permit the applicant shall submit a plan to limit right in/right out turns only from the secondary access point for review and approval by the City Engineer.



Planning Department

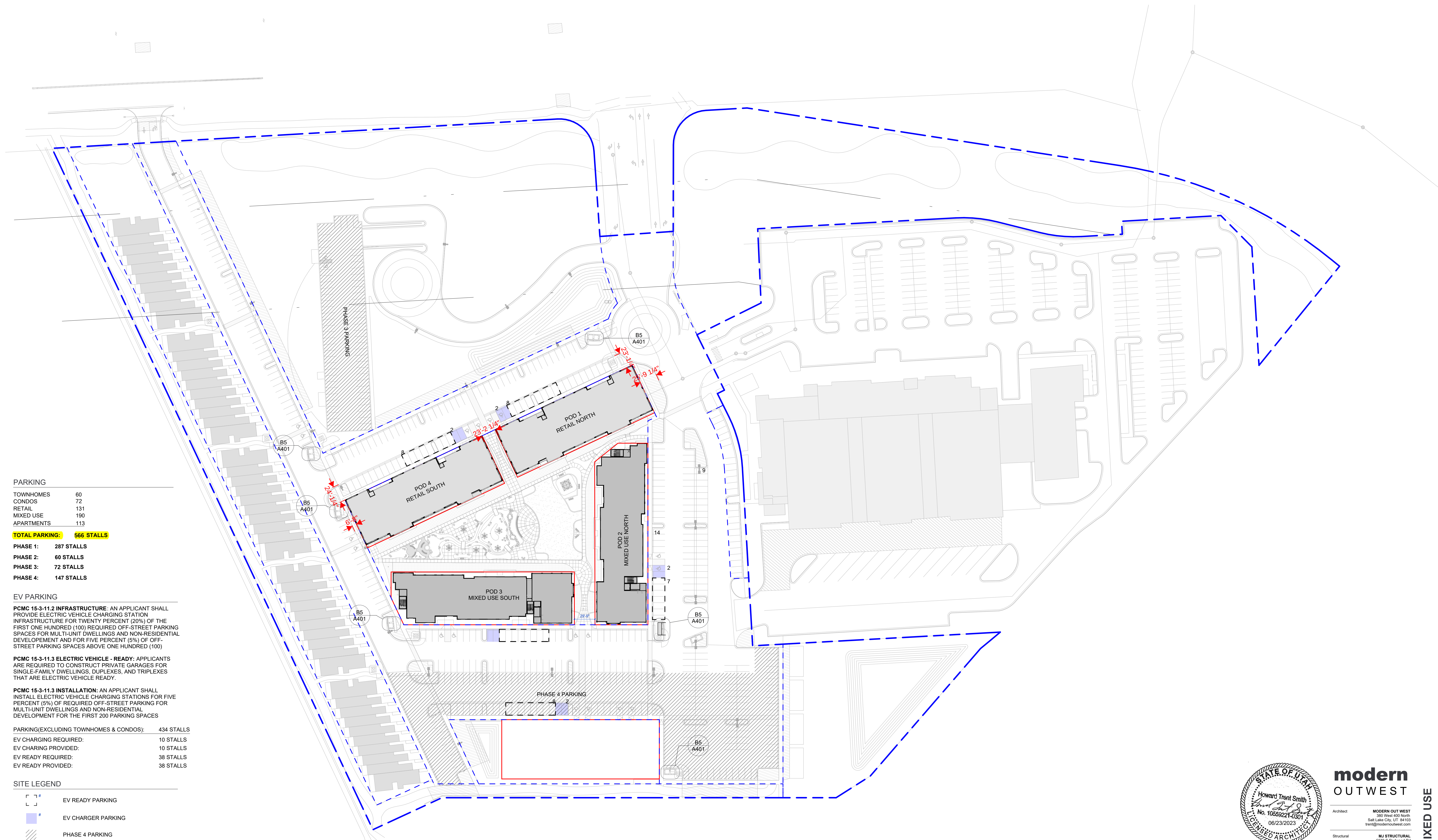
35. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
36. See Condition 19
37. The proposed development shall not exceed the maximum approved Density of 374,000 square feet.
38. Final building plans shall comply with LMC 15-5-8, Façade Length and Variations.
39. The applicant shall add a noise-mitigating fence around the pickleball courts if required by the City.
40. Final CC&Rs and the Master Association shall include a management standard for the nightly rentals including but not limited to required City licensing and permits.
41. Minor administrative modifications to the site plan shall be allowed by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.

If you have questions or concerns regarding this Final Action Letter, please call Alexandra Ananth, at 435-615-5066, or email alexandra.ananth@parkcity.org.

Sincerely, BA63A50339EA482...

Laura Suesser, Planning Commission Chair

CC: Project File



PARKING	
TOWNHOMES	60
CONDOS	72
RETAIL	131
MIXED USE	190
APARTMENTS	113

TOTAL PARKING: 566 STALLS

PHASE 1: 287 STALLS

PHASE 2: 60 STALLS

PHASE 3: 72 STALLS

PHASE 4: 147 STALLS

EV PARKING

PCMC 15-3-11.2 INFRASTRUCTURE: AN APPLICANT SHALL PROVIDE ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE FOR TWENTY PERCENT (20%) OF THE FIRST ONE HUNDRED (100) REQUIRED OFF-STREET PARKING SPACES FOR MULTI-UNIT DWELLINGS AND NON-RESIDENTIAL DEVELOPMENT AND FOR FIVE PERCENT (5%) OF OFF-STREET PARKING SPACES ABOVE ONE HUNDRED (100)

PCMC 15-3-11.3 ELECTRIC VEHICLE - READY: APPLICANTS ARE REQUIRED TO CONSTRUCT PRIVATE GARAGES FOR SINGLE-FAMILY DWELLINGS, DUPLEXES, AND TRIPLEXES THAT ARE ELECTRIC VEHICLE READY.

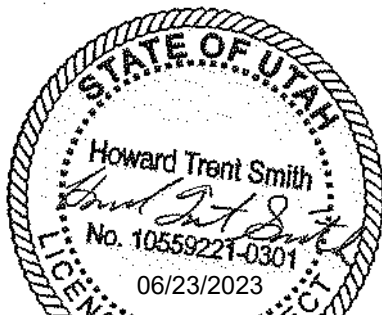
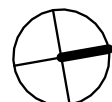
PCMC 15-3-11.3 INSTALLATION: AN APPLICANT SHALL INSTALL ELECTRIC VEHICLE CHARGING STATIONS FOR FIVE PERCENT (5%) OF REQUIRED OFF-STREET PARKING FOR MULTI-UNIT DWELLINGS AND NON-RESIDENTIAL DEVELOPMENT FOR THE FIRST 200 PARKING SPACES

PARKING(EXCLUDING TOWNHOMES & CONDOS):	434 STALLS
EV CHARGING REQUIRED:	10 STALLS
EV CHARING PROVIDED:	10 STALLS
EV READY REQUIRED:	38 STALLS
EV READY PROVIDED:	38 STALLS

SITE LEGEND

	EV READY PARKING
	EV CHARGER PARKING
	PHASE 4 PARKING
	PROPERTY
	PROPERTY EASEMENTS
	BUILDING POD

NORTH **SCALE: 1" = 60'**



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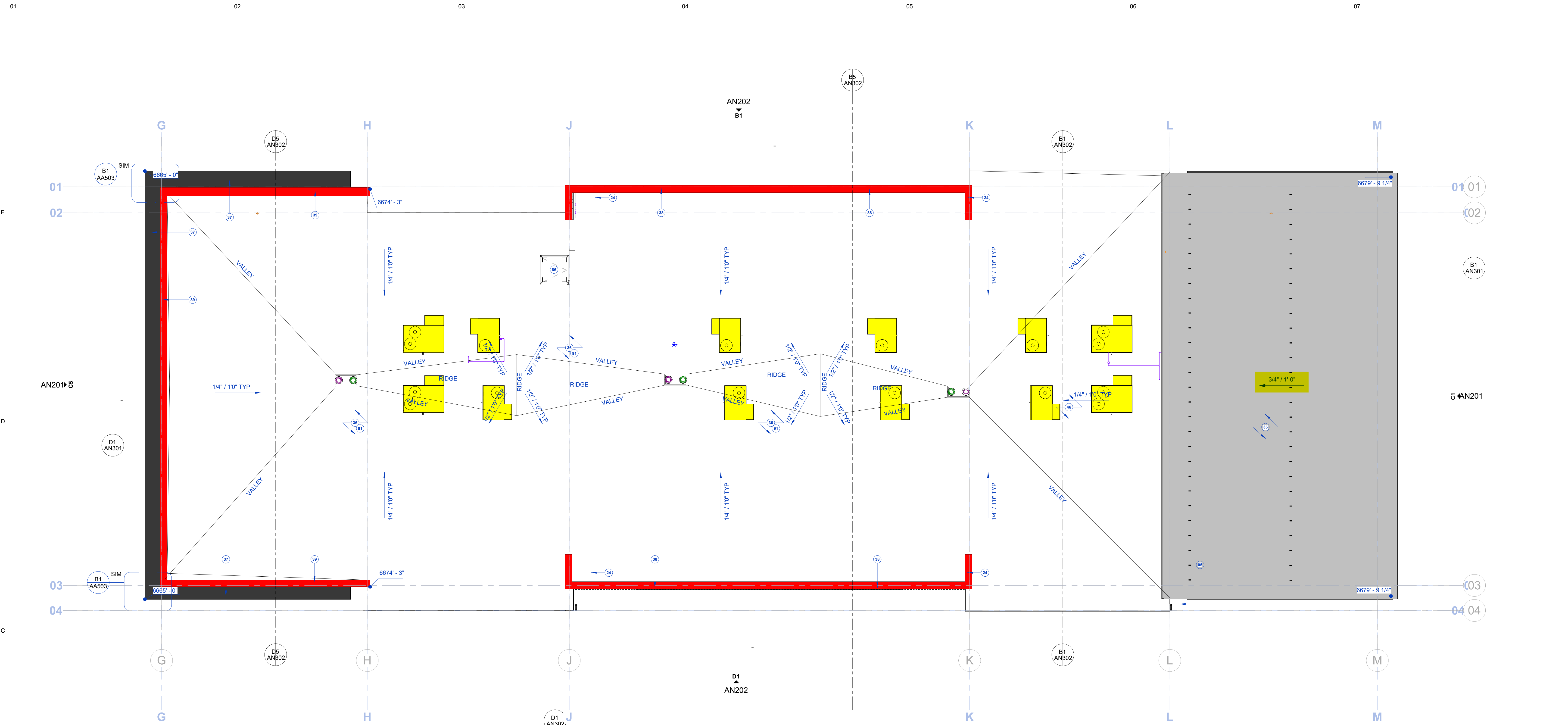
Landscape **GREAT BASIN ENGINEERING**
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No.	Revision Description	Date
Client	CRANDALL CAPITAL 4001 Kearns Blvd Park City, UT 84060	
Print Date	8/19/2024 6:19:47 PM	
Project Submission	CONFORMANCE	
Project Number	2234	

Print Date 8/19/2024 6:19:47 PM
Project Submission CONFORMANCE
Project Number 2234

Drawn by **Kyle Rowbotham**
Checked by **Trent Smith**

07



C1 NORTH - ROOF PLAN
1/8" = 1'-0"



B GENERAL NOTES

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PLAN NOTES

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ROOF NOTES

DO NOT BEGIN WORK WITHOUT HOLDING A PRE-ROOFING CONFERENCE. NOTIFY ARCHITECT, ROOFING MANUFACTURE, INSTALLER, SHEET METAL SUBCONTRACTOR AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK.

THE ROOFING SUPPLIER, MANUFACTURE AND INSTALLER SHALL REVIEW, ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. THE CONTRACTOR IS TO PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC. MINIMUM SLOP AT ALL CRICKET VALLEYS SHALL BE 1/4" PER FOOT. DO NOT SCALE PLANS FOR CRICKET DIMENSIONS. ALL CRICKET SLOPES SHALL BE ACHIEVED IN ACCORDANCE WITH ROOFING MANUFACTURES REQUIREMENTS.

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ALL SCUPPERS SHALL BE CONSTRUCTED WITH FOR FULL SIDES, WITH FLANGES THROUGH THE THICKNESS OF THE WALL, FORMING A COMPLETE 'SLEEVE' THROUGH THE WALL, UNLESS DETAILS SHOW OTHERWISE PROVIDE FLASHING PER ROOF MANUFACTURE'S STANDARD DETAILS AT ALL ELECTRICAL CONDUIT, HVAC LINES, ETC.

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KEYNOTES

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- 24 REFER TO / COORDINATE WITH MECHANICAL FOR ON-ROOF MECHANICAL UNITS.
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- 37 EXTERIOR STEEL METAL AWNING, PAINTED WITH WEATHER RESISTENT EPOXY PAINT. SEE ELEVATIONS AND DIMENSIONS.
- 38 CONCRETE CORNICE, REFER TO WALL TYPES AND DETAILS.
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- 91 LIGHT GRAY SINGLE PLY MEMBRANE ROOFING SYSTEM WITH CONTINUOUS TERMINATION BAR, PROVIDE SLOPED ROOFING INSULATION FOR CRICKETING TO DRAINS AS SHOWN



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2	Addendum 02	04/03/2023
		4
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Print Date	18/10/2024 3:26:19 PM	
Project Submission	CONFORMANCE	
Project Number	2237	
Drawn by	Jamie Ohls	
Checked by	Trent Smith	

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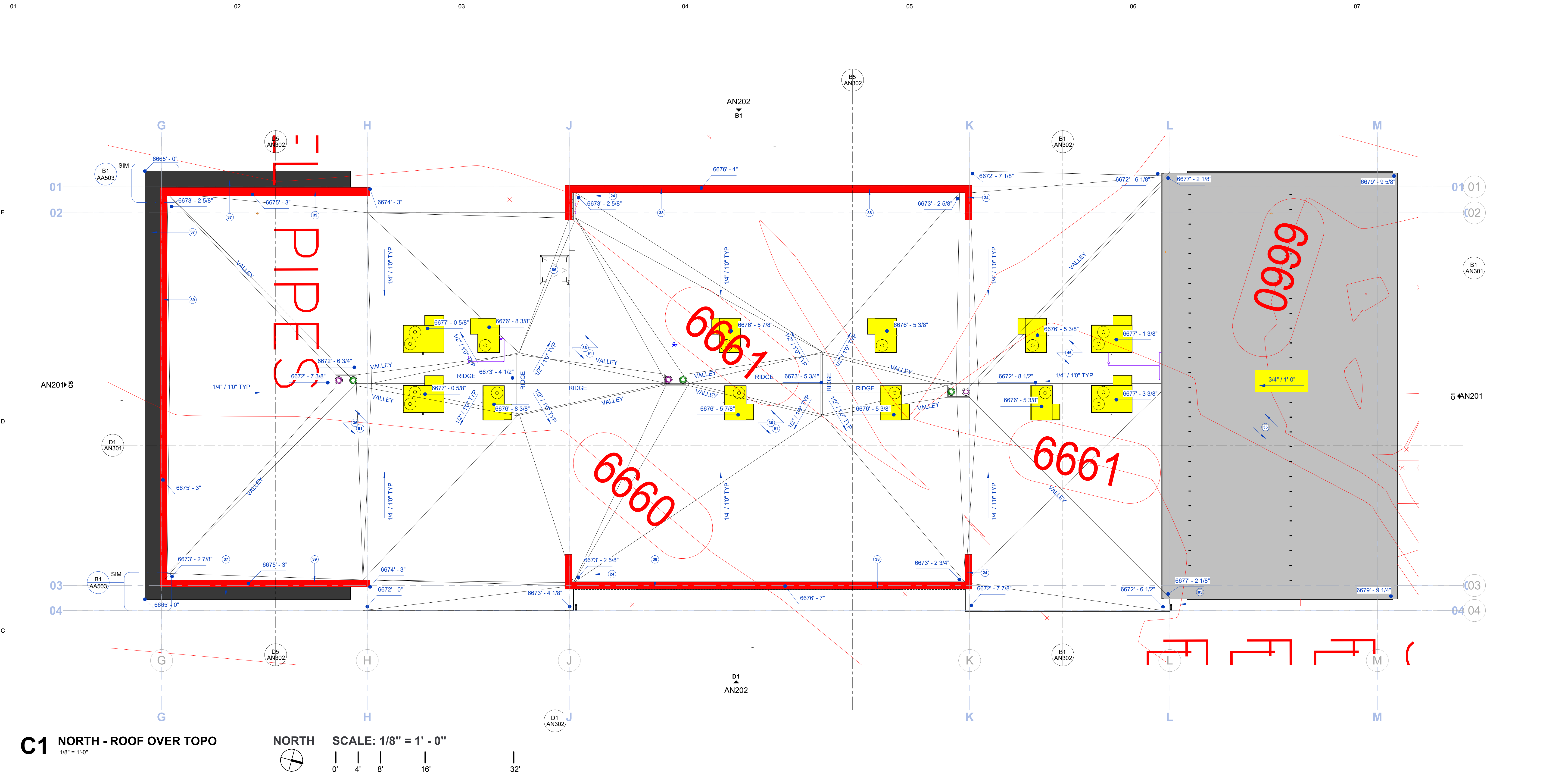
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Electrical **RACE**
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Riverton, UT 84065
enc@rncsl.com



STUDIO CROSSING RETAIL
AS103 SOUTH - ROOF PLAN



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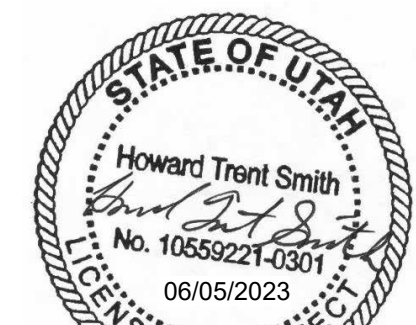
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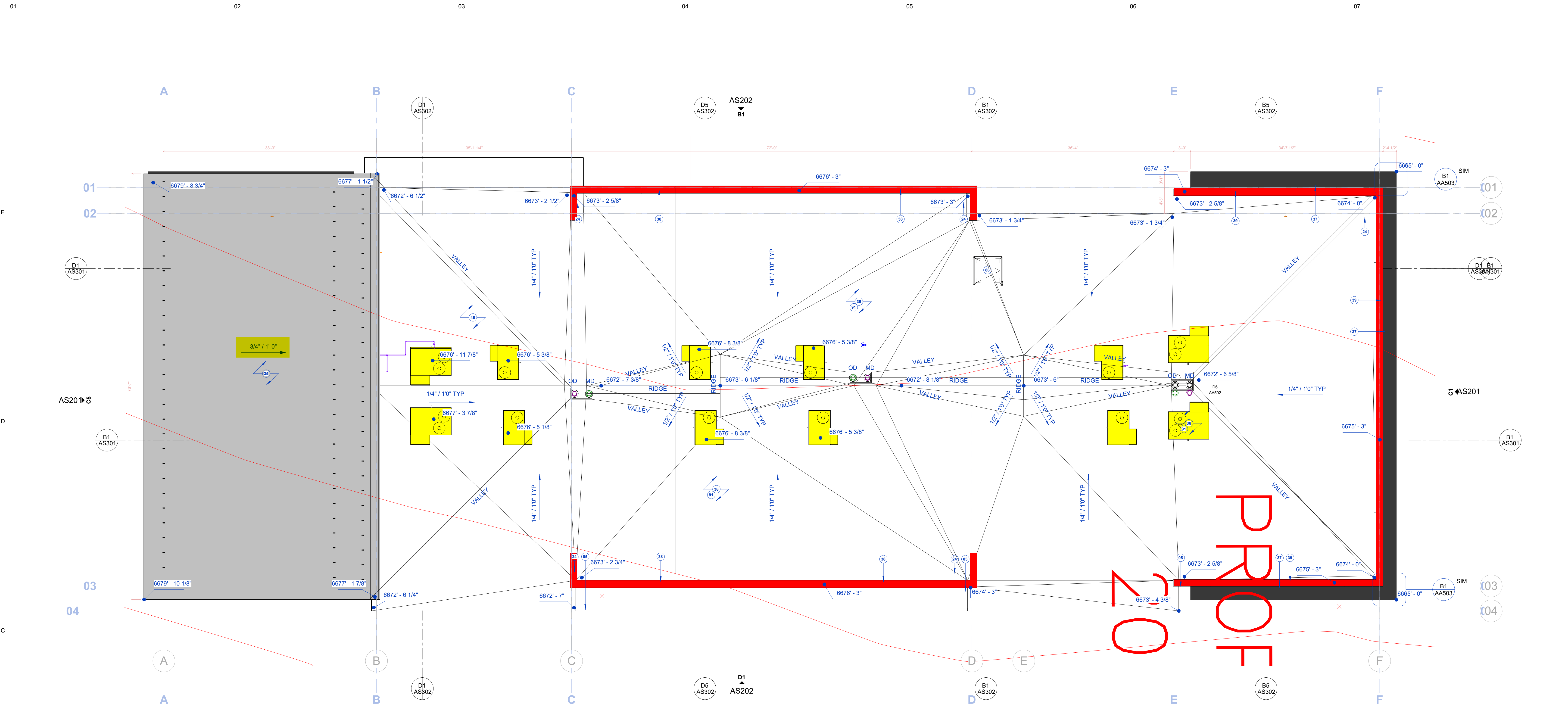
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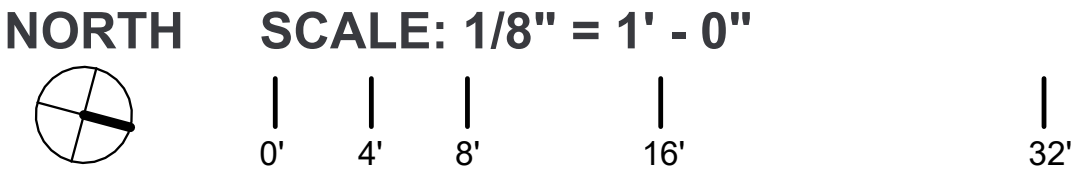
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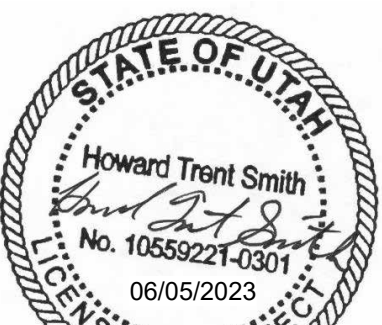
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- 24 REFER TO / COORDINATE WITH MECHANICAL FOR ON-ROOF MECHANICAL UNITS.
- 35 NEW METAL SEAM CELESTORY ROOF. REFER TO SECTIONS, AND DETAILS. CONTRACTOR TO ENSURE BUILT ROOF SLOPE MATCHES DRAWINGS.
- 36 CONTRACTOR TO FOLLOW MANUFACTURERS GUIDELINES FOR ROOFING MEMBRANE. REFER TO DETAILS.
- 37 EXTERIOR STEEL METAL AWNING, PAINTED WITH WEATHER RESISTENT EPOXY PAINT. SEE ELEVATIONS AND DIMENSIONS.
- 38 CONCRETE CORNICE, REFER TO WALL TYPES AND DETAILS.
- 39 BRICK AND CONCRETE CORNICE. REFER TO WALL TYPES AND DETAILS. COORDINATE WITH ARCHITECT ON FINAL DETAIL.
- 46 STEEL FLAT ROOF OVERHANG. REFER TO WALL SECTIONS AND STRUCTURAL.
- 86 INTEGRATED AND FLASHED ROOF HATCH SINGLE DOOR SYSTEM. SINGLE LEAF. CONTRACTOR TO INSTALL AND PROVIDE ALL FLASHING AND CURB REQUIRED FOR FUNCTIONING AND SAFE ACCESS, INCLUDING SAFETY RAILING AROUND HATCH.
- 91 LIGHT GRAY SINGLE PLY MEMBRANE ROOFING SYSTEM WITH CONTINUOUS TERMINATION BAR, PROVIDE SLOPED ROOFING INSULATION FOR CRICKETING TO DRAINS AS SHOWN



No.	Revision Description	Date
2	Addendum 02	04/03/2022
		4
Client	CRANDALL CAPITAL 4001 Kearns Blvd Park City, UT 84060	
Print Date	18/10/2024 3:26:31 PM	
Project Submission	CONFORMANCE	
Project Number	2237	
Drawn by	Jamie Ohls	
Checked by	Trent Smith	

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01
E
D
C
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02

03

04

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07

PARKING	
TOWNHOMES	60
CONDOS	63
RETAIL	131
MIXED USE	190
APARTMENTS	113
TOTAL PARKING:	557 STALLS

EV PARKING

PCMC 15-3-11.2 INFRASTRUCTURE: AN APPLICANT SHALL PROVIDE ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE FOR TWENTY PERCENT (20%) OF THE FIRST ONE HUNDRED (100) REQUIRED OFF-STREET PARKING SPACES FOR MULTI-UNIT DWELLINGS AND NON-RESIDENTIAL DEVELOPMENT AND FOR FIVE PERCENT (5%) OF OFF-STREET PARKING SPACES ABOVE ONE HUNDRED (100)

PCMC 15-3-11.3 ELECTRIC VEHICLE - READY: APPLICANTS ARE REQUIRED TO CONSTRUCT PRIVATE GARAGES FOR SINGLE-FAMILY DWELLINGS, DUPLEXES, AND TRIPLEXES THAT ARE ELECTRIC VEHICLE READY.

PCMC 15-3-11.3 INSTALLATION: AN APPLICANT SHALL INSTALL ELECTRIC VEHICLE CHARGING STATIONS FOR FIVE PERCENT (5%) OF REQUIRED OFF-STREET PARKING FOR MULTI-UNIT DWELLINGS AND NON-RESIDENTIAL DEVELOPMENT FOR THE FIRST 200 PARKING SPACES

PARKING(EXCLUDING TOWNHOMES & CONDOS):	434 STALLS
EV CHARGING REQUIRED:	10 STALLS
EV CHARGING PROVIDED:	10 STALLS
EV READY REQUIRED:	38 STALLS
EV READY PROVIDED:	38 STALLS

SITE LEGEND	
	EV READY PARKING
	EV CHARGER PARKING

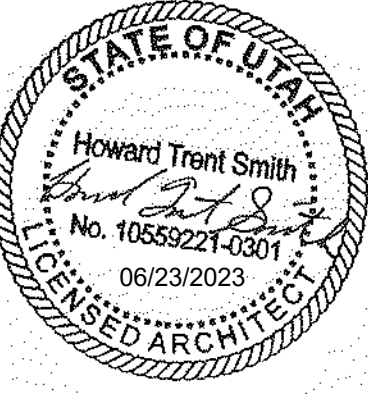
A1 OVERALL SITE PLAN

NORTH

SCALE: 1" = 40'



0' 20' 40' 100' 200'



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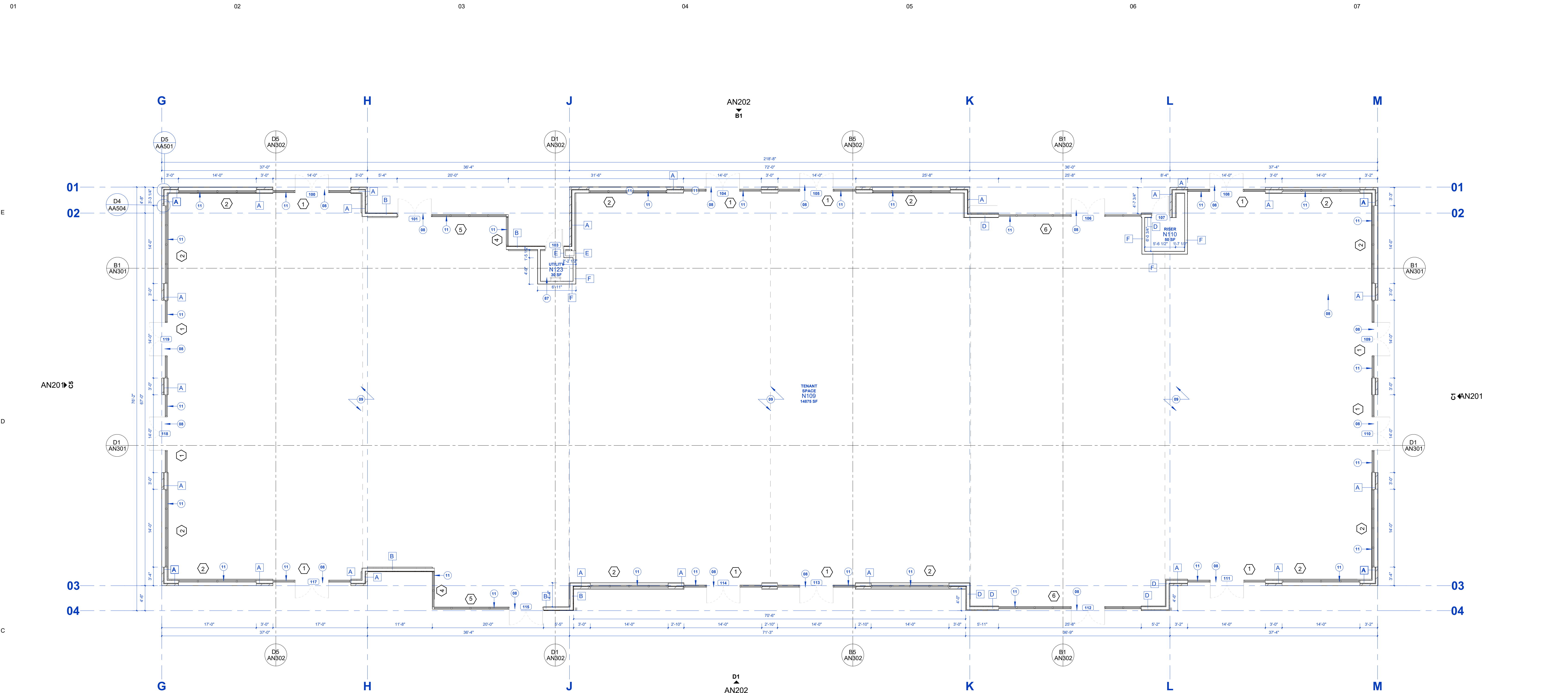
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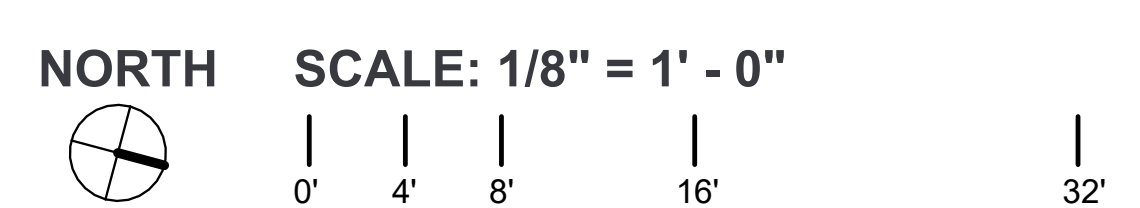
No.	Revision Description	Date
5	Addendum 05	07/18/2023
Client		
CRANDALL CAPITAL 4001 Kearns Blvd Park City, UT 84060		
Print Date		
12/19/2023 3:14:45 PM		
Project Submission		
ADDENDUM 2234		
Project Number		
Drawn by		
Checked by		
KYLE ROWBOTHAM TRENT SMITH		

OUTDOOR RECREATION CENTER

STUDIO CROSSING MIXED USE
A101 OVERALL SITE PLAN



C1 NORTH - ANNOTATED PLAN
1/8" = 1'-0"



GENERAL NOTES

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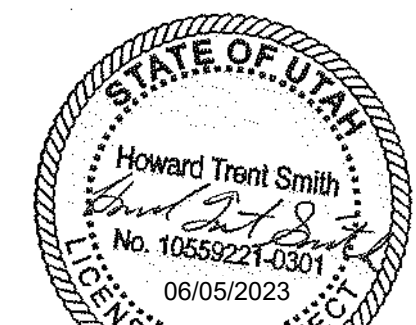
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FINISH NOTES

ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION. CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE. EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECEIVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

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 - 08 SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
 - 09 CONTRACTOR TO ENSURE PROPER SHORING FOR FOOTING AND FOUNDATION WALL. REFER TO STRUCTURAL.
 - 11 NEW STOREFRONT. REFER TO WINDOW ELEVATIONS AND WINDOW SCHEDULE. REFER TO DETAILS. WINDOW DECAL FOR INDIVIDUAL COMMERCIAL UNIT ADDRESSES APPLIED WHERE APPLICABLE.
 - 25 PREPPED THROUGH GRAVEL FILLED BELOW FUTURE SLAB. PROVIDE REINFORCING REBAR FOR FUTURE SLAB INSTALLATION
 - 87 FIELD MEASURED AND INSTALLED ACCESS LADDER, RUNGS AND LADDER RAILS PER CODE. FACTORY PAINTED IF POSSIBLE TO ENSURE QUALITY FINISH



No.	Revision Description	Date
2	Addendum 02	04/03/2022
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Print Date	10/17/2024 5:33:19 PM	
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Drawn by	Jamie Ochs	
Checked by	Trent Smith	

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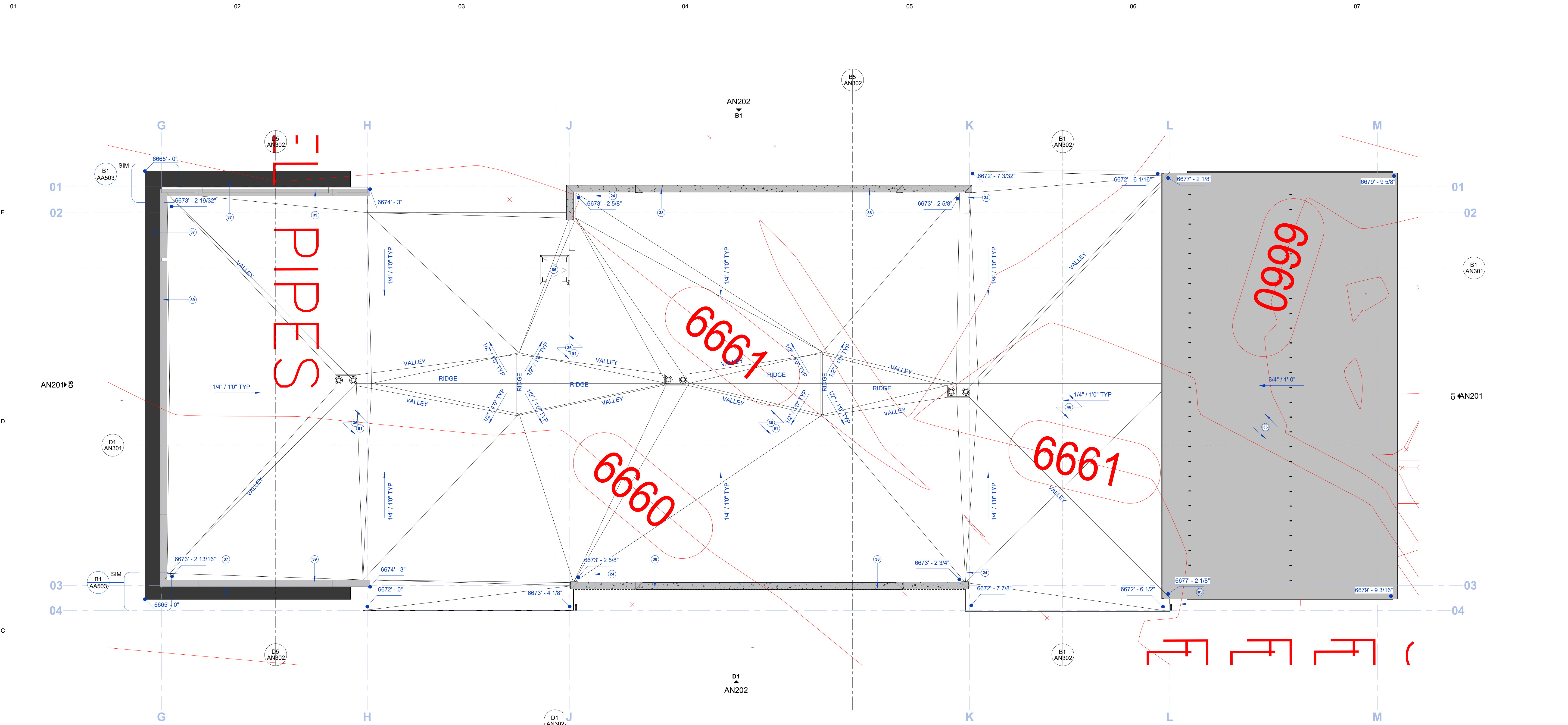
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C1 NORTH - ROOF OVER TOPO
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SCALE: 1/8" = 1' - 0"

0' 4' 8' 16' 32'

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Print Date **9/18/2024 1:23:24 PM**
Project Submission **CONFORMANCE**
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Drawn by **Jamie Ohls**
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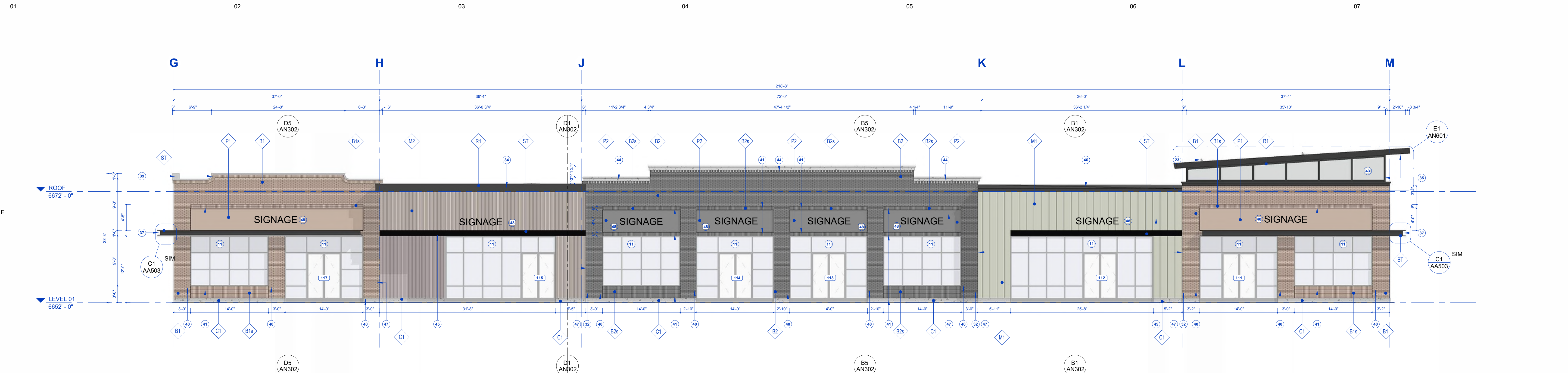
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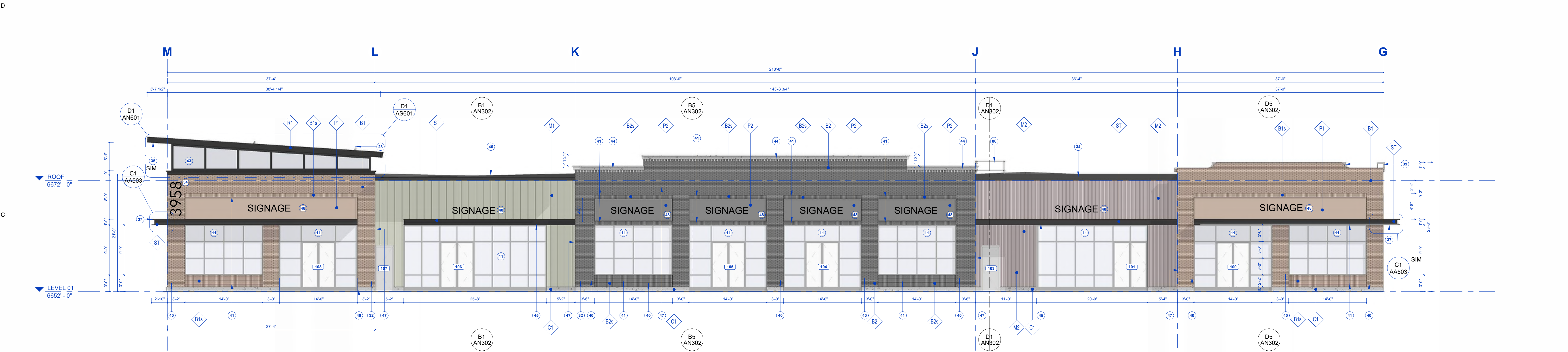
STUDIO CROSSING RETAIL

N100 NORTH - ROOF OVER TOPO

Page 31 of 34



D1 NORTH - EAST ELEVATION
1/8" = 1'-0"



B1 NORTH - WEST ELEVATION
1/8" = 1'-0"

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DOOR NOTES

THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF ALL DOORS AND FRAMES. FIELD MEASURE BUILT CONDITIONS PRIOR TO FABRICATION AT ALL CONDITIONS. DUE TO BEING USED MULTIPLE TIMES, SOME DOOR DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED OR TURNED FROM THE DIRECTION SHOWN ON THE FLOOR PLANS. THE INTENT OF THE DETAIL IS TO BE FOLLOWED BUT SWING SHOULD MATCH FLOORPLANS. CONSULT ARCHITECT AT ALL LOCATIONS IN QUESTION OR DISCREPANCY.

ALL EXIST ACCESS DOORS AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED. COORDINATE WITH ARCHITECT IF ANY DISCREPANCY ARISES PRIOR TO ORDER AND FABRICATION. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF NINETY DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF TWELVE DEGREES SHALL BE FIVE SECONDS MINIMUM.

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE REQUIRED FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC DOORS, POWER ASSISTED DOORS, AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

ELEVATION NOTES

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

0' 4' 8' 16'

STATE OF UTAH
Seal of Howard Trent Smith, Licensed Architect, No. 10559224-0301, dated 06/05/2023.

No.	Revision Description	Date
2	Addendum 02	04/03/2023
4		

Client: **CRANDALL CAPITAL**
4001 Kearns Blvd
Park City, UT 84060

Print Date: **5/17/2024 5:33:50 PM**
Project Submission: **CONFORMANCE**
Project Number: **2237**

Drawn by: **Jamie Ohls**
Checked by: **Trent Smith**

Architect: **MODERN OUT WEST**
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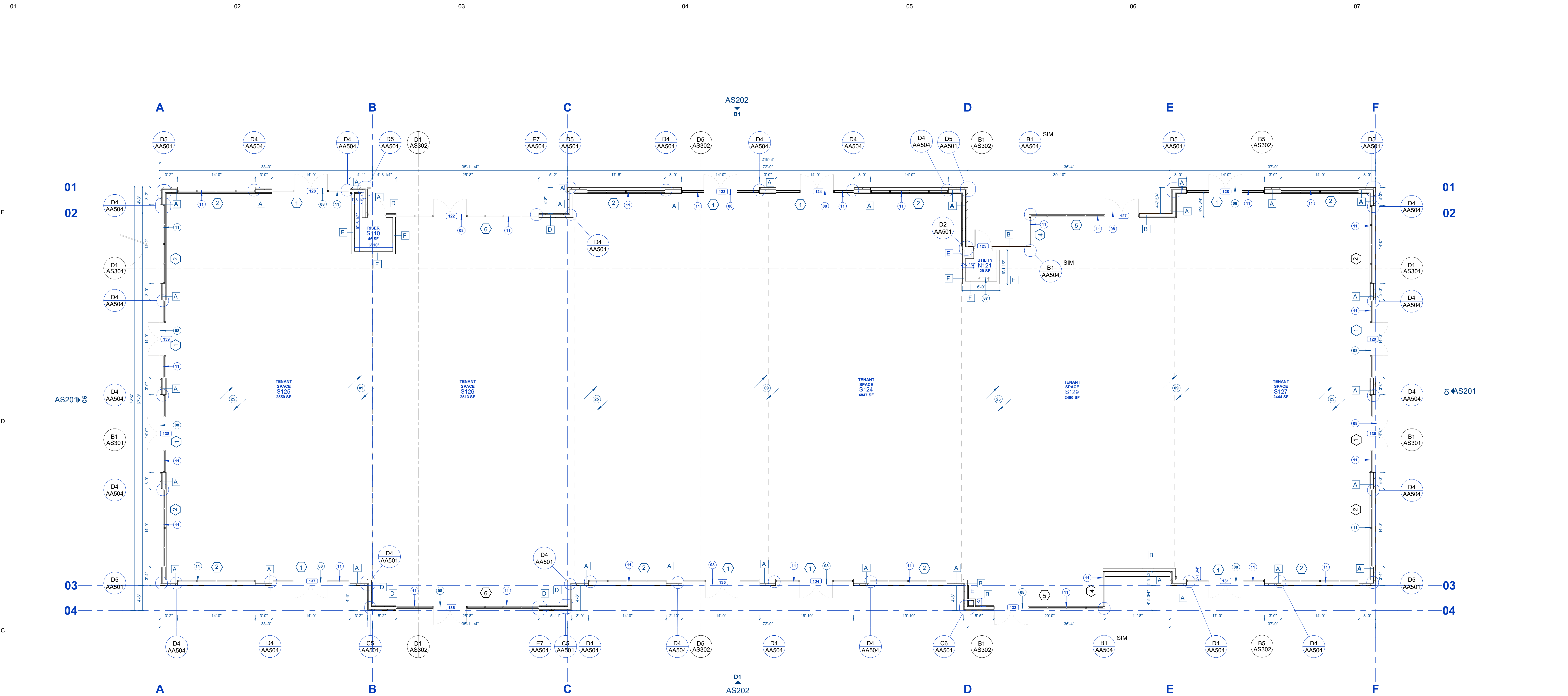
Civil: **DOMINION ENGINEERING**
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Landscape: **GREAT BASIN ENGINEERING**
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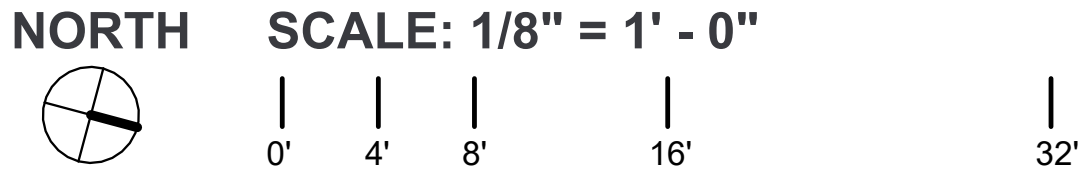
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Electrical: **RACE**
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Riverton, UT 84065
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C1 SOUTH - ANNOTATED PLAN
1/8" = 1'-0"



B GENERAL NOTES

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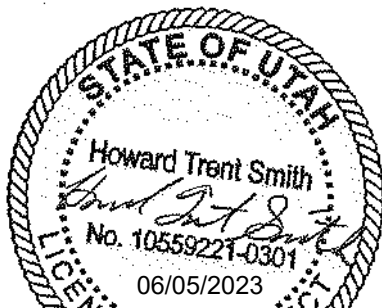
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FINISH NOTES

ALL SURFACES TO BE OF A LIKE-NEW FINISH AT END OF CONSTRUCTION. CONTRACTOR TO ENSURE ALL SURFACES ARE CLEANED THOROUGHLY PRIOR TO TENANT OCCUPYING THE SPACE. EXPOSED METAL HANDRAILS, GUARDRAILS, SUPPORTS, STRUCTURE, DUCTWORK, PIPING, ETC. NOT NOTED AS STAINLESS STEEL TO BE PAINTED. COORDINATE COLOR SELECTIONS WITH ARCHITECT. SURFACE MUST BE PREPPED PROPERLY TO RECIEVE PAINT TO MINIMIZE CHIPPING AND FLAKING OF PAINTED SURFACE.

KEYNOTES

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- 08 SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- 09 CONTRACTOR TO ENSURE PROPER SHORING FOR FOOTING AND FOUNDATION WALL. REFER TO STRUCTURAL.
- 11 NEW STOREFRONT. REFER TO WINDOW ELEVATIONS AND WINDOW SCHEDULE. REFER TO DETAILS. WINDOW DECAL FOR INDIVIDUAL COMMERCIAL UNIT ADDRESSES APPLIED WHERE APPLICABLE.
- 25 PREPPED THROUGH GRAVEL FILLED BELOW FUTURE SLAB. PROVIDE REINFORCING REBAR FOR FUTURE SLAB INSTALLATION.
- 87 FIELD MEASURED AND INSTALLED ACCESS LADDER, RUNGS AND LADDER RAILS PER CODE. FACTORY PAINTED IF POSSIBLE TO ENSURE QUALITY FINISH



No.	Revision Description	Date
2	Addendum 02	04/03/2022
		4
Client	CRANDALL CAPITAL 4901 Kearns Blvd Park City, UT 84060	
Print Date	9/17/2024 5:33:52 PM	
Project Submission	CONFORMANCE	
Project Number	2237	
Drawn by	Jamie Ochs	
Checked by	Trent Smith	

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E

D

C

B

A

01

02

03

04

05

06

07

C1 SOUTH - NORTH ELEVATION

1/8" = 1'-0"

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

0' 4' 8' 16' 32'

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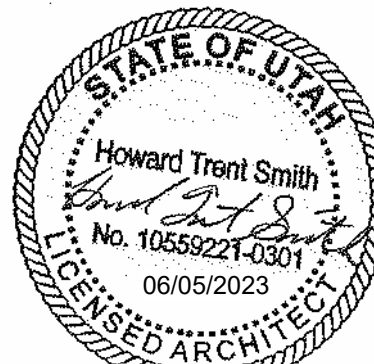
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No.	Revision Description	Date
2	Addendum 02	04/03/2022
4		

Client: CRANDALL CAPITAL
4001 Kearns Blvd
Park City, UT 84060

Print Date: 9/17/2024 5:34:02 PM
Project Submission: CONFORMANCE
Project Number: 2237

Drawn by: Jamie Ohls
Checked by: Trent Smith

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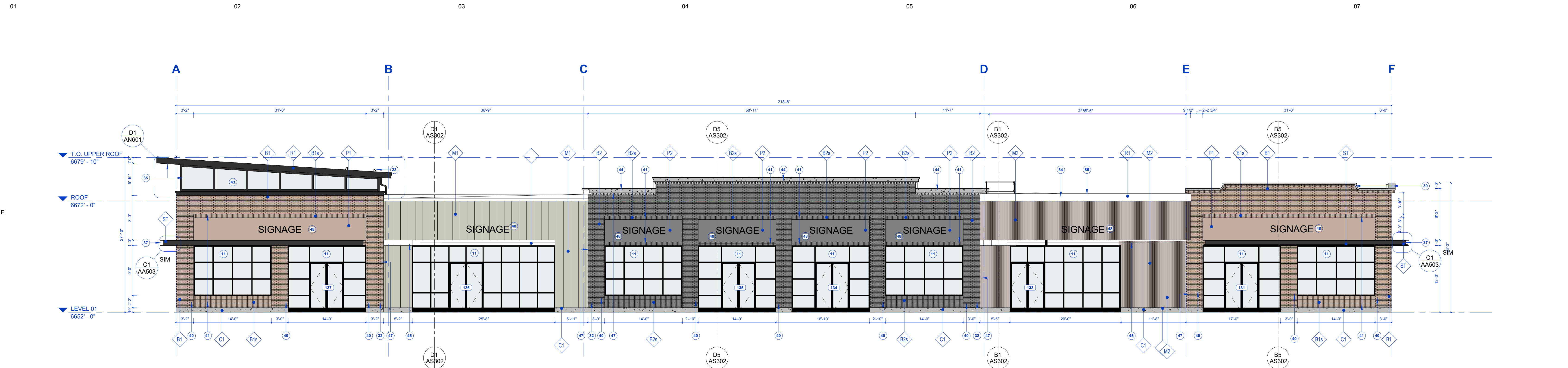
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Structural: MJ STRUCTURAL
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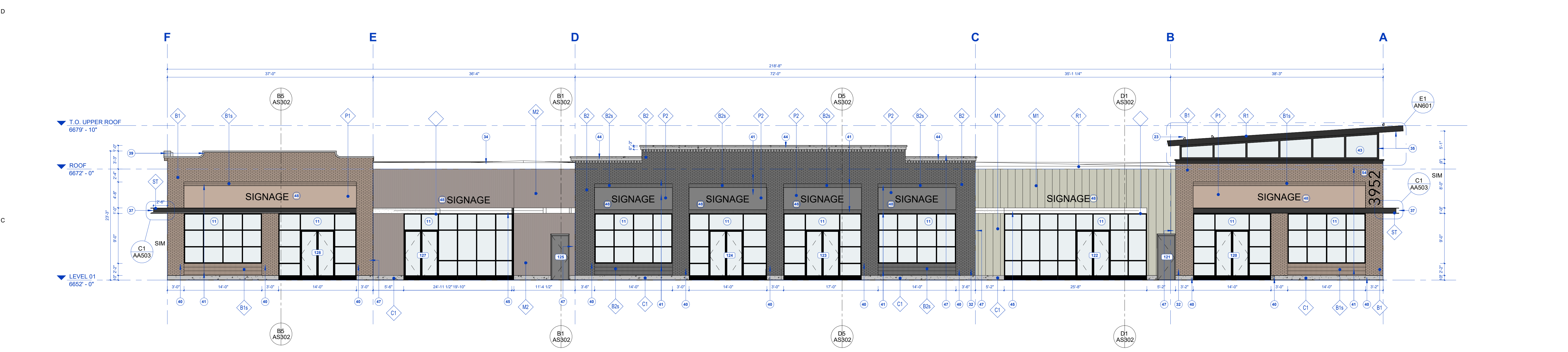
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STUDIO CROSSING RETAIL
AS201 SOUTH - NORTH & SOUTH
ELEVATION
Page 34 of 34



D1 SOUTH - EAST ELEVATION
1/8" = 1'-0"



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34 ARCHITECTURAL PARAPET CAP BREAK METAL IN 8'-0" SEAMED CONNECTION SECTIONS OR LONGER. CONTINUOUS TERMINATION BAR AND MEMBRANE FLASHING TIE-IN. COORDINATE WITH ARCHITECT ON FINAL DETAIL.

35 NEW METAL SEAM CELESTORY ROOF. REFER TO SECTIONS, AND DETAILS. CONTRACTOR TO ENSURE BUILT ROOF SLOPE MATCHES DRAWINGS.

37 EXTERIOR STEEL METAL AWNING. PAINTED WITH WEATHER RESISTENT EPOXY PAINT. SEE ELEVATIONS AND DIMENSIONS.

39 BRICK AND CONCRETE CORNICE. REFER TO WALL TYPES AND DETAILS. COORDINATE WITH ARCHITECT ON FINAL DETAIL.

40 BRICK VENEER RUNNING BOND. REFER TO WALL TYPES.

41 BRICK VENEER SOLDIER COURSE. REFER TO WALL TYPES.

43 NEW CELESTORY WINDOWS. REFER TO STRUCTURAL FOR CELESTORY ROOF INFORMATION.

44 DECORATIVE CONCRETE CORNICE. REFER TO WALL TYPES AND DETAILS. COORDINATE WITH ARCHITECT ON FINAL DETAIL.

45 NEW C-CHANNEL FLANGE LINTEL. REFER TO DETAILS, WALL SECTIONS, AND STRUCTURAL.

46 STEEL FLAT ROOF OVERHANG. REFER TO WALL SECTIONS AND STRUCTURAL.

47 CONTRACTOR TO USE PROPER FLASHING AT EVERY JUNCTION WHERE FACADE MATERIAL CHANGES. REFER TO DETAILS AND WALL SECTIONS.

48 NEW BACKLIT ALUMINUM CHANNEL LETTERING SIGNAGE PER TENANT. COORDINATE WITH OWNER AND TENANT FOR EXACT LOCATION, DESIGN, AND LIGHTING PREFERENCES. COORDINATE WITH ELECTRICAL.

54 EXTERIOR BLACK METAL CHANNEL SIGNAGE WITH BUILDING NUMBER. SIZE AND FONT TO BE APPROVED BY ARCHITECT.

86 INTEGRATED AND FLASHED ROOF HATCH SINGLE DOOR SYSTEM, SINGLE LEAF. CONTRACTOR TO INSTALL AND PROVIDE ALL FLASHING AND CURB REQUIRED FOR FUNCTIONING AND SAFE ACCESS, INCLUDING SAFETY RAILING AROUND HATCH.

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

0' 4' 8' 16'

STATE OF UTAH
Howard Trent Smith
Professional Architect
No. 10559221-0301
06/05/2023

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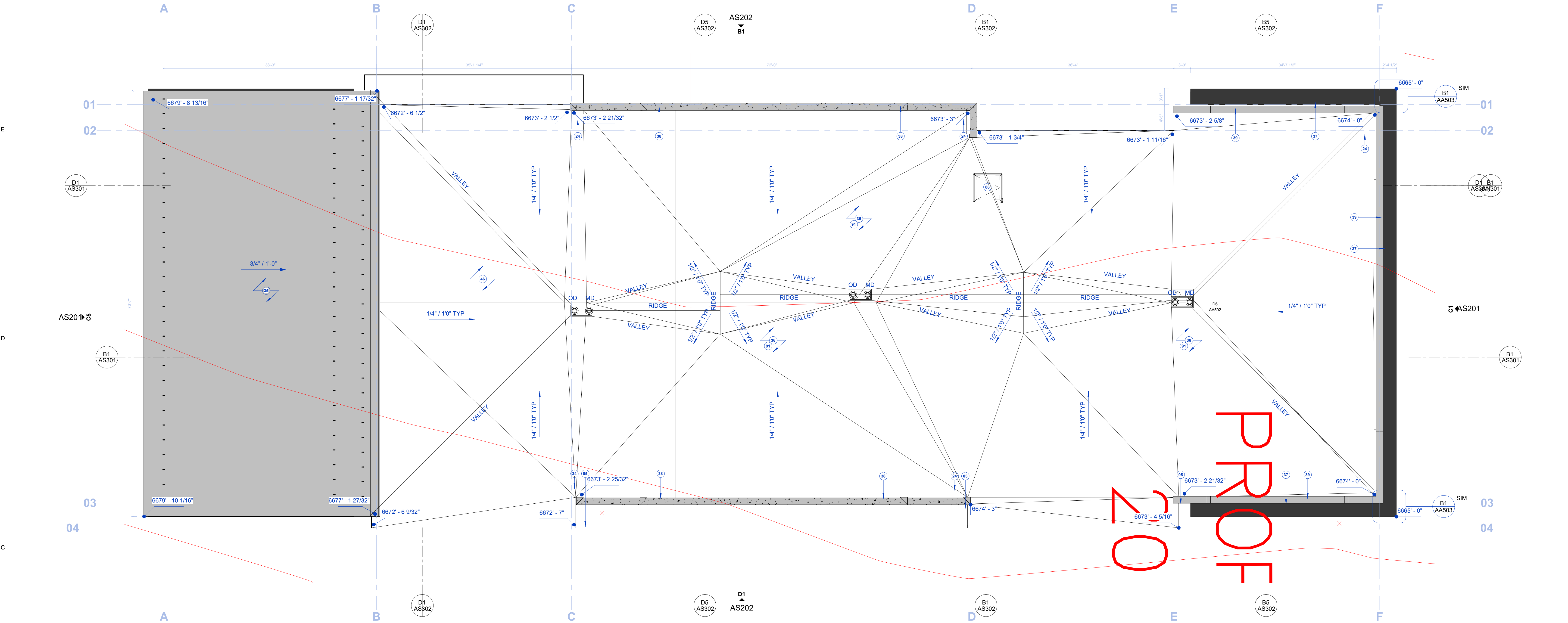
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Client **CRANDALL CAPITAL**
4091 Kearns Blvd
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Print Date **9/17/2024 5:34:06 PM**
Project Submission **CONFORMANCE**
Project Number **2237**

Drawn by **Jamie Ohls**
Checked by **Trent Smith**



C1 SOUTH - ROOF OVER TOPO

NORTH
SCALE: 1/8" = 1' - 0"
0' 4' 8' 16' 32'

B GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES BEFORE SUBMITTING BIDS OR PROCEEDING WITH THE CONSTRUCTION WORK. IF A CONFLICT OF CONSTRUCTABILITY EXISTS, REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK. CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED, INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN TRADE DRAWINGS.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS. ANY AND ALL DISCREPENCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

ROOF NOTES

DO NOT BEGIN WORK WITHOUT HOLDING A PRE-ROOFING CONFERENCE. NOTIFY ARCHITECT, ROOFING MANUFACTURE, INSTALLER, SHEET METAL SUBCONTRACTOR AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK.

THE ROOFING SUPPLIER, MANUFACTURE AND INSTALLER SHALL REVIEW, ALL ROOFING DETAILS AND ADVISE ARCHITECT ON ANY RECOMMENDED CHANGES. THE CONTRACTOR IS TO PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC. MINIMUM SLOP AT ALL CRICKET VALLEYS SHALL BE 1/4" PER FOOT. DO NOT SCALE PLANS FOR CRICKET DIMENSIONS. ALL CRICKET SLOPES SHALL BE ACHIEVED IN ACCORDANCE WITH ROOFING MANUFACTURES REQUIREMENTS.

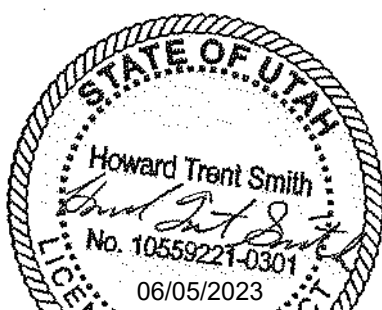
PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PREMANUFACTURED CURBS SEPARATE ALL DISSIMILAR METALS WITH BITUMINOUS COATINGS OR OTHER METHODS ACCEPTABLE TO THE ARCHITECT. FLASHING DETAILS SHALL BE IN STRUCT COMPLIANCE APPROVED ROOFING MANUFACTURES STANDARDS FOR APPLICATION AND SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) TECHNICAL MANUAL.

ALL SCUPPERS SHALL BE CONSTRUCTED WITH FOR FULL SIDES, WITH FLANGES THROUGH THE THICKNESS OF THE WALL, FORMING A COMPLETE 'SLEEVE' THROUGH THE WALL, UNLESS DETAILS SHOW OTHERWISE PROVIDE FLASHING PER ROOF MANUFACTURE'S STANDARD DETAILS AT ALL ELECTRICAL CONDUIT, HVAC LINES, ETC.

THE CONTRACTOR AND ALL SUBTRADES SHALL EXERCISE THE NECESSARY CARE TO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANE REFER TO CIVIL DRAWINGS FOR SPLASH BLOCKS & TRENCH DRAINS PROVIDE WALKWAYS PADS AT EACH MECHANICAL UNIT & ROOF HATCH.

KEYNOTES

- 05 POWDER COATED OR FACTORY FINISHED BLACK METAL DOWNSPOUTS WHERE OCCUR, INCLUDING ALL FLASHING, ATTACHMENT, AND CONCEALED FASTENERS, WRAPPED IN HEAT TAPE AT EVERY ROOF TO DOWNSPOUT CONDITION
- 24 REFER TO / COORDINATE WITH MECHANICAL FOR ON-ROOF MECHANICAL UNITS.
- 35 NEW METAL SEAM CELESTORY ROOF. REFER TO SECTIONS, AND DETAILS. CONTRACTOR TO ENSURE BUILT ROOF SLOPE MATCHES DRAWINGS.
- 36 CONTRACTOR TO FOLLOW MANUFACTURERS GUIDELINES FOR ROOFING MEMBRANE. REFER TO DETAILS.
- 37 EXTERIOR STEEL METAL AWNING, PAINTED WITH WEATHER RESISTENT EPOXY PAINT. SEE ELEVATIONS AND DIMENSIONS.
- 38 CONCRETE CORNICE, REFER TO WALL TYPES AND DETAILS.
- 39 BRICK AND CONCRETE CORNICE. REFER TO WALL TYPES AND DETAILS. COORDINATE WITH ARCHITECT ON FINAL DETAIL.
- 46 STEEL FLAT ROOF OVERHANG. REFER TO WALL SECTIONS AND STRUCTURAL.
- 86 INTEGRATED AND FLASHED ROOF HATCH SINGLE DOOR SYSTEM. SINGLE LEAF. CONTRACTOR TO INSTALL AND PROVIDE ALL FLASHING AND CURB REQUIRED FOR FUNCTIONING AND SAFE ACCESS, INCLUDING SAFETY RAILING AROUND HATCH.
- 91 LIGHT GRAY SINGLE PLY MEMBRANE ROOFING SYSTEM WITH CONTINUOUS TERMINATION BAR, PROVIDE SLOPED ROOFING INSULATION FOR CRICKETING TO DRAINS AS SHOWN



No.	Revision Description	Date
2	Addendum 02	04/03/2023
		4
Client	CRANDALL CAPITAL 4001 Kearns Blvd Park City, UT 84060	
Print Date	9/18/2024 1:23:26 PM	
Project Submission	CONFORMANCE	
Project Number	2237	
Drawn by	Jamie Ohls	
Checked by	Trent Smith	

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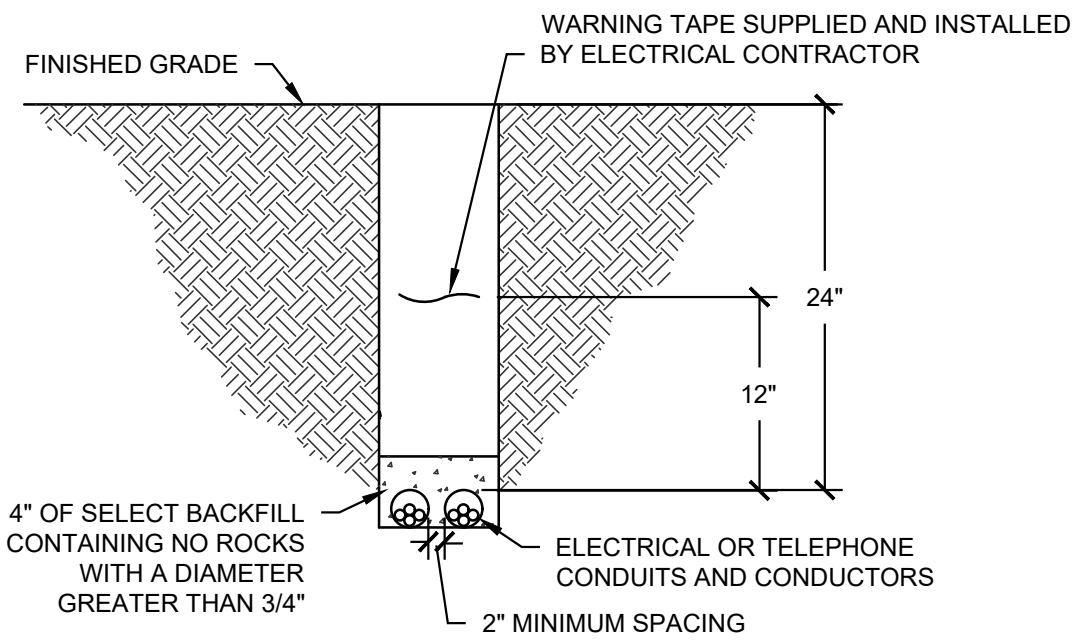
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STUDIO CROSSING RETAIL
\$100 SOUTH - ROOF OVER TOPO
Page 36 of 34





This architectural floor plan depicts a large, rectangular room with a central area labeled "GRAY SHELL 100". The room is defined by a perimeter of windows and doors, with various annotations indicating window types, door locations, and structural elements.

Window and Door Annotations:

- OW1 @9'-0"**: Numerous windows are labeled with this specification, indicating a height of 9 feet 0 inches.
- EX**: Indicates exterior doors or exits.
- OWE**: Likely stands for "Outside Wall Element" or similar, marking specific wall sections.
- SL2**: Structural line 2, indicating a specific wall or partition.
- HPN-1**: Horizontal Partition 1, indicating a horizontal wall or partition.
- HPN-3 VIA TIMECLOCK**: Horizontal Partition 3, indicating a horizontal wall or partition.

Inset Detail:

A detailed inset shows a window unit labeled "SL1E" with a "TYP 3" (Typical 3) note, indicating a standard window type. The inset also shows a "1" and "2" in circles, likely indicating specific window components or dimensions.

Room Features:

- GRAY SHELL 100**: The central area of the room, possibly a shell or a specific material finish.
- Structural Lines**: Various lines (SL2, HPN-1, HPN-3) define the room's layout and partitions.
- Exterior Elements**: The "EX" annotations mark the exterior walls and doors.

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



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ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2332 West 12600 South Suite F, Riverton, UT 84065
(801) 566-0503 www.rmceut.com Project # 2316



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[illegible]

D

C

B

A

OP3 POLE & BASE



555 Lawrence Avenue | Roselle, IL 60172 | P 847.888.3400 | www.sternberglighting.com
CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

ARM NUMBER OF ARMS: 1
Number of Arms: One Arm (1)

ARM ARM MOUNTED FIXTURE: 1521LED
1521 Omega decorative downlight fixture features a spun aluminum bell styled shade with a flared or rounded edge. An aluminum casting is attached to the upper portion of the bell shade to allow coupling to multiple arms. Fixture features sealed and rotatable optics. Available with flat, sag, clear or frosted glass.
Shade Style & Mounting: Round (R) (-R)

LIGHT SOURCE: -16L40T3-MDL018-SV1
SEE LIGHT FIXTURE SCHEDULE FOR ACTUAL LIGHT FIXTURE SPECIFICATIONS.
Array: 16 LEDs, 80W for MD_018 (16L)
Color Temp: 4000K (40)
Distribution: Type 3 (T3)
Driver: Multi-Volt Dimmable Low-Range Driver, 120-277V, 180mA (MDL018)
Lens: Flat Soft Vue Light Diffused Acrylic (SV1)

ARM: 480HPM
Bracket scales 18 1/2" high x 17 3/4" wide.

POLE: 3416PP5-188
The 18" diameter cast 305 aluminum alloy base and aluminum shaft shall be a one-piece construction. The pole shall be U.L. or E.T.L. listed in U.S. and Canada. All pole heights to have a tolerance of a 2"
Model: 3400 Georgetown for 5" Pole Shafts (34)
Height: 16 Ft (16)
Shaft Type: Fluted Straight 5 inch, 6061-T6 Aluminum Alloy (FP5)
Gauge: 0.188" (188)

POLE CAP: BCC
2" Bell Center Cap - BCC

FINISH: BK
Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse corrosion water rinsing, and non-chrome sealing to ensure corrosion resistance.

Wind Load Evaluation
This assembly, as configured, MEETS AASHTO requirements for wind loading
Wind Speed: 90 mph
Gust Factor: 1.14

SEE DRAWINGS FOR POLE HEIGHT REQUIREMENTS. RE-CALCULATE AS NEEDED.

Arms and Accessory 480HPM Orientation 180°

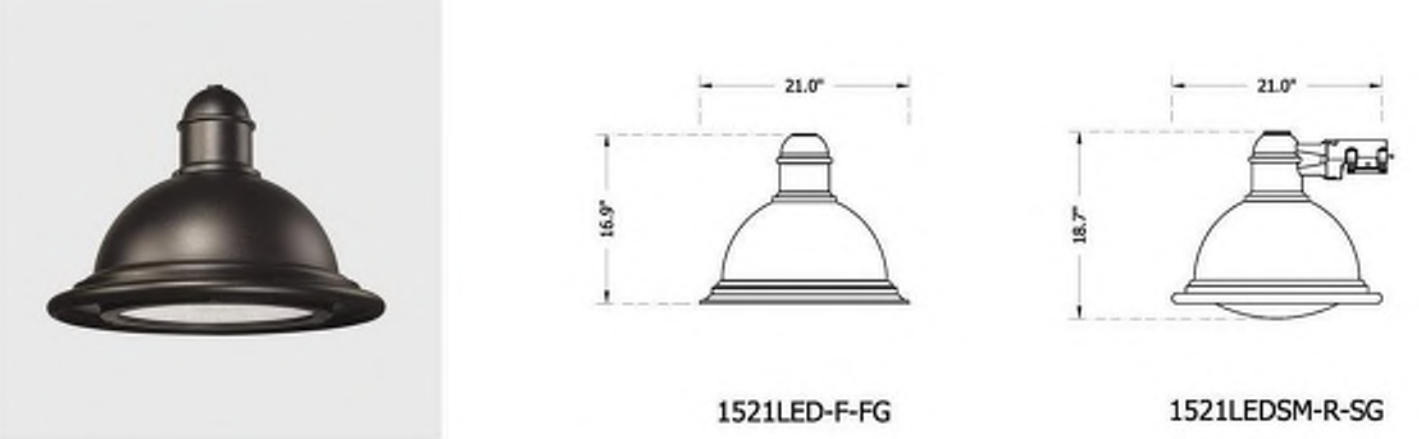
(4) 1/2" X 18" Anchor Bolts, 1/2" Bolt Circle, Diamond pattern

Access Door Orientation: 0°
Street Side Orientation: 180°

Job Name: Tenny's Customer Signature: Drawing #29772
Job Location: Utah Date: 2019/08/27 1 of 2

Specification Sheet

Project Name _____ Qty _____
Type **OP3** Catalog / Part Number _____



Distribution Type
Type 2 Type 3 Type 4 Type 5

CCT - Color Temperature (K)
2,700K 3,000K 3,500K 4,000K 5,000K

7 Year Warranty

IP Rating
IP 65

Certifications
UL LISTED

omega™ 1521LED Small

Description
The 1521 LED Omega™ is a decorative and energy efficient downlight fixture with a spun aluminum bell styled dome. The luminaire has a gasketed hinged door for tool-less driver and LED access. Offered in a variety of mounting configurations, wattages, CCT's and distribution types makes this product the premier option for any Urban, Roadway or Area-Light application.
EPA: 72 (P)
WEIGHT: 27 LBS

Features

Mounting Configuration
1W: Wall Mount
2A: 2 Arm Mount @ 180°
3A: 3 Arms @ 120°
4A: 4 Arms @ 90°
2AM: 2 Arm Mid-Mount @ 180°
CH44: Chain Hung
1A: 1 Arm Mount
2AR: 2 Arm Mount @ 90°
3AR: 3 Arms @ 90°
1AM: 1 Arm Mid-Mount
SH44: Stem Hung
CAT: CAT Catenary

Optional Control Receptacle
R7: 7-Pin control receptacle only

Optional Control
PE: Twist-Lock Photocontrol (120V-277V)
PE4: Twist-Lock Photocontrol (347V-480V)
SC: Shorting Cap
PEC: Electronic Button Photocontrol (120V-277V)
PEC4: Electronic Button Photocontrol (480V)

Optional Fuse
FHD: Double Fuse and Holder

Optional Hangstraight
HSHS: Standard Horizontal Hangstraight, Spike Finish
HSHN: Standard Horizontal Hangstraight, No Finish
HSHB: Standard Horizontal Hangstraight, Ball Finish
EZ: Vertical Hangstraight, Large, "EZ" Mount

Optional House Side Shield
HSS: 120° House Side Shield
BLOC: Back Light Optical Control

Optional Fixed Dimming Resistor Board
FDRB: Fixed Dimming Resistor Board

Sternberg Lighting
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sternberglighting.com
1 847 888 3400
www.sternberglighting.com/products/279
Sternberg Lighting reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
1 / 8
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D-Series Size 1 LED Area Luminaire

dseries

Specifications
EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.25" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBX0

Series	LEDs	Color temperature (°K)	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 P10 P12 P11 P13	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T15 Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare T4M Type IV medium T4LG Type IV low glare TETM Forward throw medium	TSM Type V medium TSLG Type V low glare TSW Type V wide BLC1 Type II backlight corner BLC4 Type IV backlight corner LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT (120V-277V) ¹ XVOLT (347V-480V) ^{1,2} XVOLT (277V-480V) ^{1,2}
	Shipped included SPA Square pole mounting (85 drilling) RPA Round pole mounting (85 drilling) SPAS Square pole mounting (45 drilling) RPAS Round pole mounting (45 drilling) SPABN Square narrow pole mounting (85 drilling) WBPA Wall bracket MA Mast arm adapter (mounts on 2.50" OD horizontal brace)					

Control options

Shipped installed
NLTAIR2 PIRHN nLight All gen 2 enabled with bi-level motor / ambient sensor, 8-47" mounting height, ambient sensor enabled at 26" ±0.25"
PIR High flow, motion/ambient sensor, 8-47" mounting height, ambient sensor enabled at 26" ±0.25"
PER NEMA twist-lock receptacle only (controls ordered separately)¹
PER5 Five-pin receptacle only (controls ordered separately)^{1,2}

Other options
PER7 Seven-pin receptacle only (controls ordered separately)^{1,2}
FAO Field adjustable output^{1,2}
BL30 Bi-level switched dimming, 30%^{1,2}
BL50 Bi-level switched dimming, 50%^{1,2}
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)¹
DS Dual switching^{1,2}

Shipped separately
EGR External Glass Shield (reversible, field install required, matches housing finish)
BS08 Bist Spikes (field install required)

Finish options
DDBX0 Dark Bronze
DBLX0 Black
DNAX0 Natural Aluminum
LXW White
DDBTDX Textured dark bronze
DBLBDX Textured black
DNATDX Textured natural aluminum
DWHGDX Textured white

APPLICATION
A decorative cylinder lighting fixture is ideal for applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Wall or Cable.
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.
- Separate models available for our remote driver platforms of IRD and CentralDrive™ (see below).

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz
- 0-10V 1% (linear) and forward/reverse phase (120V) dimming. Other options listed on page 3, CR = 80. Available in 90 CRI.
- Available with **Intertek™** high-fidelity, lumen-centric lighting technology.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35 °C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling concave, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available. [Link to IRD Options](#)

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement. [Link to Central Drive Options](#)

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options. [Link to Remote Driver Fixtures](#)

Pathway Lighting
Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCB28.5 022422

WST LED Architectural Wall Sconce

Specifications
Luminaire
Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 mm)
Weight: 20 lbs (9.1 kg)

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTDX

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT ¹ 277 ² 120 ² 347 ² 208 ² 480 ² 240 ²	Shipped included (Blank) Surface mounting bracket PBBW Premium surface-mounted back box ¹ Shipped separately 8BW Surface-mounted back box ¹

Options

NLTAIR2 PIR	nLight All gen 2 enabled motion/ambient sensor for 8-15" mounting heights ^{1,2}	E7WC	Emergency battery backup, CA Title 20 Noncompliant (incl. 7W) ¹	DDBX0	Dark Bronze
NLTAIR2 PIR	nLight All gen 2 enabled motion/ambient sensor for 15-30" mounting heights ^{1,2}	E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ¹	DBLX0	Black
PE	Photoelectric ctrl. button type ¹	E20WH	Emergency battery pack 10W constant power, Certified in CA Title 20 MALSBS ¹	DNAX0	Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separately) ¹	E20WK	Emergency battery pack 20W 18W constant power, Certified in CA Title 20 MALSBS ¹	DWHAD	White
PER5	Five-wire receptacle only (controls ordered separately) ¹	E21WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{1,2,3}	DSX0	Sandstone
PIR	Motion/Ambient Light Sensor, 8-15" mounting height ^{1,2}	LCE	Left side conduit entry ¹	DDBTDX	Textured dark bronze
PIR5	Motion/Ambient sensor, 8-15" mounting height, ambient sensor enabled at 16" ±0.25"	RE	Right side conduit entry ¹	DBLSDX	Textured black
PIR5FCV	Motion/Ambient sensor, 8-15" mounting height, ambient sensor enabled at 16" ±0.25"	BAA	Buy Alternately Act Compliant	DNATDX	Textured natural aluminum
PIR1	180° motion/ambient light sensor, 15-30" mounting height ^{1,2}			DWHGDX	Textured white
PIR1FCV	Motion/Ambient sensor, 15-30" mounting height, ambient sensor enabled at 16" ±0.25"			DSHDX	Textured sandstone
SF	Single box (120, 277, 347V) ¹				
DF	Double box (120, 240, 480V) ¹				
DS	Dual switching ¹				
DMG	0-10V dimming extend out back of housing for external control (control ordered separately) ¹				
E7WH	Emergency battery backup, Non-CEC compliant (7W) ¹				

Shipped separately
RBPW Retrofit back plate¹
VG Vandal guard¹
WG Wire guard¹

See Accessories and Notes on next page.

Pathway Lighting
COMMERCIAL OUTDOOR
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WSTLED Rev. 01/19/23

HL SERIES

SERIES C86
Decorative LED Cylinders
633-5263 Lumens

CALIBER PLUS⁺ ARCHITECTURAL

TYPE: OW1

APPLICATION
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FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Wall or Cable.
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.
- Separate models available for our remote driver platforms of IRD and CentralDrive™ (see below).

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz
- 0-10V 1% (linear) and forward/reverse phase (120V) dimming. Other options listed on page 3, CR = 80. Available in 90 CRI.
- Available with **Intertek™** high-fidelity, lumen-centric lighting technology.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35 °C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling concave, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available. [Link to IRD Options](#)

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement. [Link to Central Drive Options](#)

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options. [Link to Remote Driver Fixtures](#)

Pathway Lighting
Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCB28.5 022422

STUDIO CROSSINGS

PARK CITY, UTAH

STAMP

NOT FOR CONSTRUCTION

REVISIONS

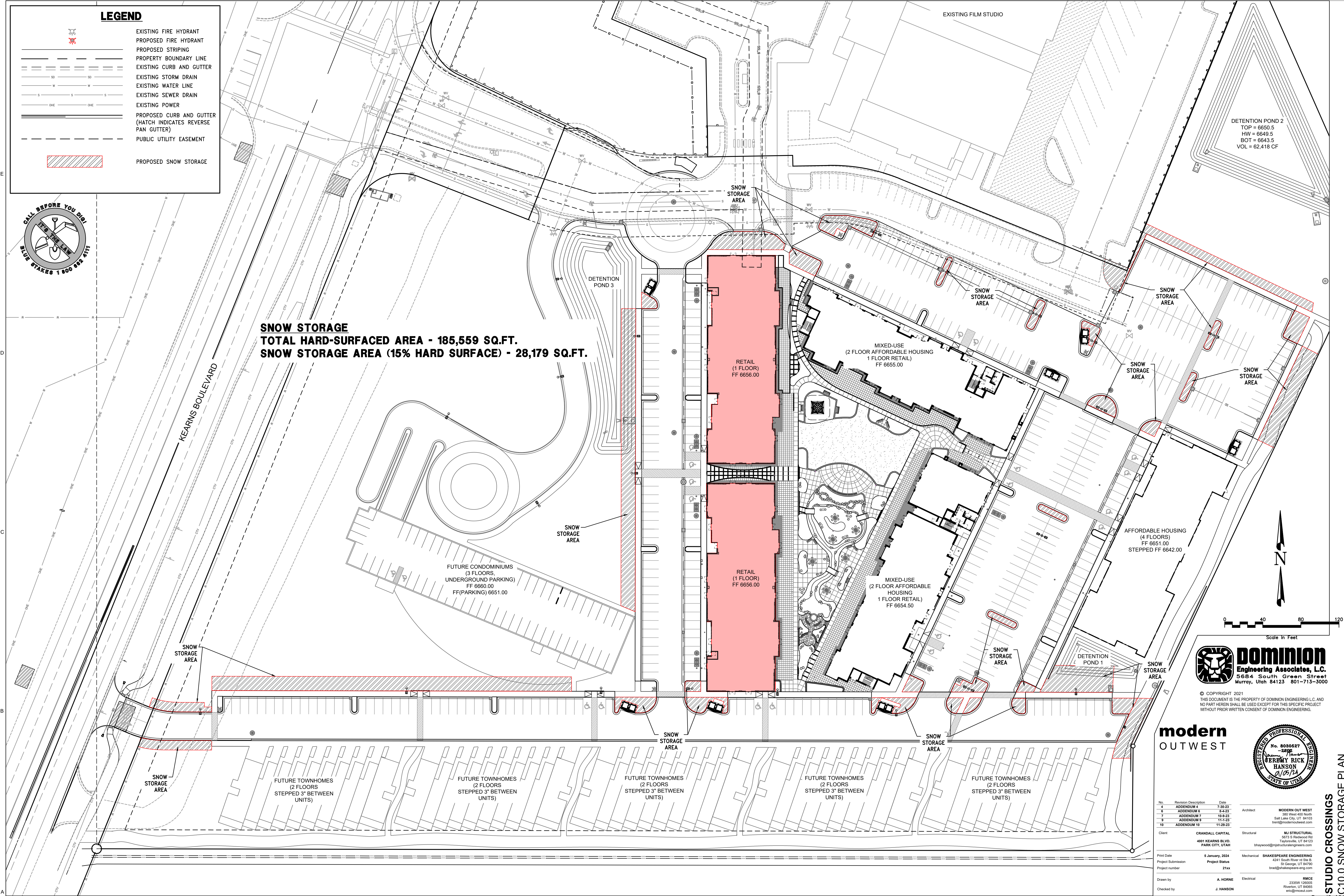
ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2332 West 12600 South, Suite F | Riverton, UT 84065
(801) 566-0502 www.rmceui.comPROJECT #:
DRAWN BY:
CHECKED BY:
DATE:23019
MM / NF
ES
01/01/2023

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

SITE PHOTOMETRIC DETAILS

ES02



LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STRIPING
- PROPERTY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER DRAIN
- EXISTING POWER
- PROPOSED CURB AND GUTTER (HATCH INDICATES REVERSE PAN GUTTER)
- PUBLIC UTILITY EASEMENT

PROPOSED SNOW STORAGE



SNOW STORAGE
TOTAL HARD-SURFACED AREA - 185,559 SQ.FT.
SNOW STORAGE AREA (15% HARD SURFACE) - 28,179 SQ.FT.

DETENTION POND 2
TOP = 6650.5
HW = 6649.5
BOT = 6643.5
VOL = 62,418 CF

Scale In Feet
0 40 80 120

dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

© COPYRIGHT 2021
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING, L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

modern
OUTWEST

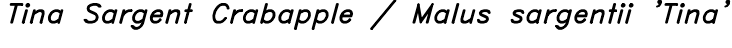
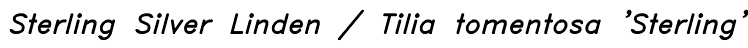
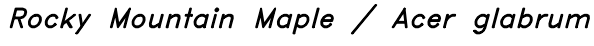
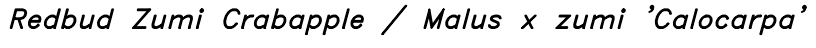
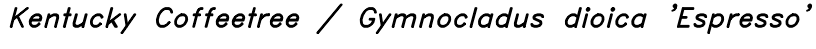
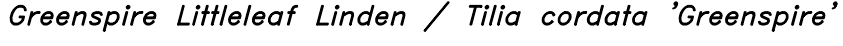
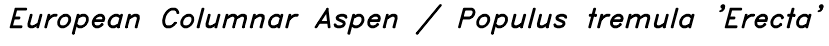
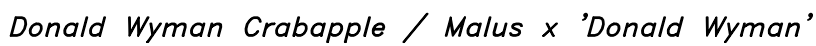


No.	Revision Description	Date
4	ADDENDUM 4	7-30-23
6	ADDENDUM 6	8-2-23
7	ADDENDUM 7	10-4-23
9	ADDENDUM 9	11-1-23
10	ADDENDUM 10	11-29-23

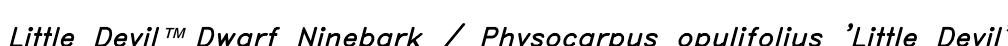
Client	GRANDALL CAPITAL 4001 KEARNS BLVD. PARK CITY, UTAH	Structural	MJ STRUCTURAL 5673 S Redwood Rd Taylorsville, UT 84123 bhaywood@mjstructuralengineers.com
Print Date	5 January, 2024	Mechanical	SHAKESPEARE ENGINEERING 4241 South River rd Ste B St George, UT 84790 brad@shakespeare-eng.com
Project Submission	Project Status	Electrical	RMCE 2335W 1200ES Riverton, UT 84065 eric@rmceul.com
Project number	21xx		
Drawn by	A. HORNE		
Checked by	J. HANSON		

<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>
---------------	--------------------------------

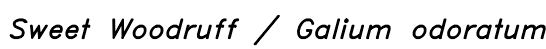
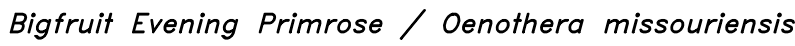
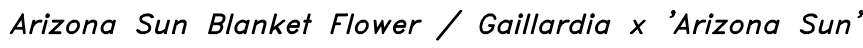
TREES



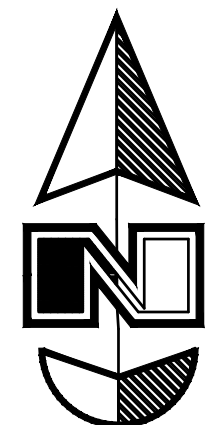
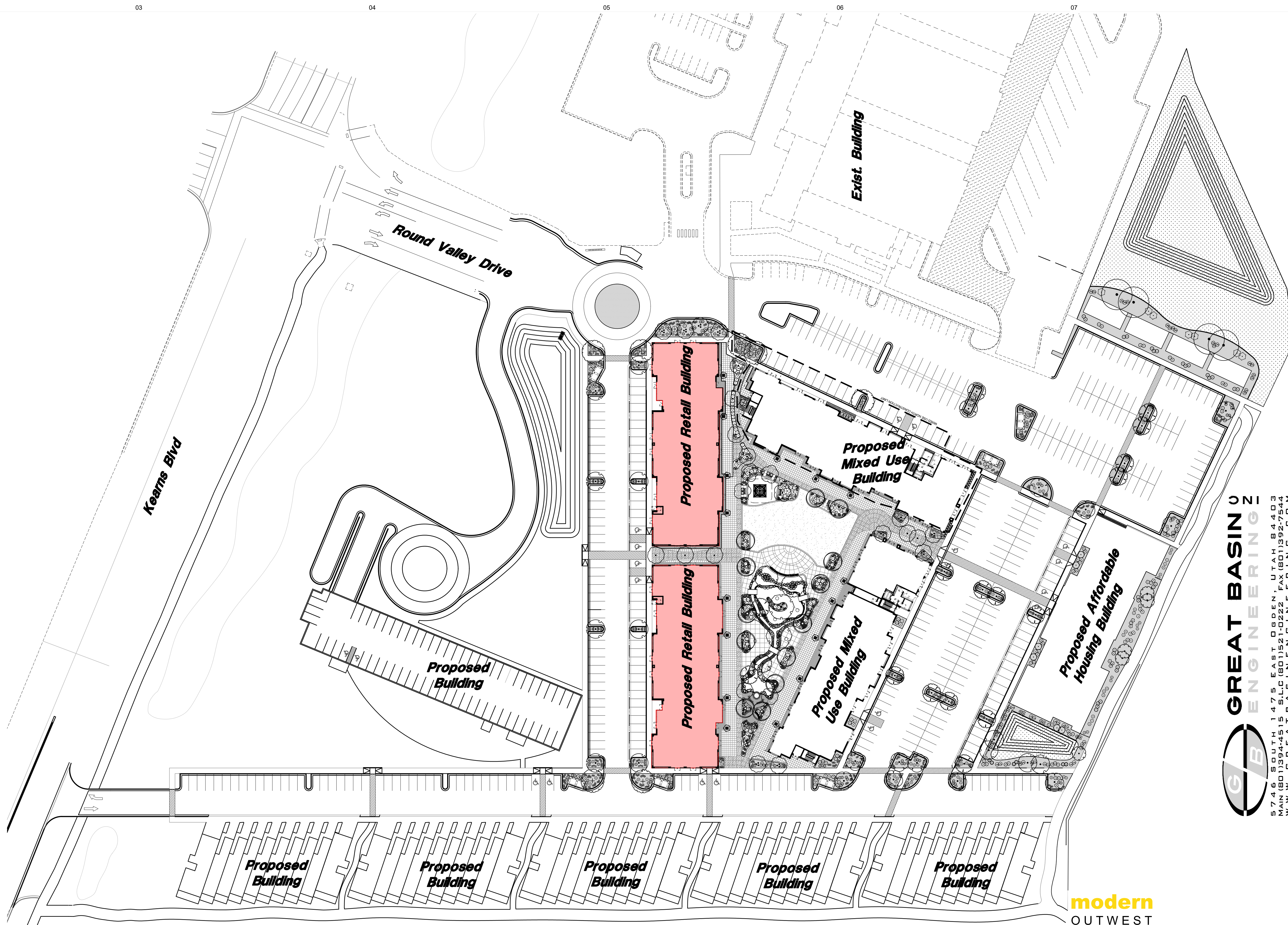
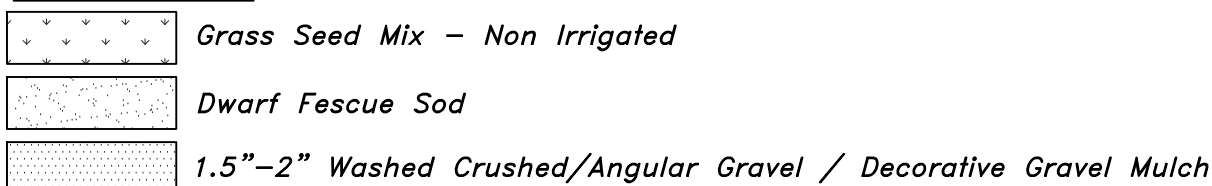
SHRUBS



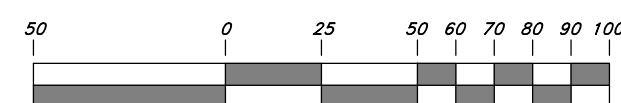
PERENNIALS



GROUND COVERS



Scale: 1" = 50'



Graphic Scale

No.	Revision Description	Date		
			Architect	MODERN OUT WEST 180 West 400 North Salt Lake City, UT 84103 trent@modernwest.com
Client	CARDINAL CAPITAL 400 KERRIN BLVD. SALT CITY, UTAH		Structural	MI STRUCTURAL 5073 S Redwood Rd Taylorsville, UT 84120-1201 shaywood@mistructuralengineers.com
Print Date	15 SEP, 2023		Mechanical	SHAKESPEARE ENGINEERING 4241 South River 15 Ste B St George, UT 84790 brad@shakespeare-eng.com
Project Submission	PERMITTING			
Project Number	2231			
Drawn by	J. Zwagg		Electrical	RMC 23399 19500S Riverton, UT 84065 801-940-9000
Checked by	J. Zwagg			



GREAT BASIN
ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINEENGINEERING.COM

COURTYARD

01

02

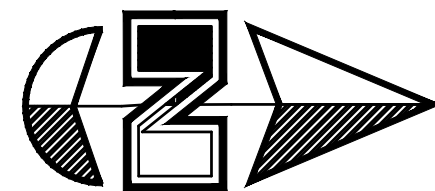
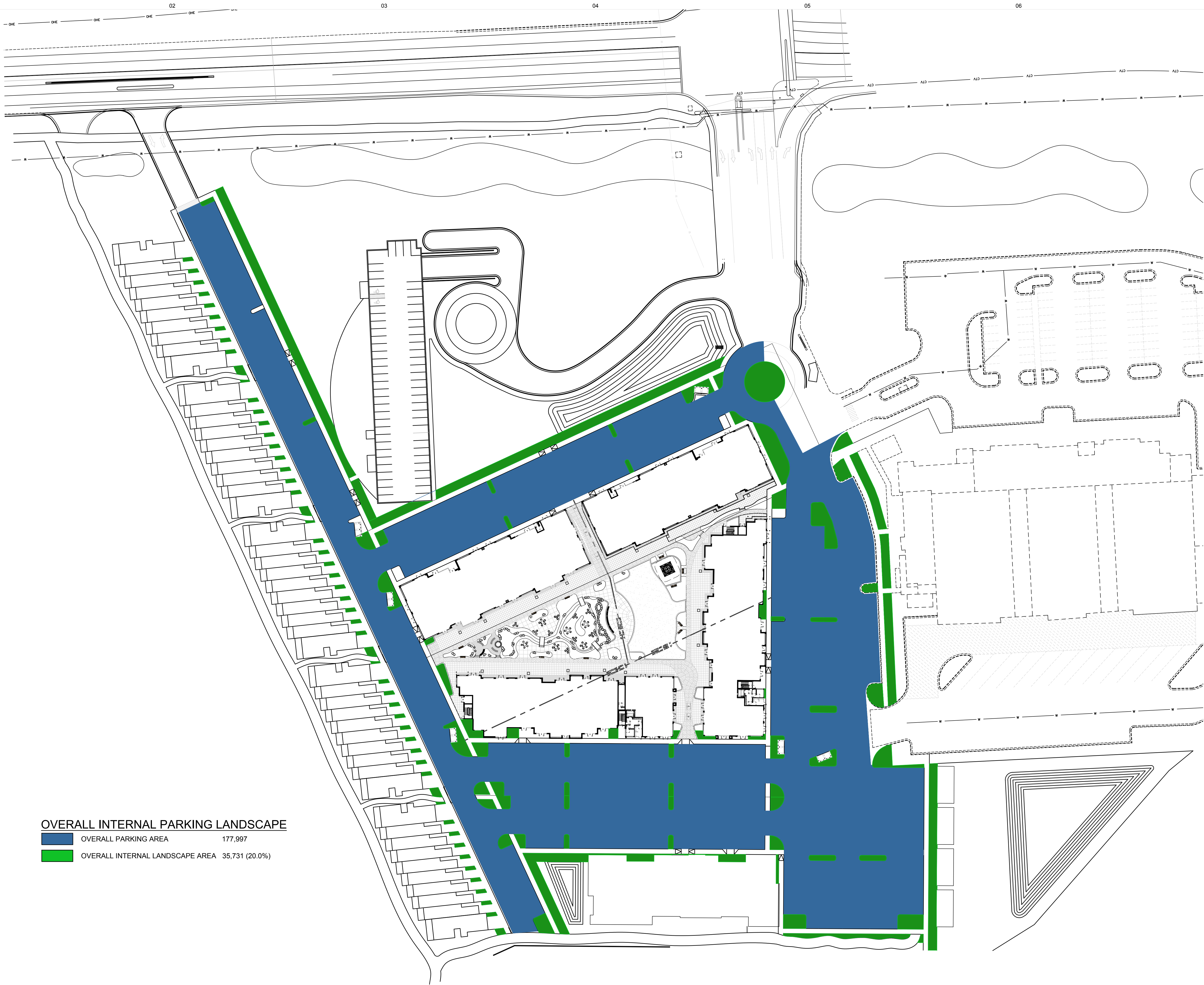
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04

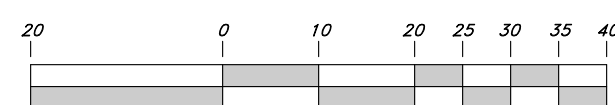
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06

07



Scales: 1" = 20'

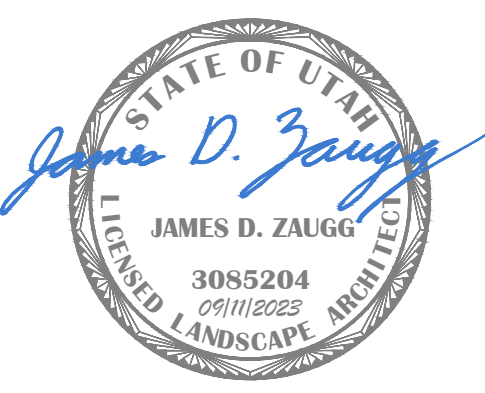


Graphic Scale

OVERALL INTERNAL PARKING LANDSCAPE

OVERALL PARKING AREA	177,997
OVERALL INTERNAL LANDSCAPE AREA	35,731 (20.0%)

GREAT BASIN
ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)394-4515, S.L.C. (801)521-0222, FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM



modern
OUTWEST

No.	Revision Description	Date
1	11 SEP 2023	11 SEP 2023
2	PERMITTING	2327
3	J. Zaugg	J. Zaugg
4	J. Zaugg	J. Zaugg

Client	GRANDALL CAPITAL 4901 HSARNS BLVD. PARK CITY, UTAH
Print Date	11 SEP 2023
Project Submission	PERMITTING
Project number	2327
Drawn by	J. Zaugg
Checked by	J. Zaugg

Architect	MODERN OUT WEST 380 West 420 North Salt Lake City, UT 84103 mout@modernoutwest.com
Structural	MJ STRUCTURAL 877 S. Riverdale Rd. Taylorsville, UT 84123 bjaywood@mjstructuralengineering.com
Mechanical	SHAKESPEARE ENGINEERING 4041 South River Rd. Ste. 10 St. George, UT 84770 brad@shakespeareeng.com
Electrical	RMCE 2325W 12000S Riverton, UT 84065 eric@rmceout.com

COURTYARD
LS100 OVERALL SITE PLAN

01

02

03

04

05

06

07

**DEVELOPMENT AGREEMENT FOR THE
QUINN CAPITAL PARTNERS' STUDIO CROSSINGS
ANNEXATION AND MASTER PLANNED DEVELOPMENT
PARK CITY, SUMMIT COUNTY, UTAH**

This Development Agreement is entered into as of this 12th day of JANUARY, 2024, by and between QUINN CAPITAL PARTNERS, LLC ("Developer"), as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as Studio Crossings (formerly known as the Quinn's Junction Partnership Annexation Planned Development), and PARK CITY MUNICIPAL CORPORATION, a municipality and political subdivision of the State of Utah ("Park City"), by and through its City Council.

