



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF JANUARY 6, 2025**

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens-Acting Chair, Lola Beatlebrox, Puggy Holmgren, John Hutchings, Alan Long

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director

1. MEETING CALLED TO ORDER

In the absence of Chair Randy Scott, Board Member Douglas Stephens called the meeting to order at 5:00 p.m.

2. ROLL CALL

The roll call was conducted with Board Members Beatlebrox, Hutchings, and Long participating virtually.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from November 6, 2024.

MOTION: Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from November 6, 2024. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward reported on the following:

- The Silver King Mine District was listed on the National Register of Historic Places on November 11, 2024. The Historic Preservation Board forwarded a recommendation for inclusion to the Utah State Historic Preservation Office on August 7, 2024.

- The City Council will consider a candidate to serve the remainder of former Board Member Jack Hodgkins' term at its January 16, 2025 meeting.
- The City has entered the Community Engagement phase of the General Plan process and will be hosting a series of neighborhood meetings to allow residents to review the 2014 General Plan for their neighborhood and discuss ideas, challenges, and items that should be addressed when the neighborhood's General Plan is updated. The Old Town Neighborhood Meeting will be an Open House format on January 15, 2025. It will be held from 5:00 p.m. to 8:00 p.m. in the City Council Chambers.

Director Ward reported that several Land Management Code Amendments were adopted in 2024, including a comprehensive update to clarify that the Historic District Guidelines are regulations, establishment of a maximum lot size for residential properties within the Historic Residential Zone, and consistent standards for any temporary structures installed in Old Town.

Two Amendments are still in process, including one illustrating the design regulations. Once the General Plan Update is adopted, the next step will be to update the Land Management Code. At that time, consistent illustrations will be added throughout the Code so that they are uniform throughout all districts. The Historic Preservation Board previously reviewed draft illustrations, but Staff believed that the option of hiring a consultant to create the illustrations as part of the comprehensive update should be considered.

The second outstanding item is opacity requirements. During the June 7, 2023 Work Session, Board Members expressed support for allowing more flexibility in the Code for non-historic infill structures to make allowances for light stains, raw wood, or other updates to those structures. That Amendment was drafted and reviewed on December 6, 2023. At that meeting, the Board expressed the need to spend more time considering opacity requirements. Staff intended to bring that item back for the Board's consideration in 2025.

Director Ward asked for the Board's input on both the opacity and illustration amendments, if they were interested in continuing those discussions, or if they would prefer to pause the items until the comprehensive Code update is conducted.

Board Member Holmgren expressed support for the use of similar illustrations throughout the City Code.

Board Member Hutchings stated that illustrations are helpful and should be included, but he believed it might make sense to wait until a comprehensive update can be conducted.

Board Member Stephens clarified that the Historic Preservation Board first suggested illustrations for the Historic District. Director Ward suggested that illustrations be utilized where appropriate throughout the Land Management Code, and those drawings would be consistent throughout the Code. He believed it was a matter of efficiency. As long as it would not create difficulties for the Planning Department, he believed it would be best to wait for a more appropriate time.

Board Member Beatlebrox noted that the illustrations are key to helping visual learners understand the Code, and she believed it would be beneficial for the Board to discuss and review them. Board Member Long agreed.

Director Ward stated that based on the Board's input, they would continue the discussion on illustrations while the General Plan update was in process.

With regard to opacity regulations, Board Member Stephens stated that he believed those discussions should also be ongoing. The confusion regarding a recent project in Old Town highlighted the need to further clarify the regulations.

Board Member Holmgren believed that further discussion was necessary. Board Member Hutchings agreed. Board Member Beatlebrox noted that they had not fully discussed flexibility for infill structures, which needed to be carefully considered. Board Member Long agreed that more discussion was necessary.

5. PUBLIC COMMUNICATIONS

There were no public communications.

6. REGULAR AGENDA

- A. **1455 Woodside Avenue – Relocation of Historic Structure– The Applicant Proposes Removing a 580-square-foot 1960s Rear Addition to Rehabilitate the 1904 Significant Historic Form, Restoring a Historic Porch, and Relocating the 1904 Significant Historic Structure 14 Feet Towards the Southeast of the Property in the Recreation Commercial Zoning District in Order to Create Up to Four Lots. PL-23-05777**

Director Ward reported that, due to a family emergency, the applicant's representative was unable to be present. Staff recommended that the Board open the public hearing and continue the item for a second public hearing and Board review on February 5, 2025.

Board Member Stephens opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Board Member Holmgren moved to CONTINUE Application PL-23-05777 to the February 5, 2025, Historic Preservation Board Meeting. Board Member Long seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

7. **ADJOURN**

MOTION: Board Member Holmgren moved to ADJOURN. Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 5:14 p.m.