RECITALS

A. Developer is the owner of two legal lots of record totaling approximately 29 acres of real property located in Park City, Summit County, Utah, which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference, and which real property is depicted on the site plan attached hereto as Exhibit C and incorporated herein by reference (the "Property").

B. The Property is located in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO).

C. As a compromise of claims and in settlement of litigation with a prior owner of the Property, Park City recognized that the property in question has a vested development right to commercial uses and entered into that certain "Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development" on May 24, 2012 (the "2012 Development Agreement") (attached hereto as Exhibit B). The 2012 Development Agreement is recorded at Summit County Entry No. 00949721.

D. Park City also previously entered into an annexation agreement wherein Park City recognized the property has vested development rights to the commercial uses, densities, and configuration as part of a motion picture studio and media campus as stated in the "Annexation Agreement entered into by Quinns Junction Partnership and Park City" on January 18, 2012 (the "2012 Annexation Agreement") (attached hereto as part of Exhibit B).

E. Under the 2012 Development Agreement and 2012 Annexation Agreement, Developer is entitled to build a 374,000 square foot mixed-use development on the Property consisting of a Motion Picture Studio and Media Campus; and ancillary and support commercial and lodging, including a one hundred (100) key hotel (the "Film Studio").

F. Beginning in 2014, Developer constructed the first phase of the Film Studio, including an approximately 91,000 square foot film studio building, with three stages, studio workshops, and support offices.

G. On February 2, 2022, via Ordinance 2022-06, Developer obtained Park City's approval to subdivide the Property into two lots: Lot 1A consisting of 8.622 acres containing the existing developed Film Studio (generally north of Round Valley Drive) and Lot 1B consisting of 20.464 acres containing the remainder of the site (generally south of Round Valley Drive).

H. Developer subsequently applied to modify the 2012 Development Agreement and 2012 Annexation Agreement as it applies to Lot 1B. Under the Developer's application, Lot 1A remains subject to the 2012 Development Agreement and 2012 Annexation Agreement existing terms.

I. Developer seeks to modify the 2012 Development Agreement as it pertains to Lot 1B to allow for the construction of a mixed-use development with a substantial affordable housing component.

J. Under the 2012 Development Agreement and 2012 Annexation Agreement no affordable housing is required; however, as part of the subdivision approval of Lot 1B, the City Council included a plat note requiring that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply.

K. Park City requires development agreements under its Park City Land Management Code ("LMC") for all Master Planned Developments.

L. Following a lawfully advertised public hearing, Park City, acting pursuant to its authority under Utah Code Ann., Section 10-9-101, *et seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, elected to approve this Development Agreement, amending the 2012 Annexation and 2012 Development Agreements for the Studio Crossing portion of the site only.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Park City hereby agree as follows:

1. Definitions:

1.1. "Approved Uses" means the approved uses which are shown on the Site Plan and detailed in this Development Agreement.

1.2. "Additional Property" means any adjoining property that may be subject to Annexation into this Development Agreement as more fully described below.

1.3. "Building Permit" means a permit issued pursuant to the requirements of the Code, International Building Code, and related building codes as applicable in the Park City Planning District, including permits for grading, footings, foundations, and construction of other improvements.

1.4. "Code" means the Park City Land Management Code.

1.5. **“City”** means Park City Municipal Corporation, a political subdivision of the State of Utah, through its Park City City Council.

1.6. **“Developer”** means Quinn Capital Partners, LLC, a Utah limited liability company, and its assignees or transferees.

1.7. **“Development Agreement”** means this Development Agreement.

1.8. **“Effective Date”** is the date first set forth in the first paragraph of this Development Agreement.

1.9. **“Final Site Plan”** means the Final Site Plan which is included as Exhibit C to this Development Agreement including the legal description of the Property, the establishment of the Approved Uses, development layout, architectural, landscaping, lighting, and other development details of the Project.

1.10. **“Planning Commission”** means the Park City Planning Commission.

1.11. **“Permitted Uses”** means the uses allowed as set forth in the Planning Commission Final Action Letter.

1.12. **“Project”** means the vested entitlements and rights to build consistent with this Development Agreement on Lot 1B, which is known generally as the **“Studio Crossings”**.

1.13. **“Property”** means the two legal lots of record totaling approximately 29 acres of real property located in Park City, Summit County, Utah, which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference, and which real property is depicted on the site plan attached hereto as Exhibit C.

1.14. **“Public Facilities”** means those arterial and access roads and the other public infrastructure or public service facilities serving the Property.

1.15. **“Recordation Date”** means the date on which this Development Agreement is recorded in the Office of the County Recorder, Summit County, Utah, as stamped and shown on the recorded Development Agreement.

2. **Project Conditions:**

2.1. The (i) Findings of Fact, Conclusions of Law and Conditions of Approval of the Planning Commission’s Final Action Letter dated November 9, 2022, and Ordinance 2022-47, dated December 15, 2022, attached hereto as Exhibit E, and (ii) Studio Crossing Master Planned Development, prepared by Modern Out West, and reviewed by the Planning Commission on November 9, 2022 and the City Council on December 15, 2022, attached hereto as Exhibit F, together with related documents attached thereto, are hereby incorporated herein by reference (the “Approval Documents”) and shall govern the development of Project, subject to the provisions of the Development Agreement and

Annexation Agreement including the vested rights of 282,575 gross square feet of development for Lot 1B specifically set forth in this Development Agreement. The Project is located in the CT Zoning District, with an RCO. Development Applications for an Administrative Conditional Use Permit and a Park City Building Department building permit are required prior to the commencement of any construction in connection with the Project and shall be processed and granted as set forth in this Development Agreement.

- 2.2. Developer agrees to pay the then-current impact fees lawfully imposed and uniformly established by the Park City Municipal Code at the time of permit application, whether or not state statutes regarding such fees are amended in the future, unless otherwise made unlawful.
- 2.3. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.
- 2.4. Developer shall build the affordable housing as approved in the Affordable Housing Mitigation Plan dated 12/15/22 and attached as Exhibit I. Developer agrees to construct sixty-five (65) deed restricted affordable units (equaling 42.4 Affordable Unit Equivalents) in the first phase of the project. Additionally, Developer will construct a minimum of one hundred twenty (120) additional deed restricted affordable units to be delivered partially in phase 1, and partially in phase 4 or earlier. Developer agrees that a certificate of occupancy will not be granted on the phase 4 condominium building until the deed restricted affordable housing is completed.
- 2.5. The 60,000 square feet of Commercial Uses in the Project shall be limited to smaller-scale community-oriented Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a Conditional Use Permit (CUP) unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or ChildCare Centers. A detailed parking analysis shall be submitted at the time of CUP application. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP. The Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or a Gasoline Service Station. Nightly Rentals are allowed (subject to business licensing requirements) in the market-rate residential units only. See LMC § 15-2.17-2.
- 2.6. The market-rate residential units shall consist of no more than fifty (50) market-rate townhomes in five clusters of ten (10) units totaling 82,000 square feet and one market-rate building of 60,000 square feet. Developer shall ensure that any negative impacts such as parking or noise caused by the nightly rental allowance are mitigated through the CC&Rs recorded against the market-rate units.
- 2.7. Developer shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer, and Park City Transit, with input from High Valley Transit.

- 2.8. Developer and its successors agree that the following are required to be entered into and approved by Park City prior to the issuance of a Building Permit: (a) a construction mitigation plan; (b) a utility plan; (c) a storm water plan; (d) a grading plan; and (e) a landscape plan. Approvals by Park City shall not be unreasonably withheld.

3. *Development Applications.*

- 3.1. ***Timeliness.*** Development applications shall be approved by the City within a reasonable time if they comply with the Annexation Agreement and the City's vested rights laws and conform to this Development Agreement.

- 3.2. ***City's Denial of a Development Application.*** If the City denies any Development Application, the City shall provide a written determination advising the Applicant of the reasons for denial, including the specific reasons why the City believes that the Development application is not consistent with this MPD or the City's vested rights laws.

- 3.3. ***Meet and Confer regarding Development Application Denials.*** The City and Applicant shall meet within fifteen (15) business days of a denial to resolve the issues specified in the denial of a Development Application.

- 3.4. ***City Denials of Development Applications Based on Denials from Non-City Agencies.*** If the City's denial of a Development Application is based on the denial of the Development Application by a non-city agency, Developer shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

3.5. *Mediation of Development Application Denials.*

- 3.5.1. Issues Subject to Mediation. Issues resulting from the City's denial of a Development Application may be mediated pursuant to Section 1.4 of the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development.

- 3.5.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the issue in dispute. If the parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding of the parties.

- 3.6. ***Compliance with local laws.*** Developer is responsible for compliance with all local, state,

and federal regulations regarding the soils and environmental conditions on the Property. Furthermore, Developer is responsible for receiving any required Army Corp of Engineer Permits related to the riparian zone of Silver Creek if it is required.

4. Master Plan Approval and Reserved Legislative Powers

- 4.1. MPD.** Subject to the provisions of this Development Agreement, Developer is hereby granted the right to develop and construct the Project in accordance with the general uses, densities, massing, intensities, and general configuration of development approved in the Annexation Agreement and this Development Agreement, in accordance with, and subject to, the terms and conditions of the Approval Documents, and subject to compliance with the other applicable ordinances and regulations of Park City. Both parties acknowledge the Site Plan attached as Exhibit C and the Approval Documents supersede and replace the Site Plan attached as Attachment A to the 2012 Annexation Agreement with respect to Lot 1A, the Film Studio Lot.
- 4.2. Additional Property.** If the Developer acquires any additional property contiguous to the Property and located within the bounds of Park City or the City Annexation Declaration area, then Developer may petition to annex or apply to add such future property within this Development Agreement. Park City will reasonably process and consider such petition or application in accordance with applicable state law and the Land Management Code in effect at that time.
- 4.3. Reserved Legislative Powers.** Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the power of the City to enact legislation under the police powers vested in a city, such exercise of power through legislation shall only be applied to modify land use and zoning regulations which are applicable to the Project in conflict with the terms of this Development Agreement based upon policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Development Agreement under the above specific limitations and applicable to the Project shall be of general application to all development activity in the City of Park City; and, unless Park City declares an emergency, Developer shall be entitled to the required notice and opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine. Nothing in this section shall limit the future legislative amendment of more specific ordinances or codes for which the Developer does not yet have a vested right, and except as otherwise provided in this agreement, no such rights will vest until such time as a complete application is filed in conformance with the applicable code(s), including but not limited to building and energy, lighting, sign, and subdivision codes.
- 4.4. Application Under City's Future Laws.** Without waiving any rights granted by the Annexation Agreement or this Development Agreement, Developer may at any time

choose to submit a Development Application for some or all of the Project under the City's Future Laws in effect at the time of the Development Application. Any Development Application filed for consideration under the City's Future Laws shall be governed by all portions of the City's Future Laws related to the Development Application so applied for. The election by the Developer at any time to submit a Development Application under the City's Future Laws shall not be construed to prevent Developer from relying on prior Development Applications or the City's Vested right Law as they pertain thereto.

5. General Terms and Conditions.

- 5.1. Term of Agreement.** The Master Planned Development is subject to Section 15-6-4(J) of the Land Management Code. Unless a delay is a result of delay of process by the City for a complete, pending application, a building permit for the first phase of the Project must be approved within two years of the execution of this Development Agreement. If a building permit for any phase of the Project is not issued within six years of the issuance of the first building permit, the Developer shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.
- 5.2. Binding Effect: Agreement to Run With the Land.** This Development Agreement shall be recorded against the Property as described on Exhibit A hereto and shall be deemed to run with the land, provided it remains effective, and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.
- 5.3. Provision of Municipal Services.** Except as otherwise provided in the Annexation Agreement, Park City shall provide all City services to the Project that it provides from time-to-time to other residents and properties within the City including but not limited to police and other emergency services. The services shall be provided to the Project at the same level of services, on the same terms, and at the same rates as provided to other residents and properties in the City or applicable service district. Prior to the issuance of a building permit, the Developer shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water Distribution Company has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the Developer to submit responsive information regarding LMC § 15-7.3-6.
- 5.4. Assignment.** Neither this Development Agreement nor any of the provisions, terms, or conditions hereof can be assigned to any other party, individual or entity without (i) assigning the rights as well as the responsibilities under this Development Agreement and (ii) obtaining the prior written consent of the City directed to the City Recorder, which consent shall not unreasonably withheld. Any such request for assignment may be made by letter addressed to the City, and the prior written consent of the City may also be evidenced by letter from the City to Developer or its successors or assigns. If no response

is given by the City within fourteen (14) calendar days following Developer's delivery of a request for consent, the City consent will be deemed to have been granted. This restriction on assignment shall not prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Development Agreement.

- 5.5. No Joint Venture. Partnership or Third Party Rights.** This Development Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto. Nor does it create any rights or benefits to third parties.
- 5.6. Integration.** This Development Agreement and the Approval Documents collectively contain the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.
- 5.7. Severability.** If any part or provision of this Development Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Development Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Development Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- 5.8. Attorney's Fees.** If either party commences litigation regarding this Development Agreement, any of the Exhibits hereto or the Approval Documents, the prevailing party, as determined by a court of competent jurisdiction, shall be entitled to reasonable attorney's fees and all costs paid by the other party.
- 5.9. Minor Administrative Modification.** Minor administrative modifications to the site plan shall be reviewed and approved by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.
- 5.10. No Waiver.** Failure to enforce any rights under this Development Agreement or applicable laws shall not be deemed to constitute a waiver of such right.
- 5.11. Default.**
- 5.11.1. Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other party. If the City believes that the Default has been committed by a subdeveloper, then the City shall also provide a courtesy copy of the Notice to Developer.

5.11.2. Contents of the Notice of Default. The Notice of Default shall:

5.11.2.1. Specific Claim. Specify the claimed event of Default;

5.11.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this Development Agreement (including exhibits) under which the claimed Default has occurred;

5.11.2.3. Materiality. Identify why the Default is claimed to be material; and

5.11.2.4. Optional Cure. If the City chooses, in its discretion, propose a method and time for curing the Default which shall be of no less than sixty (60) days duration.

5.11.3. Meet and Confer; Mediation. Upon the issuance of a Notice of Default the parties shall engage in the "Meet and Confer" and "Mediation" processes specified in Sections 1.4.3- 1.4.5.

5.11.4. Remedies. If the parties are not able to resolve the Default by "Meet and Confer" or by Mediation, then the parties may have the following remedies:

5.11.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief, specific performance, and/or damages.

5.11.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

5.11.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits, and/or other permits for development of the Project in the case of a default by the Developer, or, in the case of a default by a subdeveloper, development of those Parcels owned by the subdeveloper until the Default has been cured.

5.11.5. Public Meeting. Before any remedy in Section 3.11.4 of the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development may be imposed by the City, the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the Claimed Default.

5.11.6. Emergency Defaults. Anything in this Development Agreement notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City, then the City may impose the remedies of Section 3.11.4 of the Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development without the

requirements of Section 3.11.5. The City shall give Notice to the Developer and/or any applicable subdeveloper of any public meeting at which an emergency default is to be considered, and the Developer and/or any applicable subdeveloper shall be allowed to address the City Counsel at that meeting regarding the claimed emergency Default.

5.11.7. Extended Cure Period. If any Default cannot be reasonably cured within sixty (60) days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

5.11.8. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

5.11.9. Default of Assignee. A default of any obligations assumed by an assignee shall not be deemed a default of Developer.

6. Phasing; Access.

6.1. Project Phasing. The Project shall be constructed in phases in accordance with the phasing plan approved together with this Development Agreement (the "Phasing Plan") (attached hereto as Exhibit G), and in accordance with the LMC. Developer may proceed by constructing the Project all at one time or by phase within this approved project Phasing Plan. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining Density to ensure that the remaining development is still in the best interest of the City and immediate neighborhood. Any major modifications or elaborations to the approved Phasing Plan must be approved by the City Council prior to the commencement of construction of the applicable phase. If such proposed major modifications or elaborations are substantial as determined by the Chief Building Official and the Planning Director, such modifications or elaborations will come before the City Council for approval.

6.2. Construction of Access. Developer may commence grading access to the Project as approved by the City Engineer according to generally accepted engineering practices and standards, and pursuant to permit requirements of the LMC, the International Building Code (or if such Code is no longer then in effect, according to the code that is, in fact, then in effect), the Uniform Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to City standards and accepted by the City.

6.3. Form of Ownership Anticipated for Project. The Project will consist of commercial buildings and related improvements; mixed-use commercial and residential buildings; a market rate condominium building and townhomes totaling no more than one hundred (100) units and related improvements; and several residential buildings consisting entirely of deed restricted affordable housing. Developer anticipates that the commercial portions and the affordable housing units will be owned by Developer, or its assigns. Any condominization of the Project for private ownership, fractional ownership, and

common ownership of land and common facilities requires additional approvals and shall be in compliance with applicable ordinances and state code.

6.4. Open Space. Pursuant to the 2012 Annexation Agreement, no definable open space is required. As part of this modification, Developer has increased the overall amount of open space over the 2012 Development Agreement. Any future amendments shall comply with the Code in effect at the time of application, unless otherwise reduced by the Planning Commission in accordance with such Code.

6.5. Physical Mine Hazards. If any, a list and map of all known Physical Mine Hazards on the property as determined through the exercise of reasonable due diligence by the Owner as well as a description and OPS coordinates of those Physical Mine Hazards are hereby attached and incorporated as Exhibit H.

6.6. Notices. All notices, requests, demands, and other communications hereunder shall be in writing and shall be given (i) by Federal Express, UPS, or other established express delivery service which maintains delivery records, (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the parties at the following addresses, or at such other address as the parties may designate by written notice in the above manner:

To Developer:

Gary Crandall
1776 Park Avenue, #145
Park City, UT 84060

With a copy to:

Justin J. Keys
Hoggan Lee Hutchinson
1225 Deer Valley Drive Suite 201
Park City, Utah 84060

To Park City:

445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Attn: City Attorney

Such communications may also be given by facsimile or email transmission, provided any such communication is concurrently given by one of the above methods. Notices shall be deemed effective upon receipt, or upon attempted delivery thereof if delivery is refused by

the intended recipient or if delivery is impossible because the intended recipient has failed to provide a reasonable means for accomplishing delivery.

7. No Undisclosed Rights. Developer acknowledges that this Development Agreement does not restrict any rights that Developer holds under clearly established state law. This Agreement is expressly authorized by Utah Code Section 10-9a-532. The Parties have had the opportunity to obtain legal counsel and have them review this Agreement. Due to Developer incentives and requirements consistent with Utah Code Section 10-9a-535 (1 and 3) including City approval of Ordinance 22-47, amending the City zoning and the prior annexation, settlement agreements and ordinances regarding the project, the Parties acknowledge that this Agreement may remove, replace, or modify certain rights and responsibilities under the Utah Municipal Land Use, Development, and Management Act (the Act), the Park City Land Management Code and applicable common law. Notwithstanding any legal rights afforded to the Parties under the Act, the terms of this Agreement shall govern. Developer expressly agrees that Park City has met any obligation it may owe under Utah Code Section 10-9a-532(2)(c).

List of Exhibits.

- Exhibit A - Legal Description
- Exhibit B – 2012 Development Agreement including 2012 Annexation Agreement
- Exhibit C – Site Plan
- Exhibit D – Planning Commission Final Action Letter dated November 9, 2022
- Exhibit E – Ordinance 2022-47 dated December 15, 2022
- Exhibit F - Master Planned Development Plans Approved on December 15, 2022
- Exhibit G - Phasing Plan
- Exhibit H - List of all known Physical Mine Hazards on the property (None)
- Exhibit I – Housing Authority Final Action Letter and Applicant’s Housing Mitigation Plan

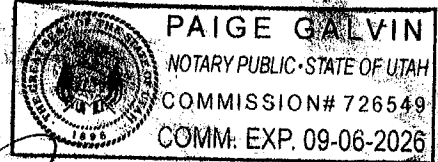
[Signatures to follow on next page]

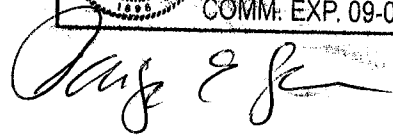
IN WITNESS WHEREOF, this Development Agreement has been executed by Developer by a person duly authorized to execute the same, and by Park City acting by and through its City Council, as of the 16th day of January, 2024.

“Developer”



By: Gary Crowell
Its: Manager



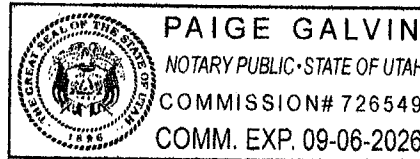


Acknowledgement

STATE OF UTAH)
 :SS
COUNTY OF SUMMIT)

On this 16th day of January, 2024, before me, the undersigned notary, personally appeared, personally known to me/proved to me through identification document allowed by law, to be the person whose name is signed on the preceding or attached document, and acknowledged that he/she signed it voluntarily for its stated purpose as manager (title) for Quinn Capital Partners LLC, a Utah _____.


Notary Public



“Park City”

PARK CITY MUNICIPAL CORPORATION


By: Nann Worel: Mayor

ATTEST:

By: Michelle Kelley
Recorder



APPROVED AS TO FORM:

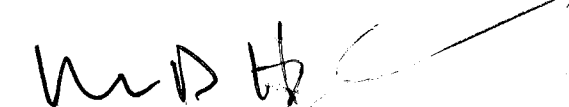

Marc D. Harrington, City Attorney

Exhibit A

EXHIBIT A

All of Lot 1B, Park City Film Studios First Amended Subdivision, recorded September 20, 2022 as Entry No. 1195353 in the Office of the Summit County Recorder, being more particularly described as follows:

Beginning on the Easterly line of State Highway 248 at a point which is South 89°53'00" East 1557.19 feet along the Section line (Basis of Bearings) and South 00°00'00" East 1834.09 feet from an aluminum pipe monument at the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian from which Section corner the GLO Stone Monument at the Northeast corner of said Section 2 bears South 89°53'00" East 5320.73 feet; and running thence North 22°00'40" East 730.94 feet to a point of curvature with a 50.00 foot radius to the right; thence northeasterly 78.00 feet along the arc of said curve through a central angle of 89°22'48" (chord bears North 66°42'04" East 70.33 feet); thence South 68°36'32" East 123.42 feet; thence North 21°23'28" East 106.09 feet; thence North 64°32'32" West 124.95 feet to a point of curvature with a 50.00 foot radius to the right; thence northerly 75.53 feet along the arc of said curve through a central angle of 86°33'12" (chord bears North 21°15'56" West 68.55 feet); thence North 22°00'40" East 59.40 feet; thence North 34°07'00" East 544.70 feet to a point on a 638.50 foot radius non-tangent curve to the right; thence northeasterly 338.83 feet along the arc of said curve through a central angle of 30°24'18" (chord bears North 49°20'26" East 334.87 feet); thence North 64°25'25" East 14.39 feet; thence South 25°33'14" East 184.37 feet; thence North 68°07'00" West 171.43 feet; thence South 70°33'00" West 63.66 feet; thence South 22°00'00" West 143.52 feet; thence South 68°00'00" East 18.64 feet; thence South 22°00'00" West 58.86 feet to a point of curvature with a 198.00 foot radius to the right; thence southwesterly 60.13 feet along the arc of said curve through a central angle of 17°24'00" (chord bears South 30°42'00" West 59.90 feet); thence South 39°24'00" West 63.89 feet to a point of curvature with a 202.00 foot radius to the left; thence southwesterly 60.64 feet along the arc of said curve through a central angle of 17°12'00" (chord bears South 30°48'00" West 60.41 feet); thence South 22°12'00" West 286.31 feet; thence South 67°15'00" East 107.26 feet; thence South 01°01'45" East 103.31 feet; thence North 88°58'15" East 89.25 feet; thence South 01°01'45" East 11.23 feet; thence North 88°58'15" East 37.45 feet to a point of curvature with a 190.00 foot radius to the right; thence easterly 76.51 feet along the arc of said curve through a central angle of 23°04'24" (chord bears South 79°29'33" East 76.00 feet); thence South 67°57'20" East 257.59 feet; thence North 22°10'00" East 358.07 feet to a point on a 2664.79 foot radius non-tangent curve to the right; thence southerly 37.06 feet along the arc of said curve through a central angle of 00°47'48" (chord bears South 14°24'06" East 37.06 feet); thence South 23°49'09" East 243.42 feet; thence South 07°02'43" East 58.38 feet; thence South 25°20'00" West 568.97 feet; thence South 00°30'48" West 109.93 feet; thence North 89°53'00" West 1087.39 feet to the POINT OF BEGINNING.

Contains 20.464 acres, more or less.

PCFSS-1B-AM

Exhibit B

**DEVELOPMENT AGREEMENT
FOR THE
QUINN'S JUNCTION PARTNERSHIP ANNEXATION
MASTER PLANNED DEVELOPMENT
PARK CITY, SUMMIT COUNTY, UTAH**

This Development Agreement is entered into as of this 24th day of May, 2012, by and between QUINNS JUNCTION PARTNERSHIP ("Developer"), as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the Quinn's Junction Partnership Annexation Master Planned Development, and PARK CITY MUNICIPAL CORPORATION, a municipality and political subdivision of the State of Utah ("Park City"), by and through its City Council.

RECITALS

A. Developer is the owner of approximately 29 acres of real property located in Park City, Summit County, Utah, which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference, and which real property is depicted on the site plan attached hereto as Exhibit D and incorporated herein by reference (the "Property").

B. As a compromise of claims and in settlement of litigation, Summit County recognized that the property in question has a vested development right to commercial uses.

C. Developer obtained these vested rights for a commercial project now known as "Quinn's Junction Partnership Annexation Planned Development" wherein, the parties agreed to settle long standing differences in return for recognition for a commercial use of the property in question. The Settlement Agreement is attached hereto as Exhibit B.

D. Developer and Park City also entered into an Annexation Agreement wherein Park City recognized the property has vested development rights to the commercial uses, densities, and configuration as part of a motion picture studio and media campus as stated in the Settlement Agreement described in Recital B. A copy of the Annexation Agreement is attached hereto as Exhibit C.

E. Based on a further agreement between developer and Park City with the consent of the County, Developer applied to build a mixed use development on the Property consisting of a Motion Picture Studio and Media Campus, ancillary and support commercial and lodging (the "Film Studio").

F. Developer obtained Park City approval for the development on the Property of a mixed use hotel and commercial project known as the Quinn's Junction Partnership Annexation Master Planned Development (the "Master Planned Development Approval"), as more fully described in the incorporated Approval Documents (hereinafter defined) and as set forth below (the "Project").

G. Park City requires development agreements under its Park City Land Management Code ("LMC") for all Master Planned Developments.

H. Park City determined that, subject to the terms and conditions of this Development Agreement,

Exhibit C

SITE PLAN

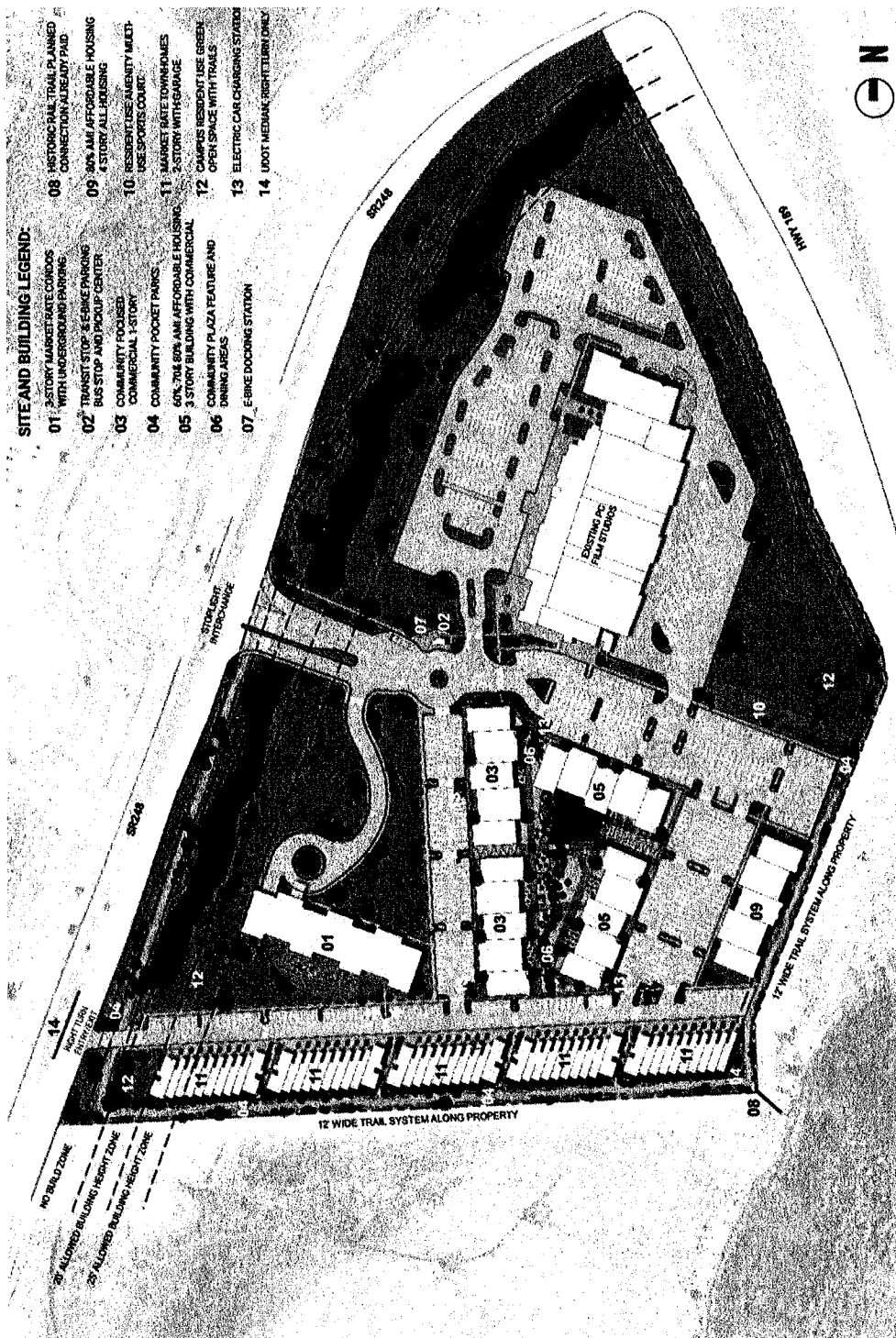


Exhibit D



Planning Department

November 9, 2022

Quinn Capital Partners
1776 Park Avenue # 145
Park City, UT 86060

CC: Justin Keys, Attorney for the Applicant

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 3981 Kearns Boulevard
Zoning District: Community Transition (CT), with Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), Sensitive Land Overlay (SLO), and an MPD for a Film Studio and Media Campus
Application: MPD and Amendment to the Annexation and Zoning Ordinance No. 2012-12
Project Number: PL-22-05206 & PL-22-05212
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: November 9, 2022
Project Summary: A mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units, and at least 185 affordable for-rent residential units.

Action Taken

On November 9, 2022, the Planning Commission conducted a public hearing and approved the Studio Crossing project, a mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units totaling 142,000 square feet, and at least 185 affordable for-rent residential units, according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 3981 Kearns Boulevard, a 20.464-acre Lot.
2. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).
4. The applicant has submitted applications to amend 1) the MPD, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.



Planning Department

5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to amend the existing MPD to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and 185 affordable for-rent units up to 80% AMI.
6. The applicant submitted:
 - a. Conceptual Site Plans including a Phasing Plan
 - b. A Parking Analysis
 - c. A Trip Generation Analysis
 - d. A Housing Mitigation Plan
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units). The proposed bedroom mix and size of the affordable units is as follows:

Affordable Units	Number	Size
Studios	77	400
1 Bedrooms	63	600
2 Bedrooms	30	800
3 Bedrooms	15	1,100
Units	185	

9. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a proposed Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.
10. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.
11. Phase 1 and 2 will utilize surface parking stalls and the Planning Department recommends a Condition of Approval that the applicant construct at least the required number of parking stalls for each Phase of Development prior to receiving any Certificates of Occupancy.



Planning Department

12. Phase 3 consists of 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a proposed building height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
13. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
14. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the "additional" affordable units, ~65 units, will be constructed in this building.
15. Section 4.5 of the existing MPD expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision reviewed by the Planning Commission on January 12, 2022, and approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. It is because the applicant is proposing to construct 185 affordable housing units that the Council was willing to conceptually support the proposed project.
16. The site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equaling less than or equal to the 374,000 square feet the site was originally approved for.
17. The Planning Commission approved the amendment to the MPD on November 9, 2022, and voted to recommend exceptions to the Zone Height to the Council for consideration on December 15, 2022.
18. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City's Housing Authority for consideration on December 15, 2022.
19. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.



Planning Department

20. The applicant is proposing to construct all 65 units or 42.4 AUEs (38,160 square feet) of Affordable Housing in Phase 1, as part of its proposal to amend the 2012 MPD, meeting the City's current Affordable Housing Resolution, as follows.

Type	Units	Size
Studios	27	400
1 Bedroom	23	600
2 Bedrooms	10	800
3 Bedrooms	5	1,100
Units	65	
@ 900 SF		42.4 AUEs

21. In addition to meeting the City's Affordable Housing Obligation in Phase 1, the applicant is proposing to construct an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of 120 "additional" affordable housing Units or 78.8 AUEs as follows:

Type	Units	Size
Studios	50	400
1 Bedroom	40	600
2 Bedrooms	20	800
3 Bedrooms	10	1,100
Units	120	
@ 900 SF		78.8 AUEs

22. The applicant is proposing that all the affordable units, both the 65 required and the 120 additional affordable units, will be rental units available to households at up to 80% AMI, except for the 77 studios. At least 27 Studios will be available to households making up to 60% of AMI, and at least 50 Studios will be available to households making up to 70% of AMI, broadening the affordability of these units. The rest of the 120 additional units may be rented to households making up to 120% of AMI, but rent will be charged at 80% AMI, consistent with the Applicant's Housing Mitigation Plan.



Planning Department

23. The applicant has stated that initially, they shall use a geographic waterfall approach in selecting from applicants in the following priority:
 - a. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.
 - b. Qualifying applicants employed within Park City boundaries.
 - c. Qualifying applicants employed within the Park City School District boundaries.
 - d. Qualifying applicants employed within Summit County (additional affordable units only).
24. The "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, and this will be a Condition of Approval. Twenty-seven (27) studio units will be available at 60% AMI and 50 studio units will be available at 70% AMI.
25. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
26. Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for the existing MPD and allows for Building Height exceptions
27. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, which is proposed at 40 feet in Height, but not located within the ECPO Setback. The proposed townhomes and commercial building meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the ECPO 150-foot Setback requirement.
28. The RCO allows for the City Council to grant a height exception upon recommendation from the Planning Commission.
29. The Planning Commission finds that the proposed Building Height Exceptions are consistent with the Film Studio MPD Building Height Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.
30. The Planning Commission has consistently expressed that the majority of the 60,000 square feet of Commercial Uses in the project be limited to smaller-scale community oriented commercial Uses.
31. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps.
32. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement. The proposed new site plan increases the amount of Open Space over the previously approved MPD.



Planning Department

33. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.
34. The Planning Commission finds that the applicant's parking analysis meets the requirements of LMC § 15-6-5(E) and supports the determination to decrease the required number of commercial parking stalls. The applicant's project requires approximately 312 commercial parking stalls depending on the mix of uses. The overall project requires 655 stalls, and the applicant is proposing 566 stalls. In no case shall the project's commercial parking reduction exceed more than 30% of the project's commercial parking requirement. The Applicant shall meet the project's residential parking requirement.
35. Except for the items noted above, the project complies with all requirements of the Land Management Code, including the minimum requirements of 15-6-5.
36. The project increases the overall amount of open space over the existing MPD.
37. The project promotes the Use of non-vehicular forms of transportation through the addition of a bus stop and bus shelter on site, and e-bike station and by providing a connection to the Park City Rail Trail, which all help to mitigate traffic.
38. Per LMC § 15-2.17-2, Uses, Nightly Rentals shall be allowed (subject to zoning and business licensing) in the market-rate units only.

Conclusions of Law:

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.
3. The modifications are compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The modification to the Master Planned Development:
 - a. complies with all requirements of the Land Management Code;
 - b. meets the minimum requirements of Section 15-6-5;
 - c. provides the highest value of Open Space, as determined by the Planning Commission;
 - d. strengthens and enhances the resort character of Park City;
 - e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
 - f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
 - g. provides amenities to the community so that there is no net loss of community amenities;
 - h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;



Planning Department

- i. meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
- k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
- l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
- m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
- n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
- o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
- p. addresses and mitigates traffic.

Conditions of Approval:

1. Lot 1A, 4001 Kearns Boulevard, is subject to the Film Studio Annexation, Zoning, and MPD agreements.
2. Development of 3981 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
3. Approval of this MPD shall expire two years from the date of Development Agreement execution unless construction, as defined by the International Building Code, has commenced on the project.
4. A Construction Mitigation Plan shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any building permits.
5. A storm-water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm-water Best Management Practices.
6. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
7. Final utility plans shall be submitted with the building permit.



Planning Department

8. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or Child Care Center. A detailed parking analysis shall be submitted at the time of CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
9. The Planning Department shall complete an Administrative CUP for any Child Care Center Intensive Office, and/or Major Retail or Major Service Use, to ensure that most of the Commercial Uses are smaller-scale and community oriented, and that there is sufficient parking and/or drop-off/pick-up areas for the proposed mix of uses. A detailed parking analysis shall be submitted at the time of Administrative CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply.
10. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
11. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
12. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units).
13. Phases 1 and 2 will utilize surface parking stalls and the applicant shall construct at least the required number of parking stalls for each Phase of Development prior to receiving Certificates of Occupancy for each phase.
14. Except for the parking reduction approved by the Planning Commission, the project shall comply with LMC 15-3, Off Street Parking including lighting, landscaping, bicycle parking requirements, and electric vehicle charging stations.
15. The site plan includes one additional 4-story, for-rent affordable building totaling 58,632 square feet, to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, and the balance of the "additional" affordable units will be constructed in this building.
16. Certificates of Occupancy for the Phase 4 market rate units shall be tied to the Certificates of Occupancy for the Phase for affordable units so that all affordable units shall have Certificates of Occupancy prior to the completion of the market rate units.
17. No additional Density shall be built on Lot 1A, and Lot 1B is subject to a maximum Density of 320,632 square feet of total development (including required affordable housing units), consistent with the site plan and final plan set reviewed by the Planning Commission on November 9, 2022.
18. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
19. The applicant shall have six years from the ratification of the Development Agreement to exercise building permits for the project. If the applicant has not exercised all the required building permits for the project the applicant shall return to the Planning Commission to re-permit remaining Density prior to the issuance of any additional building permits.



Planning Department

20. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer and High Valley Transit prior to the issuance of a building permit.
21. The applicant shall provide a bike share and bike fix-it station on site and the applicant shall be responsible for all costs, including annual operational expenses, maintenance of the stations, infrastructure of bike station, kiosk, additional bikes to maintain service standards, and coordinate with vendor provider on installation and purchasing. The City shall review and approve the final location of the share station and the minimum number of bikes it can accommodate. A land easement to the bike share/County may be required. The applicant shall be responsible for providing electricity, adequate lighting, and access to and around the station.
22. Bike racks shall be provided for the various commercial uses as required by LMC § 15-3.
23. The undulating berm required by the Film Studio MPD shall be constructed and maintained consistent with the original MPD.
24. Rooftop mechanical equipment shall be architecturally screened from public view.
25. Trash and recycling enclosures shall be screened with landscaping or fencing.
26. All signage shall comply with the LMC.
27. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
28. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
29. A final subdivision plan shall be recorded prior to construction of the condominium units.
30. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable for the site.
31. The applicant shall construct a trail connection from the project site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to \$75,000 for the cost of this connection.
32. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the Rail Trail, and providing covered bike storage in all Multi-Unit Dwellings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).
33. See condition 20.
34. Prior to the issuance of a building permit the applicant shall submit a plan to limit right in/right out turns only from the secondary access point for review and approval by the City Engineer.



Planning Department

35. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
36. See Condition 19
37. The proposed development shall not exceed the maximum approved Density of 374,000 square feet.
38. Final building plans shall comply with LMC 15-5-8, Façade Length and Variations.
39. The applicant shall add a noise-mitigating fence around the pickleball courts if required by the City.
40. Final CC&Rs and the Master Association shall include a management standard for the nightly rentals including but not limited to required City licensing and permits.
41. Minor administrative modifications to the site plan shall be allowed by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.

If you have questions or concerns regarding this Final Action Letter, please call Alexandra Ananth, at 435-615-5066, or email alexandra.ananth@parkcity.org.

Sincerely,

DocuSigned by:
Laura Suesser
BA63A50339EA482...

Laura Suesser, Planning Commission Chair

CC: Project File

Exhibit E

Ordinance No. 2022-47

AN ORDINANCE AMENDING THE ANNEXATION AND ZONING ORDINANCE NO. 2012-12, FOR APPROXIMATELY 20.46 ACRES OF PROPERTY LOCATED AT 3981 KEARNS BOULEVARD, IN THE QUINN'S JUNCTION AREA, KNOWN AS THE PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION LOT 1B, PARK CITY, UTAH. THE SITE WAS PREVIOUSLY ZONED COMMUNITY TRANSITION (CT) WITH A REGIONAL COMMERCIAL OVERLAY (RCO) DESIGNATION.

WHEREAS, the property's annexation into Park City was the result of extensive litigation between the original owners and Summit County for the development of the property, which resulted in a settlement that provided Park City with an option to consider the annexation prior to development in the County; and

WHEREAS, as a result, Park City approved a Settlement Agreement, Annexation Agreement, and the Quinn's Junction Partnership Annexation Master Planned Development (MPD) for the purpose of constructing 374,000 square feet of "motion picture studio and media campus" (as stated in the Settlement Agreement); and

WHEREAS, the site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the MPD; and

WHEREAS, the existing MPD is limited to a movie studio and media campus, including a 100-room hotel, amphitheater, and associated Commercial Uses and square footage, as outlined in Exhibit C of the Annexation Agreement and the zoning was adopted at the time of annexation to enable the Film Studio MPD; and

WHEREAS, to date, only Phase 1 of the Film Campus has been constructed, which includes the sound stages, workshop, and production support/offices (Buildings 7, 7A, and 7B on the approved site plan, Exhibit B and included below), associated parking, the main entrance, landscaping, and berming along Kearns Blvd, totaling 91,425 square feet of development Density; and

WHEREAS, currently, there are 282,575 square feet of remaining conditionally approved Density to be built on the property, for Uses and buildings consistent with the Annexation Agreement and MPD; and

WHEREAS, in 2021, while considering a phasing plan amendment to construct the allowed hotel building, the City Council indicated a willingness to entertain further amendments to the Annexation and MPD to produce more community benefits, including affordable housing, for the remaining conditionally approved Density; and

WHEREAS, On February 3, 2022, the applicant received approval to subdivide the original parcel into two (2) legal Lots of record (Ordinance 2022-06). Lot 1A now consists of 8.622 acres and contains the existing Film Studio Campus. The applicant is

not proposing any changes to this portion of the site and the existing MPD still governs Lot 1A; and

WHEREAS, Lot 1B consists of 20.464 acres and will contain the remaining Density to be developed with commercial and residential Uses. The applicant is seeking to amend the existing Annexation Ordinance and MPD for this portion of the site only; and

WHEREAS, on July 27, 2022, the property was properly noticed and posted, and courtesy letters were sent to surrounding property owners according to the requirements of the Land Management Code; and

WHEREAS, on July 27, 2022, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held public hearings on August 10, 2022, and October 26, 2022, to receive input on the proposed amendment to the MPD and Zoning and Annexation Ordinance; and

WHEREAS, the Planning Commission, on November 9, 2022, unanimously approved the amendment to the MPD for a mixed-use project with at least 185 affordable rental units on Lot 1B; and

WHEREAS, the Planning Commission, on November 9, 2022, forwarded a positive recommendation to the City Council to amend the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and

WHEREAS, on December 15, 2022, the City Council held a public hearing to receive input on the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and

WHEREAS, it is in the best interest of Park City, Utah to approve an amendment to the Zoning and Annexation Ordinance and exceptions to the Zone Height for Lot 1B only.

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

SECTION 1. APPROVAL. The Zoning and Annexation Ordinance 2012-12 as it applies to Lot 1B only, is hereby amended, including for exception to the Zone Height, as shown in Attachment 1, and 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 3981 Kearns Boulevard.

2. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).
4. The applicant submitted applications to amend 1) the MPD, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.
5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and at least 185 affordable for-rent units up to 80% AMI, consistent with the Applicant's Housing Mitigation Plan, approved on December 14, 2022, by the City's Housing Authority.
6. The applicant submitted:
 - a. Conceptual Site Plans including a Phasing Plan;
 - b. A Parking Analysis;
 - c. A Trip Generation Analysis; and
 - d. A Housing Mitigation Plan.
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units). These additional units may be available to households at up to 120% of AMI, consistent with the Applicant's Housing Mitigation Plan, approved on December 14, 2022, by the City's Housing Authority.
9. The proposed bedroom mix and size of the affordable units is as follows:

Affordable Units	Number	Size
Studios	77	400
1 Bedrooms	63	600
2 Bedrooms	30	800
3 Bedrooms	15	1,100
Units	185	

10. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of affordable rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.
11. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a maximum Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.
12. Phase 3 consists of no more than 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a maximum Building Height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
13. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
14. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, exceeding the zone height and the balance of the "additional" affordable units, ~65 units, will be constructed in this building.
15. Section 4.5 of the existing MPD expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. It is because the applicant is proposing to construct at least 185 affordable housing units that the Council was willing to conceptually support the proposed project.
16. The site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equal to or less than the 374,000 square feet the site was originally approved for.

17. The Planning Commission approved the amendment to the MPD on November 9, 2022, and unanimously voted to recommend the amendment to the zoning and annexation Ordinance including exceptions to the Zone Height, to the Council for consideration on December 15, 2022.
18. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City's Housing Authority for consideration on December 15, 2022.
19. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.
20. The applicant will construct all 65 units or 42.4 AUEs (38,160 square feet) of required Affordable Housing in Phase 1, meeting the City's current Affordable Housing Resolution, as follows.

Type	Units	Size
Studios	27	400
1 Bedroom	23	600
2 Bedrooms	10	800
3 Bedrooms	5	1,100
Units	65	
@ 900 SF		42.4 AUEs

21. In addition to meeting the City's Affordable housing Obligation in Phase 1, the applicant will construct at least an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of at least 120 "additional" affordable housing Units or 78.8 AUEs as follows:

Type	Units	Size
Studios	50	400
1 Bedroom	40	600
2 Bedrooms	20	800
3 Bedrooms	10	1,100
Units	120	

@ 900 SF		78.8 AUEs
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22. All required affordable units, will be rental units available to households at up to 80% AMI, except for 77 studios. At least 27 Studios will be available to households making up to 60% of AMI, and at least 50 Studios will be available to households making up to 70% of AMI broadening the affordability of these units. The rest of the additional units may be available to households at up to 120% of AMI, consistent with the Applicant's Housing Mitigation Plan, approved on December 14, 2022, by the City's Housing Authority.
23. The applicant shall use a geographic waterfall approach in selecting from applicants in the following priority:
 - a. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.
 - b. Qualifying applicants employed within Park City boundaries.
 - c. Qualifying applicants employed within the Park City School District boundaries.
 - d. Qualifying applicants employed within Summit County (additional affordable units only).
24. The "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, and this will be a Condition of Approval. Twenty-Seven (27) studio units will be available at 60% AMI and 50 studio units will be available at 70% AMI.
25. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
26. Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for the existing MPD and allows for Building Height exceptions.
27. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, with a maximum Building Height of 40 feet. The proposed townhomes and commercial buildings meet the Zone Building Height requirements at 25 feet in Height, and all buildings are located outside of the EOPC 150-foot Setback requirement.
28. The RCO allows for the City Council to grant Building Height exceptions upon recommendation from the Planning Commission.
29. On November 9, 2022, the Planning Commission found that the proposed Building Height exceptions are consistent with the Film Studio MPD Building Height

Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.

30. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps
31. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement. The proposed new site plan increases the amount of Open Space over the previously approved MPD.
32. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.
33. With respect to Building Height, the Council finds that the proposed Building Height exceptions are consistent with the Film Studio MPD Building Height Exceptions, and meet the standards for review of the CT-RCO zone:
 - a. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures, and there will be no loss of solar access, view corridors, or ridge line intrusions (Review Criteria 1 & 2 and MPD Building Height Criteria 2).
 - b. The height exceptions do not result in additional traffic or loss of Open Space as compared to the approved Film Studio MPD (Review Criteria 3 and MPD Building Height Criteria 5).
 - c. The height exceptions are consistent with the approved Film Studio MPD (Review Criteria 4).
 - d. The landscape buffer required by the Film Studio MPD is being carried forward and will mitigate and buffer the buildings from adjacent Uses (Review Criteria 5 and MPD Building Height Criteria 3).
 - e. The application meets or exceeds all Setback requirements (Review Criteria 6 and MPD Building Height Criteria 4).
 - f. The Film Studio MPD has no Open Space requirement, and the applicant is increasing the amount of Open Space with this Amendment (Review Criteria 7).
 - g. Both the Commercial Buildings (Buildings 3 on the Site Plan) and the townhomes have maximum Building Heights of 25 feet, which is lower than the underlying Zone Height of 28 feet (Review Criteria 8 and MPD Building Height Criteria 6).
 - h. The project includes high quality architecture, transit and trail connections, and a significant amount of affordable housing beyond what the LMC requires (Review Criteria 9).
 - i. The amendment to the MPD does not result in a net increase in the allowable square footage or Building volume above Grade over what is possible under the existing MPD (Review Criteria 10 and MPD Building Height Criteria 1).

Conclusions of Law:

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.
3. The modifications are compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The modification to the Master Planned Development:
 - a. complies with all requirements of the Land Management Code;
 - b. meets the minimum requirements of Section 15-6-5;
 - c. provides the highest value of Open Space, as determined by the Planning Commission;
 - d. strengthens and enhances the resort character of Park City;
 - e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
 - f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
 - g. provides amenities to the community so that there is no net loss of community amenities;
 - h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;
 - i. meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
 - j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
 - k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
 - l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
 - m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
 - n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
 - o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
 - p. addresses and mitigates traffic.

Conditions of Approval:

1. Lot 1A, 4001 Kearns Boulevard, is subject to the original Film Studio Annexation, Zoning, and MPD agreements.
2. Development of 3891 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
3. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community-oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or Child Care Center. A detailed parking analysis shall be submitted at the time of CUP application. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
4. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
5. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
6. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units).
7. The site plan includes one additional 4-story, for-rent affordable building totaling 58,632 square feet, to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, and the balance of the "additional" affordable units will be constructed in this building.
8. Certificates of Occupancy for the Phase 4 building affordable units shall be tied to the issuance of Certificates of Occupancy for the market-rate units, so that all affordable units have Certificates of Occupancy prior to the completion of the market rate units.
9. No additional Density shall be built on Lot 1A, and Lot 1B is subject to a maximum Density of 320,632 square feet of total development (including required affordable housing units), consistent with the site plan and final plan set reviewed by the Planning Commission on November 9, 2022.
10. Parking and lighting shall meet requirements of the LMC, except for the parking reduction granted by the Planning Commission as part of the MPD. See LMC § 15-3 and § 15-5.
11. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
12. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer and High Valley Transit prior to the issuance of a building permit.

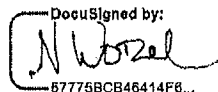
13. The applicant shall provide a bike share and bike fix it station on site and the applicant shall be responsible for all costs, including annual operational expenses, maintenance of the stations, infrastructure of bike station, kiosk, additional bikes to maintain service standards, and coordinate with vendor provider on installation and purchasing. The City shall review and approve the final location of the share station and the minimum number of bikes it can accommodate. A land easement to the bike share/County may be required. The applicant shall be responsible for providing electricity, adequate lighting, and access around the station.
14. Bike racks shall be provided for the various commercial uses as required by LMC § 15-3.
15. The undulating berm required by the Film Studio MPD shall be constructed and maintained consistent with the original MPD.
16. A Stormwater Management Plan shall be reviewed and approved by the City Engineer prior to the issuance of any building permits.
17. Rooftop mechanical equipment shall be architecturally screened from public view.
18. Trash and recycling enclosures shall be screened with landscaping or fencing.
19. All signage shall comply with the LMC.
20. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
21. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
22. A final subdivision plan shall be recorded prior to construction of the condominium units.
23. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable for the site.
24. The applicant shall construct a trail connection from the site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to \$75,000 for the cost of this connection.
25. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the Rail Trail, and providing covered bike storage in all Multi-Unit Dwellings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).
26. Final utility plans have not been reviewed for approval and must be submitted for review prior to the issuance of any utility or building permits.
27. The Park City Fire District shall review and approve final plans prior to the issuance of any utility or building permits.
28. The Snyderville Basin Water Reclamation District shall review and approve plans prior to the issuance of any utility or building permits. All items required under the Line Extension Agreement must be completed prior to the issuance of any building permits.

29. Minor administrative modifications to the site plan shall be allowed by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.
30. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
31. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.
32. A Plat Note shall indicate that 3891 Kearns Boulevard, Lot 1B, is subject to Ordinance 2022-47.

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

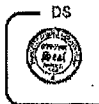
PASSED AND ADOPTED this 15th day of December, 2022.

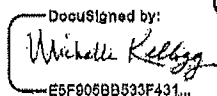
PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

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MAYOR

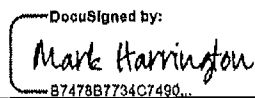
ATTEST:



DocuSigned by:

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City Recorder

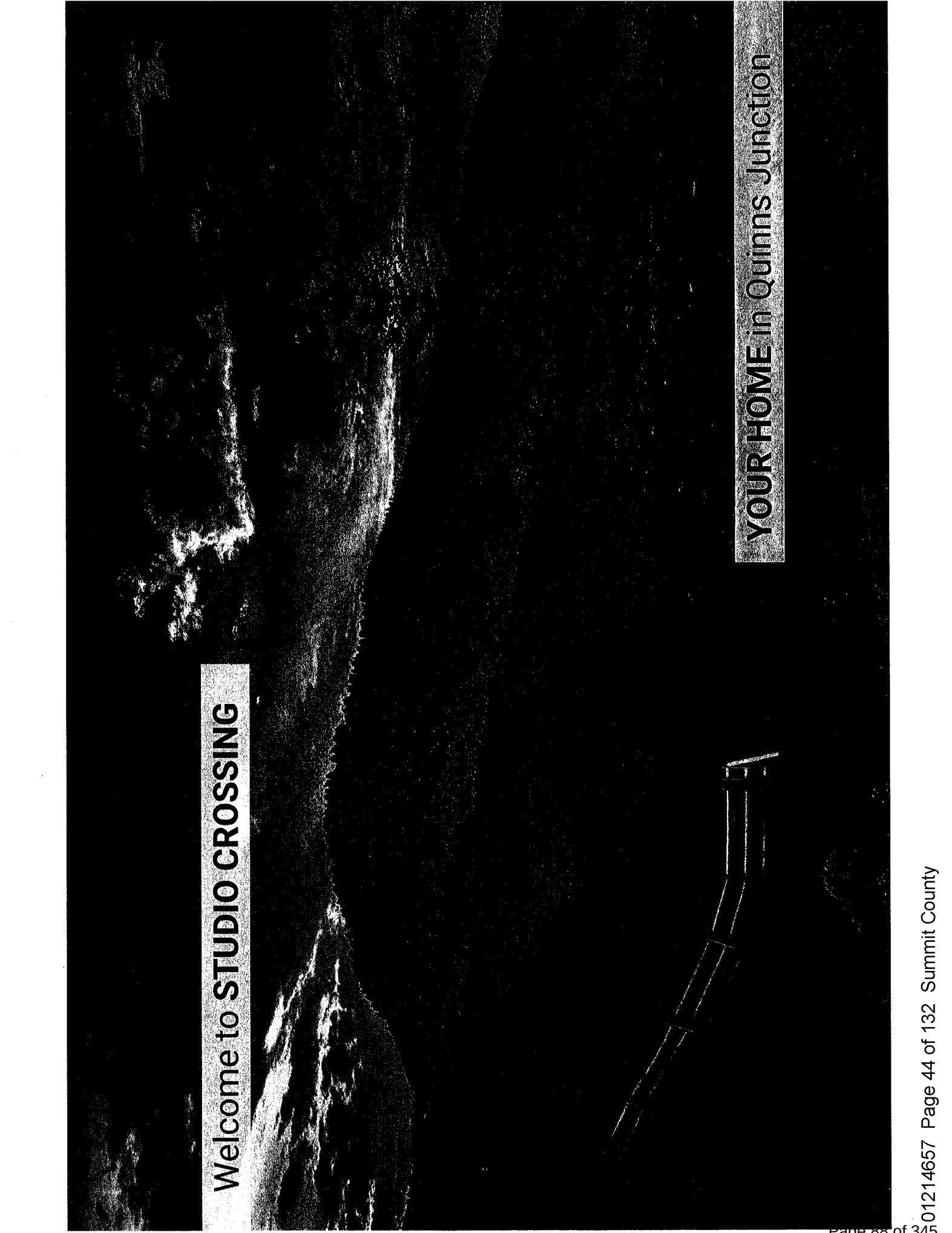
APPROVED AS TO FORM:

DocuSigned by:

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City Attorney's Office

Attachment 1 – Conceptually Approved MPD Site Plans

Exhibit F



Welcome to STUDIO CROSSING

YOUR HOME in Quinns Junction

NEWPARK

A thriving mixed use development that is home to various dining, shopping, and community events. 122,303 square feet of prime retail with Best Buy as its anchor tenant.

THE COMMONS

Over 22,000 sq ft of street level commercial space with generous outdoor seating. 38 affordable for rent apartments on the 2nd and 3rd floors with a mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedroom units.

THE TERRACES

One of Park City areas fastest selling project of its size. 60-unit, 72,647 square feet, family oriented condo development.

UTAH FILM STUDIOS

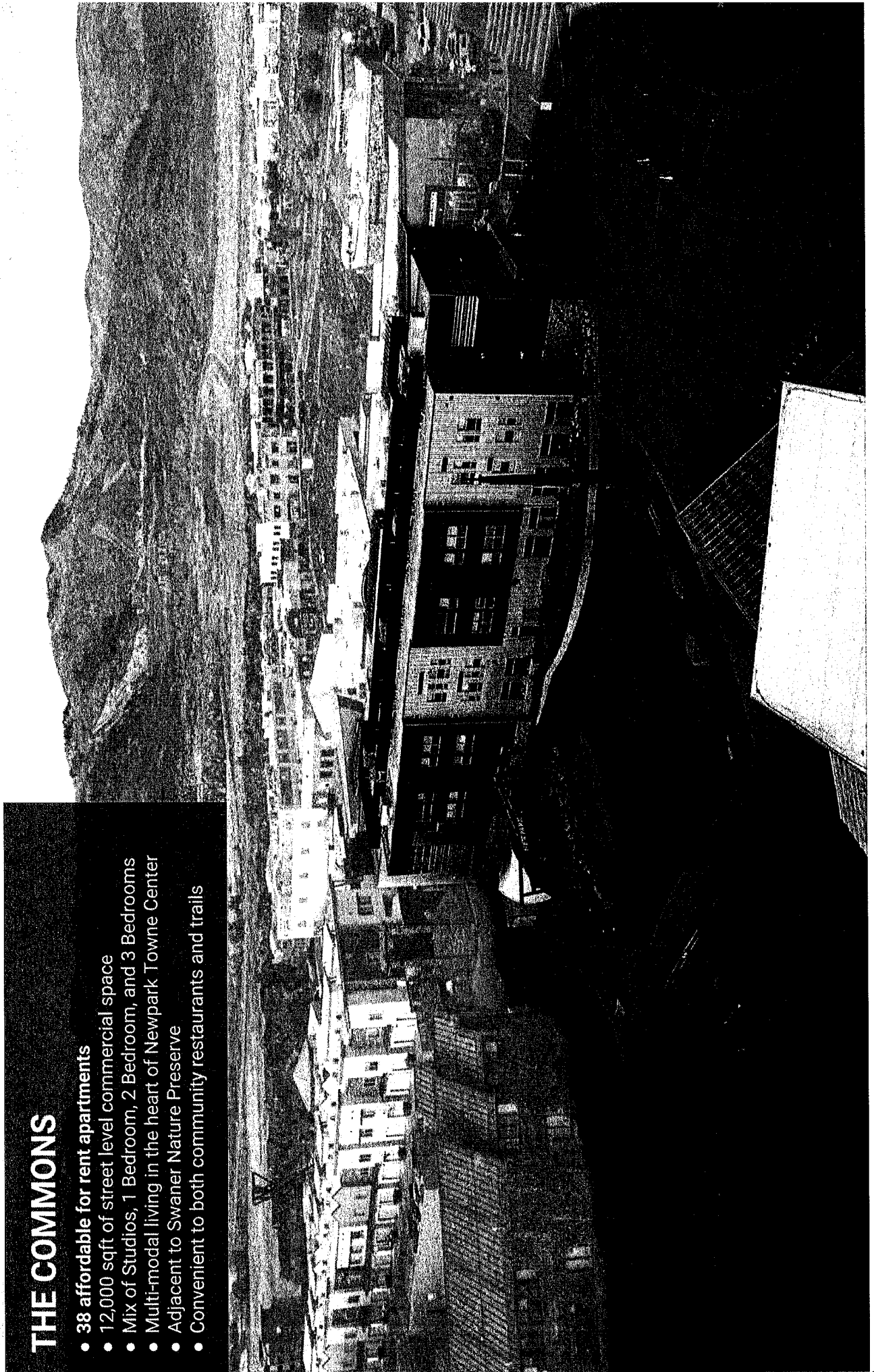
State of the art film studio that rivals any facility worldwide. Approximately 100,000 square feet. Utah Film Studios is comprised of: production offices, a mill, and three 15,000 square foot sound stages.



**Local Family
Local Developments
Building Communities for all**

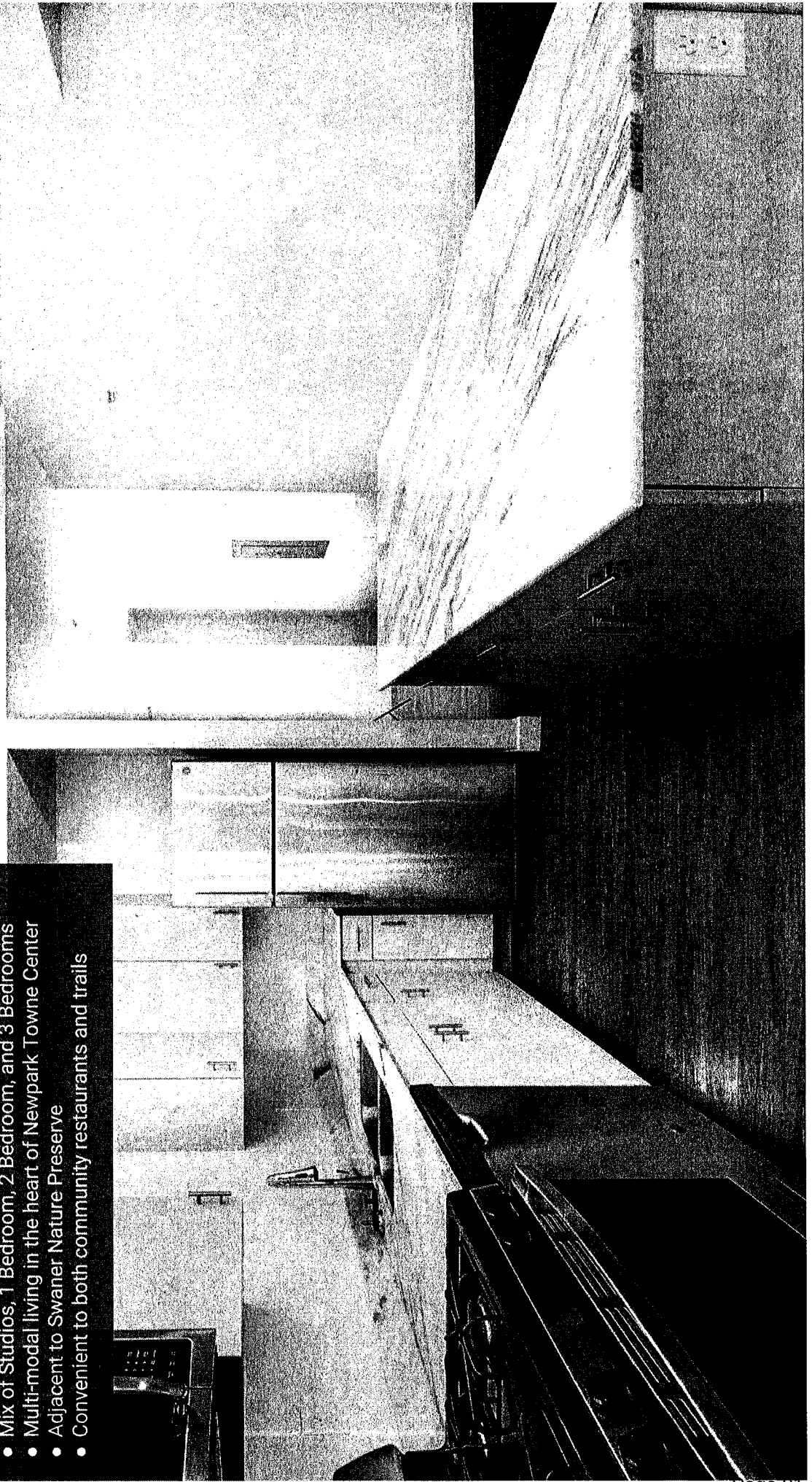
THE COMMONS

- 38 affordable for rent apartments
- 12,000 sqft of street level commercial space
- Mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedrooms
- Multi-modal living in the heart of Newpark Towne Center
- Adjacent to Swaner Nature Preserve
- Convenient to both community restaurants and trails



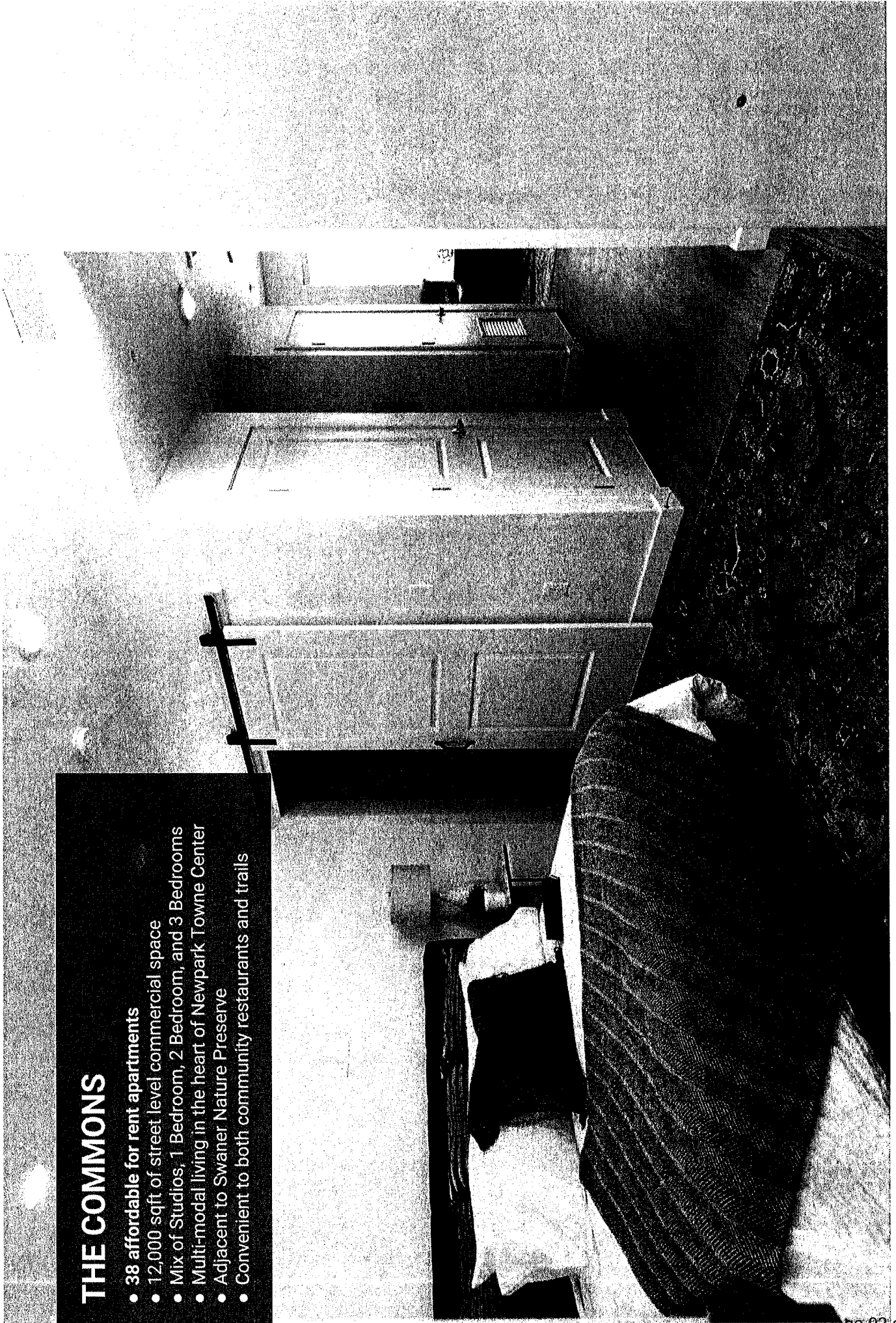
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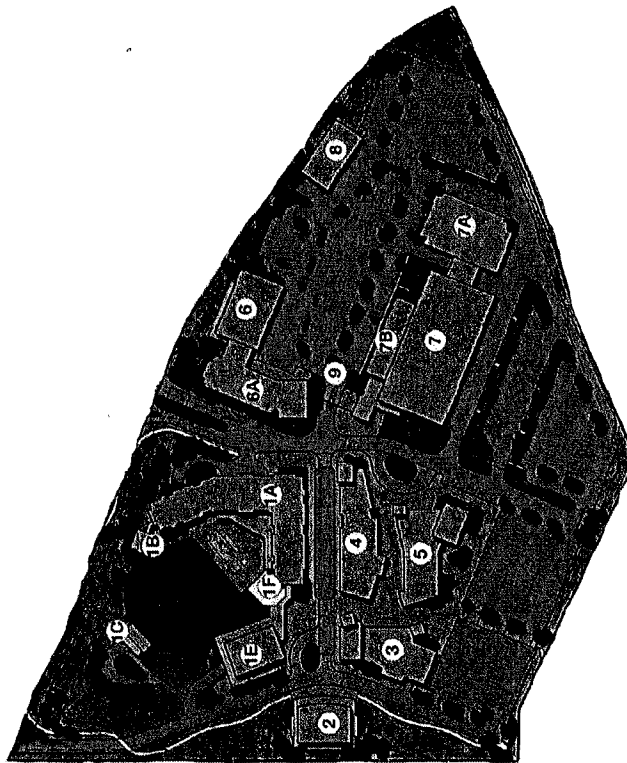
PROPOSED STUDIOS
AFFORDABLE LIVING
STUDIO CROSSINGS
185 QUALITY APARTMENTS



PROPOSED STUDIOS
AFFORDABLE LIVING
STUDIO CROSSINGS
185 QUALITY APARTMENTS

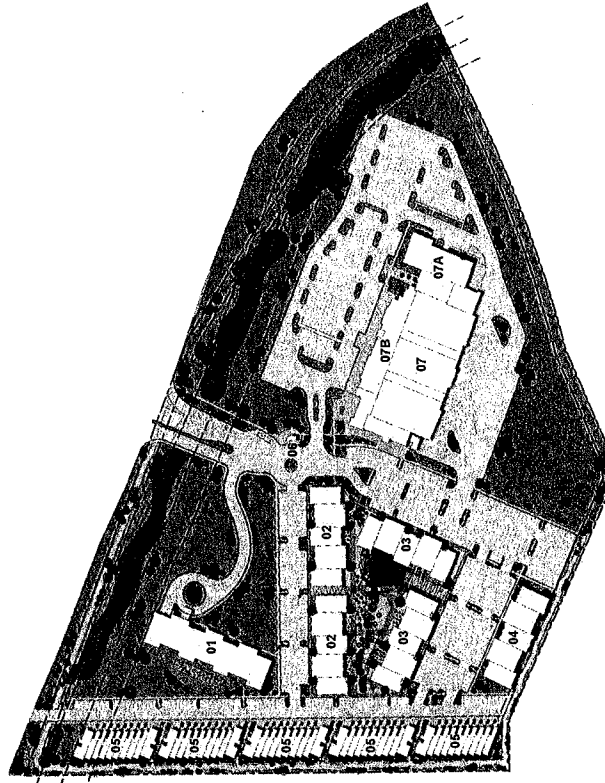


2012 Proposed MPD - Studio Support Commercial



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
1A	Hotel Lodging (100 keys)	112,000	40'
1B	Recording Studio	2,500	16'
1C	Stage Venue	700	28'
1D	Residence (Omitted)	0	
1E	Grand Ballroom	16,000	28'
1F	Atrium	0	28'
2	Screening Rooms / Theater	15,000	40'
3	Entertainment Venue	14,500	40'
4	Mixed Use	33,350	28'
5	Mixed Use	25,625	28'
6	Sound Effects Stage	15,700	40'
6A	Office	37,200	38'
7	Sound Stages	47,375	60'
7A	Workshop	20,000	28'
7B	Production Support / Offices	24,000	34'
8	Workshop Office	10,000	18'
9	Guard House	50	10'

2022 Proposed MPD - Affordable Community



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
01	Residential Condo building	60,000	40'
02	Commercial Buildings	15,000 ea / 30,000 Total	25'
03	Mixed Use Affordable Housing	45,000 ea / 90,000 Total	40'
04	Affordable Housing	58,632 sf	45'
05	Market Rate Townhomes	1,500 ea / 82,000 Total	25'
06	Bus Transit Pick Up	0	15'
07	(EXISTING) Sound Stages	47,375	60'
07A	(EXISTING) Workshop	20,000	28'
07B	(EXISTING) Production Support / Offices	24,000	34'

Studio Crossing is Multi-generational

- Adaptive floor plans provide options for guests
- Flexible amenities create spaces for activity and play
- On-site shopping and dining
- Diverse housing options for families
- Mixed age community



Studio Crossing is aging in place

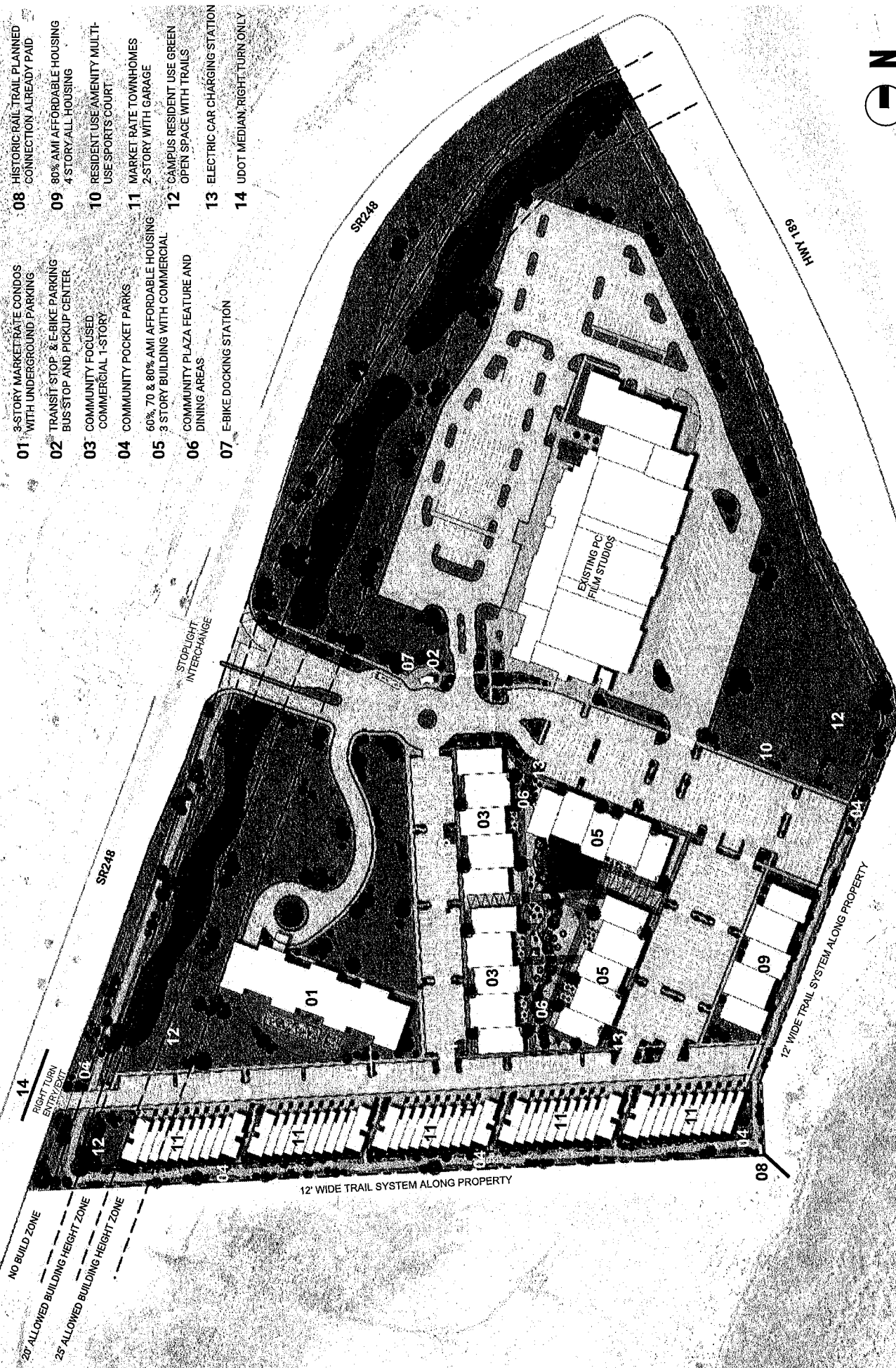
- One level living
- Less than a mile to park city hospital
- Immediate access to historic rail trail for bicycling and walking
- Community atmosphere
- Access to transit options

<https://www.kpcv.org/park-city/2022-10-10/summit-county-senior-housing-survey-points-to-a-lack-of-supply>

PLANNING COMMISSION COMMENTS (08/10)	WE LISTENED, UPDATES TO DESIGN (10/26)
01. Protect the EPOC Zone, no exceptions	Building heights and locations have been lowered and shifted to be compliant with the Entry Protection Overlay Corridor Zone
02. Not in favor of height exceptions for buildings (48' original design)	Building heights have been lowered, (1) at 45' (3) at 40' (52) at 25'
03. UDOT coordination of SW Entry/Exit	Met with UDOT 8/31, no issues with proposed design, UDOT prefers median curb in lieu of original porkchop design, next meeting October 04 setup for engineering review
04. More information on the community amenities	10 Amenities highlighted and analyzed in presentation
05. Narrow down allowed commercial uses, more community focused	Community Commercial has been further refined and narrowed down to focus on small scale community benefit
06. Shared parking study needed	Original and shared parking study included in Planning packet, our parking count is succinctly in between code requirements and shared parking study
07. Would you consider less than 80% AMI, especially for the single income households?	Our team met with Jason Gidden and Housing team and revised AMI 60%, 70%, 80% (STUDIOS RENTED (20 UNITS) AT 60% AMI AND (60) AT 70% AMI)
08. Can you provide more information on sustainability?	5 Different sustainable organizations studied through 6 divisions, findings and proposed sustainability objectives (LEED, USGBC, PASSIVE, ETC)
09. More Rail Trail connection information	Our team met with Heinrich Deters and Rick Fournier with Mountain Trails Foundation 8/31 and all agree a Rail Trail Connection can be easily be made
10. Concern about the 4 story affordable building blocking the view of the project from the interstate, can we step it down?	Affordable Housing building height lowered, rotated and moved closer to the Plaza in order to promote community connectivity and to hide parking
11. Can you consider deed restrictions on nightly rentals?	Proposed Partnership with Park City for LITE DEED RESTRICTION Affordable housing will require a minimum 6 month lease and qualify Nightly rentals are allowed in the RCO Zone Nightly rental restrictions greatly impact for-sale home ownership Current Entitlement MPD allows 100% nightly rentals

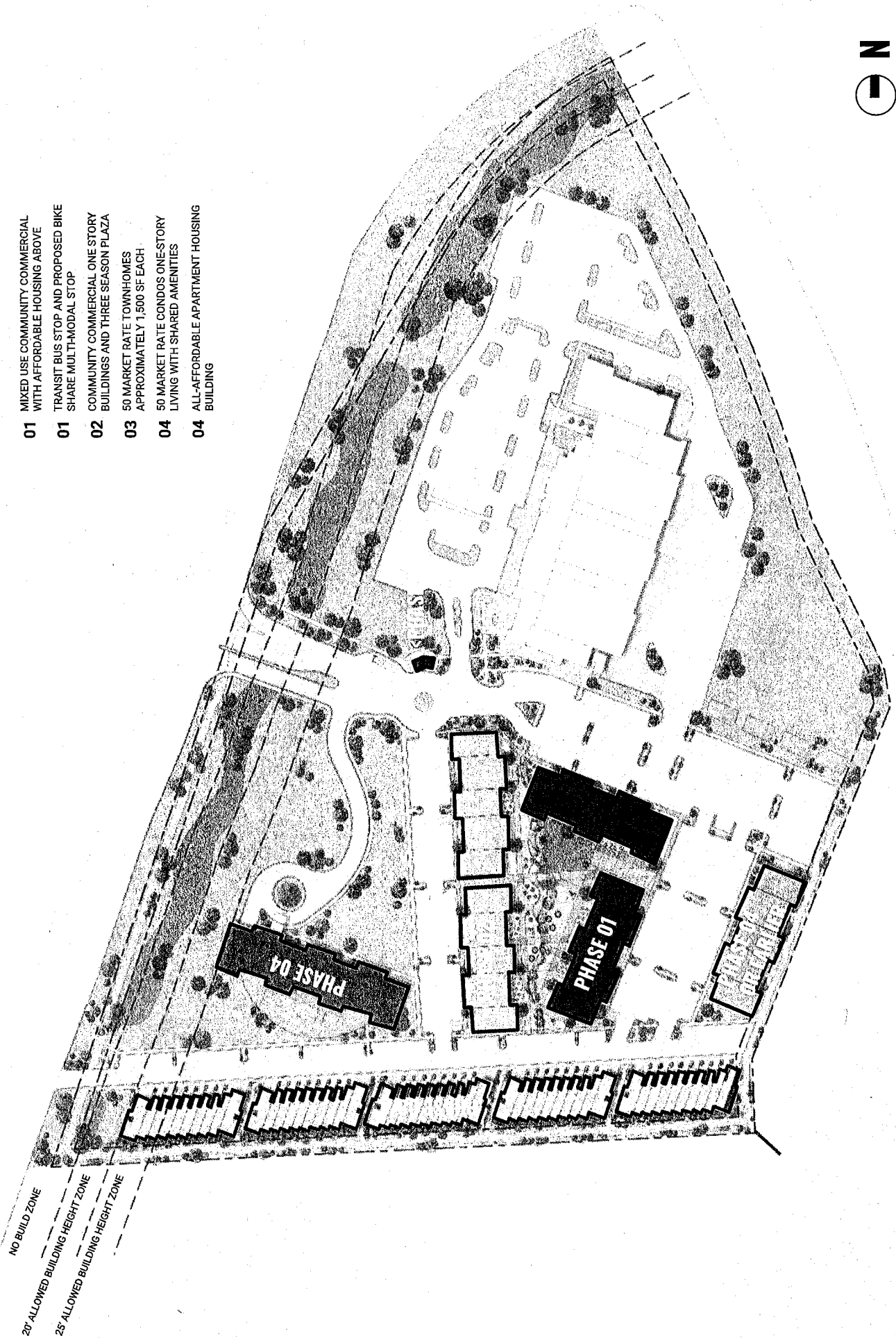
SITE AND BUILDING LEGEND:

- 01 3-STORY MARKET RATE CONDOS WITH UNDERGROUND PARKING
- 02 TRANSIT STOP, & E-BIKE PARKING BUS STOP AND PICKUP CENTER
- 03 COMMUNITY FOCUSED COMMERCIAL 1-STORY
- 04 COMMUNITY POCKET PARKS
- 05 60%, 70 & 80% AMI AFFORDABLE HOUSING 3 STORY BUILDING WITH COMMERCIAL DINING AREAS
- 06 COMMUNITY PLAZA FEATURE AND DINING AREAS
- 07 E-BIKE DOCKING STATION
- 08 HISTORIC RAIL TRAIL PLANNED CONNECTION ALREADY PAID
- 09 80% AMI AFFORDABLE HOUSING 4 STORY ALL HOUSING
- 10 RESIDENT USE AMENITY MULTI-USE SPORTS COURT
- 11 MARKET RATE TOWNHOMES 2-STORY WITH GARAGE
- 12 CAMPUS RESIDENT USE GREEN OPEN SPACE WITH TRAILS
- 13 ELECTRIC CAR CHARGING STATION
- 14 UDOT MEDIAN, RIGHT TURN ONLY



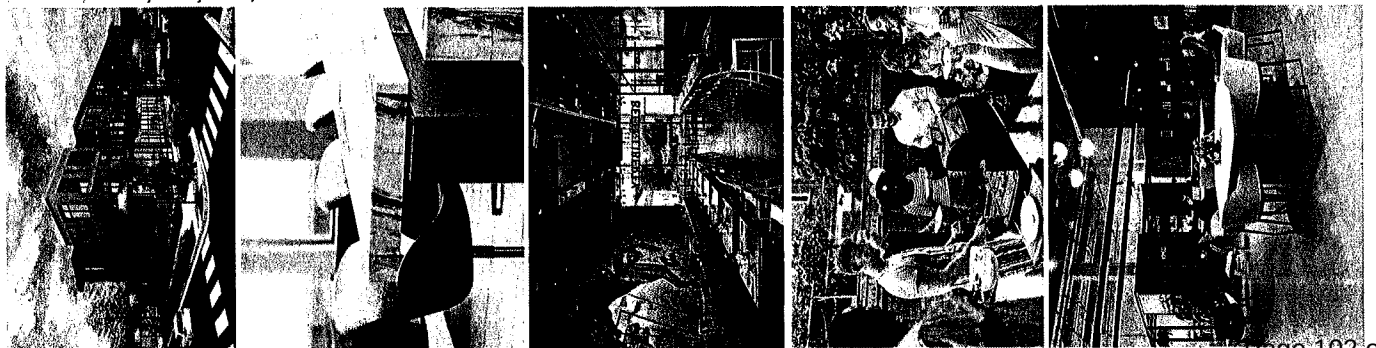
OVERALL PHASING PLAN

- 01 MIXED USE COMMUNITY COMMERCIAL WITH AFFORDABLE HOUSING ABOVE
- 01 TRANSIT BUS STOP AND PROPOSED BIKE SHARE MULTIMODAL STOP
- 02 COMMUNITY COMMERCIAL ONE STORY BUILDINGS AND THREE SEASON PLAZA
- 03 50 MARKET RATE TOWNHOMES APPROXIMATELY 1,500 SF EACH
- 04 50 MARKET RATE CONDOS ONE STORY LIVING WITH SHARED AMENITIES
- 04 ALL-AFFORDABLE APARTMENT HOUSING BUILDING



PHASE 01: MIXED USE AFFORDABLE HOUSING





PHASE 01: MIXED-USE AFFORDABLE HOUSING

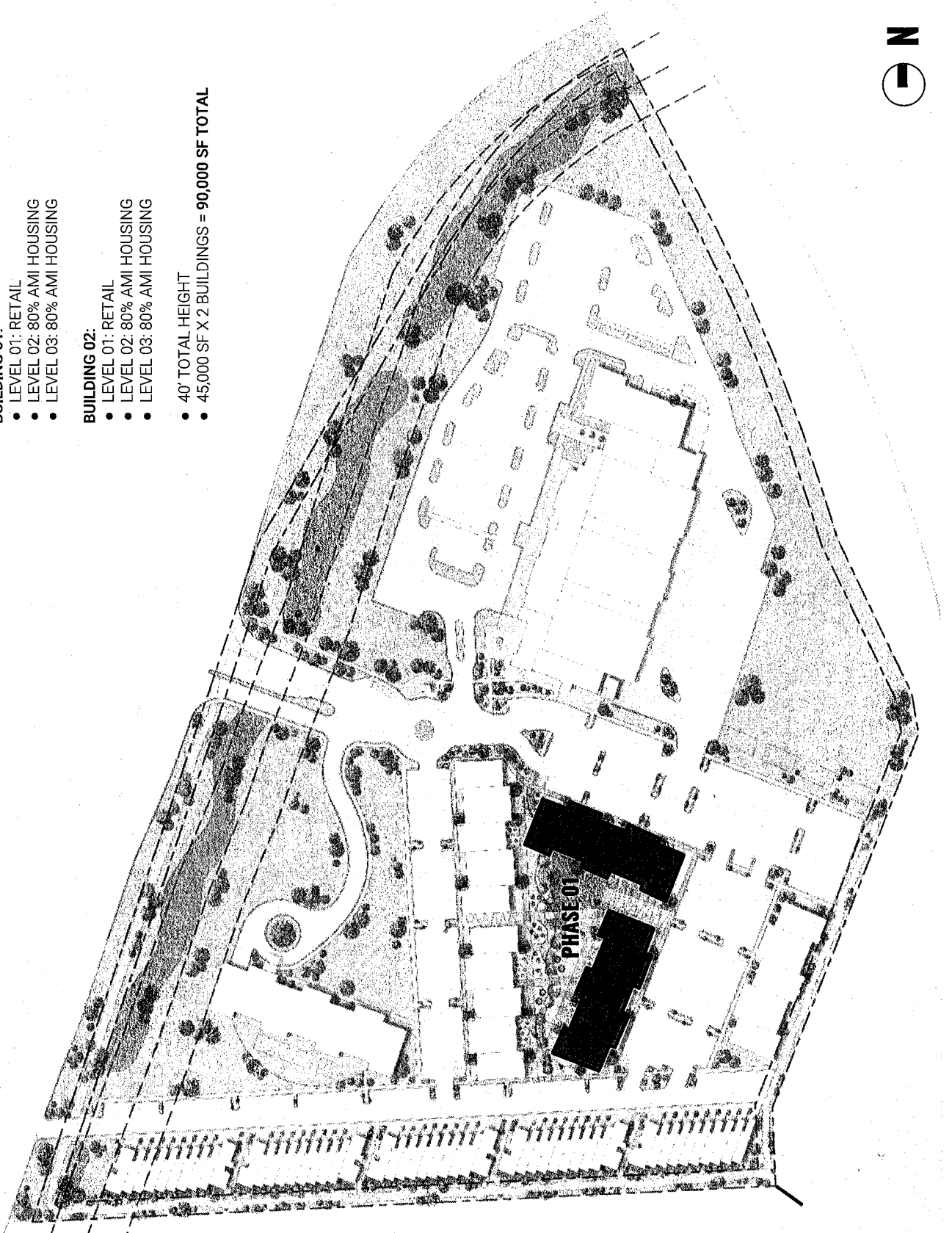
BUILDING 01:

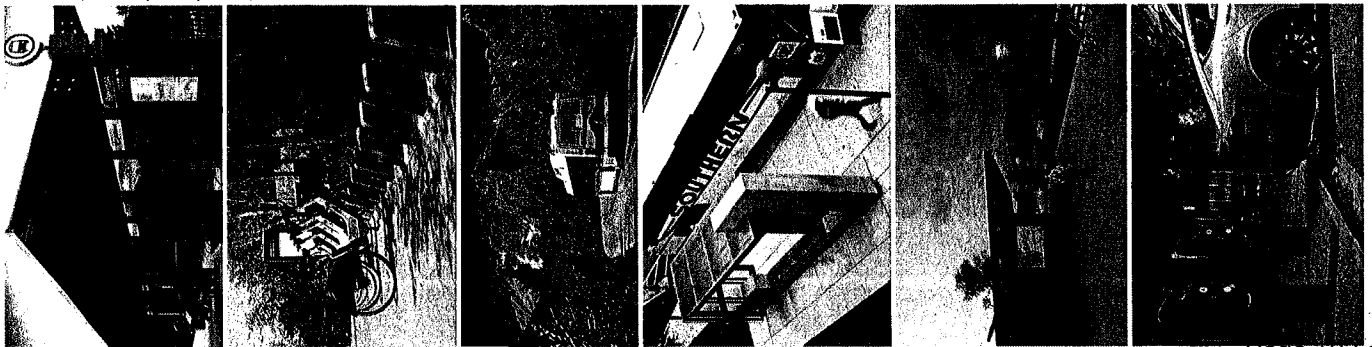
- LEVEL 01: RETAIL
- LEVEL 02: 80% AMI HOUSING
- LEVEL 03: 80% AMI HOUSING

BUILDING 02:

- LEVEL 01: RETAIL
- LEVEL 02: 80% AMI HOUSING
- LEVEL 03: 80% AMI HOUSING

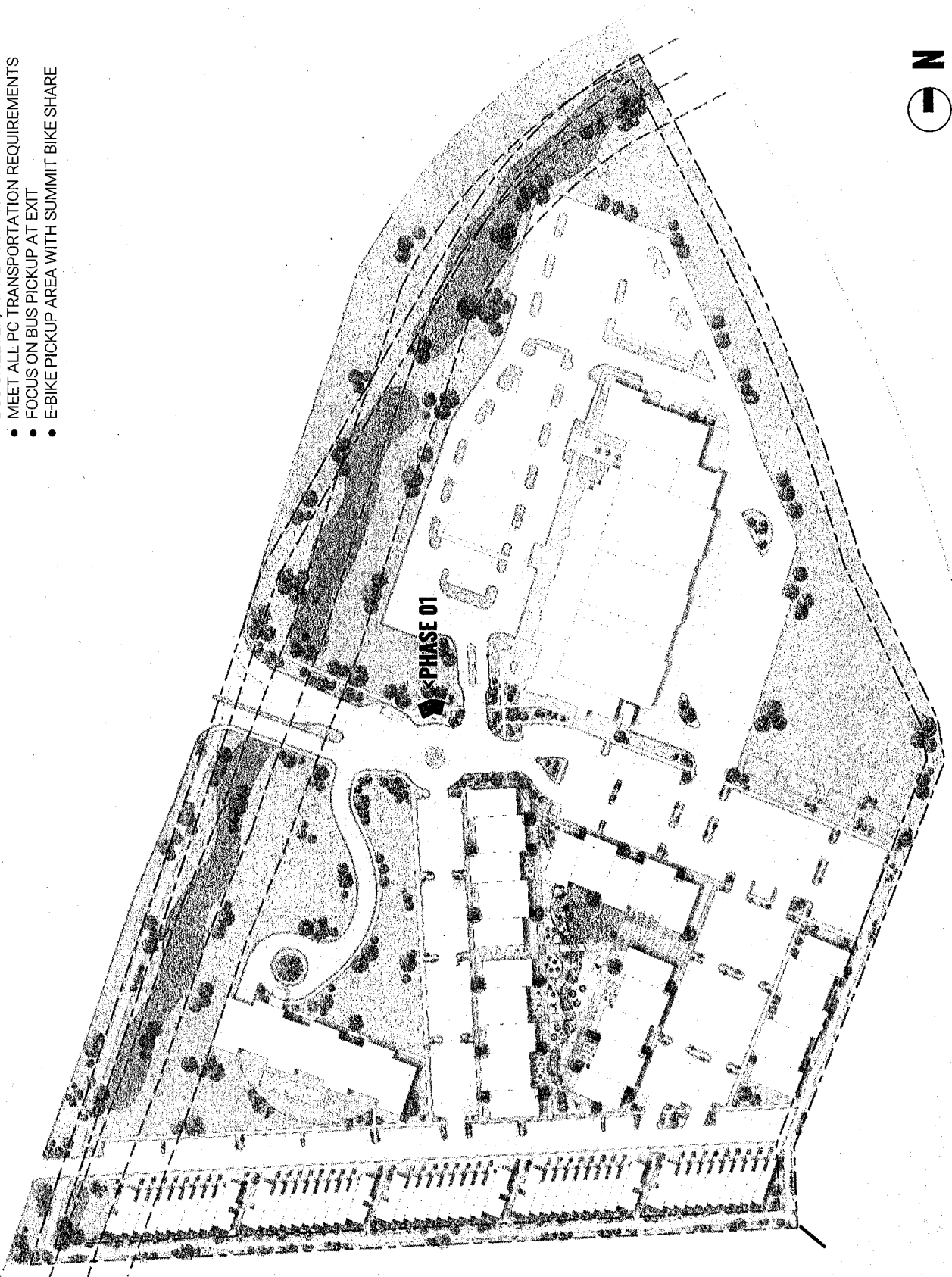
- 40' TOTAL HEIGHT
- 45,000 SF X 2 BUILDINGS = 90,000 SF TOTAL





PHASE 01: TRANSIT STOP / BUS STOP

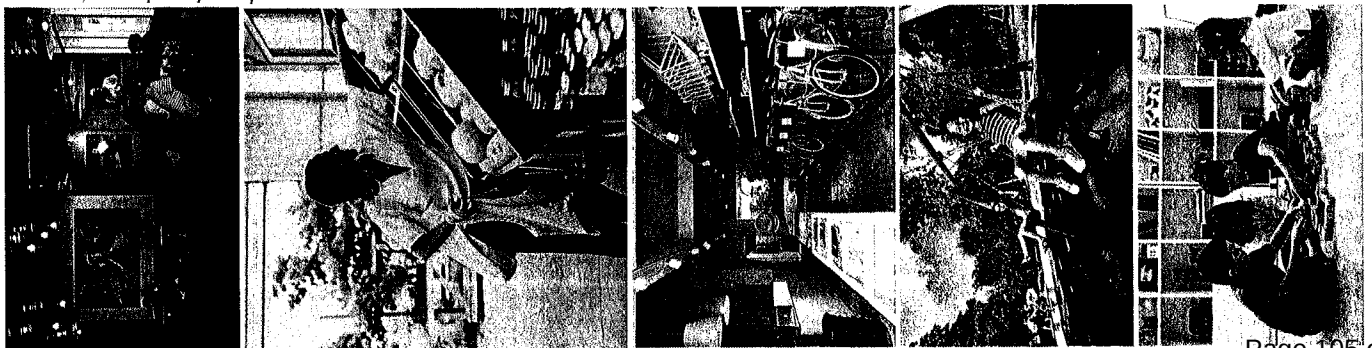
- BUS SHELTER, FINAL LOCATION TBD WITH PLANNING
- MEET ALL PC TRANSPORTATION REQUIREMENTS
- FOCUS ON BUS PICKUP AT EXIT
- E-BIKE PICKUP AREA WITH SUMMIT BIKE SHARE



PHASE 02: COMMUNITY FOCUSED COMMERCIAL

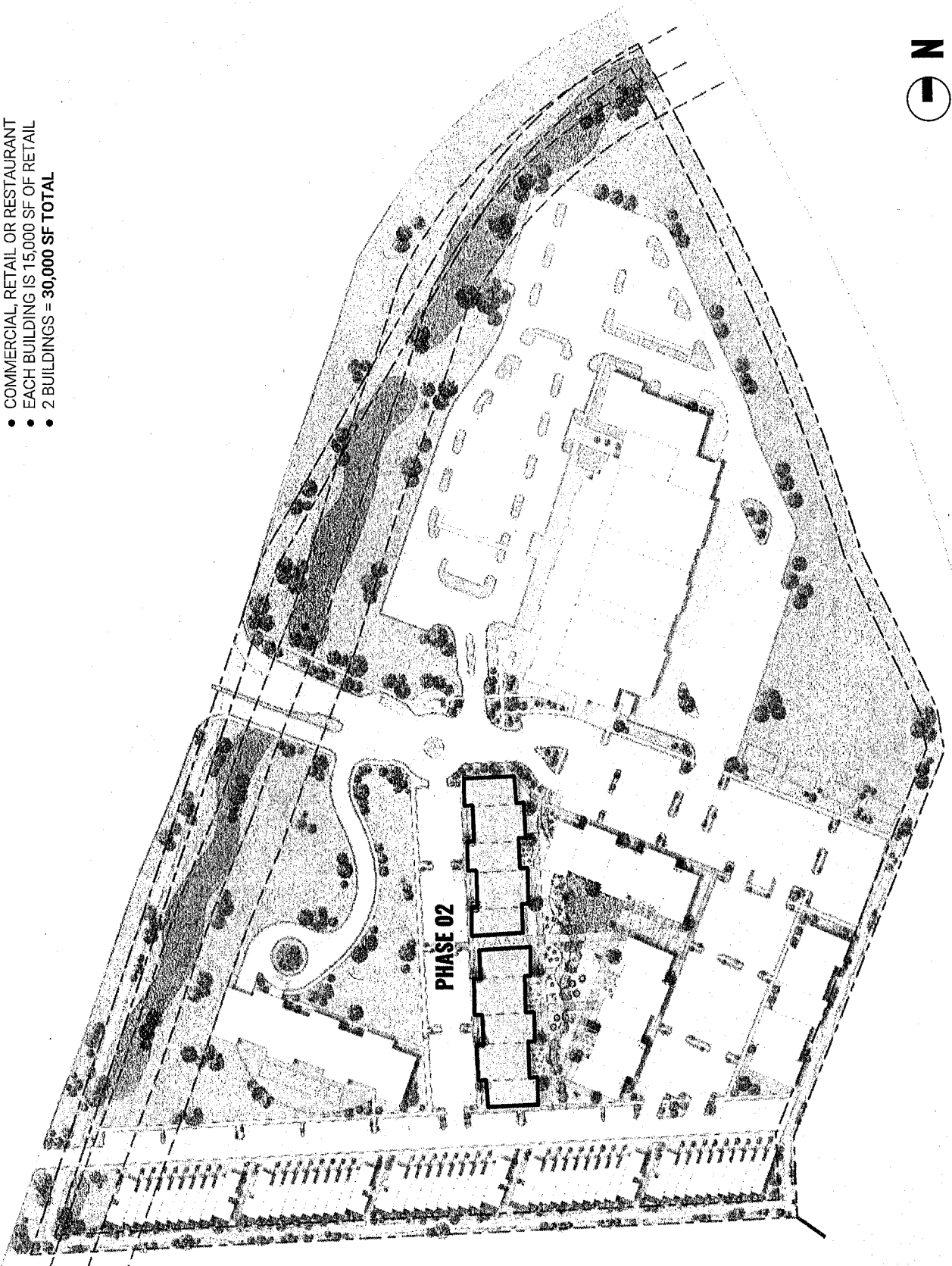


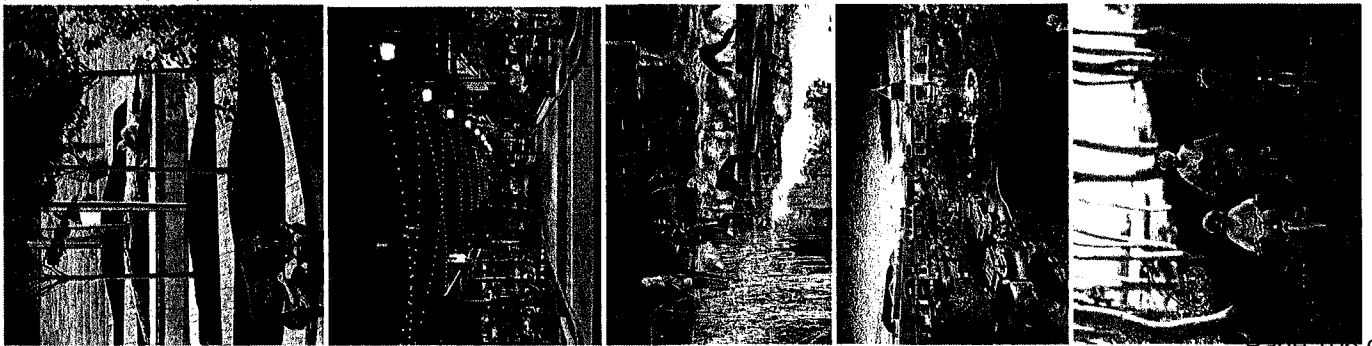
SPECIALS	
STIR-FRY + RICE	NOODLES AND CHICKEN
SALMON	SALAD + AVO
ROAST VEGETABLES SALAD	+ ROAST PORK CHINESE, ROAST PEANUT SESAME BEANS + RICE
BEAN STEW	GREEN BEANS + VEGIE SOUP
PEANUT CHICKEN	SALAD



PHASE 02 INFORMATION:

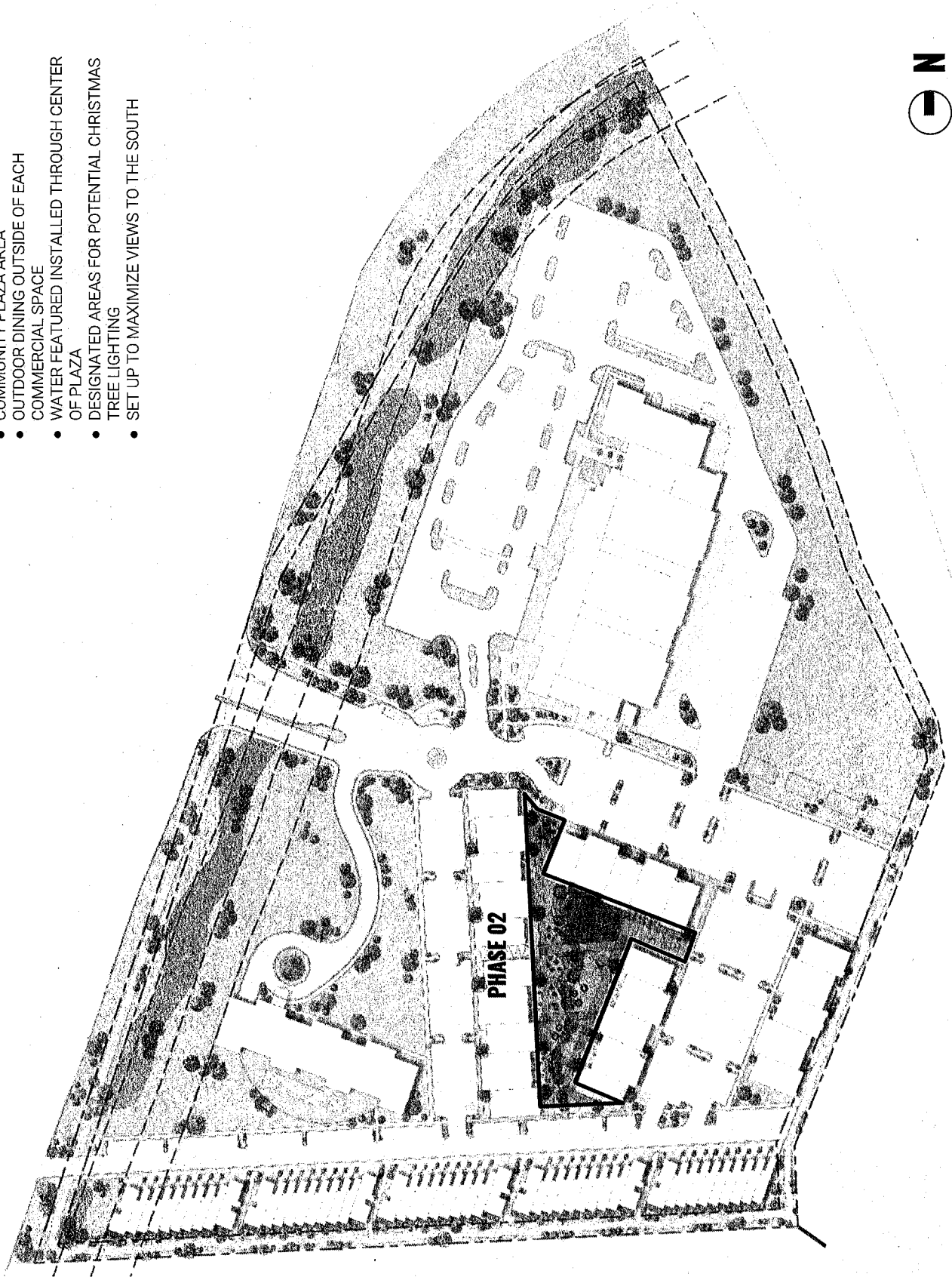
- COMMUNITY FOCUSED SMALL SCALE
- COMMERCIAL, RETAIL OR RESTAURANT
- EACH BUILDING IS 15,000 SF OF RETAIL
- 2 BUILDINGS = 30,000 SF TOTAL

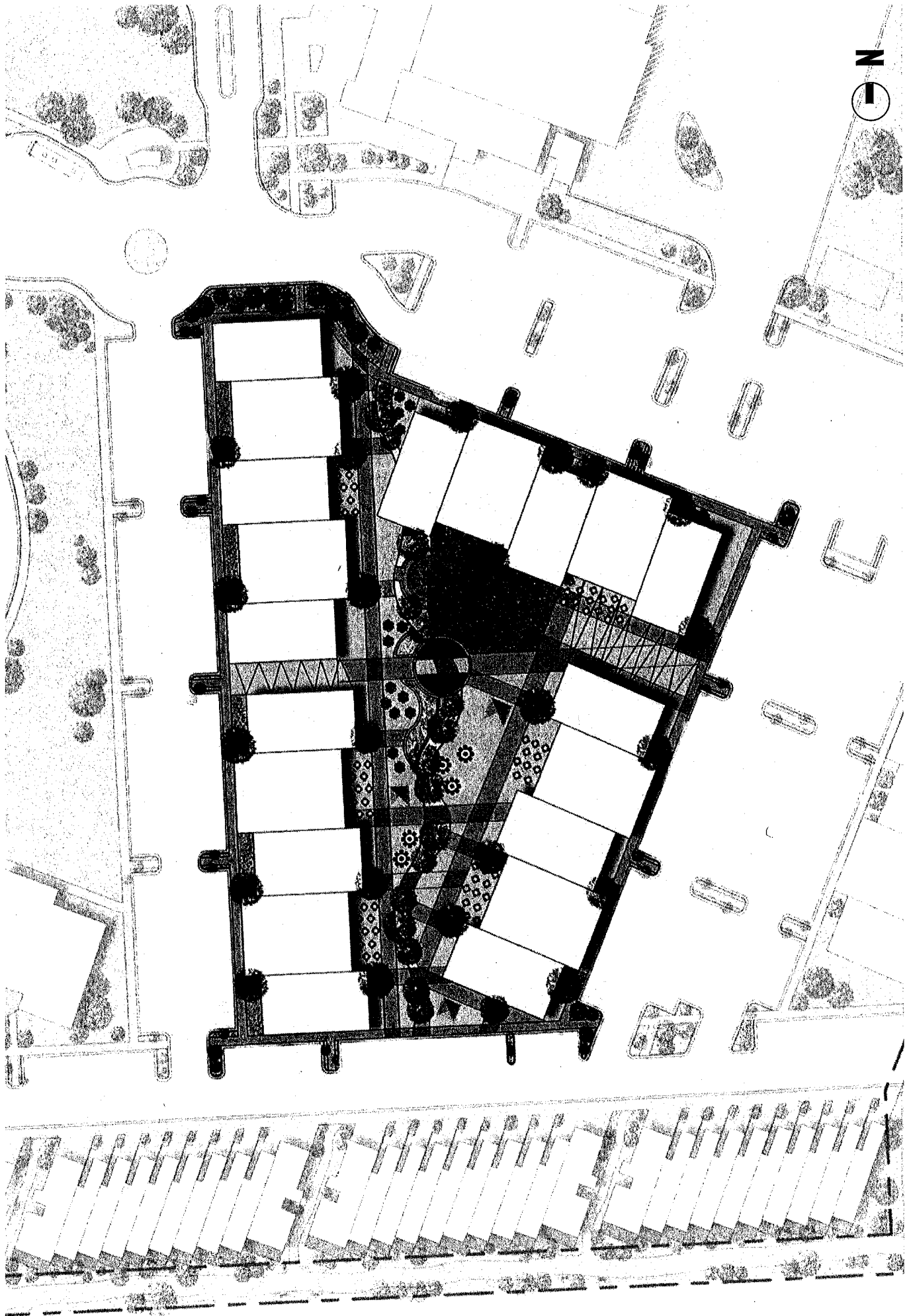




PHASE 02 INFORMATION:

- COMMUNITY PLAZA AREA
- OUTDOOR DINING OUTSIDE OF EACH COMMERCIAL SPACE
- WATER FEATURED INSTALLED THROUGH CENTER OF PLAZA
- DESIGNATED AREAS FOR POTENTIAL CHRISTMAS TREE LIGHTING
- SET UP TO MAXIMIZE VIEWS TO THE SOUTH





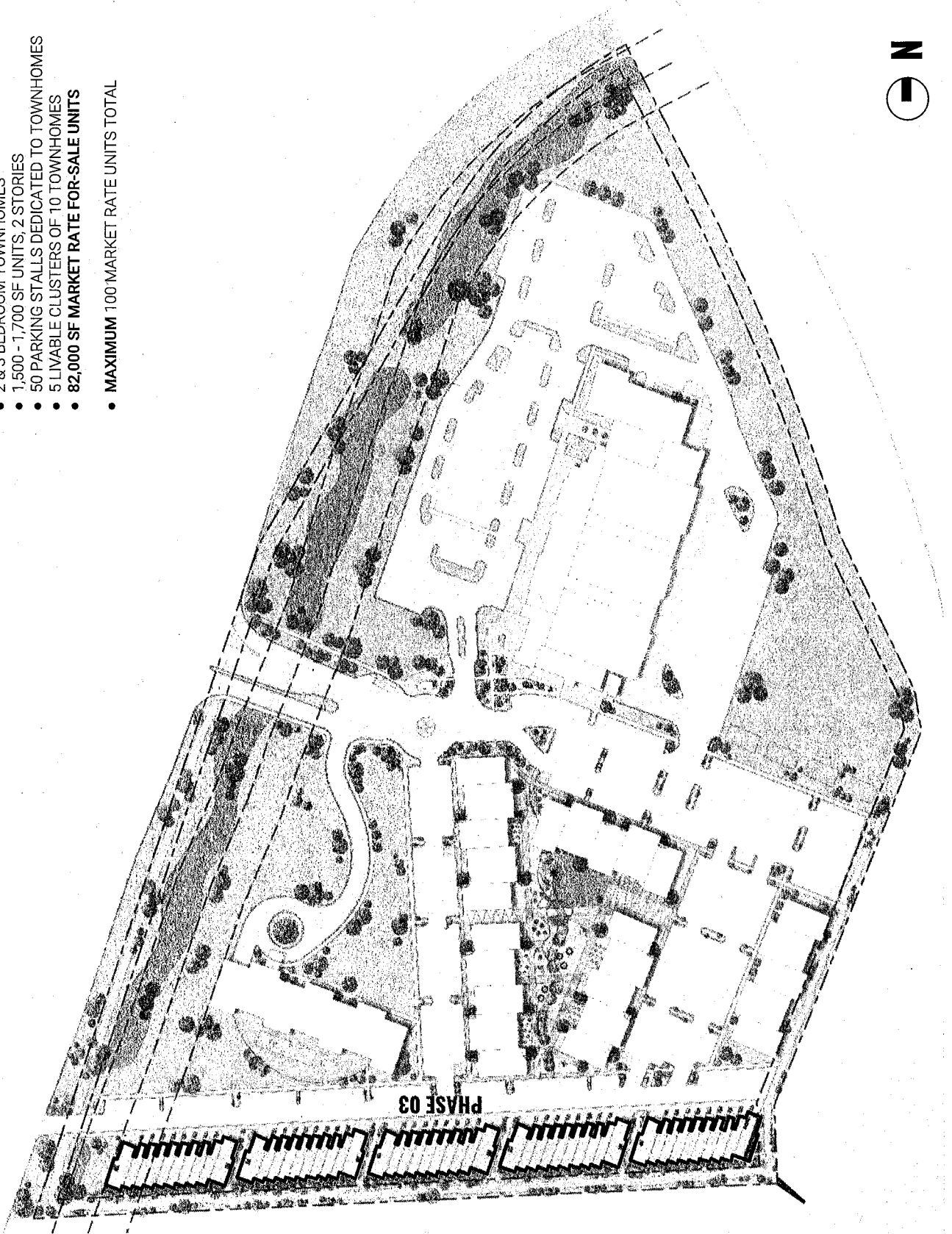
PHASE 03: MARKET RATE TOWNHOMES



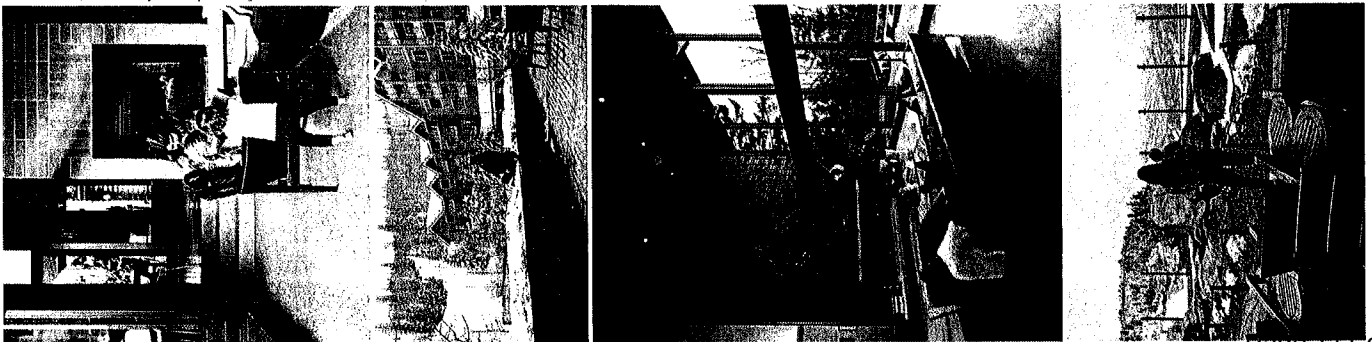


PHASE INFORMATION FOR APPROX 50 BUILDINGS:

- 2 & 3 BEDROOM TOWNHOMES
- 1,500 - 1,700 SF UNITS, 2 STORIES
- 50 PARKING STALLS DEDICATED TO TOWNHOMES
- 5 LIVABLE CLUSTERS OF 10 TOWNHOMES
- 82,000 SF MARKET RATE FOR-SALE UNITS
- MAXIMUM 100 MARKET RATE UNITS TOTAL

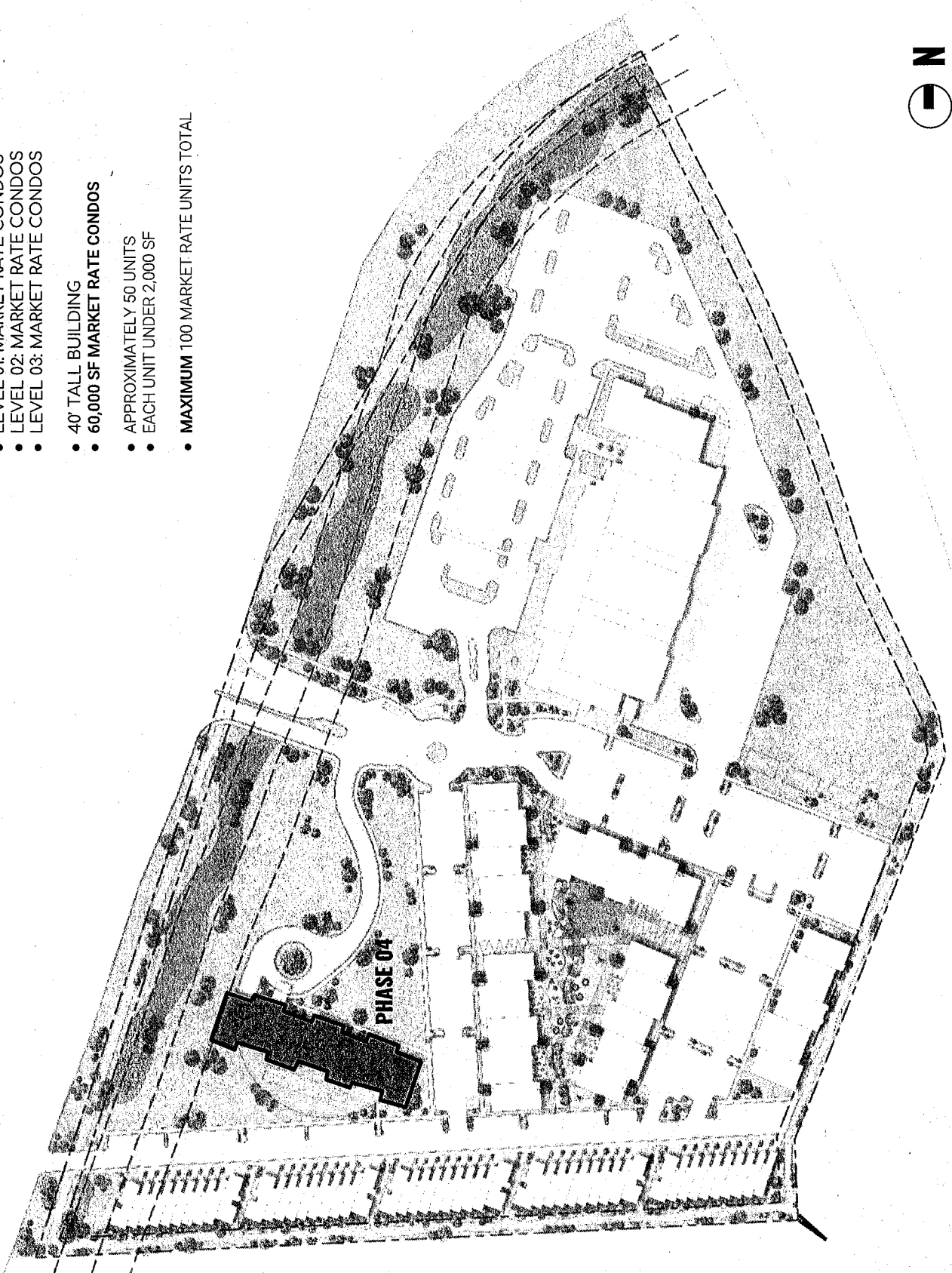


PHASE 03: MARKET RATE CONDOS

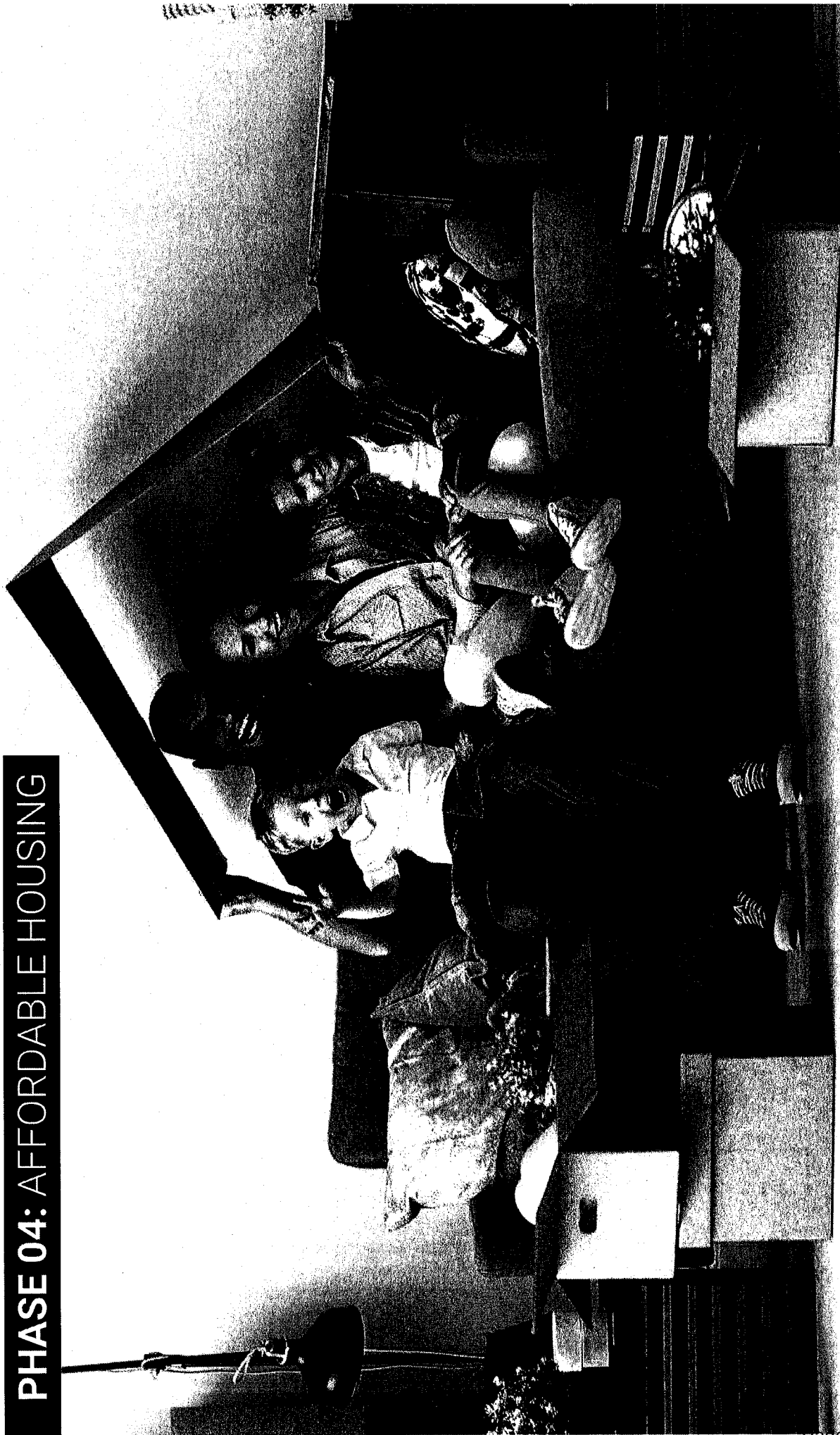


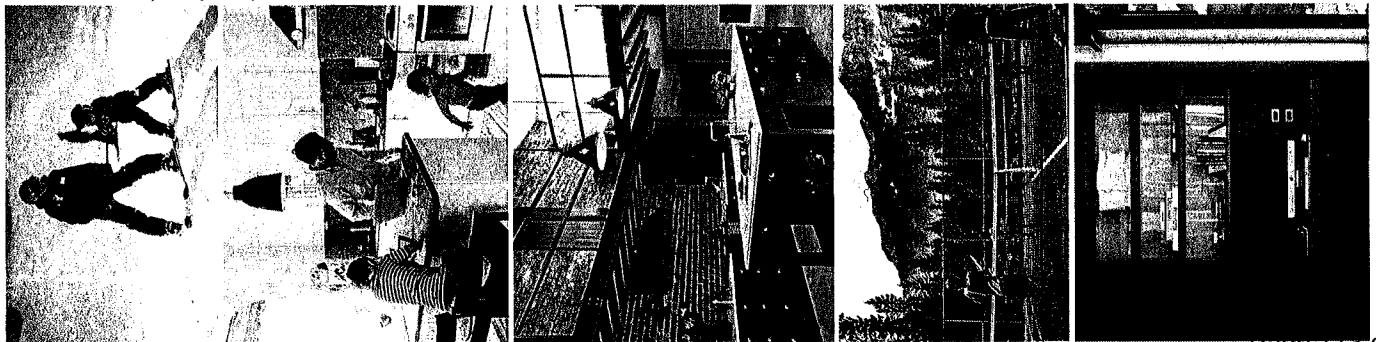
PHASE INFORMATION FOR 1 BUILDING:

- LEVEL 01: MARKET RATE CONDOS
- LEVEL 02: MARKET RATE CONDOS
- LEVEL 03: MARKET RATE CONDOS
- 40' TALL BUILDING
- 60,000 SF MARKET RATE CONDOS
- APPROXIMATELY 50 UNITS
- EACH UNIT UNDER 2,000 SF
- MAXIMUM 100 MARKET RATE UNITS TOTAL



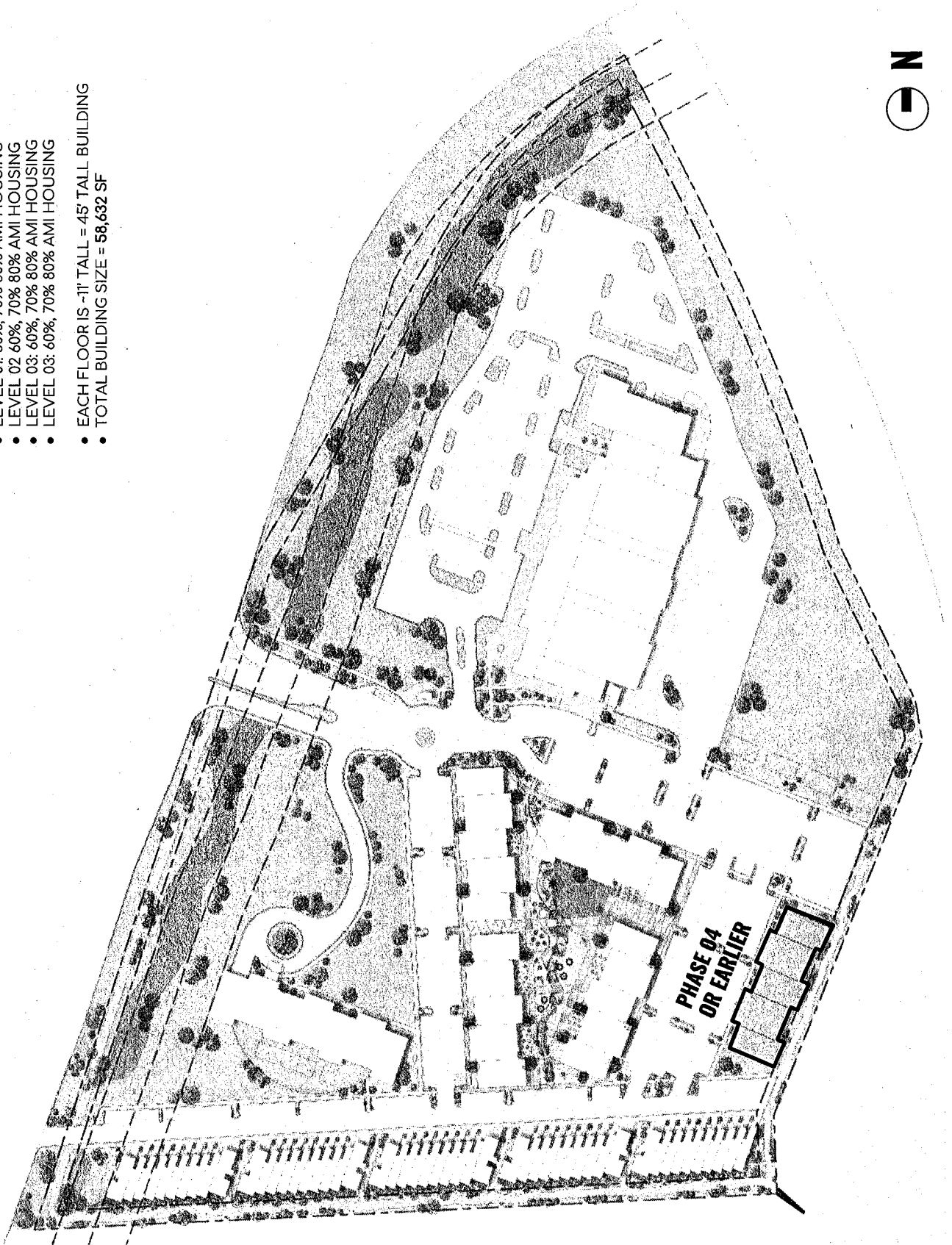
PHASE 04: AFFORDABLE HOUSING





PHASE INFORMATION FOR 1 BUILDING:

- LEVEL 01: 60%, 70% 80% AMI HOUSING
- LEVEL 02: 60%, 70% 80% AMI HOUSING
- LEVEL 03: 60%, 70% 80% AMI HOUSING
- LEVEL 04: 60%, 70% 80% AMI HOUSING
- EACH FLOOR IS -11' TALL = 45' TALL BUILDING
- TOTAL BUILDING SIZE = 58,632 SF



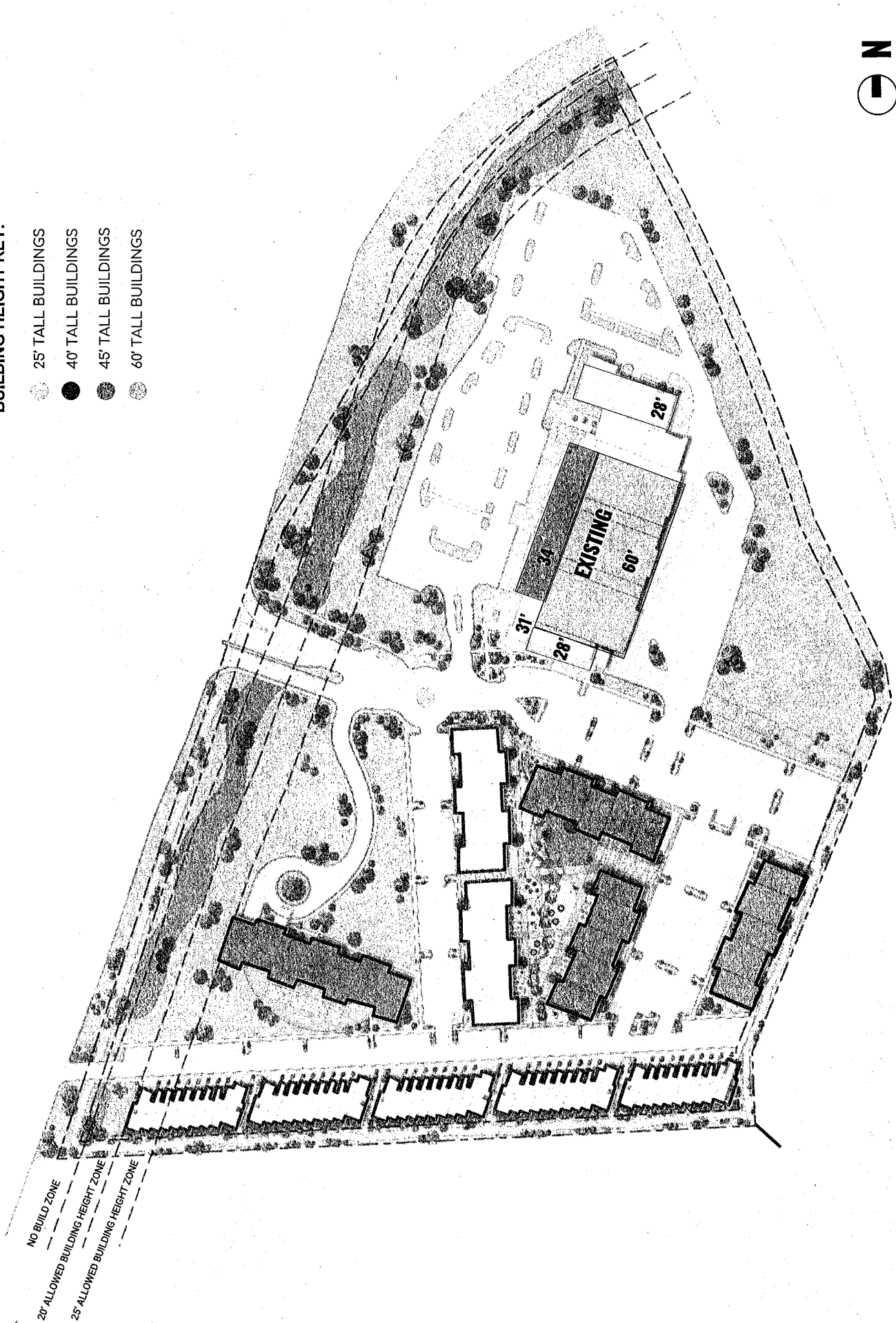
BUILDING HEIGHT KEY:

- 25' TALL BUILDINGS
- 40' TALL BUILDINGS
- 45' TALL BUILDINGS
- 60' TALL BUILDINGS

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

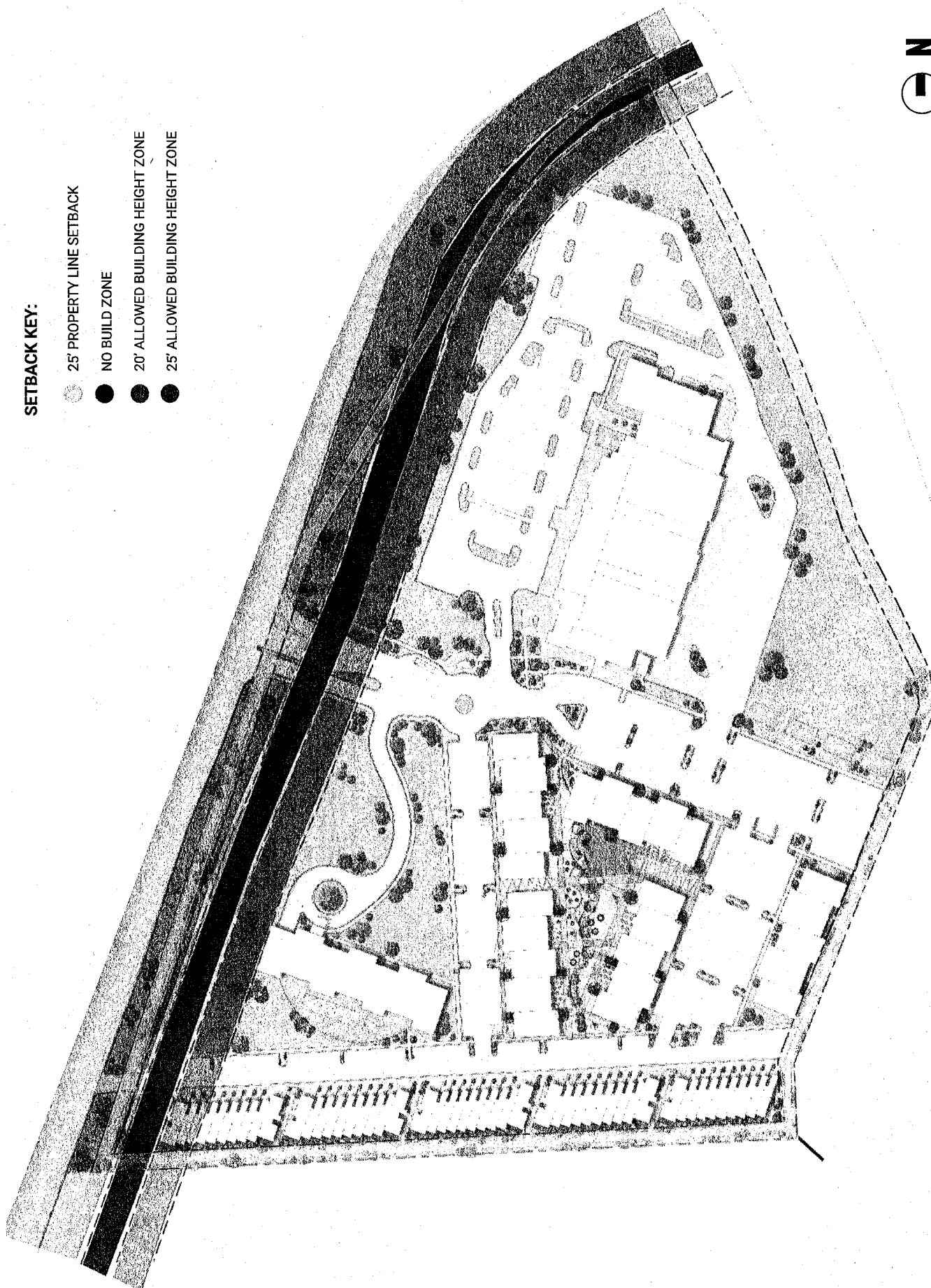
25' ALLOWED BUILDING HEIGHT ZONE

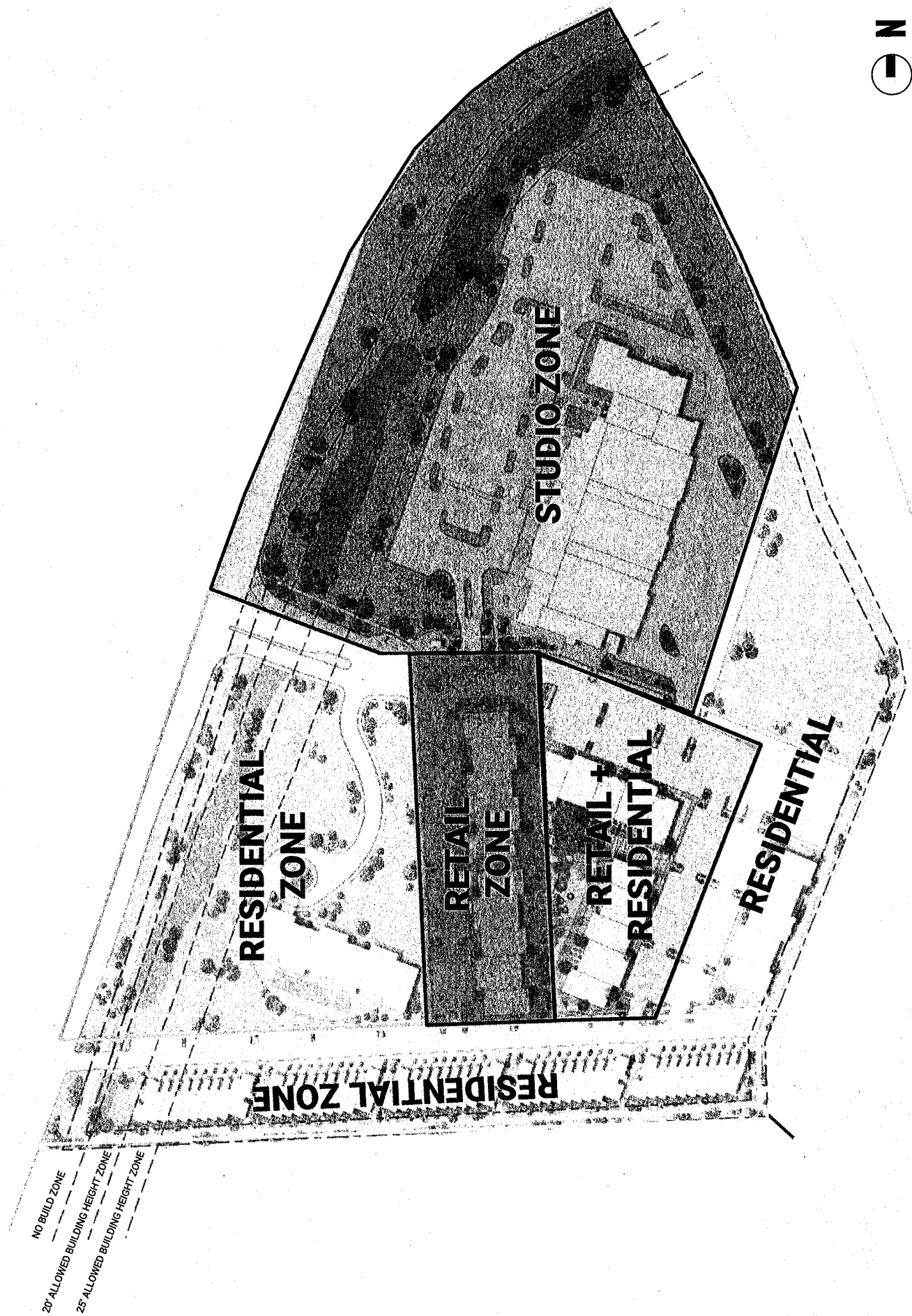




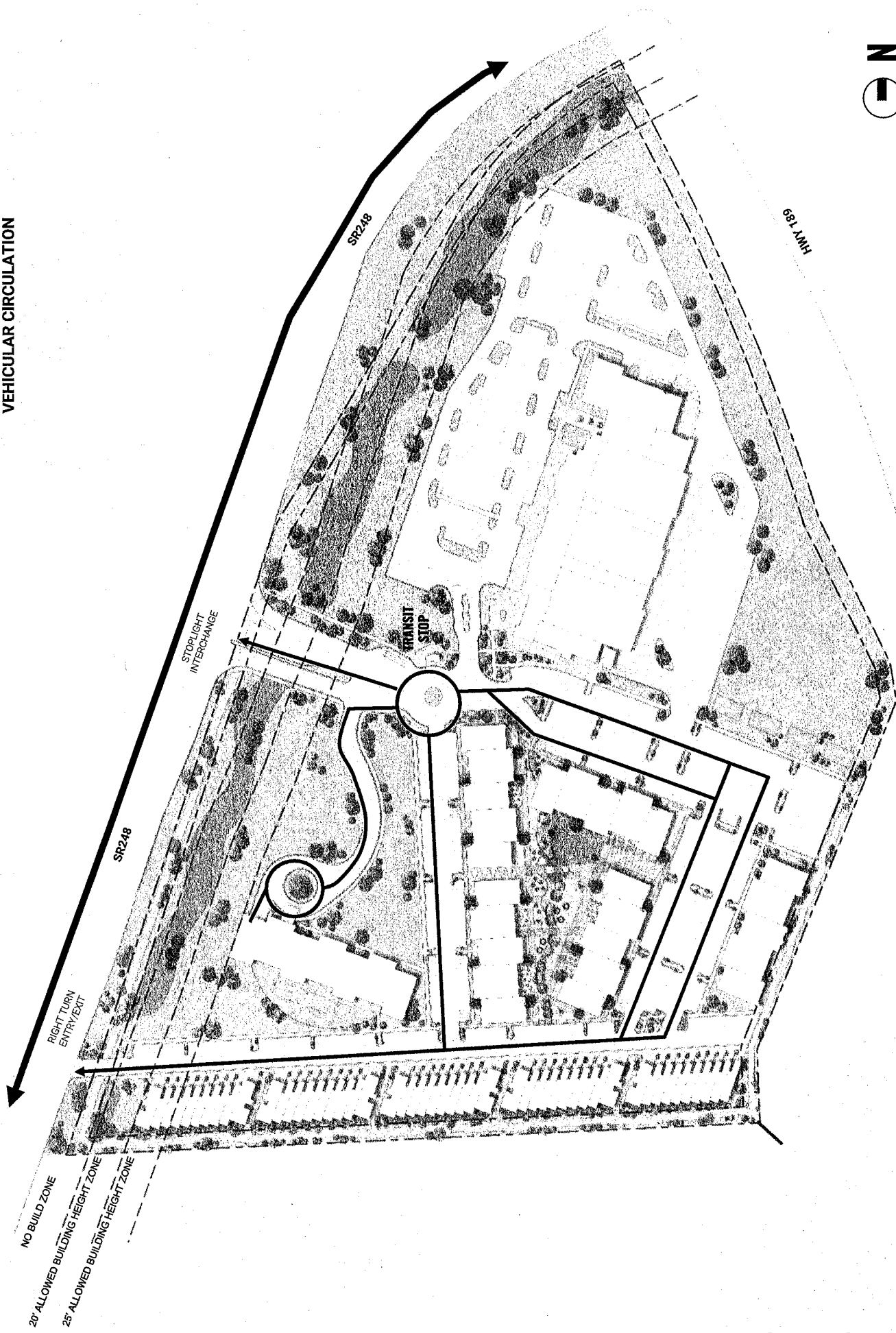
SETBACK KEY:

- 25' PROPERTY LINE SETBACK
- NO BUILD ZONE
- 20' ALLOWED BUILDING HEIGHT ZONE
- 25' ALLOWED BUILDING HEIGHT ZONE

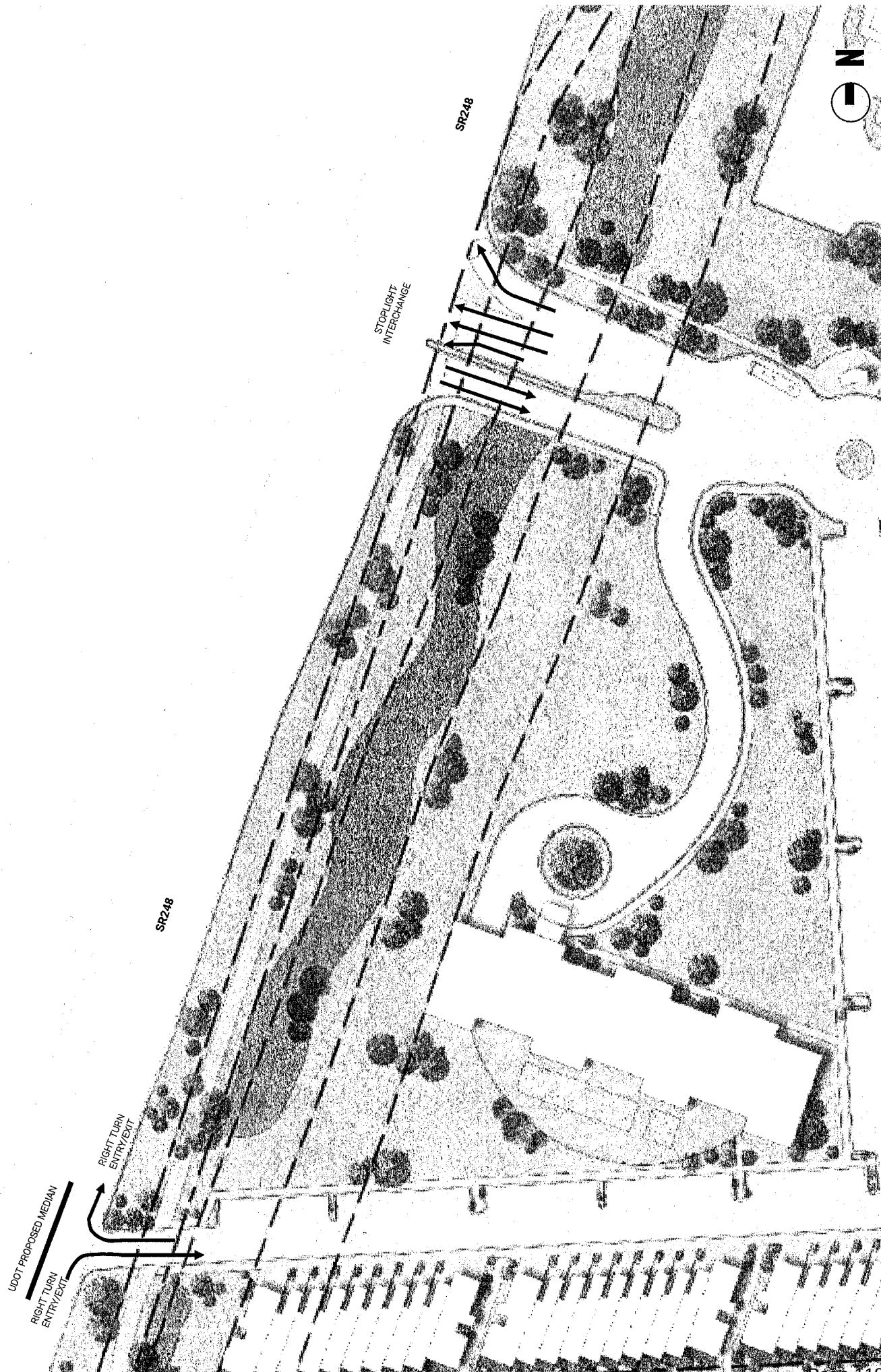




VEHICULAR CIRCULATION

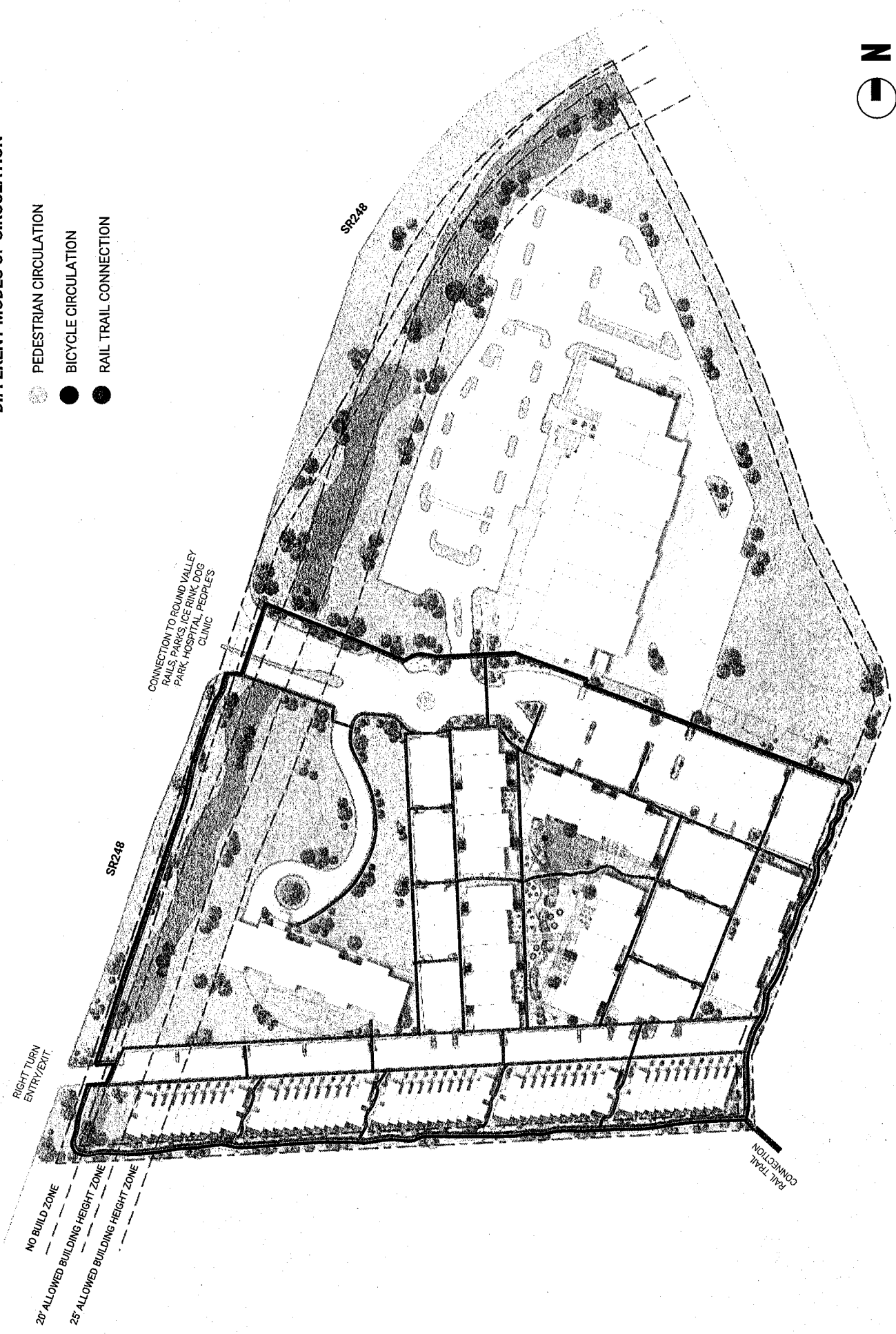


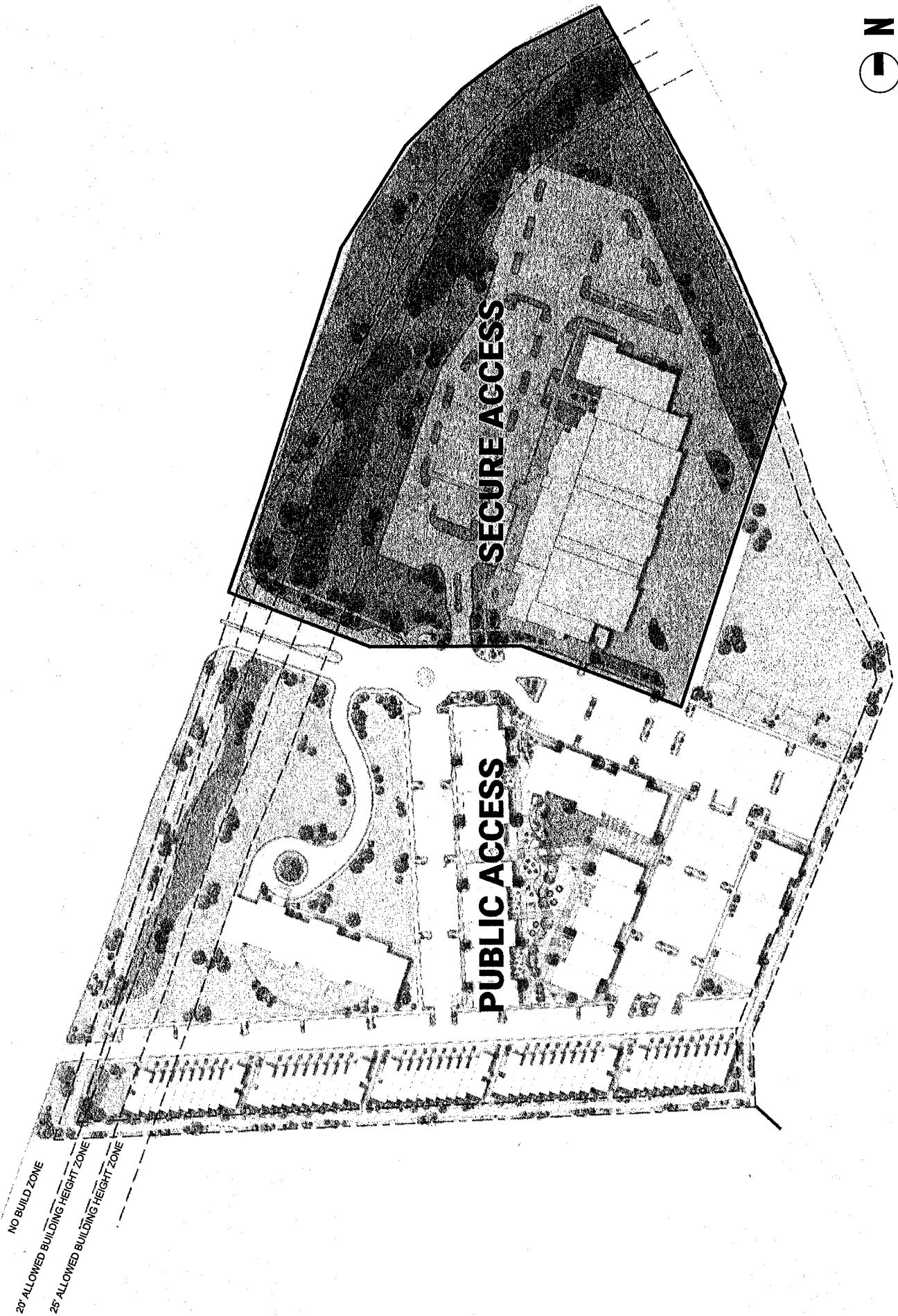
SITE ACCESS AND PROPOSED SECOND ENTRY



DIFFERENT MODES OF CIRCULATION

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- RAIL TRAIL CONNECTION





**CODE REQUIRED RESIDENTIAL PARKING
BASED ON PROPOSED HOUSING MIX**

UNIT TYPE	NUMBER	PARKING RATIO	PARKING REQ.
MARKET-RATE UNITS	100	1.5	150
AFFORDABLE UNITS < 1,000 SF	170	1	170
AFFORDABLE UNITS > 1,000 SF	15	1.5	22.5
TOTAL RESIDENTIAL REQ	285		342.5

*ALL UNDER 2,000 SF

**CODE REQUIRED COMMERCIAL PARKING BASED ON PROPOSED
COMMERCIAL USE MIX ASSUMPTIONS (GRAYSHELL COMMERCIAL SPACE)**

USE	1,000 SF	PARKING RATIO	PARKING REQ.
RESTAURANT	12	1 PER 100 SF	120
GENERAL OFFICE	6	3 PER 1000 SF	18
MEDICAL OFFICE	6	5 PER 1000 SF	30
MINOR RETAIL	18	3 PER 1000 SF	54
MAJOR RETAIL	18	5 PER 1000 SF	90
TOTAL	60		312

LMC §15-3-7, PARKING IN MASTER PLANNED DEVELOPMENTS AND CONDITIONAL USE PERMITS, ALLOWS THE PLANNING COMMISSION TO REDUCE THE INITIAL PARKING REQUIREMENT WITH THE SUBMITTAL OF A PARKING STUDY SHOWING PARKING USES WILL OVERLAP, COMMERCIAL SPACES WITHIN THE PROJECT WILL SERVE THOSE RESIDING WITHIN THE PROJECT RATHER THAN THE GENERAL PUBLIC, OR OTHER FACTORS THAT SUPPORT THE CONCLUSION THAT THE PROJECT WILL GENERATE LESS PARKING THAN THE CODE WOULD OTHERWISE REQUIRE.

THE APPLICANT HAS SUBMITTED A SHARED PARKING ANALYSIS (SEPARATE FILE NOT IN PRESENTATION) TO HELP ANALYZE A REASONABLE PARKING REDUCTION FOR THE COMMERCIAL PORTION OF THE SITE, SO THE APPLICANT DOES NOT NEED TO AMEND THE MPD AS COMMERCIAL USES CHANGE OVER TIME. THE PLANNING DEPARTMENT ALSO RECOMMENDS THAT ALL COMMERCIAL USES REQUIRE AN ADMINISTRATIVE CUP TO ENSURE THAT THE PARKING REDUCTION IS NOT EXCEEDED.

TOWNHOMES/CONDO (OVER 1,000 SF)	100 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	150
AFFORDABLE HOUSING (BELOW 1,000 SF)	170 DWELLING UNITS	1	STALLS/DWELLING UNIT ₂	170
AFFORDABLE HOUSING (OVER 1,000 SF)	15 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	22.5
RETAIL	60,000 SQUARE FEET	3.5	SEE PROPOSED COM MIX	312
			LOT 1B TOTAL REQUIRED:	654.5
			LOT 1B TOTAL PROVIDED:	566
			PARKING REDUCTION:	88.5

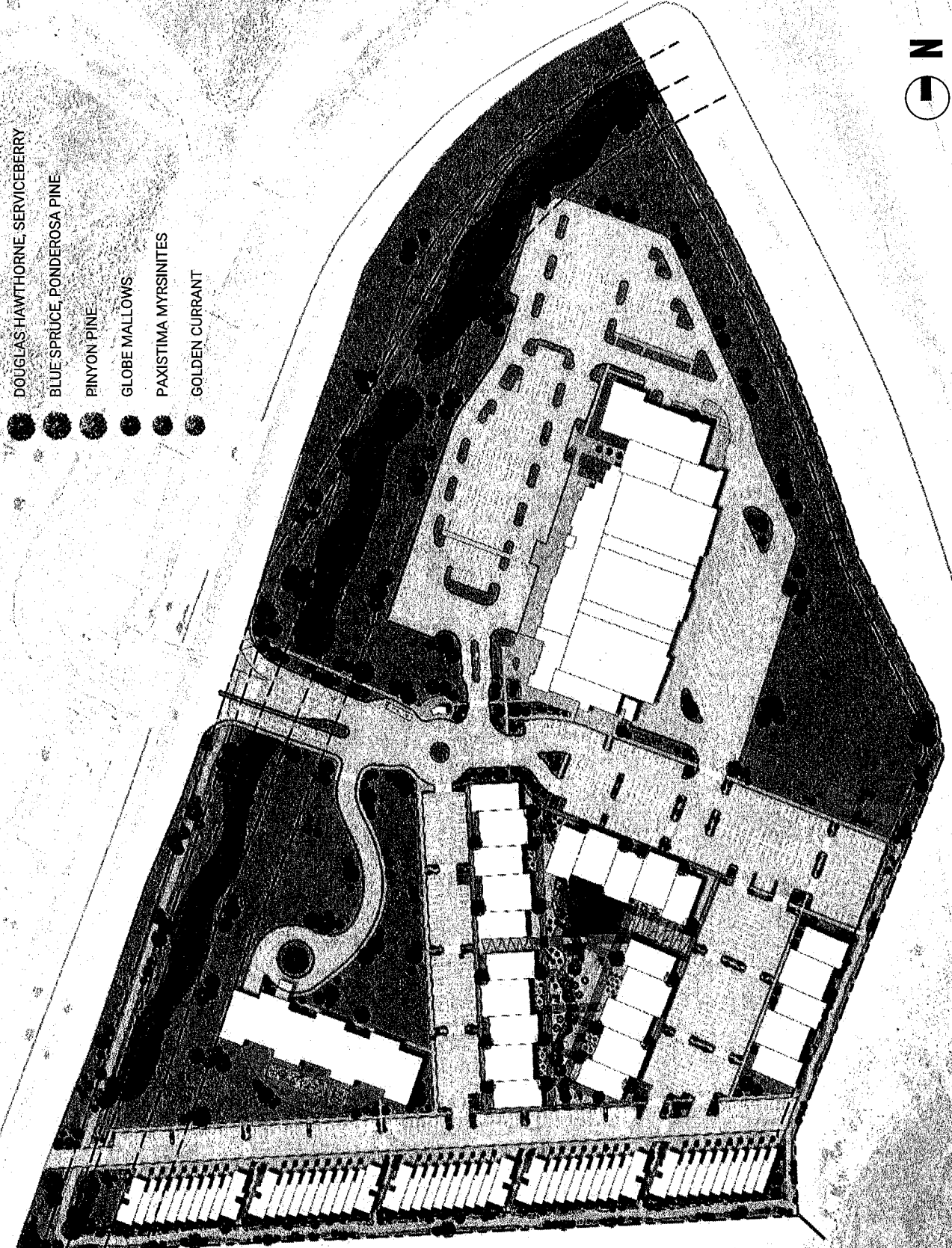




PLANT KEY:

- DOUGLAS HAWTHORNE SERVICEBERRY
- BLUE SPRUCE PONDEROSA PINE
- PINYON PINE
- GLOBE MALLOW
- PAXISTIMA MYRSINITES
- GOLDEN CURRANT

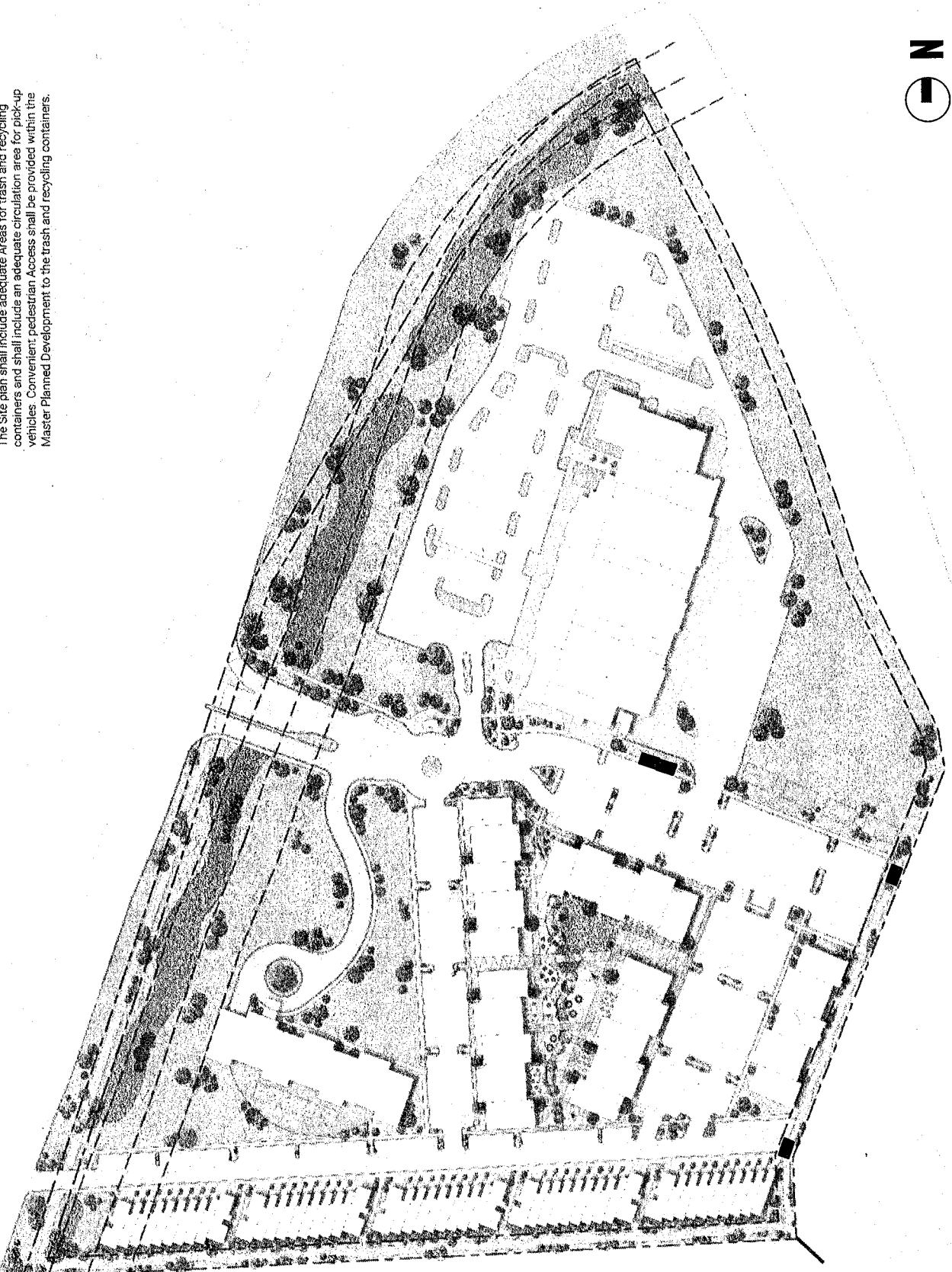
NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE



TRASH/RECYCLING PROPOSED SITES

The Site plan shall include adequate Areas for trash and recycling containers and shall include an adequate circulation area for pick-up vehicles. Convenient pedestrian Access shall be provided within the Master Planned Development to the trash and recycling containers.

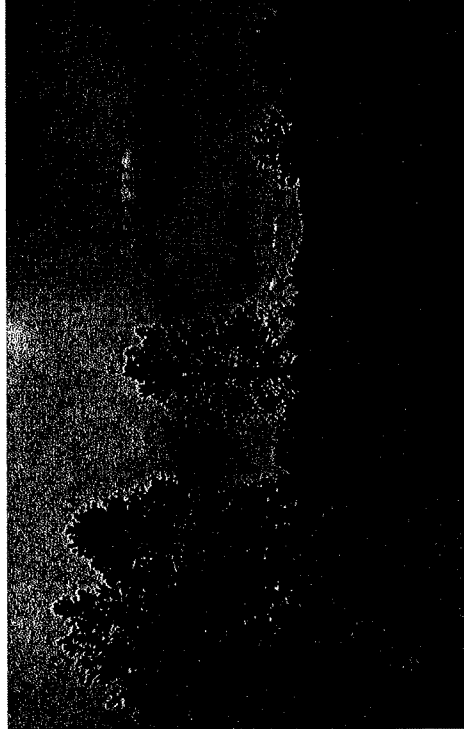
NO BUILD ZONE
 20' ALLOWED BUILDING HEIGHT ZONE
 25' ALLOWED BUILDING HEIGHT ZONE



PROPOSED PLANTS



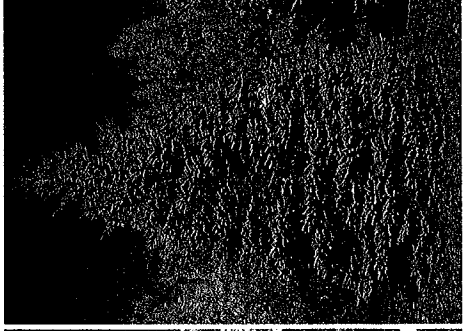
DOUGLAS HAWTHORN (NATIVE, SALT TOLERANT)



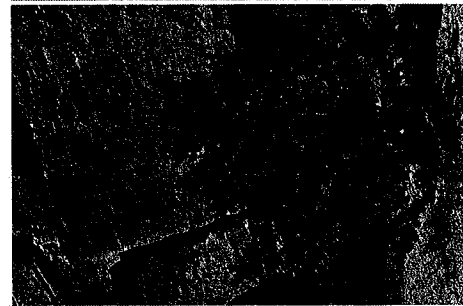
PONDEROSA PINE (NATIVE, SALT TOLERANT)



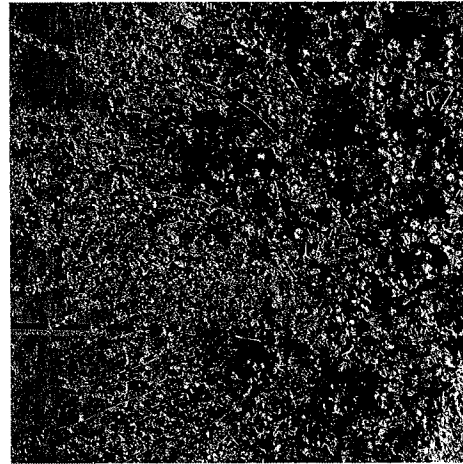
SERVICEBERRY (NATIVE, SALT TOLERANT)



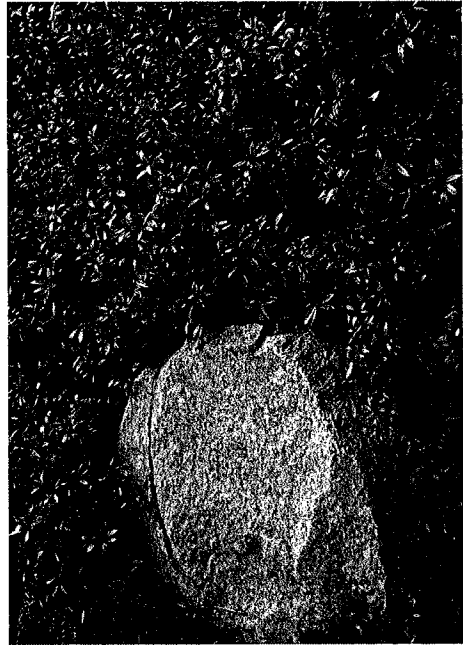
BLUE SPRUCE (UTAH STATE TREE)



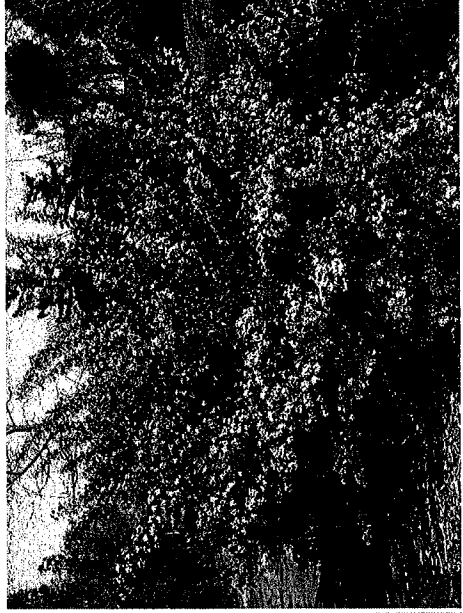
PINYON PINE (UTAH NATIVE)



GLOBE MALLOWS (UTAH NATIVE)



PAXISTIMA MYRSINITES (UTAH NATIVE)



GOLDEN CURRANT (UTAH NATIVE)

TO ROUND VALLEY

SR 248

Silver Creek

Quinn's Junction W. to

Quinn's Junction

Park City Ice Arena

Park City Hospital

Park City Fencing

Cox Tire

Ivory Homes - Park City Heights Homes

Ivory Homes - Park City Heights Clubhouse

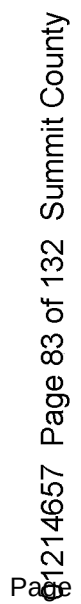
Silver Creek

HWY 40

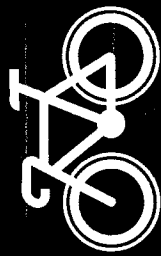
TO PARK/RIDE

North Arrow

Inset Map: Shows the school location within the city of Park City.



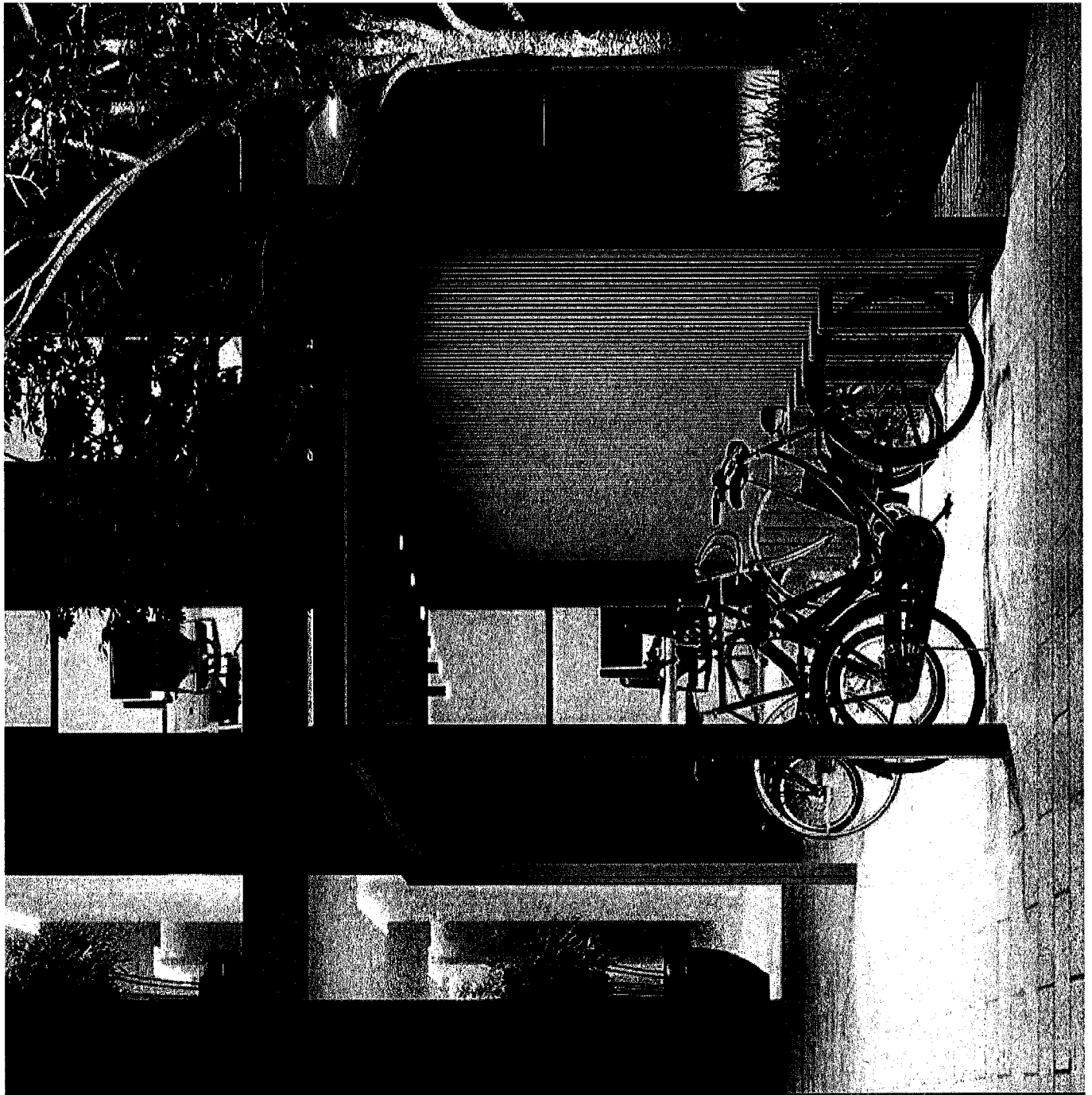
Convenient Secure On-Site Storage



LOW DENSITY



E-BIKE CHARGING



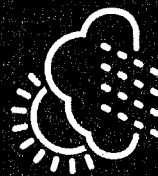
Convenient Secure On-Site Storage



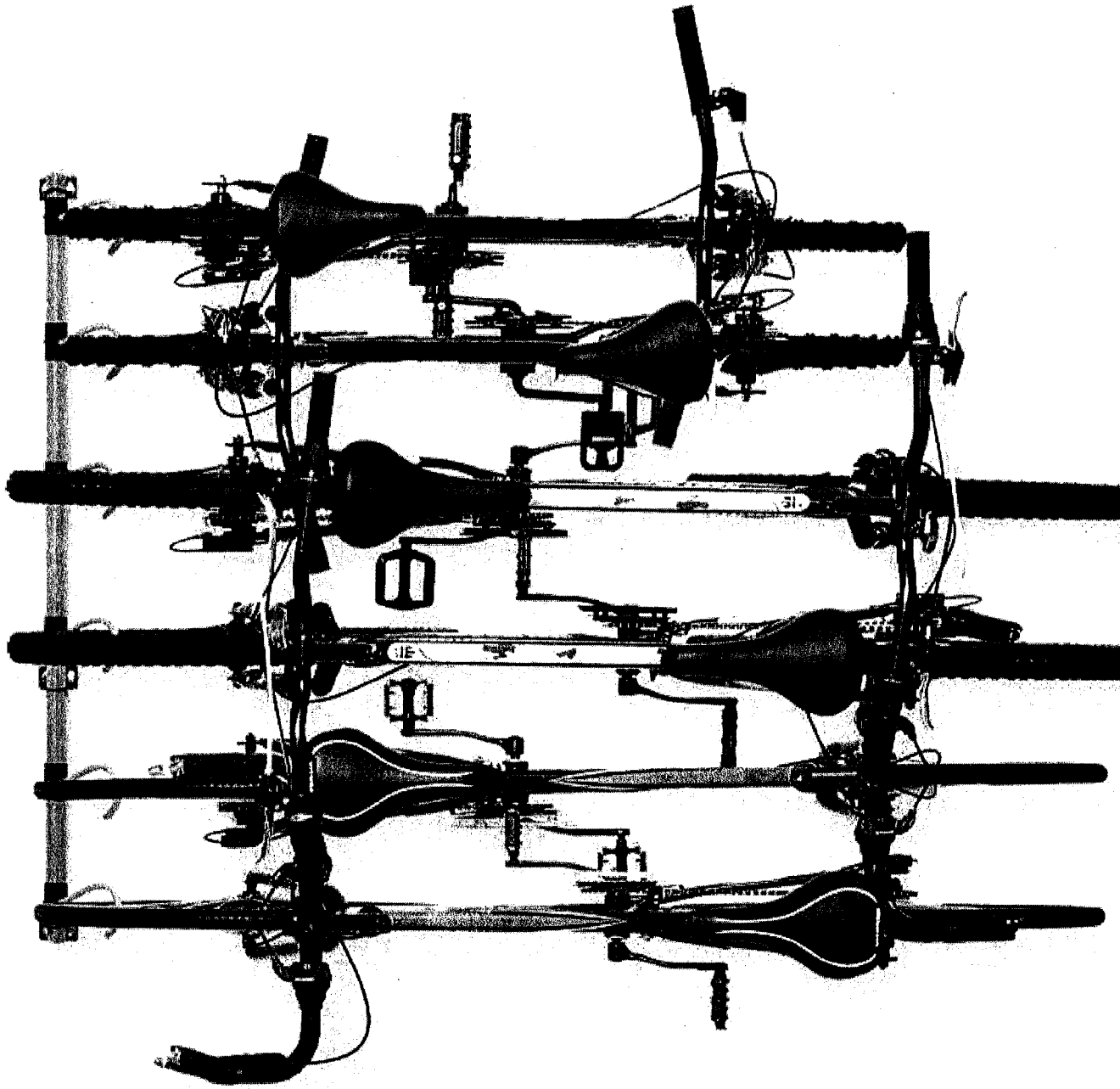
HIGH DENSITY



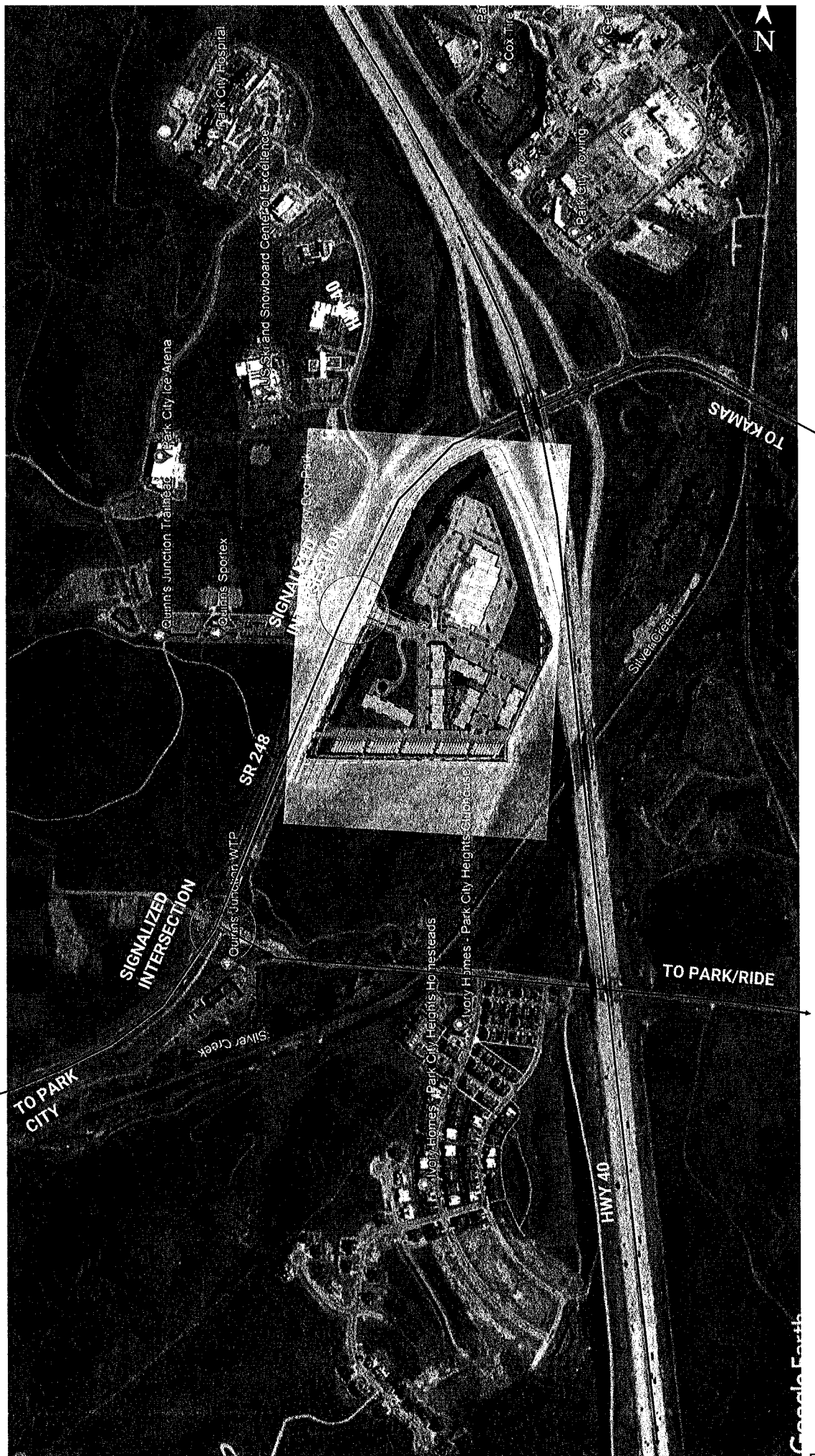
REPAIR TOOLS



PROTECTED



ROAD CONNECTIVITY



DENSITY

USE	UNITS	SF
COMMERCIAL USES	NA	60,000
MARKET RATE UNITS	100	142,000
AFFORDABLE UNITS	185	118,632
TOTAL		320,632
LESS REQUIRED UES	42.3	(38,057)
TOTAL DENSITY		282,575

NIGHTLY RENTALS WERE ANALYZED IN PROPERTIES IN NEWPARK, WHERE THE DEVELOPMENT TEAM HAS EXPERIENCE. ACTUAL NIGHTLY RENTALS WERE FAR LOWER THAN PERCEIVED ORIGINALLY, AND GIVES GREAT PRECEDENCE TOWARDS A PROJECTED NIGHTLY RENTAL AT STUDIO CROSSINGS MIXED USE PROJECT WITH TOWNHOMES, APARTMENTS, AND CONDOS SIMILAR IN NATURE TO THOSE AT NEWPARK.

13.3%

*TERRACE NIGHTLY RENTAL RATE
MIXED-USE CONDOMINIUM PROJECT

16.7%

*NEVIS NIGHTLY RENTAL RATE
CONDO / TOWNHOME PROJECT

16.8%

*NEWPARK TOWNHOME PROJECT
TOWNHOME PROJECT

*ACCORDING TO SUMMIT CO BUSINESS LICENSES

PROTOTYPE PARTNERSHIP WITH PARK CITY LIGHT DEED RESTRICTION

1. VOLUNTARY PROGRAM LITE DEED RESTRICTION
2. STUDIO CROSSINGS AGREE TO PROMOTE VOLUNTARY PROGRAM
3. JASON GIDDEN WORKING ON CITY-ALLOCATED TOWARDS DEED RESTRICTION
4. CERTAIN AMOUNT PER UNIT, 10-15 UNITS TOTAL EXPECTED
5. AFFORDABLE HOUSING BOARD APPROVAL REQUIRED
6. SOME OF THE MOST AFFORDABLE MARKET RATE OFFERINGS
7. COULD WORK TOWARDS FIRST-TIME HOME BUYER OR LONG TERM OWNERS NOT
TYPICALLY WHO WOULD BE RESIDENTS OF PARK CITY
8. CITY-ALLOCATED FUNDS TOWARD DEPOSIT

BUILDING HEIGHT FINDINGS

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 FACADE VARIATION AND DESIGN, BUT RATHER PROVIDES DESIRED ARCHITECTURAL VARIATION, UNLESS THE INCREASED SQUARE FOOTAGE OR BUILDING VOLUME IS FROM THE TRANSFER OF DEVELOPMENT CREDITS;
1. 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;
2. THERE IS ADEQUATE LANDSCAPING AND BUFFERING FROM ADJACENT PROPERTIES AND USES;
3. INCREASED SETBACKS AND SEPARATIONS FROM ADJACENT PROJECTS ARE PROPOSED;
1. THE ADDITIONAL BUILDING HEIGHT RESULTS IN MORE THAN THE MINIMUM OPEN SPACE REQUIRED AND RESULTS IN OPEN SPACE THAT IS PUBLICLY ACCESSIBLE;
1. THE ADDITIONAL BUILDING HEIGHT IS DESIGNED IN A MANNER THAT PROVIDES A TRANSITION IN ROOF ELEMENTS IN COMPLIANCE WITH CHAPTER 15-5, ARCHITECTURAL REVIEW, OR THE DESIGN GUIDELINES FOR PARK CITY'S HISTORIC DISTRICTS AND HISTORIC SITES IF THE BUILDING IS LOCATED WITHIN THE HISTORIC DISTRICT.

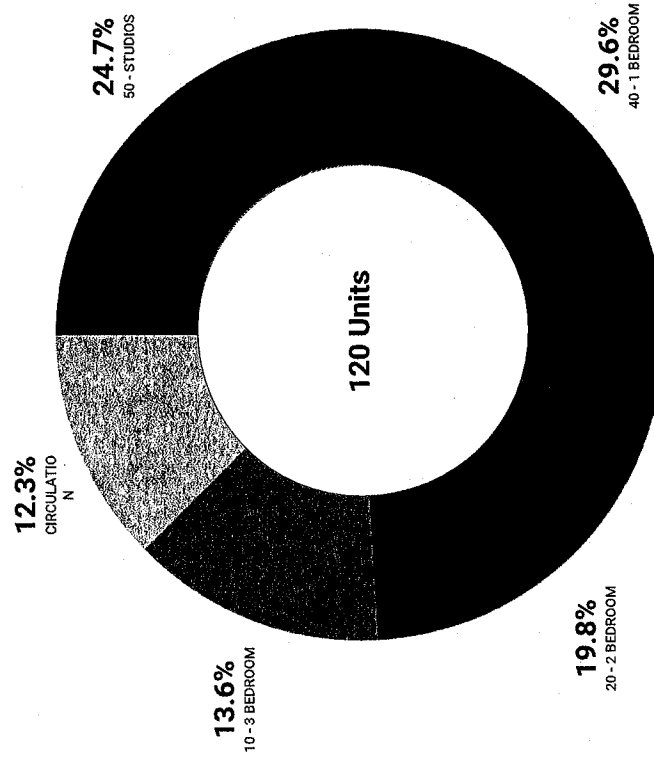
GOVERNING DOCUMENTS

1. THE JANUARY 17, 2012 ANNEXATION AGREEMENT AND SIMULTANEOUS ZONING MAP AMENDMENT (ANNEXATION AGREEMENT).
2. THE JANUARY 18, 2012 COUNTY SETTLEMENT AGREEMENT FOR FILM AND MEDIA CAMPUS (SETTLEMENT AGREEMENT).
3. THE MAY 24, 2012 DEVELOPMENT AGREEMENT FOR THE QUINN'S JUNCTION PARTNERSHIP ANNEXATION MASTER PLANNED DEVELOPMENT (DEVELOPMENT AGREEMENT/MPD), INCLUDING CONDITIONS OF APPROVAL.
4. THE DECEMBER 5, 2013 PHASING PLAN AMENDMENT (BEGINNING ON PAGE 95).

BACKGROUND

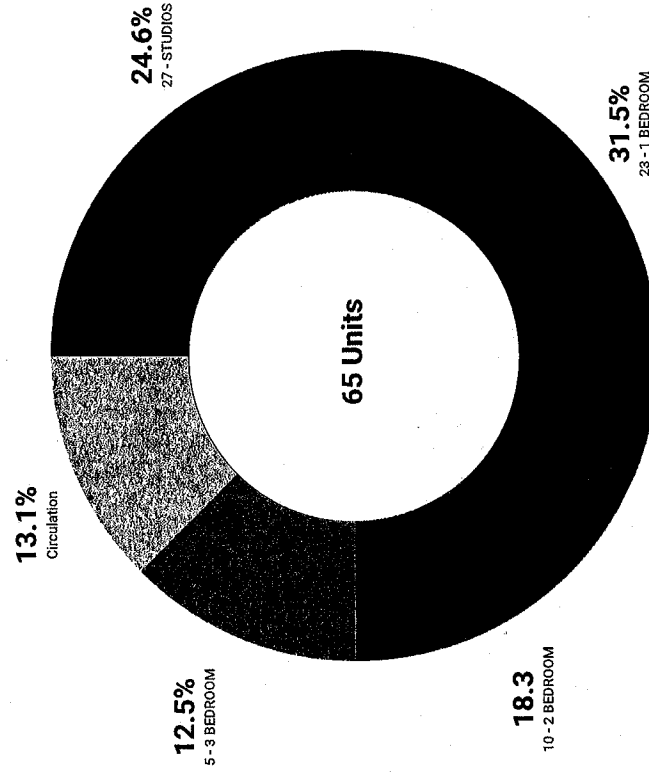
- COUNCIL MEMBERS STEVE JOYCE AND NANN WOREL DESIGNATED TO REVIEW THE OWNERS' NEW CONCEPT PLAN.
- APPLICANT PRESENTED A PROPOSAL TO THE COUNCIL ON DECEMBER 9, 2021, FOR A MIXED-USE DEVELOPMENT WITH A STRONG COMPONENT OF AFFORDABLE/ATTAINABLE HOUSING.
- COUNCIL UNANIMOUSLY SUPPORTED POTENTIAL CHANGES WITH AFFORDABLE HOUSING COMPONENT AT AN AVERAGE OF 80% OF AREA MEDIAN INCOME (AMI) AND AT A DENSITY CONSISTENT WITH THE ORIGINAL MPD.

80,575 SF AFFORDABLE HOUSING



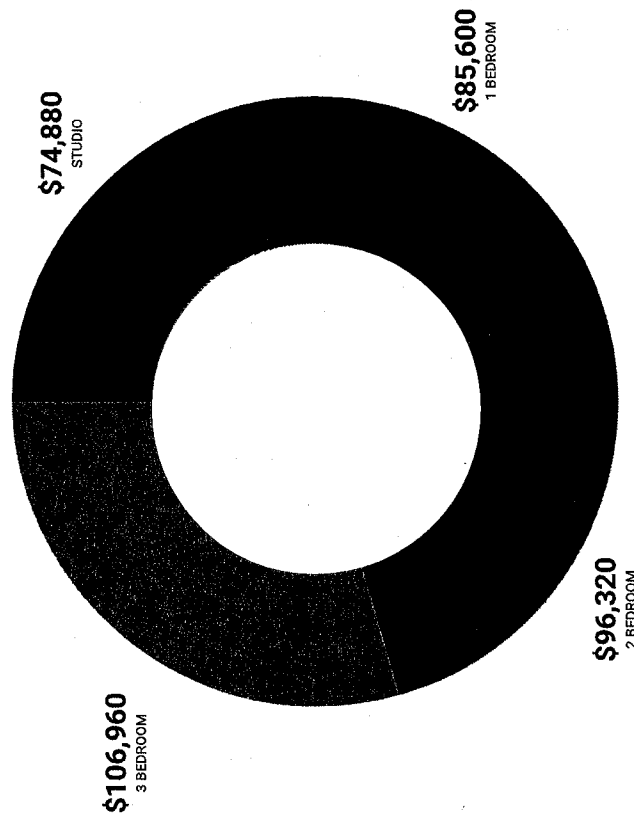
120 AFFORDABLE AVERAGE 80% AMI UNITS

38,057 SF AFFORDABLE HOUSING OBLIGATION

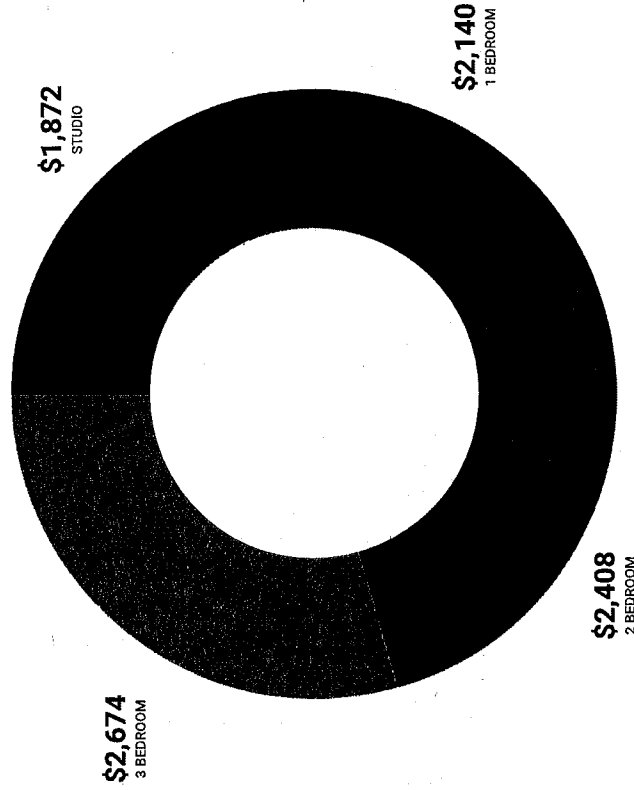


65 AFFORDABLE AVERAGE 80% AMI UNITS

2022 SUMMIT COUNTY 80% AMI RENTS



MAXIMUM MONTHLY RENT INCLUDING
UTILITIES, ASSOCIATION DUES, AND PARKING
FEES



REQUIRED AFFORDABLE HOUSING

Studio Crossings Residential Density

Market Rate SQFT	REU	AUE	Net Livable Space
142,000	71	14.2	12,780

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Studio Crossings Assumed Use Based on Newpark Retail Mix

Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
Medical	2.9	8.7%	5,219	15.1	
Personal Services	1.3	6.1%	3,640	4.7	
Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.4	
Mitigation rate X 0.2				42.3	
AUEs / 1.5				28.2	25,367.44

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Total Affordable Housing Obligation

Net Livable Space	AUE
38,160	42.40

1 AUE = 900 SF

CURRENT STUDIO AFFORDABLE HOUSING OBLIGATION:

- SECTION 4.5 OF THE MPD EXPRESSLY STATES THAT "PURSUANT TO THE ANNEXATION AGREEMENT, NO AFFORDABLE HOUSING IS REQUIRED FOR THIS MPD."
- ARTICLE II, SECTION 2.5(C) OF THE ANNEXATION AGREEMENT (PAGE 3) STATES THAT NO OPEN SPACE, SETBACKS, OR AFFORDABLE HOUSING REQUIREMENTS MAY BE IMPOSED ON THE MPD.
- CONDITION OF APPROVAL 8 STATES "THE PLAT SHALL NOTE THAT IF LOT 1B IS NOT DEVELOPED IN ACCORDANCE WITH THE ZONING AND ANNEXATION ORDINANCE 2012-12, THE CITY'S CURRENT AFFORDABLE HOUSING RESOLUTION SHALL APPLY."

REQUIRED AFFORDABLE HOUSING:

- 27 - STUDIOS - 400 SQ FT = 10,800 SQ FT
- 23 - 1 BEDROOMS - 600 SQ FT = 13,800 SQ FT
- 10 - 2 BEDROOMS - 800 SQ FT = 8,000 SQ FT
- 5 - 3 BEDROOMS - 1,100 SQ FT = 5,500 SQ FT
- 65 UNITS = 38,100 SQ FT
- CIRCULATION = 5,715 SQ FT
- TOTAL BUILDING SIZE = 43,815 SQ FT
- MEETS CITY'S CURRENT HOUSING RESOLUTION @ 900 SF / 42.4 AUES

THE APPLICANT IS PROPOSING TO AMENDED THE MPD TO ALLOW FOR POTENTIAL COMMERCIAL USES INCLUDING THE ALLOWED AND CONDITIONAL USES LISTED IN LMC §15-2.17- 2(RCO), AND §15-2.23-2 (CT).

ALLOWED USES INCLUDE NIGHTLY RENTALS; HOME OCCUPATION; CHILD CARE; PRIVATE RECREATION FACILITIES; AND FOOD TRUCKS

CONDITIONAL USES INCLUDE MULTI-UNIT DWELLING; CHILD CARE CENTER; OFFICE AND MEDICAL CLINIC; RETAIL AND SERVICE COMMERCIAL; NEIGHBORHOOD CONVENIENCE; RESTAURANT AND BAR; PARKING OR GARAGE; RECREATION FACILITY; ENTERTAINMENT

PROPOSED ALLOWED USES:

Child Care, Family
Child Care, In-Home Babysitting
Child Care Center
Food Truck Location
Café, Deli
Restaurant, General
Restaurant, Outdoor Dining
Bar
Outdoor Event
Entertainment, Indoor
Nightly Rental
Multi-Unit Dwelling
Recreation Facility, Private
Recreation Facility, Commercial
Alternative Professional Health-Related Services

Ancillary Support Commercial
Neighborhood Convenience Commercial
Telecommunication Antenna
Transit Facilities
Parking Structure with more than 5 spaces
Private Residence Club Project
Office, General
Office, Moderate Intensive
Office, Intensive
Office and Clinic, Medical
Financial Institution
Retail and Service Commercial, Minor
Retail and Service Commercial, Major

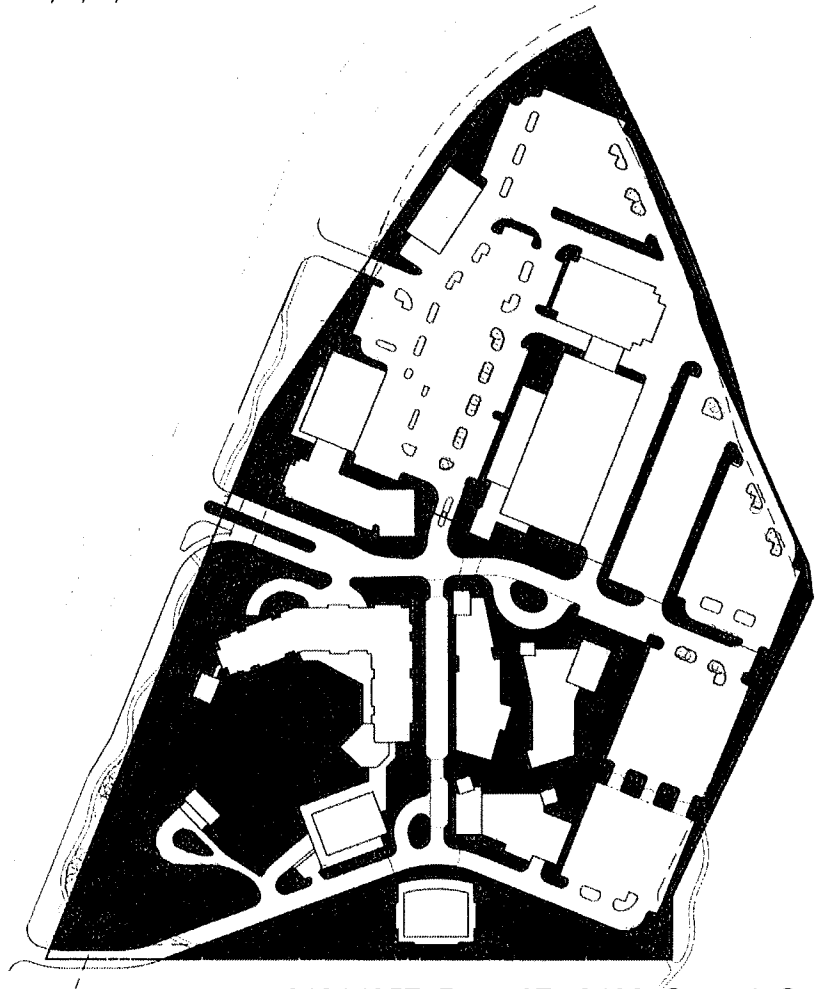
THE APPLICANT IS PROPOSING TO AMENDED THE MPD TO ALLOW FOR POTENTIAL COMMERCIAL USES INCLUDING THE ALLOWED AND CONDITIONAL USES LISTED IN LMC §15-2.17- 2(RCO), AND §15-2.23-2 (CT).

2012 IBI PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

495,713 sf = 11.60 acres = 39.3% (Within Property Lines)

841,579 sf = 19.54 acres = 66.1% (Edge of Pavement)



2022 UPDATE PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

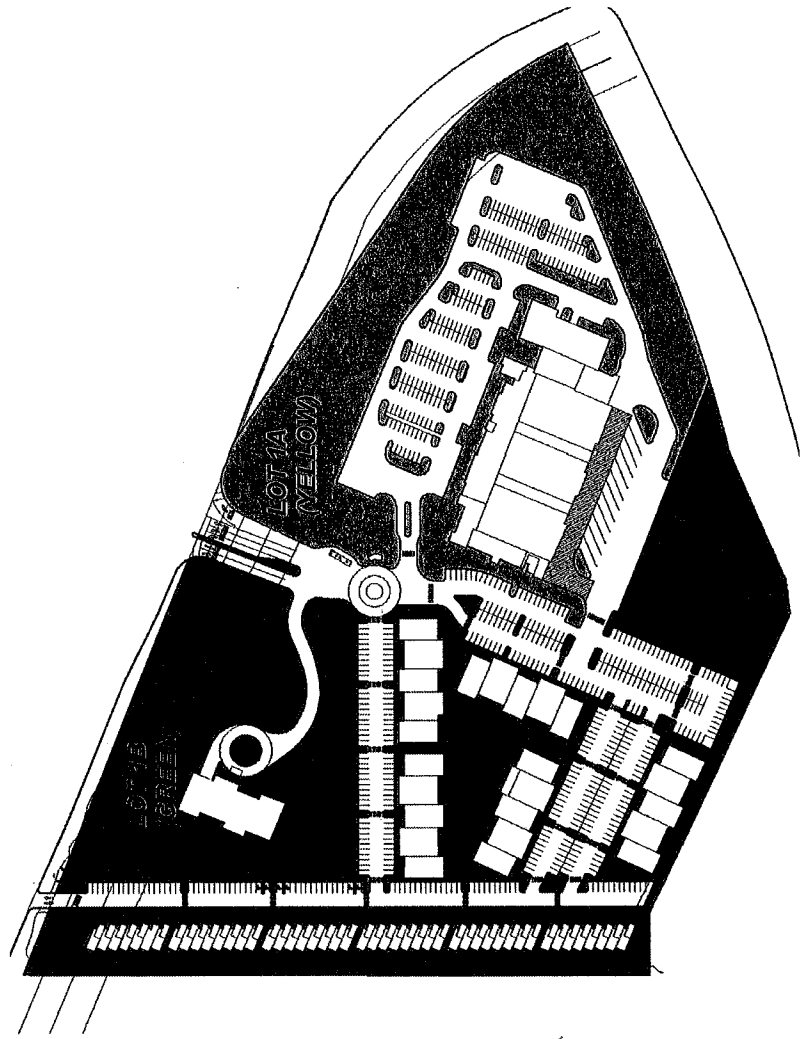
710,490 sf = 16.31 acres = 55.8% (Within Property Lines)

1,035,634 sf = 24.25 acres = 83% (Edge of Pavement)

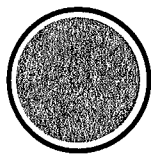
LOT 1B (GREEN) BY ITSELF

458,447 sf = 10.52 acres = 36% (Within Property Lines)

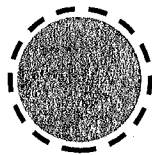
804,313 sf = 18.46 acres = 63.17% (Edge of Pavement)



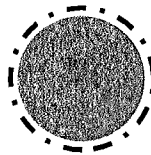
KEY:
Standard Complies With -



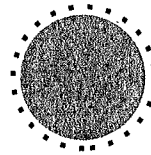
One Organization



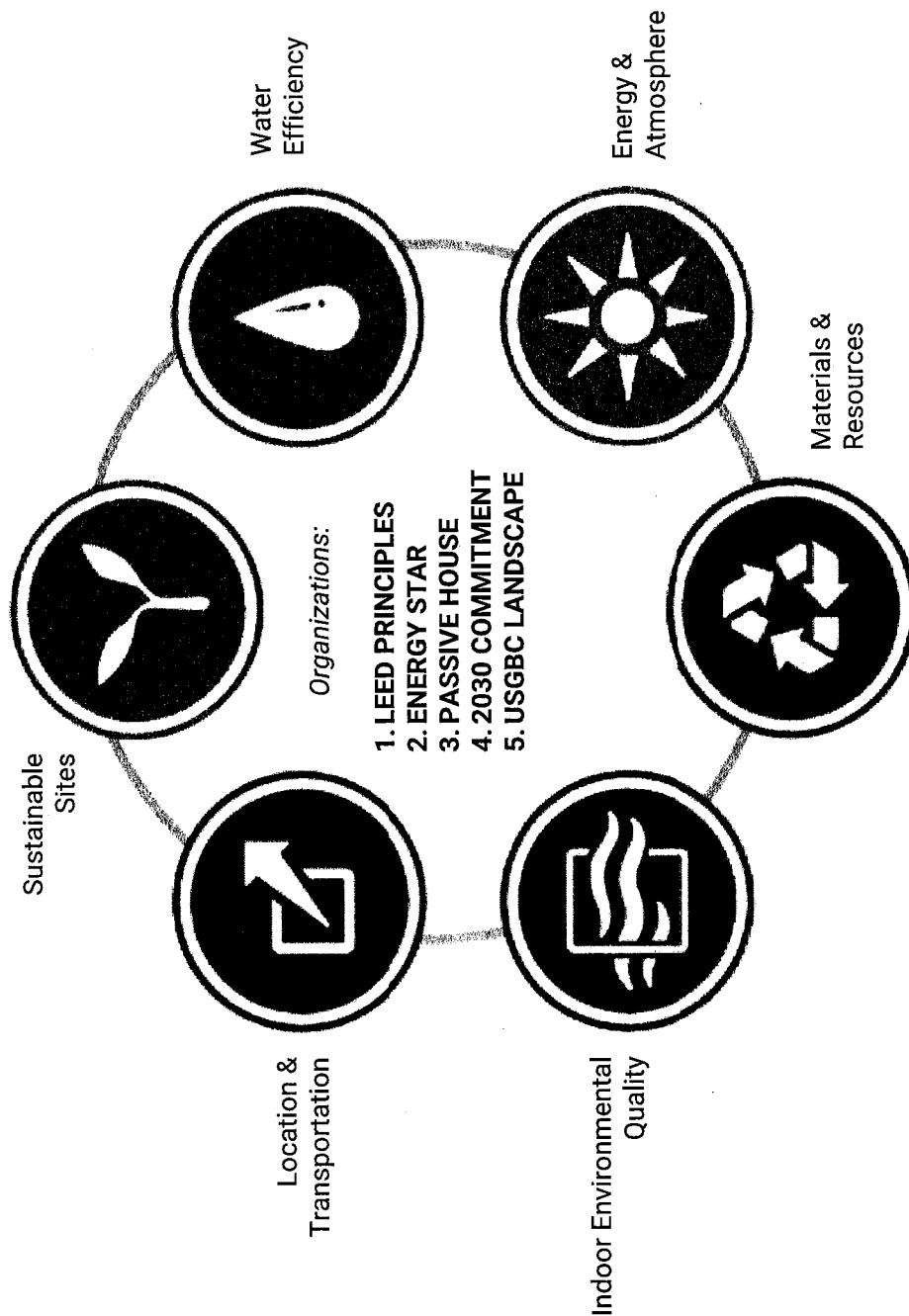
Two Organizations



Three Organizations



Four+ Organizations

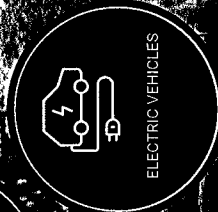




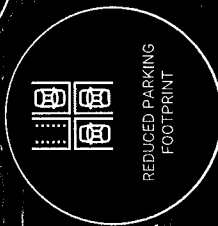
SURROUNDING
DENSITY
& DIVERSE USES



PRIORITY SITE &
EQUITABLE
DEVELOPMENT



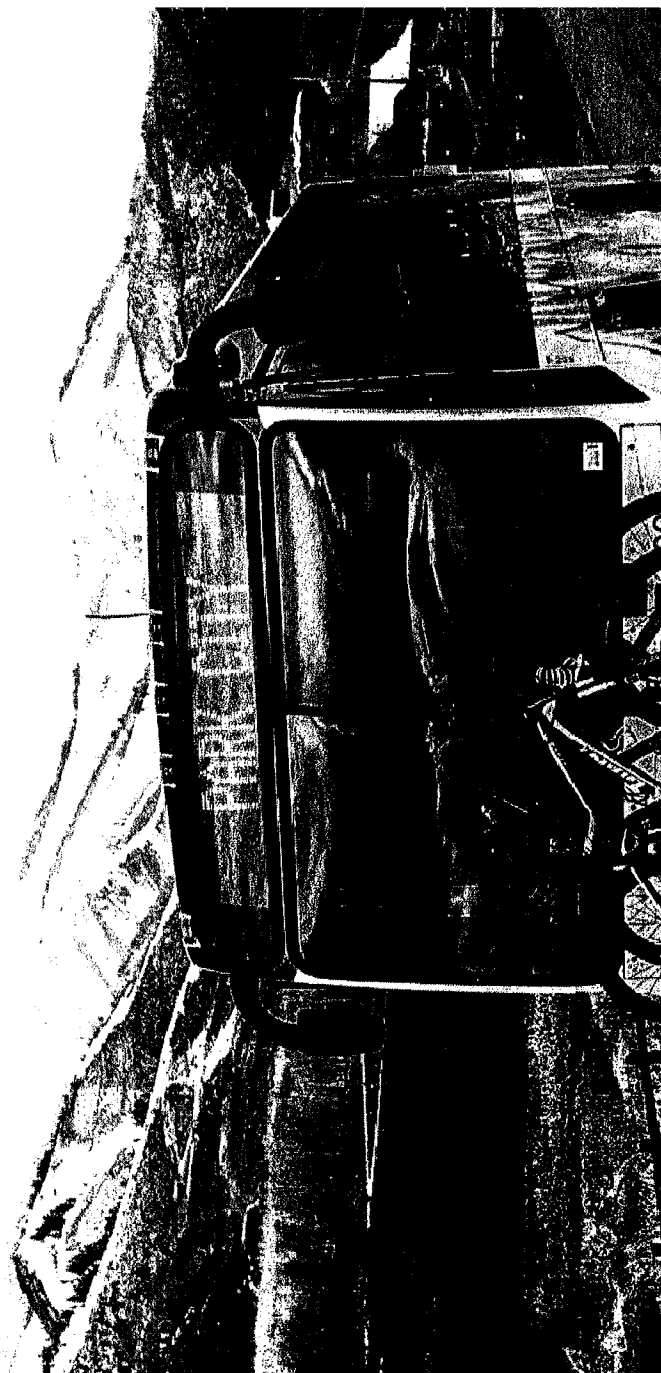
ELECTRIC VEHICLES



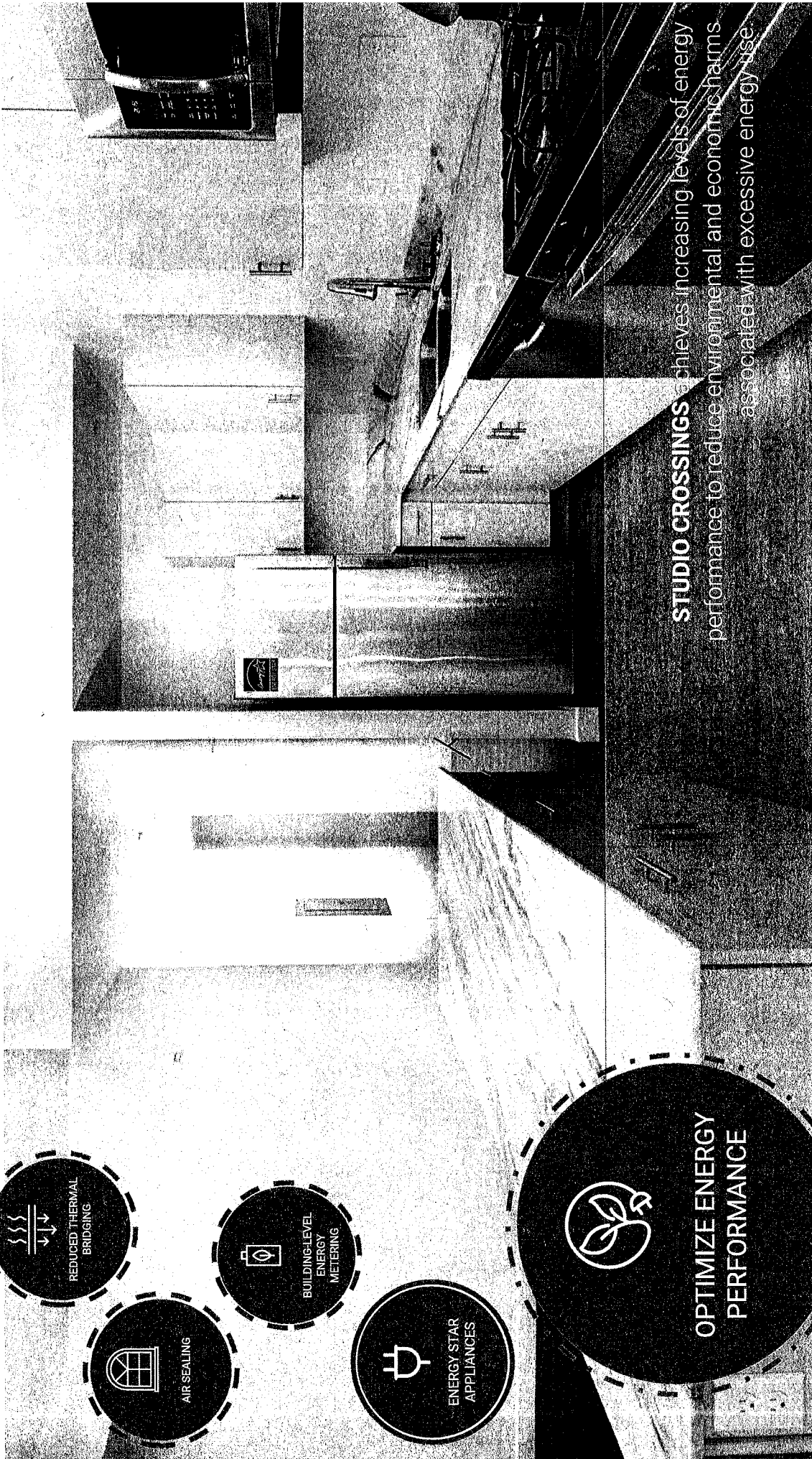
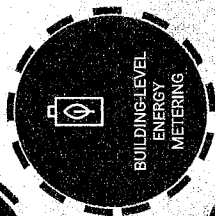
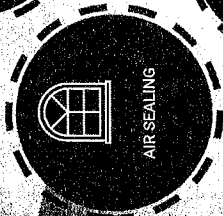
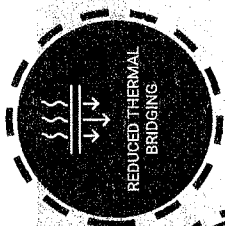
REDUCED PARKING
FOOTPRINT



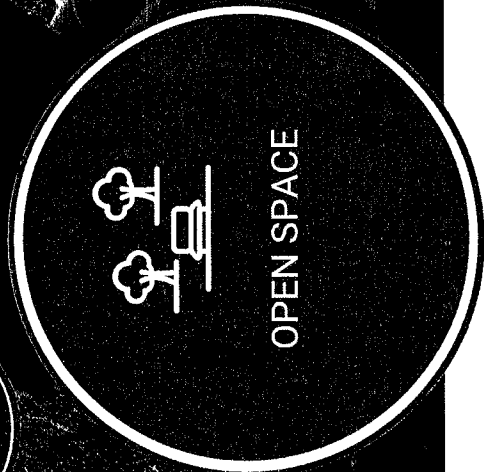
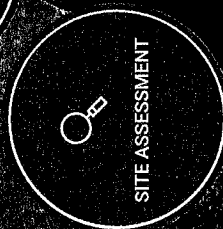
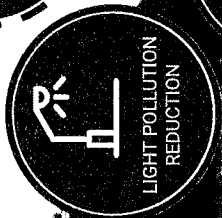
ACCESS TO
QUALITY TRANSIT



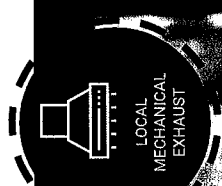
STUDIO CROSSINGS incorporates multimodal transportation choices for reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.



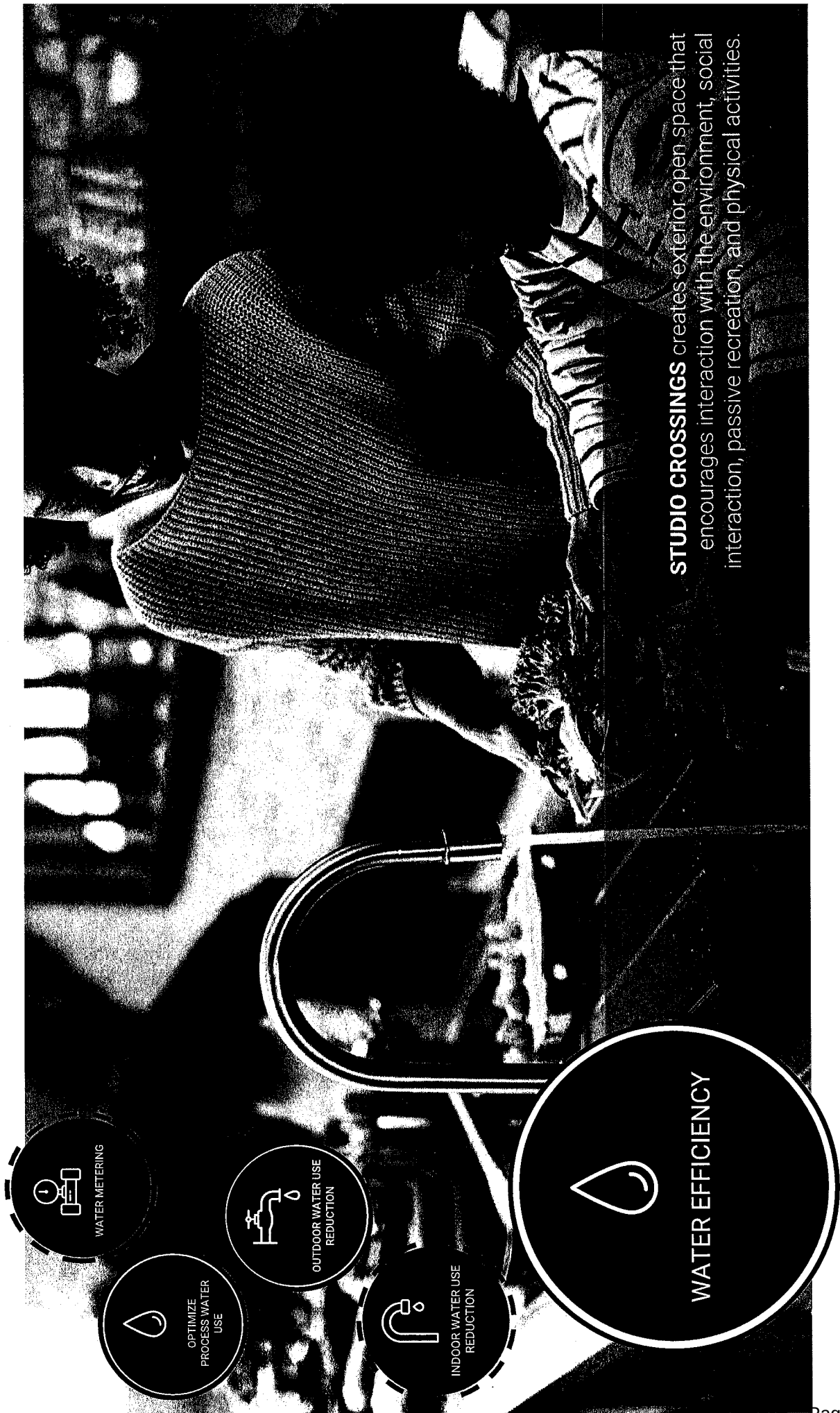
STUDIO CROSSINGS achieves increasing levels of energy performance to reduce environmental and economic harms associated with excessive energy use.



STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities. The development provides 5 more acres of open space over current MPD.



STUDIO CROSSINGS connects building occupants with the outdoors to reinforce circadian rhythms, and reduce the use of electrical lighting by introducing daylight into the space.



STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.



MOISTURE
CONTROL

SOURCING OF RAW
MATERIALS

CONSTRUCTION &
DEMOLITION WASTE
MANAGEMENT

MATERIAL
INGREDIENTS

STORAGE &
COLLECTION OF
RECYCLABLES

STUDIO CROSSING works to reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste through reduction, reuse and recycling service and education.

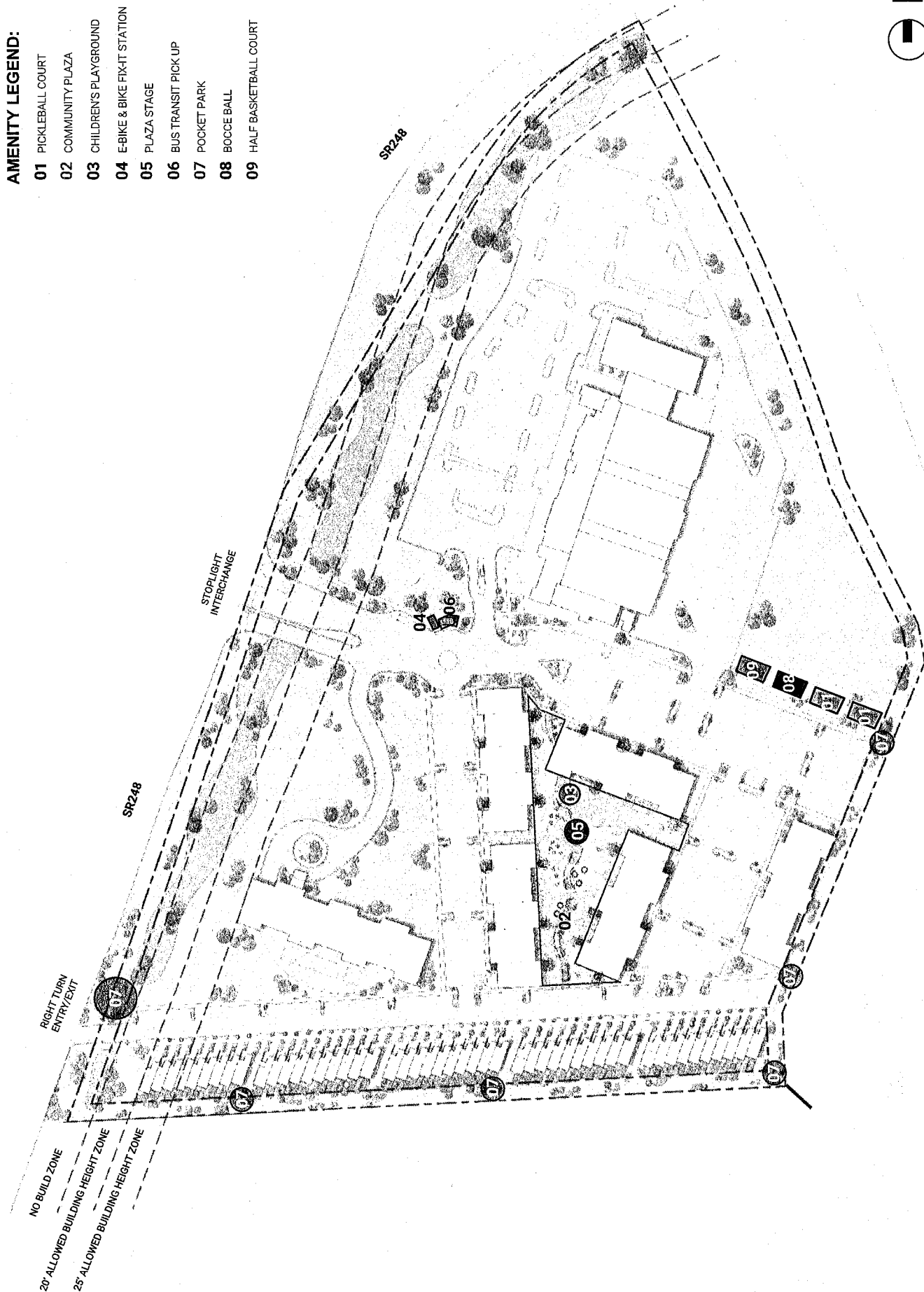
REDUCED PARKING FOOTPRINT To minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff.	Site design aims to reduce automobile independence by keeping a range of amenities accessible through walkable site connectivity. Rainwater runoff is minimized through landscape buffers.
ACCESS TO QUALITY TRANSIT To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.	Transit stop pick up located directly on site. Pick up is easily accessible by multi use paths. Aims to reduce greenhouse gas emissions and carbon footprint.
OPTIMIZED ENERGY PERFORMANCE To reduce the environmental and economic harms of excessive energy use by achieving a minimum level of energy efficiency for the building and its systems	Residential spaces aim to improve energy performance through Energy Star washer and dryers, refrigerators, light fixtures, etc.
ADVANCED ENERGY METERING To support energy management and identify opportunities for additional energy savings by tracking building-level and system level energy use.	Building wide energy meter checks will be conducted in order to track building and system energy usage and look for ways to improve energy efficiency long term.
LIGHT POLLUTION REDUCTION To increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people.	All street lights on site will be downward facing lights. Additional lights on residential buildings will be motion sensor to reduce light pollution and save energy.
PLANT SELECTION To make ecologically conscious landscaping decisions. Selection includes choosing non invasive plant species, drought tolerant plants, and local species to promote a healthy biodiversity.	Site plan features local, drought tolerant, low water plants in order to control excessive water usage on site while promoting a healthy biodiversity.
LOW-EMITTING MATERIALS To reduce concentrations of chemical contaminants that can damage air quality and the environment, and to protect the health, productivity, and comfort of occupants.	Committed to consciously selecting low-emitting building materials. Building materials will be energy efficient in order to maintain resident comfort and conserve energy.
OPTIMIZE INDOOR AIR QUALITY PERFORMANCE To contribute to the comfort and well-being of all building occupants by establishing minimum standards for indoor air quality (IAQ).	Indoor air quality minimum standards will be created and enforced on site.
BUILDING-LEVEL WATER METERING To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.	Building wide water meter checks will be conducted in order to track building and system water usage and look for ways to improve water conservation long term.
INDOOR WATER USE REDUCTION To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.	Residential units will be built with low-flow plumbing fixtures, high efficiency toilets, and high efficiency washing machines in order to conserve water.
MATERIAL INGREDIENTS To select products for which the chemical ingredients in the product are inventoried using an accepted methodology and for selecting products verified to minimize the use and generation of harmful substances. To reward raw material manufacturers who produce products verified to have improved impacts.	Committed to consciously selecting low-emitting building materials. Building materials will be energy efficient in order to maintain resident comfort and conserve energy.
STORAGE AND COLLECTION OF RECYCLABLES To reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste through reduction, reuse, and recycling service and education.	Committed to properly disposing of and, where possible, recycling of construction materials during the building process on site.

The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition the applicant is proposing to reduce their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).

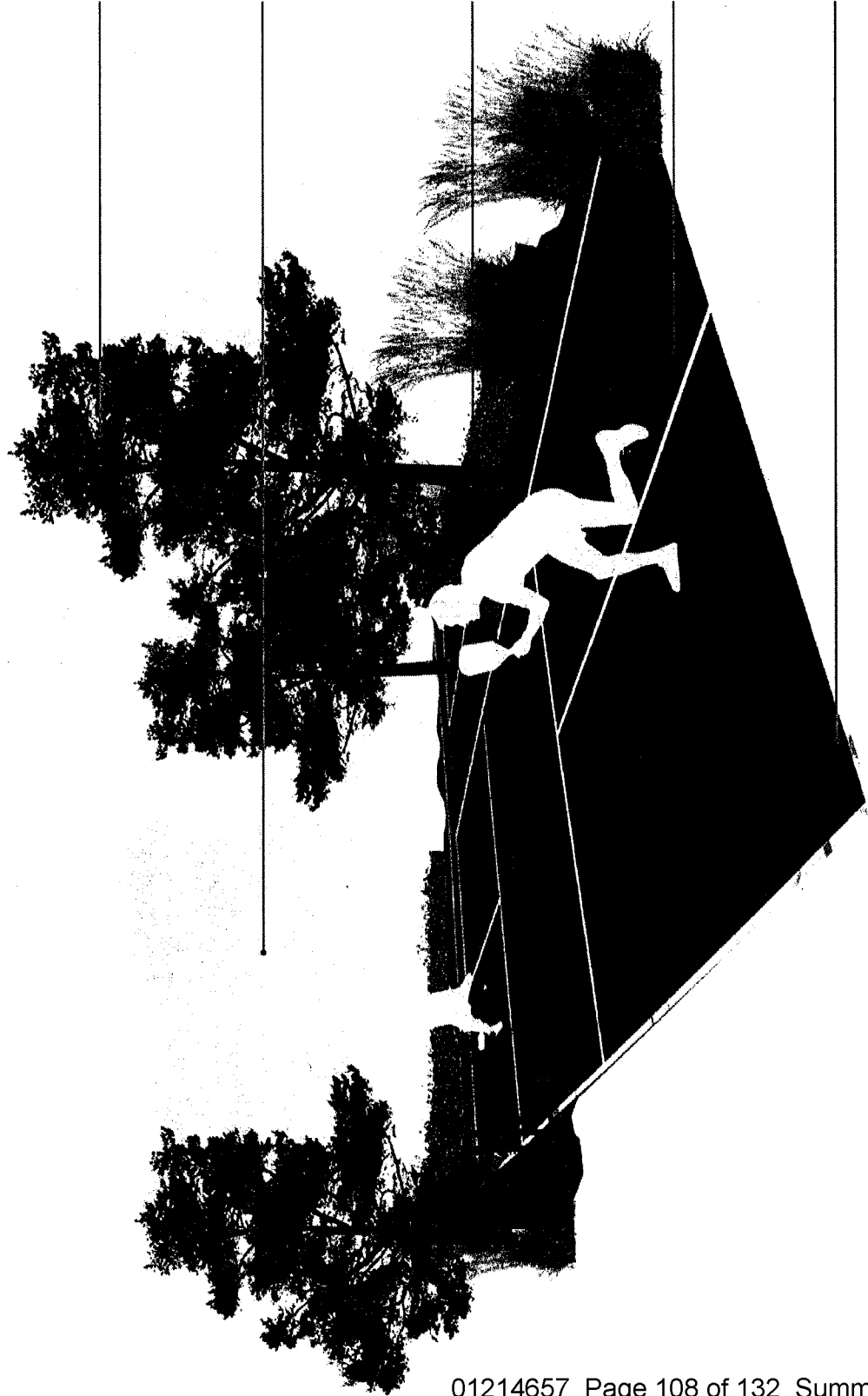
These measures are a recommended Condition of Approval.

AMENITY LEGEND:

- 01 PICKLEBALL COURT
- 02 COMMUNITY PLAZA
- 03 CHILDREN'S PLAYGROUND
- 04 E-BIKE & BIKE FIX-IT STATION
- 05 PLAZA STAGE
- 06 BUS TRANSIT PICK UP
- 07 POCKET PARK
- 08 BOCCE BALL
- 09 HALF BASKETBALL COURT



AMENITY PICKLEBALL COURT



Drought tolerant trees on perimeter for shading and reduce heat island effect

Courts are situated to capture great views of the surrounding mountains and promote safe play with openness

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Multi-use court could have multiple striping options for pickleball, half-court basketball, and other community sports

Porous pavement design to let rainwater drain to the ground, reduce water run-off

AMENITY COMMUNITY PLAZA

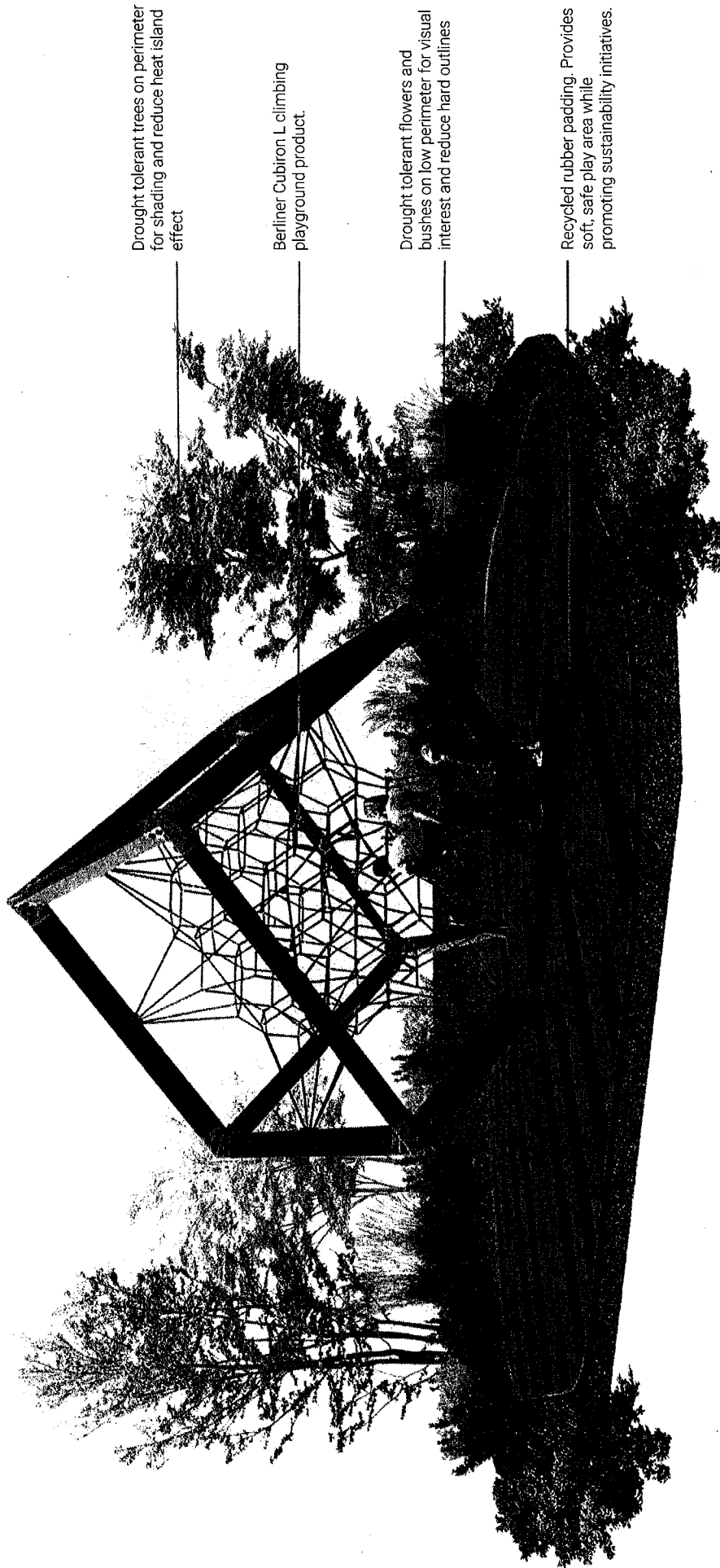


Ability to use space for day or night events

Outdoor seating for potential restaurant tenants and general tenant use

Mix of greenspace and hardscape. Promotes walkability and lounge space

AMENITY CHILDREN'S PLAYGROUND



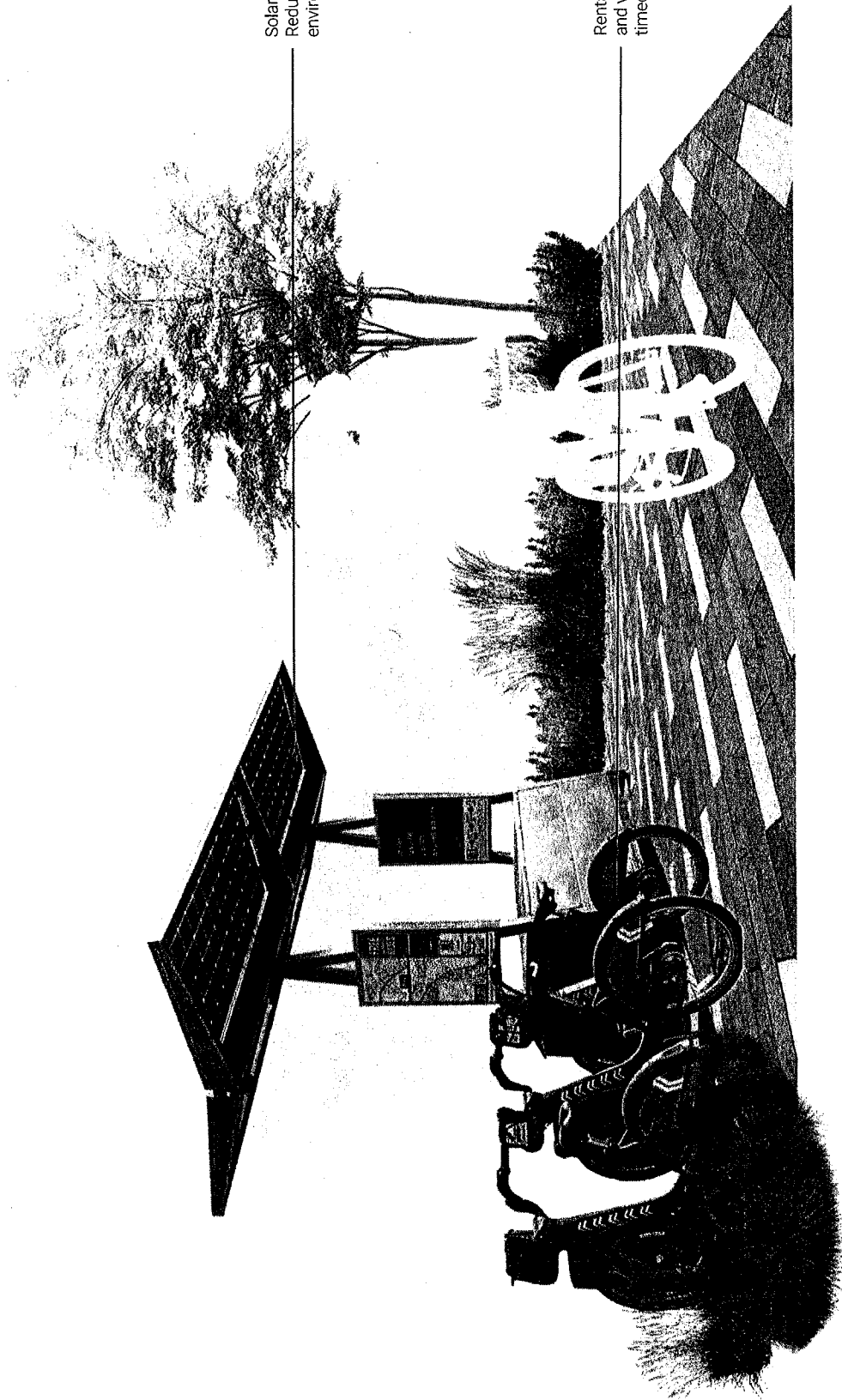
Drought tolerant trees on perimeter for shading and reduce heat island effect

Berliner Cubiron L climbing playground product

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Recycled rubber padding. Provides soft, safe play area while promoting sustainability initiatives.

AMENITY E-BIKE DOCKING STATION



Solar panels to charge E-Bikes.
Reduces long term cost and
environmental impact.

Rentable e-bikes. Provides tenants
and visitors with the option for
timed bike rentals.

AMENITY COMMUNITY PLAZA // SUMMER



Drought tolerant flowers and bushes
on low perimeter for visual interest
and reduce hard outlines

Ability to use space for day or night
events

Outdoor wood clad stage with
possibility for live shows, displays,
and events

Mix of greenspace and hardscape.
Promotes walkability and lounge
space

AMENITY COMMUNITY PLAZA // AUTUMN



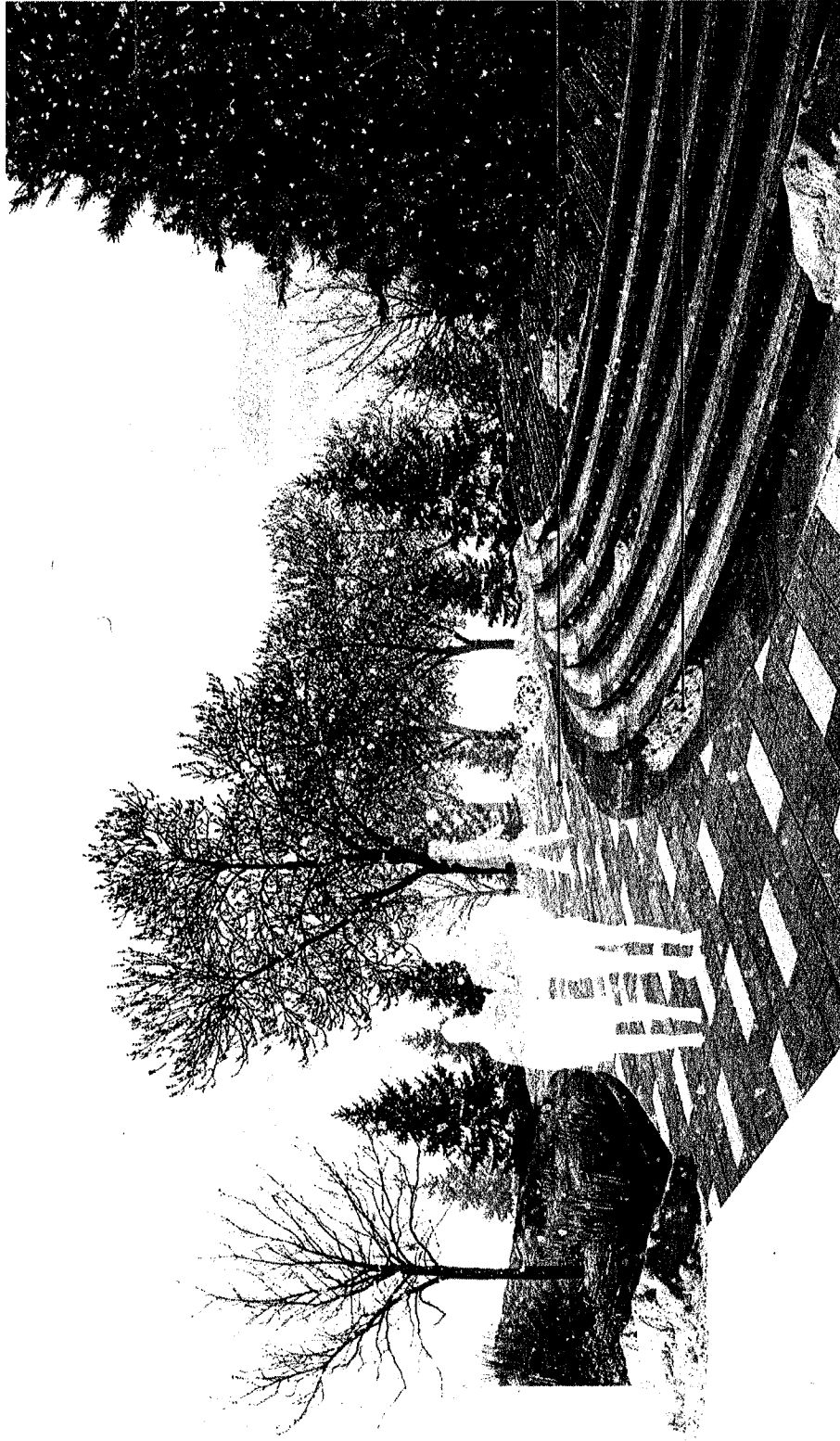
Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Ability to host events in large open hardscape

AMENITY COMMUNITY PLAZA // WINTER



Event stage can be used for seasonal displays

Mix of greenspace and hardscape. Ability to host events in large open hardscape

Weatherproof plaza material for use year round

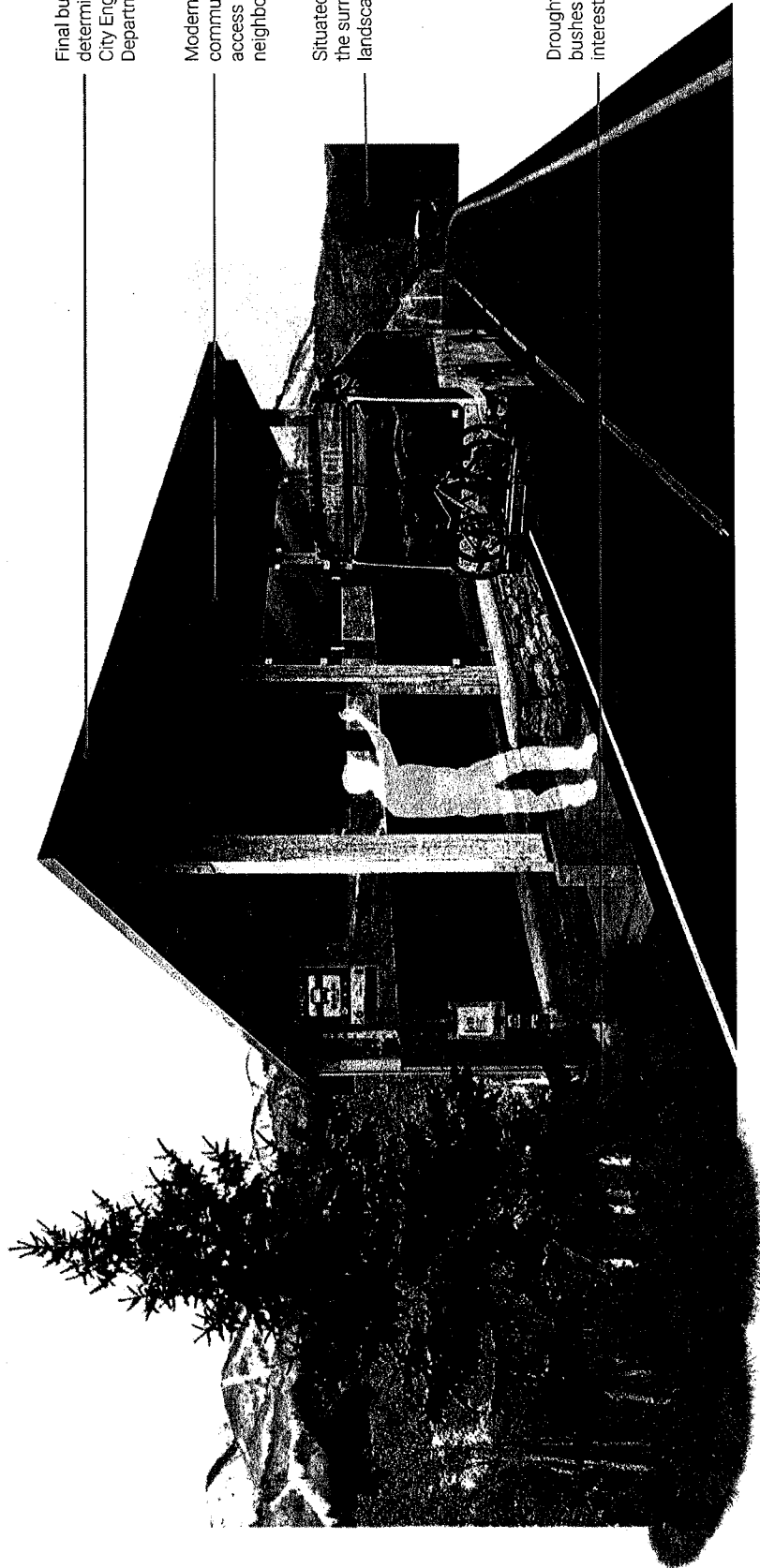
AMENITY BIKE FIX-IT STATION



Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

Bike fix-it station. Includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs

AMENITY BUS TRANSIT PICKUP



Final bus shelter location to be determined in conjunction with Park City Engineering and Transportation Departments. Final location TBD

Modern transit hub. Promotes community connectivity and ease of access to surrounding neighborhoods and amenities

Situated to capture great views of the surrounding mountains and landscape

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

AMENITY 6 COMMUNITY POCKET PARKS

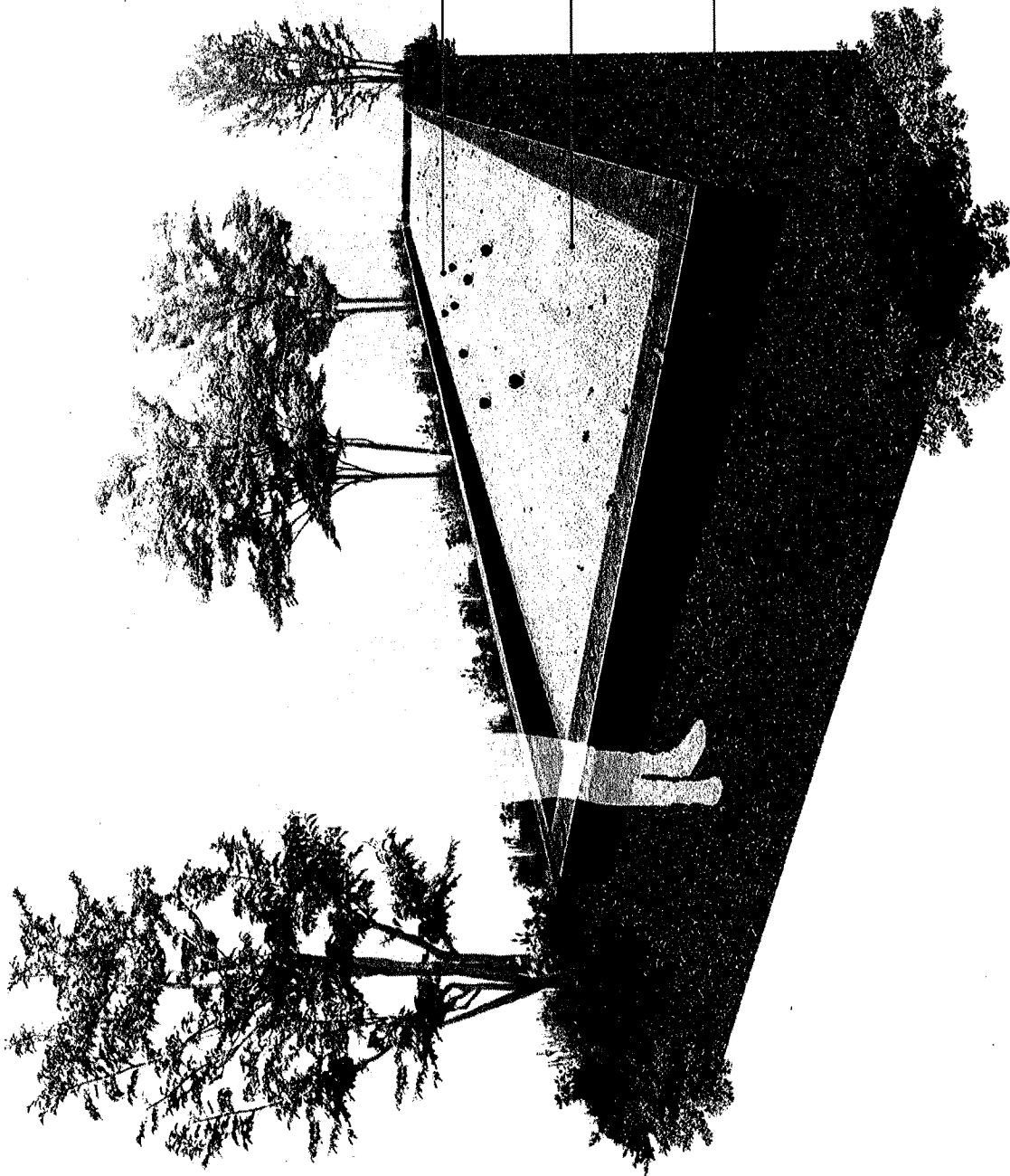


Situated amongst landscaping to give tenants an opportunity to interact with nature right outside their homes

Parks provide areas of rest and reflection off of the trail system

Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

AMENITY BOCCE BALL COURT



Rentable bocce balls to monitor use and preserve materials

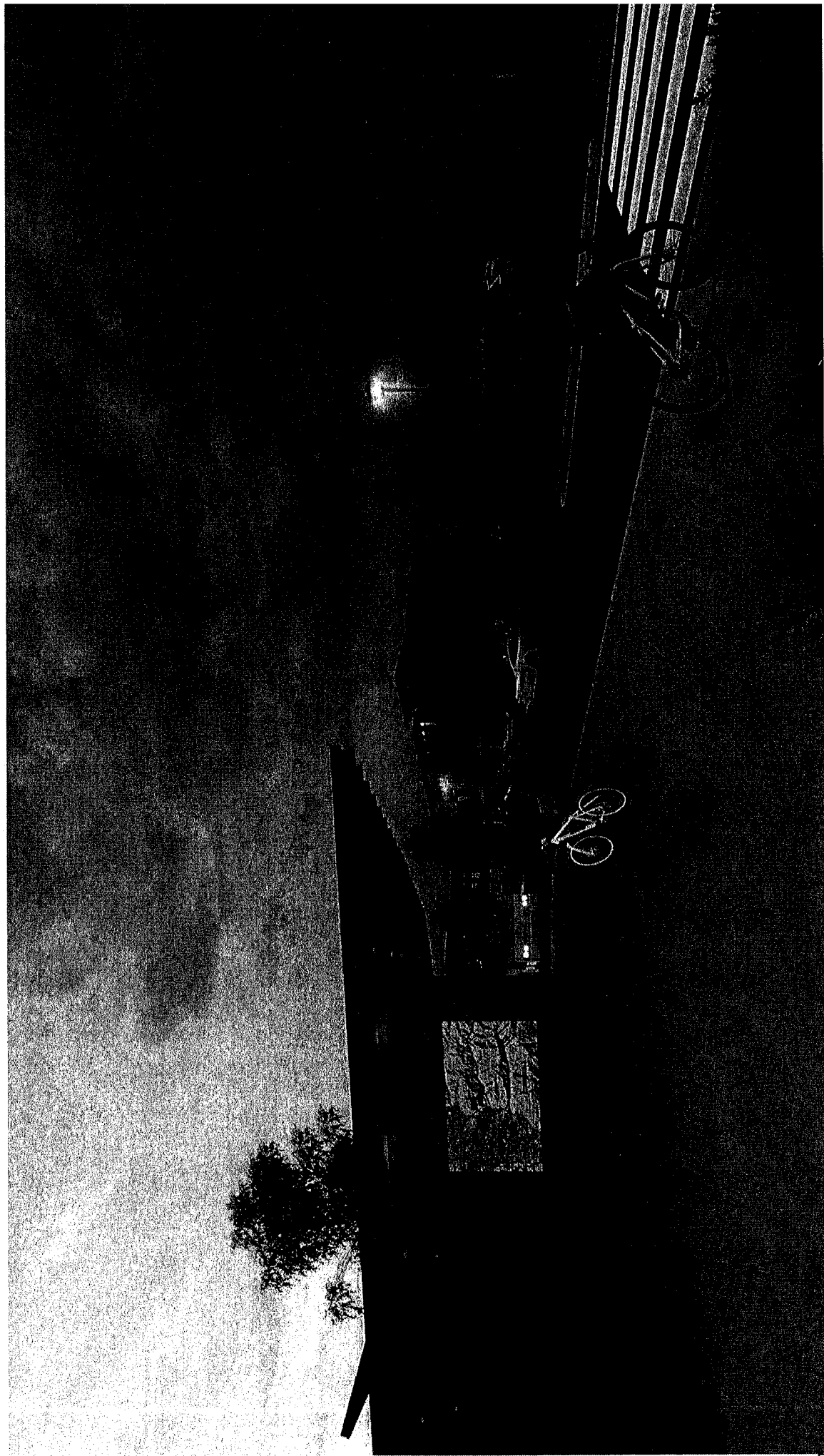
Weather proof synthetic grass court to mimic real grass without maintenance

Located on site, easily accessible to tenants and visitors

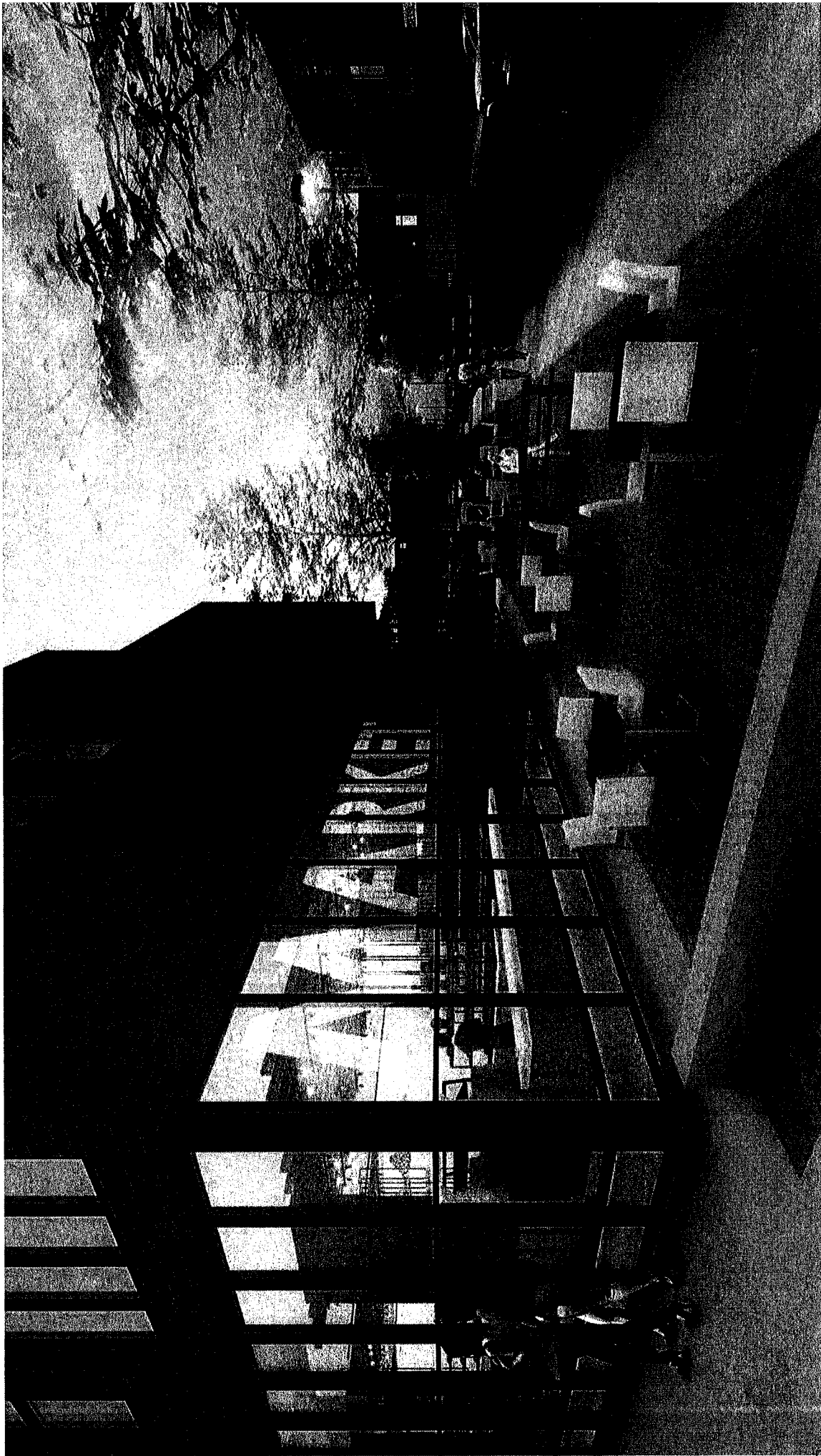
COMMUNITY FOCUSED RETAIL & PARKING



TRANSIT STOP & E-BIKE STATION



COMMUNITY FOCUSED COMMERCIAL & OUTDOOR DINING



OUTDOOR AMENITIES AND OPEN SPACE



Exhibit G

EXHIBIT G PHASING PLAN

Phase 1: The first phase consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling Ninety Thousand (90,000) square feet. Each building is three-stories with a maximum building height of forty (40) feet, exceeding the zone height of twenty-eight (28) feet. Both buildings contain Fifteen Thousand (15,000) square feet of commercial space on the ground floors and Thirty Thousand (30,000) square feet of affordable rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately One Hundred and Twenty (120) affordable housing units, including and exceeding Developer's Affordable Housing Requirement with Sixty-Five (65) required units and Fifty-Five (55) "additional" affordable units. There are no market rate units in Phase 1.

Phase 2: The second phase consists of two commercial buildings totaling Thirty Thousand (30,000) square feet. Each building is 1-story with a maximum building height of Twenty-Five (25) feet, meeting the zone height. Each building contains Fifteen Thousand (15,000) square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.

Phase 3: The third phase consists of no more than Fifty (50) for-sale market-rate townhomes in five (5) clusters of Ten (10) units totaling 82,000 square feet. Each unit is two-stories totaling between 1,500 -1,700 square feet with a maximum building height of Twenty-Five (25) feet, meeting the zone height, and contains two to three bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.

Phase 4: The final phase consists of one market-rate building of Sixty (60,000) square feet. The building is three-stories with a maximum building height of Forty (40) feet, exceeding the zone height. This building will contain a maximum of Fifty (50) for-sale market-rate units and Seventy-Two (72) underground parking stalls for residents of the building.

Any-time Phase: The site plan also includes one additional four-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum building height of Forty-Five (45) feet, exceeding the zone height and the balance of the "additional" affordable units, Sixty-Five (65) units, will be constructed in this building.

A bus shelter shall be provided on site by the Applicant at a location to be determined by the City Engineer.

**EXHIBIT H
MINE HAZARDS**

****There are no known mine hazards within the Property.****

Exhibit I



NOTICE OF HOUSING AUTHORITY ACTION

Description: Affordable Housing Mitigation Plan
Project Title: Studio Crossings Development
Date of Action: December 15, 2022

Summary of Housing Authority Action

On December 15, 2022, the Park City Housing Authority approved the Housing Mitigation Plan (Attachment 1) in fulfillment of the housing obligations for the Studio Crossings development pursuant to the Studio Crossings Master Planned Development, approved by the Planning Commission on November 9, 2022. In fulfillment of the housing obligation, the Housing Authority approved an on-site development of a minimum of one hundred and eighty-five on-site affordable units.

1. On December 9, 2021, the City Council unanimously supported the proposed change from a Film Studio Campus to a mixed-use development with a significant affordable/attainable housing component at an average of 80% of Area Median Income (AMI) and a Density consistent with the original MPD.
2. On November 9, 2022, the Planning Commission unanimously approved amending the MPD to allow for additional uses and to modify the number, footprints size, and building heights for the remaining Density allocated in the MPD on Lot 1B only. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements. The amendment to the existing MPD allows the developer to construct a mixed-use development project, including at least 185 affordable deed-restricted rental dwelling units, 60,000 square feet of support Commercial Uses, and up to 100 market-rate for-sale units. Studio Crossings will fulfill the Housing Mitigation Plan by building a minimum of 185 on-site affordable dwelling units totaling 109,080 square feet.
3. Rental rates will be set as described in the attached Housing Mitigation Plan and adjusted annually based on the Area Median Income for Summit County published by HUD.
4. The project is proposed to be developed in four phases. Sixty-five Required on-site affordable dwelling units (42.4 Units Equivalent (AUEs) are required in Phase I. The remaining affordable dwelling units will be built in later phases. No certificate of occupancy will be issued on any market rate unit until the affordable dwelling units for that phase have been completed.

Conditions of Approval:

1. A minimum of sixty-five (65) affordable dwelling units totaling 42.4 AUEs or 38,160 square feet shall be rented to qualified renters with an income at or below 80% or less of the Area Median Income (AMI) for Summit County.
2. The remaining affordable dwelling units shall be rented to a qualified renter with an income of 120% AMI or less for Summit County with the exception of 77 Studio units described below.
3. The proposed bedroom mix, size, and AMI level of the affordable units are as follows:

PHASE 1					
Type	Units	Size	AUEs	RENT LEVEL AMI	QUALIFIED HOUSEHOLD AMI
Studios	27	400	12	60%	80%
1 Bedroom	23	600	15.4	80%	80%
2 Bedrooms	10	800	8.9	80%	80%
3 Bedrooms	5	1,100	6.1	80%	80%
TOTAL	65	38,100	42.4		
REMAINING PHASES					
Type	Number	Size	AUEs	AMI	
Studios	50	400	22.2	70%	120%
1 Bedrooms	40	600	26.7	80%	120%
2 Bedrooms	20	800	17.8	80%	120%
3 Bedrooms	10	1,100	12.2	80%	120%
TOTAL	120	71,010	78.9		
TOTAL MPD REQUIRED		185	109,110	121.3	

4. At least 27 studios shall be available to households making up to 60% of AMI, and at least 50 Studios shall be available to households making up to 70% of AMI, broadening the affordability of these units.
5. The Applicant shall submit a draft Studio Crossing Homeowner Association Declaration that includes the affordable housing obligations outlined in the approved Housing Mitigation Plan for review and approval by the Planning, Housing, and

Legal Departments prior to submitting a subdivision or condominium mylar. The Declaration shall be approved, executed, and recorded simultaneously with the condominium plat.

6. The required 65 affordable units built on site shall receive certificate of occupancy before any market rate unit.
7. A final housing calculation shall be conducted once final market-rate residential units and commercial uses have been determined. If the required number of affordable units changes based on a change in the number of market-rate residential units or changes in the commercial employee generation calculation prior to occupancy of the commercial spaces. In that case, the Housing Mitigation Plan must be updated and re-submitted for Housing Authority approval.

If you have any questions about this action letter, please contact Jason Glidden at 435-615-5268 or via email at jglidden@parkcity.org.

Attachments:

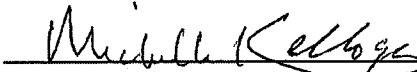
1. Studio Crossings Housing Mitigation Plan dated November 2022.

CONFIRMED AND ADOPTED this 15th DAY OF December 2022.

PARK CITY HOUSING AUTHORITY


Nann Worel, CHAIR

Attest:


Michelle Kellogg, City Recorder



Approved as to Form:


City Attorney's Office

November 29, 2022

Quinn Capital Partners, LLC Housing Mitigation Plan

Quinn Capital Partners, LLC is pleased to be able to incorporate this housing mitigation plan as a part of its Amended Master Planned Development. This proposal will convert a substantial portion of the existing commercial square footage to affordable housing and create a vibrant, year-round neighborhood compatible with surrounding residents. The proposed modifications will also reduce daily traffic and enhance the quality of life for our residents, all while helping to meet community environmental and housing goals.

This housing mitigation plan is part of the 2022 Amendment to the Master Planned Development Agreement and Annexation Agreement. The original 2012 Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development expressly provided that no affordable housing was required to be built as a condition of development. Recognizing the needs of the community and benefits to the community in constructing affordable housing, QCAP is proposing to construct a minimum of 185 units of affordable housing units as part of its proposal to amend the 2012 Development Agreement.

Background

The 2012 Development Agreement did not require the construction of any affordable housing. (DA Section 5, Affordable Housing). When QCAP subdivided the subject property earlier in 2022, the City required as a condition of plat approval a note requiring QCAP to provide affordable housing meeting the current code requirements if it any point it amended the 2012 Development Agreement. In addition to meeting the code-based requirements for affordable housing, QCAP is proposing to convert existing commercial entitlements to affordable housing.

Proposed Plan

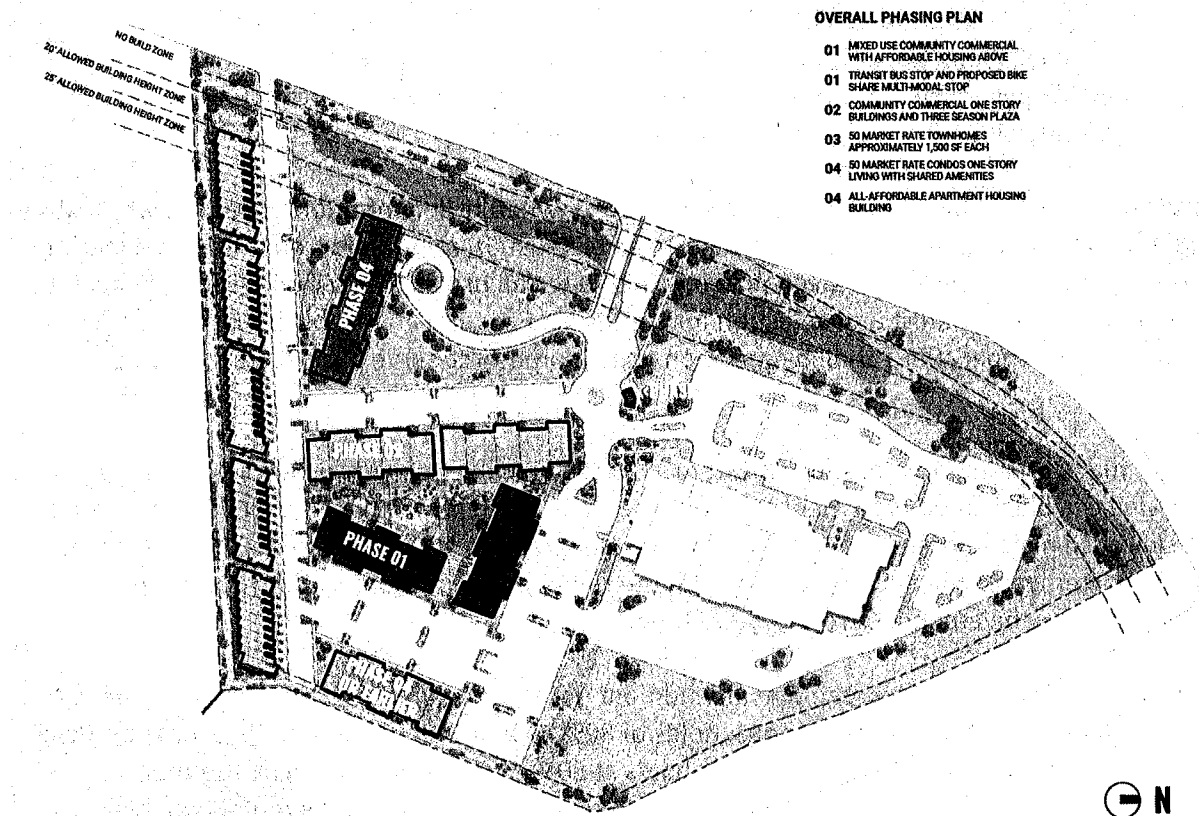
QCAP proposes to construct more than enough affordable housing units to meet the requirements of the 2021 Park City Affordable Housing Resolution. The 2021 Housing Resolution calls for a total affordable housing square footage for commercial uses based on an employee mitigation calculation. The same resolution requires 20% of condominium units to be affordable units. Per the resolution, each affordable unit is calculated as containing 900 square feet.

The final count of units required may adjust slightly with final preparations of plans and to address City input, however the required square footage will be provided per the Resolution. Forecasted calculations for the affordable housing are shown in Table 1 below:

1st and 4th (anytime) phase. An unconditional certificate of occupancy, or a temporary certificate of occupancy if it allows for operation of the affordable housing units will not issue for each phase until the affordable housing requirement is met.

Site plans showing the proposed affordable housing, including the parking, are included in Exhibit A below:

Exhibit A



AMI numbers, updated on an annual basis. QCAP will rent 27 units at 60% AMI and 50 units at 70% AMI.

Table 2 – 80% AMI Rates

Bedrooms	Occupants	*AMI (80%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$66,960	30%	\$20,088.00	\$1,674.00	0
1	2	\$76,480	30%	\$22,944.00	\$1,912.00	63
2	3	\$86,080	30%	\$25,824.00	\$2,152.00	30
3	4	\$95,600	30%	\$28,680.00	\$2,486.00	15

Table 3 – 70% AMI Rates

Bedrooms	Occupants	*AMI (70%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$58,560	30%	\$17,568.00	\$1,464.00	50

Table 4 – 60% AMI Rates

Bedrooms	Occupants	*AMI (60%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	
0	1	\$50,200	30%	\$15,060.00	\$1,255.00	27

*AMI is based on 2021 Summit County AMI numbers.

Amenities

The Studio Crossings development will include a number of amenities available to residents of the affordable housing units. These amenities include a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot multi-use paths with pocket parks and benches throughout the site, connection to the rail trail, and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

Studio Crossings will be a transit and trail-oriented development. There will be a dedicated and improved transit stop within the development. QCAP is also working to ensure that an electric bikeshare location is included on site. In addition to these public transit options, there will be covered bike storage available for each of the affordable housing buildings. It is QCAP's intention to enable and encourage alternative transit options to private vehicle ownership.



Planning Department

June 13, 2024

Trent Smith
3981 Kearns Boulevard

CC: Quinn Capital Partners

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 3981 Kearns Boulevard

Zoning District: Community Transition
Regional Commercial Overlay
Entry Corridor Protection Overlay
Sensitive Land Overlay

Application: Administrative Conditional Use Permit

Project Number: PL-23-05958

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 13, 2024

Project Summary: The Applicant Proposes an Administrative Conditional Use Permit for Phase I of the Studio Crossing Master Planned Development (formerly the Film Studio and Media Campus Master Planned Development).

Action Taken

On June 13, 2024, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit for Phase I of the Studio Crossing Master Planned Development according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact



Planning Department

1. The Studio Crossing Master Planned Development is located at 3981 Kearns Boulevard on 20.46 acres and is part of the Park City Film Studios First Amended Subdivision.
2. On November 9, 2022, The Planning Commission approved the Studio Crossing Master Planned Development (MPD) for a mixed-use project including at least 185 affordable for-rent units. The project also includes 60,000 square feet of Commercial Uses, up to 100 market-rate condominiums, a transit stop and shelter, and a bike share and trail connection.
3. On December 15, 2022, the City Council approved Ordinance No. 2022-47 amending the Annexation and Zoning Ordinance for the Studio Crossing property.
4. On December 15, 2022, the City Council approved the Housing Mitigation Plan for Studio Crossing which requires the Applicant to construct 65 on-site affordable dwelling units (42.4 Affordable Unit Equivalents or 38,160 square feet) in Phase I.
5. On January 17, 2024, the Development Agreement for the Studio Crossing MPD was recorded with Summit County, Recorder Entry No. 01214657.
6. Section 2.1 of the Studio Crossing Development Agreement requires an Administrative Conditional Use Permit prior to any construction activity.
7. The Applicant proposes an Administrative Conditional Use Permit for Phase I of the Studio Crossing MPD.
8. On April 19, 2024, the Studio Crossing Subdivision Plat was recorded with Summit County, Recorder Entry No. 1218425.
9. The Applicant proposes 104 Affordable Deed Restricted Units (totaling 60,000 square feet) in the Mixed-Use South and Mixed-Use North Buildings of Phase 1.
 - a. The remaining affordable units in the project will be constructed as part of the "Any-time Phase" which includes an all-affordable building with an additional 104 affordable units.
10. The Applicant proposes a total of 29,642 square feet of commercial space for Phase 1 on the ground level of the South and North Mixed-Use Buildings.
11. The Applicant proposes 287 Parking Spaces to be constructed in Phase 1.
12. The Application complies with the Studio Crossing Subdivision Plat.
 - a. The proposed mixed-use buildings will be located within the platted building pods.
13. The Application complies with the Development Agreement for the Studio Crossing MPD.



Planning Department

- a. On November 9, 2022, The Planning Commission approved the Studio Crossing MPD. The proposed plans comply with the approved Studio Crossing MPD.
- 14. The Application, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E)
 - a. Size and Location of the Site
 - i. The proposed buildings for Phase I comply with the approved Subdivision Plat, and the plans reviewed and approved by the Planning Commission on November 9, 2022.
 - b. Traffic considerations
 - i. The Planning Commission reviewed a Trip Generation Memorandum for the proposed MPD on November 9, 2022, and determined the proposed mix of uses was appropriate for the surrounding streets.
 - c. Utility capacity
 - i. The Development Review Committee reviewed the application on February 6, 2024, and confirms the proposal conforms to their requirements.
 - d. Emergency vehicle access
 - i. The Park City Fire District approved the proposed project on April 18, 2024.
 - e. Off-Street parking
 - i. LMC § 15-3-6(A) requires 1 Parking Space for residential apartment units less than 1,000 square feet and 1.5 Parking Spaces for residential apartment units greater than 1,000 square feet but less than 2,000 square feet. The residential parking requirement for Studio Crossing according to LMC § 15-3-6(A) is 108 Parking Spaces.
 - ii. LMC § 15-3-6(B) outlines parking requirements for non-residential uses. The Applicant does not have proposed uses for the commercial space in Phase I. Major Retail Commercial and Intensive Office Uses require five Parking Spaces per 1,000 square feet of net leasable floor Area.
 - iii. The Parking requirement based on 29,642 square feet of assumed Major Retail Commercial space or Intensive Office space and the



Planning Department

proposed residential units is 256 Parking Spaces required for Phase I based on LMC § 15-3-6.

- iv. The Planning Commission reviewed a Parking Analysis submitted by the Applicant on November 9, 2022. According to the Development Agreement, the Applicant is required to construct 566 Parking Spaces for all phases of development. The Applicant proposes 287 Parking Spaces to be constructed for Phase I, exceeding the LMC requirement of 256 Parking Spaces
- f. Internal vehicular and pedestrian circulation system
 - i. Vehicle Access is located off State Route 248 (Kearns Blvd). The Applicant obtained a Conditional Access Permit from UDOT on January 3, 2024.
- g. Fencing, Screening, and landscaping
 - i. There is no fencing proposed, and the Applicant has submitted a Landscape Plan that is compliant with LMC § 15-5-5(N).
- h. Building mass, bulk, and orientation
 - i. The proposed buildings for Phase I are compliant with the site plan reviewed and approved by the Planning Commission November 9, 2022.
- i. Useable Open Space
 - i. MPDs require a minimum of 60% Open Space. However, the previous MPD had no minimum Open Space requirement per the Annexation Agreement. The updated Studio Crossing MPD site plan increases the amount of Open Space over the previously approved MPD.
- j. Signs and lighting
 - i. All proposed signs must be approved through a Sign Permit submitted to the Planning Department prior to installation.
 - ii. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000-degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final



Planning Department

lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.

- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
 - i. The proposed buildings for Phase I are compliant with the site plan reviewed and approved by the Planning Commission November 9, 2022.
- l. Noise, vibration, odors, steam, or other mechanical factors
 - i. Any proposed commercial uses must comply with the City Noise Ordinance.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
 - i. The Applicant proposes to screen the trash and recycling areas with metal panel enclosures with standing seam metal roofs and heavy-duty metal gates.
- n. Expected ownership
 - i. The owner of record for Studio Crossing is Quinn Capital Partners, LLC, and has signed off on this application.
- o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
- p. Review for consistency with the goals and objectives of the Park City General Plan
 - i. Goal 7 of the Park City General Plan is to create a diversity of primary housing opportunities. This project adds to the affordable rental stock of Park City, increasing housing opportunities for Park City residents and workers.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements, Studio Crossing Master Planned Development, and Section 15-1-10(E) Conditional Use Permits.
2. The Use will be compatible with surroundings Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.



Planning Department

Conditions of Approval

1. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
4. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the Regional Commercial Overlay and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars, or Child Care Centers. A detailed parking analysis shall be submitted at the time of CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.
5. The Planning Department shall complete an Administrative CUP for any Child Care Center, Intensive Office, and/or Major Retail or Major Service Use, to ensure that most of the Commercial Uses are smaller-scale and community oriented, and that there is sufficient parking and/or drop off/pick-up areas for the proposed mix of uses. A detailed parking analysis shall be submitted at the time of Administrative CUP application to allow Planning Staff to calculate the parking demand in relation to the parking supply.
6. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
7. Signs for commercial uses must receive a sign permit from the Planning Department.
8. Rooftop mechanical equipment shall be architecturally screened from public view.
9. Building heights for the north and south mixed-use buildings shall be in compliance with the approval documents as determined by the Planning Director prior to Building Permit issuance.



Planning Department

10. Deed restrictions for all affordable units shall be recorded with Summit County prior to any final inspections, building permit closure, or issuance of Certificates of Occupancy for any market-rate, commercial, or affordable units.
11. The Applicant shall submit approval from the City Engineer for the secondary access to the site, prior to Building Permit issuance.
12. All prior Conditions of Approval for the Studio Crossing MPD and Plat Amendment continue to apply.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

DocuSigned by:

E4E79E75E143478
Rebecca Ward
Planning Director

CC: Virgil Lund

Planning Department Staff Report



Subject: 1300 Snow Creek Drive
Application: PL-24-06217
Authors: Virgil Lund, Planner II
Jaron Ehlers, Planner I
Date: November 7, 2024
Type of Item: Modification to Administrative Conditional Use Permit

Recommendation

(I) Review the proposed modification to an Administrative Conditional Use Permit (ACUP) to expand the Outdoor Dining area of the Snow Creek Shopping Center at Wasatch Bagel and Grill, (II) conduct a public hearing, and (III) continue the public hearing and application to November 21, 2024.

Description

Applicant: Kreg VanStralen
Bruce Taylor, Applicant Representative

Location: 1300 Snow Creek Drive

Zoning District: Residential Development – Medium Density
Regional Commercial Overlay

Adjacent Land Uses: Commercial and Open Space

Reason for Review: Outdoor Dining in the Residential Development – Medium Density Zoning District Requires an Administrative Conditional Use Permit¹

Department Review

The Planning Department 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 October 23, 2024. Staff mailed courtesy notice to adjacent property owners on October 21, 2024.²

Public Input

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

¹ LMC [§ 15-2.14-2\(B\)](#)

² LMC [§ 15-1-21](#)

Planning Department Staff Report



Subject: 218 Sandridge Road
Application: PL-23-05692
Author: Jacob Klopfenstein, Planner I
Date: November 7, 2024
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) for 218 Sandridge Road, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Dennis Hranitzky
Molly Guinan, Applicant's Representative

Location: 218 Sandridge Road

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential, Public Right-of-Way

Reason for Review: Planning Staff reviews and takes Final Action on Historic District Design Reviews.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](#).

Summary

218 Sandridge Road is developed with a Single-Family Dwelling (SFD) designated a Significant Historic Site on Park City's Historic Sites Inventory.² The property is in the Historic Residential – 1 (HR-1) Zoning District. The Applicant proposes to:

- Remodel and build an addition to the SFD, including a two-story, 556-square-foot Accessory Building with a single-car garage on the upper level and storage

¹ LMC [§ 15-11-12](#)

² LMC [§ 15-11-10\(D\)\(2\)](#)

- space on a lower level.
- Construct a 334-square-foot addition including an attached entrance foyer that centralizes vertical circulation between levels of the structure and a transitional element connecting to the Historic Structure.
- Construct additional living space for the upper and lower levels.



Figure 1: Aerial view of 218 Sandridge Road (lower center, blue house) looking southwest.



Figure 2: Aerial view of 218 Sandridge Road looking east toward Sandridge Road and Marsac Avenue.



Figure 3: The existing Significant Historic Structure at 218 Sandridge Road, viewed from the northeast along Sandridge Road.



©2021 PCMLS

Figure 4: The existing Significant Historic Structure at 218 Sandridge Road, viewed from the southeast along Sandridge Road.

Background

The [Historic Site Form](#) indicates the original Significant Historic Structure at 218 Sandridge Road was constructed c. 1895 and is also known as the Ingrid Parsons House. The structure is a cross-wing type house or T/L cottage, which was one of the three main house types constructed during the Mature Mining Era (1894-1930) of Park City.



Figure 5: 1940s-era tax photo of 218 Sandridge Road, taken from the Historic Site Form.

Several additions modified the structure in 1900, the 1940s, and the 1960s, but the structure has retained its historic form. The graphic below illustrates the various additions to the Historic Structure:

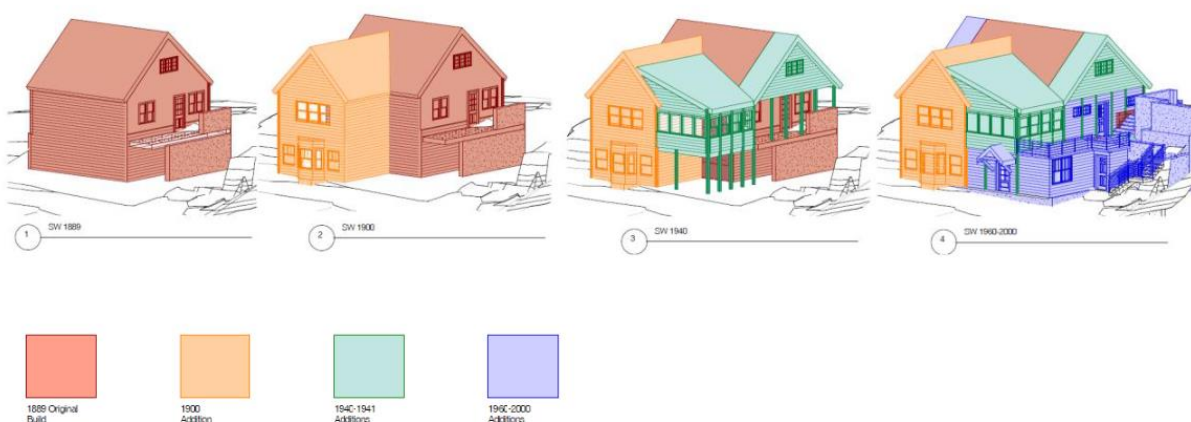


Figure 6: Applicant's illustration showing various additions to the Historic Structure at 218 Sandridge Road.

On November 1, 2023, the Historic Preservation Board approved in part, and continued in part, the applicant's Material Deconstruction request ([November 1, 2023 Historic Preservation Board Packet](#), Item 5.D; [Meeting Minutes](#) p. 13-21). The Board unanimously approved the Material Deconstruction of the 1941 roofline, which will

restore the 1907 roofline³. The Board continued the Applicant's Material Deconstruction request of 200 square feet of the 1889 roof form to January 3, 2024. The Board then continued the discussion again to February 7, 2024.

On February 7, 2024, the Board approved the applicant's Material Deconstruction request to remove 48 square feet of 1940s-era siding on the southern façade of the building and to remove 64 square feet of the 1889 Roof Form ([February 7, 2024 Historic Preservation Board Packet](#), Item 6.B; [Meeting Minutes](#), pp. 8-17). As part of the approval, the Board determined that the removal of the 1889 roof material does not negatively impact the historic roof form and held its earlier finding that the removal of the 1941 addition's roof restores the roofline of the 1907 addition (see Exhibit D, Historic Preservation Board February 7, 2024 Final Action Letter). The Board included the November 1, 2023 decision to approve the applicant's Material Deconstruction of the 1941 roofline, which restored the 1907 roofline, in the February 7, 2024 Final Action Letter.

On June 26, 2024, the Planning Commission approved a Plat Amendment to create one Lot for the Significant Historic Site at 218 Sandridge Road ([June 26, 2024 Planning Commission Packet](#), Item 6.C); [Meeting Minutes](#), pp. 17-19). The plat has not yet been recorded with Summit County. However, as a Condition of Approval for the Plat Amendment, the Commission required a plat note that states the maximum Building Footprint for 218 Sandridge is 2,048 square feet.

The Commission approved a Steep Slope Conditional Use Permit (SSCUP) for the proposed Accessory Building on August 14, 2024 ([August 14, 2024 Planning Commission Packet](#), Item 6.C; [Meeting Minutes](#), p. 11-24).

Analysis

(I) The proposal, as conditioned, complies with LMC Chapter 15-2.2 *Historic Residential – 1 (HR-1) Zoning District*.

Single Family Dwellings are an allowed Use in the HR-1 Zoning District, pursuant to LMC [§ 15-2.2-2\(A\)\(1\)](#). Lot and Site requirements for the HR-1 District are outlined in LMC [§ 15-2.2-3](#) as follows:

Requirement	Analysis of Proposal
<i>Maximum Building Footprint:</i> The Maximum Building Footprint is established by Lot size according to the following formula:	Complies: The Lot at 218 Sandridge is 5,612 square feet. The Maximum Building Footprint allowed for a Lot of this size is 2,048 square feet. As referenced above, the Planning Commission's June 26, 2024 Plat Amendment approval established a

³ This roofline is depicted in a 1907 Sanborn Fire Insurance map. The exact year when this roof form was added to 218 Sandridge is unknown, so it is alternately referred to as the 1900s-era roofline and 1907 roofline in previous documents and this report.

MAXIMUM FP = $(A/2) \times 0.9^{A/1875}$ (Where FP = maximum Building Footprint and A= Lot Area.)	Maximum Building Footprint of 2,048 square feet (see Exhibit E, Planning Commission June 26, 2024 Final Action Letter). The existing Building Footprint of the Historic Structure is 1,406 square feet. The proposed Building Footprint, including the addition and detached Accessory Building, is 2,045 square feet, an increase of 639 square feet.
<i>Minimum Lot Width:</i> 25 feet	Complies: The Lot is 103 feet wide.
<i>Maximum Lot Size:</i> The maximum Lot Area for a Single-Family Dwelling is 3,750 square feet.	Complies: LMC § 15-2.2-4 exempts Historic Sites from the maximum Lot Area. The Planning Commission's June 26, 2024 Plat Amendment approval established the 5,612-square-foot Lot for the Significant Historic Site.
<i>Front and Rear Setbacks:</i> For Lots less than 75 feet in depth, the Front and Rear Setbacks are 10 feet each (20 feet total).	Complies: The Lot depth is less than 75 feet, and 10-foot Front and Rear Setbacks are required. The existing Historic Structure encroaches approximately 5 feet, 3 inches into the Front Setback along Sandridge Road. Pursuant to LMC § 15-2.2-4, Historic Sites that do not comply with Building Setbacks are valid Non-Complying Structures. The proposed transitional element is set back approximately 15 feet, 8 inches from Sandridge Road, exceeding the Front Setback Requirement. The proposed transitional element is set back over 46 feet from the rear property line, exceeding the Rear Setback requirement. The proposed addition is set back approximately 12 feet, 8 inches from Sandridge Road, exceeding the Front Setback requirement. A roof overhang on the addition extends approximately 5 inches into the Front Setback. LMC § 15-2.2-3(G)(4) states roof overhangs not extending more than 3 feet into the Front Setback are allowed. The proposed addition is set back over 46 feet from the rear property line, exceeding the Rear Setback requirement. The proposed detached Accessory Building is set

	back 31 feet from the rear property line, and is set back over 19 feet from Sandridge Road, exceeding the 10-foot Front and Rear Setback requirements.
<i>Side Setbacks:</i> 10-foot minimum for Lots up to 87.5 feet wide LMC § 15-2.2-3(J)(10) establishes a three-foot Side Setback for detached Accessory Buildings.	Complies: The 218 Sandridge Lot is approximately 76 feet, 8 inches wide at its widest point, so a 10-foot minimum Side Setback is required on the south property line, which is a side yard. The proposed transitional element is set back a minimum of approximately 33 feet from the side (south) Lot line. The proposed addition is set back a minimum of approximately 19 feet, 5 inches from the side (south) Lot line. The proposed detached accessory building exceeds the required three-foot Side Setback.
<i>Snow Release:</i> Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.	Condition of Approval recommended: Condition of Approval 6 requires the applicant to obtain Chief Building Official approval for proposed snow release plans for the site, pursuant to LMC § 15-2.2-3(K).

Building Height

LMC [§ 15-2.2-5](#) establishes a maximum Building Height of 27 feet from Existing Grade. According to the Applicant's proposed roof-over-topography (see Exhibit C, p. 4), while much of the Significant Historic Structure is below the Zoning District Building Height, the highest point of the existing Significant Historic Structure at the rear of the property is 27 feet from Existing Grade. The proposed rear addition, entry foyer, and transitional element are below the 27-foot Zoning District Height. The proposed detached Accessory Building does not exceed 16 feet in Building Height from Existing Grade.

LMC [§ 15-2.2-5\(B\)](#) establishes requirements for a 10-foot horizontal stepback in the downhill façade at a maximum height of 23 feet from where the Building Footprint meets the lowest point of Existing Grade. The proposed detached accessory building does not exceed 23 feet from Existing Grade. The proposed transitional element does not exceed 23 feet from Existing Grade. The proposed entrance foyer addition exceeds 23 feet from Existing Grade but is set back greater than 10 feet from the point at which the proposed Building Footprint meets the lowest point of Existing Grade.

Interior Building Height

LMC [§ 15-2.2-5\(A\)](#) establishes a maximum interior Building Height of 35 feet. The

interior Building Height of the proposed entrance foyer addition and transitional element is approximately 28 feet, 3 inches. The interior Building Height of the detached Accessory Building is approximately 19 feet, 1 inch.

The roof form of the detached Accessory Building is proposed to be flat and does not match that of the Historic Structure. Pursuant to LMC [§ 15-2.2-5\(C\)\(4\)](#), the Roof Pitch for Accessory Structures in the HR-1 Zone may be below 7:12.

(II) The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.

LMC [§ 15-3-6\(A\)](#) requires two parking spaces for SFDs. Per LMC [§ 15-2.2-4](#), Historic Structures that do not comply with Off-Street Parking requirements are considered valid Non-Complying Structures. The detached Accessory Building includes a single-car garage on the upper level and parking on the driveway for a second vehicle.

Pursuant to LMC [§ 15-3-4\(A\)\(1\)](#), single car garages must have a minimum interior dimension of 11 feet wide by 20 feet deep. The Applicant proposes interior dimensions of 11 feet, 3 inches wide and 22 feet deep for the single-car garage.

Vehicles currently park on a gravel area that is accessed from Sandridge Road north of the Significant Historic Structure. Condition of Approval #19 of the Planning Commission's August 14, 2024 SSCUP Final Action Letter requires the Applicant to revegetate this area in accordance with LMC [§ 15-5-5\(N\)](#) (see Exhibit F). This condition also restricts parking for 218 Sandridge to the garage and adjacent driveway of the proposed detached Accessory Building.

(III) The proposal, as conditioned, complies with LMC § 15-13-2 Regulations for Historic Residential Sites.

The proposal is analyzed for compliance with LMC [§ 15-13-2](#) Regulations for Historic Residential Sites.

LMC Requirement	Analysis of Proposal
A. Universal Regulations	<i>See analysis below</i>
1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.	Complies: According to the Historic Site Form , the property has historically been used as a SFD. The Applicant proposes no change to this Use.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.	Complies: As discussed above, the Historic Structure has undergone multiple additions. The Applicant proposes removing the 1941 addition roof to restore the roofline of the 1907 addition. The Applicant also proposes removing 64 square feet of the 1889 roof form, which the Historic Preservation Board found will not negatively impact the historic roof form.
3. The historic exterior features of a building should be retained and preserved.	Complies: The Applicant proposes to retain existing exterior features of the Historic Structure, including doors, windows, and metal roofing.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features. In some cases, where there is insufficient evidence to allow for an accurate reconstruction of the lost historic elements, it may be appropriate to reproduce missing historic elements that are	Complies: The Applicant does not propose alterations to the historic features or forms of the Historic Structure. The Applicant also proposes to restore the historic 1900 roof form.

consistent with properties of similar design, age, and detailing.	
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in appearance, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy efficient features that are similar in appearance, dimension, texture, material and finish.	Complies: The project does not include any work on deteriorated or damaged historic features.
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these regulations, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these regulations.	Complies: The Applicant proposes to retain existing exterior features of the Historic Structure, including doors, windows, and metal roofing.
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building appearance when no evidence of such elements or details exists.	Complies: The Applicant proposes to retain existing exterior features of the Historic Structure, including doors, windows, and metal roofing. The Applicant also proposes to restore the 1900 roof form of the Historic Structure.

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.	Complies: The Applicant does not propose chemical or physical treatments of historic building materials.
9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.	Complies: The Applicant proposes an addition to the Historic Structure including a foyer and entryway. The addition will serve as a clear transitional element between a new detached garage and the Historic Structure, maintaining compatibility with the Historic Structure through similar massing, proportional windows, and horizontal siding and metal roof material to match or complement existing features. The garage is appropriately differentiated from the historic structure through the vertical orientation of siding.
10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.	Complies: The Applicant proposes a new foyer and entrance area that is separated from the Historic Structure via a transitional element. The Applicant also proposes a detached garage. The transitional element and garage could be removed without impacting the essential form and integrity of the Historic Structure.

LMC Requirement	Analysis of Proposal
B. Specific Regulations	<i>See analysis below</i>
1. Site Design	<i>See analysis below</i>
a. Building Setbacks & Orientation	<i>See analysis below</i>
(1) Maintain the existing front and side yard setbacks of Historic Sites	Complies: The Applicant proposes to maintain the existing 10-foot Front and 10-foot Side Setbacks on the east and south sides of the Historic Structure to accommodate the proposed addition and Accessory Building. The east side of the Historic Structure is legally non-compliant and encroaches into the 10-foot Front Setback. The proposed construction does not impact the 10-foot Rear Setback on the west side of the Site. LMC § 15-2.2-3(J)(10) establishes a three-foot Side Setback for detached Accessory Buildings, and the proposed detached Accessory Building exceeds the three-foot Side Setback.
(2) Preserve the original location of the main entry of the historic structure, if extant	Complies: According to the Historic Site Form, the historic main entry of the Historic Structure is on the south side of the home. The Applicant proposes to preserve the original main entry location through an entrance foyer that serves as a transitional element between the proposed detached garage and Historic Structure.
b. Topography & Grading	<i>See analysis below</i>

(1) Maintain the natural topography and original grading of the site when and where feasible.	Complies: The Applicant does not propose significant changes to the natural topography and grading of the site. Per the Applicant, existing stone retaining walls on the southeast side of the property are in disrepair and will be removed to accommodate the proposed detached Accessory Building. The driveway and garage entry on the upper level of the detached Accessory Building will be at the same grade as Sandridge Road. LMC § 15-2.2-5 states that Final Grade must be within four vertical feet of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance.
(2) The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.	Complies: The Applicant proposes an addition and Accessory Building that will change the proportion of built to open space on the site. The Planning Commission found Good Cause to approve a Plat Amendment for 218 Sandridge on June 26, 2024 that considered the open space mix on the lot and authorized a maximum Building Footprint of 2,048 square feet on the 5,612-square-foot Lot (see Exhibit E, Finding of Fact #5). The proposed transitional element, while attached, does not impact the Building Footprint of the Historic Structure.
(3) Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.	Complies: The applicant proposes removing significant vegetation to accommodate the proposed detached Accessory Building. Condition of Approval #16 of the Planning Commission's August 14, 2024 SSCUP Final Action Letter (Exhibit F) requires the Applicant to replace this vegetation. Condition of Approval #17 of the SSCUP Final Action Letter requires the Applicant to protect the Significant Vegetation at the rear of the site that will screen the proposed detached Accessory Building from view from Swede Alley.

(4) Maintain established on-site native plantings. During construction, protect established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic structure may be removed, but should be replaced with native vegetation away from the historic building or structure.	Complies: The applicant proposes removing significant vegetation to accommodate the proposed detached Accessory Building. Condition of Approval #16 of the Planning Commission's August 14, 2024 SSCUP Final Action Letter (Exhibit F) requires the Applicant to replace this vegetation. Condition of Approval #17 of the SSCUP Final Action Letter requires the Applicant to protect the Significant Vegetation at the rear of the site that will screen the proposed detached Accessory Building from view from Swede Alley. Condition of Approval 1 requires protection of all vegetation not approved for removal during construction.
<i>c. Landscaping and Vegetation</i>	<i>See analysis below</i>
(1) The character of a historic site shall not be significantly altered by substantially changing the proportion of built and/or paved area to open space.	Complies: The Applicant proposes an addition and detached garage that will change the proportion of built to open space on the site. The Planning Commission found Good Cause to approve a Plat Amendment for 218 Sandridge on June 26, 2024, that considered the open space mix on the lot and authorized a maximum Building Footprint of 2,048 square feet on the 5,612-square-foot Lot (see Exhibit E, Finding of Fact #5).
(2) Existing landscape features that contribute to the character of a historic site and/or existing landscape features that provide environmental sustainability benefits shall be preserved and maintained.	Complies: As noted above, the applicant proposes removing Significant Vegetation to accommodate the proposed detached Accessory Building. Condition of Approval 11, as well as Conditions of Approval 16 and 17 of the SSCUP Final Action Letter, require replacement of this vegetation and protection of Significant Vegetation at the rear of the site that will screen the proposed detached Accessory Building from view from Swede Alley.

(3) Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.	Condition of Approval recommended: The Applicant proposes removing Significant Vegetation to accommodate the proposed Accessory Building. Condition of Approval 1 requires the Applicant to protect all vegetation not approved for removal during construction. Condition of Approval 11 requires the applicant to replace Significant Vegetation removed for the proposed Accessory Building on-site and requires landscaping to comply with Municipal Code of Park City Chapter 11-21 <i>Utah Wildland -Urban Interface Code</i>. Additionally, Condition of Approval 17 of the SSCUP Final Action Letter requires the Applicant to protect the Significant Vegetation at the rear of the site that will screen the proposed detached Accessory Building from view from Swede Alley. Condition of Approval 19 of the SSCUP Final Action Letter requires the applicant to revegetate the existing gravel parking area to the north of the Significant Historic Structure.
(4) A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.	Condition of Approval recommended: Condition of Approval 2 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.

(5) Landscape plans shall balance water-efficient irrigation methods, drought-tolerant plants with existing plant material and site features that contribute to the historic character of the site. Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used.	Condition of Approval recommended: Condition of Approval 2 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
(6) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site.	Condition of Approval recommended: Condition of Approval 3 requires the Applicant to submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
(7) The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.	Condition of Approval recommended: Condition of Approval 2 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
(8) Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, mitigate against Urban Heat Island effect, and/or screen utility areas.	Complies: Condition of Approval 2 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance. The Site is buffered by a public staircase on the north and west sides. There is no existing sidewalk along Sandridge Road. Condition of Approval 19 of the SSCUP Final Action Letter requires the applicant to revegetate the existing gravel

	parking area to the north of the Significant Historic Structure. Future parking for the site will be limited to the single-car garage and driveway, pursuant to SSCUP Final Action Letter Condition of Approval 19.
(9) Installing plantings in areas like medians, divider strips, and traffic islands shall be considered.	Complies: There are no medians, divider strips, or traffic islands at 218 Sandridge Road.
(10) Commercial properties typically have no setbacks along the principal facade. However, when front yard setbacks exist, landscaped areas (including patios) shall be of a small scale and design such that they do not disrupt the normal volume and flow of pedestrian traffic along the street.	Complies: 218 Sandridge Road is not a commercial property.
(11) Provide a detailed landscape plan that respects, particularly for areas visible from adjacent public rights-of-way the manner and materials historically used in the Historic Districts. When planning for the long-term sustainability of a landscape system, consider all landscape relationships on the site, the relationship between the site and its structure(s), as well as the relationship between plants and other plants on site. See LMC § 15-5-5(N) for Water Wise Landscaping with existing plat materials and site features that contribute to the historic significance of the site.	Condition of Approval recommended: Condition of Approval 2 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
(12) Landscape plans should balance water efficient irrigation methods and Water Wise Landscaping with existing plant materials and site	Condition of Approval recommended: Condition of Approval 2 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance

features that contribute to the historic significance of the site.	with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
(13) Use to advantage storm water management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to water retention and permeability of the historic site.	Condition of Approval recommended: The Applicant's plans do not include details regarding gutters and downspouts. Condition of Approval 7 requires drainage infrastructure to be configured so that water drains away from the Historic Structure.
(14) Where watering systems are necessary, use systems that minimize water loss, such as drip irrigation. Consider the use of Water Wise Landscaping or permaculture strategies for landscape design to maximize water efficiency and soil productivity; these systems should be designed to maintain the historic character of areas viewable from adjacent public rights-of-way.	Condition of Approval recommended: Condition of Approval 2 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
<i>d. Retaining Walls</i>	<i>See analysis below.</i>
(1) Historic retaining walls shall be preserved to the greatest extent possible.	Complies: The Applicant proposes retaining an existing historic retaining wall on the south side of the Significant Historic Structure and adjacent to the current entrance. According to the Historic Site Form and the applicant's physical conditions report, there do not appear to be any other historic retaining walls at 218 Sandridge. The applicant's physical conditions report indicates the other retaining walls on the site were constructed as part of a later addition and were not an original part of the building.
(2) Maintain the historic height and setback of	There are no retaining walls located along the street at 218

retaining walls along the street. Retaining walls of stone, concrete, or rock-faced concrete block that are original to the historic site should be preserved and maintained in their original dimensions.	Sandridge.
(3) Removing portions of historic retaining walls for new driveways and pathways should be avoided to the greatest extent possible, but where it must occur, visual impact should be minimized.	The Applicant does not propose removing any historic retaining walls to accommodate new driveways or pathways.
(4) Historic retaining walls should be repaired with materials that closely approximate the original. Replace only those portions of historic retaining walls that have deteriorated beyond repair. When repair of deteriorated retaining walls is not feasible, the replacement must reuse the existing stone to the greatest extent possible, and otherwise match the original in color, shape, size, material, and design.	Complies: The Applicant proposes retaining an existing historic retaining wall on the south side of the Significant Historic Structure and adjacent to the current entrance. The applicant does not propose any repairs to this historic retaining wall.
(5) To abate retaining wall failure, improve drainage behind retaining walls to water drains away from the walls. Repair and preserve historic stone and mortar.	Condition of Approval recommended: The Applicant proposes replacing two failing non-historic retaining walls on the north side of the property, adjacent to the public stairs and located within the required 10-foot Rear Setback. Condition of Approval 7 requires the Applicant to improve drainage behind the retaining walls so that water drains away from the walls to abate retaining wall failure.
(6) New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete	Condition of Approval recommended: The Applicant proposes replacing two failing non-historic retaining walls on the north side of the property, adjacent to the public stairs and located within the required 10-foot Rear Setback.

block, asphalt, or other modern concrete treatments.	Condition of Approval 12 requires that new retaining walls shall not exceed 6 feet within any Rear or Side Setbacks or 4 feet within any Front Setback, pursuant to LMC § 15-4-2 , and shall be constructed out of simple board-formed concrete, stone, or another historic material.
(7) Non-extant historic retaining walls of concrete or stone specific to the Historic Site may be reconstructed based on physical or pictorial evidence. Historically appropriate concrete or stone walls, if consistent with the historic character of the district, may be added to the area of a historic site viewable from adjacent public rights-of-way.	Condition of Approval recommended: The Applicant proposes replacing two failing non-historic retaining walls on the north side of the property. These walls are located within the required 10-foot Rear Setback and are adjacent to the public stairs but are separated from the stairs by a fence and are not visible from the public Right-of-Way. Condition of Approval 12 requires that new retaining walls be constructed out of simple board-formed concrete, stone, or another historic material. The applicant does not propose repairing or reconstructing the historic retaining wall located on the south side of the Significant Historic Structure and adjacent to the current entrance.
(8) Maintain stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete.	Condition of Approval recommended: Condition of Approval 12 prohibits painting, staining, or plastering over stone or concrete retaining walls.
<i>e. Fencing</i>	The Applicant does not propose any new fencing.
<i>f. Gazebos, Pergolas, and Other Shade Structures</i>	The Applicant does not propose any gazebos, pergolas, or other shade structures.
<i>g. Parking Areas & Driveways</i>	<i>See analysis below</i>

(1) Minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building(s) and accessory structures in a comprehensive, complementary and integrated design.	Condition of Approval recommended: Condition of Approval 4 requires the Applicant to incorporate additional landscaping adjacent to the proposed driveway to minimize the visual impacts of the new driveway and provide separation between the driveway and other adjacent uses. Pursuant to SSCUP Final Action Letter Condition of Approval 19, the applicant is required to revegetate the existing gravel parking area to the north of the Significant Historic Structure.
(2) Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.	Condition of Approval recommended: Condition of Approval 4 requires the Applicant to incorporate additional landscaping adjacent to the proposed driveway to minimize the visual impacts of the new driveway and provide separation between the driveway and other adjacent uses.
(3) When locating new off-street parking areas, the existing topography of the site and integral site features should be minimally impacted.	Complies: The Applicant proposes a driveway and garage that will be level with Sandridge Road.
(4) Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure. If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where feasible.	Complies: The new driveway and garage will be to the south of the Historic Structure. Condition of Approval 4 requires landscaping to visually buffer off-street parking areas from adjacent properties. Pursuant to SSCUP Final Action Letter Condition of Approval 19, the applicant is required to revegetate the existing gravel parking area to the north of the Significant Historic Structure. Parking will be limited to the detached Accessory Building and new driveway.

(5) When locating driveways, the existing topography of the building site and significant site features should be minimally impacted.	Complies: The Applicant proposes a driveway and garage that will be level with Sandridge Road.
(6) New driveways shall not exceed ten (10) feet in width.	Condition of Approval recommended: The Applicant proposes a single-car garage. Condition of Approval 4 prohibits the new driveway from exceeding 10 feet in width.
(7) Shared driveways should be used when feasible.	The use of a shared driveway is not feasible for this due to the narrow width of Sandridge Road and the orientation of 218 Sandridge Road to other properties on the road. A public access stairway separates 218 Sandridge from the adjacent SFD to the north. The SFD to the south has an existing garage on the opposite (east) side of Sandridge Road. Sandridge Road itself already serves as a shared driveway for several other homes along the road that have garage or parking access directly adjacent to Sandridge Road.
(8) Consider using textured and pour paving materials other than smooth concrete for driveways viewable from the adjacent public rights-of-way. Permeable paving should be used on a historic site, where appropriate, to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.	Condition of Approval recommended: Condition of Approval 5 requires that the new driveway be constructed out of a textured or pour paving material.
(9) Consider avoiding paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and storm-water runoff problems.	Complies: The Applicant does not propose paving the new driveway up to the foundation of the Historic Structure. The driveway will lead to a detached Accessory Building that includes a top-level garage.
(10) Snow storage from driveways should be	Condition of Approval recommended: Condition of

provided on site.	Approval 6 requires the Applicant to provide adequate snow storage for the new driveway on site and to obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance.
<i>h. Paths, Steps, Handrails, & Railings (Not Associated with Porches)</i>	<i>See analysis below</i>
(1) The original path or steps leading to the main entry, if extant, should be preserved and maintained.	Complies: The Applicant proposes preserving the historic main entry to the Historic Structure. The historic main entry is on the south side of the Historic Structure and will be preserved and maintained through the proposed addition and transitional element that will serve as the main entry to the Site after the proposed changes are in place.
(2) Historic hillside steps that are an integral part of the landscape should be preserved and maintained.	There are no historic hillside steps on the Site.
(3) New hillside steps should be visually subordinate to the associated historic building or structure in materials, size, scale and proportion, as well as massing and shall complement the historic structure in materials, size, scale, and proportion, and massing to protect the integrity of the historic site. For longer-run stairs, consider changes in material to break up the mass of the stairs.	Complies: The Applicant proposes a new metal spiral staircase between the detached Accessory Building and the entrance foyer addition. These steps will be visually subordinate to the Historic Structure.
(4) Historic handrails should be preserved and maintained. Historic handrails may be reconstructed based on photographic evidence; the reconstruction should match the original in size, design, color, texture, and material.	There are no historic handrails on the Site.

(5) New handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.	Complies: New metal handrails will be located on the entrance foyer addition and on the concrete steps between the addition and the detached Accessory Building.
2. Primary Structures	<i>See analysis below</i>
a. Exterior Walls	<i>See analysis below</i>
(1) Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.	Complies: The Applicant proposes to retain the existing windows and doors on the façade of the Historic Structure.
(2) Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.	Complies: The Applicant proposes retaining and preserving exterior materials on the Historic Structure, including siding. There are no damaged or deteriorated historic exterior materials. As noted above, the Historic Preservation Board approved the Applicant's Material Deconstruction requests to remove (a) the 1941 roof form, (b) 48 square feet of 1940s-era siding on the southern façade of the Building, and (c) 64 square feet of the 1889 Roof Form.
(3) When disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.	The Applicant does not propose disassembly of any of these historic elements.
(4) When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension,	The Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s-era siding from the southern façade of the Historic Structure on February 7,

profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	2024 (see Exhibit D). The Historic Preservation Board also approved the Material Deconstruction of 64 square feet of material from the 1941 roof and found that it will restore the 1907 Roof Form and will not negatively impact the historic Roof Form. The Applicant does not propose replacing any additional historic exterior materials.
(5) Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—have been proven to not damage or cause the deterioration of adjacent historic material.	The Applicant proposes to use siding on the addition and detached Accessory Building that matches the existing siding on the Historic Structure. No substitute materials are proposed.
(6) Substitute materials shall not be used on a primary or secondary façade unless the applicant can show that historic materials cannot be used, or if new materials that are similar in design, dimension, texture, material and finish can be shown to result in significant (>30 percent) energy efficiency gains, and the applicant demonstrates that the substitute material will not cause damage to adjacent historic materials or detract from the historic integrity of the structure.	The Applicant does not propose any substitute materials.
(7) Vinyl and aluminum siding are prohibited in the Historic Districts. The application of synthetic or substitute materials, such as vinyl or aluminum, over original wood siding may cause, conceal, or	Condition of Approval recommended: The Applicant does not propose vinyl or aluminum siding. The Applicant proposes wood siding on the entrance foyer addition and detached Accessory Building that will match the existing

accelerate structural damage and is not permitted. Removal of synthetic siding (aluminum, asbestos, Brick-TeX, and vinyl) that has been added to a structure, followed by restoration of historic wood siding (or other underlying historic material) is highly encouraged.	siding on the Historic Structure. All proposed new siding on the site will be vertical wood siding. Condition of Approval 13 requires wood siding that is painted opaque.
(8) Avoid interior changes that affect the exterior appearance of primary and secondary facades, including changing historic floor levels, changing windows to doors or doors to windows, and changing porch roofs to balconies or decks. Insulation may be added to increase the energy efficiency of the structure; however, this should be accommodated within the wall system and shall not impact the exterior dimensions of the structure.	Complies: The Applicant's proposed interior changes will not affect the exterior appearance of the building façades. The Applicant proposes preserving the door and window locations on the facades of the Historic Structure.
<i>b. Foundation</i>	<i>See analysis below.</i>
(1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.	Complies: The Applicant does not propose changing the historic placement, orientation, or grade of the historic structure.
(2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.	Complies: The Applicant's physical conditions report (Exhibit G) indicates that there are soft mortar joints at the stone and brick foundations. The Applicant proposes to fix and seal the foundation issues as part of the Historic Preservation Plan for the property. These proposed foundation repairs will not raise or lower the historic structure more than two feet from its original floor elevation.
(3) A historic site shall be returned to original grade following construction of a foundation. When the	Complies: As noted above, the Applicant proposes small repairs to the existing foundation that will not change the

original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.	grade of the site.
(4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.	Complies: As noted above, the Applicant proposes small repairs to the existing foundation that will not change the grade of the site.
(5) A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.	The Applicant proposes small repairs to the existing foundation and does not propose constructing a new foundation.
(6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.	Complies: As noted above, the Applicant proposes small repairs to the existing foundation that will not change the grade of the site.
(7) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.	The Applicant proposes small repairs to the existing foundation and does not propose constructing a new foundation.
(8) Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles. Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines (published by the Secretary of the Interior). The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	The Applicant proposes small repairs to the existing foundation and does not propose concealing the historic foundation.

(9) Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear tertiary façade, or in a location not visible from the primary public right-of-way. Landscape elements shall be used to aid in screening window/egress wells from the primary right-of-way.	Complies: The Applicant does not propose any window or egress wells.
<i>c. Doors</i>	<i>See analysis below.</i>
(1) Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.	No historic doors remain on the historic structure. Changes to the door opening on the south façade of the Historic Structure were approved as part of the Historic Preservation Board’s Material Deconstruction February 7, 2024 approval. The historic porch on the south façade of the Historic Structure was enclosed in the 1960s.
(2) Restore historic door openings that are significant to the period of restoration. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic doorways that no longer exist.	The historic porch on the south façade of the Historic Structure was enclosed in the 1960s. No historic door openings remain on the Historic Structure.
(3) Avoid changing the position, proportions, or dimensions of historic door openings. It is not appropriate to create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way.	Changes to the south façade of the Historic Structure were approved as part of the Historic Preservation Board’s Material Deconstruction February 7, 2024 approval. The historic porch on the south façade of the Historic Structure was enclosed in the 1960s, so no historic door openings remain on the Historic Structure.
(4) Replacement doors shall be allowed only when it can be shown that the historic doors are no longer	The Applicant does not propose replacing any doors on the Historic Structure.

safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors shall exactly match the historic door in size, material, profile, and style.	
(5) When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.	The Applicant does not propose replacing any doors on the Historic Structure.
(6) Storm doors and/or screen doors typical of the Mining Era may be used on primary or secondary facades when the applicant can show that they will not diminish the historic character of the building.	The applicant does not propose storm doors or screen doors.
(7) New door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.	The proposed vestibule and transitional element will utilize the door opening on the south façade, which will be enlarged to accommodate the vestibule. The Historic Preservation Board approved changes to the south façade of the Historic Structure on February 7, 2024. The historic porch on the south façade was enclosed in the 1960s, but the vestibule will utilize an entrance in roughly the same location as the historic door opening that was present prior to the enclosure of the historic porch.
(8) When a historic door opening is no longer	No historic door openings remain on the Historic Structure.

functional on a primary façade, the door shall be retained and, if necessary, blocked on the interior side only. The door shall appear to be functional from the exterior.	
<i>d. Windows</i>	<i>See analysis below</i>
(1) Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	Complies: The Applicant proposes to preserve and maintain most windows, window openings and window features of the Historic Structure. The Applicant proposes to remove non-Historic windows located in a historic window opening on the south façade of the Historic Structure to accommodate the new addition. The Historic Preservation Board approved this as part of the Applicant's Material Deconstruction request for the 1940s-era siding on February 7, 2024.
(2) Restore historic window openings that have been altered or lost over time. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic window openings that no longer exist.	Complies: The applicant proposes retaining three historic windows that remain on the east façade of the historic structure along Sandridge Road. No historic windows remain on the north, south, or west facades. The Applicant proposes to remove non-Historic windows located in a historic window opening on the south façade of the Historic Structure to accommodate the new addition. The Historic Preservation Board approved this as part of the Applicant's Material Deconstruction request for the 1940s-era siding on February 7, 2024. The Historic Site Form for 218 Sandridge does not contain historic site photographs of the north, east, or west facades of the Historic Structure, so further information on Historic window openings on those facades is unknown.

(3) Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way.	Complies: As noted above, the Applicant proposes to remove non-Historic windows located in a historic window opening on the south façade of the Historic Structure to accommodate the new addition. The Historic Preservation Board approved this as part of the Applicant's Material Deconstruction request for the 1940s-era siding on February 7, 2024. The Applicant proposes filling in two non-historic window openings on the west façade, as well as two non-historic window openings on the south façade. The applicant also proposes restoring three bay windows on the west façade, and creating a new opening for a window created in a non-historic wall on the west façade. The Applicant does not propose creating additional window openings or removing other historic openings.
(4) Maintain the historic ratio of window openings to solid wall.	Condition of Approval recommended: Condition of Approval 14 requires the applicant to maintain a 2:1 height to width ratio for any new windows.
(5) When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material.	Condition of Approval recommended: The Applicant proposes upgrading existing windows for thermal efficiency. The Applicant proposes replacing three historic windows on the east façade only if deemed necessary for thermal efficiency or window operation. If this is the case, the Applicant proposes replacing these windows with replicas of historic windows. Condition of Approval 14 requires any new windows to be wood or aluminum-clad wood.

(6) Maintain the original number of glass panes in a historic window. Replacing multiple panes with a single pane is not appropriate. Snap-in muntins or muntins between two sheets of glass are inappropriate as these simulated dividers lack depth and fail to show the effect of true divided glass panes.	Complies: The Applicant proposes replacing three historic windows on the east façade with replicas of historic windows only if deemed necessary for thermal efficiency or window operation.
(7) Replacing an operable window with a fixed window is inappropriate.	Complies: The Applicant does not propose replacing any operable windows with fixed windows.
(8) New window openings may be considered on secondary facades but only when placed beyond the midpoint. New window openings shall be similar in location, size, scale, type, and glazing pattern to those seen on the historic structure.	Complies: The Applicant does not propose any new window openings on secondary facades beyond restoring three bay windows on the west façade that were present historically.
(9) When no physical or documentary evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure. When replacing non-historic windows, use designs similar to those that were found historically in Park City. Aluminum-clad wood windows are appropriate on non-historic additions or foundation level windows. Vinyl and aluminum windows are inappropriate.	Condition of Approval recommended: As noted above, documentary evidence of the original windows on the north, east, and west facades of the Historic Structure is not available. Condition of Approval 14 requires any new windows to be wood or aluminum-clad wood.
(10) New glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade of the historic	Condition of Approval recommended: Condition of Approval 14 requires new glazing to match the visual appearance of historic glazing and prohibits non-clear finishes.

structure.	
(11) It is generally inappropriate to modify windows on the primary façade to accommodate interior changes. When a window opening is no longer functional on a primary or secondary façade visible from the right-of-way, the glazing shall be retained and the window opening shall be screened or shuttered on the interior side. The window shall appear to be functional from the exterior.	Complies: The Applicant does not propose modifying windows on the primary façade of the Historic Structure to accommodate interior changes.
(12) Storm windows shall be installed on the interior of the window; if interior installation is not feasible, the materials, style, and dimensions of exterior wood storm windows shall match the way storm windows would have been constructed at the time of the building's construction or complement the historic window dimensions in order to minimize their visual impact. Exterior storm windows shall be set within the window opening and attach to the exterior sash stop.	Complies: The Applicant does not propose any storm windows.
<i>e. Gutters and Downspouts</i>	<i>See analysis below</i>
(1) Avoid removing or obstructing a historic building's elements and materials when installing gutters and downspouts.	Complies: The Applicant does not propose changes to gutters or downspouts that would remove or obstruct the Historic Structure's elements.
(2) When new gutters are needed, the most appropriate design for hanging gutters is half round. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the right-of-way.	Condition of Approval recommended: The Applicant's plans do not include detailed plans for any new gutters or downspouts. Condition of Approval 7 requires new gutters to be half round and requires downspouts to be visually minimized.

(3) Water from gutters and downspouts shall drain away from the historic structure.	Condition of Approval recommended: Condition of Approval 7 requires that Drainage infrastructure, including gutters and downspouts, shall be configured so that water drains away from the Historic Structure.
<i>f. Chimneys and Stovepipes</i>	Complies: There are no chimneys located on the Historic Structure. The Applicant does not propose any changes to the stovepipe on the east roof of the Historic Structure.
<i>g. Porches</i>	The Site does not include a historic porch.
<i>h. Architectural Features</i>	<i>See analysis below</i>
(1) Preserve and maintain architectural features such as eaves, brackets, cornices, moldings, trim work, and decorative shingles.	Complies: The Applicant does not propose any changes to eaves, brackets, cornices, moldings, trim work, or decorative shingles.
(2) Repair rather than replace historic architectural features. Replacement architectural features are allowed only when it can be shown that the historic features are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	The Applicant does not propose repairing any architectural features. The Applicant has not identified any architectural features at the Site in need of repairs.
(3) Replacement features shall exactly match the historic features in design, size, dimension, form, profile, texture, material and finish.	The Applicant does not propose replacing any architectural features.
(4) Architectural features may be added to a building when accurately based on physical or photographic evidence (i.e. “ghost” lines).	The Applicant does not propose adding any architectural features to the Historic Structure.

3. <i>Mechanical Systems, Utility Systems, and Service Equipment</i>	<i>See analysis below</i>
(1) Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by incorporating it into the appearance as an element of the design.	Condition of Approval recommended: Condition of Approval 8 requires that any mechanical, utility, or service equipment be fully screened from view from the public right-of-way and be located on tertiary facades of the Historic Structure. It also requires that building elements of the Historic Structure shall not be removed or obstructed when installing mechanical systems and equipment.
(2) Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.	Condition of Approval recommended: Condition of Approval 8 requires screening of mechanical equipment.
(3) Rooftop mechanical equipment is generally discouraged. Roof-mounted mechanical and/or utility equipment shall be screened and minimally visualized from all views.	Complies: The Applicant does not propose any rooftop mechanical equipment.
(4) Historic building elements shall not be removed or obstructed when installing mechanical systems and equipment.	Condition of Approval recommended: Condition of Approval 8 requires that building elements of the Historic Structure shall not be removed or obstructed when installing mechanical systems and equipment.
(5) Contemporary New communication equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.	Complies: The Applicant does not propose adding any new communication equipment to the Historic Structure.
4. <i>Additions to Primary Structures</i>	<i>See analysis below</i>

<i>a. Protection for Historic Structures & Sites</i>	<i>See analysis below</i>
(1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.	Complies: The Applicant proposes an attached entrance foyer addition to centralize vertical circulation within the structure. There is not sufficient floor space within the existing Historic Structure to achieve this purpose.
(2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.	Complies: The proposed addition is located on the south façade of the Historic Structure. This was originally the primary façade but has changed over time to become a secondary façade. The north façade of the Historic Structure is currently the primary façade of the SFD. The proposed transitional element is attached to the south side of the Historic Structure but does not alter the building footprint, roof form or other character defining features of the Historic Structure.
(3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.	Complies: While the roof line of the proposed addition is proposed to be the same height as the roof line of the Historic Structure, the addition has a significantly smaller Building Footprint and will be set back farther from Sandridge Road than the Historic Structure, so it will remain visually subordinate when viewed from the primary public Right-of-Way.
(4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.	Complies: The proposed addition will not affect the historic roof form of the Historic Structure.
(5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.	Complies: The Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s-era siding from the southern façade of the Historic Structure on February 7, 2024 (see Exhibit D). The Historic Preservation

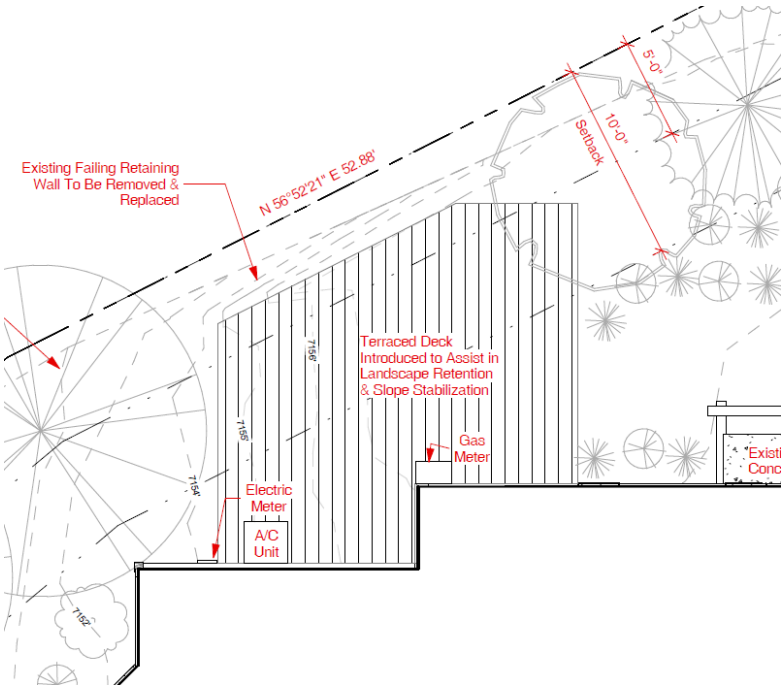
	Board also approved the Material Deconstruction of 64 square feet of material from the 1941 roof and found that it will restore the 1907 Roof Form and will not negatively impact the historic Roof Form. The Applicant does not propose removing additional historic material as part of the construction of the addition.
(6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element.	Complies: The Applicant proposes a transitional element with windows between the Historic Structure and addition.
(7) Maintain and preserve additions to structures that are significant to the era/period of restoration.	Complies: The Historic Preservation Board approved the Material Deconstruction of 64 square feet of material from the 1941 roof addition and found that it will restore the 1907 Roof Form and will not negatively impact the historic Roof Form. The Applicant proposes retaining other historic additions to the structure.
(8) In-line additions shall be avoided.	Complies: The proposed addition is not in-line with the Historic Structure and will be set back farther from Sandridge Road than the Historic Structure.
<i>b. Transitional Elements</i>	<i>See analysis below</i>
(1) In-line additions should be avoided generally are not appropriate.	Complies: The proposed addition is not in-line with the Historic Structure and will be set back farther from Sandridge Road than the Historic Structure.
(2) A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint	The footprint of the proposed addition is not greater than 50% of the footprint of the Historic Structure. However, a transitional element is still included.

of the historic structure. The historic structure's footprint may include additions to the historic structure made within the historic period that have gained historic significance in their own right.	
(3) When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.	Complies: The proposed addition is proposed to be the same height as the Historic Structure but is less than 50% of the footprint of the Historic Structure. The Applicant proposes a transitional element.
(4) On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2').	Complies: The footprint of the proposed addition is not greater than 50% of the footprint of the Historic Structure, but the transitional element is still proposed. The addition and transitional element are proposed in the rear of the Historic Structure. The transitional element does not exceed 2/3 of the width of the Historic Structure and is set in from the corners of the Historic Structure by approximately 11 feet.
(5) In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade. All other previous requirements apply.	Complies: The transitional element is proposed to be attached to the historic front of the Historic Structure. The transitional element is set back from the façade of the Historic Structure that fronts Sandridge Road by approximately 11 feet.
(6) The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation.	Complies: The depth of the transitional element is approximately 9 feet. The length of the least wide historic elevation adjacent to the impacted historic elevation is approximately 27 feet, so the depth of the transitional element is one-third the length of this historic elevation.

(7) The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.	Complies: The highest point of the proposed transitional element is approximately 4 feet lower than the highest ridgeline of the Historic Structure. The roof ridgeline of the proposed addition is the same height as the roof ridgeline of the Historic Structure.
(8) Balconies and decks may be attached to the secondary facades of a transitional element; however, no roof deck is permitted on the transitional element.	Complies: The Applicant does not propose a roof deck on the transitional element.
(9) When an existing non-historic or non-contributory addition is used as a transitional element, the preceding regulations for transitional elements shall not apply.	The Applicant is not proposing to use an existing non-historic or non-contributory addition as a transitional element.
<i>c. General Compatibility</i>	<i>See analysis below</i>
(1) Additions shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building.	Complies: The proposed addition is not an exact copy of the existing style but complements the visual and physical qualities of the Historic Structure by featuring siding that matches the existing siding of the Historic Structure.
(2) The addition shall be a contemporary interpretation of the historic structure's architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration patterns, and design details. It shall not detract from the Historic District's or Structure's historic character.	Complies: The addition contains matching siding and a roof form similar to the Historic Structure.
(3) Additions shall be subordinate in scale to the primary	Complies: The footprint of the proposed addition does not

historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.	exceed 50% of the footprint of the Historic Structure. The proposed addition is set back approximately five feet behind the Historic Structure when viewed from Sandridge Road and remains subordinate to the Historic Structure in scale.
(4) Additions shall be visually subordinate to historic structures. Where the combined effects of the addition's footprint, height, mass and scale are such that the overall size of an addition is larger than a historic structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the historic structure. Multiple modules are encouraged to add articulation and architectural interest.	Complies: The size of the addition is proposed to be 334 square feet and will not be larger than the Historic Structure.
(5) Large additions (additions with a footprint exceeding 50% of the footprint of the Historic Structure) shall be visually separated from historic buildings when viewed from the public right of way. Where the height of a new addition exceeds the height of the Historic Structure, site topography (e.g., an uphill addition), or both, the addition shall be set away from the historic structure by a minimum of one-half (1/2) the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.	Complies: The footprint of the proposed addition does not exceed 50% of the footprint of the Historic Structure.
(6) Building Components and materials used on additions shall be similar in scale and size to those found on the	Complies: The Applicant proposes to use siding and roofing materials for the addition that are similar to those

historic building.	found on the Historic Structure.
(7) Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.	Complies: The addition's proposed windows and doors match the shapes, patterns, and proportions of the Historic Structure.
(8) Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.	Complies: The addition's proposed windows and doors match the shapes, patterns, and proportions of the Historic Structure.
5. Garages	<i>See analysis below</i>
a. Scenario 1: Basement Addition without a Garage	This scenario does not apply. The Applicant proposes a detached Accessory Building that includes a garage on the upper level and storage space on the lower level.
b. Scenario 2: Basement Addition with a Garage	This scenario does not apply. The Applicant proposes a detached Accessory Building that includes a garage on the upper level and storage space on the lower level.
c. Scenario 3: Attached Garages	This scenario does not apply. The Applicant proposes a detached Accessory Building that includes a garage on the upper level and storage space on the lower level.

6. Decks	See analysis below
a. Decks should be constructed in inconspicuous areas where visually minimized from the primary right-of-way, usually on the tertiary façade. If built on a secondary façade of the historic structure, a deck should be screened from the right-of-way with fencing and/or appropriate native landscaping. Decks should be located such that they will not damage or conceal significant historic features or details of the historic structure.	Condition of Approval recommended: The Applicant proposes a new terraced landscaping feature on the north façade of the Historic Structure and within the 10-foot Rear Setback:  The diagram is a site plan showing a building footprint with a proposed terraced deck. A dashed line indicates a boundary with a bearing of N 56°52'21" E 52.88'. A red arrow points to an 'Existing Failing Retaining Wall To Be Removed & Replaced'. A red line indicates a '10'-0" Setback' from the building. Another red line indicates a '5'-0" Setback' from the property line. The 'Terraced Deck' is shown as a series of steps. Other features include an 'Electric Meter A/C Unit', a 'Gas Meter', and an 'Existi Conc' area. The building has a 'T104' label on its side. Pursuant to LMC 15-2.2-3, Condition of Approval 15 requires that new decks located within the Rear or Side Setback shall be no greater than 30 inches above Final Grade and shall be located at least 1 foot from the property line.

	Per the applicant, this feature is proposed to be an at-grade landscape terrace that is not attached to the Historic Structure and will be fully screened from the public Right-of-Way. Condition of Approval 16 requires this feature to be made of wood, brick, or another historically compatible material and be fully screened from the public Right-of-Way and prohibits attaching this feature to the Historic Structure. The Applicant does not propose changes to the existing deck on the western side of the site, behind the Historic Structure and the proposed transitional element and addition. Following completion of the project, the deck will be fully screened from the primary Rights-of-Way.
b. In order to prevent damage to a historic structure, decks shall be constructed to be self-supporting. If the deck cannot be constructed to be self-supporting, decks shall be attached to a historic structure with care so loss of historic fabric is minimized.	Condition of Approval recommended: The Applicant proposes a new terraced landscaping feature on the north façade of the Historic Structure. Condition of Approval 10 requires that this feature be self-supporting. Condition of Approval 16 prohibits this feature from being attached to the Historic Structure. The existing deck on the western side of the site is connected to the Historic Structure and does not contribute to loss of historic fabric.
c. Introducing a deck that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch or mature tree, should be avoided.	Complies: The Applicant proposes a new landscaped terrace on the north façade of the Historic Structure and within the 10-foot Rear Setback. Condition of Approval 16 prohibits this feature from being attached to the Historic Structure.
d. The visual impact of a deck should be minimized by	Complies: The new deck proposed on the north façade of

limiting its size and scale. Introducing a deck that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space is not appropriate.	the Historic Structure is proposed to be visually subordinate to the Historic Structure and will not substantially alter the proportion of built area to open space. As discussed above, the existing deck on the west façade will be fully screened from public Rights-of-Way when the proposed addition and transitional element are completed.
e. Decks and related steps and railings should be constructed of materials and in styles that are compatible with the structure to which they are attached.	Condition of Approval recommended: Condition of Approval 10 requires that new decks be constructed out of wood. The existing decks, steps, and railings on the west façade are constructed out of wood. Condition of Approval 16 requires the terraced landscape feature/deck on the north side of the Historic Structure to be constructed out of wood, brick, or another historically compatible material.
f. Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.	Condition of Approval recommended: Condition of Approval 10 requires that new decks be constructed out of wood. The Applicant does not propose any fiber cement or plastic-wood composite floor boards for the existing deck on the west facade. Condition of Approval 16 requires the terraced landscape feature/deck on the north side of the Historic Structure to be constructed out of wood, brick, or another historically compatible material.
g. Significant site features, such as mature trees, should be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.	Complies: The new deck proposed for the north façade will not disturb any mature trees or other significant site features.
7. <i>Balconies and Roof Decks</i>	<i>See analysis below</i>

a. New balconies and roof decks on a historic structure shall be visually subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary facade.	Complies: The roof deck is proposed to be on the southwest side of the Historic Structure and approximately 11 feet lower than the ridge line of the Historic Structure's roof. The Historic Preservation Board approved the Material Deconstruction of the 1941 roof form on November 1, 2023 (see Exhibit D) and found that the deconstruction of the roof form restores the roof form of the 1907 addition. The applicant proposed this Material Deconstruction to accommodate the roof deck.
b. A new balcony shall be simple in design and compatible with the character of the historic structure. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	The applicant does not propose any new balconies.
c. A roof deck on a new addition shall be visually minimized when viewed from the right-of-way.	The applicant does not propose a roof deck on the proposed addition.
8. <i>Historic Accessory Buildings</i>	There are no Historic Accessory Buildings at 218 Sandridge Road.
9. <i>New Accessory Buildings</i>	<i>See analysis below</i>
a. New accessory buildings on flat or downhill sites with a historic building shall generally be located to the rear of the site, unless dictated by the Streetscape or character area are to be located in the front yard.	Complies: The proposed detached Accessory Building is located south of the Historic Structure and in a side yard pending recordation of the 218 Sandridge Avenue Plat Amendment.
b. New accessory structures on a site with a historic building may be located at the street front if 1) a	Complies: The proposed detached Accessory Building is located to the south of the Historic Structure and does not

pattern of front yard historic accessory structures has been established along the street, and 2) the proposed placement does not create any danger or hazard to traffic by obstructing the view of the street.	block the view of Sandridge Road.
c. New detached garages built on sites with historic structures should have a maximum interior dimension of twelve (12) feet in width.	Complies: The garage on the upper level of the proposed detached Accessory Building is approximately 11 feet wide.
d. Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.	Complies: The Applicant proposes a single-car garage.
e. Garage doors shall not exceed nine (9) feet in width by nine (9) feet in height. Glazing on garage doors shall be limited to no more than 30% of garage door.	Condition of Approval recommended: Condition of Approval 9 requires that garage doors shall not exceed 9 feet in width by 9 feet in height and that glazing on garage doors shall be limited to no more than 30% of the garage door.
f. Roof form, exterior materials, and architectural detailing of a detached Accessory Building shall complement the primary structure.	Complies: The roof form of the detached Accessory Building is proposed to be flat and does not match that of the Historic Structure. Pursuant to LMC <u>§ 15-2.2-5(C)(4)</u> , the Roof Pitch for Accessory Structures in the HR-1 Zone may be below 7:12.
g. Accessory structures (such as sheds and garages) shall be subordinate in scale to the primary historic structure. The footprint of the new accessory structure shall not exceed 50% of the footprint of the historic structure. If the footprint exceeds 50% of the footprint of the historic structure, the scale of the individual	Complies: The size of the proposed detached Accessory Building is 556 square feet, smaller than the Historic Structure. The detached Accessory Building will be located to the south of the Historic Structure. When viewed from Sandridge Road, it will remain visually subordinate to the Historic Structure.

modules shall be broken up to reflect the mass and scale of those seen on the historic structure. New accessory structures shall follow the regulations for Additions to Primary Structures.	
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Condition of Approval 5 of the Historic Preservation Board’s February 7, 2024 Final Action Letter (Exhibit D) requires that the Applicant provide the City with a Financial Guarantee in accordance with LMC [§ 15-11-9](#), and requires that the Financial Guarantee be recorded with the Summit County Recorder’s Office prior to submitting a building permit.

Department Review

The Planning Department 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 October 23, 2024. Staff mailed courtesy notice to property owners within 300 feet on October 23, 2024. The *Park Record* published courtesy notice on October 24, 2024.⁴

Public Input

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

Alternatives

- The Planning Director Designee may approve the Historic District Design Review for 218 Sandridge Road;
- The Planning Director Designee may deny the Historic District Design Review for 218 Sandridge Road and direct staff to make Findings for the denial; or
- The Planning Director Designee may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant’s Narrative

⁴ LMC [§ 15-1-21](#)

Exhibit C: Applicant's Proposed Renovation, Addition, and Detached Accessory Building Plans for 218 Sandridge dated October 10, 2024

Exhibit D: Historic Preservation Board February 7, 2024 Final Action Letter

Exhibit E: Planning Commission June 26, 2024 Final Action Letter

Exhibit F: Planning Commission August 14, 2024 Final Action Letter

Exhibit G: Applicant's Physical Conditions Report and Historic Preservation Plan for 218 Sandridge Road



Planning Department

November 7, 2024

Molly Guinan
Elliott Work Group
mguinan@elliottworkgroup.com

CC: Dennis Hranitzky

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 218 Sandridge Road

Zoning District: Historic Residential – 1

Application: Historic District Design Review

Project Number: PL-23-05692

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 7, 2024

Project Summary: The Applicant Proposes a Remodel and Addition of the Single-Family Dwelling Including a Detached, Two-Story, 556-Square-Foot Accessory Building and A 334-Square-Foot Addition and Transitional Element.

Action Taken

On November 7, 2024, the Planning Director Designee APPROVED the Historic District Design Review for 218 Sandridge Road based on the Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 218 Sandridge Road is a Single-Family Dwelling in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.



Planning Department

3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
5. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
6. The proposed modification of 64 square feet of 1889 roof does not negatively impact the historic Roof Form.
7. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.
8. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.
9. On June 26, 2024 the Planning Commission conducted a public hearing and approved the Plat Amendment request for 218 Sandridge Road. The plat has not yet been recorded with Summit County.
10. On August 14, 2024, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit for 218 Sandridge Road.
11. Additions and renovations to Historic Residential Sites are reviewed for compliance with Land Management Code Section 15-13-2 *Regulations For Historic Residential Sites*.
12. Analysis from the November 7, 2024 Administrative Public Hearing Staff Report is incorporated herein.
13. On October 23, 2024 staff published notice on the City's website and posted notice to the property. Staff mailed courtesy notice to property owners within 100 feet on October 23, 2024.

Conclusions of Law

1. The proposal complies with the Historic Preservation Board's February 7, 2024 Material Deconstruction Findings of Fact, Conclusions of Law and Conditions of Approval.
2. The proposal complies with the Planning Commission's June 26, 2024 Plat Amendment Findings of Fact, Conclusions of Law and Conditions of Approval.



Planning Department

3. The proposal complies with the Planning Commission's August 14, 2024 Steep Slope Conditional Use Permit Findings of Fact, Conclusions of Law and Conditions of Approval.
4. The proposal, as conditioned, complies with Land Management Code Section 15-13-2 *Regulations For Historic Residential Sites*.

Conditions of Approval

1. The Applicant shall protect all vegetation not approved for removal during construction. Any vegetation removed or damaged during construction shall be replaced. Any Significant Vegetation removed or damaged during construction requires replacement on Site and shall comply with Municipal Code of Park City Chapter 11-21 *Utah Wildland -Urban Interface Code*.
2. The Applicant shall submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
3. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
4. The new driveway shall not exceed 10 feet in width. The Applicant shall incorporate additional landscaping adjacent to the proposed driveway to minimize the visual impacts of the new driveway and provide separation between the driveway and other adjacent uses
5. The new driveway shall be constructed out of a textured or pour paving material.
6. Pursuant to LMC Section 15-2.2-3(K), the applicant shall obtain Chief Building Official approval for proposed snow release plans for the Site. The Applicant shall provide adequate snow storage for the new driveway on site and shall obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance.
7. Drainage infrastructure, including gutters and downspouts, shall be configured so that water drains away from the Historic Structure. New hanging gutters shall be half round, and downspouts shall be located away from architectural features and be visually minimized from the public Right-of Way. Drainage shall also be improved behind retaining walls, so water drains away from the walls to abate retaining wall failure.
8. Any mechanical, utility, or service equipment shall be fully screened from view from the public right-of-way and shall be located on tertiary facades of the



Planning Department

Historic Structure. Building elements of the Historic Structure shall not be removed or obstructed when installing mechanical systems and equipment.

9. Garage doors shall not exceed 9 feet in width by 9 feet in height. Glazing on garage doors shall be limited to no more than 30% of the garage door.
10. New decks shall be constructed out of wood and be self-supporting.
11. Significant Vegetation removed for the proposed Accessory Building shall be replaced on the Site and shall comply with Municipal Code of Park City Chapter 11-21 *Utah Wildland -Urban Interface Code*.
12. Pursuant to LMC Section 15-4-2, new retaining walls shall not exceed 6 feet within any Rear or Side Setbacks or 4 feet within any Front Setback. New retaining walls shall be constructed out of simple board-formed concrete, stone, or another historic material. Stone or concrete retaining walls shall not be painted, stained, or plastered over.
13. All new siding shall be wood and shall be painted opaque.
14. New windows shall be wood or aluminum-clad wood and shall maintain a 2:1 height to width ratio. Any new glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are prohibited.
15. New decks within the Rear or Side Setback shall be no greater than 30 inches above Final Grade and shall be located at least 1 foot from the property line. Decks within the Front Setback shall be no more than 10 feet wide and shall project no more than 3 feet into the Front Setback.
16. The landscape terrace on the northwest side of the Historic Structure shall be at-grade and shall not be attached to the Historic Structure. The landscape terrace shall be constructed of wood, brick, or another compatible historic material and shall be fully screened from public Rights-of-Way.

If you have questions or concerns regarding this Final Action Letter, please contact Jacob Klopfenstein at 385-481-2037 or jacob.klopfenstein@parkcity.org.

Sincerely,

Elissa Martin
Planning Director Designee

CC: Jacob Klopfenstein

218 Sandridge Project Description:

A written statement describing the project that outlines the overall project intent and scope of work. Descriptions shall also indicate the project's compliance with the Development of Steep Slopes Criteria in the Land Management Code (LMC) for the applicable zoning district:

HR-1- LMC 12-2.2-6

218 Sandridge remodel and addition proposes to add the following:

- a detached single car garage with storage below with a building footprint of 278sq ft.
- an attached entrance foyer that centralizes the vertical circulation
- additional living space at upper and lower levels (main entry level remains as existing)

The existing house currently sits on a downhill lot accessed from Sandridge Ave. The existing residence has no garage, and is under the allowed footprint per the LMC. The majority of the project will be modifications to the current footprint, which is on a slope less than 30%.

The south side of the site has a 37.5% (est.) slope where the proposed detached garage will go, the remainder of the site will not be disturbed and is not considered a steep slope. The access to the garage will be on a relatively flat slope with the garage entry level matching that of Sandridge Rd.

The proposed additions to the single-family dwelling are located in a manner that reduces the visual and environmental impacts on the site. At the front of the site along Sandridge Ave, the historic facade and roof line will be maintained. There are existing terraced stone retaining walls along the South East side of the site. These are currently in disrepair and will be removed to accommodate the proposed detached single vehicle garage. From Sandridge Ave, the detached garage will appear as a single-story, single vehicle detached addition, and will appear as a two-story detached garage from the properties rear yard. The rear yard is currently screened from public view by a solid fence that runs between the lot and city public stairs. This is consistent with the design of the existing single family dwelling and neighboring residential lots. 218 Sandridge Ave will remain at a lower height profile than its Northerly neighbors and will be at a similar height profile or lower than its Southerly neighbors.

Dennis Hranitzky

Hranitzky Residence

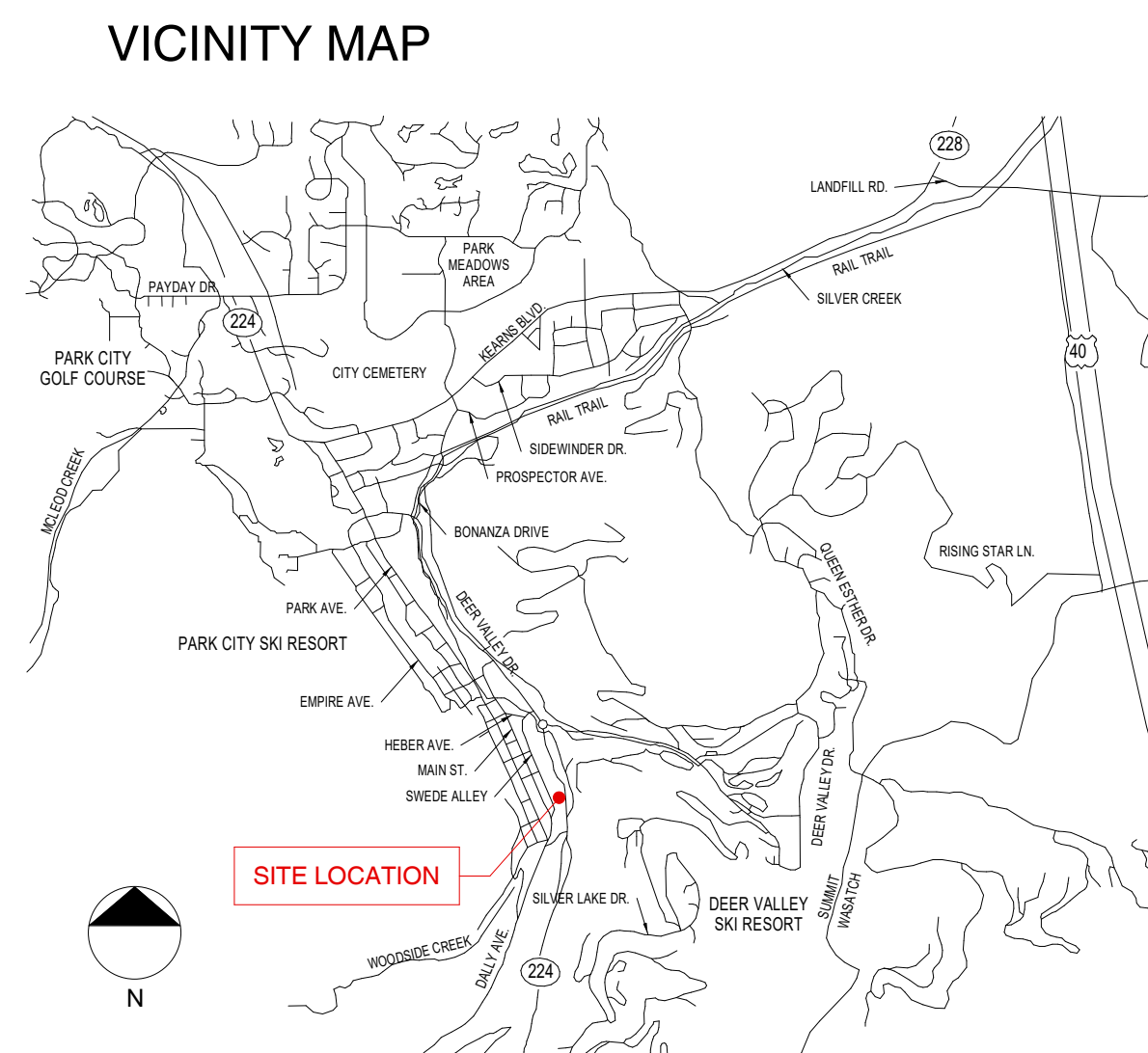
218 Sandridge Road
Park City, UT 84060

Hranitzky Residence

Construction Documents

2024.07.02

EWG Project # 2022.092

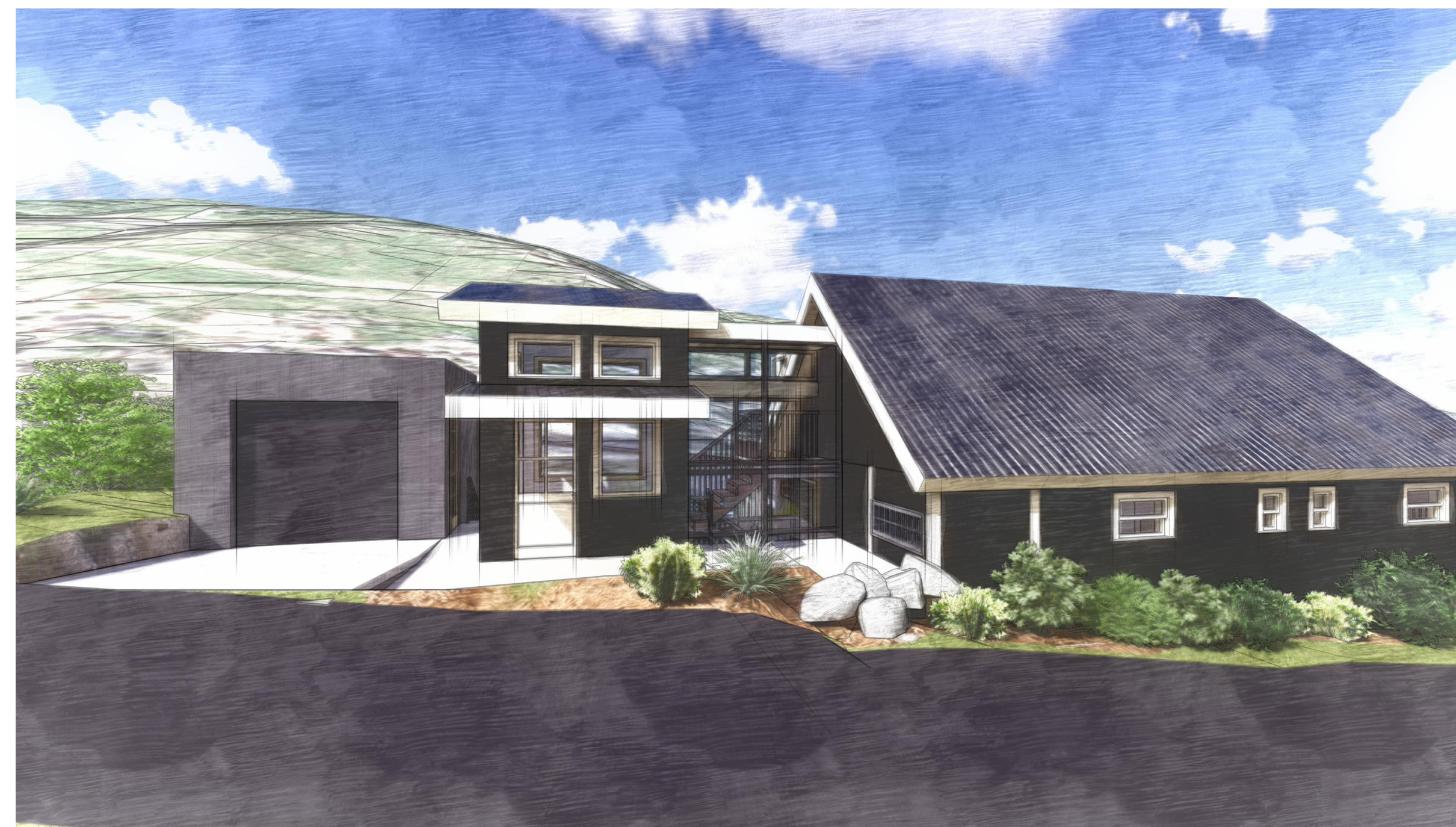


PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Dennis Hranitzky PO Box 683849 Park City, UT 84068 917.405.6777 Contact: Dennis Hranitzky	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Molly Guinan	Blackdog Builders 4376 N Forestdale Dr. Unit 1 Park City, UT 84098 435.649.5252 Contact: Ben Akers Brent O'Keefe
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
Allterra Utah, LLC 463 Scenic Heights Road Francis, Utah 84036 435.640.4200 Contact: Charles Galati	Eddie Lee Inc. 150 West 25th Street, Suite 1203 New York, NY 10001 212.868.3385 Contact: Eddie Lee	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Sid Ostergaard
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER
Mission Structural 7222 S. Christalee Ct. West Jordan, Utah 84084 801.979.1774 Contact: Courtney Fleming	Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person

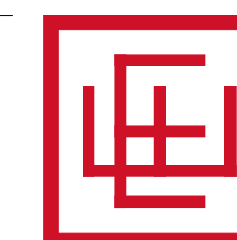
SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870.3419	Old Town Post Office 450 Main St Park City, Ut (800) 275.8777
Comcast Service Center 1890 Bonanza Dr, Suite 101 Park City, UT 84098 (435) 649.4020	Qwestar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 323.5517
Park City Fire District 730 W Bitner Road Park City, UT 84098 (935) 940-2500	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993
Park City Municipal Corp 445 Marsac Avenue Park City, UT 84060 (435) 658.9471	Summit County 60 N. Main Street Coalville, UT 84017 (435) 336.3200
Park City School District 2700 Kearns Blvd. Park City, UT 84060 (435) 645.5600	Qwest Phone Company Salt Lake City, UT (800) 922.7387
Century Link 4160 Atkinson Road Park City, UT 84098 (435) 645.5600	Utah Division of Water Quality 288 North 1460 West Salt Lake City, UT 84116 (801) 536.4300



ELLIOTT WORKGROUP LLC

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Hranitzky Residence

Construction Documents
2024.07.02

Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

SSCUP
Hranitzky Residence

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AE-103	Proposed Floor Plan Level 3		
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A-401a	Enlarged Plans & Interior Elevations Level 1		
A-402	Enlarged Plans & Interior Elevations Level 1		
A-403	Enlarged Plans & Interior Elevations Level 2		
A-404	Enlarged Plans & Interior Elevations Level 2		
A-405	Enlarged Plans & Interior Elevations Level 2		
A-406	Enlarged Plans & Interior Elevations Level 3		
A-407	Enlarged Plans & Interior Elevations Level 3		

Rev.	Date	Description
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ISSUE DATE: 2024.07.02

OWNER PROJECT NO: .

CONTRACT NO:

DRAWN BY:

CHECKED B

DESIGNED BY: MJG

EWG PROJECT NO: 2022.

SHEET TITLE

Cover Sheet

G-001

1. Refer to Sheet G-002, G-003 & G-004 for General Project Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveways and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately 5835 sq ft.
4. Building is not Located within the Flood Hazard Zone as Defined by FEMA.
5. Surface Water shall Drain Away from the House at All Points. Direct Drainage Water to the Street on an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 Inches within the First 10 Feet. -IRC R401.3
6. Refer to Site Survey on Sheet C-001 for Reference Information.
7. Scope of Work is Limited to Building Project Area, See Proposed Site Plan AS-002.
8. Refer to Area Plan Sheet G-002 for Additional Building Square Footage Analysis.

Architectural Elevation 100' - 0" = USGS 7160.7' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

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A Existing Retaining Wall - Steep Slope on South Side.



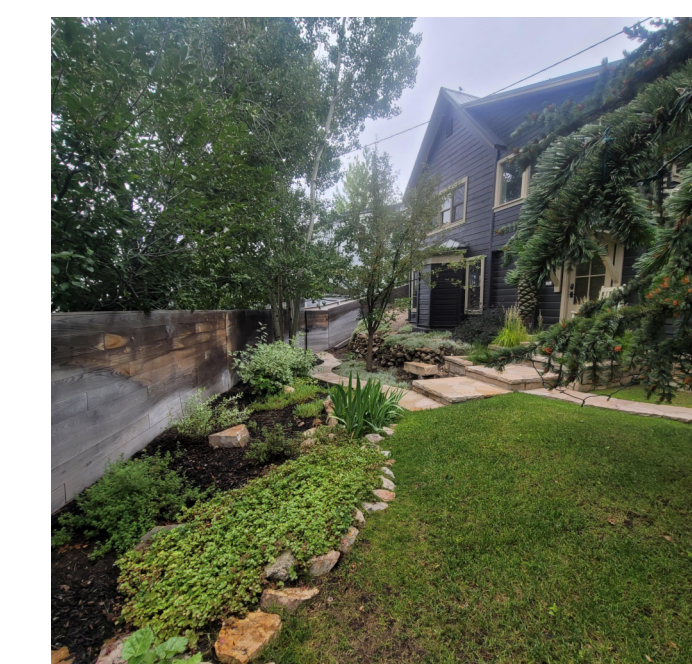
B Existing Landscape - South Side of House and Site.



C Existing Landscape - West Yard



D Existing Landscape - West Yard



E Existing Landscape - West Yard

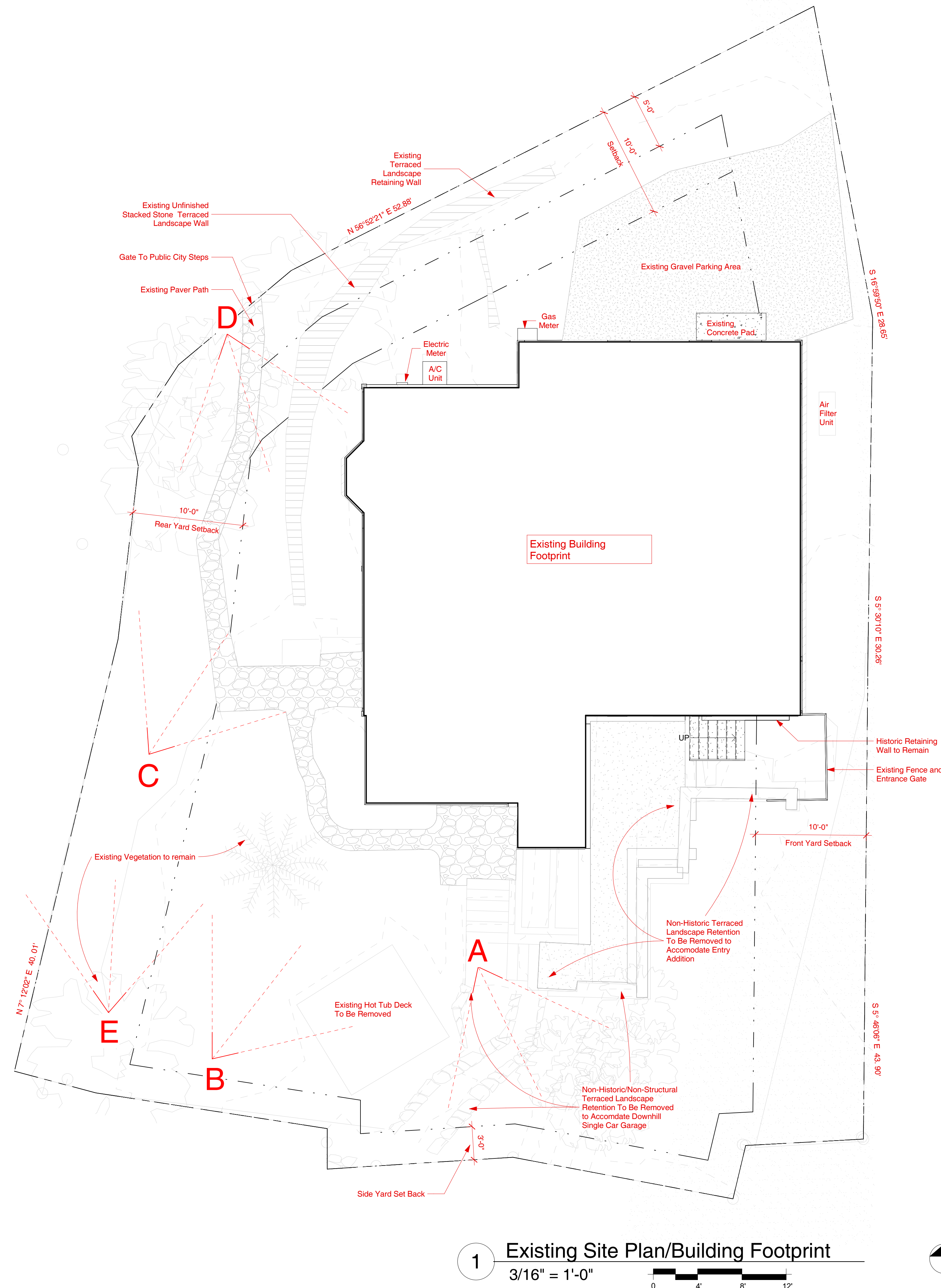
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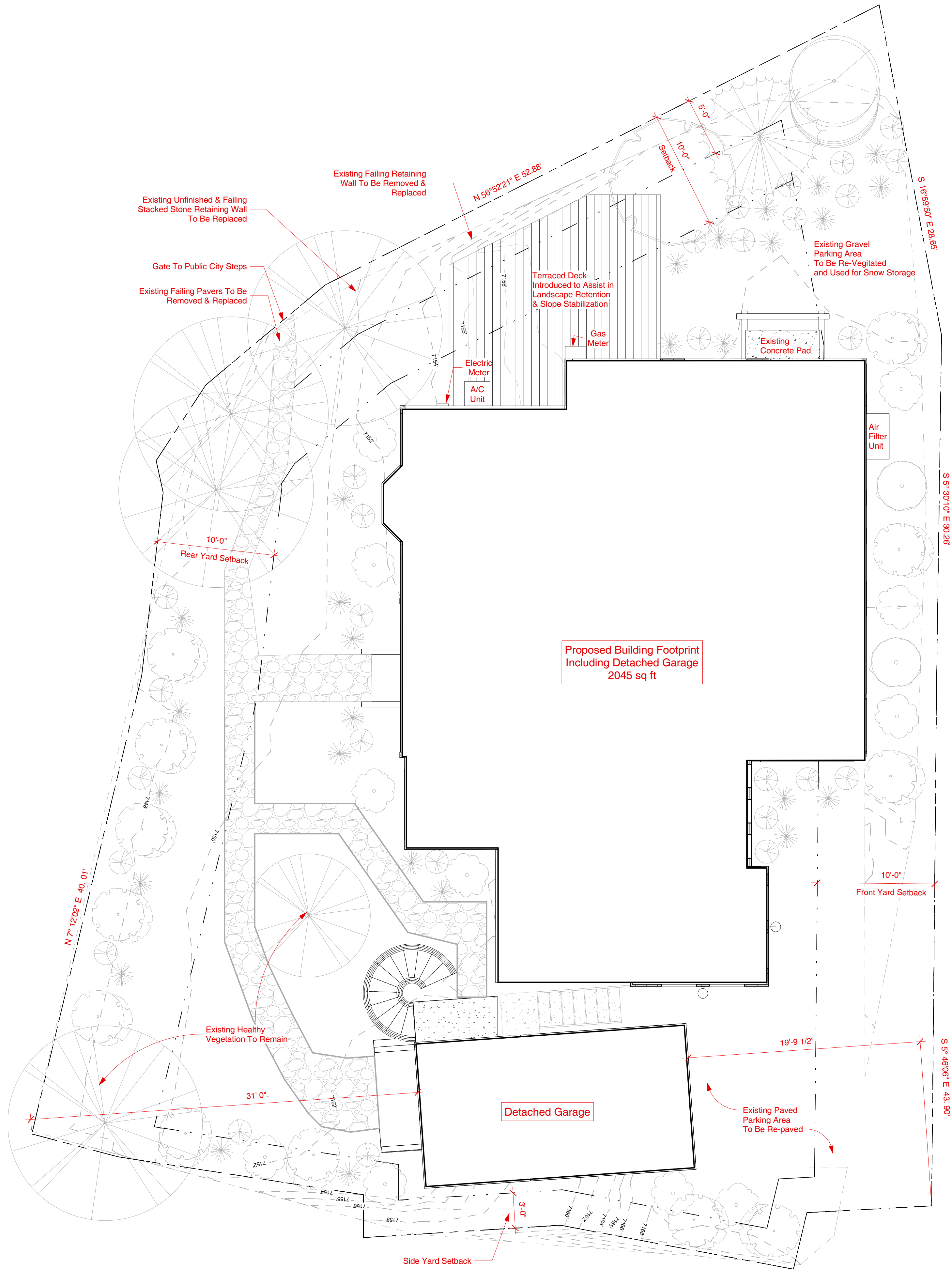
ISSUE DATE: 2024.07.02
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: MJG
CHECKED BY: LH
DESIGNED BY: MJG
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

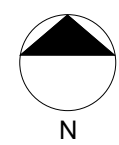
Existing Site Plan

AS-001





1 Proposed Site Plan/Building Footprint
3/16" = 1'-0"



General Notes - Site Plan

- Refer to Sheet G-002, G-003 & G-004 for General Project Notes.
- Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
- L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately 5835 sq ft.
- Building is not Located within the Flood Hazard Zone as Defined by FEMA.
- Surface Water shall Drain Away from the House at All Points. Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 Inches within the First 10 Feet. -IRC R401.3
- Refer to Site Survey on Sheet C-001 for Reference Information.
- Scope of Work is Limited to Building Project Area.
- Refer to Area Plan Sheet G-002 for Additional Building Square Footage Analysis.

Datum Reference

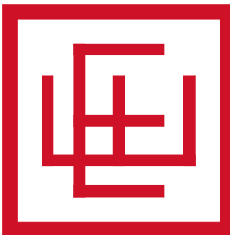
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Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

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Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

SSCUP
Hranitzky Residence

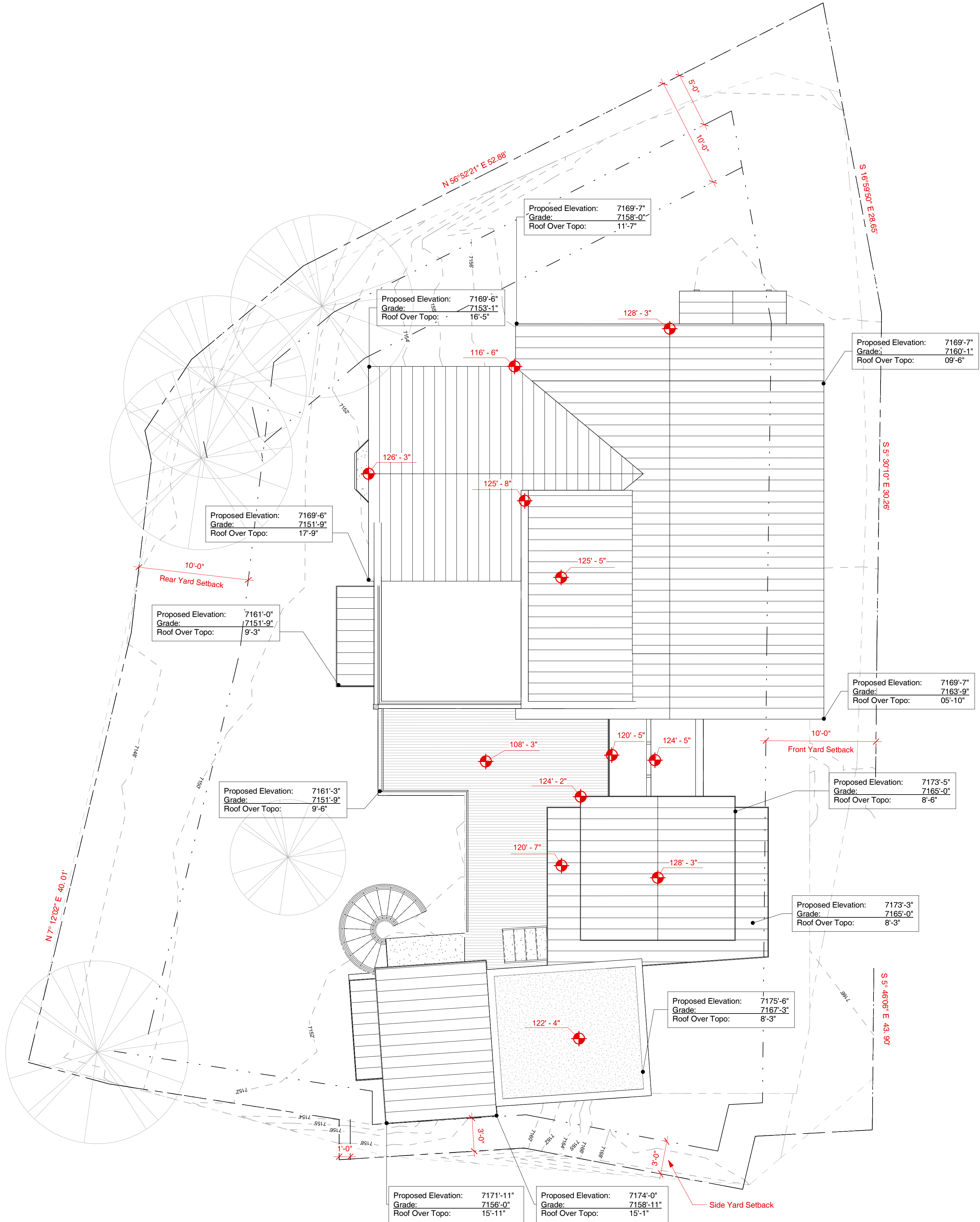
Rev.	Date	Description
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DESIGNED BY: MJG
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SHEET TITLE

Proposed Site Plan

AS-002



General Notes - Site Plan

1. Refer to Sheet G-002, G-003 & G-004 for General Project Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately 5835 sq ft.
4. Building is not Located within the Flood Hazard Zone as Defined by FEMA.
5. Surface Water shall Drain Away from the House at All Points, Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 Inches within the First 10 Feet. -IRC R401.3
6. Refer to Site Survey on Sheet C-001 for Reference Information.
7. Scope of Work is Limited to Building Project Area, See Proposed Site Plan AS-002.
8. Refer to Area Plan Sheet G-002 for Additional Building Square Footage Analysis.

Datum Reference

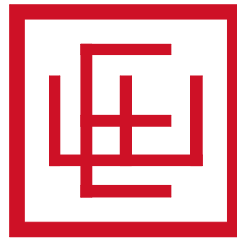
Architectural Elevation 100' - 0" = USGS 7160.7' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

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Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

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Hranitzky Residence

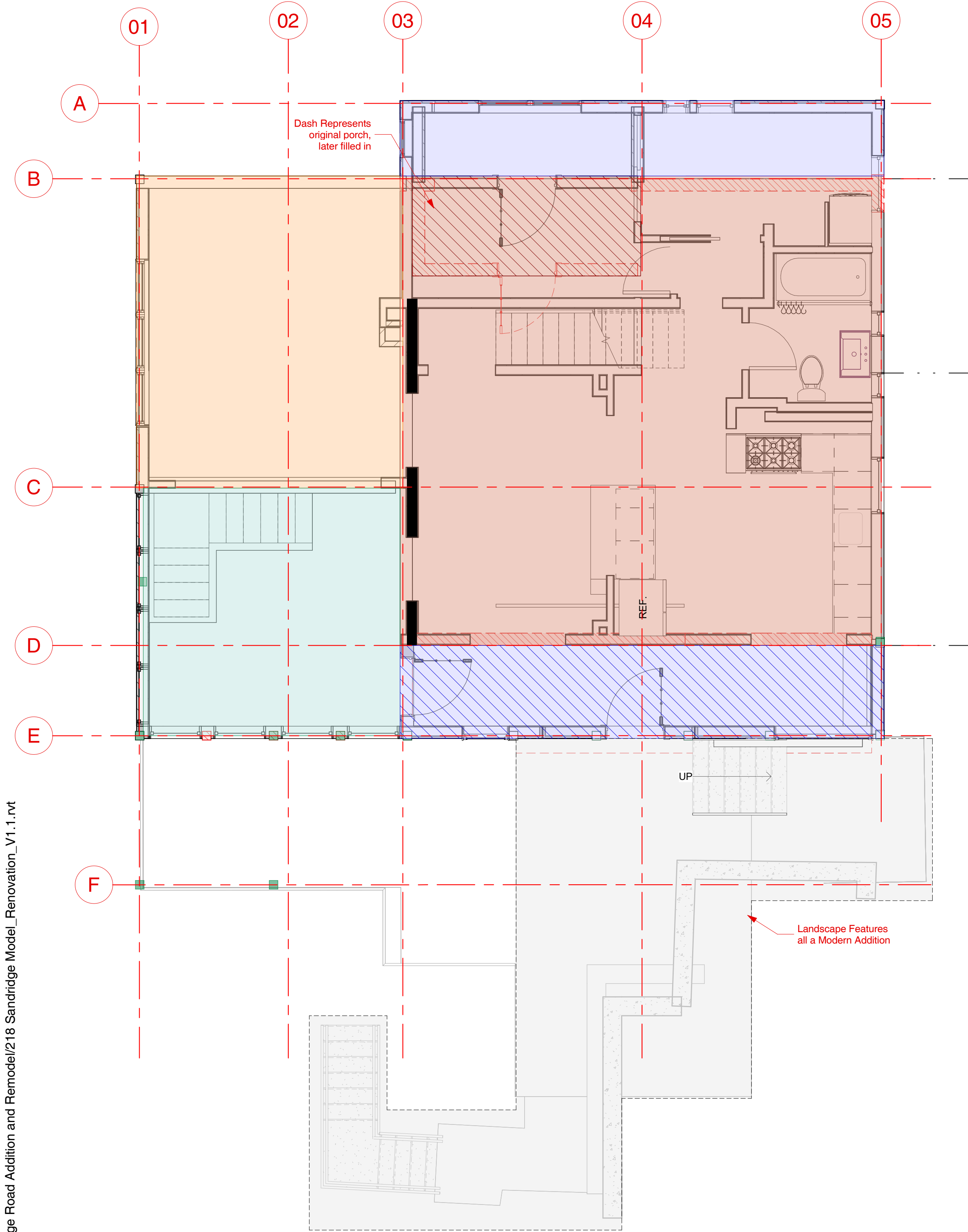
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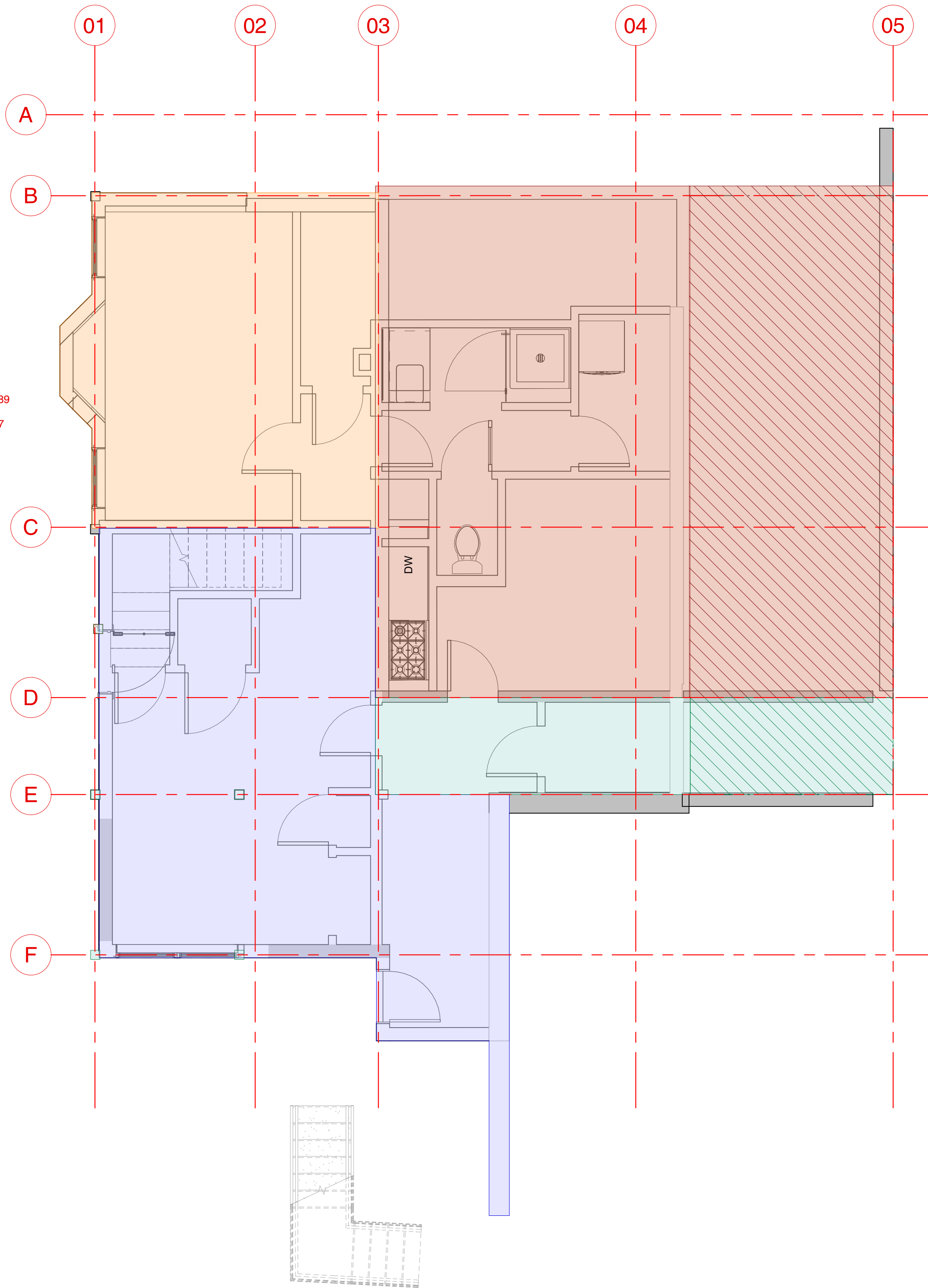
SHEET TITLE

Proposed Roof Over Topo

AS-003



2 Existing Level 1 - Historic Timeline
1/4" = 1'-0"



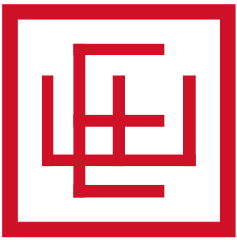
1 Existing Basement - Historic Timeline
1/4" = 1'-0"

- Legend**
- Window Tag- Refer To Window Schedule
 - Door Tag- Refer To Door Schedule
 - Room name
Room Name And Number- Refer To Room Finish Schedule
 - Spot Elevation Marker
 - Edge Of Roof Above

- General Notes - Plan**
- Refer to Sheet G-002 for Architectural Notes.
 - Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
 - Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
 - See Structural Plans for Additional Information, Details and Requirements.
 - Provide Blocking or other Approved Method for Support at All Locations of Tv. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
 - Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
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- 1889 Crawl space
- 1889
- 1900
- 1940/41
- 1940/41 Crawl space
- 1960-2000

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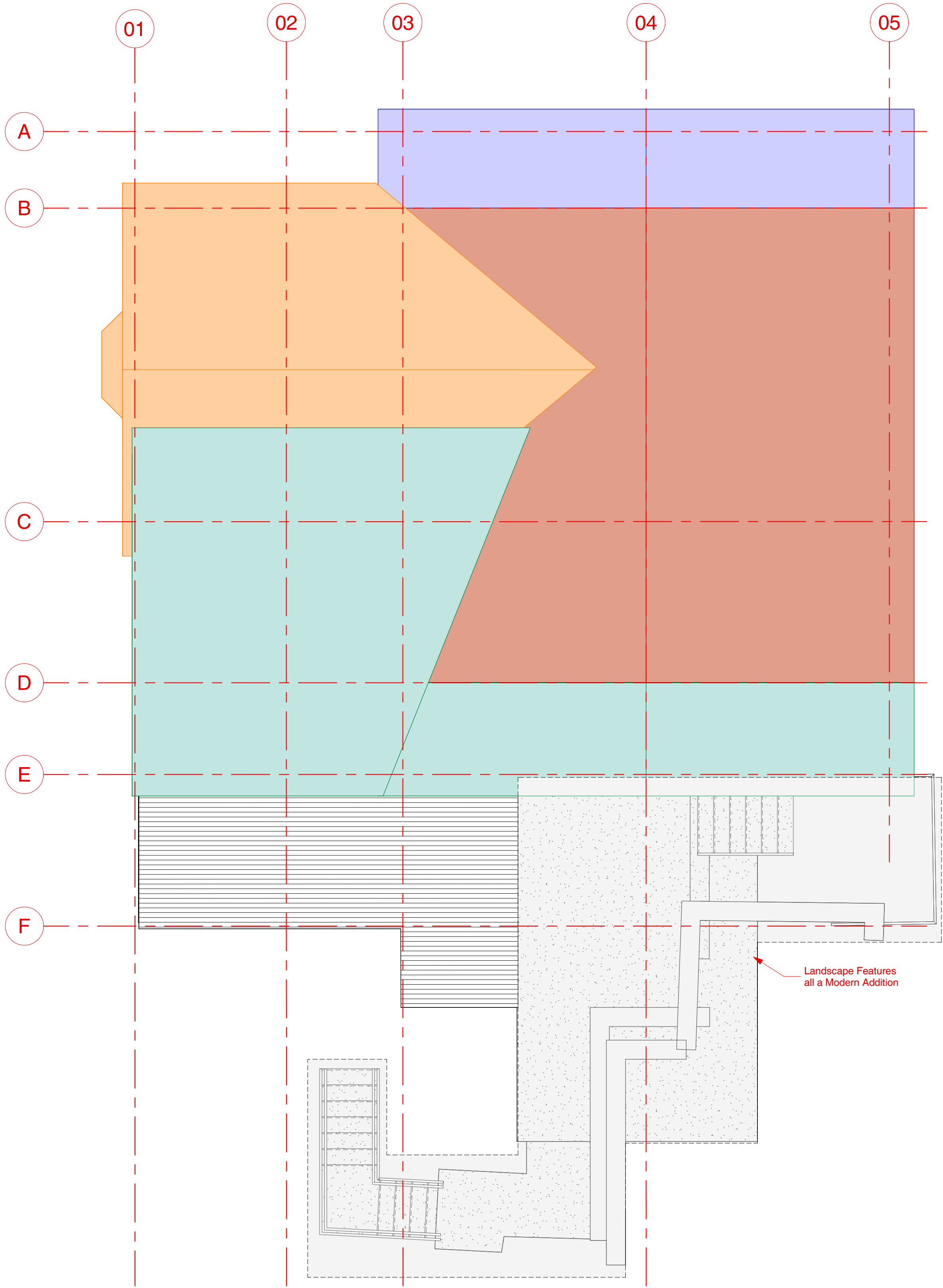
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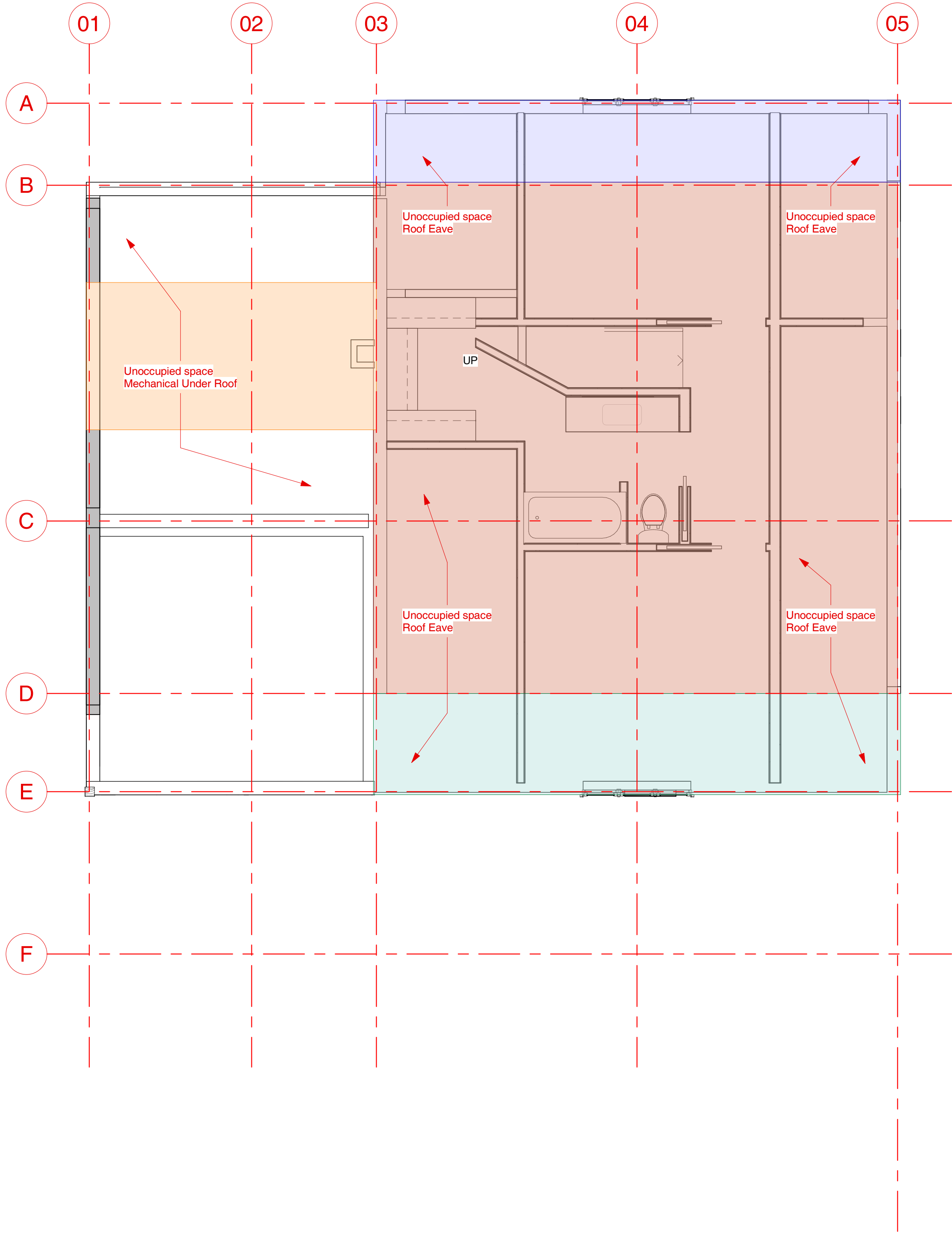
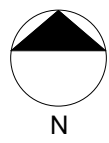
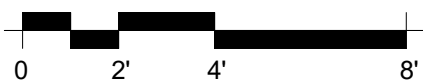
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SHEET TITLE
Existing Floor Plan

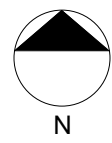
AX-100



2 Existing Roof
1/4" = 1'-0"



1 Existing Level 2 - Historical Timeline
1/4" = 1'-0"

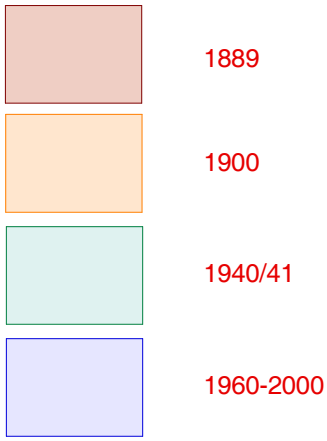


Legend

- 1t Window Tag- Refer To Window Schedule
- 10t Door Tag- Refer To Door Schedule
- Room name 101 Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

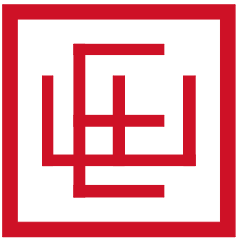
General Notes - Plan

- Refer to Sheet G-002 for Architectural Notes.
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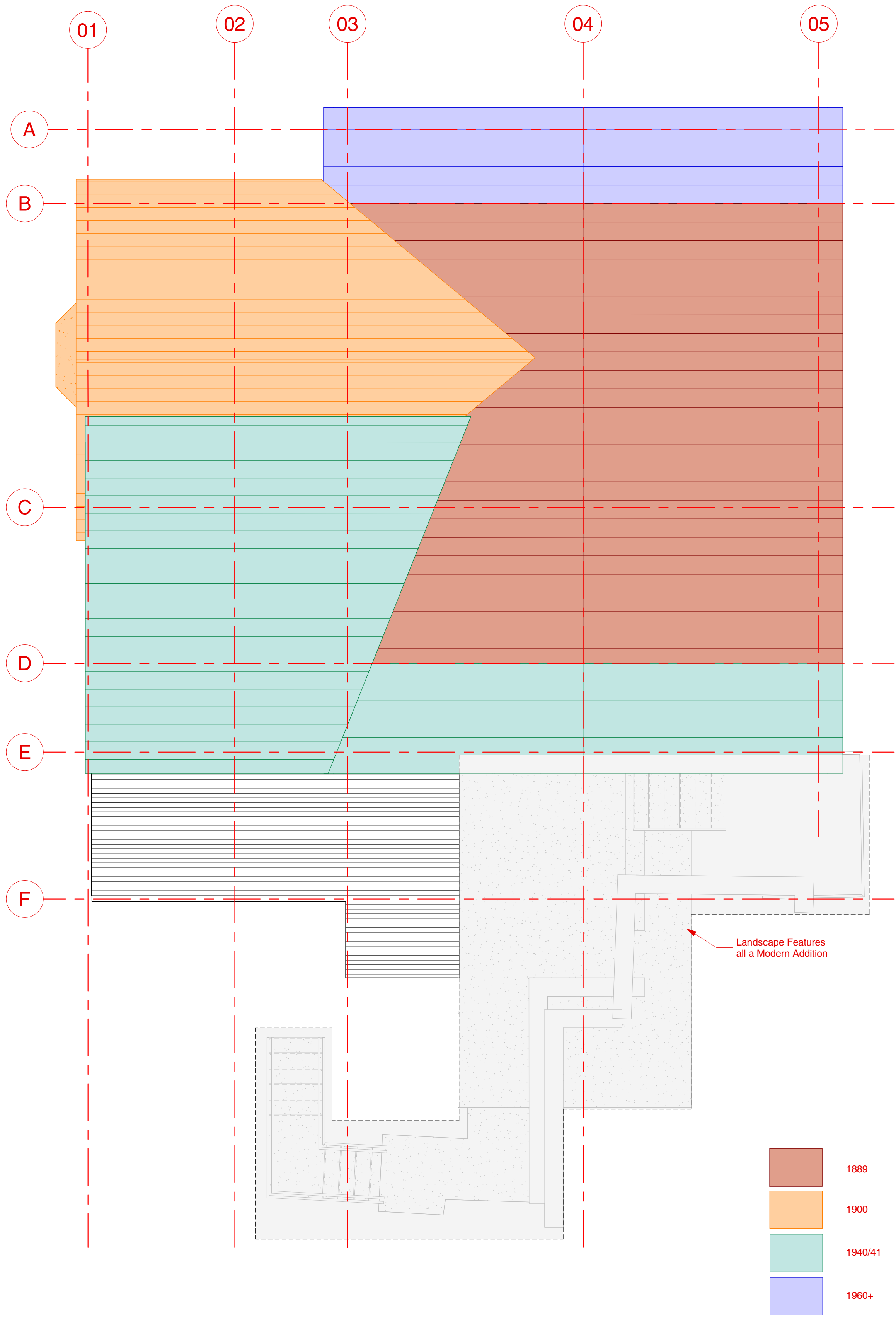
SHEET TITLE

Existing Floor Plan

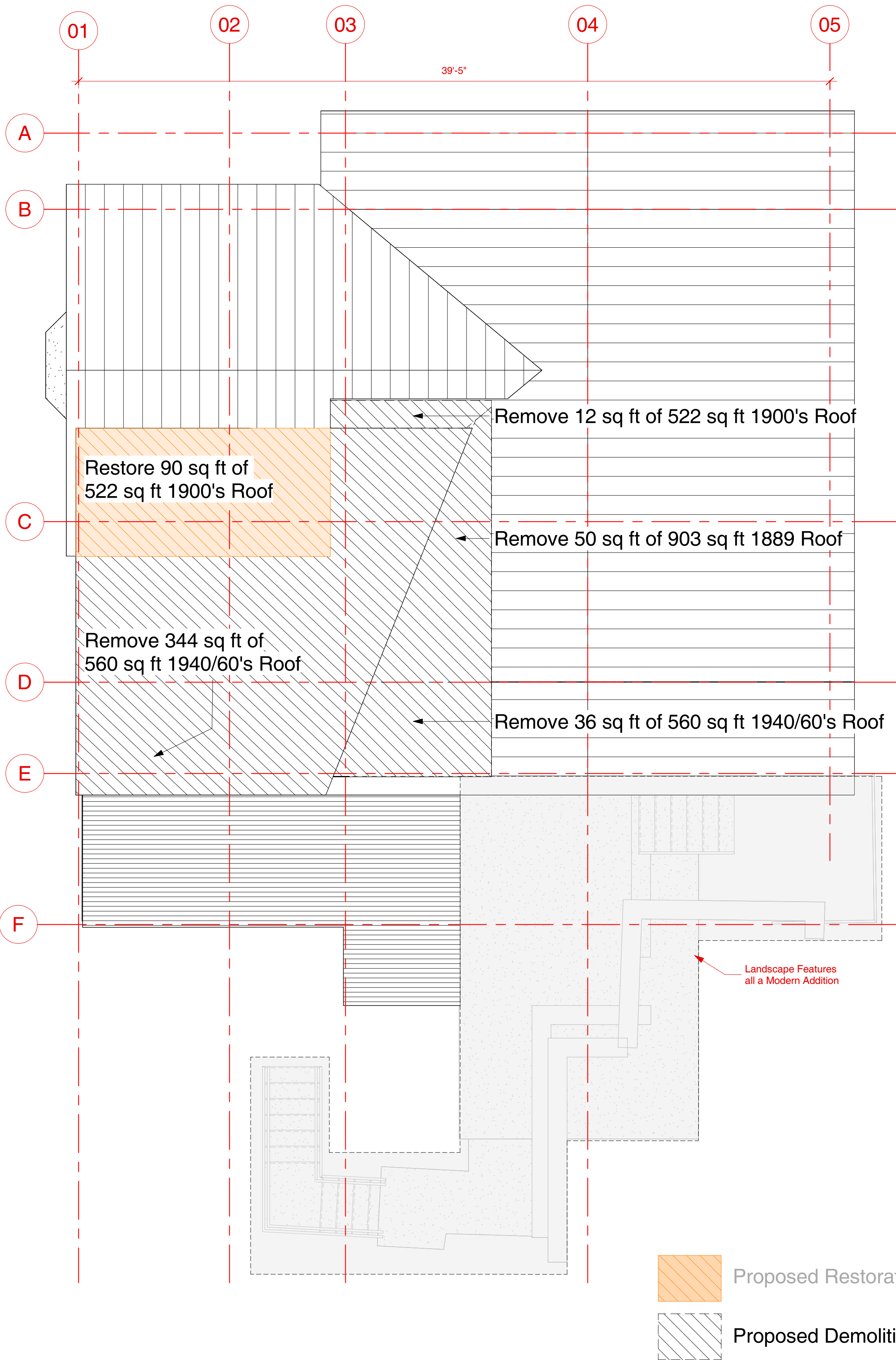
AX-101

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2 Existing Roof Historic Timeline
1/4" = 1'-0"



1 Existing Roof Historic Proposed changes
1/4" = 1'-0"



- General Notes - Roof**
1. Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not Install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.
 2. Ice & Water Shield (CCW-300Ht. or Owner Approved Equal) under All Standing-Seam Roofs. Do not Install within 3'-0" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs
 3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
 4. Non Vented Roof for Cathedral Ceilings. See Sections and Insulation Requirements for R-49 Roof.
 5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
 6. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.
 7. All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
 8. See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

- 1 Line of Building Below
- 2 Chimney
- 3 Prefinished Metal Downspout, Coord. w/Arch.
- 4 Prefinished Metal Gutter, Coord. w/Arch.
- 5 Rigid Ridge Vent Under Asphalt Shingles
- RL Ridge Line
- DS Downspout
- RD Roof Drain
- ORD Overflow Roof Drain
- EF Exhaust Fan
- MAU Makeup Air Unit

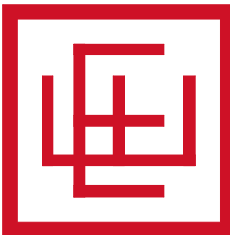
- 10" / 12" Roof Slope
- Heat Cable

Legend - Roof Materials

- Standing Seam Metal Roof, See Specifications
- TPO Roof Membrane

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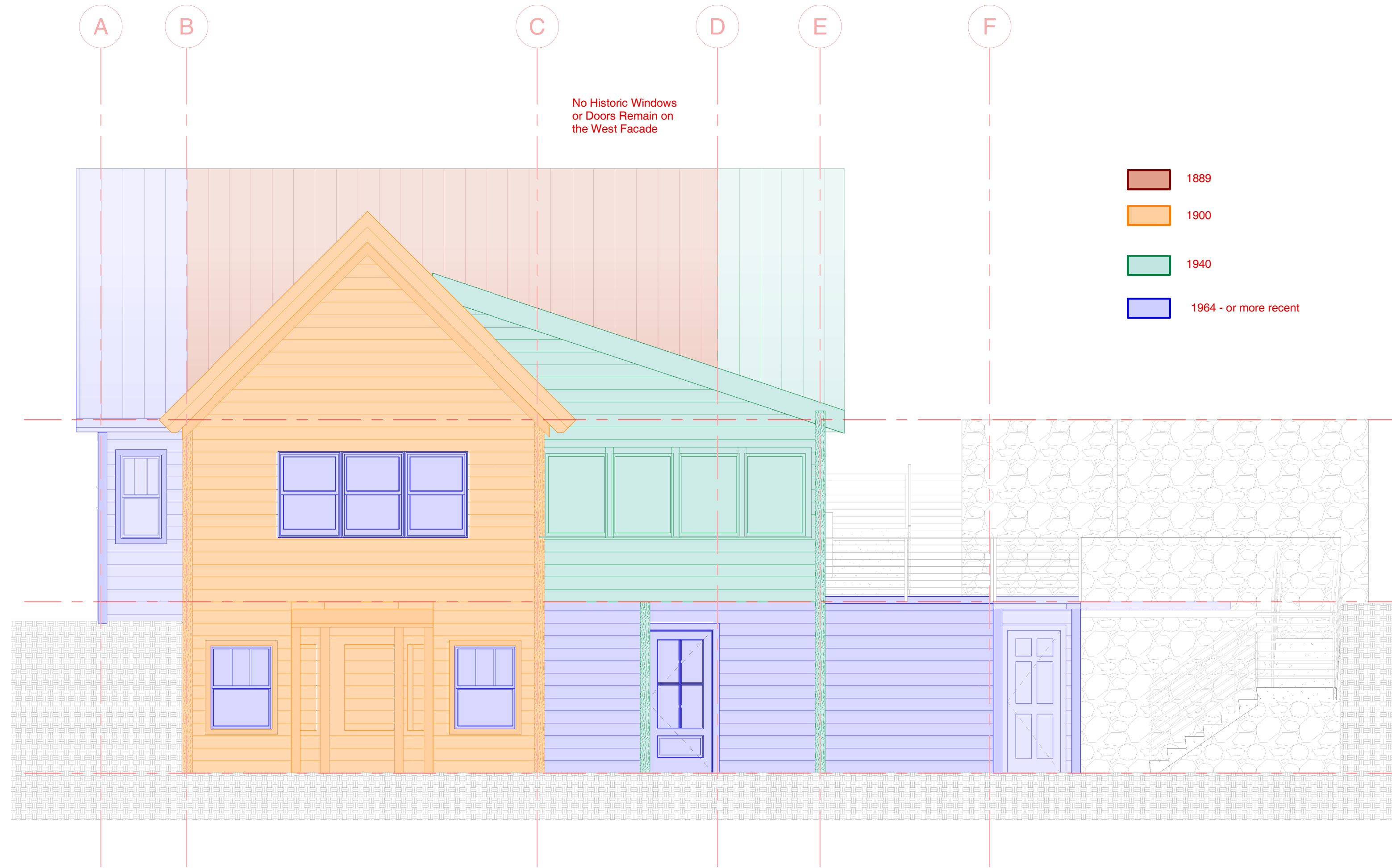
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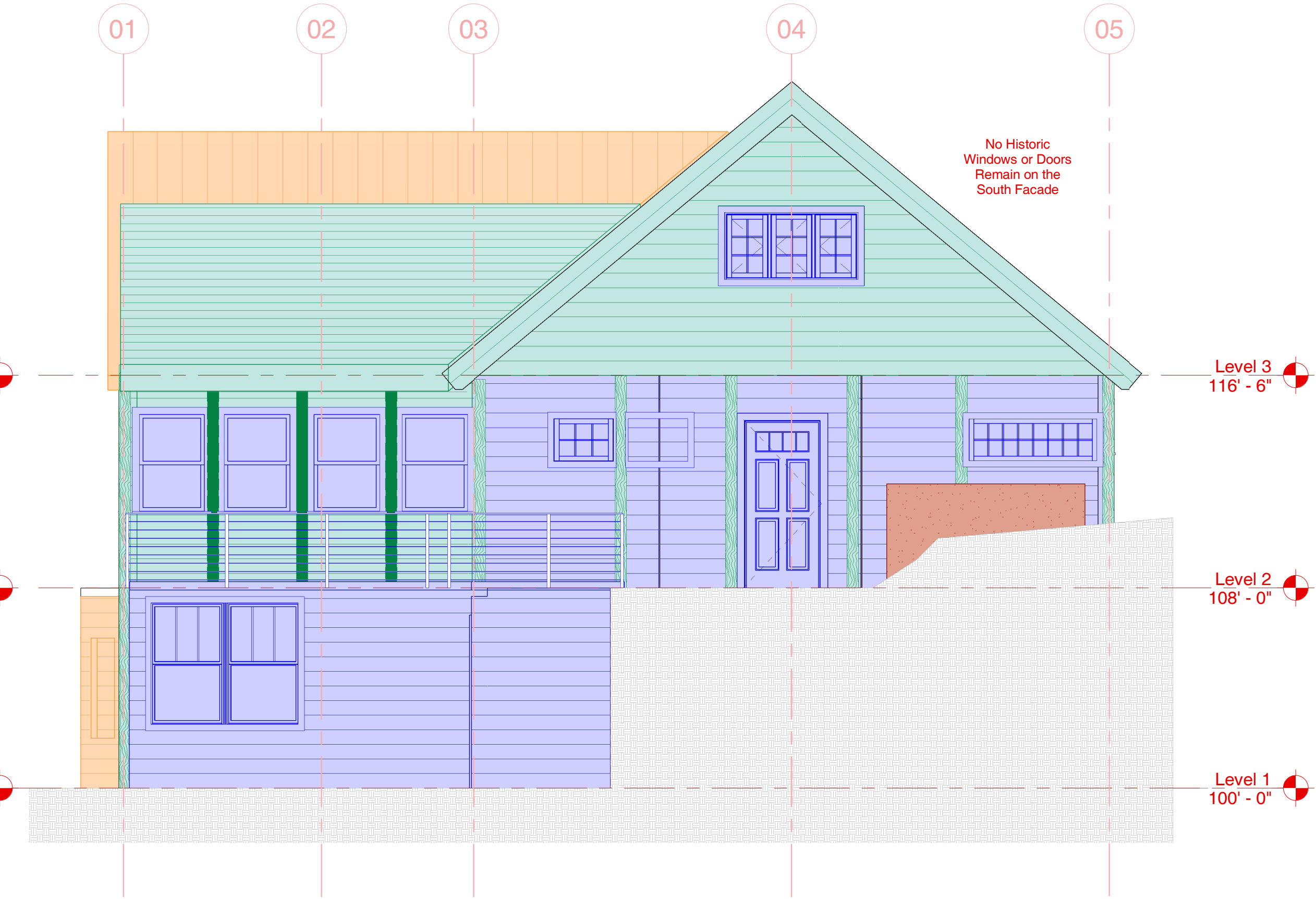
Historic Timeline-Roof

AX-102

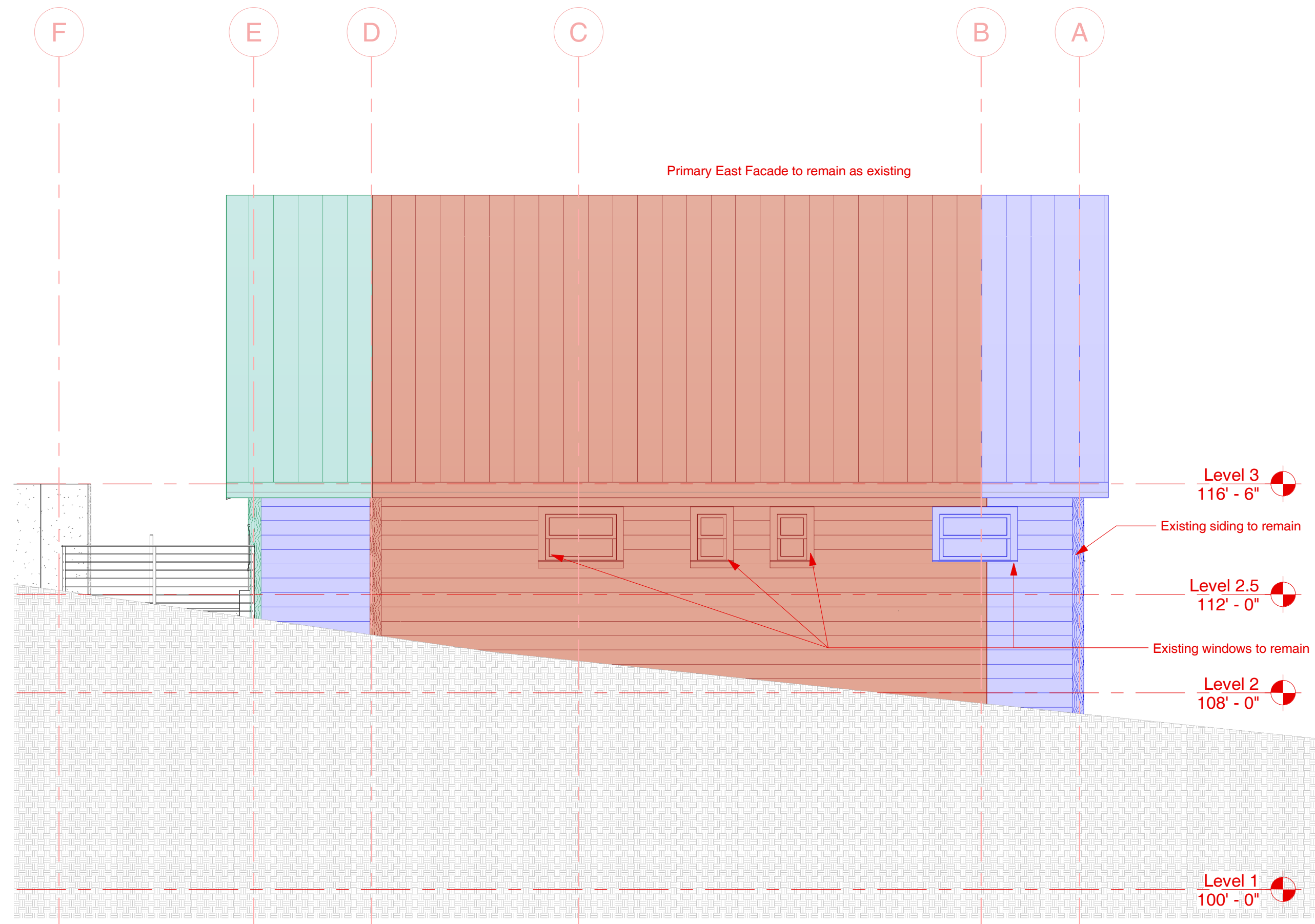
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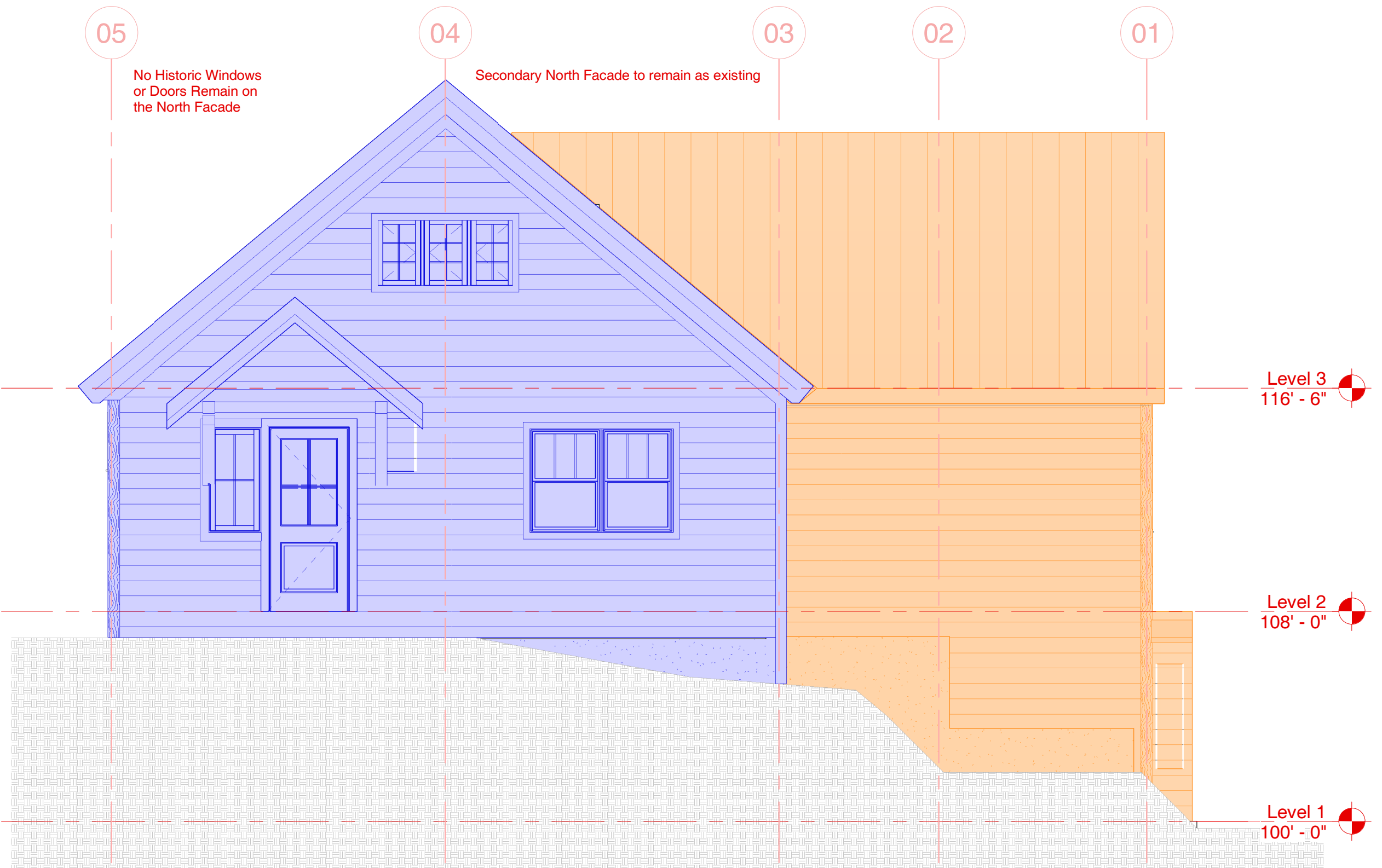
4 Elevation West Existing
1/4" = 1'-0"



3 Elevation South Existing
1/4" = 1'-0"



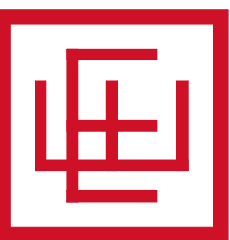
2 Elevation East Existing
1/4" = 1'-0"



1 Elevation North Existing
1/4" = 1'-0"

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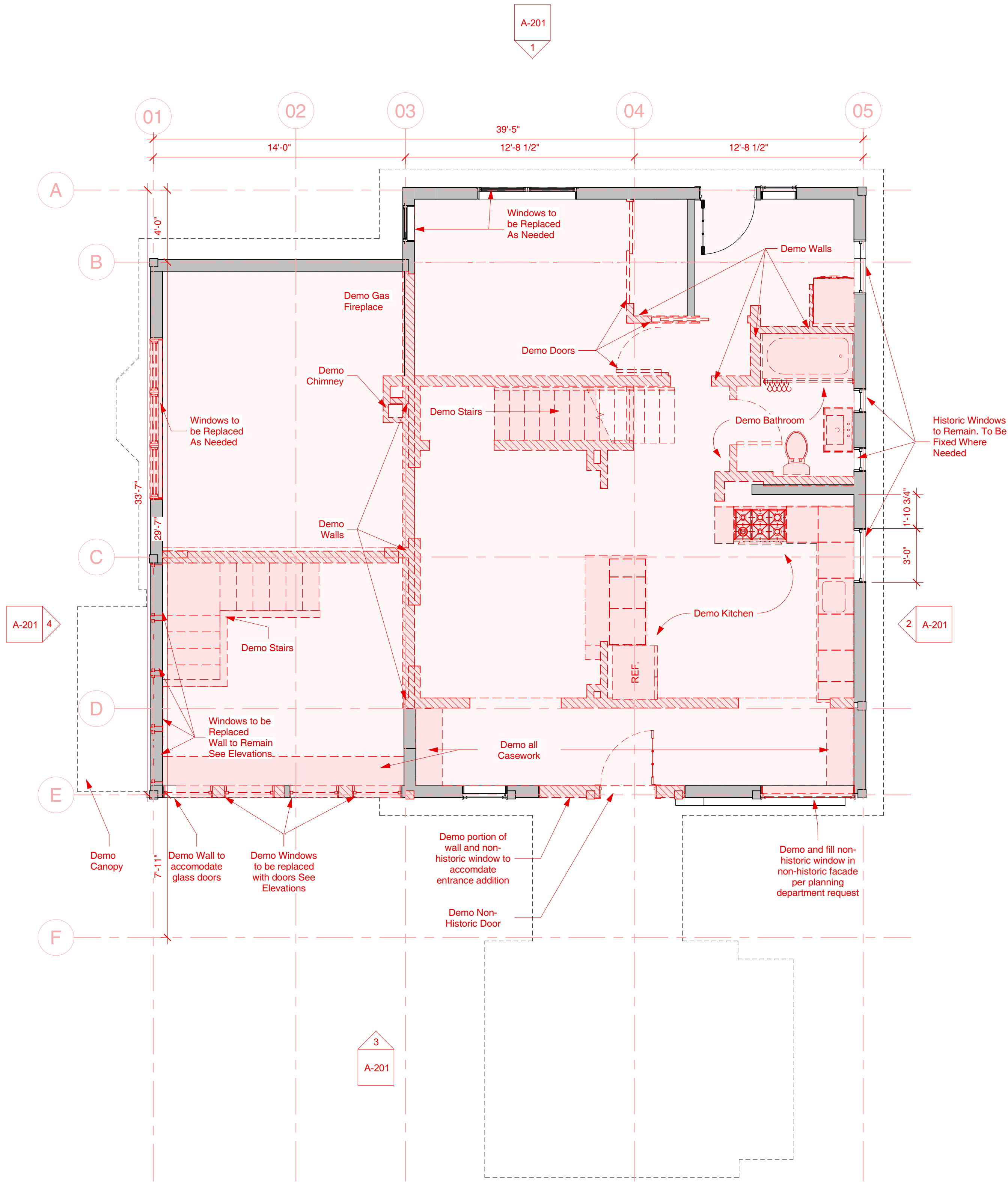
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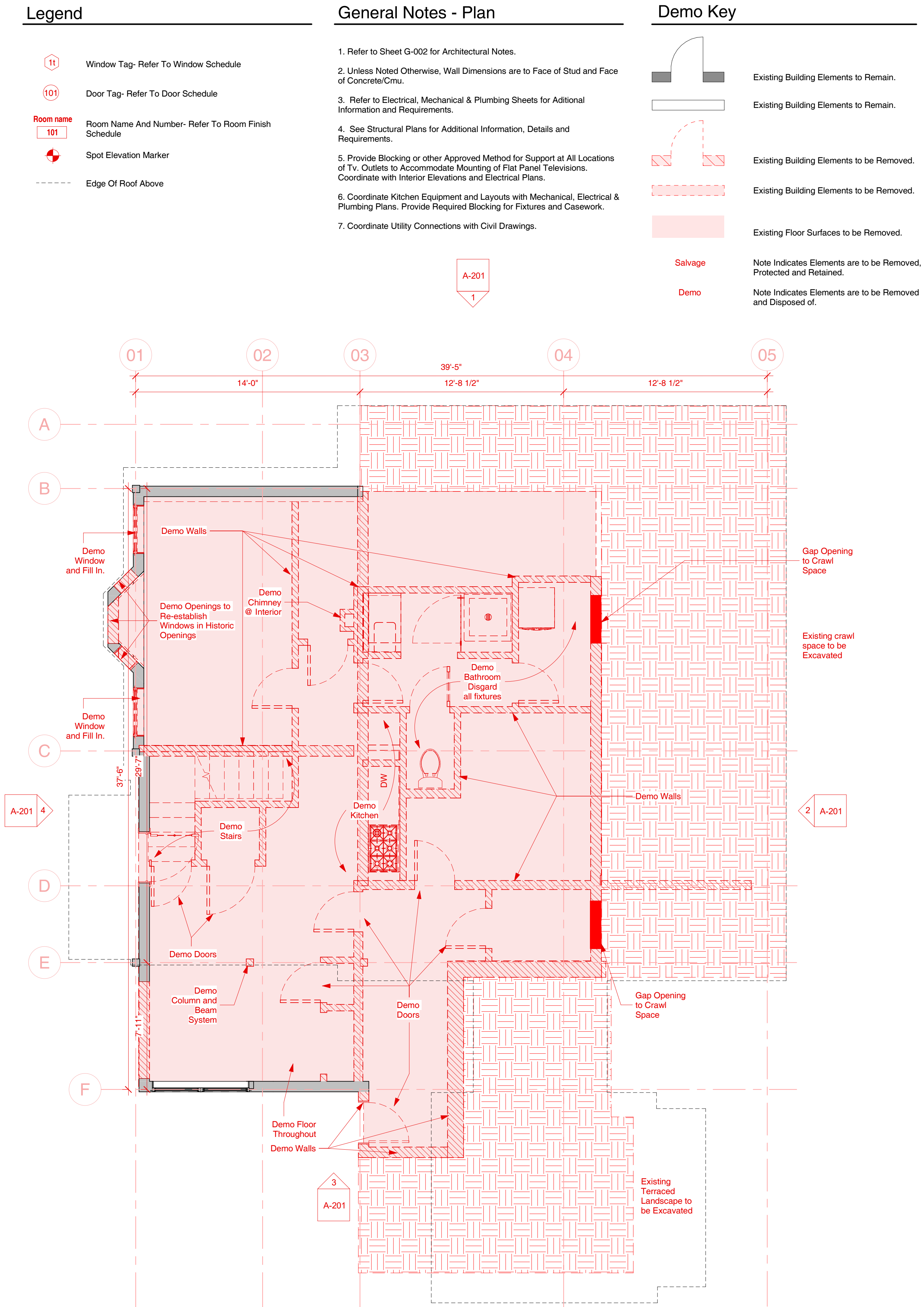
SHEET TITLE

Elevations Existing

A-200



2 Proposed Demo Plan Level 2
1/4" = 1'-0"



1 Proposed Demo Plan Level 1
1/4" = 1'-0"

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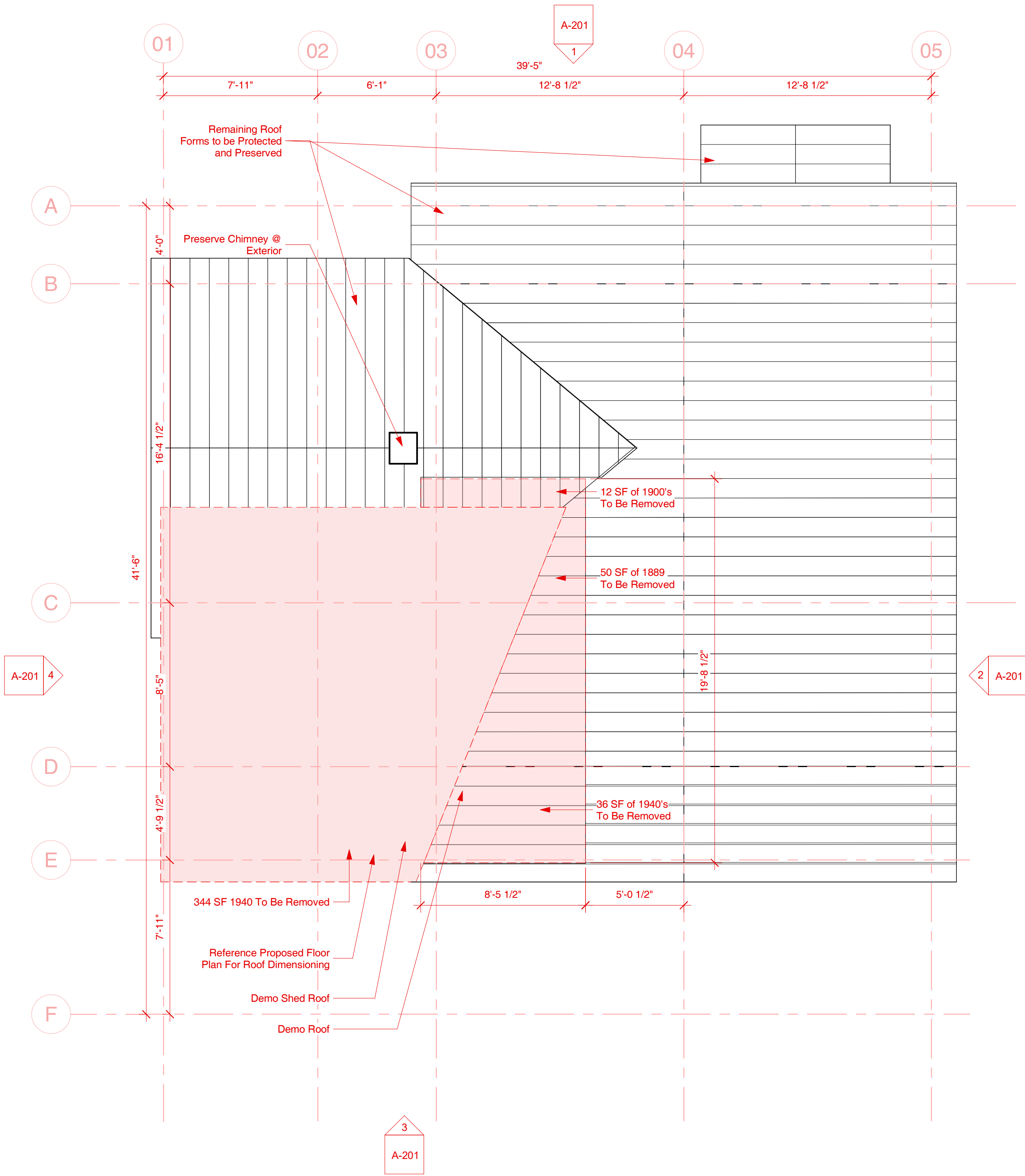
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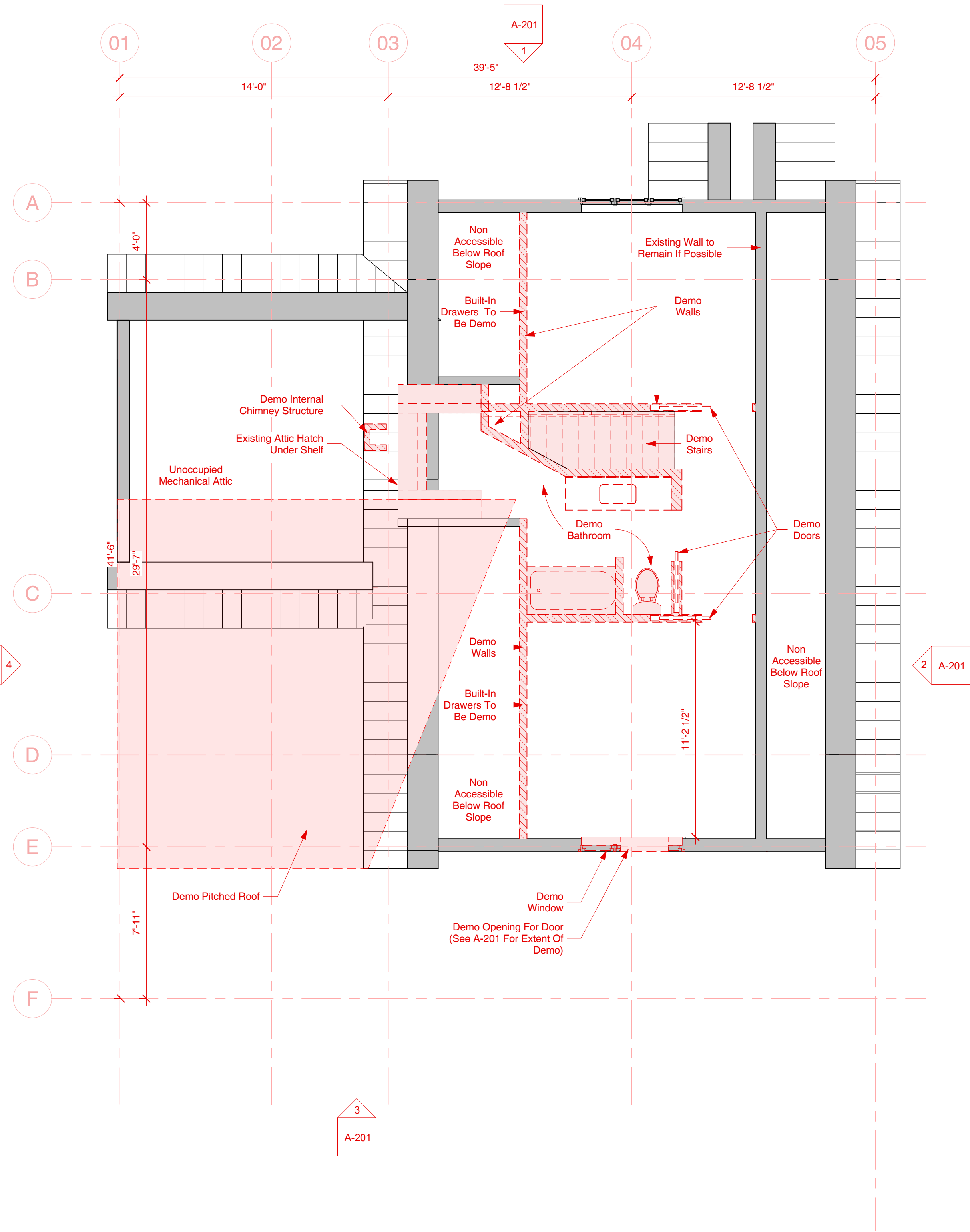
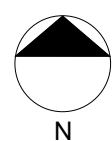
Proposed Demolition Floor Plan

AD-100

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2 Proposed Demo Plan Roof
1/4" = 1'-0"



1 Proposed Demo Plan Level 3
1/4" = 1'-0"



- Legend**
- Window Tag- Refer To Window Schedule
 - Door Tag- Refer To Door Schedule
 - Room name
Room Name And Number- Refer To Room Finish Schedule
 - Spot Elevation Marker
 - Edge Of Roof Above

- General Notes - Plan**
- Refer to Sheet G-002 for Architectural Notes.
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- Demo Key**
- Existing Building Elements to Remain.
 - Existing Building Elements to Remain.
 - Existing Building Elements to be Removed.
 - Existing Building Elements to be Removed.
 - Existing Floor Surfaces to be Removed.
 - Salvage
Note Indicates Elements are to be Removed, Protected and Retained.
 - Demo
Note Indicates Elements are to be Removed and Disposed of.

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Rev. Date Description

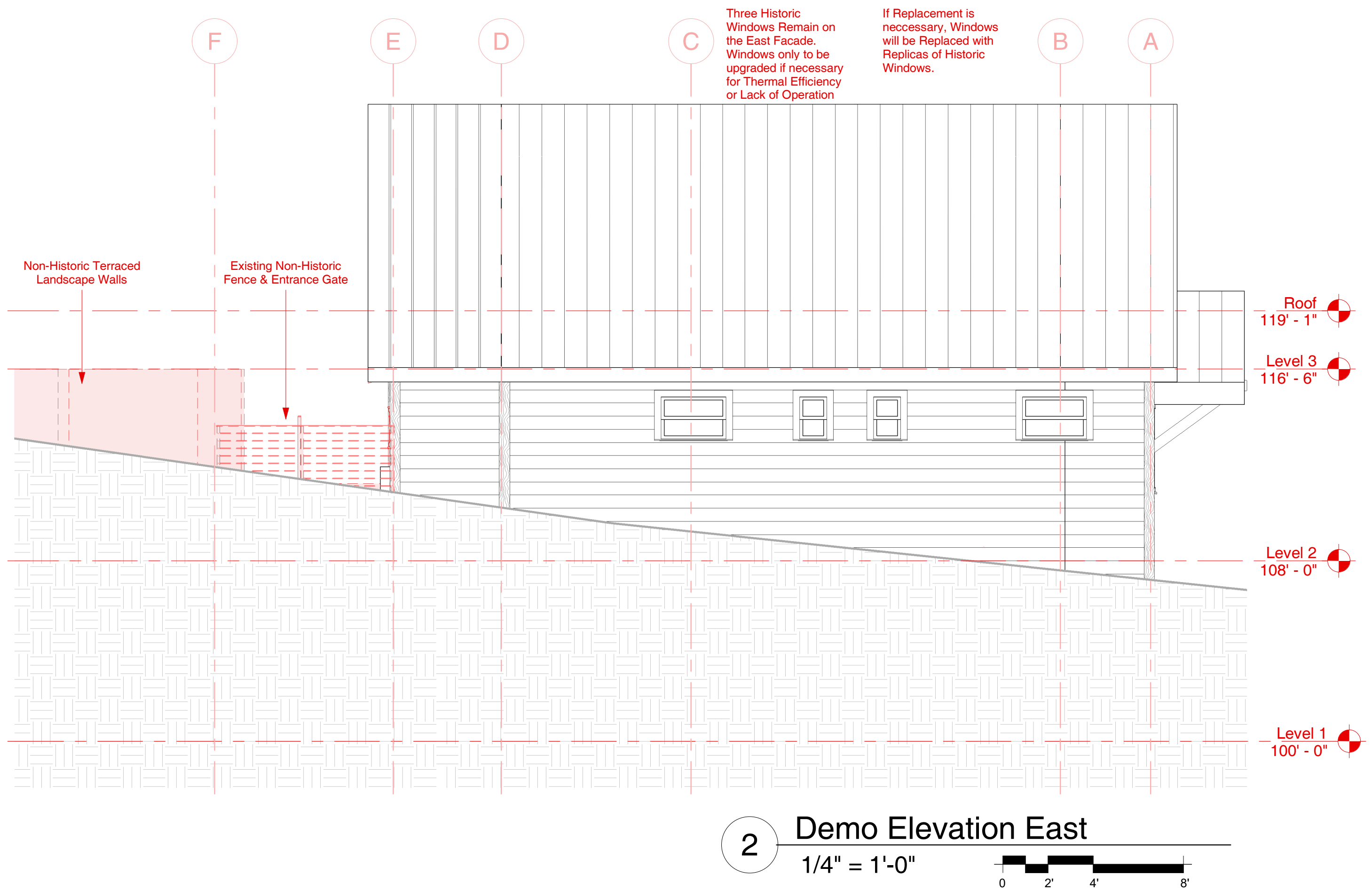
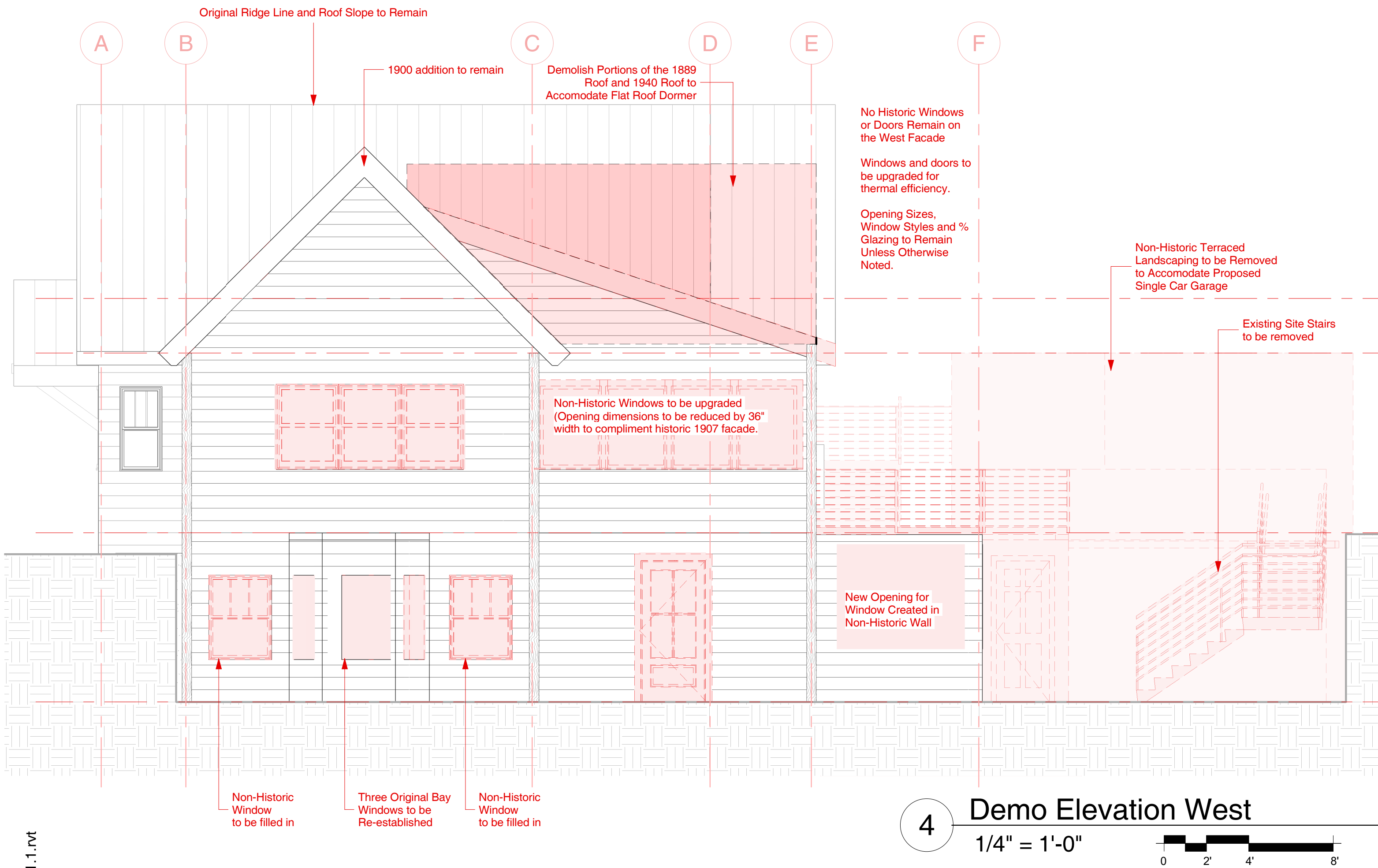
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Proposed Demolition Floor Plan

AD-101

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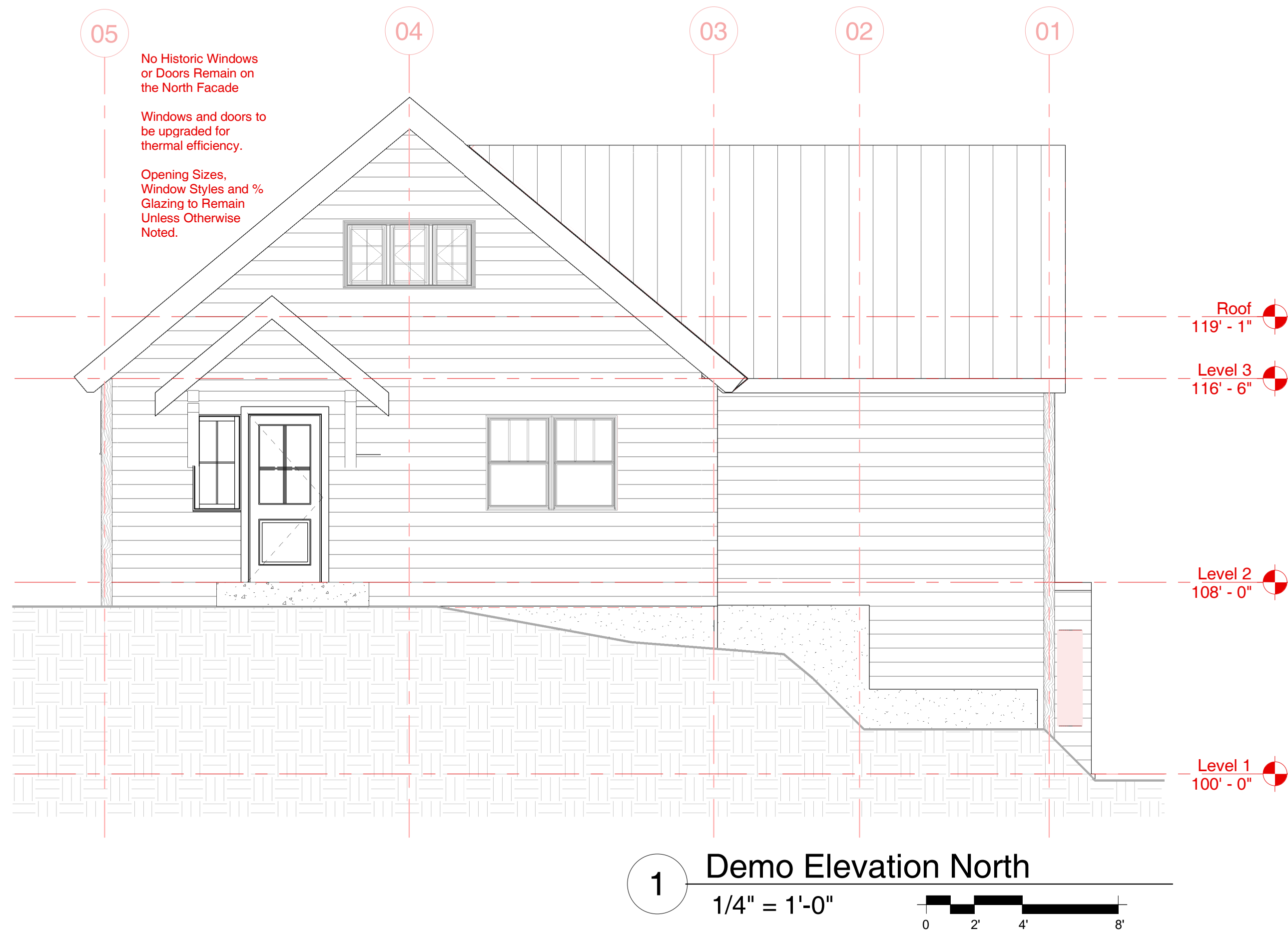
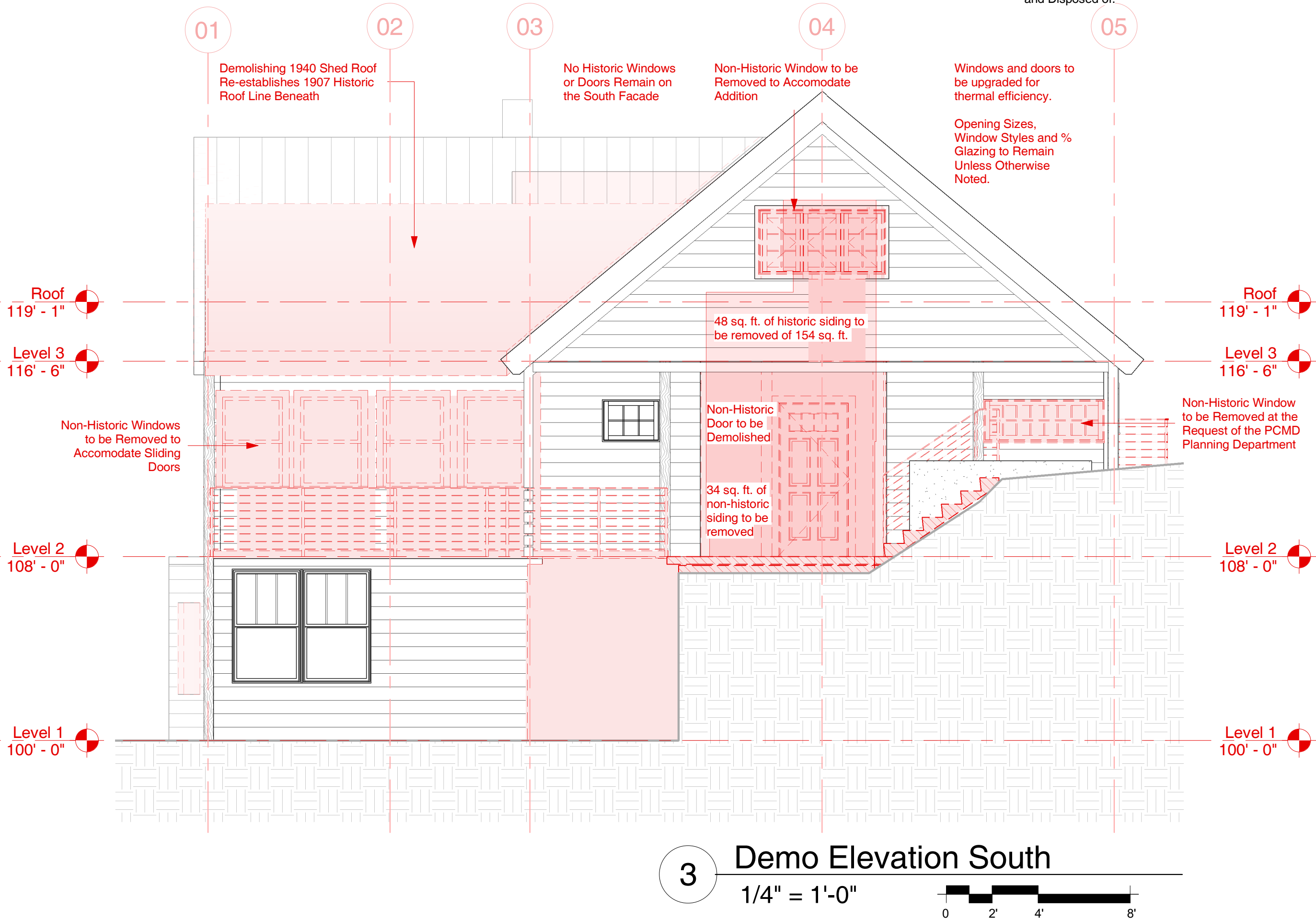
Architectural Elevation 100' - 0" = USGS 7153' - 0" (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = 7153' - 0" (Final Site Plan) = xxxx (Civil Engineering)

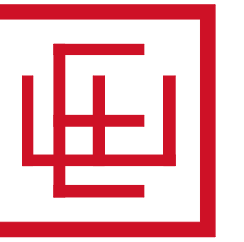
Demo Key

- Existing Building Elements to Remain.
- Existing Building Elements to be Removed.
- Salvage
- Demo
- Note Indicates Elements are to be Removed, Protected and Retained.
- Note Indicates Elements are to be Removed and Disposed of.



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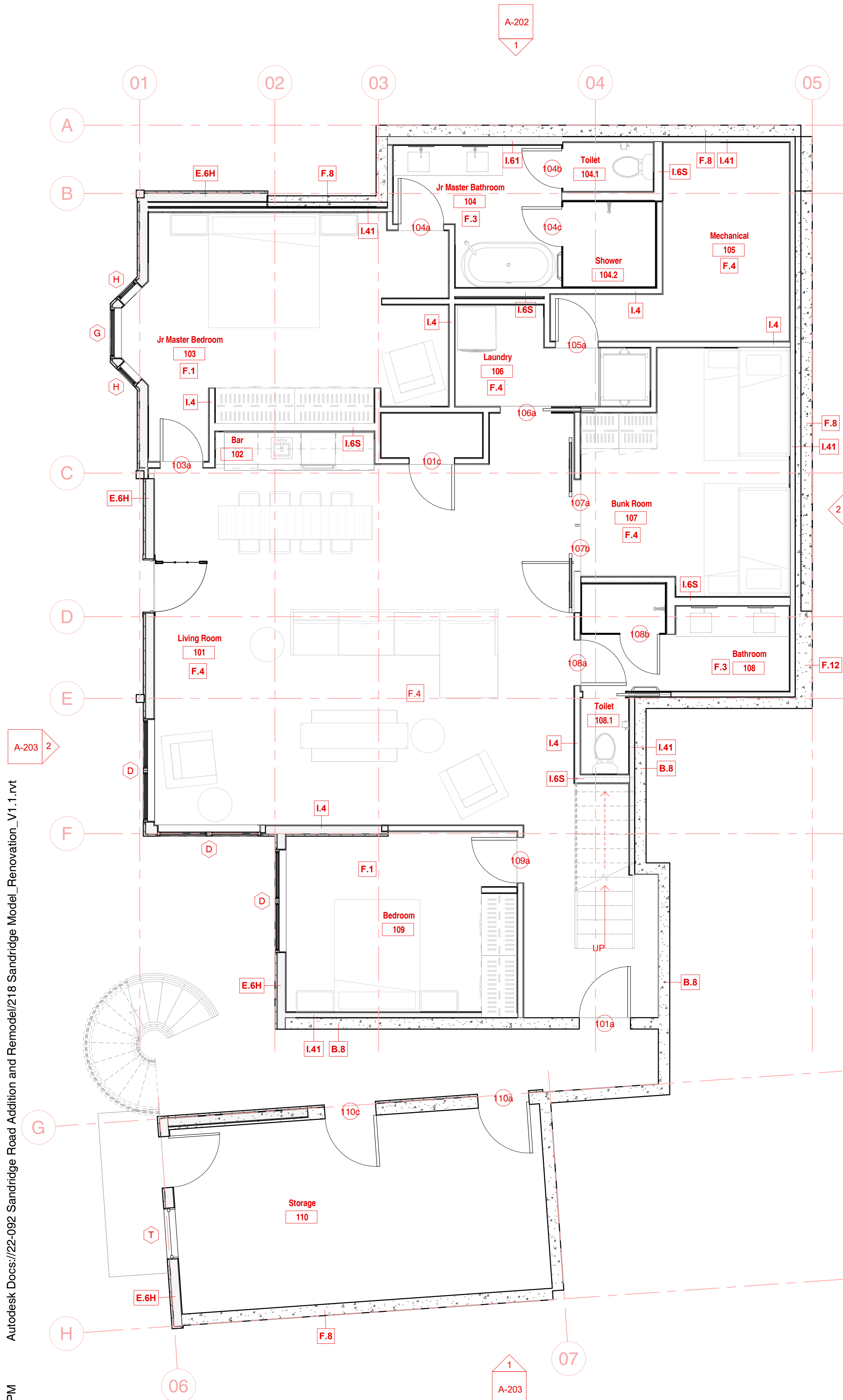
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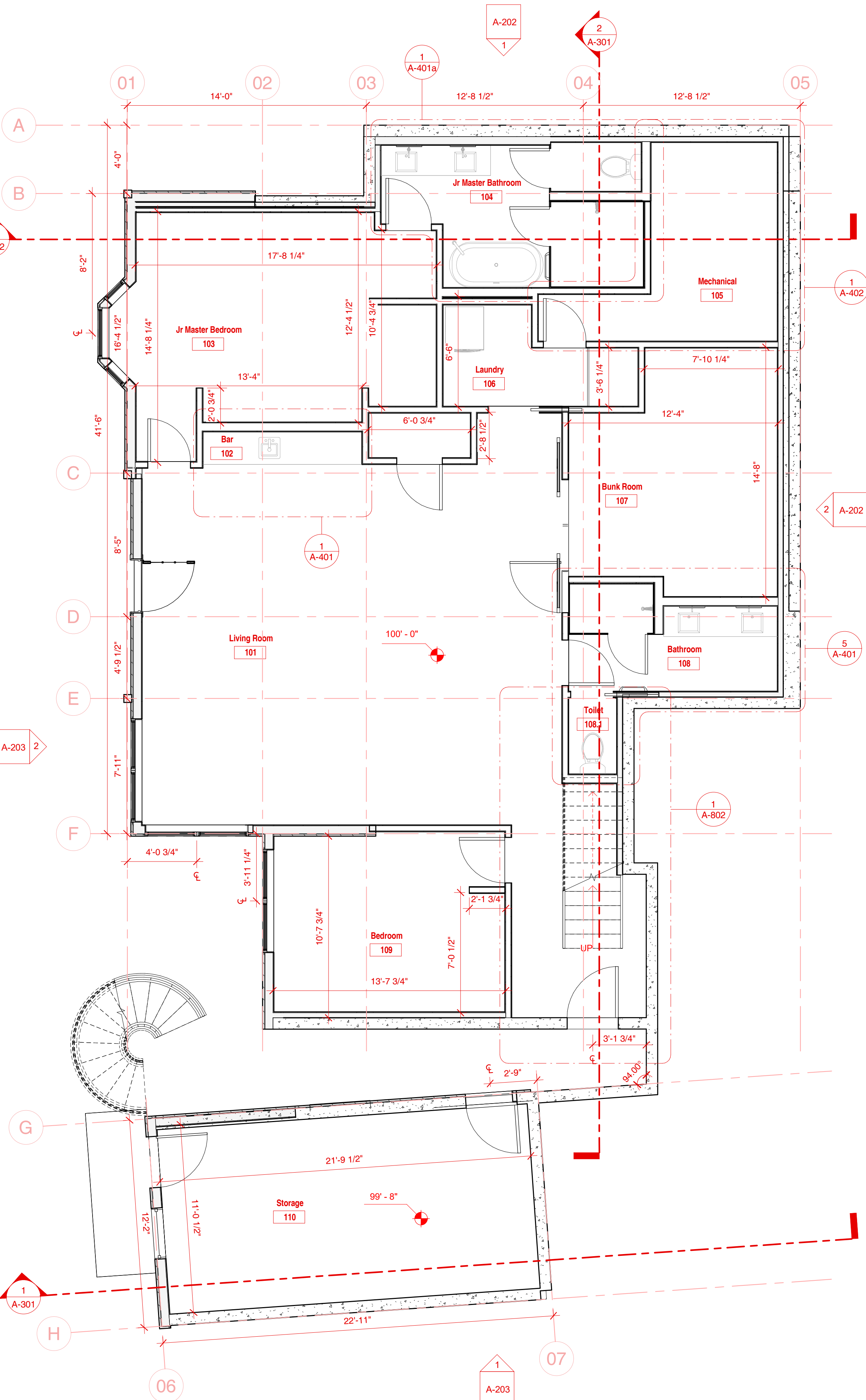
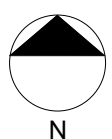
Demo Elevations

A-201

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2 Proposed Reference Plan Level 1
1/4" = 1'-0"



1 Proposed CD Plan Level 1
1/4" = 1'-0"



Legend

- Window Tag- Refer To Window Schedule
- Door Tag- Refer To Door Schedule
- Room name
Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

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Wall Types

F.12 Foundation - 12" Concrete
F.8 Foundation - 8" Concrete
B.8 Basic - 8" Concrete
E.6H Ext Wood 2x6 GWB/Siding Horizontal U356 1hr2
E.6V Ext Wood 2x6 GWB/Siding Vertical U356 1hr
I.6S Int Wood 2x6 1/2" GWB/GWB STC 37
I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min
I.61 Int Wood 2x6 GWB (One Side)
I.4 Int Wood 2x4 GWB/GWB FR
I.41 Int Wood 2x4 GWB (One Side)

Windows

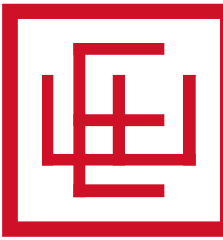
Mark	Type	Width	Height
A	Double Hung with Trim	3' - 0"	2' - 0"
B	Window-Double_Hung-Marvin-Essential	2' - 0"	4' - 0"
C	Fixed with Trim	3' - 0"	4' - 0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1	6' - 0"	4' - 11 1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1	5' - 5 1/2"	3' - 11 1/2"
F	Window_Casement-1-Wide_Kolbe	2' - 0"	4' - 0"
G	Window-Double_Hung-Marvin-Essential	3' - 0"	4' - 0"
H	Window-Double_Hung-Marvin-Essential	1' - 6"	4' - 0"
I	Fixed with Trim	3' - 0"	2' - 0"
J	Window-Double_Hung-Marvin-Ciad_Ultimate-Multi	2' - 11 3/8"	4' - 0 3/8"
JJ	Fixed	2' - 0"	5' - 0"
K	Window-Awning-1Wx1H_Kolbe	5' - 3"	1' - 10"
L	Double Hung with Trim	1' - 4"	2' - 0"
M	Fixed with Trim	3' - 0"	7' - 0"
N	Window_Casement-3-Wide_Kolbe	5' - 4"	2' - 8"
O	Fixed with Trim	3' - 0"	3' - 0"
P	Window_Casement-1-Wide_Kolbe	2' - 6"	1' - 10"
PP	Fixed	2' - 0"	3' - 0"
Q	Double Hung with Trim	2' - 9"	4' - 0"
T	Double Hung with Trim	3' - 0"	4' - 0"
TT	Fixed with Trim	3' - 0"	1' - 6"

Doors

Mark	Description	Door Width	Door Height	Finish Mark	Finish Description
101a		3' - 0"	7' - 0"	F.1	Carpet
101c		2' - 8"	7' - 0"	F.2	Concrete Floor
103a		2' - 6"	7' - 0"	F.3	Floor Tile
104a		2' - 8"	7' - 0"	F.4	Wood Floor
104b		2' - 4"	6' - 8"	F.5	Vinyl Tile
104c		2' - 4"	6' - 8"	F.6	Wall Tile
105a		2' - 6"	7' - 0"		
106a	Bathroom / Closet	3' - 0"	7' - 0"		
107a		2' - 8"	7' - 0"		
107b		2' - 8"	7' - 0"		
108a		2' - 8"	7' - 0"		
108b		2' - 4"	6' - 8"		
108c	Bathroom / Closet	2' - 6"	7' - 0"		
109a		2' - 8"	6' - 8"		
110a		3' - 0"	7' - 0"		
110c		3' - 0"	6' - 8"		
201a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201b		6' - 0"	7' - 0"		
201c		6' - 0"	7' - 0"		
201d		2' - 6"	6' - 8"		
201e		2' - 6"	6' - 8"		
201f		2' - 6"	6' - 8"		
201g	6 Panel Door	2' - 6"	6' - 8"		
201h	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201i		0"	0"		
201j		0"	0"		
202a		2' - 8"	7' - 0"		
203a		2' - 6"	7' - 0"		
203b		2' - 4"	6' - 8"		
204a		2' - 8"	7' - 0"		
205a		2' - 8"	7' - 0"		
207a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
207b		8' - 0"	8' - 0"		
301a		2' - 6"	6' - 8"		
301b		6' - 0"	7' - 0"		
302a	Bathroom / Closet	3' - 0"	7' - 0"		
303a	Bathroom / Closet	3' - 0"	7' - 0"		

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Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

SSCUP
Hranitzky Residence

Rev. Date Description

ISSUE DATE: 2024.07.02

OWNER PROJECT NO: .

CONTRACT NO: .

DRAWN BY: MJG

CHECKED BY: LH

DESIGNED BY: MJG

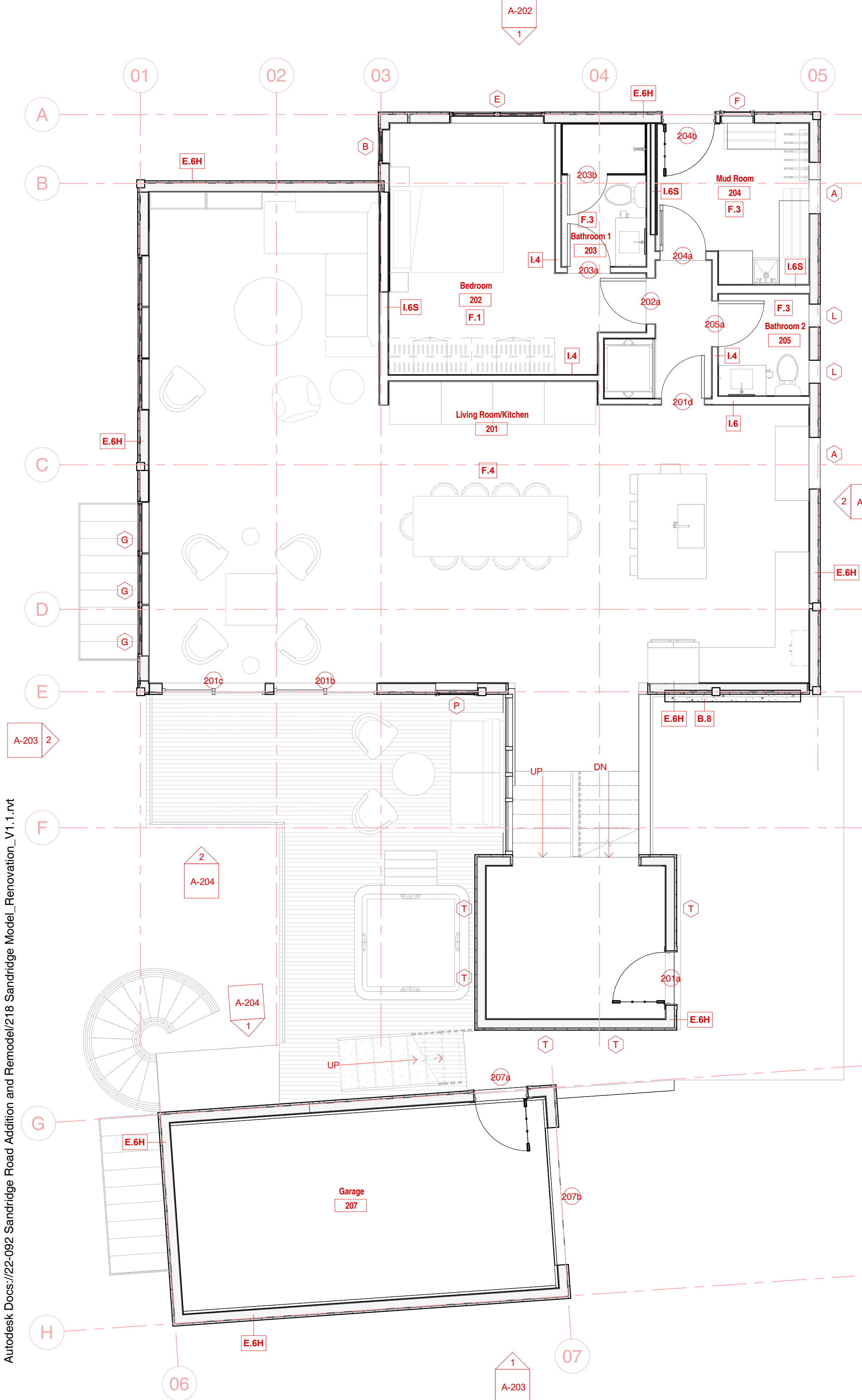
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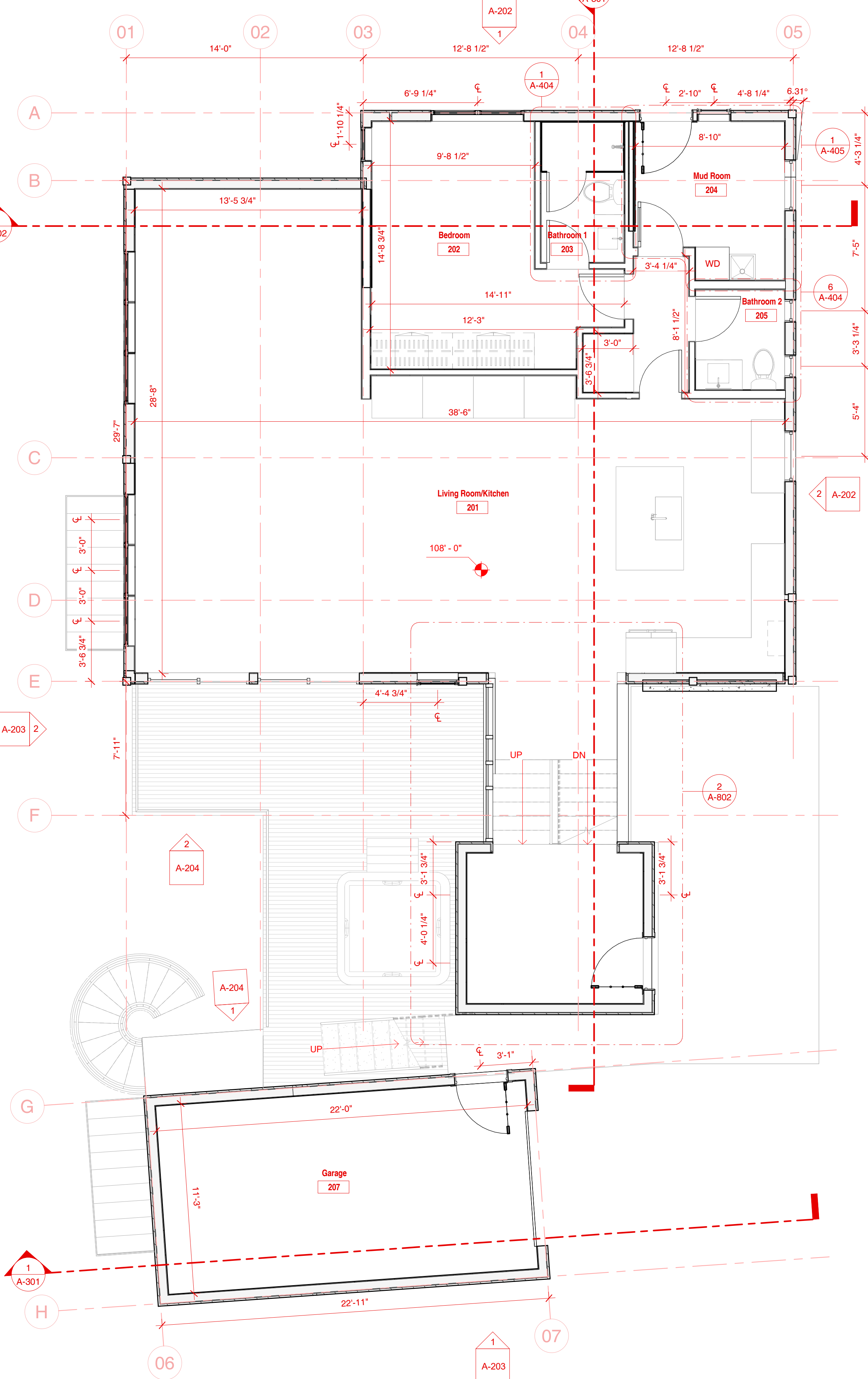
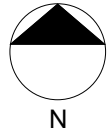
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Proposed Floor Plan Level 1

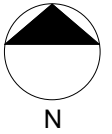
AE-100



2 Proposed Reference Plan Level 2
1/4" = 1'-0"



1 Proposed CD Plan Level 2
1/4" = 1'-0"



Legend	
	Window Tag- Refer To Window Schedule
	Door Tag- Refer To Door Schedule
	Room Name And Number- Refer To Room Finish Schedule
	Spot Elevation Marker
	Edge Of Roof Above

- ### General Notes - Plan
- Refer to Sheet G-002 for Architectural Notes.
 - Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
 - Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
 - See Structural Plans for Additional Information, Details and Requirements.
 - Provide Blocking or other Approved Method for Support at All Locations of Tv. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
 - Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
 - Coordinate Utility Connections with Civil Drawings.

Wall Types

	F.12 Foundation - 12" Concrete
	F.8 Foundation - 8" Concrete
	B.8 Basic - 8" Concrete
	E.6H Ext Wood 2x6 GWB/Siding Horizontal U356 1hr2
	E.6V Ext Wood 2x6 GWB/Siding Vertical U356 1hr
	I.6S Int Wood 2x6 1/2" GWB/GWB STC 37
	I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min
	I.61 Int Wood 2x6 GWB (One Side)
	I.4 Int Wood 2x4 GWB/GWB FR
	I.41 Int Wood 2x4 GWB (One Side)

Windows

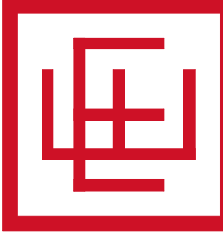
Mark	Type	Width	Height
A	Double Hung with Trim	3' - 0"	2' - 0"
B	Window-Double_Hung-Marvin-Essential	2' - 0"	4' - 0"
C	Fixed with Trim	3' - 0"	4' - 0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1	6' - 0	4' - 11 1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1	5' - 5 1/2"	3' - 11 1/2"
F	Window_Casement-1-Wide_Kolbe	2' - 0"	4' - 0"
G	Window-Double_Hung-Marvin-Essential	3' - 0"	4' - 0"
H	Window-Double_Hung-Marvin-Essential	1' - 6"	4' - 0"
I	Fixed with Trim	3' - 0"	2' - 0"
J	Window-Double_Hung-Marvin-Clad_Ultimate-Multi	2' - 11 3/8"	4' - 0 3/8"
JJ	Fixed	2' - 0"	5' - 0"
K	Window-Awning-1Wx1H_Kolbe	5' - 3"	1' - 10"
L	Double Hung with Trim	1' - 4"	2' - 0"
M	Fixed with Trim	3' - 0"	7' - 0"
N	Window_Casement-3-Wide_Kolbe	5' - 4"	2' - 8"
O	Fixed with Trim	3' - 0"	3' - 0"
P	Window_Casement-1-Wide_Kolbe	2' - 6"	1' - 10"
PP	Fixed	2' - 0"	3' - 0"
Q	Double Hung with Trim	2' - 9"	4' - 0"
T	Double Hung with Trim	3' - 0"	4' - 0"
TT	Fixed with Trim	3' - 0"	1' - 6"

Doors

Mark	Description	Door Width	Door Height	Finish Mark	Finish Description
101a		3' - 0"	7' - 0"	F.1	Carpet
101c		2' - 8"	7' - 0"	F.2	Concrete Floor
103a		2' - 6"	7' - 0"	F.3	Floor Tile
104a		2' - 8"	7' - 0"	F.4	Wood Floor
104b		2' - 4"	6' - 8"	F.5	Vinyl Tile
104c		2' - 4"	6' - 8"	F.6	Wall Tile
105a		2' - 6"	7' - 0"		
106a	Bathroom / Closet	3' - 0"	7' - 0"		
107a		2' - 8"	7' - 0"		
107b		2' - 8"	7' - 0"		
108a		2' - 8"	7' - 0"		
108b		2' - 4"	6' - 8"		
108c	Bathroom / Closet	2' - 6"	7' - 0"		
109a		2' - 8"	6' - 8"		
110a		3' - 0"	7' - 0"		
110c		3' - 0"	6' - 8"		
201a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201b		6' - 0"	7' - 0"		
201c		6' - 0"	7' - 0"		
201d		2' - 6"	6' - 8"		
201e		2' - 6"	6' - 8"		
201f		2' - 6"	6' - 8"		
201g	6 Panel Door	2' - 6"	6' - 8"		
201h	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201i		0"	0"		
201j		0"	0"		
202a		2' - 8"	7' - 0"		
203a		2' - 6"	7' - 0"		
203b		2' - 4"	6' - 8"		
204a		2' - 8"	7' - 0"		
205a		2' - 8"	7' - 0"		
207a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
207b		8' - 0"	8' - 0"		
301a		2' - 6"	6' - 8"		
301b		6' - 0"	7' - 0"		
302a	Bathroom / Closet	3' - 0"	7' - 0"		
303a	Bathroom / Closet	3' - 0"	7' - 0"		
303c		2' - 6"	7' - 0"		

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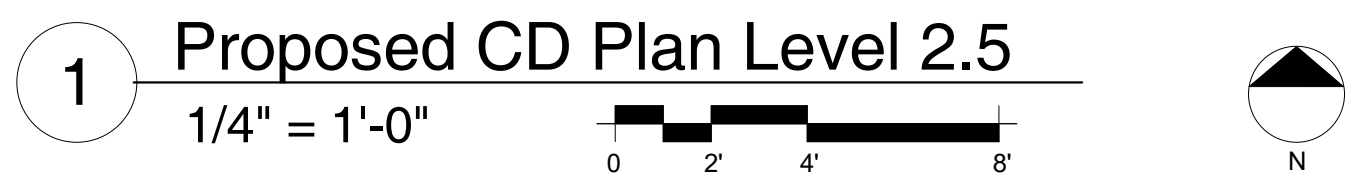
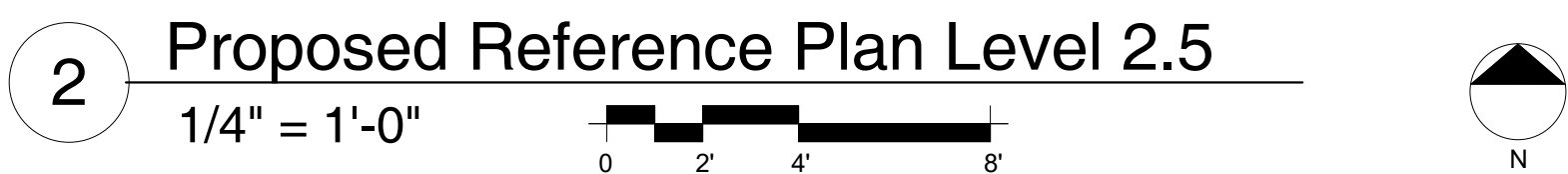
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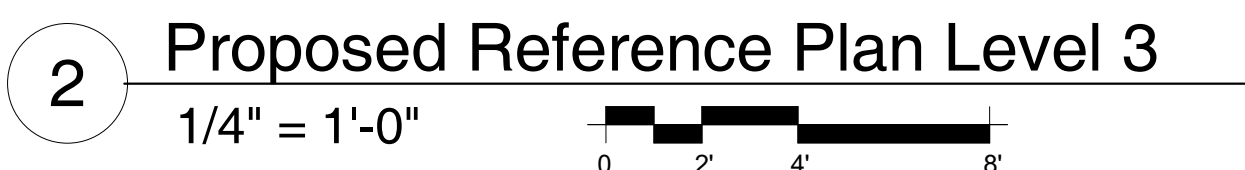
Proposed Floor Plan Level 2

AE-101



Mark	Description	Door		Finish
		Width	Height	
101a		3'-0"	7'-0"	F.1 Carpet
101c		2'-8"	7'-0"	F.2 Concrete Floor
103a		2'-6"	7'-0"	F.3 Floor Tile
104a		2'-8"	7'-0"	F.4 Wood Floor
104b		2'-4"	6'-8"	F.5 Vinyl Tile
104c		2'-4"	6'-8"	F.6 Wall Tile
105a		2'-6"	7'-0"	
106a	Bathroom / Closet	3'-0"	7'-0"	
107a		2'-8"	7'-0"	
107b		2'-8"	7'-0"	
108a		2'-8"	7'-0"	
108b		2'-4"	6'-8"	
108c	Bathroom / Closet	2'-6"	7'-0"	
109a		2'-8"	6'-8"	
110a		3'-0"	7'-0"	
110c		3'-0"	6'-8"	
201a	Commercial Stile and Rail Wood French Door	3'-0"	7'-0"	
201b		6'-0"	7'-0"	
201c		6'-0"	7'-0"	
201d		2'-6"	6'-8"	
201e		2'-6"	6'-8"	
201f		2'-6"	6'-8"	
201g	6 Panel Door	2'-6"	6'-8"	
201h	Commercial Stile and Rail Wood French Door	3'-0"	7'-0"	
201i		0"	0"	
201j		0"	0"	
202a		2'-8"	7'-0"	
203a		2'-6"	7'-0"	
203b		2'-4"	6'-8"	
204a		2'-8"	7'-0"	
205a		2'-8"	7'-0"	
207a	Commercial Stile and Rail Wood French Door	3'-0"	7'-0"	
207b		8'-0"	8'-0"	
301a		2'-6"	6'-8"	
301b		6'-0"	7'-0"	
302a	Bathroom / Closet	3'-0"	7'-0"	
303a	Bathroom / Closet	3'-0"	7'-0"	
303c		2'-6"	7'-0"	

AE-102



	Window Tag- Refer To Window Schedule
	Door Tag- Refer To Door Schedule
Room name 	Room Name And Number- Refer To Room Finish Schedule
	Spot Elevation Marker
	Edge Of Roof Above

1. Refer to Sheet G-002 for Architectural Notes.
2. Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
3. Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
4. See Structural Plans for Additional Information, Details and Requirements.
5. Provide Blocking or other Approved Method for Support at All Locations of Tv. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
6. Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
7. Coordinate Utility Connections with Civil Drawings.

F.12 Foundation - 12" Concrete

F.8 Foundation - 8" Concrete

B.8 Basic - 8" Concrete

6.EH Ext Wood 2x6 GWB/Siding Horizontal U356 1hr2

6.EV Ext Wood 2x6 GWB/Siding Vertical U356 1hr

I.6S Int Wood 2x6 1/2" GWB/GWB STC 37

I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min

I.61 Int Wood 2x6 GWB (One Side)

I.4 Int Wood 2x4 GWB/GWB FR

I.41 Int Wood 2x4 GWB (One Side)

Mark	Type	Width	Height
A	Double Hung With Trim	3'-0"	2'-0"
B	Window-Double_Hung-Marvin-Essential	2'-0"	4'-0"
C	Fixed With Trim	3'-0"	4'-0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1 H	6'-0"	4'-11 1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1 E	5'-5 1/2"	3'-11 1/2"
F	Window_Casement-1-Wide_Kolbe	4'-0"	4'-0"
G	Window-Double_Hung-Marvin-Essential	3'-0"	4'-0"
H	Window-Double_Hung-Marvin-Essential	1'-6"	4'-0"
I	Fixed With Trim	3'-0"	2'-0"
J	Window-Double_Hung-Marvin-Clad_Ultimate-Multi- ple_Units	2'-11 3/8"	4'-0 3/8"
JJ	Fixed	2'-0"	5'-0"
K	Window-Awning-1Wx1H_Kolbe	5'-0"	1'-10"
L	Double Hung With Trim	1'-4"	2'-0"
M	Fixed With Trim	3'-3"	7'-0"
N	Window_Casement-3-Wide_Kolbe	5'-4"	2'-8"
O	Fixed With Trim	3'-0"	3'-0"
P	Window_Casement-1-Wide_Kolbe	2'-6"	1'-10"
PP	Fixed	2'-0"	3'-0"
Q	Double Hung With Trim	2'-9"	4'-0"
T	Double Hung With Trim	3'-0"	4'-0"
TT	Fixed With Trim	3'-0"	1'-6"

Mark	Description	Door		Mark	Finish Description
		Width	Height		
101a		3' - 0"	7' - 0"	F.1	Carpet
101c		2' - 8"	7' - 0"	F.2	Concrete Floor
103a		2' - 6"	7' - 0"	F.3	Floor Tile
104a		2' - 8"	7' - 0"	F.4	Wood Floor
104b		2' - 4"	6' - 8"	F.5	Vinyl Tile
104c		2' - 4"	6' - 8"	F.6	Wall Tile
105a		2' - 6"	7' - 0"		
106a	Bathroom / Closet	3' - 0"	7' - 0"		
107a		2' - 8"	7' - 0"		
107b		2' - 8"	7' - 0"		
108a		2' - 8"	7' - 0"		
108b		2' - 4"	6' - 8"		
108c	Bathroom / Closet	2' - 6"	7' - 0"		
109a		2' - 8"	6' - 8"		
110a		3' - 0"	7' - 0"		
110c		3' - 0"	6' - 8"		
201a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201b		6' - 0"	7' - 0"		
201c		6' - 0"	7' - 0"		
201d		2' - 6"	6' - 8"		
201e		2' - 6"	6' - 8"		
201f		2' - 6"	6' - 8"		
201g	6 Panel Door	2' - 6"	6' - 8"		
201h	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201i		0"	0"		
201j		0"	0"		
202a		2' - 8"	7' - 0"		
203a		2' - 6"	7' - 0"		
203b		2' - 4"	6' - 8"		
204a		2' - 8"	7' - 0"		
205a		2' - 8"	7' - 0"		
207a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
207b		8' - 0"	8' - 0"		
301a		2' - 6"	6' - 8"		
301b		6' - 0"	7' - 0"		
302a	Bathroom / Closet	3' - 0"	7' - 0"		
303a	Bathroom / Closet	3' - 0"	7' - 0"		
303c		2' - 6"	7' - 0"		

Not for Construction

Dennis Hranitzky

Hranitzky Residence

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Hranitzky Residence

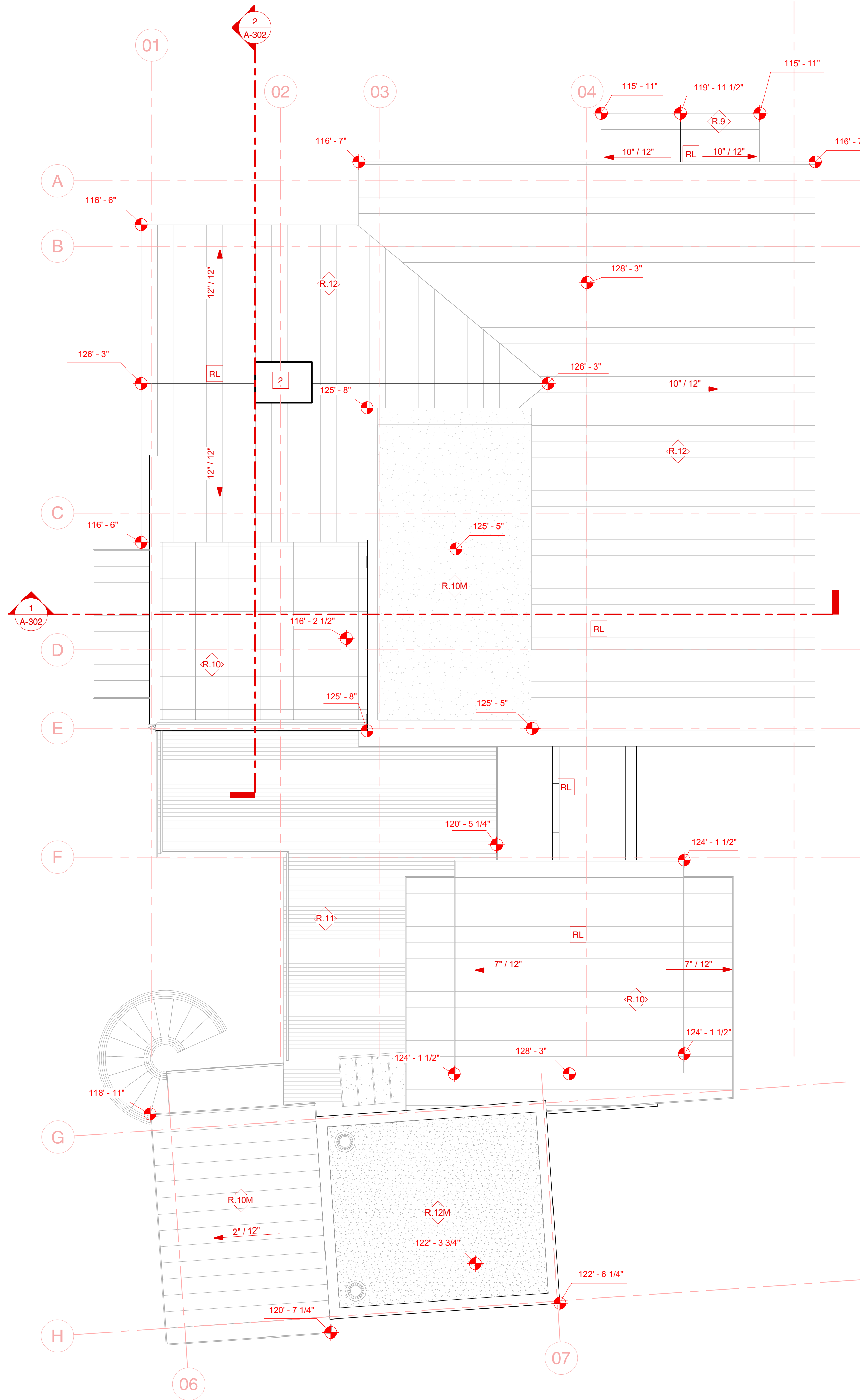
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SHEET TITLE

Proposed Floor Plan Level 3

AE-103



1 Proposed CD Plan Roof
1/4" = 1'-0"

General Notes - Roof

- Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.
- Ice & Water Shield (CCW-300Ht. or Owner Approved Equal) under All Standing-Seam Roofs. Do not install within 30" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs
- The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
- Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.
- Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
- Chimney. See Details. Field Coordinate Direct Vent Fireplace Flue.
- All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
- See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

- | | |
|-----|---|
| 1 | Line of Building Below |
| 2 | Chimney |
| 3 | Prefinished Metal Downspout, Coord. w/Arch. |
| 4 | Prefinished Metal Gutter, Coord. w/Arch. |
| 5 | Rigid Ridge Vent Under Asphalt Shingles |
| RL | Ridge Line |
| DS | Downspout |
| RD | Roof Drain |
| ORD | Overflow Roof Drain |
| EF | Exhaust Fan |
| MAU | Makeup Air Unit |

- 10° / 12° Roof Slope
Heat Cable

Legend - Roof Materials

- | | |
|--|--|
| | Standing Seam Metal Roof, See Specifications |
| | TPO Roof Membrane |

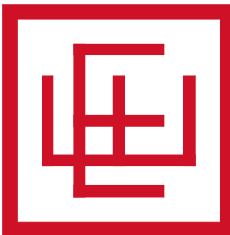
Floor/Roof Types

- | | |
|--|--|
| | F.10LR Floor - 2x10 Plywood & Level Rock / RC & GWB - L502 1hr 11 1/2 |
| | F.10C Floor - 2x10 Plywood & Carpet / GWB - L501 1hr 11 3/8 STC 39 |
| | F.6 Floor - 6" Steel Joists, Concrete & Steel Deck / RC & GWB GA - FC - 1145 1hr 10 1/2" |
| | F.4 Floor - 4" Concrete Slab |
| | R.9 Roof - Generic 9" |
| | R.10M Roof - 10" Metal Roof |
| | R.10 Roof - 10" Roof Deck |
| | R.11 Roof - 11" Roof Deck |
| | R.12 Roof - Generic 12" |
| | R.12M Roof - 12" Membrane Roof |

Mark	Finish Description
F.1	Carpet
F.2	Concrete Floor
F.3	Floor Tile
F.4	Wood Floor
F.5	Vinyl Tile
F.6	Wall Tile

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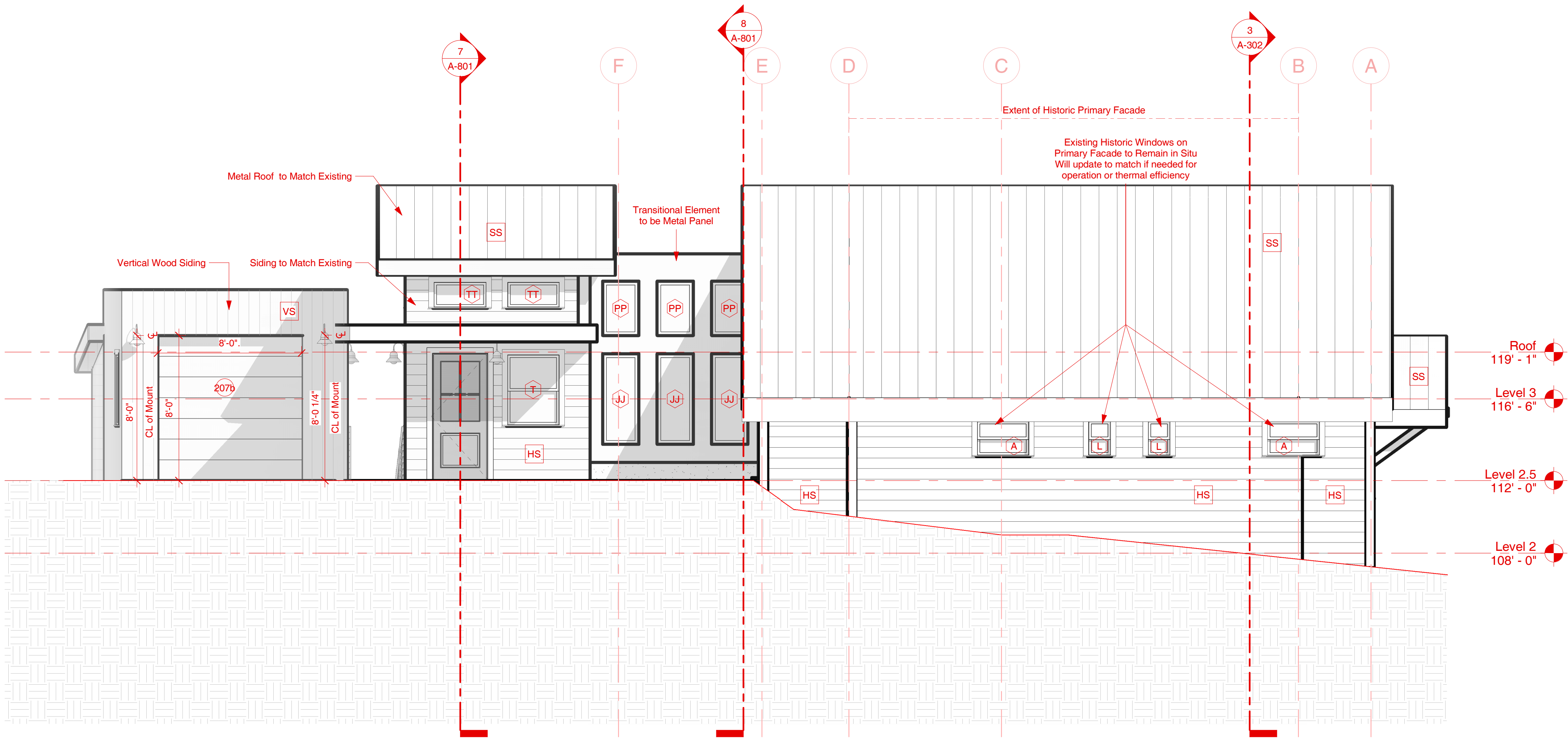
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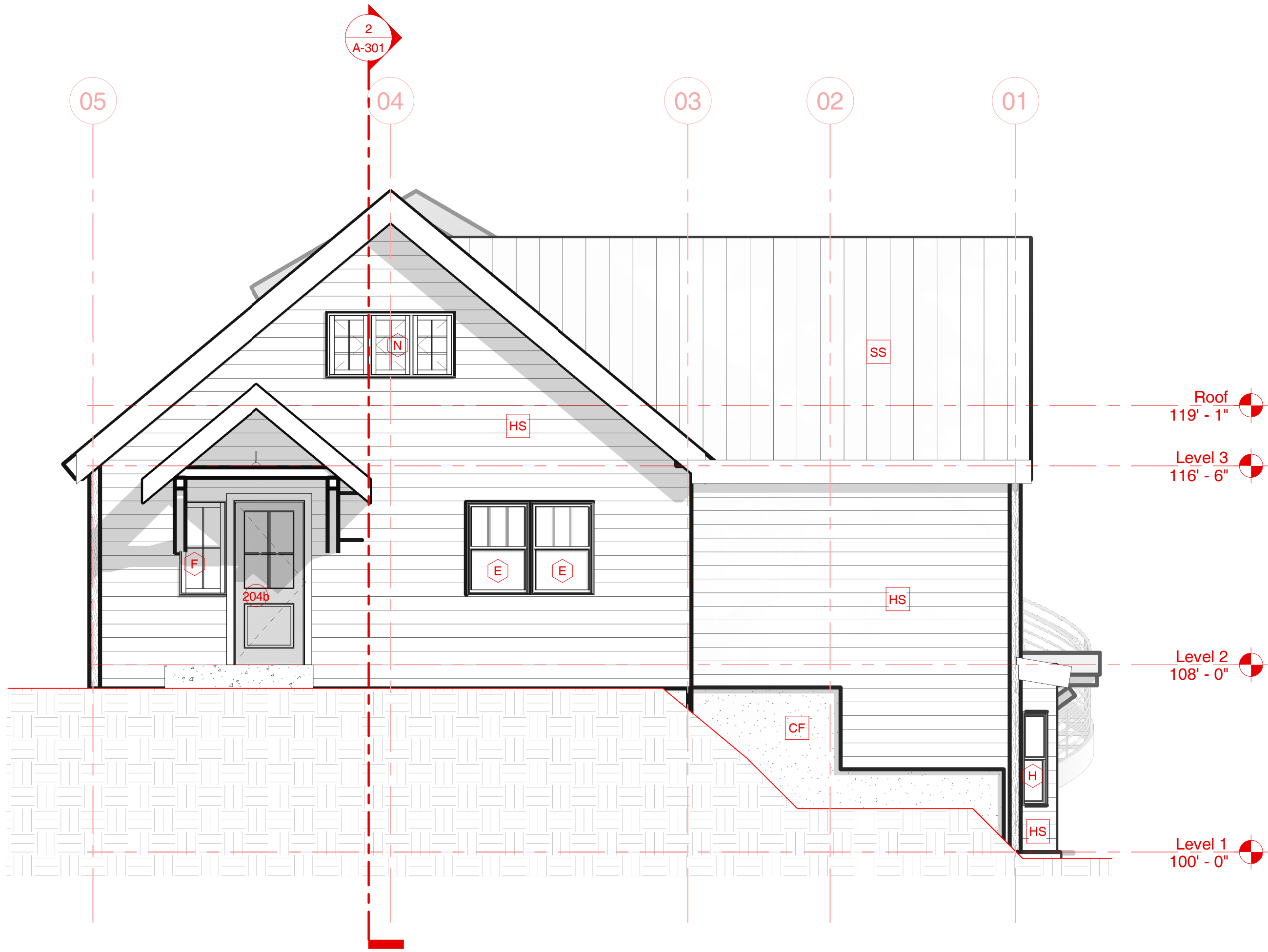
SHEET TITLE

Proposed Roof Plan

AE-104



2 Proposed Elevation East
1/4" = 1'-0"



1 Proposed Elevation North
1/4" = 1'-0"

General Notes - Elevations

1. See Electrical for Exterior Lighting.
2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Datum Reference

Architectural Elevation 100' - 0" = USGS 7153' (Final Site Plan)
Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.
Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

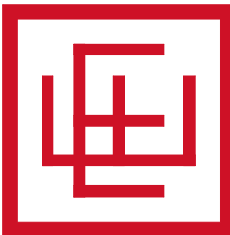
Keynotes - Elevations

- 1 Wood Timber Column (Doug-Fir) See Struct.
- 2 Wood Timber Truss (Doug-Fir), See Struct.
- 3 Wood Timber Beam (Doug-Fir), See Struct.
- 4 Pre-Finished Metal Clad Wood Window
- 5 2x6 Stained Cedar Wood Trim
- 6 Natural Stone Cap
- 7 42" Cedar Wood/Metal Railing
- 8 2x8 Stained Cedar Wood Door / Window Trim
- 9 2x6 Stained Cedar Wood Door / Window Trim
- 10 6x6 Angled Kicker Brace (Doug-Fir) Coord W/Arch
- 11 2x10 Stained Cedar Wood Trim
- 12 Dashed Line Here Represents Foundations Below Grade
- 13 36" Metal Railing

- HS Horizontal Siding
VS Vertical Siding
SS Standing Seam Metal Roof
CF Concrete Foundation
CW Curtain Wall

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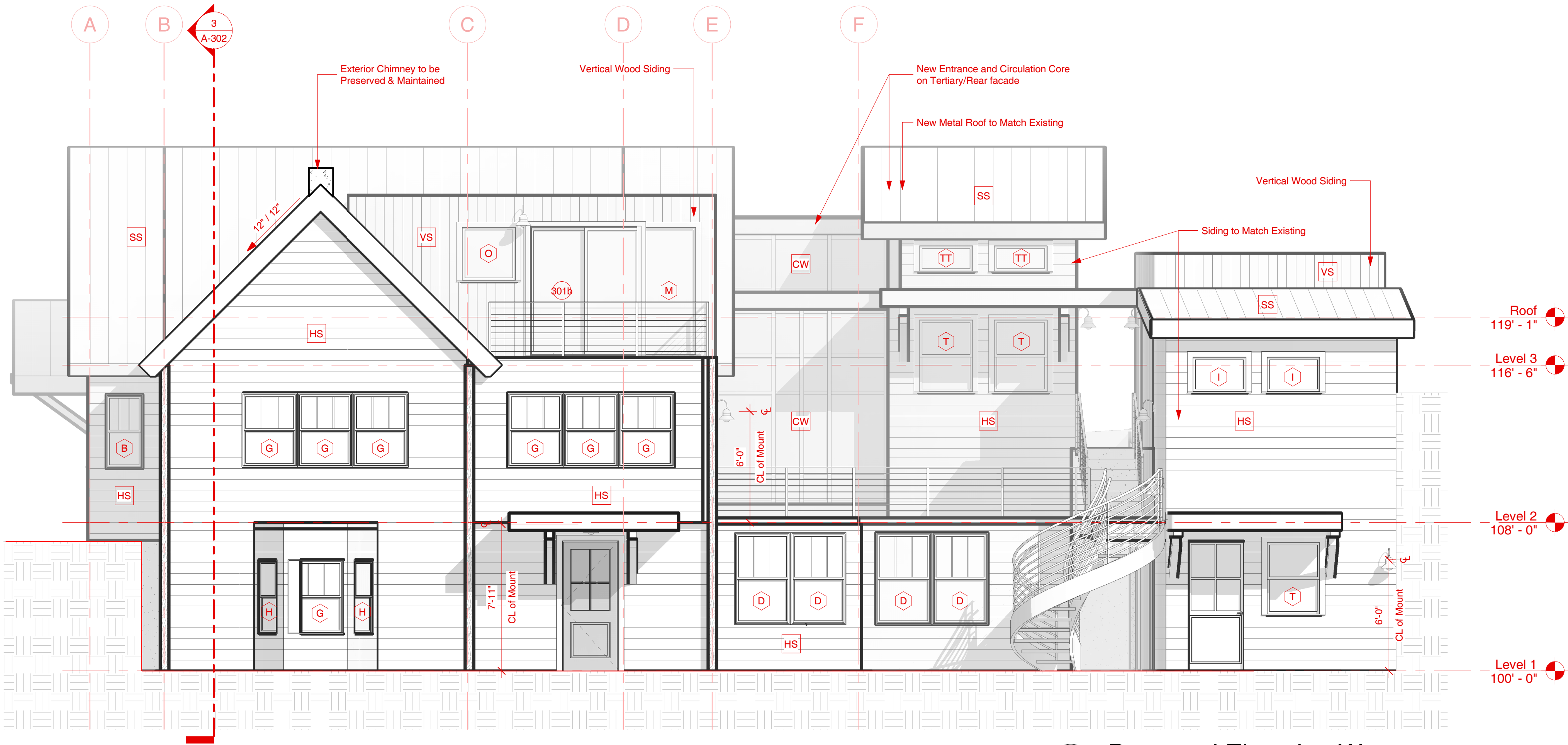
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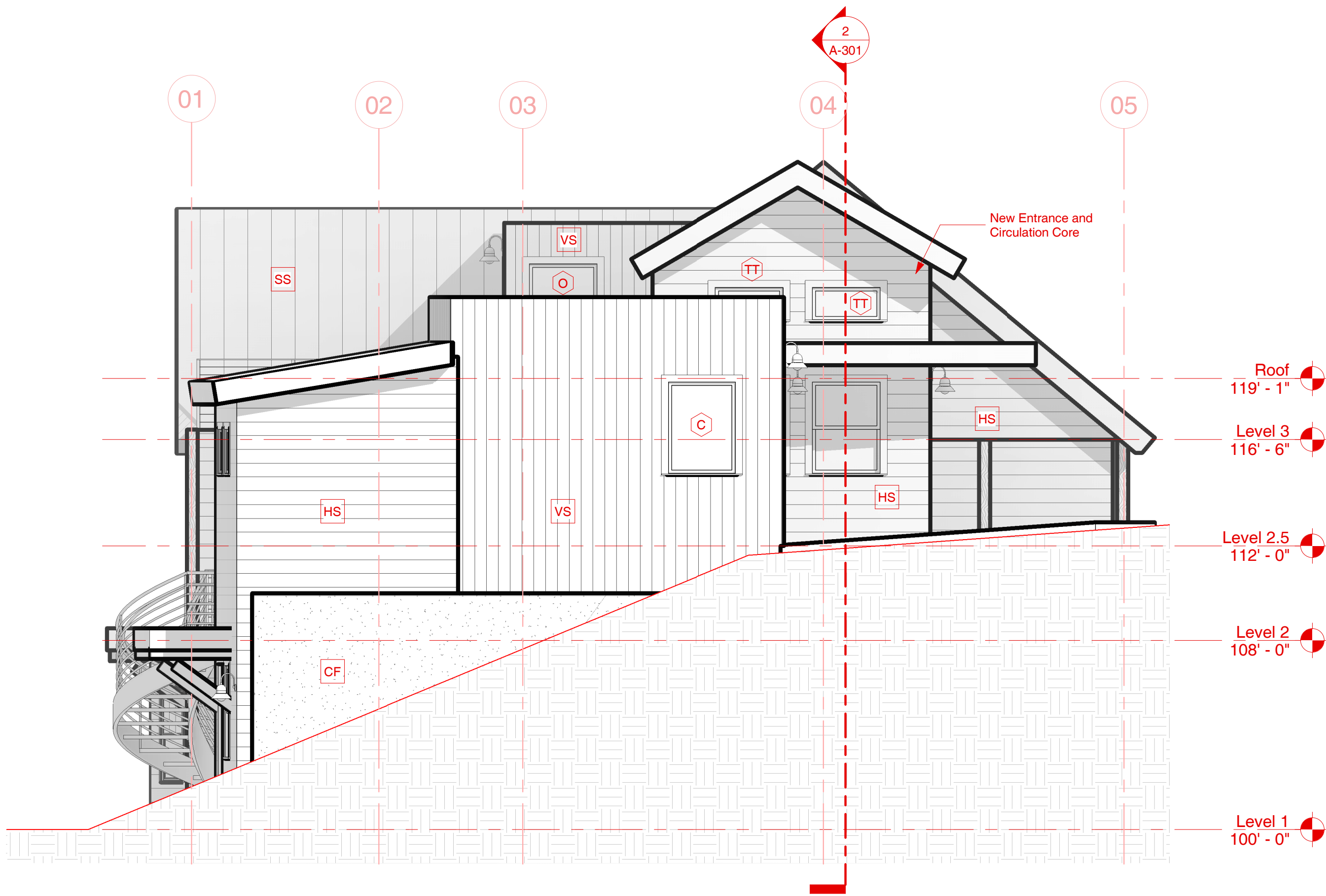
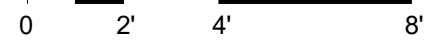
SHEET TITLE

Proposed Elevations North / East

A-202



2 Proposed Elevation West
1/4" = 1'-0"



1 Proposed Elevation South
1/4" = 1'-0"



General Notes - Elevations

1. See Electrical for Exterior Lighting.
2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Datum Reference

Architectural Elevation 100' - 0" = USGS 7153' (Final Site Plan)
Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.
Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

Keynotes - Elevations

- 1 Wood Timber Column (Doug-Fir) See Struct.
- 2 Wood Timber Truss (Doug-Fir), See Struct.
- 3 Wood Timber Beam (Doug-Fir), See Struct.
- 4 Pre-Finished Metal Clad Wood Window
- 5 2x6 Stained Cedar Wood Trim
- 6 Natural Stone Cap
- 7 42" Cedar Wood/Metal Railing
- 8 2x8 Stained Cedar Wood Door / Window Trim
- 9 2x6 Stained Cedar Wood Door / Window Trim
- 10 6x6 Angled Kicker Brace (Doug-Fir) Coord W/Arch
- 11 2x10 Stained Cedar Wood Trim
- 12 Dashed Line Here Represents Foundations Below Grade
- 13 36" Metal Railing

- HS Horizontal Siding
VS Vertical Siding
SS Standing Seam Metal Roof
CF Concrete Foundation
CW Curtain Wall

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com



Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

SSCUP
Hranitzky Residence

Rev.	Date	Description
------	------	-------------

ISSUE DATE: 2024.07.02
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: MJG
CHECKED BY: LH
DESIGNED BY: MJG
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Proposed Elevations South /
West

A-203



Planning Department

February 7, 2024

Molly Guinan
Elliott Work Group
(435)-649-0092
mguinan@elliottworkgroup.com

CC: Dennis Hranitzky

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	218 Sandridge Road
Zoning District:	Historic Residential – 1
Application:	Material Deconstruction
Project Number:	PL-23-05692
Action:	The Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940's siding from the southern elevation and 64 square feet of the 1889 Roof Form subject to the Conditions of Approval herein.
Date of Final Action:	February 7, 2024
Project Summary:	The Applicant Seeks Approval for Material Deconstruction for of a 1941 Roof Form, 64 square feet of an 1889 Roof Form, and 48 square feet of 1940s Siding to Accommodate a Proposed Addition.

Action Taken

On November 1, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for the 1941 roof form at 218 Sandridge Road and continued discussion of Material Deconstruction of 64 square feet of the 1889 roof form, replacement of fifteen windows, and approximately 48 square feet of 1940s siding on the southern facade to a later date. On February 7, 2024, the Historic Preservation Board conducted a public hearing and **approved the Material Deconstruction of 48 square feet of 1940s siding on the southern façade and approved the proposed Material Deconstruction for 64 square feet of the 1889 roof form** based on the



Planning Department

Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 218 Sandridge Road in the Historic Residential – 1 (HR-1) Zoning District. The property is a metes and bounds parcel.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.
3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. The 1900 Sanborn Fire Insurance Map shows an addition to the west with a projecting bay window overlooking the public stairs which run along the northwestern property line of the site and provide passage from Sandridge Road to Swede Alley.
5. The 1941 Sanborn Fire Insurance Map shows another addition to the 1900 construction which projects to the south. This addition came flush to the edge of the rear porch.
6. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
7. Park City recognizes three significant historical periods within the historic districts: Settlement & Mining Boom Era (1868-1893), Mature Mining Era (1894 – 1930), and Mining Decline & Emergence of Recreation Industry (1931-1962).
8. Park City does not recognize one historical period as more significant than another. Property owners may elect to restore a Historic Structure to one period of significance rather than another.
9. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
10. The proposed modification of 64 square feet of 1889 roof does not negatively impact the historic Roof Form.
11. The Historic Preservation Board conducted a public hearing on November 1, 2023.
12. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.
13. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding



Planning Department

from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.

Conclusions of Law

1. The proposal to remove the 1941 roof form to accommodate a rooftop deck complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
2. The proposal to modify approximately 64 square feet of the 1889 roof form to accommodate a flat roof projection complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on February 7, 2024, for the Material Deconstruction of the 1941 addition and 48 square feet of 1940s siding to accommodate a rooftop deck. 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 is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a building permit.
5. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.



Planning Department

8. The Applicant shall obtain Subdivision approval to create a Lot of record and record the amended plat prior to submitting for a building permit.
9. The Applicant shall mitigate the visual impact of the proposed construction and proposed guard railing.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Scott", written over a horizontal line.

Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner



Planning Department

June 26, 2024

Molly Guinan
Elliott Workgroup

CC: Dennis Hranitzky

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 218 Sandridge Avenue

Zoning District: Historic Residential – 1

Application: Plat Amendment

Project Number: PL-24-06076

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 26, 2024

Project Summary: The Applicant proposes a Plat Amendment to create a 5,612-square-foot Lot for 218 Sandridge Road, also known as the Ingrid Parsons House, a Significant Historic Site on Park City's Historic Sites Inventory.

Action Taken

On June 26, 2024, the Planning Commission conducted a public hearing and approved the 218 Sandridge Road Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 218 Sandridge Road is a Significant Historic Site on the Park City Historic Sites Inventory, constructed during the Mature Mining Era (1894-1930).
2. The property is 5,835 square feet and the Applicant proposes dedicating 233 square feet as Sandridge Road right-of-way, creating a 5,612-square-foot Lot.
3. 218 Sandridge Road is in the Historic Residential – 1 Zoning District, which establishes a maximum Lot size of 3,750 square feet. However, pursuant to Land



Planning Department

Management Code Section 15-2.2-4, Historic Sites are exempt from the maximum Lot size regulations.

4. The Historic Residential – 1 Zoning District requires a minimum Lot width of 25 feet. The proposed Lot is 103 feet wide.
5. The Historic Residential – 1 Zoning District establishes a maximum Building Footprint of 2,048 square feet for a 5,612-square-foot Lot.
6. On June 12, 2024, staff duly noticed a Planning Commission public hearing for June 26, 2024.

Conclusions of Law

1. The 218 Sandridge Avenue Plat Amendment complies with Land Management Code Chapter 15-2.2 *Historic Residential – 1 Zoning District* and Chapter 15-7 *Subdivisions*.
2. There is Good Cause for the Plat Amendment because it creates a Lot for a Significant Historic Site, dedicates 223 square feet at Sandridge Avenue right-of-way, and resolves non-conformities – the Significant Historic Structure straddles portions of Lots 21 and 22 of Block 12 of the Park City Survey, and the Plat Amendment resolves the non-conformity.
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 Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval prior to recordation of the plat.
2. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one year's 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 Planning Director.
3. A plat note shall state the maximum Building Footprint is 2,048 square feet.
4. A 10-foot snow storage easement along Sandridge Road in a form approved by the Engineering Department shall be added to the plat prior to recordation.



Planning Department

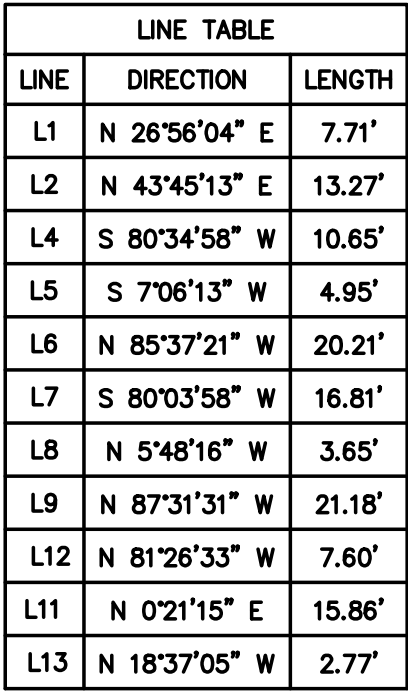
If you have questions or concerns regarding this Final Action Letter, please call Jaron Ehlers or email jaron.ehlers@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to be "Sarah Hall", written over a horizontal line.

Sarah Hall, Planning Commission Chair

CC: Jaron Ehlers



PARCEL 1

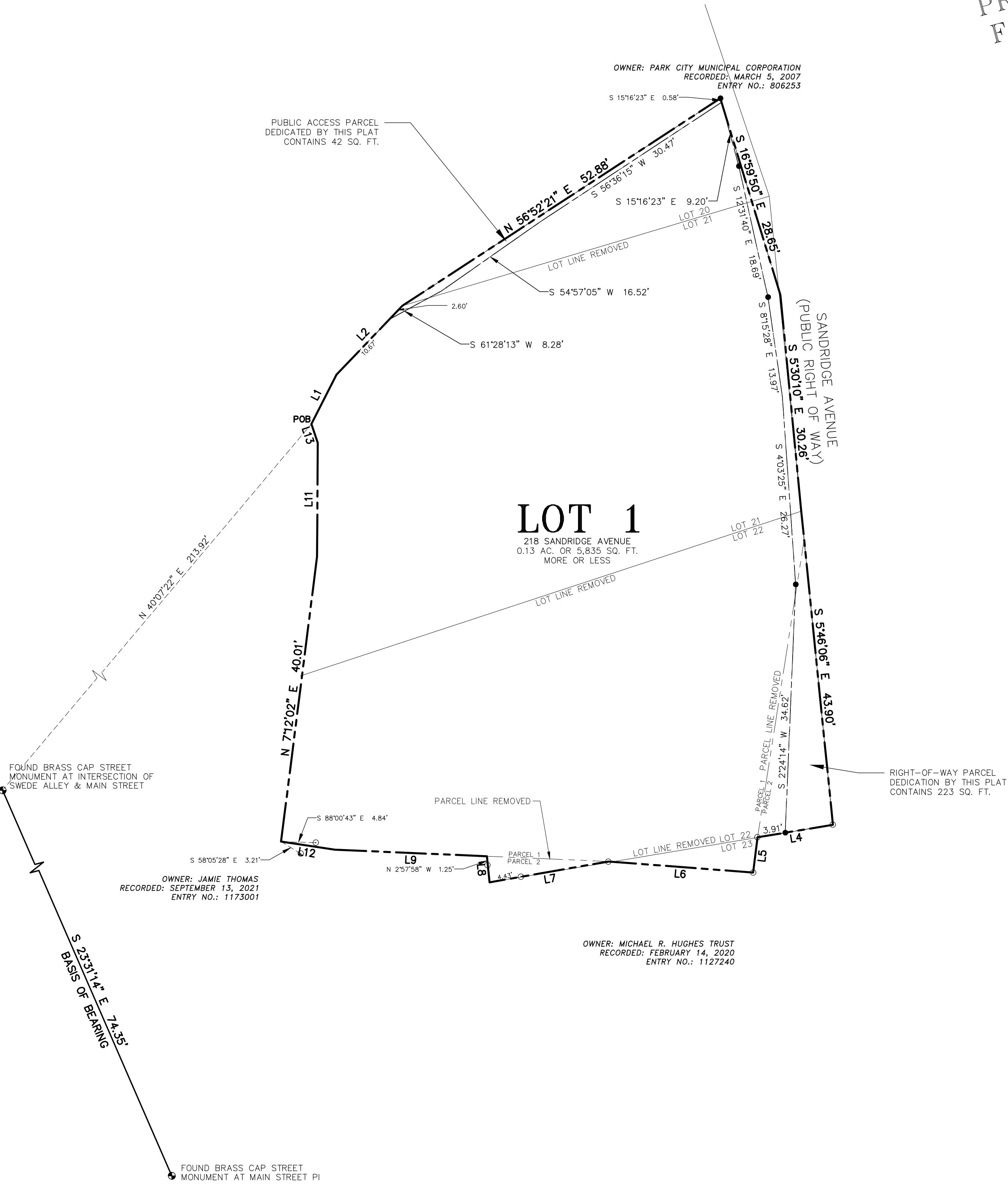
BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY PARK CITY UTAH, AND THENCE RUNNING NORTH 26°56'04" EAST 7.71 FEET ALONG THE SOUTH EASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SAND RIDGE ROAD; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 05°02'33" EAST 34.13 FEET; THENCE SOUTH 07°17'37" WEST 45.44 FEET; THENCE NORTH 85°50'10" WEST 21.5 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 85°50'10" WEST 39.39 FEET; THENCE NORTH 01°55'09" WEST 56.72 FEET ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY AND RUNNING THENCE NORTH 26°56'04", EAST ALONG THE SOUTHEASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY (7.71 FEET); THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SANDRIDGE AVENUE; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 29 FEET MORE OR LESS TO THE SOUTHERLY LOT LINE OF LOT 21, BLOCK 72, PARK CITY SURVEY; THENCE EAST 4 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 5°47' WEST 52.2 FEET; THENCE NORTH 19°43' WEST 18 FEET MORE OR LESS, TO A POINT 26 FEET NORTH OF SOUTHERLY LOT LINE OF LOT 20, BLOCK 72; THENCE WESTERLY 17 FEET MORE OR LESS, ALONG THE NORTHERLY PROPERTY LINE TO THE INTERSECTION WITH THE WESTERLY PROPERTY LINE OF A PARCEL CONVEYED TO TRINIDAD M. JARAMILLO AND RECORDED IN BOOK M-229, PAGE 126-C IN THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDERS OFFICE; THENCE SOUTH 28° EAST 11 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID JARAMILLO PROPERTY; THENCE SOUTH 53° WEST ALONG A WOODEN STAIRWAY 63 FEET; THENCE SOUTH 39°03' WEST 6 FEET MORE OR LESS TO A PROPERTY LINE; THENCE SOUTH 13°35'50" EAST 23 FEET MORE OR LESS, THENCE NORTH 1°51'09" NORTH 18 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2

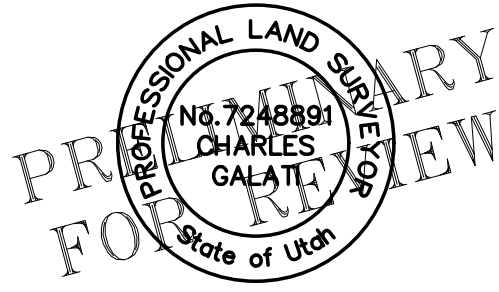
THE EAST HALF OF LOT 22, BLOCK 72, MILLSITE PARK CITY LESS THE FOLLOWING DESCRIBED PARCEL: A PART OF TRACT BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY; AND THENCE RUNNING NORTH 26°56'04" EAST ALONG THE SOUTH EASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SAND RIDGE ROAD; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 34.13 FEET; THENCE SOUTH 71°73'37" WEST 45.44 FEET; THENCE NORTH 85°50'10" WEST 21.5 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 85°50'10" WEST 39.39 FEET; THENCE NORTH 1°51'09" WEST 56.72 FEET ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE POINT OF BEGINNING.



218 SANDRIDGE AVENUE PLAT AMENDMENT

AMENDING A PORTION OF LOTS 20, 21, 22 & 23, BLOCK 72, PARK CITY AMENDED SURVEY

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



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 7248891 in accordance with Title 58, Chapter 2, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have subdivided said property into a single lot with rights-of-way, hereafter to be known as 218 SANDRIDGE AVENUE PLAT AMENDMENT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be combined into a lot and rights-of-way as set forth to be hereafter known as 218 SANDRIDGE AVENUE PLAT AMENDMENT and do hereby dedicate to the public all rights-of-way shown on this plat as intended for public use.

In witness whereof, the undersigned set his/her hand this _____ day of _____, 2024.

By: _____
DENNIS H. HRANITZKY, OWNER

ACKNOWLEDGEMENT

STATE OF _____)

SS.

COUNTY OF _____)

On this _____ day of _____, 2024, DENNIS H. HRANITZKY personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence.

Notary Public

Printed Name _____

Residing in: _____

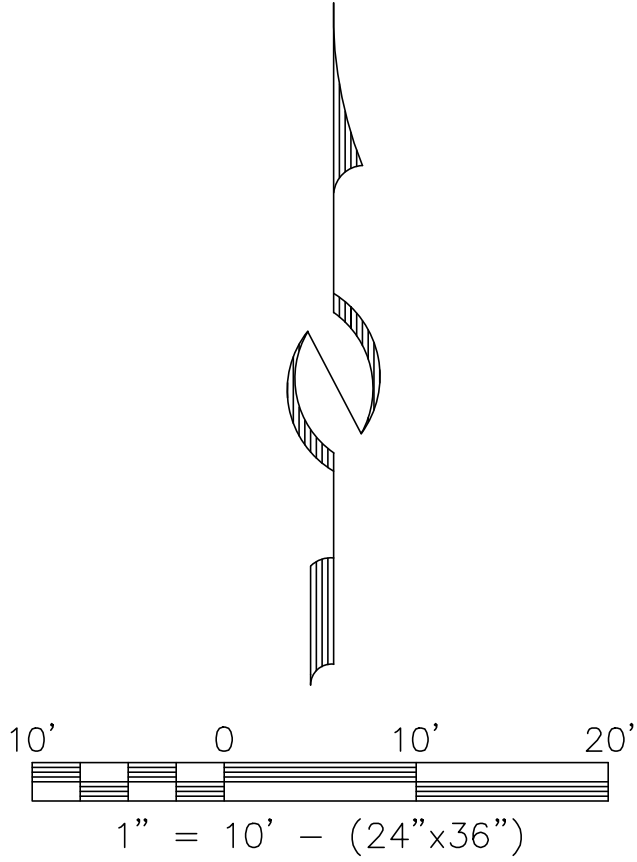
My commission expires: _____
Commission No. _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance _____.
2. See Record of Survey S-10675 performed by Alliance Engineering, recorded September 10, 2021 on file and of record in the Office of the Summit County Recorder.

LEGEND

- To be set upon recordation of plat
5/8" rebar w/cap "ALLTERRA
UTAH"
(Unless noted otherwise)
- ⊙ Found Monument (As-Noted)
- ⦿ Found Street Monument (As-Noted)



5/30/24 SHEET 1 OF 1

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

<u>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</u> REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ___DAY OF _____, 20__ BY _____ SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	<u>PLANNING COMMISSION</u> RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS ___DAY OF _____, 20__ BY _____ CHAIR	<u>ENGINEER'S CERTIFICATE</u> I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ___DAY OF _____, 20__ BY _____ PARK CITY ENGINEER	<u>APPROVAL AS TO FORM</u> APPROVED AS TO FORM THIS ___DAY OF _____, 20__ BY _____ PARK CITY ATTORNEY	<u>COUNCIL APPROVAL AND ACCEPTANCE</u> APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___DAY OF _____, 20__ BY _____ MAYOR	<u>CERTIFICATE OF ATTEST</u> I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS ___DAY OF _____, 20__ BY _____ PARK CITY RECORDER	<u>PUBLIC SAFETY ANSWERING POINT APPROVAL</u> APPROVED ON THIS ___DAY OF _____, 20__ BY _____ SUMMIT COUNTY GIS COORDINATOR	<u>RECORDED</u> STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____
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Planning Department

August 14, 2024

Molly Guinan
Elliott Workgroup

CC: Dennis Hranitzky

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	218 Sandridge Road Significant Historic Site
Zoning District:	Historic Residential – 1
Application:	Steep Slope Conditional Use Permit to construct a 556-square-foot detached Accessory Building.
Project Number:	PL-24-06059
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	August 14, 2024
Project Summary:	The Applicant proposes constructing a 556-square-foot detached Accessory Building for a single-car garage and lower-level storage area.

Action Taken

On August 14, 2024, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit for a detached Accessory Building at 218 Sandridge Road, a Significant Historic Site, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 218 Sandridge Road, also known as the Ingrid Parsons House, is a Significant Historic Site on Park City's Historic Sites Inventory in the Historic Residential – 1 Zoning District.



Planning Department

2. On June 26, 2024, the Planning Commission approved a Plat Amendment to create a 5,612-square-foot Lot for the Significant Historic Site.
3. According to the Historic Site Form, the Significant Historic Structure was constructed circa 1889 during the Mature Mining Era (1894 – 1930). Modifications have been made to the Significant Historic Structure over the years and it is not considered eligible for listing on the National Register of Historic Places, but it retains its essential historic form and local designation.
4. The Applicant proposes:
 - a. A two-story 556-square-foot detached Accessory Building with a single-car garage and lower-level storage area.
 - b. A two-story 334-square-foot entrance foyer and transitional element for the Significant Historic Structure to provide vertical circulation for the Single-Family Dwelling.
 - c. New living space at the lower and upper levels (no changes proposed to the main entry level).
5. The scope of the Planning Commission's review regards the SSCUP for the two-story 556-square-foot detached Accessory Building with a single-car garage and lower-level storage area. The entrance foyer and transitional element, and new living spaces at the lower and upper levels do not impact Steep Slope areas.
6. On February 7, 2024, the Historic Preservation Board approved Material Deconstruction for the removal of 48 square feet of the 1940s roof on the rear façade to restore the 1907 roofline and removal of 64 square feet of the rear 1889 roof form to accommodate the proposed rehabilitation and additions.
7. The Historic Design District Review application is pending recordation of the Plat Amendment and Planning Commission approval of the SSCUP.
8. **Historic Residential – 1 Zoning District Requirements:**
 - a. **Use:** Single-Family Dwellings are an allowed use in the Historic Residential – 1 (HR-1) Zoning District.
 - b. **Maximum Building Footprint:** The Maximum Building Footprint is established by Lot size according to the following formula: $\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$ (where FP = maximum Building Footprint and A= Lot Area).
 - c. The Lot is 5,612 square feet. The Maximum Building Footprint allowed for a Lot of this size is 2,048 Square Feet.
 - d. The existing Building Footprint is 1,406 square feet. The proposed Building Footprint, including the detached Accessory Building, is 2,045 Square Feet, an increase of 639 square feet.



Planning Department

- e. **Lot Width:** The minimum Lot Width is 25 feet. The Lot is 103 feet wide.
 - f. **Maximum Lot Size:** The maximum Lot Area for a Single-Family Dwelling is 3,750 square feet. LMC § 15-2.2-4 exempts Historic Sites from the maximum Lot Area. The 5,612-square-foot Lot for the Significant Historic Site was created through a plat amendment, approved by the Planning Commission on June 26, 2024.
 - g. **Front and Rear Setbacks:** For Lots less than 75 feet in depth, the Front and Rear Setbacks are 10 feet each. The Lot depth is less than 75 feet, and 10-foot Front and Rear Setbacks are required. The detached Accessory Building is set back 31 feet from the rear property line. The proposed detached Accessory Building is set back over 19 feet from Sandridge Road and exceeds the 10-foot Front Setback requirement.
 - h. **Building Height:** LMC § 15-2.2-5 establishes a maximum Building Height of 27 feet from Existing Grade. According to the Applicant's roof-over-topography exhibit, while much of the Significant Historic Structure is below the Zoning District Building Height, the highest point of the existing Significant Historic Structure at the rear of the property is 27 feet from Existing Grade. The proposed rear addition, entry foyer, and transitional element are below the 27-foot Zoning District Height. Detached Accessory Buildings may not exceed 18 feet in Building Height from Existing Grade. The proposed detached Accessory Building does not exceed 16 feet in Building Height from Existing Grade.
 - i. **Interior Building Height:** LMC § 15-2.2-5(A) establishes a maximum interior height of 35 feet. The existing structure has a maximum interior height of 25 feet and the addition has a maximum interior height of 25 feet.
 - j. **Parking:** LMC § 15-3-6(A) requires two parking spaces for a Single-Family Dwelling. Currently, vehicles park on a gravel area north of the Significant Historic Structure. While LMC § 15-2.2-4 exempts Historic Sites from parking requirements, the proposed detached Accessory Building includes a single-car garage and provides parking on the driveway for a second vehicle.
9. **Steep Slope Conditional Use Permit Criteria**
- a. **Location of Development:** Development is located and designed to reduce visual and environmental impacts of the Structure. The Accessory Building will serve as a retaining structure for this Steep Slope area within the site and the existing retaining walls are proposed to be removed.



Planning Department

- b. **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. The Visual Analysis provided by the Applicant shows that from Sandridge Road, the detached Accessory Building is smaller in massing and scale compared to the Significant Historic Structure. The detached Accessory Building steps down the slope and will be minimally visible due to Significant Vegetation at the rear of the site and the visibility of the site from cross-canyon views.
- c. **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. The Detached Accessory Building is proposed to be in part in an area already disturbed with retaining walls on site to create a single-car garage to provide on-site parking. A gravel area to the north of the Significant Historic Structure currently used for parking for the site must be revegetated and landscaped in compliance with LMC Section 15-5-5(N).
- d. **Terracing:** The detached Accessory Building is proposed to retain the Steep Slope and existing retaining walls will be removed. Natural Grade is required to be restored alongside the detached Accessory Building. Final Grade shall be within four feet of Existing Grade.
- e. **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. The location of the detached Accessory Building is partially disturbed with substantial retaining walls. The detached Accessory Building will retain the Steep Slope and reduce the retaining walls. The existing gravel parking area to the north of the Significant Historic Structure shall be revegetated in accordance with the requirements of LMC Section 15-15(N) *Landscaping* prior to issuance of a Certificate of Occupancy to restore landscaping in



Planning Department

the front yard and to shift parking to the detached Accessory Building and driveway.

- f. **Building Form and Scale:** where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. LMC Section 15-13-2(B)(9) *New Accessory Buildings – Regulations for Historic Residential Sites*, requires:
 - i. New detached garages to have a maximum interior dimension of twelve feet in width. The proposal complies.
 - ii. Single-car wide tandem garages are recommended. The Applicant proposes a single-car garage with tandem parking in the driveway.
 - iii. Garage doors shall not exceed nine feet in width by nine feet in height. The proposed garage door is less than the maximum allowed dimensions.
 - iv. Accessory Buildings may not exceed 50% of the footprint of the Historic Structure. The footprint of the Historic Structure is 1,406 square feet. The footprint of the detached Accessory Building is 278 square feet, and therefore complies. The detached Accessory Building is subordinate to the existing structure.
 - v. Accessory Buildings must be compatible with the character area. Sandridge Road is a distinct character area with historic Accessory Buildings along Sandridge Road.
- g. **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. The proposed façade along Sandridge Road is varied. The detached Accessory Building provides architectural variation to the Significant Historic Structure, and is set back behind the Historic Structure, preventing a Wall Effect.
- h. **Dwelling Volume:** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this



Planning Department

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.

- i. **Building Height:** The Zone Height in the HR-1 District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures. While detached Accessory Buildings may be 18 feet in Building Height from Existing Grade, the detached Accessory Building is ten feet in height when viewed from Sandridge Road and is sixteen feet in height from Existing Grade at its highest point, when viewed from the rear of the property.
10. **Development Review Committee:** The Committee reviewed the proposal on October 3, 2023, and May 7, 2024, and recommends Conditions of Approval 5-15.
11. **Public Notice:** Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 23, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 23, 2024. The *Park Record* published courtesy notice on July 31, 2024.

Conclusions of Law

1. The detached Accessory Building, as conditioned below, complies with LMC Chapter 15-2.2 *Historic Residential -1 Zoning District* and Section 15-2.2-6 *Development on Steep Slopes*.

Conditions of Approval

1. Final building plans and construction details for the detached Accessory Building shall reflect compliance with the plans approved August 14, 2024, by the Planning Commission with an allowance for compliance with the Historic District Design Review. 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 is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for



Planning Department

review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

3. The Applicant shall receive approval of a Historic District Design Review Permit prior to Building Permit submittal.
4. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this Steep Slope Conditional Use Permit 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.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, pursuant to the requirements of the Chief Building Official.
6. 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 to State and Federal law.
7. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
8. All exterior lighting shall be down directed and fully shielded with bulbs 3,000 degrees Kelvin or less and shall comply with the City's Dark Sky Code in LMC Section 15-5-5(J). Final lighting details must be reviewed and approved by Planning Staff prior to installation.
9. Landscaping shall be water-efficient with drought tolerant plants and water-wise landscaping compliant with LMC Section 15-5-5(N) *Landscaping*.
10. The driveway may not exceed 10 feet in width.
11. Prior to submitting a building permit, the Application shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
12. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior at the time of building permit submittal, subject to City Engineer approval.
13. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer with the submittal of a building permit.

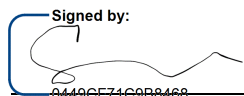


Planning Department

14. 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.
15. 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.
16. The Applicant shall replace the Significant Vegetation impacted by the construction of the detached Accessory Building in like and kind in a location to be approved by the Planning Department in compliance with the Wildland Urban Interface and Waterwise Landscaping regulations at the time of building permit review. The Significant Vegetation replacement shall be planted and inspected prior to issuance of a Certificate of Occupancy.
17. Significant Vegetation at the rear of the site shall be protected and shall screen the detached Accessory Building when viewed from Swede Alley.
18. Natural Grade shall be restored alongside the detached Accessory Building. Final Grade shall be within four feet of Existing Grade.
19. The existing gravel parking area to the north of the Significant Historic Structure shall be revegetated in accordance with the requirements of LMC Section 15-5-5(N) *Landscaping* prior to issuance of a Certificate of Occupancy and parking shall be restricted to the detached Accessory Building garage and its adjacent driveway.
20. Rooftop Uses and/or a Rooftop Deck for the Accessory Building are prohibited.

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

Sincerely,

Signed by:


0449CF71C9B8468...
Sarah Hall, Planning Commission Chair

8/21/2024

**PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN**

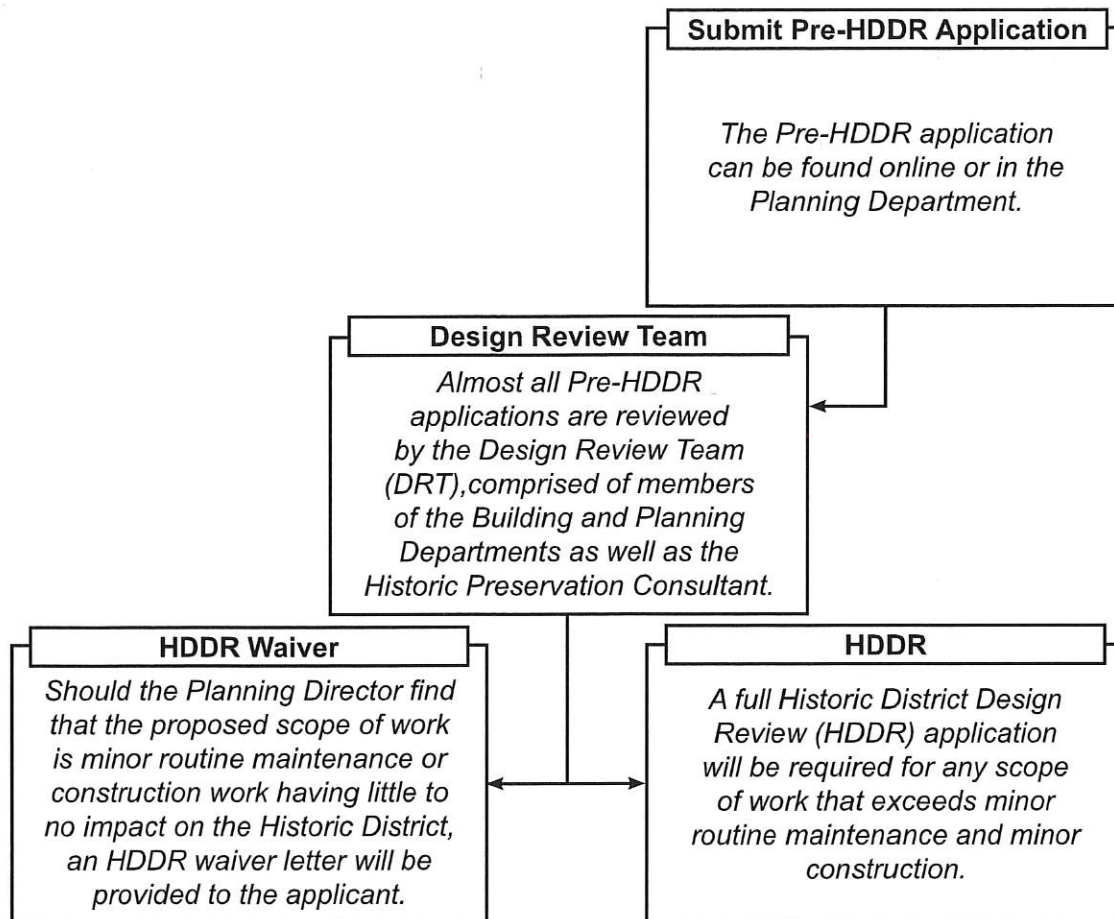
**INFORMATION GUIDE
AND APPLICATIONS**

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

INFORMATION GUIDE

It is deemed to be in the best interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of buildings, structures, and sites of historic significance in Park City. These buildings, structures, and sites are among the City's most important cultural, educational, and economic assets.

Application Process for sites in the Historic District



The Planning Department is authorized to require that developers prepare a Physical Conditions Report and Historic Preservation Plan as a condition of approving an application that affects a historic structure, site, or object.

What is a Physical Conditions Report?

A Physical Conditions Report is a preservation and rehabilitation tool that identifies, describes, and evaluates the existing condition of a historic building at the specific point in time that the report is completed. It should document the history of construction and past alterations based on physical and documentary evidence. It should also evaluate the condition of specific character-defining features that make up the site or structure.

What is a Historic Preservation Plan?

A Historic Preservation Plan recommends an overall treatment approach in order to address

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the conditions documented by the Physical Conditions report. The Historic Preservation Plan assesses and guides the effects of the proposed construction-related work in order to ensure that the proposed project complies with the Design Guidelines for Historic Districts and Historic Sites.

What does a Physical Conditions Report include?

A Physical Conditions Report is a comprehensive redecoration and evaluation of the elements, features, and spaces that make up a historic site or structure. The report shall identify each element, feature, and/or space and provide a detailed description of:

- What is it?
- What does it look like?
- What is it made of?
- How was it constructed?

The Physical Conditions Report should be completed after conducting a visual inspection of the existing conditions including uninhabitable space such as roofs, attics, basements, and crawlspaces. Selective demolition or removal of wall and floor coverings may be helpful, but is not required.

What does a Historic Preservation Plan include?

The Historic Preservation Plan outlines proposed treatments for the elements, features, and/or spaces identified by the Physical Conditions Report. These treatment options should be consistent with the Design Guidelines for Historic Districts and Historic Sites, consider potential impacts of proposed treatments, and avoid significantly altering the historic site's or structure's historic integrity.

What is the purpose of the Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report helps establish the scope of work for the proposed project. By determining the condition of the specific elements and character-defining features of the site or structure, the report aids the applicant in selecting an appropriate treatment method for the Historic Preservation Plan.

The four (4) recognized treatment options are:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
- **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
- **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
- **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.

Most projects will employ two (2) or more of these treatments.

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The Historic Preservation Plan outlines the proposed treatment for each element, feature, and/or space documented in the Physical Conditions Report. The Historic Preservation Plan considers the current and proposed program needs of the site and/or structure in order to guide treatment approaches and prevent alterations that may have an adverse effect on the site and/or structure.

Who can complete a Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report and Historic Preservation Plan may be prepared by the property owner, architect, structural engineer, historic preservation consultant, contractor, or other members of the design team.

INSTRUCTIONS FOR PHYSICAL CONDITIONS REPORT

The purpose of the Physical Conditions Report is to document the existing conditions of the site, its buildings, and structures. All sites, historic or otherwise, that are subject to a Historic District Design Review application are required to complete a Physical Conditions Report. This form may be completed and submitted to the Planning Department prior to your Pre-Application Conference.

It is important to identify each element, feature, or space of a historic site and/or structure as all materials, elements, features, and space show the history of construction and past alterations that make up the historic site and/or structure as it exists today. Together and individually, these components contribute to or detract from the historic integrity. Each component should be described regardless of its historical significance.

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Conditions Assessment.** In order to fully document each element, feature, and/or space of the historic site or structure, a description of the individual item as well as a conditions evaluation should be provided.

At a minimum, the description narrative should describe the overall appearance, material, and condition of each element, feature, and/or space. The description should also identify and evaluate causes for deterioration, decay, or loss of material. Descriptions should refer to the location and the extent of the deficiency. Photo-documentation should be referenced as well. Any limitations or obstacles to an inspection should be noted as part of the description.

Window and Door Survey forms have been included as part of this application. All window and door openings should be assigned a number and described as part of the survey. Windows and doors in pairs or groupings should be assigned separate numbers.

- 3. Structural Evaluation.** A licensed structural engineer's report should be provided for any proposed panelization or reconstruction project. The structural engineer must certify that the building cannot be reasonably moved intact and demonstrate that the structural system is failing.
- 4. Conditions Evaluation.** Each element, feature, and/or space of the historic site or structure shall be described in detail and include photographic documentation to illustrate the condition. Conditions shall be assessed as:
 - **Excellent Condition.** An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
 - It is intact, structurally sound, and performing its intended purpose
 - There are no cosmetic imperfections
 - Needs no repair
 - **Good Condition.** An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
 - It is intact, structurally sound, and performing its intended purpose
 - There are few cosmetic imperfections
 - It needs only minor or routine maintenance

- **Fair Condition.** An element, feature, and/or space is evaluated to be in fair condition when it meets the following criteria:
 - There are early signs of wear, failure, or deterioration though the element or feature is generally structurally sound and performing its intended purpose
 - There is a failure of a sub-component of the element or feature
 - Replacement of up to 25% of the feature or element is required
 - Replacement of a defective sub-component of the element or feature is required.
- **Poor Condition.** An element, feature, and or/space is evaluated to be in poor condition when it meets the following criteria:
 - It is no longer performing its intended purpose
 - It is missing
 - It shows signs of imminent failure or breakdown
 - More than 25% of the feature or element is deteriorated or damaged and the element or feature cannot be made safe and serviceable through repair
 - It requires major repair or replacement

5. Photo Documentation. Historic and current photographic documentation shall be provided for the conditions described in the narrative for each element, feature, and/or space. Digital photos must be comprehensive and clear. At a minimum:

- Photographs of each building elevation should be provided. Multiple photographs may be used to document the entire length of a façade, if necessary.
- Where appropriate, a measuring scale should be included in the photograph to verify dimensions. This should be completed for any photographs of architectural details.
- Each feature described in this report must include at least one (1) corresponding photograph. More than one (1) photograph per description is encouraged.
- Photographs should be numbered and organized in the same order as the narratives described above. Photographs should be printed in color. To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
- Images on a Disc. Digital copies of the photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit original materials. Materials submitted with the form will not be returned to the applicant.
 - i. The size of the images should be at least 3,000 x 2,000 pixels at 300 dpi (pixels per inch) or larger if possible.
 - ii. It is recommended that digital images be saved in 8-bit (or larger) format.
 - iii. TIFF images are preferred, but JPEG images will be accepted.
 - iv. The CD-R should be labeled as PCR Form "Property Address" "Date".
- Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
- The photos should be organized in a clear, comprehensive manner, reflecting the order of the Physical Conditions Report. Captions are recommended, but not required. See next page for example of photo numbering.



PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Hranitzky Residence
ADDRESS: 218 Sandridge Road
Park City, UT 84060
TAX ID: PC-597 Account 0023410 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: 16 22 BLOCK #: 12 72
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Dennis Hranitzky
MAILING PO Box 683849
ADDRESS: Park City, UT 84068
PHONE #: (917) 405 - 6777 FAX #: () -
EMAIL: dennis.hranitzky@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Molly Guinan
PHONE #: (435) 649 - 0092
EMAIL: mguinan@elliottworkgroup.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

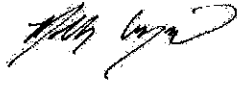
ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: 

Name of Applicant: Molly Guinan

Mailing 1441 Ute Blvd Suite 100

Address: Park City, UT, 84098

Phone #: (435) 649 - 0092 Fax #: () -

Email: mguinan@elliottworkgroup.com

Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Dennis Hranitzky

Mailing Address: PO Box 683849

Park City, UT 84068

Street Address/ Legal 218 Sandridge Ave, Park City, UT 84060

Description of Subject Property: Single residential

Signature:  Date: 

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

ELLIOTT WORKGROUP LLC
141 West 1st Street, Suite 100
Park City, Utah 84050
Phone: 801.225.1533
elliottworkgroup.com



Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060
Project Status:
Building Name:

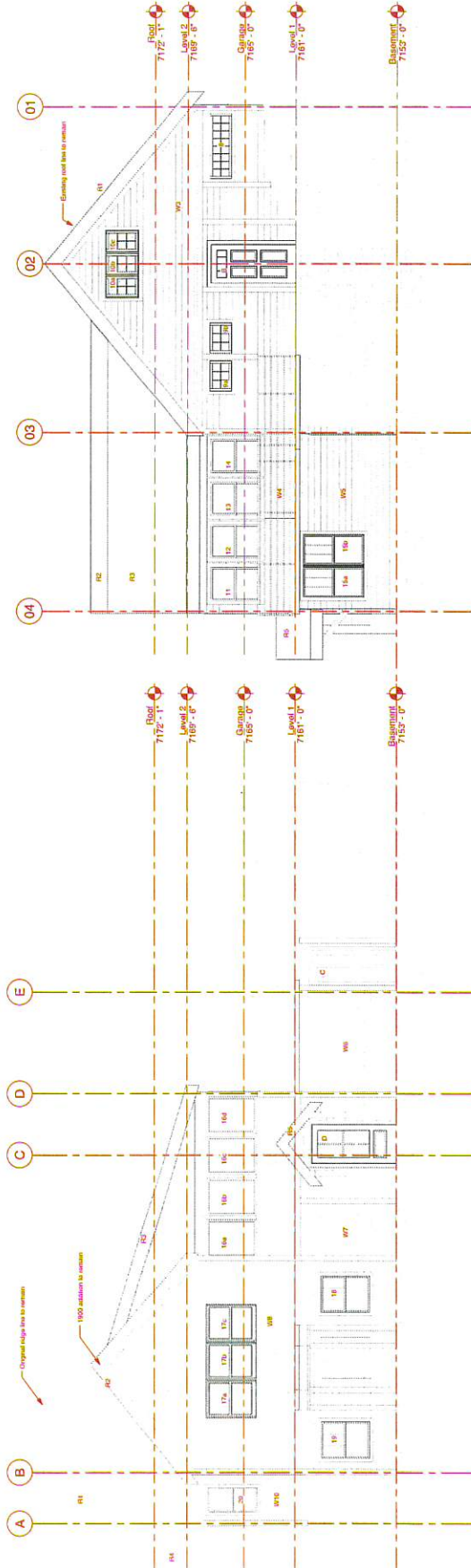
Not for construction

Rev.	Date	Description
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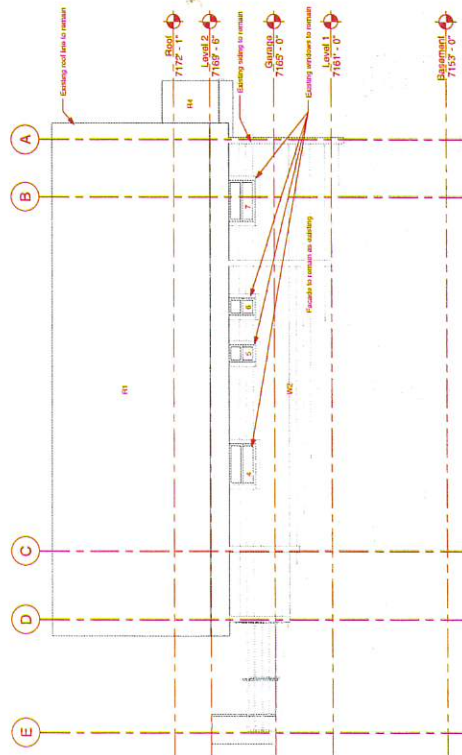
ISSUE DATE: 2023.07.20
OWNER PROJECT NO.:
CONTRACT NO.:
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO.: 2022.092
COPYRIGHT: Elliott Workgroup LLC

SHEET TITLE
Elevations Existing Historic
Review

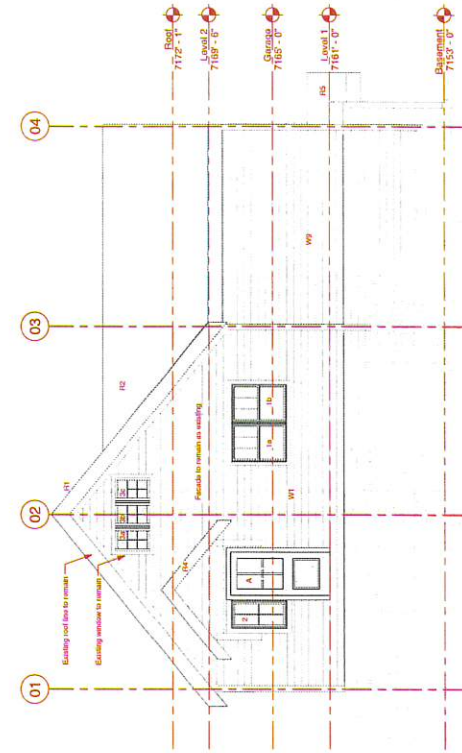
A-203



4 Elevation West Existing.
1/4" = 1'-0"



2 Elevation East Existing.
1/4" = 1'-0"



1 Elevation North Existing.
1/4" = 1'-0"

3 Elevation South Existing.
1/4" = 1'-0"

SAMPLE PHYSICAL CONDITIONS REPORT

This sample is based on the residence located at 664 Woodside Ave.

Sample Detailed Description of Existing Conditions:

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Front Porch (East Facade)

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1930s

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs, the L-shaped front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is poured concrete. The roof of the porch is a shed roof and the roof material is standing seam metal. The porch is located on the east facade, wraps along the south facade, and continues to the west facade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Several of the wood porch posts and horizontal members have been replaced. The new wood porch posts and horizontal members are unpainted. The remaining historic wood railings and balustrades, porch posts, porch ceiling, roof structure, and horizontal members are missing paint. The fascia board at the connection between the east facade gable and porch roof is rotted and damaged. Wires are hanging/detached near the east facade gable and porch roof connection on the east facade. The flashing between the main roof and the porch roof is showing signs of rust.

Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 9, 12, 13

Illustration Numbers: 7a

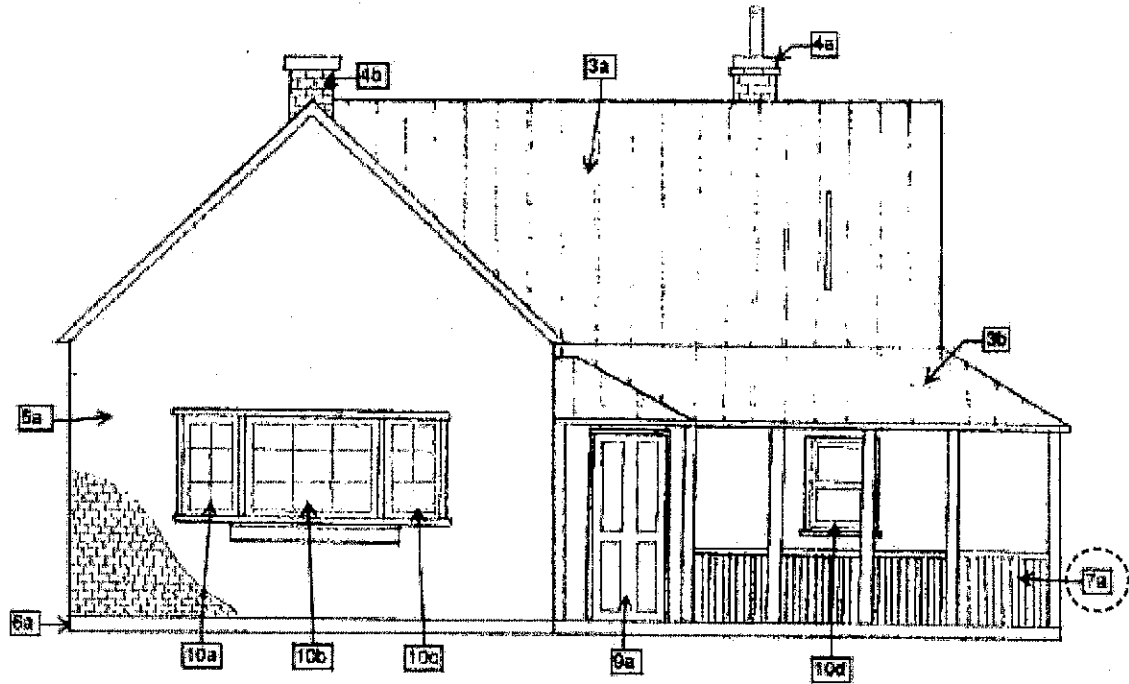
Multiple photos provide detailed documentation of existing features and any deficiencies.

Number corresponding to the illustration on the following page.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

SAMPLE ILLUSTRATION

East Facade:



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SAMPLE PHOTO DOCUMENTATION SHEET

Photo #1: East Elevation



Photo #2: East Elevation Porch Ceiling and Support Structure Detail



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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. *Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.*

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Paved Steps + Stone Retaining walls + Fencing + Existing Landscaping + Parking

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The site design consists of stone retaining walls on the South, West, and North sides of the site, terraced retaining walls/planters on the South, paved stone paths throughout, and a solid horizontal wood fence to the rear (South, West, and North) of the site as well as a cable rail fence on the South East. The wooden fence separates the property from the public hillside stairs (which would have acted historically as the main entrance to the property). There are two parking spaces, one gravel space to the North of the property, and one paved space to the South of the property extending parallel to Sandridge Ave. Both parking spaces are accessed from Sandridge Ave. All of the site design/Landscaping was added as a later addition, likely 1960+.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

There is mortar deterioration throughout all portions of the site design, on pavers as well as retaining walls and landscape walls. Evidence of this can be viewed on attached photo sheets: Sheet 1-6a

Photo Numbers: Sheets 1,2,3,4,5, 6, 6a Illustration Numbers: _____



Sheet 1 photo 1



Sheet 1 photo 2



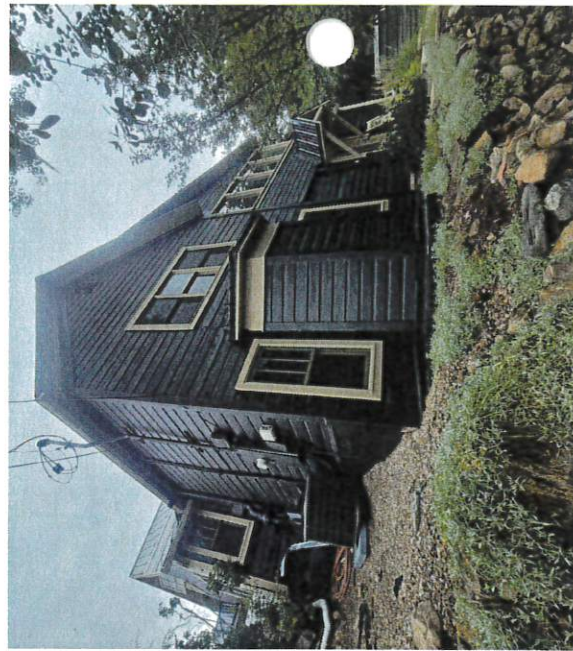
Sheet 1 photo 3



Sheet 1 photo 4



Sheet 1 photo 5



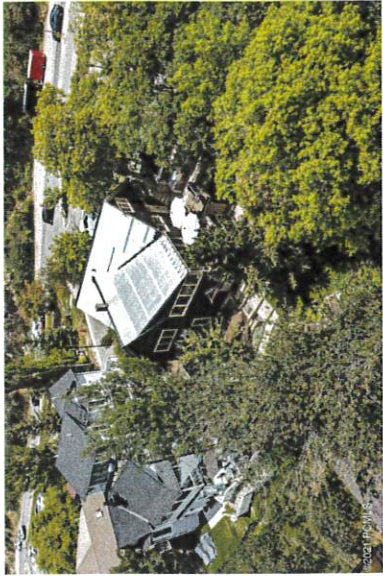
Sheet 1 photo 6



Sheet 2 photo 1



Sheet 2 photo 2



Sheet 2 photo 3



Sheet 2 photo 4



Sheet 2 photo 5



Sheet 2 photo 6



Sheet 2 photo 7



Sheet 2 photo 8



Sheet 2 photo 9



Sheet 3 photo 1



Sheet 3 photo 2



Sheet 3 photo 3



Sheet 3 photo 5



Sheet 3 photo 4



Sheet 3 photo 5



Sheet 3 photo 6



Sheet 4 photo 1



Sheet 4 photo 2



Sheet 4 photo 3



Sheet 4 photo 4



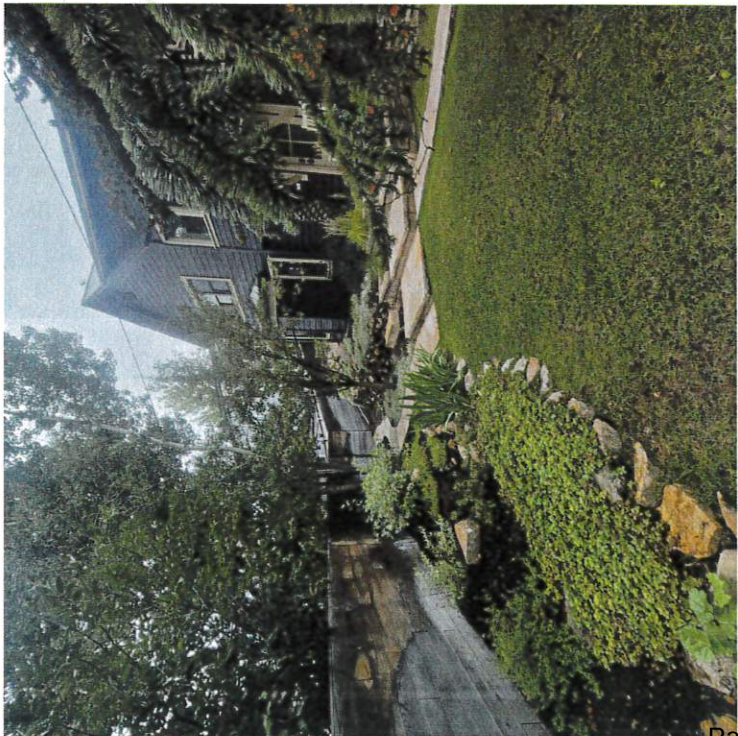
Sheet 4 photo 5



Sheet 5 photo 1



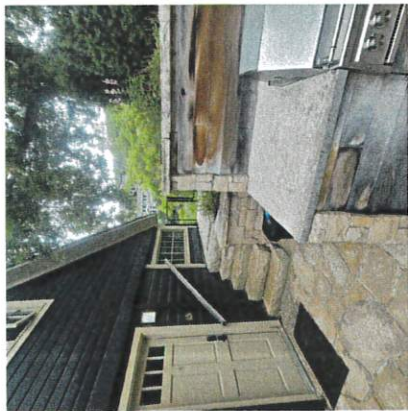
Sheet 5 photo 2



Sheet 5 photo 3



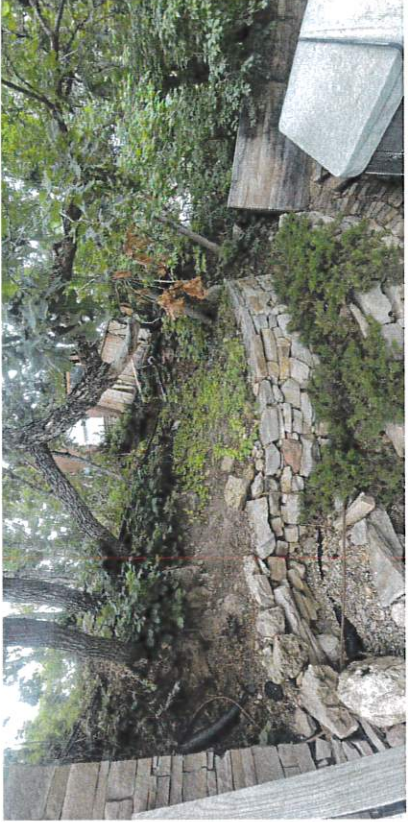
Sheet 5 photo 4



Sheet 6 photo 1



Sheet 6 photo 2



Sheet 6 photo 3



Sheet 6 photo 4



Sheet 6 photo 5



Sheet 6 photo 6



Sheet 6 photo 7



Sheet 6 photo 8



Sheet 6a photo 1



Sheet 6a photo 2



Sheet 6a photo 3



Sheet 6a photo 4



Sheet 6a photo 5



Sheet 6a photo 7



Sheet 6a photo 6



Sheet 6a photo 8

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature	Structural Systems
-----------------	--------------------

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The structure
Sub-floor: Plank
Basement/Crawlspace Floor: Dirt
Floor Structure: Beams and Posts: Wood/Wood Joists

Rafter system is installed in the attic cavity to support the roof decking.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

1) The chimney is leaning and likely has structural failure through deterioration of the mortar joints and bricks. Deterioration of the footing at chimney

2) Wood framing and support posts are in direct contact with soil

3) Soft mortar joints seen in the stone and brick foundations

Photo Numbers: Sheets 7,8 Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



Sheet 7 photo 1



Sheet 7 photo 2



Sheet 7 photo 3



Sheet 7 photo 4



Sheet 7 photo 5



Sheet 7 photo 6



Sheet 7 photo 7



Sheet 7 photo 8



Sheet 7 photo 9



Sheet 7 photo 10



Sheet 7 photo 11



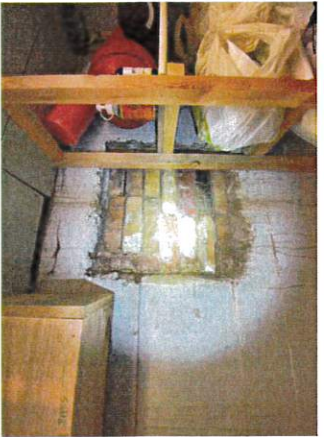
Sheet 8 photo 1



Sheet 8 photo 2



Sheet 8 photo 3



Sheet 8 photo 4



Sheet 8 photo 5



Sheet 8 photo 6



Sheet 8 photo 7



Sheet 8 photo 8



Sheet 8 photo 9



Sheet 8 photo 10



Sheet 8 photo 11



Sheet 8 photo 12

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element: 1895 Roof

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1895 - 1941

Describe existing feature:

Roofing material: metal

Gutter: aluminum

Flashing: metal

Roof has two vents on East side + one vent on West side

Heat tape and snow retention bars on West side

Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheet 9
Photos 1,2,3

Illustration Numbers: R1

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: 1910 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Roofing material: metal

Gutter: aluminum

Flashing: metal

Roof has one chimney + one vent

Heat tape + Snow bands

Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheet 9

Illustration Numbers: R2

Photos 5,6,7,8,9,10,11,12,13

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: 1941 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Pitched roof added roughly @ 1941 addition. This new roof enclosed what was previously a porch.

Roofing material: metal

Gutter: aluminum

Flashing: metal

Heat tape and snow retention bars on South side

Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheets 9
Photos 5,6,7,8

Illustration Numbers: R3



Sheet 9
photo 1



Sheet 9
photo 2



Sheet 9
photo 3



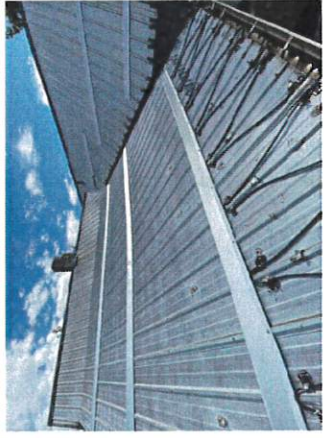
Sheet 9
photo 4



Sheet 9
photo 5



Sheet 9
photo 6



Sheet 9
photo 7



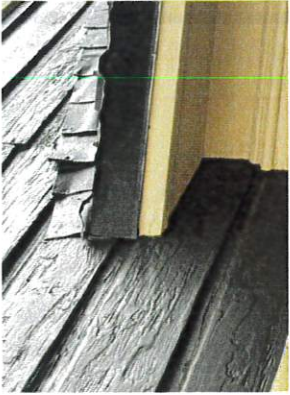
Sheet 9
photo 8



Sheet 9
photo 9



Sheet 9
photo 10



Sheet 9 photo 11



Sheet 9 photo 12



Sheet 9 photo 13

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Brick chimney in 1910 addition roof

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1910

Describe existing feature:

Brick chimney

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

1) the chimney is leaning and likely has structural failure through deterioration of the mortar joints and bricks. Deterioration of the footing @ chimney

Chimney is missing rain hat
Defective seals at chimney - gaps noted in the sealant and flashing at the chimney penetration.

Photo Numbers: Exterior Illustration Numbers: _____

Sheet 9

Photos 5,6,7,8,9, 10,12

Interior

Sheet 7

Photos 9,10,11

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Siding

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Siding - clad with drop-novelty wood siding

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

In various locations, siding terminates at grade
Various locations, siding damage

Photo Numbers: Sheet 10 Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature	Foundation
-----------------	------------

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Brick, Concrete, Stone

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Soft mortar joints noted at the stone and brick foundations

Photo Numbers: Sheet 10 Illustration Numbers: _____



Sheet 10 photo 4



Sheet 10 photo 9



Sheet 10 photo 14



Sheet 10 photo 3



Sheet 10 photo 8



Sheet 10 photo 13



Sheet 10 photo 7



Sheet 10 photo 12



Sheet 10 photo 2



Sheet 10 photo 6



Sheet 10 photo 11



Sheet 10 photo 1



Sheet 10 photo 5



Sheet 10 photo 10

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Identify feature: Slab

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Original porch on the South side of house was enclosed around the 1941 addition. Evidence of original porch uprights can be seen in South facade.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Mechanical

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Cooling Equipment:

Central Air Conditioner - located exterior North side of property. Bryant brand 2.5 ton, 2013.

Split - basement, 1st floor, 2nd floor

Heat Pump - located exterior East side of property

Heating:

Heat pump - located East side of property

Split system heat pump AHRI 15,000btu, 2001

Baseboard radiant heat

Gas - tankless water heater. Gas located North side of property

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature	Mechanical/Electrical
-----------------	-----------------------

This involves: ☐ An original part of the building
☒ A later addition Estimated date of construction: _____

Describe existing feature:

Cooling Equipment: Central Air Conditioner - located exterior North side of property. Bryant brand 2.5 ton, 2013. Split - basement, 1st floor, 2nd floor Heat Pump - located exterior East side of property Heating: Heat pump - located East side of property Split system heat pump AHRI 15,000btu, 2001 Baseboard radiant heat Gas - tankless water heater. Gas located North side of property
--

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Plumbing

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Public water
Main water shut off located in crawlspace
Water supply material: Pex
Hot water systems, controls, flues and vents located in basement.
Capacity in BTU - tankless water heater 110,000 btu
Capacity in gallons - indirect fired water tank 52gal
Manufacturer: Navien, Eco King
Gas
water supply/distribution: Copper/Pex
Main shut off location of gas meter on North side
Drain/Waste/vent: ABS, Iron

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____



Sheet 11 photo 2



Sheet 11 photo 3



Sheet 11 photo 4



Sheet 11 photo 5



Sheet 11 photo 6



Sheet 11 photo 7



Sheet 11 photo 8



Sheet 11 photo 9



Sheet 11 photo 10



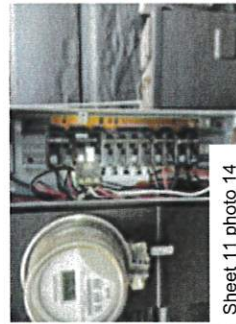
Sheet 11 photo 11



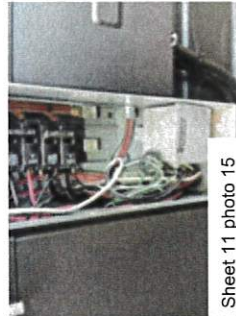
Sheet 11 photo 12



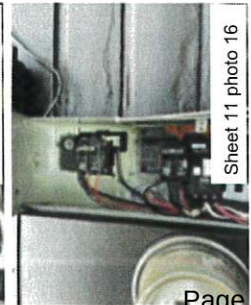
Sheet 11 photo 13



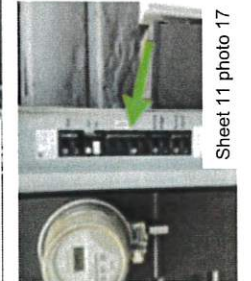
Sheet 11 photo 14



Sheet 11 photo 15



Sheet 11 photo 16



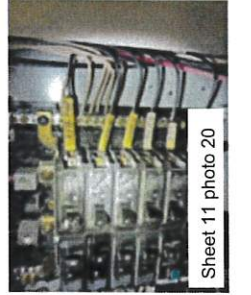
Sheet 11 photo 17



Sheet 11 photo 18



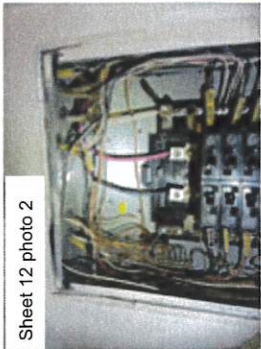
Sheet 11 photo 19



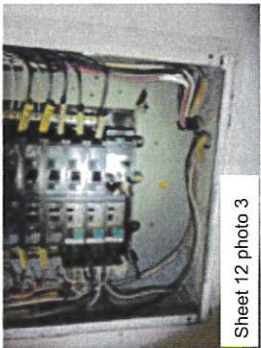
Sheet 11 photo 20



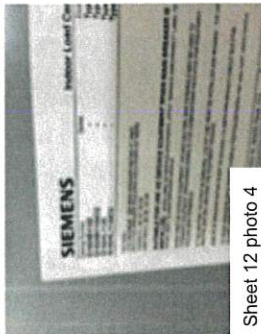
Sheet 12 photo 1



Sheet 12 photo 2



Sheet 12 photo 3



Sheet 12 photo 4



Sheet 12 photo 5



Sheet 12 photo 6

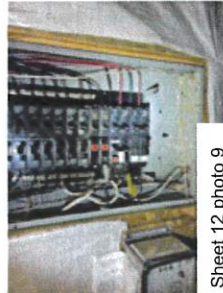
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement



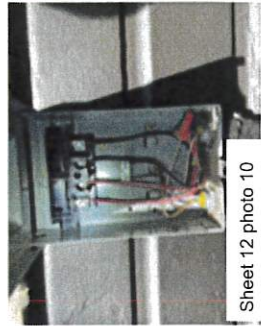
Sheet 12 photo 7



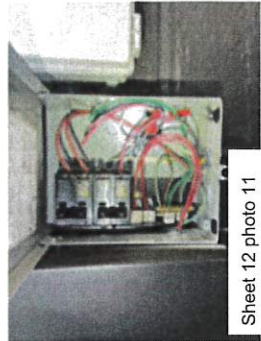
Sheet 12 photo 8



Sheet 12 photo 9



Sheet 12 photo 10



Sheet 12 photo 11



Sheet 12 photo 12



Sheet 12 photo 13



Sheet 12 photo 13



Sheet 12 photo 14



Sheet 12 photo 15



Sheet 12 photo 16



Sheet 12 photo 17



Sheet 12 photo 18

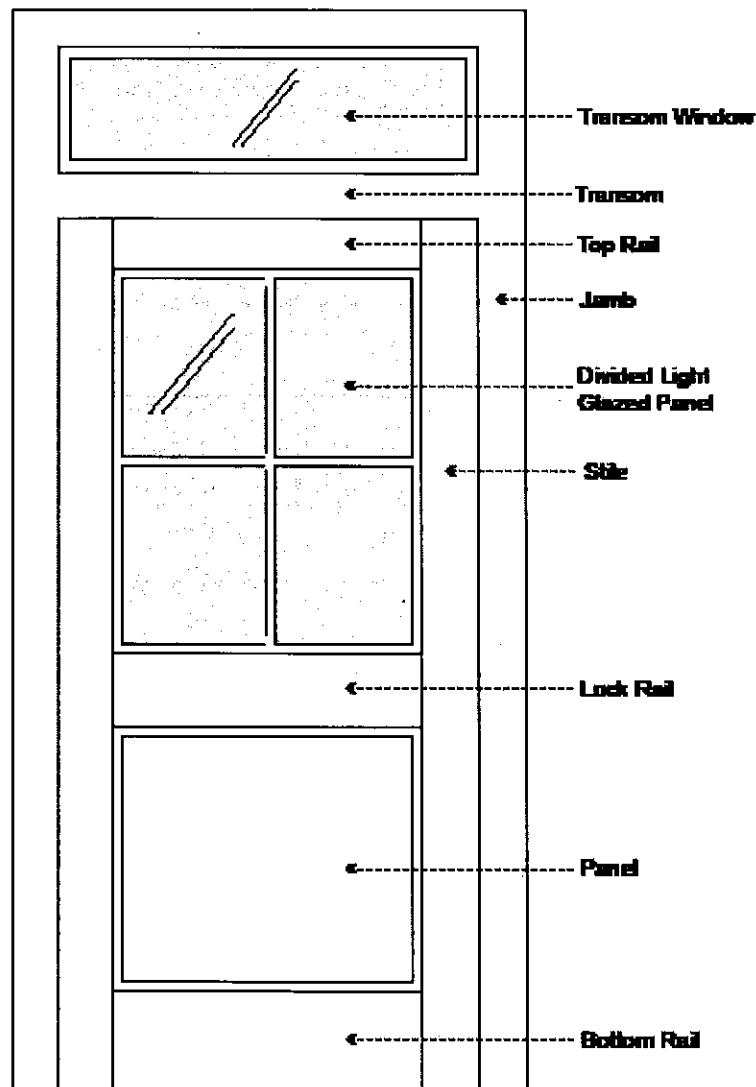
Photo sheet 12 - Mechanical

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Door Survey Form

Total number of door openings on the exterior of the structure: 4

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 4

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 3

Door #	Existing Condition (Excellent, Good, Fair, Poor)	Based on any other factors	Photo's	Historic (Yes/No)
A	Excellent	N/A	Sheet 11 Photo 1	No
B	Fair	Water damage to door frame Swelling at Jamb+Bottom Rail	Sheet 11 Photo 2,3	4,5,6 No
C	Excellent	N/A	Sheet 12 Photo 1,2,3	No
D	Excellent	N/A	Sheet 12 Photo 4	No

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



Sheet 13 photo 1
Diagram: A



Sheet 13 photo 2
Diagram: B



Sheet 13 photo 3
Diagram: B



Sheet 13 photo 4
Diagram: B



Sheet 13 photo 5
Diagram: B



Sheet 13 photo 6
Diagram: B



Sheet 14 photo 1
Diagram: C



Sheet 14 photo 2
Diagram: C



Sheet 14 photo 3
Diagram: C

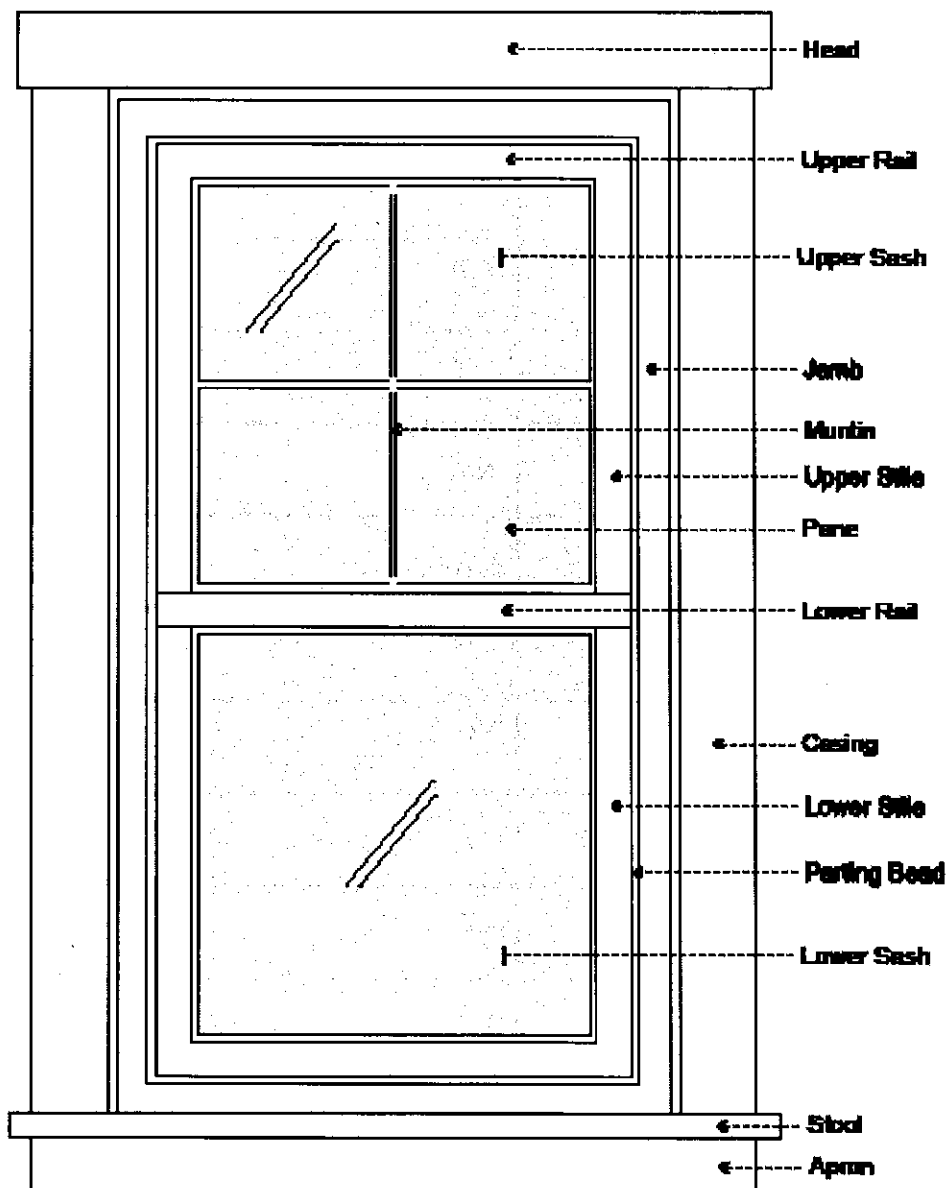


Sheet 14 photo 4
Diagram: D

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: 32

Number of historic windows on the structure: 23 no record of dates when some windows were added

Number of existing replacement/non-historic windows: 9

Number of windows completely missing: 0

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 15

Window #	Existing Condition (Excellent, Good, Fair, Poor)	Describe any alterations	Photo	Historic (yes or no)
1a	Good	N/A	Sheet 15 Photo 3	Yes
1b	Good	N/A	Sheet 15 Photo 3	Yes
2	Excellent	N/A	Sheet 15 Photo 1	No
3a	Good	N/A	Sheet 15 Photo 2	Yes
3b	Good	N/A	Sheet 15 Photo 2	Yes
3c	Good	N/A	Sheet 15 Photo 2	Yes
4	Good	N/A	Sheet 15 Photo 4	Yes
5	Good	N/A	Sheet 15 Photo 5	Yes
6	Good	N/A	Sheet 15 Photo 6	Yes
7	Good	N/A	Sheet 15 Photo 7	Yes
8	Good	N/A	Sheet 16 Photo 1	Yes
9a	Good	N/A	Sheet 16 Photo 3,5	Yes
9b	Good	N/A	Sheet 16 Photo 4,5	Yes

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: _____

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows: _____

Number of windows completely missing: _____

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: _____

Window #	Condition	Notes	Photo	Replace
10a	Good	N/A	Sheet 16 Photo 2	Yes
10b	Good	N/A	Sheet 16 Photo 2	Yes
10c	Good	N/A	Sheet 16 Photo 2	Yes
11	Good	N/A	Sheet 17 Photo 1,2	?
12	Good	N/A	Sheet 17 Photo 1,3	?
13	Good	N/A	Sheet 17 Photo 1,4	?
14	Good	N/A	Sheet 17 Photo 1,5	?
15a	Good	N/A	Sheet 18 Photo 1	?
15b	Good	N/A	Sheet 18 Photo 1	?
16a	Good	N/A	Sheet 18 Photo 2	?
16b	Good	N/A	Sheet 18 Photo 2	?
16c	Good	N/A	Sheet 18 Photo 2	?
16d	Good	N/A	Sheet 18 Photo 2	?

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: _____

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows: _____

Number of windows completely missing: _____

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: _____

Window #	Existing Condition (if replaced, enter date & paint)	Classify any replacement	Photo (if)	Replace? (Yes/No/NA)
17a	Good	N/A	Sheet 18 Photo 4	Yes
17b	Good	N/A	Sheet 18 Photo 4	Yes
17c	Good	N/A	Sheet 18 Photo 4	Yes
18	Good	N/A	Sheet 18 Photo 3	Yes
19	Good	N/A	Sheet 18 Photo 5	Yes
20	Good	N/A	Sheet 18 Photo 6	Yes

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



Sheet 15 photo 1-
diagram #2



Sheet 15 photo 2-
diagram #3a,3b,3c



Sheet 15 photo 3-
diagram #1a, 1b



Sheet 15 photo 4-
diagram #4



Sheet 15 photo 5-
diagram #5



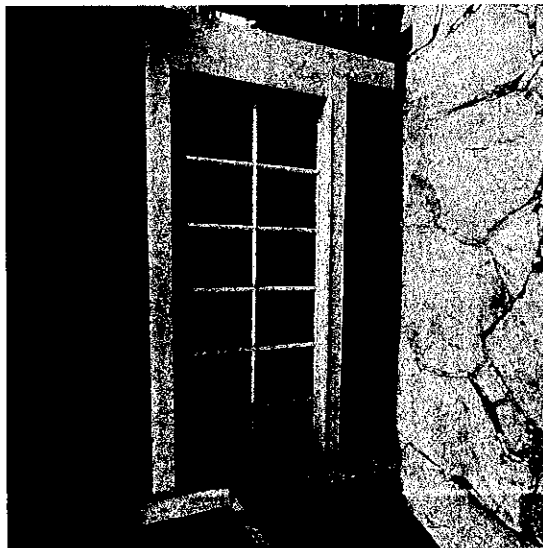
Sheet 15 photo 6-
diagram #6



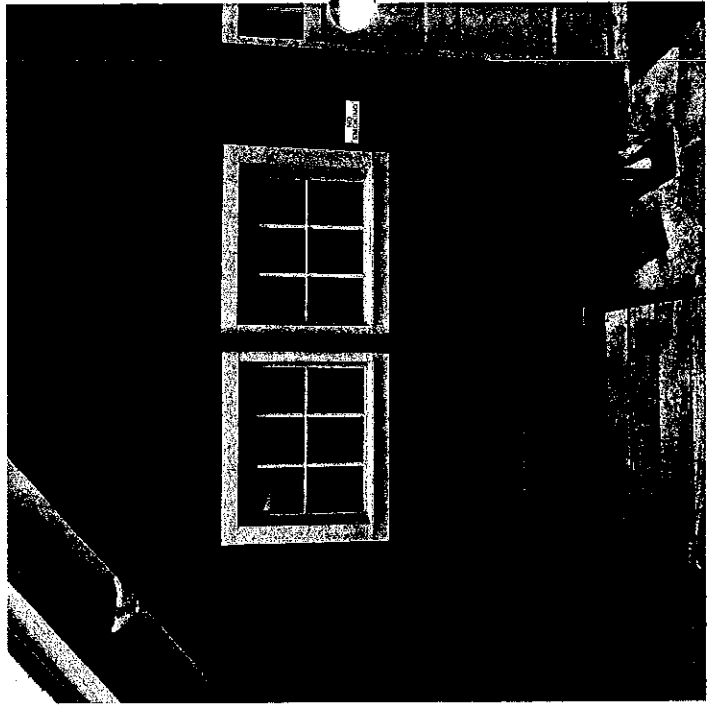
Sheet 15 photo 7-
diagram #7



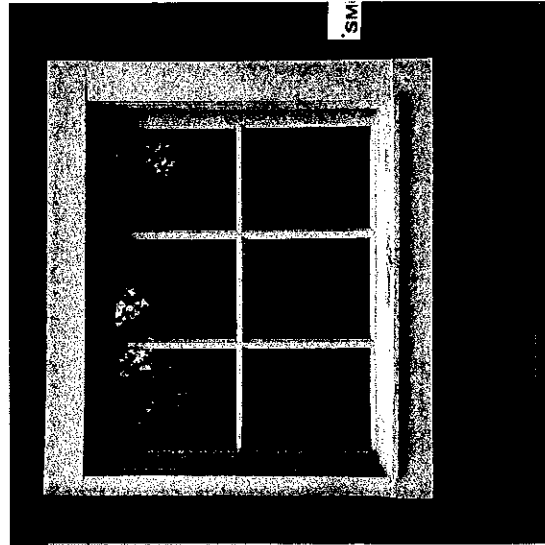
Sheet 16 photo 2-
diagram #10a, 10b, 10c



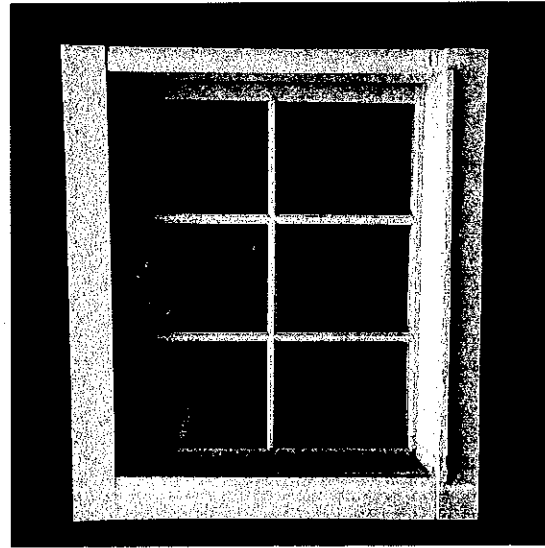
Sheet 16 photo 1-
diagram #8



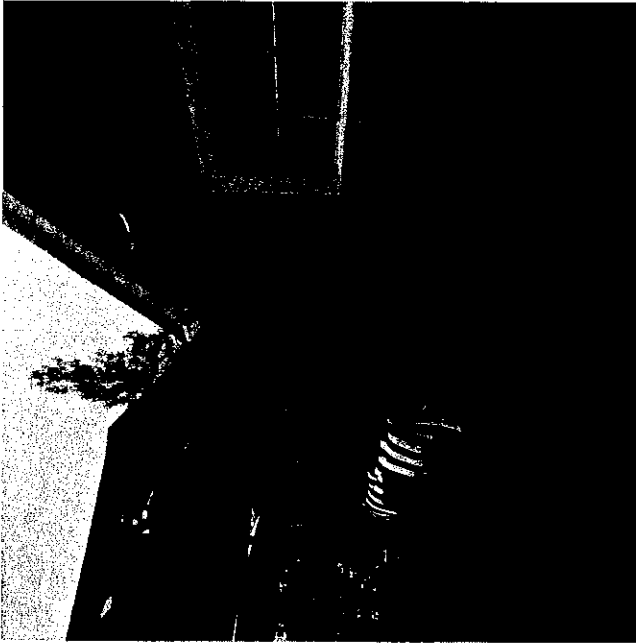
Sheet 16 photo 5- diagram #9a, 9b



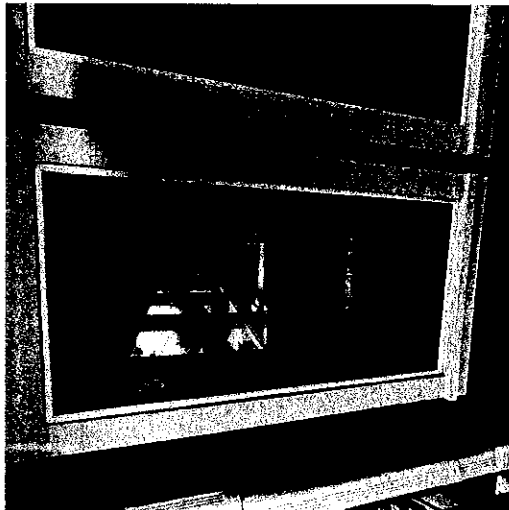
Sheet 16 photo 4-
diagram #9b



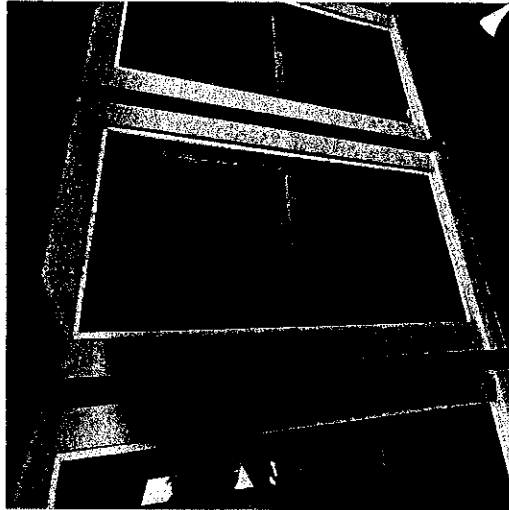
Sheet 16 photo 3-
diagram #9a



Sheet 17 photo 1- diagram #11, 12, 13, 14



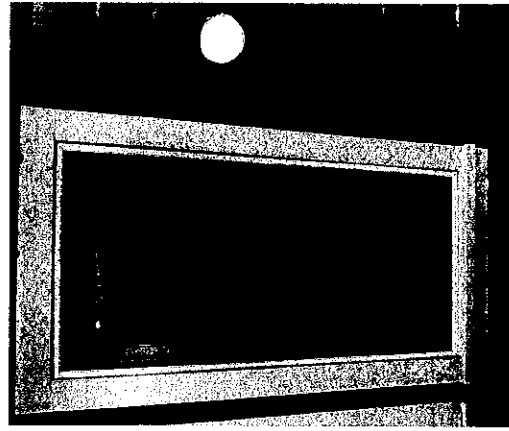
Sheet 17 photo 2- diagram #11



Sheet 17 photo 3- diagram #12

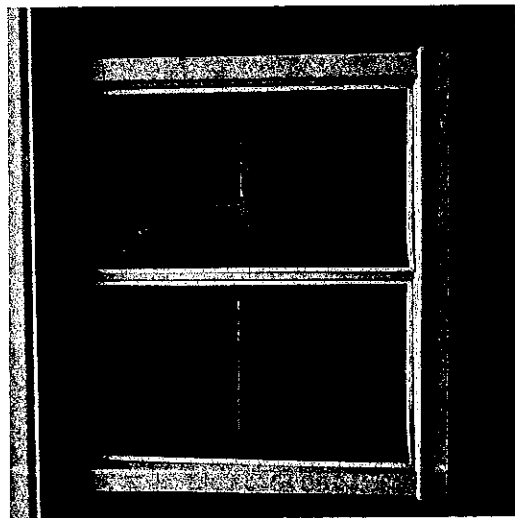


Sheet 17 photo 4- diagram #13

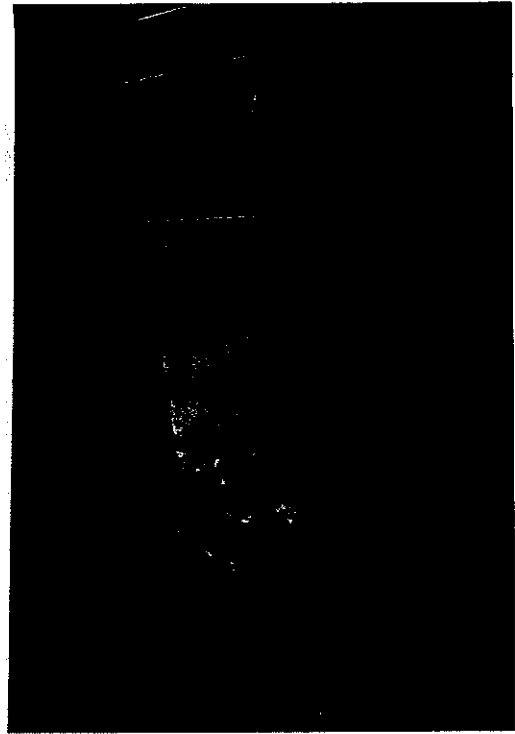


Sheet 17 photo 4- diagram #14

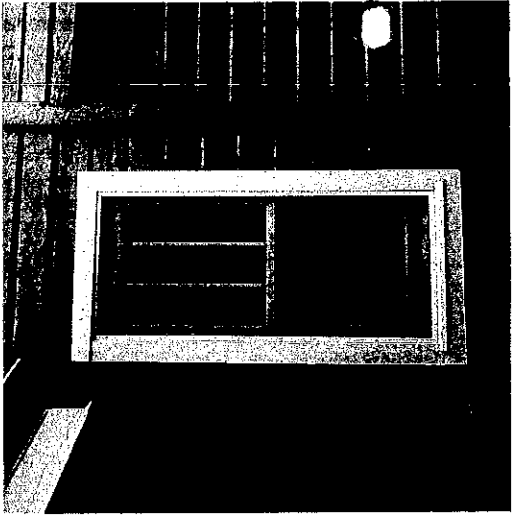
Photo sheet 17 - Windows



Sheet 18 photo 1- diagram #15



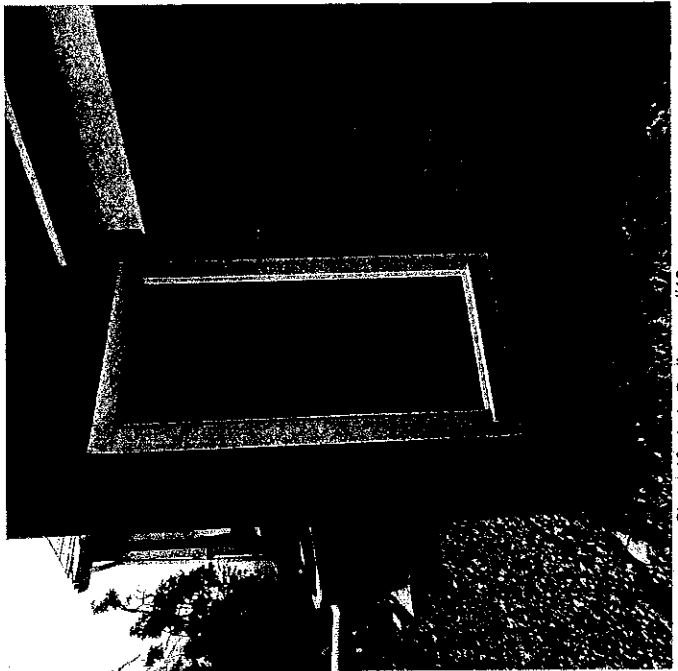
Sheet 18 photo 2- diagram #16a, 16b, 16c, 16d



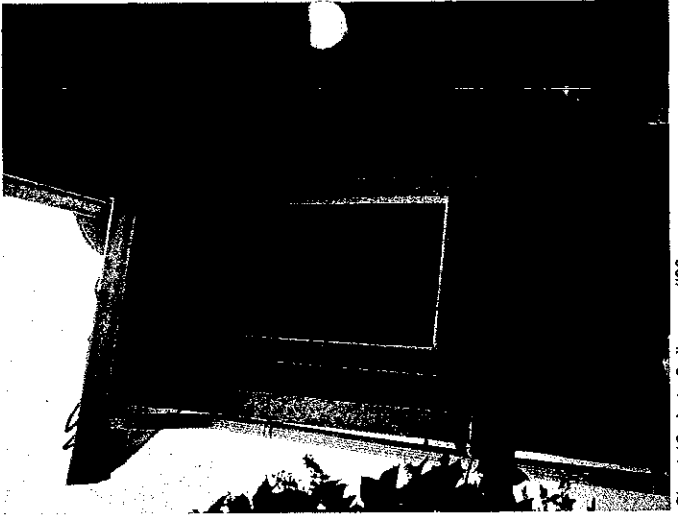
Sheet 18 photo 3- diagram #18



Sheet 18 photo 4- diagram #17a, 17b, 17c



Sheet 18 photo 5- diagram #19



Sheet 18 photo 6- diagram #20 Photo sheet 18 - Windows

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature:	General Interiors
------------------	-------------------

This involves: ☐ An original part of the building
☒ A later addition Estimated date of construction: _____

Describe existing feature:

All interiors have been updated/modernized
--

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 19,20,21,22,23 Illustration Numbers: _____



Sheet 19 photo 1



Sheet 19 photo 2



Sheet 19 photo 3



Sheet 19 photo 4



Sheet 19 photo 5



Sheet 19 photo 6



Sheet 19 photo 7



Sheet 19 photo 8



Sheet 19 photo 9



Sheet 19 photo 10



Sheet 19 photo 11



Sheet 20 photo 1



Sheet 20 photo 2



Sheet 20 photo 3



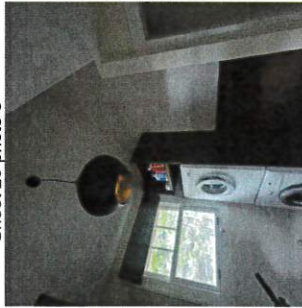
Sheet 20 photo 4



Sheet 20 photo 5



Sheet 20 photo 6



Sheet 20 photo 7



Sheet 20 photo 8



Sheet 20 photo 9



Sheet 20 photo 10



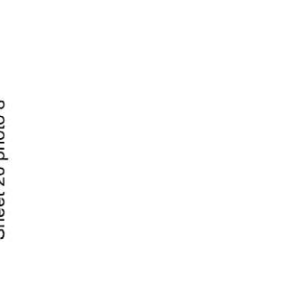
Sheet 20 photo 11



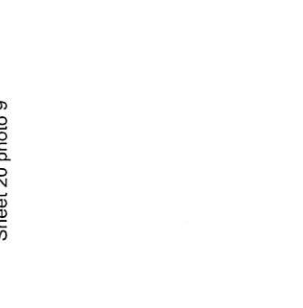
Sheet 20 photo 12



Sheet 20 photo 13



Sheet 20 photo 14



Sheet 20 photo 15



Sheet 20 photo 16



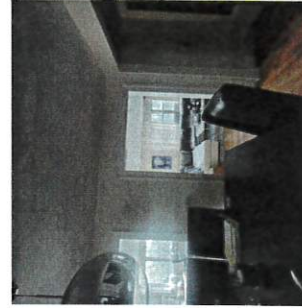
Sheet 20 photo 17



Sheet 20 photo 18



Sheet 20 photo 19



Sheet 20 photo 20



Sheet 20 photo 21



Sheet 20 photo 22

Photo sheet 20 - Interiors



Sheet 21 photo 1



Sheet 21 photo 2



Sheet 21 photo 3



Sheet 21 photo 4



Sheet 21 photo 5



Sheet 21 photo 6



Sheet 21 photo 7



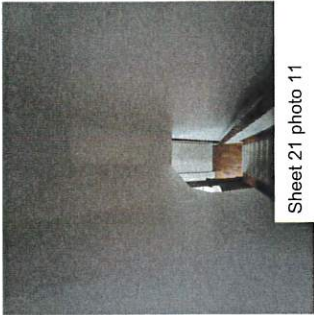
Sheet 21 photo 8



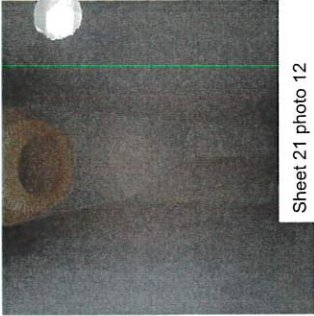
Sheet 21 photo 9



Sheet 21 photo 10



Sheet 21 photo 11



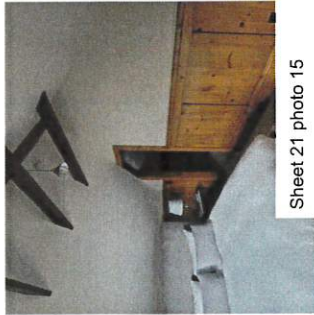
Sheet 21 photo 12



Sheet 21 photo 13



Sheet 21 photo 14



Sheet 21 photo 15



Sheet 21 photo 16



Sheet 21 photo 17



Sheet 21 photo 18



Sheet 21 photo 19



Sheet 21 photo 20



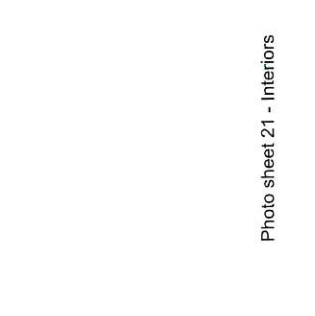
Sheet 21 photo 21



Sheet 21 photo 22



Sheet 21 photo 23



Sheet 21 photo 24



Sheet 22 photo 1



Sheet 22 photo 2



Sheet 22 photo 3



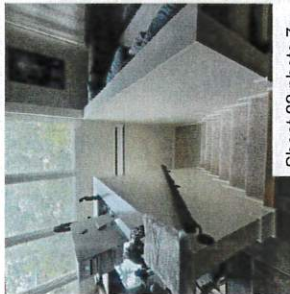
Sheet 22 photo 4



Sheet 22 photo 5



Sheet 22 photo 6



Sheet 22 photo 7



Sheet 22 photo 8



Sheet 22 photo 9



Sheet 22 photo 10



Sheet 22 photo 11



Sheet 22 photo 12



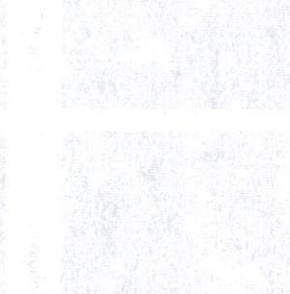
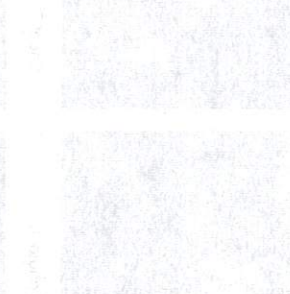
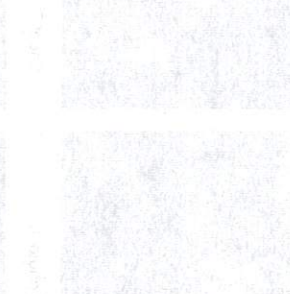
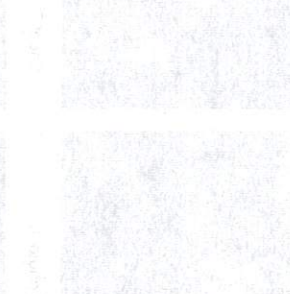
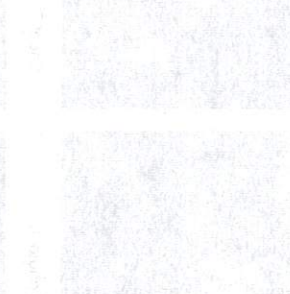
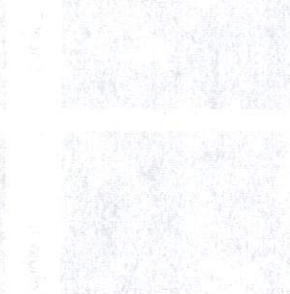
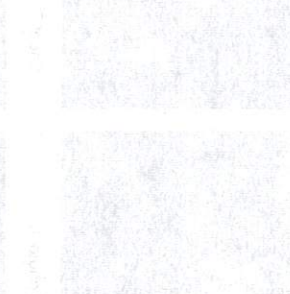
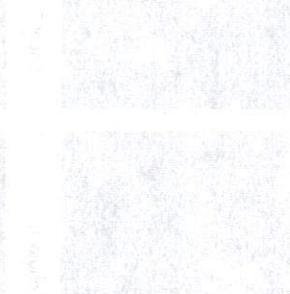
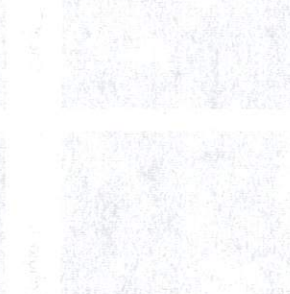
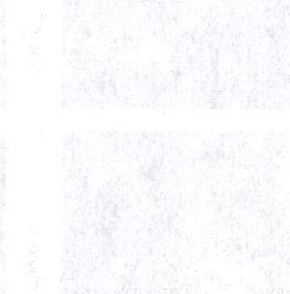
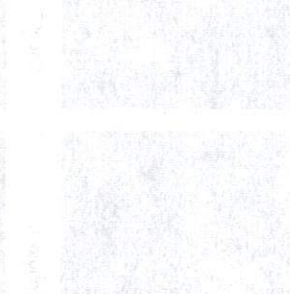
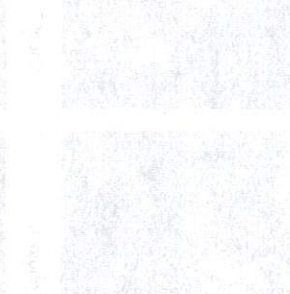
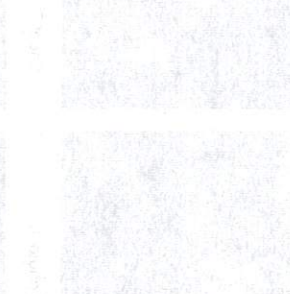
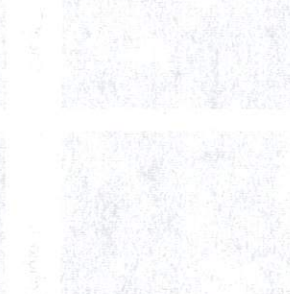
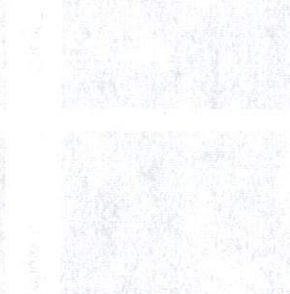
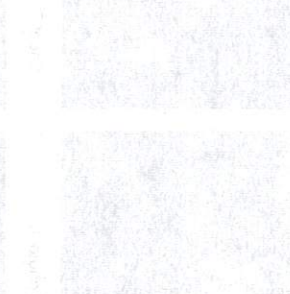
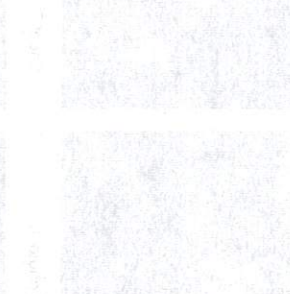
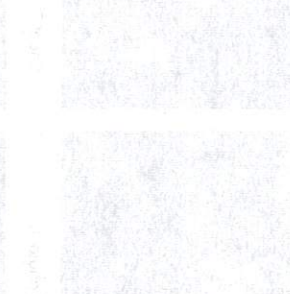
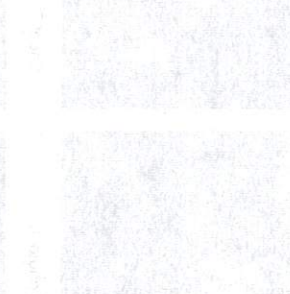
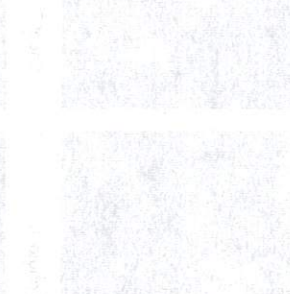
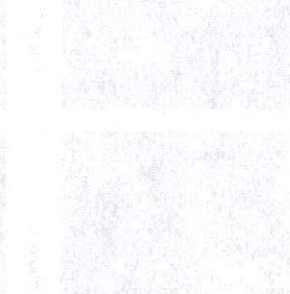
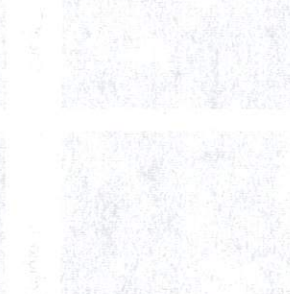
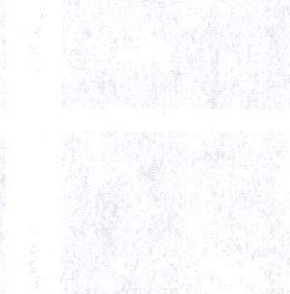
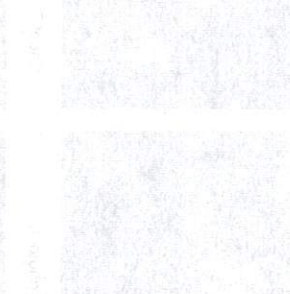
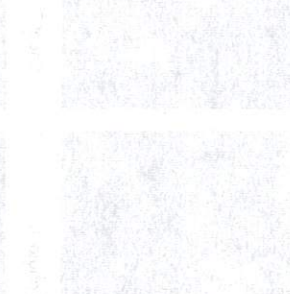
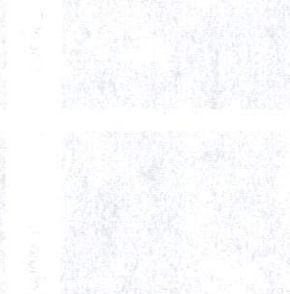
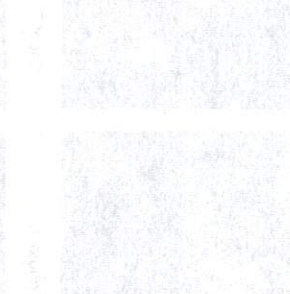
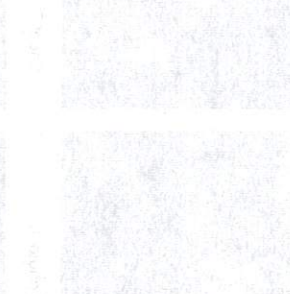
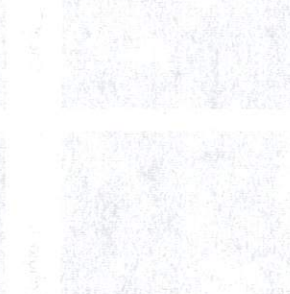
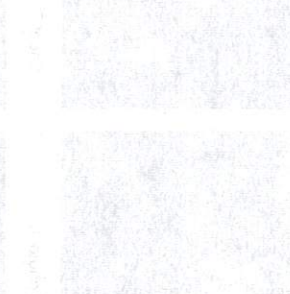
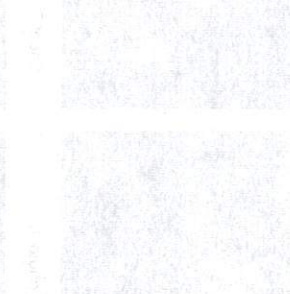
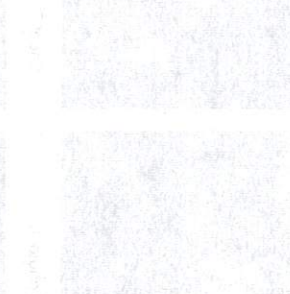
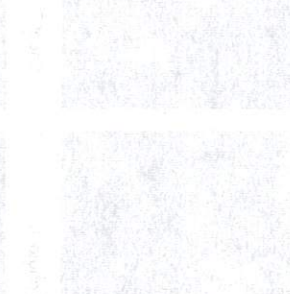
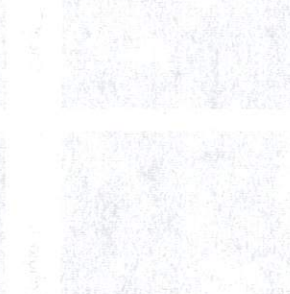
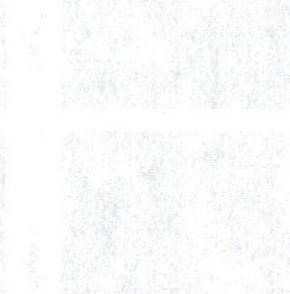
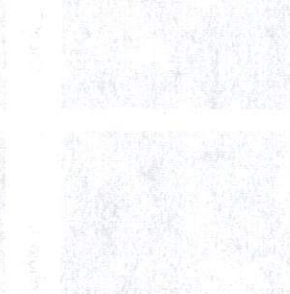
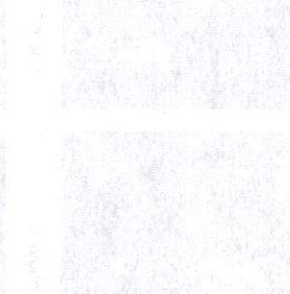
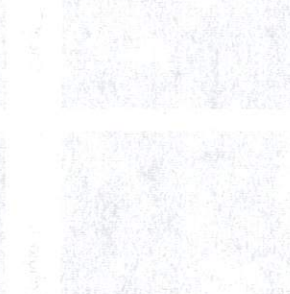
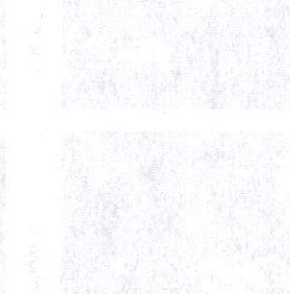
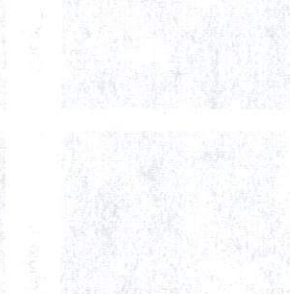
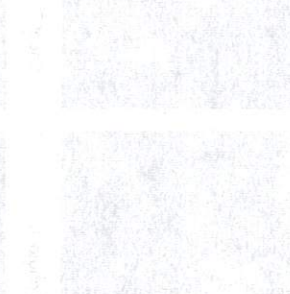
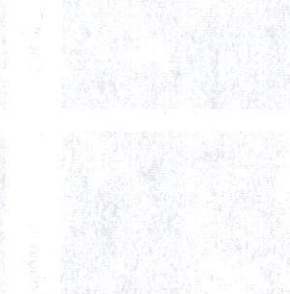
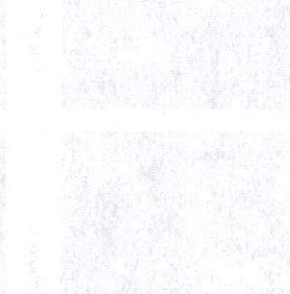
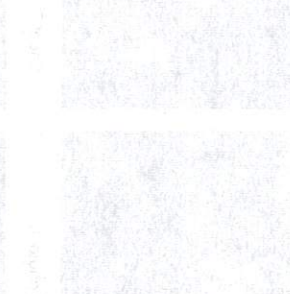
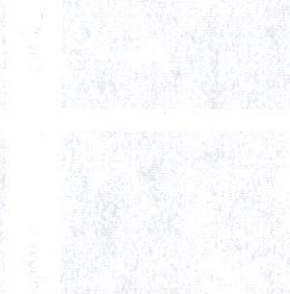
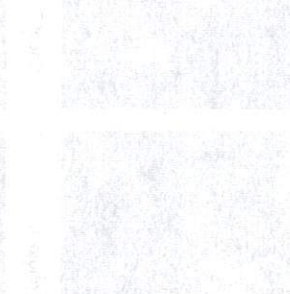
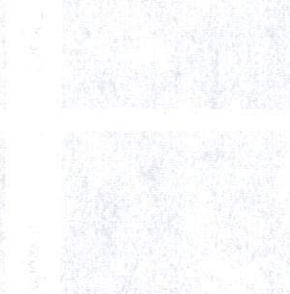
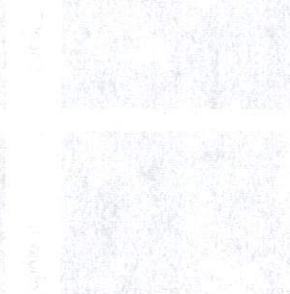
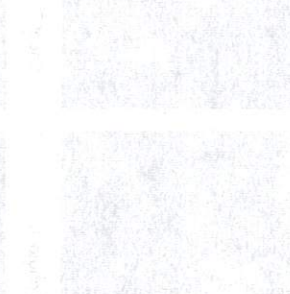
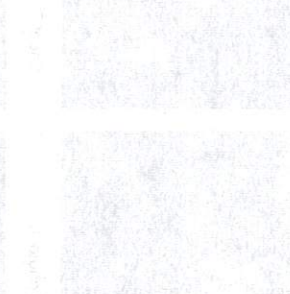
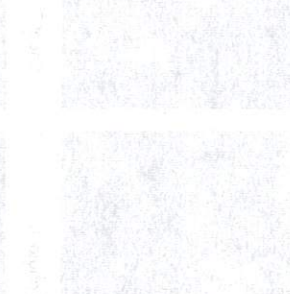
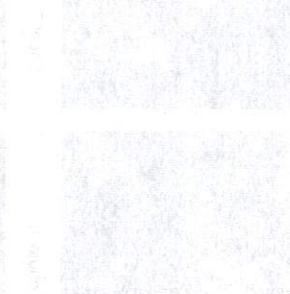
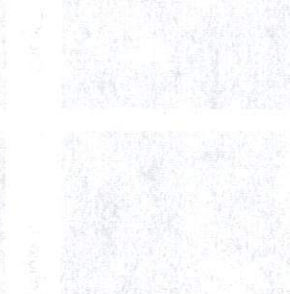
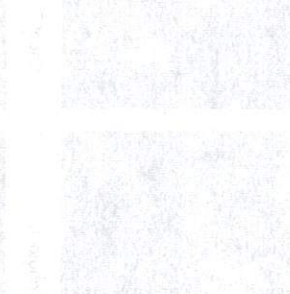
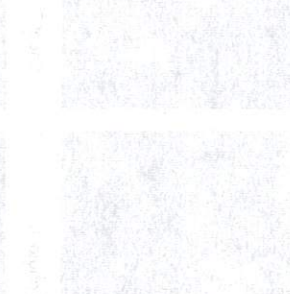
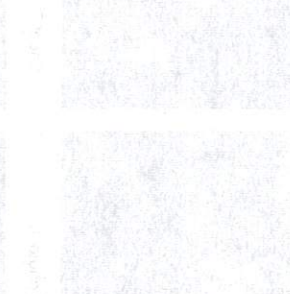
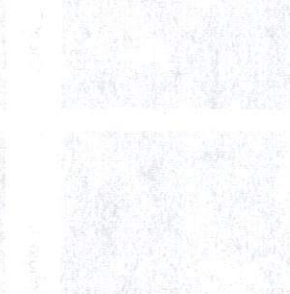
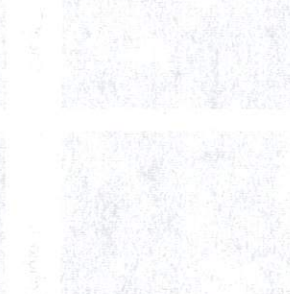
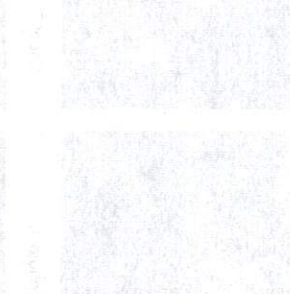
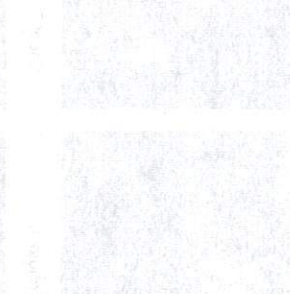
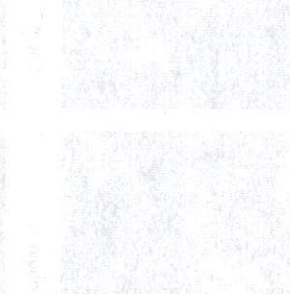
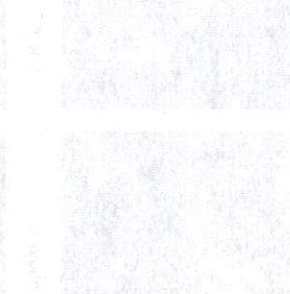
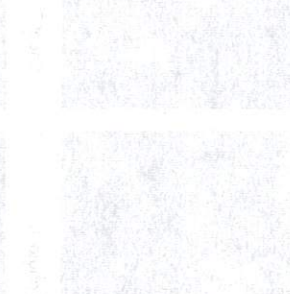
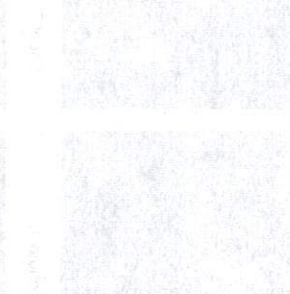
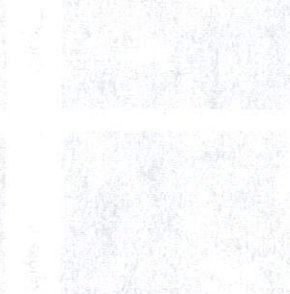
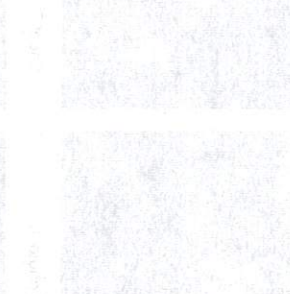
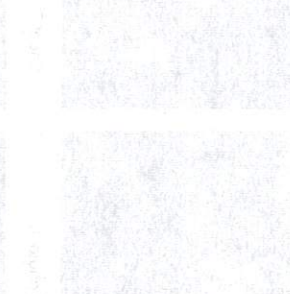
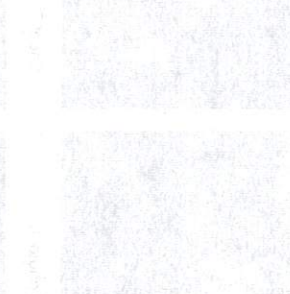
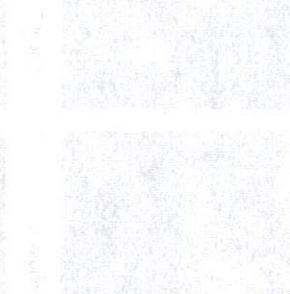
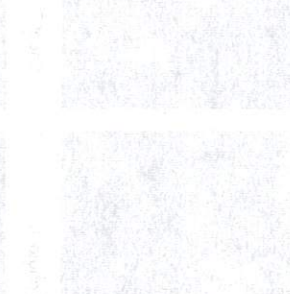
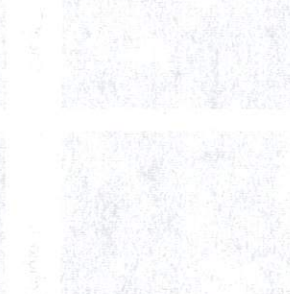
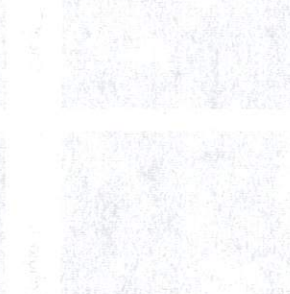
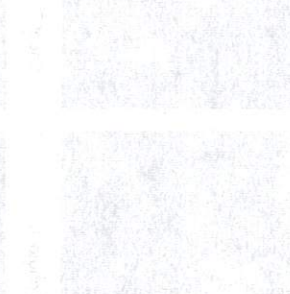
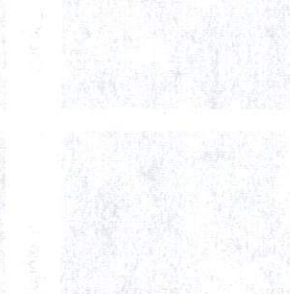
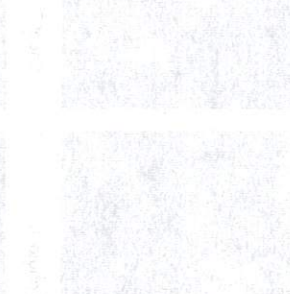
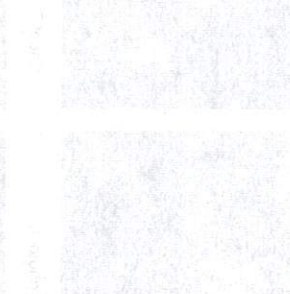
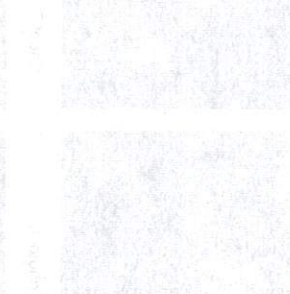
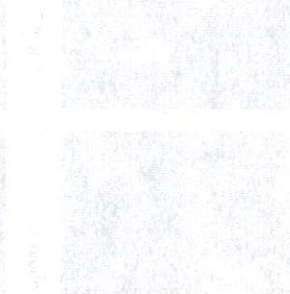
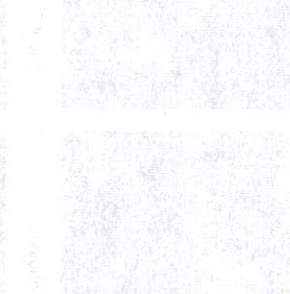
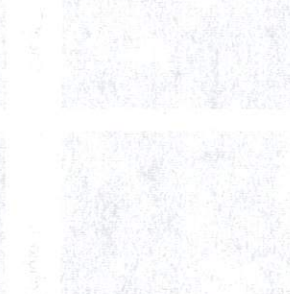
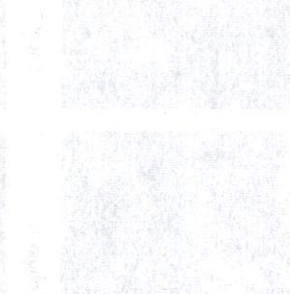
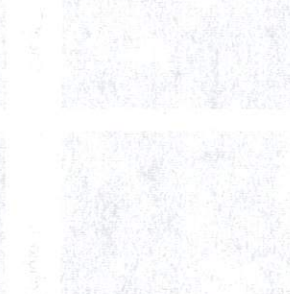
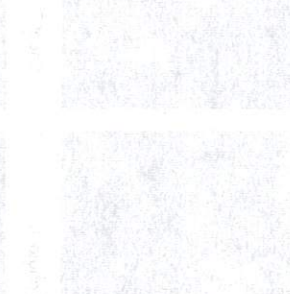
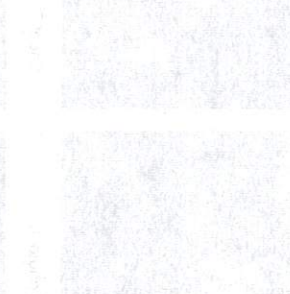
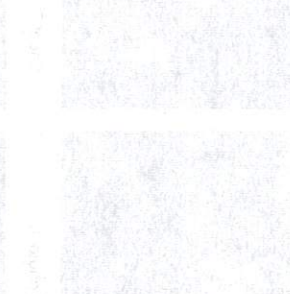
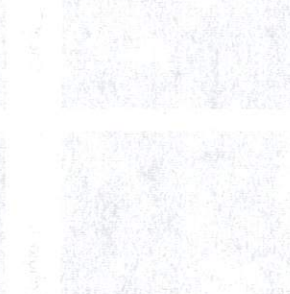
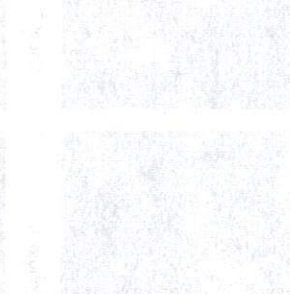
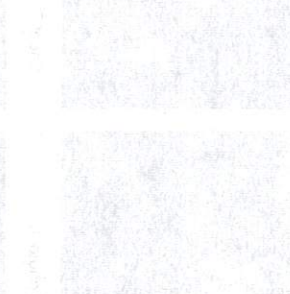
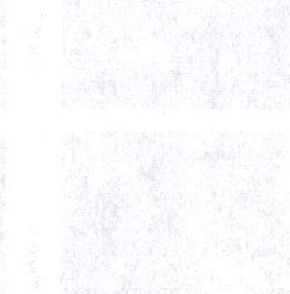
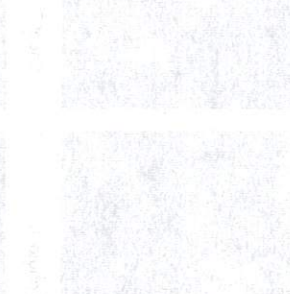
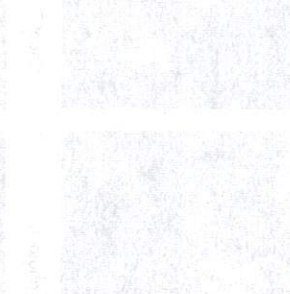
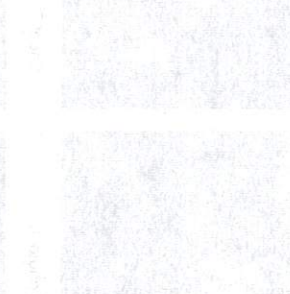
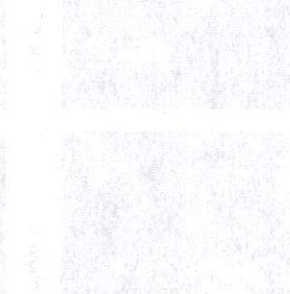
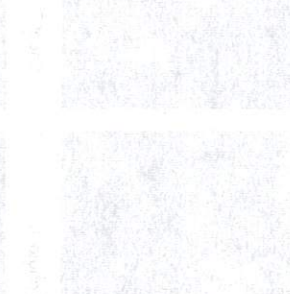
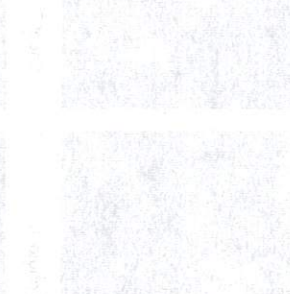
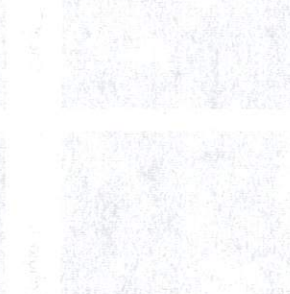
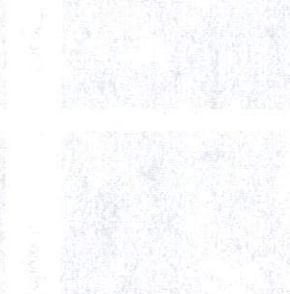
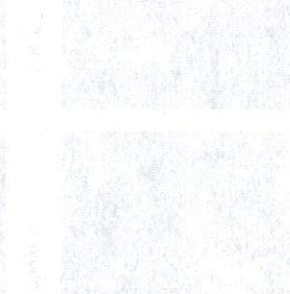
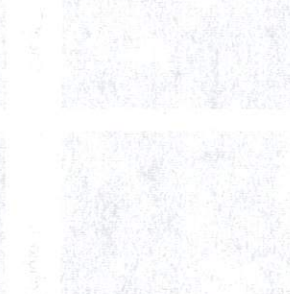
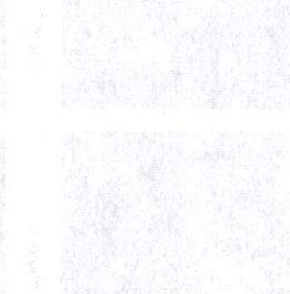
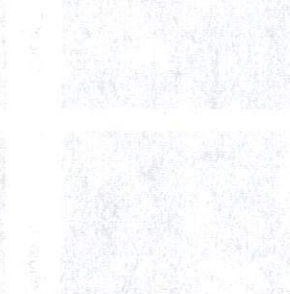
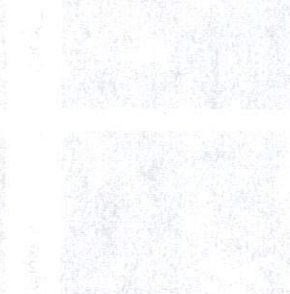
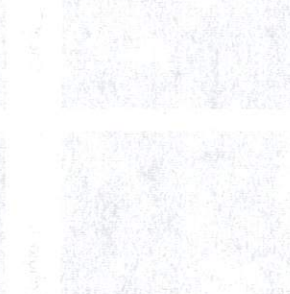
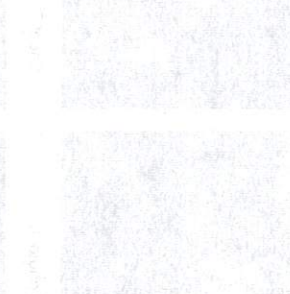
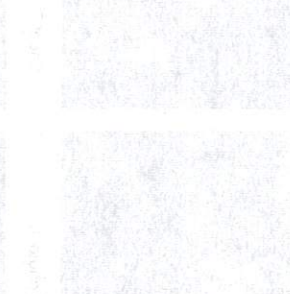
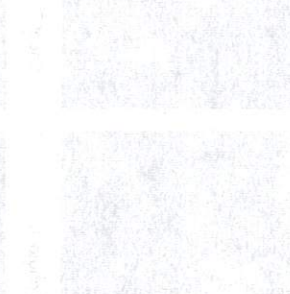
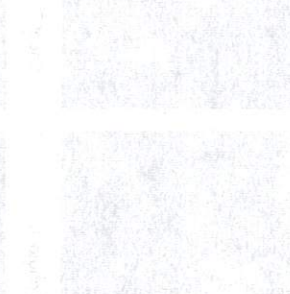
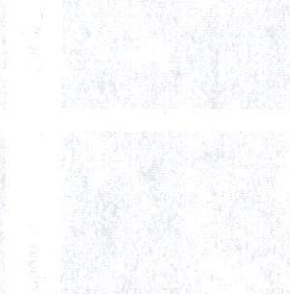
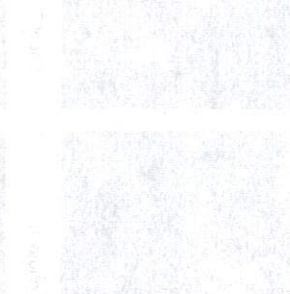
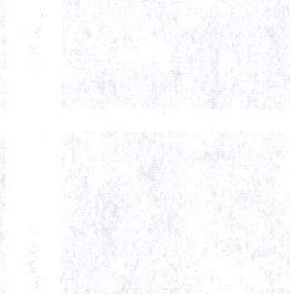
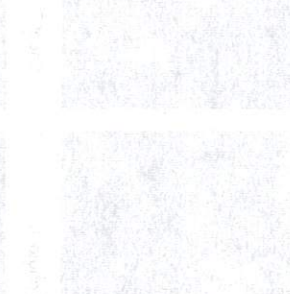
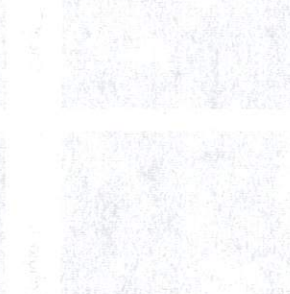
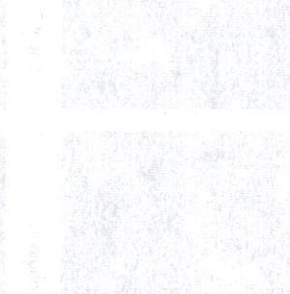
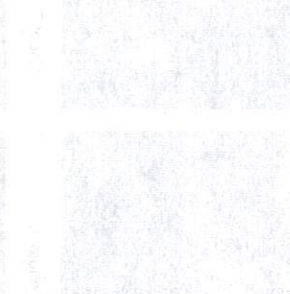
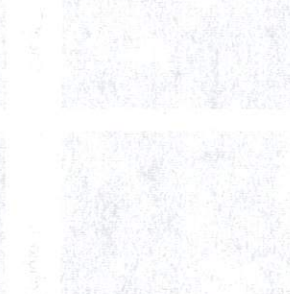
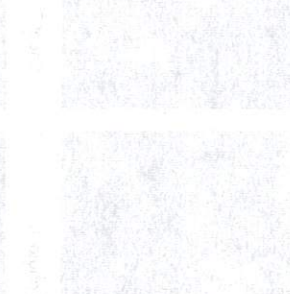
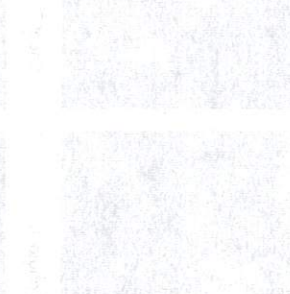
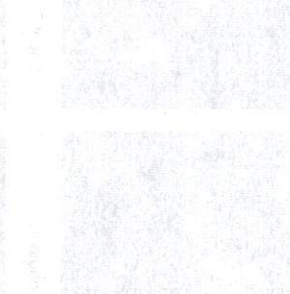
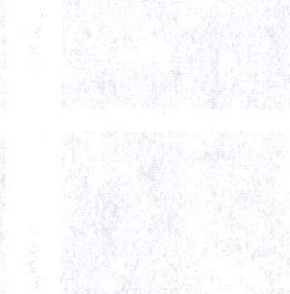
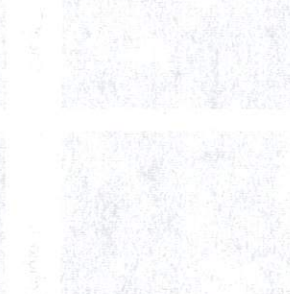
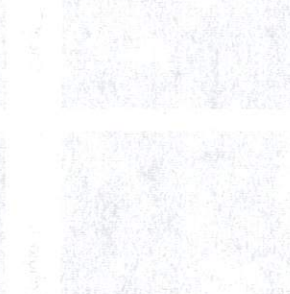
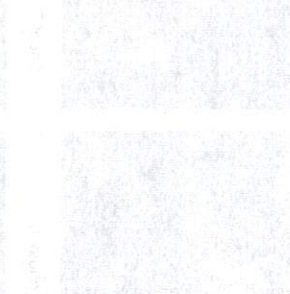
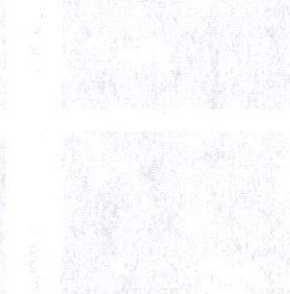
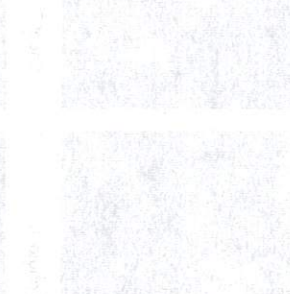
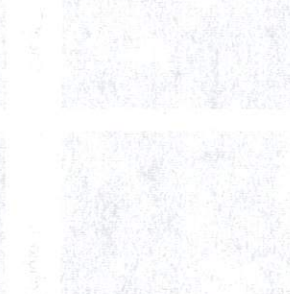
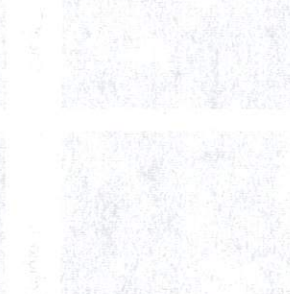
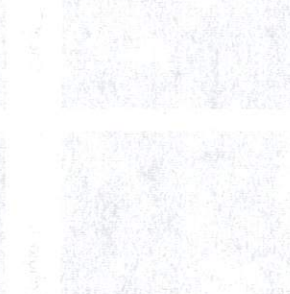
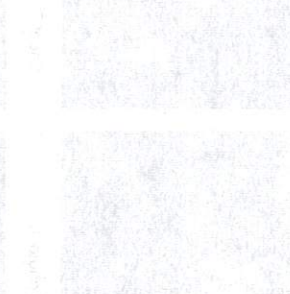
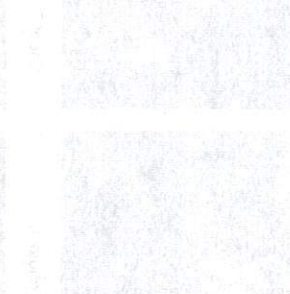
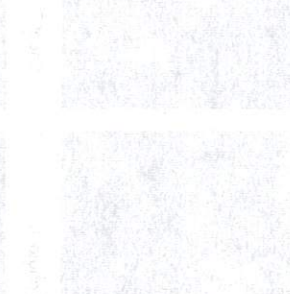
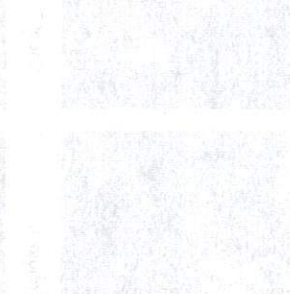
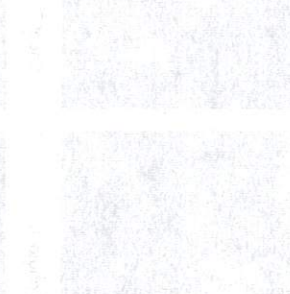
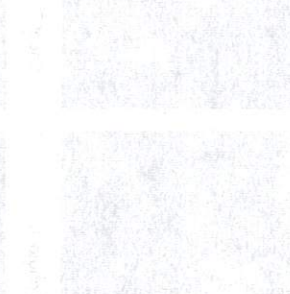
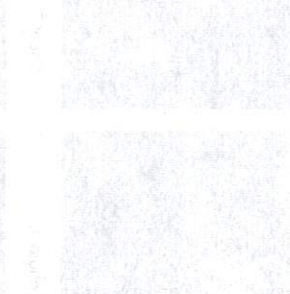
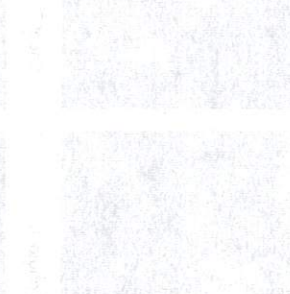
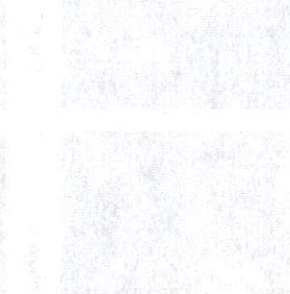
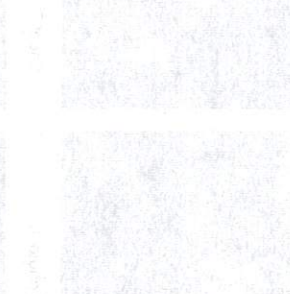
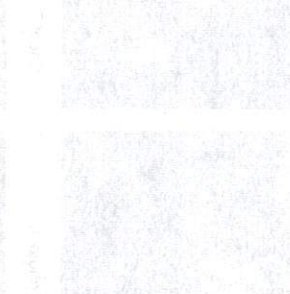
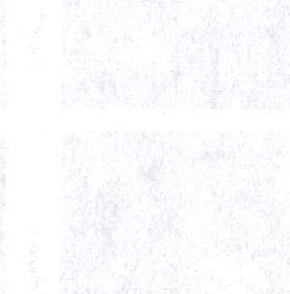
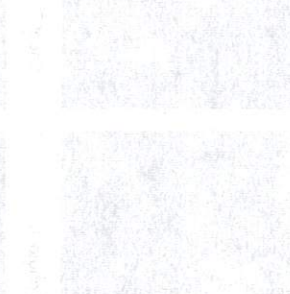
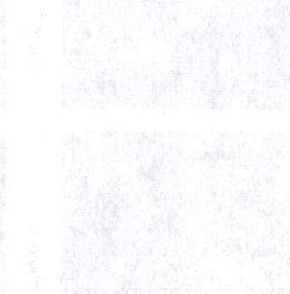
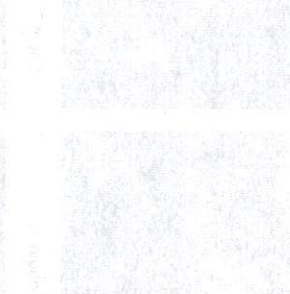
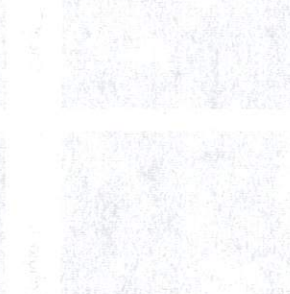
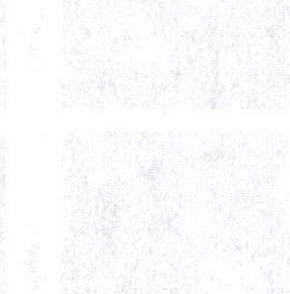
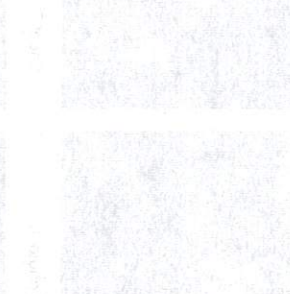
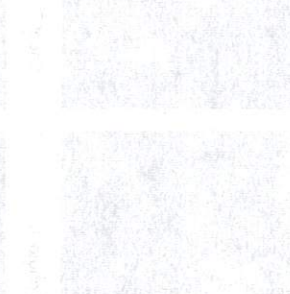
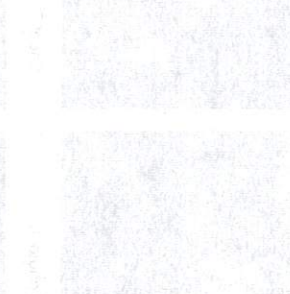
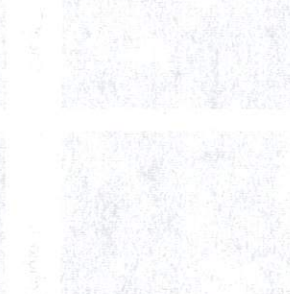
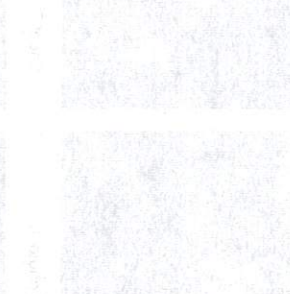
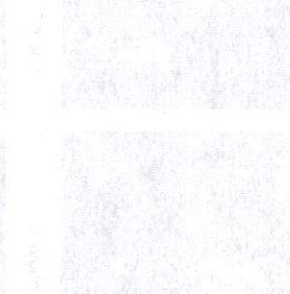
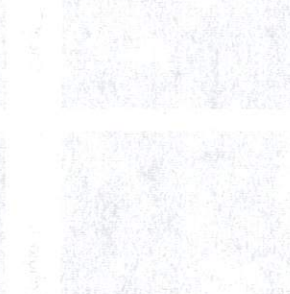
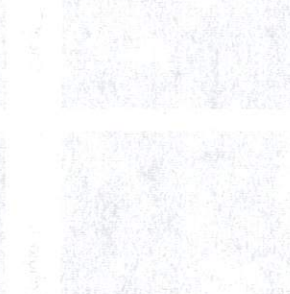
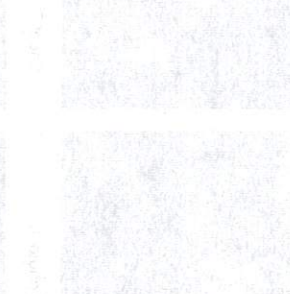
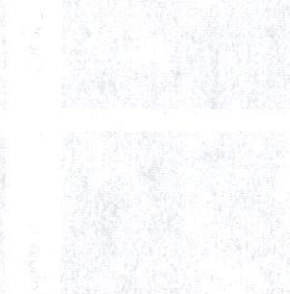
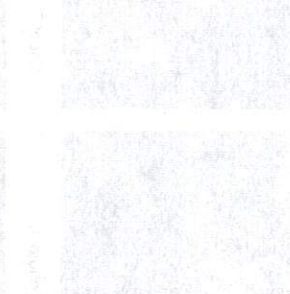
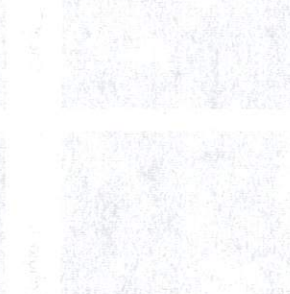
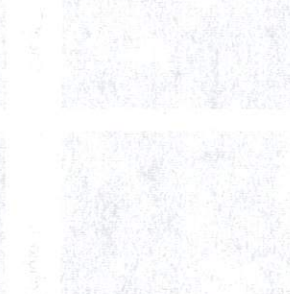
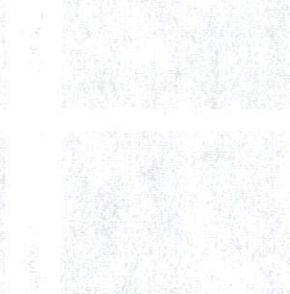
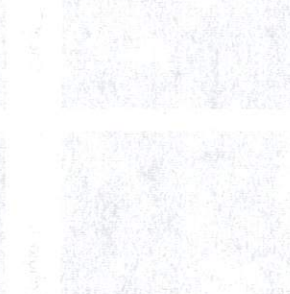
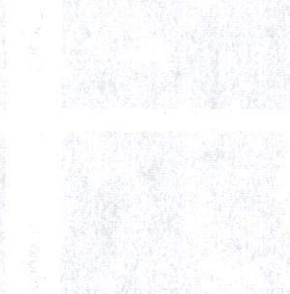
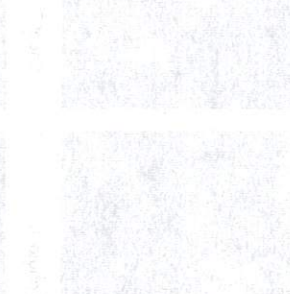
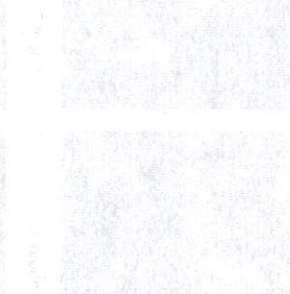
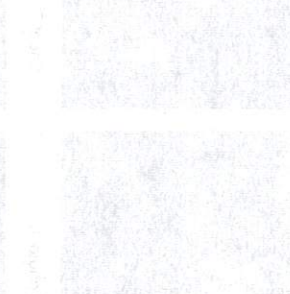
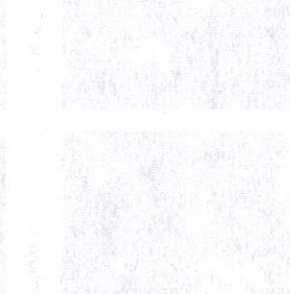
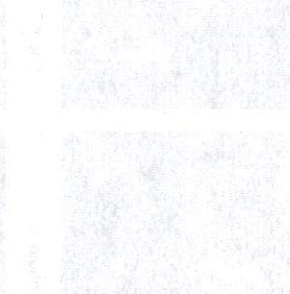
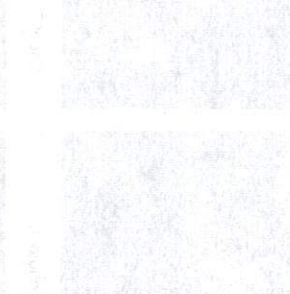
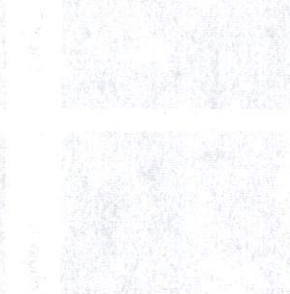
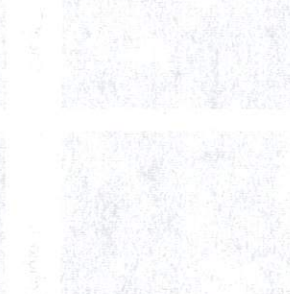
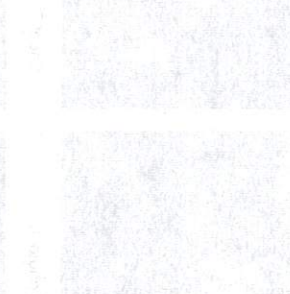
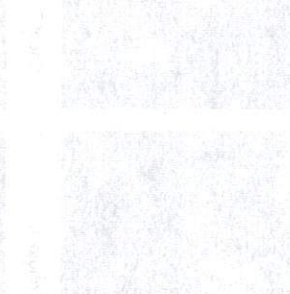
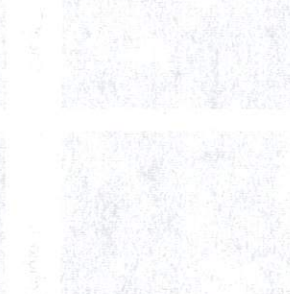
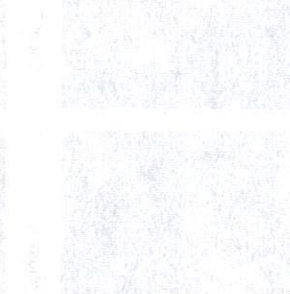
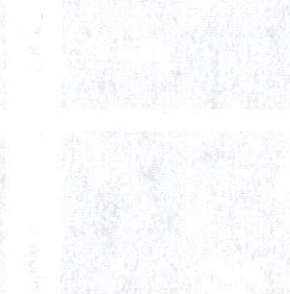
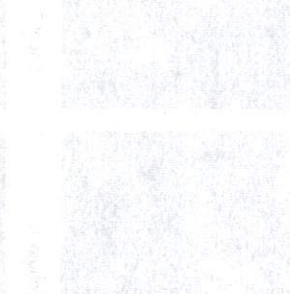
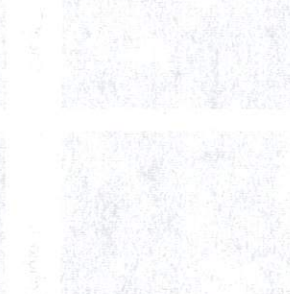
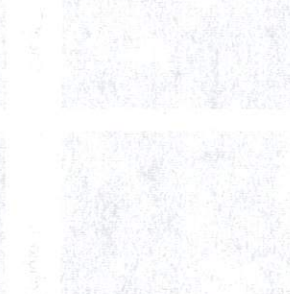
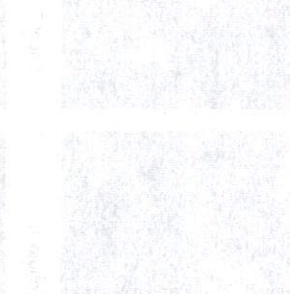
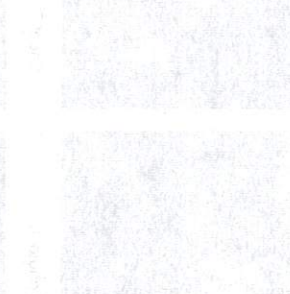
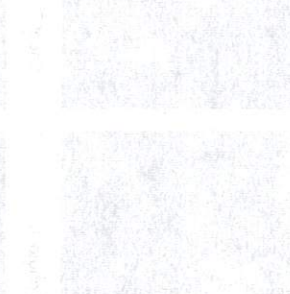
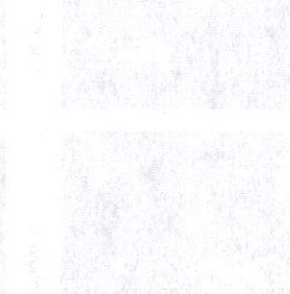
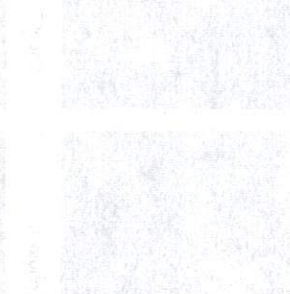
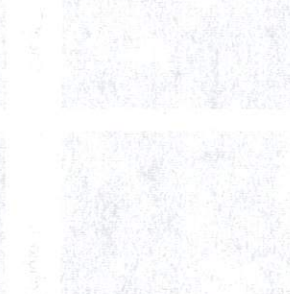
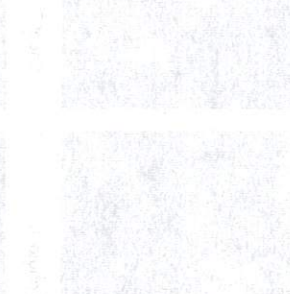
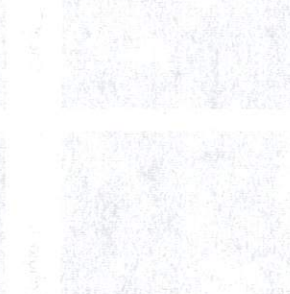
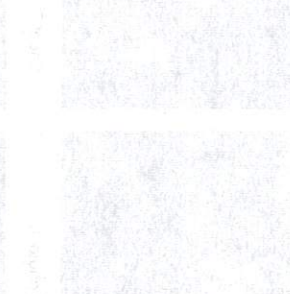
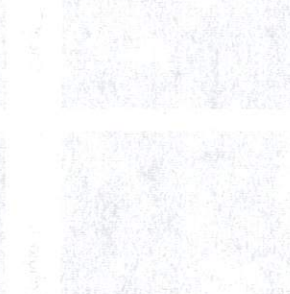
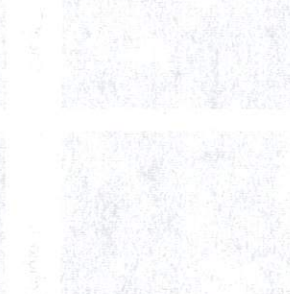
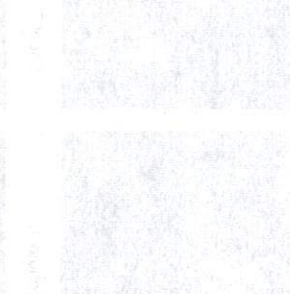
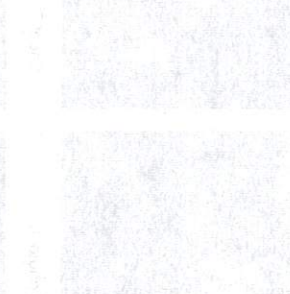
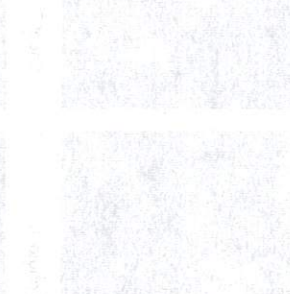
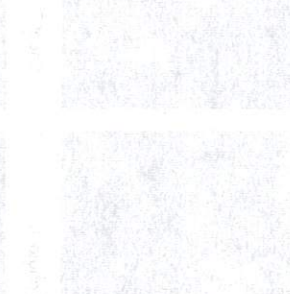
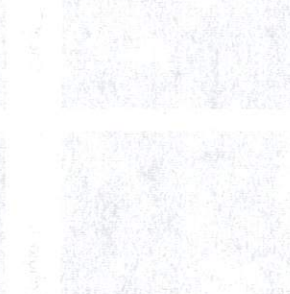
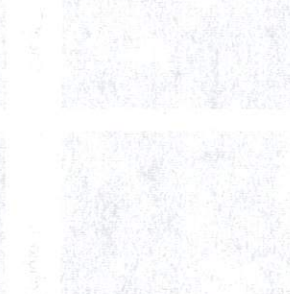
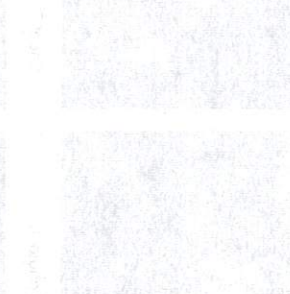
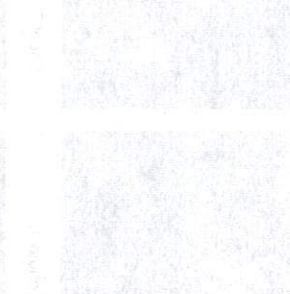
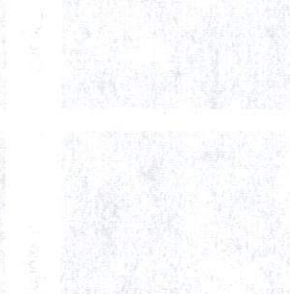
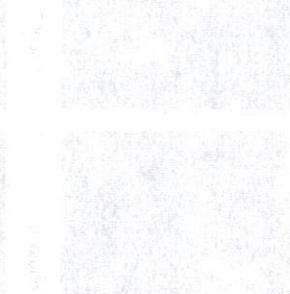
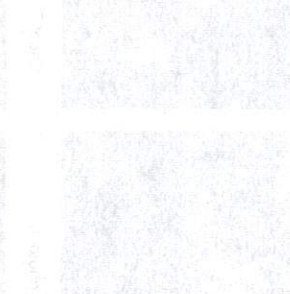
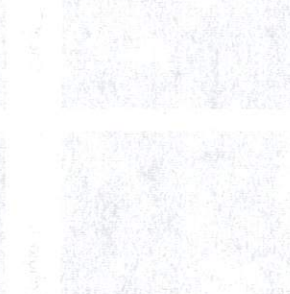
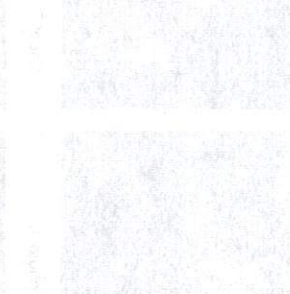
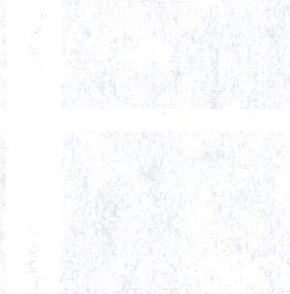
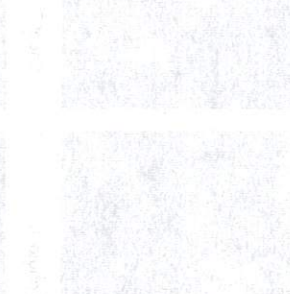
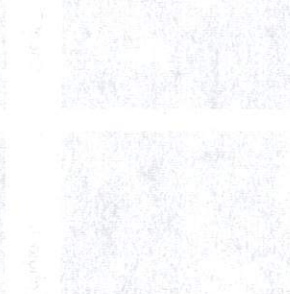
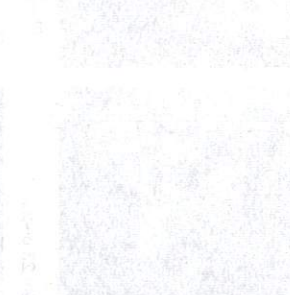
Sheet 22 photo 13



Sheet 22 photo 14



Sheet 22 photo 15





Sheet 23 photo 1



Sheet 23 photo 2



Sheet 23 photo 3



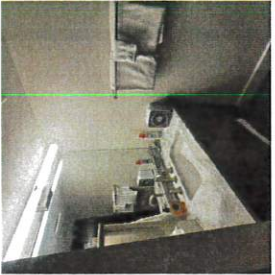
Sheet 23 photo 4



Sheet 23 photo 5



Sheet 23 photo 6



Sheet 23 photo 7



Sheet 23 photo 8



Sheet 23 photo 9



Sheet 23 photo 10



Sheet 23 photo 11



Sheet 23 photo 12



Sheet 23 photo 13



Sheet 23 photo 14



Sheet 23 photo 15



Sheet 23 photo 16



Sheet 23 photo 17



Sheet 23 photo 18



Sheet 23 photo 19



Sheet 23 photo 20



Sheet 23 photo 21



Sheet 23 photo 22



Sheet 23 photo 23



Sheet 23 photo 24



Sheet 23 photo 25



Sheet 23 photo 26



Sheet 23 photo 27



Sheet 23 photo 28

Photo sheet 23 - Interiors

Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature	Overall House
-----------------	---------------

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Overall House - A significant site from the Mature Mining Era (1894-1930) consisting of a single dwelling, original construction c. 1895.

Architectural Style: Cross-wing type originally 1.5 stories (expanded to 2.5 stories, likely around 1940's). In good condition in original location @ 218 Sandridge Ave. There have been numerous major additions as well as minor alterations.

218 Sandridge is a cross-wing type house that has been modified over time. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. Several additions include the expansion of the front section of the house to the south. A porch was also added on the south facade. A projecting bay seen on all of the Sanborn maps was removed at some point after the 1968 tax card was drawn. The cross gable roof is sheathe in standing seam metal, which replaced the shingle material mentioned on the tax cards. The walls are clad with drop-novelty wood siding. The primary facade has three six-paned casement windows in the gable and several more multi-pane windows on the ground level of that facade, though they are difficult to verify in the available images. There are several one-over-one double hung sash windows on the facade facing the street (Sandridge Ave.) and one three-over-one window on the far right of the same facade. There is a deck area to the south of the house. The site slopes down away from the road and the main level of the house is below road grade. The cumulative formal and material changes have diminished its historic value.

The house was built between 1889 and 1900, judging from the Sanborn insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at the time. It was sold in 1916 to Mrs. A.E. Parsons. Mrs. A.E. Parsons, also called Ingrid Parsons was a widow when she bought the house, her husband Albert Ernest Parsons having died in 1909. She is not noted on the 1920 census, and it appears the house was vacant at the time. She did live at the house during the 1930 census, with her daughter Gladys, who worked as the Chief Operator for the telephone office. the property transferred to Russell Kidder, Ingrid's son in law, in 1938. Russell and Gladys lived at the house with their three children during the 1940 census. Russell worked as a carpenter for a mining company. A large renovation to the rear of the house can be seen that first appears on the 1941 Sanborn map, and it is possible that this occurred while under their ownership. They owned the house for quite a long time, not selling it until 1961. the property has traded hands several times since then.

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review Application*

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____
PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME: Hranitzky Residence
ADDRESS: 218 Sandridge Road
Park City, UT 84060

TAX ID: PC-597 Account 0023410 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: 16 22 BLOCK #: 12 72

APPLICANT INFORMATION

NAME: Molly Guinan
PHONE #: (435) 649 - 0092 FAX #: () -
EMAIL: mguinan@elliottworkgroup.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
- 3. Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
- 4. Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 - 5. References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Homeowner Signature: _____
Paved Steps ☐ Stone Retaining Walls ☐ Fencing ☐ Existing Landscaping ☐ Parking ☐

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

There will be a full new landscape design to pull the new design into the landscape design. The design will introduce a new garage which will be placed where the existing stone retaining walls are currently failing. There will be new terraced landscaping/decks/planting introduced in the area between the new garage and existing structure. Paved steps, Paving will be replaced with new walkways. Parking on South side of building will lead into new single car garage.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Homeowner Signature: _____
New Addition ☐ Existing Structure ☐ Foundation ☐ Roof ☐ Floor ☐ Ceiling ☐ Walls ☐ Windows ☐ Doors ☐ Stairs ☐ Other ☐

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: Structural Systems

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

There will be multiple structural changes to the house as the proposed design will remove existing stairs to create more cohesive floor plates. A structural engineer will assess the need for reconstruction or restoration of foundations. We would like to remove the chimney from within the building envelope (where it is currently leaning and structurally compromised) and will work with a structural engineer to develop an approach if the exterior of the chimney is required to stay.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Chimneys

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

See above

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Fixture:	Siding
------------------	--------

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace any damaged siding.

Element/Fixture:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

--

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: Foundation

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Fix and seal foundation issues

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: **Doors**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace damaged doors with new doors to compliment the character of the historic doors where appropriate.

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace windows with new efficient windows where appropriate. Replace windows with a window style to match existing historic window style.

Element/Feature

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **N/A**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace damaged doors with new doors to compliment the character of the historic doors where appropriate.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **addition of a detached single car garage and circulation connector**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Additions have been designed to compliment the historic structure. Where appropriate (on the detached garage) new siding will be matched to existing historic siding. Where historic meets new circulation connector, we will apply a material and height change to accent the historic and minimize impact of new connector. At roof level a flat roof dormer is proposed and will sit below current most historic roof line. We will implement a material change to show that flat roof dormer is an addition.

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

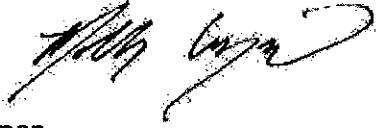
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: _____  _____ Date: Aug 28 2023

Name of Applicant: Molly Guinan

Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work: