PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
March 6, 2025

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. **949 Empire Avenue – Historic District Design Review** – The Applicant Proposes to Construct a New Single-Family Dwelling on a Vacant Lot in the Historic Residential - 1 Zoning District. PL-24-06355.
(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: **949 Empire Avenue**
Application: **PL-24-06356**
Author: **Meredith Covey, Planner I**
Jacob Klopfenstein, Planner I
Date: **March 6, 2025**
Type of Item: **Historic District Design Review**

Recommendation

(I) Review the Historic District Design Review (HDDR) for 949 Empire Avenue, (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:	Terence Scheckter Jonathan DeGray, Applicant Representative
Location:	949 Empire Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Adjacent Land Uses:	Single Family Dwellings
Reason for Review:	Planning Staff reviews and takes Final Action on Historic District Design Reviews.[1]

HDR	Historic District Review
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

The Applicant proposes a new 3,369-square-foot Single-Family Dwelling (SFD) at the site. The SFD would include an entry level with a single-car garage, a main level, and an upper story.

[1] LMC § 15-11-12

Image 1: Rendering of the proposed Structure when viewed from Empire Avenue

Background

949 Empire Avenue is a flag-shaped, six-sided Lot in the Historic Residential -1 (HR-1) Zoning District. At some point there was a structure on the Lot, which has since been demolished and only a portion of the foundation remains today. There was also a single car garage on the site that was removed by the Applicant to comply with the conditions of approval set forth by the City Council. On July 21, 2022, the City Council adopted Ordinance No. 2022-26 approving the 949 Empire Avenue Plat Amendment to remove an existing Lot line and a Deed Line to create on Lot of record. The 949 Empire Avenue Plat Amendment (Exhibit C) was recorded with Summit County November 26, 2024 (Entry No. 1228236).

The unusual configuration of this Lot results in a smaller rectangular Area that measures 20 feet wide by 24 feet deep and fronts the Empire Avenue ROW. Additionally, a ROW crosses this portion of the property and allows for access to the valves and associated equipment to the water lines crossing over and located upon the property (Summit County Recorder Entry No. 108260).

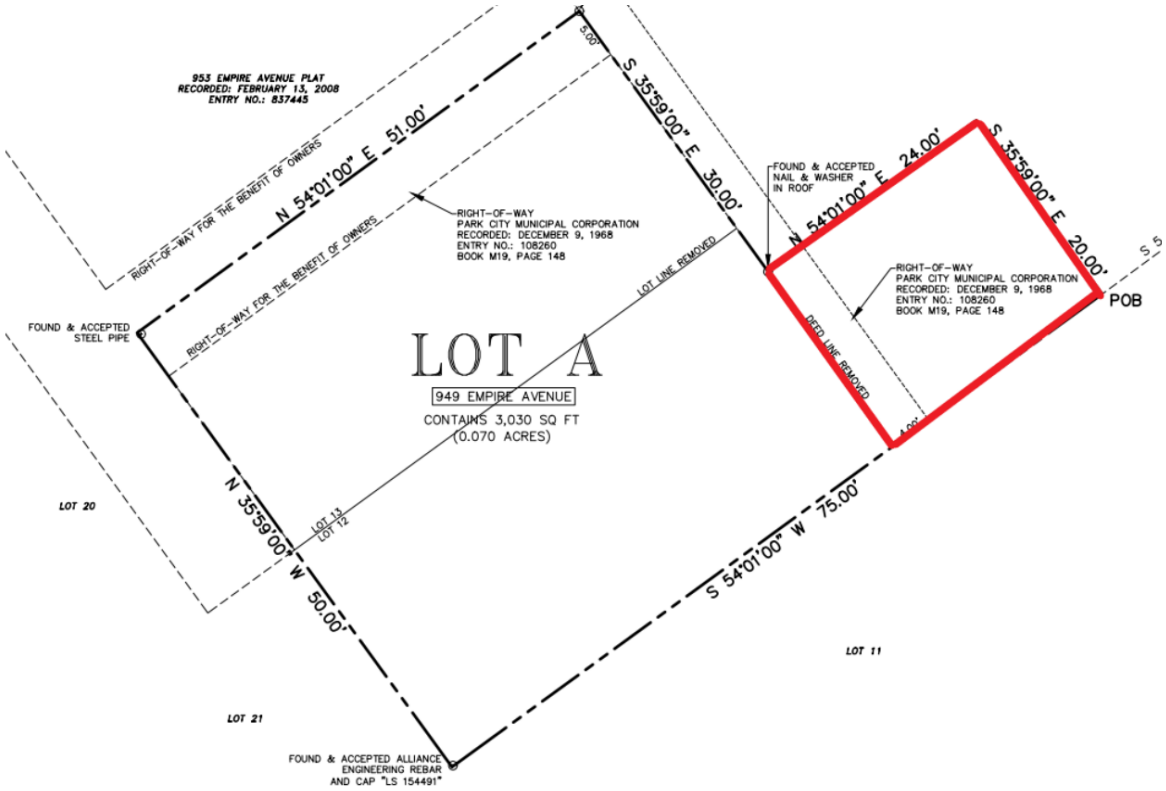


Figure 1: Recorded plat highlighting the small rectangular area fronting Empire Avenue

There are existing stairs on the Lot mostly in the North Side Setback, and partially in the Rear Setback. The use of the stairs is private and was dedicated for the benefit and use of the owners of Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, and 22 of Block 9 of Snyder's Addition to Park City. The Lot has six property lines that measure: 50', 51', 30', 24', 20', 75'. Due to the unusual Lot dimensions, the Planning Director determined Setbacks (see also Exhibit D):

- Two 3' Side Setbacks;
- Two 5' Side Setbacks;
- Two 10' Front Setbacks;
- One 10' Rear Setback.

The below image identifies these Setbacks:

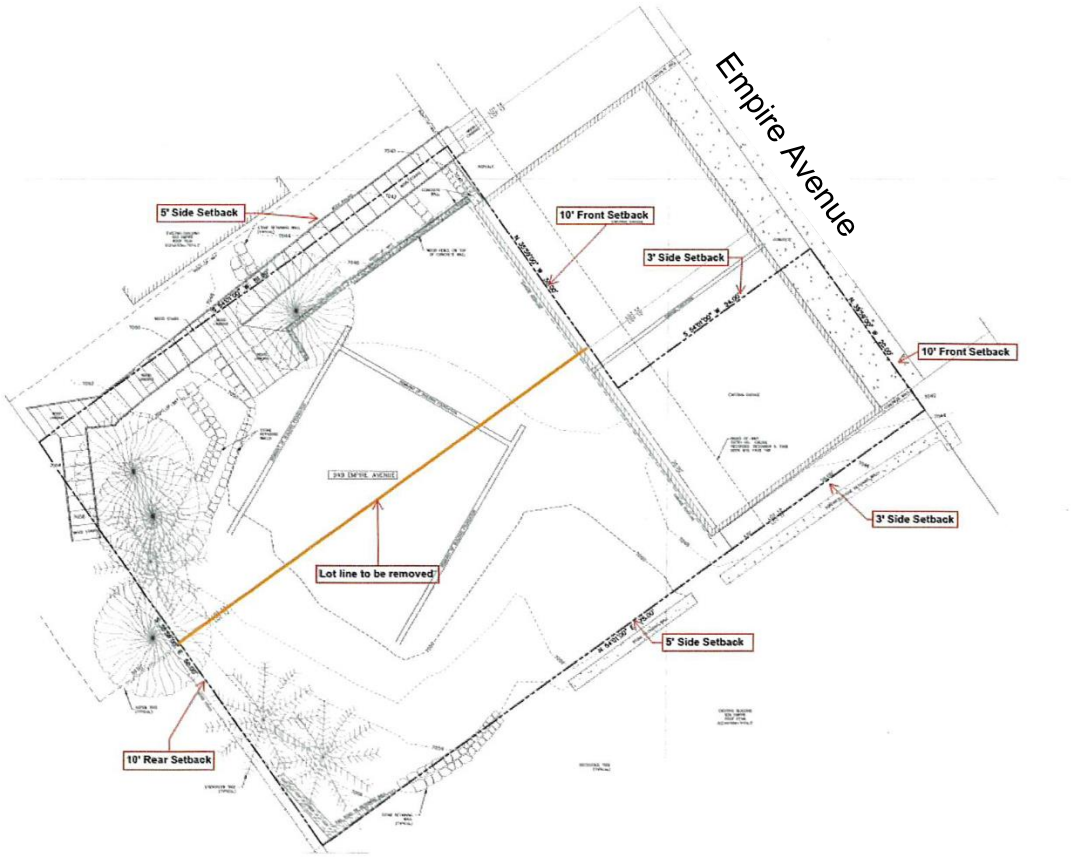


Figure 2: Planning Director setback determination

The Lot's steepest slope is 29 percent and does not require a Steep Slope Conditional Use Permit.

Image 2: 949 Empire Avenue a 6-sided flag shaped lot in the HR-1 Zoning District

On October 5, 2023, the Planning Director reviewed and approved the Historic District

Design Review (HDDR) to construct a new SFD on 949 Empire Avenue. Pursuant to LMC § 15-11-12(E) Historic District Review (HDR) approvals expire one (1) year from the date of the Final Action. On October 5, 2024, the approval expired. On December 3, 2024, the Applicant submitted an HDDR Application with no changes to what was previously approved.

Analysis

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

SFDs 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 Zoning District are outlined in LMC § 15-2.2-3 as follows:

Requirement	**Analysis of Proposal**
Maximum Building Footprint: The Maximum Building Footprint is established by Lot size according to the following formula: MAXIMUM FP = (A/2) x $0.9^{A/1875}$ (Where FP = maximum Building Footprint and A= Lot Area.)	**Complies:** The Lot at 949 Empire Avenue is 3,030 square feet. Pursuant to LMC § 15-2.2-3(E) the maximum Building Footprint for the Lot is 1,278 square feet. The Applicant proposes to construct a SFD with a Building Footprint of 1,243 square feet. The proposed Building Footprint complies.
Minimum Lot Width: 25 feet	**Complies:** The rear portion of the Lot is 50 feet wide. The frontmost section of the Lot is 20 feet wide. LMC § 15-2.2-3(B) requires the minimum width of a Lot to be 25 feet, measured 15 feet back from the Front Lot Line. However, pursuant to LMC § 15-2.2-3(B), the Planning Director determines Lot width measurements in the case of unusual lot configurations. On March 30, 2022, the Planning Director determined that the Lot width will be measured 24 feet from the frontmost Property line parallel with Empire Avenue, totaling a width of 50 feet.

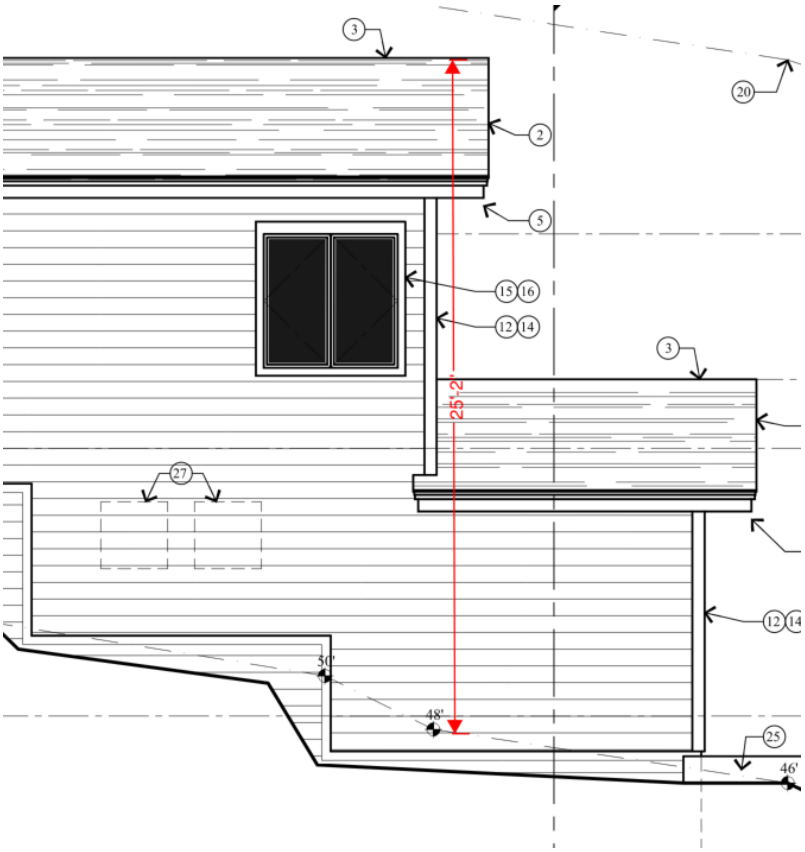
Maximum Lot Size: The maximum Lot Area for a SFD is 3,750 square feet.	**Complies:** The Lot Area is 3,030 square feet.
Setback Determination	As this is an unusually shaped six-sided Lot, the Planning Director determined (see Exhibit D) Setbacks: 
Front Setbacks: For Lots less than 75 feet in depth, the Front and Rear Setbacks are 10 feet each (20 feet total).	**Complies** **Ten-Foot Front Setbacks** LMC § 15-2.2-3(G)(2) states, "The Front Setback must be open and free of any Structure except uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection." The proposed Structure is set back 20 feet from the Front Lot line at the narrowest part of the Lot and is set back 13 feet from the Front Lot line at the widest part of the Lot. The proposed steps are within four feet of Final Grade and are compliant.
Rear Setbacks: For Lots less than 75 feet in depth, the Front and Rear	**Complies** **Ten-Foot Rear Setbacks** LMC § 15-2.2-3(H)(4) states, "The Rear Setback

Setbacks are 10 feet each (20 feet total).	must be open and free of any Structure except roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback." The proposed overhangs project two feet into the Rear Setback and is compliant. LMC § 15-2.2-3(H)(8) states, "The Rear Setback must be open and free of any Structure except Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line. The proposed hot tub is 3' from the Rear Lot line, will be screen by retaining walls, and is compliant. LMC § 15-2.2-3(H)(9) allows for retaining walls up to six feet in the Rear Setback. The proposed retaining wall is a maximum of four feet tall and is compliant.
Side Setbacks: 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.	**Condition of Approval Recommended** **Two three-foot and two five-foot Side Setbacks** LMC § 15-2.2-3(I)(6) states, "The Side Setback must be open and free of any Structure except Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails." The proposed steps are within 30 inches of Final Grade and are compliant. LMC § 15-2.2-3(J)(3) states, "Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Side Setback. Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Side Setback exception is permitted. The proposed window well extends into the Side Setback three feet and five and a half inches. Condition of Approval 18 requires that the Applicant update the plans to ensure the window wells do not encroach into the right-of-way easement running along the property line. LMC § 15-2.2-3(J)(4) states, "The Side Setback must be open and free of any Structure except Roof overhangs or eaves projecting not more than two feet (2') into the Side Setback on Lots with a

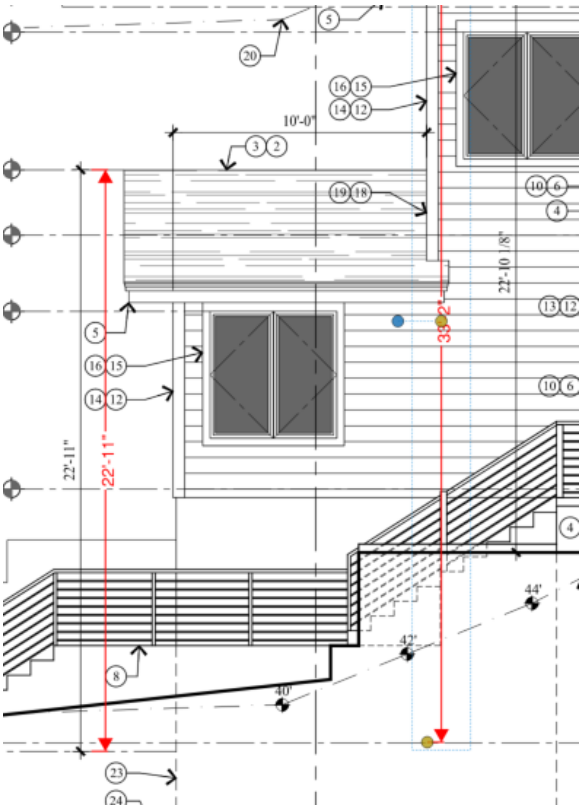
	minimum required Side Setback of five feet (5') or greater. A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5'). The proposed overhangs project two feet or less into the five-foot Side Setback and are compliant. The proposed overhangs projects one foot into the three-foot Side Setback and is compliant. Condition of Approval 19 requires that the Applicant update the plans to ensure the roof overhangs do not encroach into the right-of-way easement running along the property line. LMC § 15-2.2-3(J)(7) allows for retaining walls up to six feet in the Side Setback. The proposed retaining wall is five feet, five inches and is compliant.
Snow Release: Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.	Condition of Approval 16 requires that the Applicant shall resolve snow release issues to the satisfaction of the Chief Building Official prior to building permit issuance.

Building Height

Pursuant to LMC § 15-2.2-5 no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. The proposed Structure is 25 feet 2 inches in height when measured from Existing Grade and is compliant.

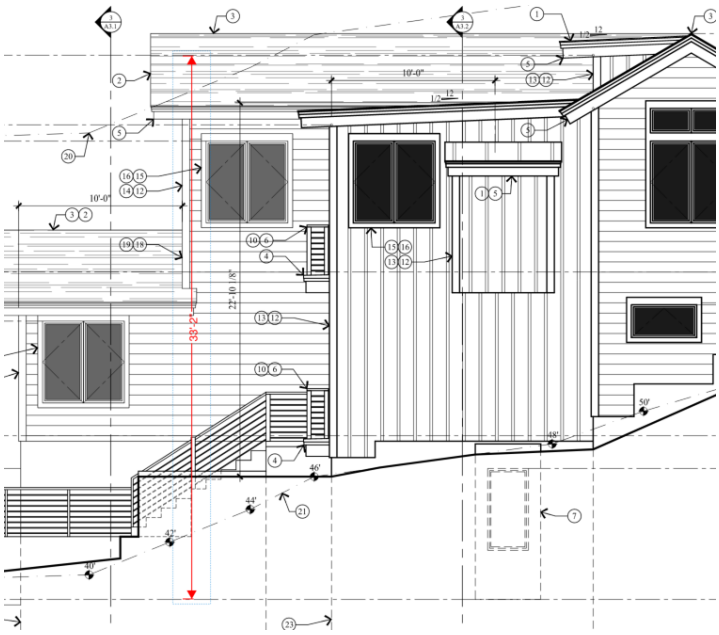


Pursuant to LMC § 15-2.2-5 a ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of Existing Grade. The proposed Structure steps down 10 feet at 22 feet 11 inches above grade and is compliant.



Interior Building Height

Pursuant to LMC § 15-2.2-5(A) a Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The proposed Structure has a maximum interior height of 33 feet 2 inches and is compliant.



(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. The Applicant proposes one parking space in a single-car garage on the lower level, and one parking space on the driveway leading to the single-car garage.

Pursuant to LMC § 15-3-4(A)(1), single car garages associated with SFDs must have a minimum interior dimension of 11 feet wide by 20 feet deep. The Applicant proposes interior dimensions of 11 feet wide and 22 feet, ½-inch deep for the single-car garage and complies.

Pursuant to LMC § 15-3-3(F)(1), Parking Spaces must be at least 9 feet wide by 18 feet long. The Applicant proposes a Parking Space on the driveway leading to the single-car garage that is a minimum of 9 feet wide by 18 feet long and complies.

(III) The proposal, as conditioned, complies with LMC § 15-13-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

The proposal is analyzed for compliance with LMC § 15-13-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

LMC Requirement	Analysis of Proposal
A. Universal Regulations	*See analysis below*
1. New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.	**Complies:** The proposed SFD is simple in form and does not contain adorned materials.
2. New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.	**Complies:** The proposed structure does not directly imitate an existing historic structure.
3. A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided.	**Complies:** The architectural style is compatible with other structures in the area, is not a style that never appeared in Park City, and does not radically conflict with the character of Historic Sites.
4. New infill residential buildings shall differentiate from historic structures but be compatible with	**Complies:** The Applicant proposes concrete, metal, glass, and wood building materials, as well as cedar and board

historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.	and batten siding. The larger massing of the new building is stepped back and located at the rear of the Lot such that the massing follows the natural topography of the site, which slopes upward toward the rear of the Lot.
5. Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.	**Complies**: The applicant proposes to maintain the natural topography of the site, which slopes upward toward the rear of the site.
6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.	**Complies:** The architectural style is compatible with other structures in the area.
7. Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.	**Complies:** The proposed height and setbacks of the structure are compliant with the HR-1 Zoning District Lot and Site Requirements.
8. Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.	**Complies:** The proposed height and setbacks of the structure are compliant with the HR-1 Zoning District Lot and Site Requirements.
9. New construction activity shall not physically damage nearby Historic Sites.	The Site does not include any Historic Sites. The applicant does not propose any encroachments

10. New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.	**Complies:** The proposal will reinforce visual unity of the streetscape because a home will be constructed on a lot that would otherwise be vacant.
11. New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials may be reviewed by the Design Review Team for compliance being judged on the following characteristics: • Longevity (50 year lifespan) • Energy performance • Durable in this climate • Environmental benefit (high recycled content, locally sourced) • Compatibility with the character of the Historic District.	**Complies:** The Applicant proposes concrete, metal, glass, and wood building materials, as well as cedar and board and batten siding.

LMC Requirement	Analysis of Proposal
B. Specific Regulations	*See analysis below*
1. Site	*See analysis below*
a. Building Setbacks & Orientation	*See analysis below*
(1) Lot coverage of new buildings shall be compatible with the surrounding Historic Sites.	The proposed Structure meets the HR-1 Zoning District requirements for Building Setbacks and maximum Building Footprint and is compatible with surrounding Historic Sites.
(2) Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space.	The proposed Structure has a front entrance that is oriented towards the street. The proposed Structure is compliant with the HR-1 Zoning District Lot and Site requirements.
(3) The historic town grid shall be preserved by retaining the formal street pattern, maintaining historic lot sizes rather than aggregating the historic-sized lots into larger lots, and preserving the regular rhythm and pattern of lot sizes in a way that reinforces the perception of the grid.	The lot size is compliant with the maximum lot size for the HR-1 Zoning District and preserves the regular rhythm and pattern of lot sizes in the Historic District.
(4) A new building shall be oriented parallel to the site's lot lines, similar to that of historic building orientations. When similar front yard setbacks are characteristic of the Streetscape or character area, a new building's façade shall be aligned with neighboring buildings' facades. When a variety of building setbacks is part of the historic context, a	The proposed Structure is oriented parallel to the site's lot lines with the front facade aligned with the neighboring building's facades facing towards the primary public right of way.

new building shall be located within the range of setbacks seen historically.	
(5) New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade	The proposed Structure's primary entrance is oriented towards the street and is consistent with historic buildings within the character area.
(6) Side yard setbacks similar to those seen historically within the Streetscape or character area shall be established in order to reinforce the pattern of built and open space. The historic rhythm of building spacing in the immediate Streetscape or character area shall be especially considered.	The proposed Structure has Side Setbacks which are compliant with the regulations of the HR-1 Zoning District.
b. Topography & Grading	*See analysis below*
(1) The natural topography and original grading of a site shall be maintained when feasible.	**Complies**: The applicant proposes to maintain the natural topography of the site, which slopes upward toward the rear of the site.
(2) Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.	**Complies**: The proposed building design includes a step up to follow the upward slope toward the rear of the site.
(3) A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.	**Complies:** The proposed building design follows the natural slope of the site, which slopes uphill toward the rear of the site.
c. Landscaping and Vegetation	*See analysis below*
(1) Existing landscape features that contribute to the character of the Historic District and existing	The existing lot is vacant. The Applicant proposes to install landscaping on the site including trees and shrubs to replace the vegetation on site

landscape features that provide environmental sustainability benefits shall be respected and maintained.	that is proposed to be removed. Condition of Approval 17 requires that the Applicant replace any significant vegetation removed in an equivalent manner on site.
(2) Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.	The Applicant has submitted a landscape plan that replaces the vegetation proposed to be removed. Condition of Approval 17 requires that the Applicant replace any significant vegetation removed in an equivalent manner on site.
(3) 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.	The Applicant has not proposed detailed landscaping plans. 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.
(4) Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District.	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) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the soil water retention and permeability of a site.	The Applicant has not submitted detailed storm water/drainage mitigation plans. 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.
(6) The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.	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.
d. Retaining Walls	*See analysis below*.
(1) When feasible, a site shall be contoured in a way that reduces the need for retaining walls. When retaining walls are necessary, the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material. When a fence is to be placed on the top of a retaining wall, the combined height shall be similar in scale to retaining walls and fences seen historically.	**Complies**: The applicant proposes two retaining walls, one on the south side of the driveway at the front of the site and one at the rear of the site behind the patio. The applicant proposes landscaping for both retaining walls to minimize the visual impacts to adjacent properties. The applicant does not propose any fences on top of retaining walls.
(2) New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other	**Complies:** The Applicant proposes board-formed concrete retaining walls. Retaining walls at the site comply with the Lot and Site Requirements of the HR-1 Zoning District as outlined above.

traditional materials are recommended over concrete block, asphalt, or other modern concrete treatments. Alternative materials may be considered but they shall convey the general scale, texture, and character of historic masonry walls.	
(3) Masonry shall be maintained in its natural finish. Applying paint, stain, or stucco over stone or concrete retaining walls is not appropriate.	**Condition of Approval recommended:** The Applicant proposes board-formed concrete retaining walls. Condition of Approval 4 requires that masonry is maintained in its natural finish and prohibits applying paint, stain, or stucco over concrete retaining walls.
(4) Traditional height and setback of retaining walls along the street shall be maintained.	**Complies**: The retaining wall is within the 10-foot Front Setback on the south side of the driveway.
(5) To abate retaining-wall failure, drainage behind retaining walls shall be maintained so water drains away from the walls.	**Condition of Approval recommended:** Staff recommends Condition of Approval 5, requiring the applicant to configure drainage behind retaining walls away from the walls to abate retaining wall failure.
e. Fences	*See analysis below*
(1) New fencing should reflect the style of the building to which fencing is associated when viewable from the primary public right-of-way. New wood and metal fencing should reflect traditional designs and patterns. Split or horizontal rail, railroad tie, or timber fencing may be located where not visible from the primary public right-of-way but should be avoided where visible from the primary public right-of-way. Vinyl or plastic-coated fencing is not appropriate in the Historic District.	The Applicant does not propose any new fencing as part of this application.
(2) New fencing should be designed to minimize its	The Applicant does not propose any new fencing as part of this

environmental impacts. New fencing should use sustainable material and should take into account site characteristics such as natural topography and drainage.	application.
(3) Drought-tolerant shrubs should be considered in place of a fence or wall.	The Applicant does not propose any new fencing as part of this application.
(4) Arbors emphasizing a fence, gate, or entry should be subordinate to the associated building(s) or structure(s) and should complement the design of the primary structure and fencing material, features, size, scale, and proportion.	The Applicant does not propose any new fencing as part of this application.
f. Paths, Steps, Handrails, & Railings (Not Associated with Porches)	*See analysis below*
(1) New paths and walkways should have a modest, unobtrusive appearance in order to support the sense of a natural setting.	**Complies:** The applicant proposes concrete stairs to lead to the entry of the structure that will be partially obscured by an existing garage on the site.
(2) New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing. To break up the mass of longer-run stairs, changes in the materials of the stairs shall be considered.	The applicant does not propose any new hillside stairs. The applicant does not propose any changes to the existing hillside stairs on the north side of the site.
g. Gazebos, Pergolas, and other Shade Structures	*See analysis below*
(1) The installation of gazebos, pergolas, and other shade structures shall be limited to rear or side yards and shall have limited visibility when viewed from the primary public right-of-way.	The Applicant does not propose any gazebos, pergolas or other shade Structures as part of this application.

(2) Gazebos, pergolas, and other shade structures shall be visually subordinate to the associated building(s) or structure(s) and shall complement the design of the primary structure in material, features, size, scale, and proportion.	The Applicant does not propose any gazebos, pergolas or other shade Structures as part of this application.
h. Parking Areas & Driveways	*See analysis below*
(1) Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of the primary structure when feasible. When locating a parking area in a rear yard is not physically possible, the off street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a site shall be considered when feasible.	**Complies:** The applicant proposes landscaping to separate the new driveway, which is located in the front of the structure, from adjacent properties and uses.
(2) Parking areas and vehicular access shall be visually subordinate to character-defining Streetscape or character area elements.	**Complies:** The new driveway is at-grade and the new garage is set back from an existing garage adjacent to the site.
(3) The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in comprehensive, complimentary and integrated design.	**Complies:** The applicant proposes landscaping to separate the new driveway and walkways from adjacent uses.
(4) Landscape separations shall be provided between parking areas, drives, service areas, and public use areas, like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed to function year-round.	**Complies:** The applicant proposes landscaping to separate the new driveway from adjacent uses.

(5) When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted.	**Complies:** The new driveway is proposed to have a 10 percent slope and will not significantly impact the topography of the building or any significant site features.
(6) When locating new off-street parking areas and driveways, the existing topography of a building site and significant site features shall be minimally impacted.	**Complies:** The new driveway is proposed to have a 10 percent slope and will not significantly impact the topography of the building or any significant site features.
(7) New driveways shall not exceed ten (10) feet in width. Shared driveways shall be used when feasible. For an approved two-car garage, driveway access to the two-car garage may be provide in one of two ways:	**Condition of Approval recommended:** The new driveway is approximately 11 feet, 6 inches wide. Staff recommends Condition of Approval 6 requiring the driveway not to exceed 10 feet in width.
(8) Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. Permeable paving may not be appropriate for all driveways and parking areas.	**Complies:** The Applicant proposes broom-finished concrete for the driveway.
(9) Consider avoiding paving up to the building foundation in order to reduce heat-island effect, building temperature, damage to the foundation, and storm-water runoff problems.	The Applicant proposes paving the driveway to abut the single-car garage on the lower level of the building.
(10) Snow storage from driveways shall be provided on site.	**Condition of Approval recommended:** The applicant proposes a heated driveway to mitigate snow. Condition of Approval 6 requires the applicant to obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.

2. Primary Structures	*See analysis below*
a. Mass, Scale & Height	*See analysis below*
(1) The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area.	**Complies:** The new building complies with the maximum building footprint requirements for the HR-1 Zoning District as outlined above. The size and massing of the proposed building on the site does not differ significantly from other sites in the character area.
(2) Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged.	**Complies:** The proposed building design utilizes rectangular building forms and pyramid roofs.
(3) Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.	**Complies:** The proposed building design complies with the Lot and Site Requirements and Building Height requirements for the HR-1 zoning district.
(4) Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.	**Complies:** The larger massing of the new building is stepped back and located at the rear of the Lot such that the massing and building design aligns with the natural topography of the site, which slopes upward toward the rear of the Lot.
(5) The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.	**Complies**: The proposed new building respects the scale of the historic character zone and does not represent any abrupt changes in scale.

(6) A larger building shall be divided into 'modules' that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.	**Complies:** The new structure is configured in an "L" shape that includes distinct modules to break up massing.
(7) Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.	**Complies:** The proposed building design includes variations in roof height.
(8) Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.	**Complies:** The Lot is approximately 50 feet wide. The proposal will reinforce visual unity of the streetscape because a home will be constructed on a lot that would otherwise be vacant.
(9) Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.	**Complies:** The proposal complies with the Lot and Site Requirements of the HR-1 zone.

(10) When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form and scale.	**Complies:** The length of the new structure is approximately 51 feet. The building design includes a 10-foot stepback from the primary façade above 18 feet from Existing Grade such that the building design follows the upward slope toward the rear of the Lot.
(11) New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings.	**Complies:** The Applicant proposes a new building with a maximum height of approximately 25 feet, 2 inches from Final Grade. The proposed building is not significantly taller or shorter than adjacent buildings.
(12) Primary facades shall be limited to one to two stories in height. (Generally, historic residential facades are about 15 to 20 feet in height from top of the foundation to the top of the gable.)	**Complies:** The primary façade of the building does not exceed two stories and is a maximum of approximately 21 feet from Existing Grade. Overall, the proposed building design includes three stories.
(13) Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.	**Complies:** The building design includes a 10-foot stepback from the primary façade above 18 feet from Existing Grade such that the building design follows the topography of the upward slope toward the rear of the Lot.
(14) Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that relate to the height of the buildings along the street front shall be considered.	**Complies:** As noted above, the building design includes a 10-foot stepback from the primary façade above 18 feet from Existing Grade such that the building design follows the topography of the upward slope toward the rear of the Lot. The ground level of the primary façade contains only a garage, and the secondary façade is stepped back and appears to be only two stories from the street front.

(15) Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including the cross-canyon view. This may be appropriate when taller portions will not be seen from a primary public right-or-way.	**Complies:** As noted above, the building design includes a 10-foot stepback from the primary façade above 18 feet from Existing Grade such that the building design follows the topography of the upward slope toward the rear of the Lot. The secondary façade is stepped back and appears to be only two stories from the street front.
(16) Taller portions of buildings shall be constructed so as to minimize obstruction of sunlight to adjacent yards and windows.	**Complies:** The proposed building design leaves sufficient space between adjacent properties such that sunlight to adjacent yards and windows will not be obstructed. 
b. Foundation	*See analysis below*.
(1) Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and	**Complies:** The proposed foundation material is concrete and is minimally visible when viewed from the primary public right-of-way.

concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.	
(2) A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above Final grade on the primary façade No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.	**Condition of Approval Recommended:** Condition of Approval 7 requires that the proposed foundation is not more than 8" visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.
(3) A site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.	**Condition of Approval Recommended:** Condition of Approval 8 requires that the site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.
(4) A site shall be re-graded so all water drains away from the structure and does not enter the foundation.	**Condition of Approval Recommended:** Condition of Approval 8 requires that the site shall be re-graded so all water drains away from the structure and does not enter the foundation.
(5) Window or egress wells, when needed, shall not be located on the primary facade. Window or egress wells shall be located beyond the midpoint of the secondary facades, on the tertiary elevation, or in a location that is not visible from the primary public right-of-way.	**Complies:** The proposed window well is located on the secondary facade beyond the midpoint.
c. Doors	*See analysis below*.
(1) The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance.	**Complies:** The proposed building design will include a well-defined primary entrance fronting Empire Avenue, with steps leading to the primary entrance:

	
(2) New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.	**Complies:** The applicant proposes aluminum-clad wood for all exterior doors.
(3) Doors shall be designed and finished with trim elements similar to those used historically.	**Complies:** The applicant proposes aluminum-clad wood for all exterior doors.
d. Windows	*See analysis below*
(1) Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large	**Complies:** The solid-to-void ratio is well balanced, and the amount of glazing is appropriate on each side of the structure. The front of the

expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.	proposed SFD has the most glazing but will be partially blocked by the existing garage.
(2) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.	**Complies:** The proposed windows are proportional in scale to the scale of the Building. The windows match the historic 2:1 ratio commonly found in the Historic District.
(3) The placement and grouping of windows shall be similar to those seen historically.	**Complies:** The proposed windows are grouped together and there are no large expanses of glass proposed.
(4) Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.	**Complies:** The majority of the proposed windows match the historic 2:1 ratio.
(5) The number of different window sizes and styles on a building or structure shall be limited.	**Complies:** The windows are limited in design types, similar in style,
(6) Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.	**Complies:** The proposed windows are to be wood in material with an opaque finish.
(7) New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate for glazing on the primary façade.	**Complies:** The proposed windows are clear in their glazing**.**
(8) Window muntins shall be true divided lights or	**Complies:** The proposed muntins are not snap-in muntins.

simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.	
e. Roofs	*See analysis below*
(1) Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.	**Complies:** The dominant roof forms at the site are sloping and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area. The Applicant proposes a flat roof on the primary façade above a living room and balcony. The primary roof form that is visible from the right-of-way is 7:12 on the rear of the building.
(2) Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.	**Complies:** The dominant roof forms at the site are sloping at a 7:12 pitch and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area.
(3) The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.	**Complies:** The proposed building complies with building height requirements of the HR-1 district and is not significantly taller or shorter than other buildings within the streetscape.
(4) Roofs shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.	**Condition of Approval recommended:** Staff recommends Condition of Approval 9 requiring that roofs be designed to minimize snow shedding onto adjacent properties and pedestrian paths. The Applicant does not propose any snow-guard devices.

(5) New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible.	**Complies:** The Applicant does not propose solar panels, skylights, ventilators, or mechanical equipment on the roof.
(6) Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective.	**Condition of Approval recommended:** The Applicant proposes asphalt shingles and standing seam metal roof materials. Staff recommends Condition of Approval 10 requiring that roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
(7) Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.	**Complies:** The Applicant proposes asphalt shingles and standing seam metal roof materials. Proposed roof features are compatible with the surrounding buildings and Historic District.
f. Dormers	
(1) Dormers shall be modest in size, setback from the main wall of the building, and gabled, hipped, or shed in roof style.	**Complies:** The proposed dormer has a shed roof and is setback from the main wall of the building. The dormer also has a minimized height and the impact into the roof is reduced.
g. Gutters and Downspouts	
(1) Downspouts shall be located away from	**Complies:** Gutters are proposed to tie into a gravel sump drainage

architectural features and shall be visually minimized when viewed from the primary public right-of-way.	system.
h. Chimneys and Stovepipes	The Applicant does not propose any chimneys any stovepipes as part of this proposed Structure.
i. Porches	
(1) Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.	**Complies:** The Applicant proposes an entry porch at the primary entrance of the proposed residence that is approximately 7 feet, 10 inches wide and approximately 5 feet, 6 inches deep.
(2) Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the s.	**Complies:** The entry porch on the primary façade is small in scale and is used to define the front entrance of the structure only.
(3) The height of porch decks shall be similar to those found on historic building(s) in the Historic District.	**Complies:** The applicant does not propose a porch deck.
(4) Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.	**Complies:** The proposed entry porch is located in the center of the primary façade of the structure and is used to define the front entrance of the proposed dwelling.
(5) The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.	**Complies:** The applicant does not propose a porch deck.

(6) Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of four inches and a maximum of eight inches square.	**Complies:** The applicant proposes rectangular railings for the porch.
j. Architectural Features	
(1) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.	Complies: The overall proposed design and materials are simple and compatible with the Historic District.
3. *Mechanical and Utility Systems and Service Equipment*	*See analysis below*
a. 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:** The applicant proposes a spa tub measuring 6 feet by 6 feet on the rear patio. The applicant also proposes two wall-mounted compressors on the south elevation of the structure. Staff recommends Condition of Approval 11 requiring that all mechanical equipment be fully screened from adjacent properties.
b. 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:** The applicant proposes a spa tub measuring 6 feet by 6 feet on the rear patio. Staff recommends Condition of Approval 11 requiring that all mechanical equipment, including the spa tub, be fully screened from adjacent properties.
c. Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public	**Complies:** The applicant does not propose any rooftop mechanical equipment.

right-of-way shall be used. When this is not possible, rooftop equipment shall be set back or screen from all views. Placement of rooftop equipment shall be sensitive to views from upper floors or neighboring buildings.	
d. New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.	**Complies:** The applicant does not propose any new communications equipment.
e. Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.	**Complies:** The applicant does not propose any service equipment or trash containers.
4. Materials	*See analysis below*
a. Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.	**Complies:** Pursuant to LMC § 15-13-8(B)(4), the proposed materials of wood siding, standing seam roof, metal railings, windows style, and finish are compliant with the Historic District.
b. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.	**Complies**: The proposed siding material is cedar, both board and batten siding as well as lap siding are proposed. The proposed material is to be painted or stained opaque.

c. Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.	**Complies:** The proposed materials follow a hierarchy with the concrete foundation and stone retaining walls located at the bottom of the Structure.
5. Paint and Color	*See analysis below*
a. Paint color is not regulated by the Regulations.	-
b. Original materials such as brick and stone that was historically left unpainted shall not be painted. Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.	**Complies:** There are no original building materials. The applicant proposes a new building.
c. Original materials such as brick and stone that was historically left unpainted shall not be painted. Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.	*Duplicative criterion, see above.*
d. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.	**Condition of Approval recommended:** The applicant does not propose any unfinished wood siding. Staff recommends Condition of Approval 12 prohibiting rustic, unfinished wood siding on the new structure.
e. Low-VOC (volatile organic compound) paints and finishes should be used when possible.	**Condition of Approval recommended:** Staff recommends Condition of Approval 12 requiring that low-VOC (volatile organic compound) paints and finishes be used when possible.

6. Garages	*See analysis below*
Basement Level Attached or Detached Garages	
1. A basement garage shall not extend beyond the exterior wall planes of a structure's primary or secondary facades.	**Complies:** The proposed garage is located under the Structure's primary facade and is flush with the furthest projecting wall.
2. The vertical façade of a basement garage that is visible from the primary public right-of-way shall be visually minimized. It is preferred that the garage opening be set back from the wall plane of the primary structure in order to diminish the presence of the garage.	**Complies:** The proposed garage is visible from the primary public right of way. The proposed garage is subordinate in scale to the overall Structure and is not the dominant form.
3. After construction of a basement garage, a site shall be re-graded to approximate the grading prior to the new construction.	**Condition of Approval:** Condition of Approval 8 requires that the site be re-graded to approximate the grading prior to the new construction.
4. A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a basement garage addition.	**Complies:** The proposed garage door is eight feet tall and eight feet wide. The proposed glazing is limited to the top of the door and is less than 30%.
5. Single-width 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 proposed garage is a single-car garage with a tandem 9 foot long by 18 foot wide Parking Space provided in front of the garage.
7. Decks	The applicant does not propose any decks.
8. Balcony and Roof Decks	*See analysis below*
a. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally	**Complies:** The Applicant proposes two balconies visible from the primary public right-of-way. The proposed balconies are, however

visible from the primary public right-of-way.	obscured by the existing garage located on the adjacent property and are screened from view.
b. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	**Complies:** The proposed balconies are simple in design and material. The proposed railings are metal in material
9. New Accessory Structures	The applicant does not propose any new Accessory Structures.
10. Additions to Existing Non-Historic Structures	The Applicant proposes the construction of a new Single Family Dwelling and does not include an addition of an existing Non-Historic Structure.
11. Reconstruction of Non-Surviving Structures	The applicant does not propose reconstructing any non-surviving structures. There is no evidence of any non-surviving Historic Structure at the site. Prior to 2018, a non-Historic A-frame dwelling was located at the site.

(IV) The Development Review Committee[2] reviewed the proposal on February 4, 2025 and required conditions of approval.

The Development Review Committee reviewed the proposal on February 4, 2025 and required Condition of Approval 13 requiring the applicant to separate the sewer line prior to Building Permit issuance.

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

The Development Review Committee also required Condition of Approval 14 requiring the applicant to negotiate Snow Shed and Access Agreements with neighboring properties prior to Building Permit issuance due to the proximity of the structure being 5 feet or less from the property line.

The Development Review Committee also required Condition of Approval 15 requiring the applicant to submit a geotechnical soils report indicating site stability or temporary shoring plan and obtain approval prior to building permit issuance.

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 February 19, 2025. Staff mailed courtesy notice to property owners within 100 feet on February 19, 2025. The *Park Record* published courtesy notice on February 19, 2025.[3]

Public Input

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

Alternatives

- The Planning Director may approve the HDDR for 949 Empire Avenue;
- The Planning Director may deny the HDDR for 949 Empire Avenue and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Plans
Exhibit C: 949 Empire Avenue Plat Amendment

[3] LMC § 15-1-21

Exhibit D: Planning Director Determination of Setbacks for 949 Empire Avenue dated March 30, 2022

Planning Department

March 6, 2025

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Terence Scheckter

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	949 Empire Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Historic District Design Review
Project Number:	PL-24-06356
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 6, 2025
Project Summary:	The Applicant proposes a new 3,369-square-foot single-family dwelling at the site.

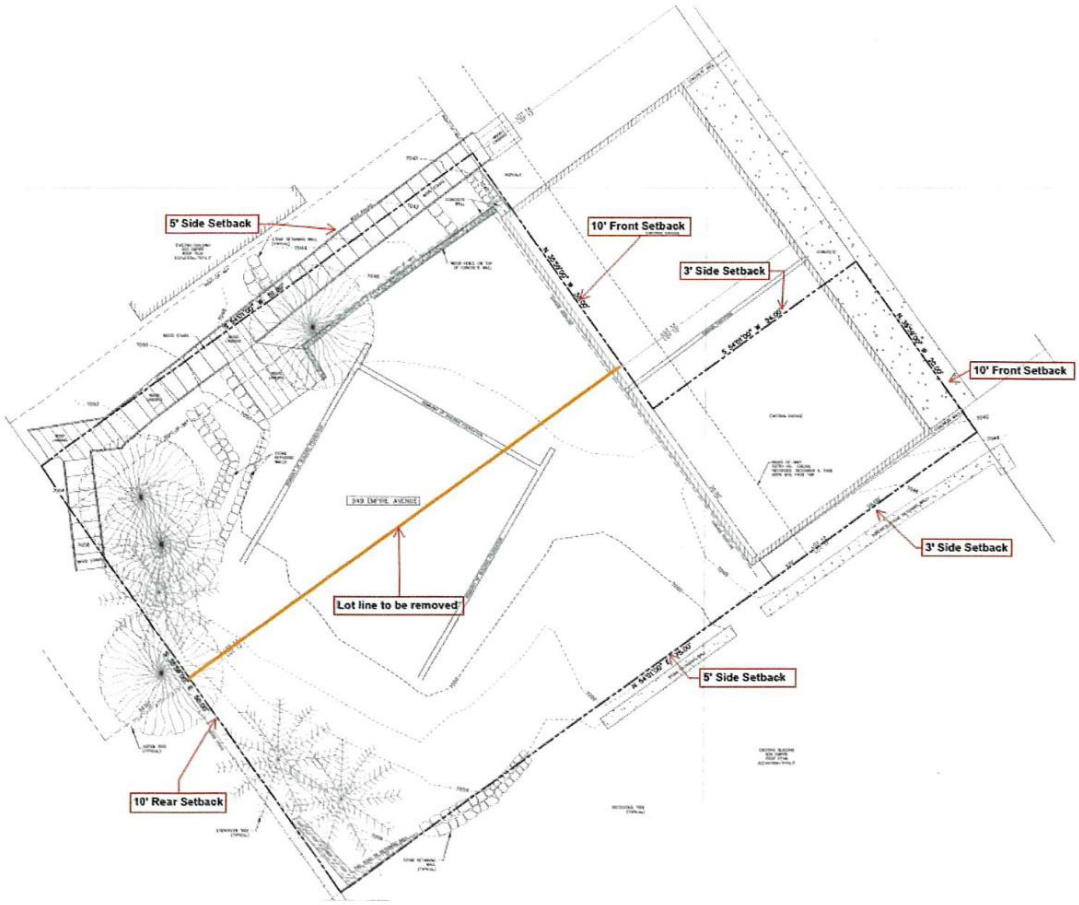
Action Taken

On March 6, 2025, the Planning Director Designee conducted a public hearing and approved the Historic District Design Review for 949 Empire Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 949 Empire Avenue is a flag-shaped, six-sided, Lot in the Historic Residential – 1 (HR-1) Zoning District and is Lot A of the 949 Empire Avenue Plat Amendment.
2. On July 21, 2022, the City Council approved Ordinance No. 2022-26 approving the 949 Empire Avenue Plat Amendment to remove an existing Lot line and a Deed Line to create on Lot of record.
3. The 949 Empire Avenue Plat Amendment was recorded with Summit County November 26, 2024 (Entry No. 1228236).

4. The unusual configuration of this Lot results in a smaller rectangular Area that measures 20 feet wide by 24 feet deep and fronts the Empire Avenue ROW. Additionally, a ROW crosses this portion of the property and allows for access to the valves and associated equipment to the water lines crossing over and located upon the property (Summit County Recorder Entry No. 108260).
5. At some point there was an existing structure on the Lot, which has since been removed and only a portion of the foundation remains today. There was also a single car garage on the site that was removed by the Applicant to comply with the conditions of approval set forth by the City Council in Ordinance No. 2022-26.
6. There are existing stairs in City Right-of-Way (ROW) on the Lot mostly in the North Side Setback, and partially in the Rear Setback.
7. The use of the stairs is private and was dedicated for the benefit and use of the owners of Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, and 22 of Block 9 of Snyder's Addition to Park City.
8. The Lot has six property lines that measure: 50', 51', 30', 24', 20', 75'. Due to the unusual Lot dimensions, the Planning Director made a determination regarding Setbacks:
    a. Two (2) three-foot (3') Side Setbacks;
    b. Two (2) five-foot (5') Side Setbacks;
    c. Two (2) ten foot (10') Front Setbacks;
    d. One (1) ten foot (10') Rear Setback.
9. The below image identifies these Setbacks:



10. The Lot's steepest point is 29 percent, which does not require a Steep Slope Conditional Use permit for the proposal.
11. On October 5, 2023 the Planning Director reviewed and approved the Historic District Design Review (HDDR) for 949 Empire. On October 5, 2024 the approval expired as the Applicant had not yet submitted a Building Permit, and had not filed a request for an extension.
12. On December 3, 2024 the Applicant submitted an HDDR Application with no changes to what was previously approved.
13. The proposal, as conditioned, complies with LMC Chapter 15-2.2 Historic Residential – 1 (HR-1) Zoning District.
    a. Single Family Dwellings are an allowed Use in the HR-1 Zoning District, pursuant to LMC § 15-2.2-2(A)(1).
    b. The Lot at 949 Empire is 3,030 square feet in area. Pursuant to LMC § 15-2.2-3(E) the maximum Building Footprint for the Lot is 1,278 square feet.

i. The Applicant proposes to construct a Structure with a Building Footprint of 1,243 square feet. The proposed Building Footprint is compliant with LMC § 15-2.2-3(E).

c. The rear portion of the proposed Lot is 50 feet wide. The frontmost section of the proposed lot is 20 feet wide. LMC § 15- 2.2-3(B) requires that the minimum width of a Lot is 25 feet, measured 15 feet back from the Front Lot Line. However, pursuant to LMC § 15-2.2-3(B), the Planning Director determines lot width measurements in the case of unusual lot configurations.

d. On March 30, 2022, the Planning Director determined that the Lot width will be measured 24 feet from the frontmost Property line parallel with Empire Avenue, totaling a width of 50 feet.

e. The maximum Lot Area for a Single-Family Dwelling is 3,750 square feet.
   i. The Lot Area is 3,030 square feet and is compliant with LMC § 15-2.2-3.

f. LMC § 15-2.2-3(G)(2) states, “The Front Setback must be open and free of any Structure except uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection.”
   i. The proposed Structure is set back 20 feet from the Front Lot line at the narrowest part of the Lot and is set back 13 feet from the Front Lot line at the widest part of the Lot. The proposed steps are within four feet of Final Grade and are compliant.

g. LMC § 15-2.2-3(H)(4) states, “The Rear Setback must be open and free of any Structure except roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback.”
   i. The proposed overhangs project two feet into the Rear Setback and is compliant.

h. LMC § 15-2.2-3(H)(8) states, “The Rear Setback must be open and free of any Structure except Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.
   i. The proposed hot tub is 3’ from the Rear Lot line, will be screen by retaining walls, and is compliant.

i. LMC § 15-2.2-3(H)(9) allows for retaining walls up to six feet in the Rear Setback.
    i. The proposed retaining wall is a maximum of four feet tall and is compliant.
j. LMC § 15-2.2-3(I)(6) states, “The Side Setback must be open and free of any Structure except Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails.
    i. The proposed steps are within 30 inches of Final Grade and are compliant.
k. LMC § 15-2.2-3(J)(3) states, “Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Side Setback. Only permitted on Lots with a minimum required
l. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official
    i. Condition of Approval 1 requires that the Applicant shall resolve snow release issues to the satisfaction of the Chief Building Official prior to building permit issuance.
m. Pursuant to LMC § 15-2.2-5 no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
    i. proposed Structure is 25 feet 2 inches tall when measured from Existing Grade and is compliant.
n. Pursuant to LMC § 15-2.2-5 a ten foot (10’) minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure.
    i. The horizontal step shall take place at a maximum height of twenty-three feet (23’) from where the Building Footprint meets the lowest point of existing Grade. The proposed Structure steps down 10 feet at 22 feet 11 inches above grade and is compliant.
o. Pursuant to LMC § 15-2.2-5(A) a Structure shall have a maximum height of thirty five feet (35’) measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
    i. The proposed Structure has a maximum interior height of 33 feet 2 inches and is compliant.

14. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
    a. LMC § 15-3-6(A) requires two parking spaces for SFDs.
        i. The Applicant proposes one parking space in a single-car garage on the lower level, and one parking space on the driveway leading to the single-car garage.
    b. Pursuant to LMC § 15-3-4(A)(1), single car garages associated with single family residences must have a minimum interior dimension of 11 feet wide by 20 feet deep.
        i. The Applicant proposes interior dimensions of 11 feet wide and 22 feet, ½-inch deep for the single-car garage.
    c. Pursuant to LMC § 15-3-3(F)(1), Parking Spaces must be at least 9 feet wide by 18 feet long.
        i. The Applicant proposes a Parking Space on the driveway leading to the single-car garage that is a minimum of 9 feet wide by 18 feet long.
15. The proposal, as conditioned, complies with LMC § 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.
    a. The proposal is analyzed for compliance with LMC § 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.
    b. The Analysis section of the March 6, 2025 Historic District Design Review Staff Report is incorporated herein as Attachment 1.
16. The Development Review Committee reviewed the proposal on February 4, 2025 and required conditions of approval.
    a. The Development Review Committee required Condition of Approval 13 requiring the applicant to separate the sewer line prior to Building Permit issuance.
    b. The Development Review Committee also required Condition of Approval 15 requiring the applicant to negotiate Snow Shed and Access Agreements with neighboring properties prior to Building Permit issuance due to the proximity of the structure being 5 feet or less from the property line.
    c. The Development Review Committee also required Condition of Approval 15 requiring the applicant to submit a geotechnical soils report indicating

site stability or temporary shoring plan and obtain approval prior to building permit issuance.

17. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 19, 2025. Staff mailed courtesy notice to property owners within 100 feet on February 19, 2025. The Park Record published courtesy notice on February 19, 2025.

Conclusions of Law

1. The proposal, as conditioned, complies with LMC Chapter 15-2.2 Historic Residential – 1 (HR-1) Zoning District.
2. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
3. The proposal, as conditioned, complies with LMC § 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.

Conditions of Approval

1. The Applicant shall resolve snow release issues to the satisfaction of the Chief Building Official prior to building permit issuance.
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. Masonry shall be maintained in its natural finish. Applying paint, stain, or stucco over concrete retaining walls is prohibited.
5. The Applicant shall configure drainage behind retaining walls away from the walls to abate retaining wall failure.
6. The driveway shall not exceed 10 feet in width. The applicant shall obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.
7. The proposed foundation shall not be more than 8 inches visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.
8. The site shall be re-graded to approximate the grading prior to the new construction, and so as to blend with the grade of adjacent sites and not create

the need for incompatible retaining walls, and so that all water drains away from the structure and does not enter the foundation.

9. All roofs shall be designed to minimize snow shedding onto adjacent properties and pedestrian paths.
10. Roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
11. All mechanical equipment, including the spa tub on the rear patio, shall be fully screened from adjacent properties.
12. Rustic, unfinished wood siding on the new structure is prohibited. Low-VOC (volatile organic compound) paints and finishes shall be used when possible.
13. The applicant shall separate the sewer line prior to Building Permit issuance.
14. The Applicant shall negotiate Snow Shed and Access Agreements with neighboring properties prior to Building Permit issuance due to the proximity of the structure being 5 feet or less from the property line.
15. The Applicant shall submit a geotechnical soils report indicating site stability or temporary shoring plan and obtain approval prior to building permit issuance.
16. The Applicant shall resolve snow release issues to the satisfaction of the Chief Building Official prior to building permit issuance.
17. The Applicant replace any significant vegetation removed in an equivalent manner on site.
18. The Applicant shall update the plans to ensure the window wells do not encroach into the right-of-way easement running along the property line.
19. The Applicant shall update the plans to ensure the roof overhangs do not encroach into the right-of-way easement running along the property line.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2037 or email meredith.covey@parkcity.org or jacob.klopfenstein@parkcity.org.

Sincerely,

Rebecca Ward
Planning Director

CC: Meredith Covey
Jacob Klopfenstein

Attachments

Attachment 1: March 6, 2025 Historic District Design Review Staff Report for 949 Empire Avenue

Planning Department
Staff Report

Subject: **949 Empire Avenue**
Application: **PL-24-06356**
Author: **Meredith Covey, Planner I**
Jacob Klopfenstein, Planner I
Date: **March 6, 2025**
Type of Item: **Historic District Design Review**

Recommendation

(I) Review the Historic District Design Review (HDDR) for 949 Empire Avenue, (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:	Terence Scheckter Jonathan DeGray, Applicant Representative
Location:	949 Empire Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Adjacent Land Uses:	Single Family Dwellings
Reason for Review:	Planning Staff reviews and takes Final Action on Historic District Design Reviews.[1]

HDR	Historic District Review
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

The Applicant proposes a new 3,369-square-foot Single-Family Dwelling (SFD) at the site. The SFD would include an entry level with a single-car garage, a main level, and an upper story.

[1] LMC § 15-11-12

Image 1: Rendering of the proposed Structure when viewed from Empire Avenue

Background

949 Empire Avenue is a flag-shaped, six-sided Lot in the Historic Residential -1 (HR-1) Zoning District. At some point there was a structure on the Lot, which has since been demolished and only a portion of the foundation remains today. There was also a single car garage on the site that was removed by the Applicant to comply with the conditions of approval set forth by the City Council. On July 21, 2022, the City Council adopted Ordinance No. 2022-26 approving the 949 Empire Avenue Plat Amendment to remove an existing Lot line and a Deed Line to create on Lot of record. The 949 Empire Avenue Plat Amendment (Exhibit C) was recorded with Summit County November 26, 2024 (Entry No. 1228236).

The unusual configuration of this Lot results in a smaller rectangular Area that measures 20 feet wide by 24 feet deep and fronts the Empire Avenue ROW. Additionally, a ROW crosses this portion of the property and allows for access to the valves and associated equipment to the water lines crossing over and located upon the property (Summit County Recorder Entry No. 108260).

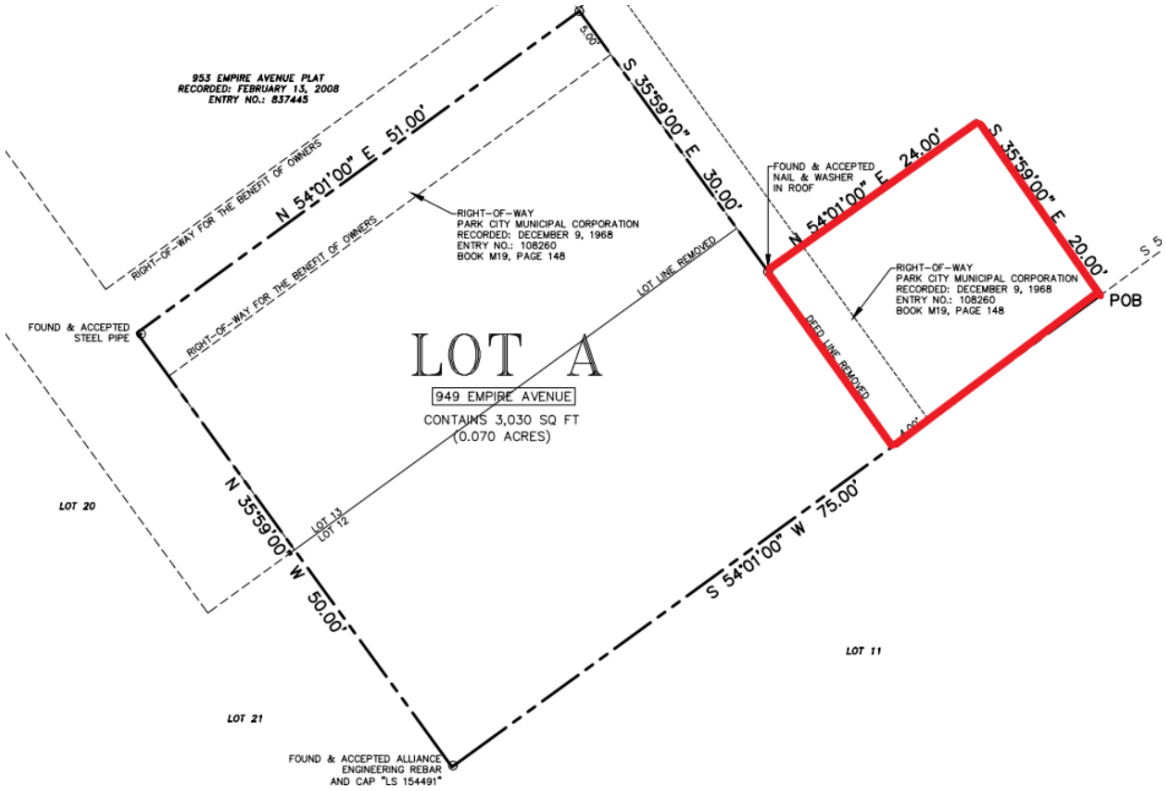


Figure 1: Recorded plat highlighting the small rectangular area fronting Empire Avenue

There are existing stairs on the Lot mostly in the North Side Setback, and partially in the Rear Setback. The use of the stairs is private and was dedicated for the benefit and use of the owners of Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, and 22 of Block 9 of Snyder's Addition to Park City. The Lot has six property lines that measure: 50', 51', 30', 24', 20', 75'. Due to the unusual Lot dimensions, the Planning Director determined Setbacks (see also Exhibit D):

- Two 3' Side Setbacks;
- Two 5' Side Setbacks;
- Two 10' Front Setbacks;
- One 10' Rear Setback.

The below image identifies these Setbacks:

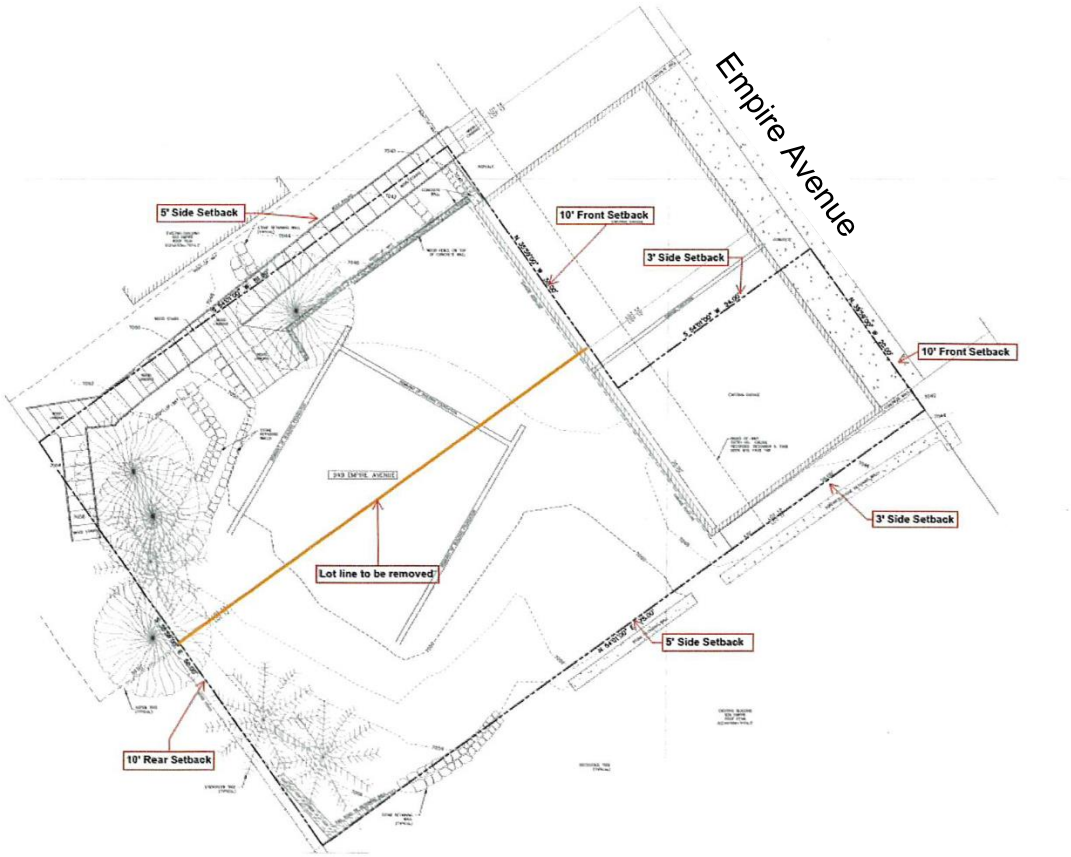


Figure 2: Planning Director setback determination

The Lot's steepest slope is 29 percent and does not require a Steep Slope Conditional Use Permit.

Image 2: 949 Empire Avenue a 6-sided flag shaped lot in the HR-1 Zoning District

On October 5, 2023, the Planning Director reviewed and approved the Historic District

Design Review (HDDR) to construct a new SFD on 949 Empire Avenue. Pursuant to LMC § 15-11-12(E) Historic District Review (HDR) approvals expire one (1) year from the date of the Final Action. On October 5, 2024, the approval expired. On December 3, 2024, the Applicant submitted an HDDR Application with no changes to what was previously approved.

Analysis

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

SFDs 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 Zoning District are outlined in LMC § 15-2.2-3 as follows:

Requirement	**Analysis of Proposal**
Maximum Building Footprint: The Maximum Building Footprint is established by Lot size according to the following formula: MAXIMUM FP = (A/2) x $0.9^{A/1875}$ (Where FP = maximum Building Footprint and A= Lot Area.)	**Complies:** The Lot at 949 Empire Avenue is 3,030 square feet. Pursuant to LMC § 15-2.2-3(E) the maximum Building Footprint for the Lot is 1,278 square feet. The Applicant proposes to construct a SFD with a Building Footprint of 1,243 square feet. The proposed Building Footprint complies.
Minimum Lot Width: 25 feet	**Complies:** The rear portion of the Lot is 50 feet wide. The frontmost section of the Lot is 20 feet wide. LMC § 15-2.2-3(B) requires the minimum width of a Lot to be 25 feet, measured 15 feet back from the Front Lot Line. However, pursuant to LMC § 15-2.2-3(B), the Planning Director determines Lot width measurements in the case of unusual lot configurations. On March 30, 2022, the Planning Director determined that the Lot width will be measured 24 feet from the frontmost Property line parallel with Empire Avenue, totaling a width of 50 feet.

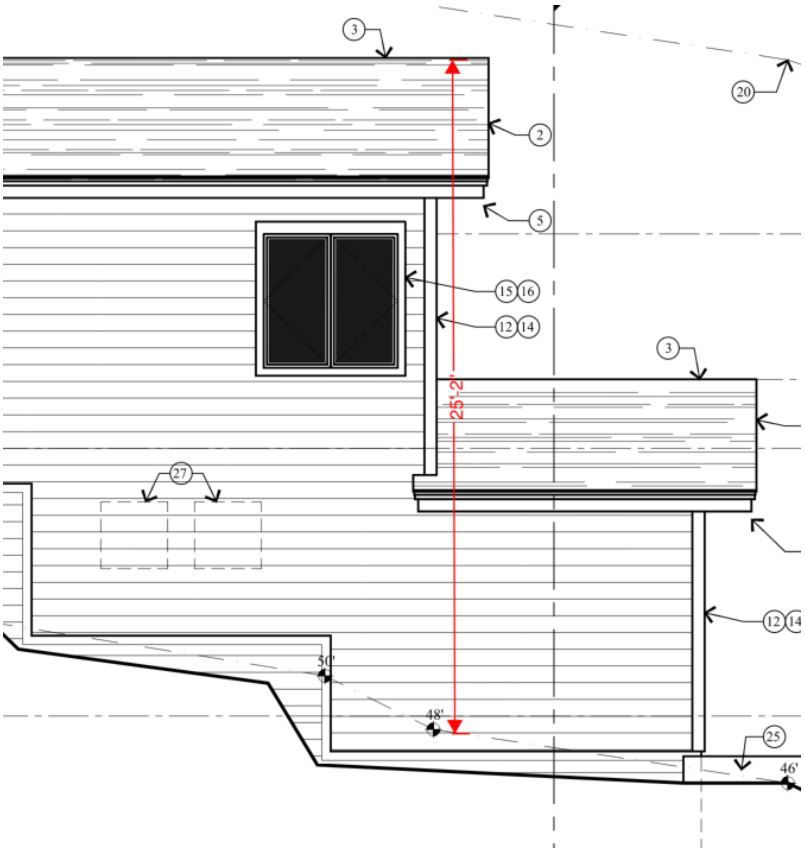
Maximum Lot Size: The maximum Lot Area for a SFD is 3,750 square feet.	**Complies:** The Lot Area is 3,030 square feet.
Setback Determination	As this is an unusually shaped six-sided Lot, the Planning Director determined (see Exhibit D) Setbacks: 
Front Setbacks: For Lots less than 75 feet in depth, the Front and Rear Setbacks are 10 feet each (20 feet total).	**Complies** **Ten-Foot Front Setbacks** LMC § 15-2.2-3(G)(2) states, "The Front Setback must be open and free of any Structure except uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection." The proposed Structure is set back 20 feet from the Front Lot line at the narrowest part of the Lot and is set back 13 feet from the Front Lot line at the widest part of the Lot. The proposed steps are within four feet of Final Grade and are compliant.
Rear Setbacks: For Lots less than 75 feet in depth, the Front and Rear	**Complies** **Ten-Foot Rear Setbacks** LMC § 15-2.2-3(H)(4) states, "The Rear Setback

Setbacks are 10 feet each (20 feet total).	must be open and free of any Structure except roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback." The proposed overhangs project two feet into the Rear Setback and is compliant. LMC § 15-2.2-3(H)(8) states, "The Rear Setback must be open and free of any Structure except Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line. The proposed hot tub is 3' from the Rear Lot line, will be screen by retaining walls, and is compliant. LMC § 15-2.2-3(H)(9) allows for retaining walls up to six feet in the Rear Setback. The proposed retaining wall is a maximum of four feet tall and is compliant.
Side Setbacks: 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.	**Condition of Approval Recommended** **Two three-foot and two five-foot Side Setbacks** LMC § 15-2.2-3(I)(6) states, "The Side Setback must be open and free of any Structure except Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails." The proposed steps are within 30 inches of Final Grade and are compliant. LMC § 15-2.2-3(J)(3) states, "Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Side Setback. Only permitted on Lots with a minimum required Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Side Setback exception is permitted. The proposed window well extends into the Side Setback three feet and five and a half inches. Condition of Approval 18 requires that the Applicant update the plans to ensure the window wells do not encroach into the right-of-way easement running along the property line. LMC § 15-2.2-3(J)(4) states, "The Side Setback must be open and free of any Structure except Roof overhangs or eaves projecting not more than two feet (2') into the Side Setback on Lots with a

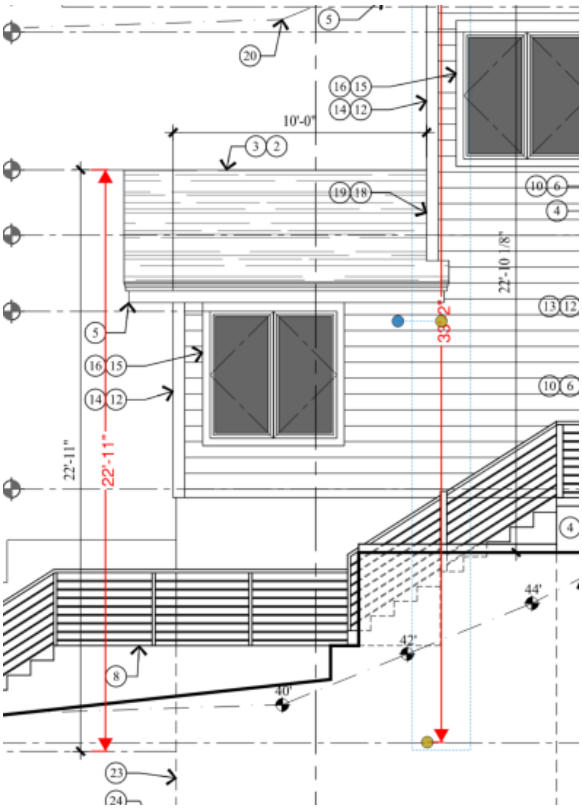
	minimum required Side Setback of five feet (5') or greater. A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5'). The proposed overhangs project two feet or less into the five-foot Side Setback and are compliant. The proposed overhangs projects one foot into the three-foot Side Setback and is compliant. Condition of Approval 19 requires that the Applicant update the plans to ensure the roof overhangs do not encroach into the right-of-way easement running along the property line. LMC § 15-2.2-3(J)(7) allows for retaining walls up to six feet in the Side Setback. The proposed retaining wall is five feet, five inches and is compliant.
Snow Release: Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.	Condition of Approval 16 requires that the Applicant shall resolve snow release issues to the satisfaction of the Chief Building Official prior to building permit issuance.

Building Height

Pursuant to LMC § 15-2.2-5 no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. The proposed Structure is 25 feet 2 inches in height when measured from Existing Grade and is compliant.

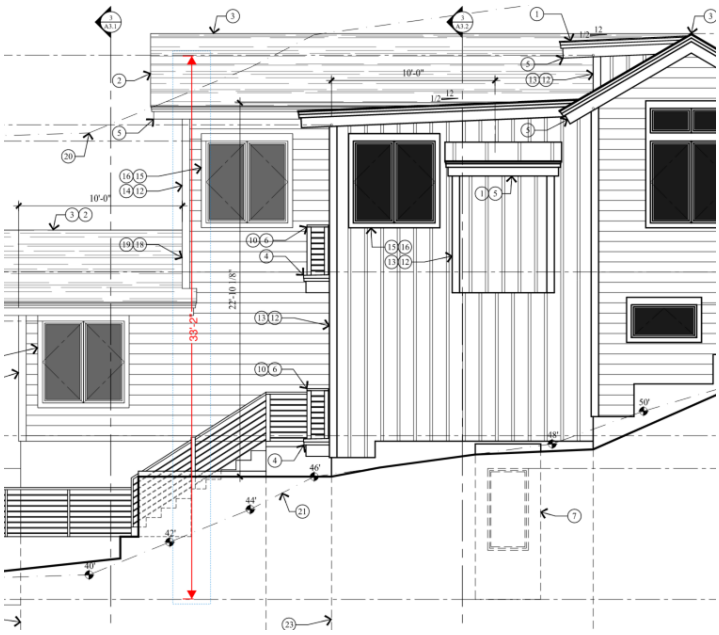


Pursuant to LMC § 15-2.2-5 a ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of Existing Grade. The proposed Structure steps down 10 feet at 22 feet 11 inches above grade and is compliant.



Interior Building Height

Pursuant to LMC § 15-2.2-5(A) a Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The proposed Structure has a maximum interior height of 33 feet 2 inches and is compliant.



(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. The Applicant proposes one parking space in a single-car garage on the lower level, and one parking space on the driveway leading to the single-car garage.

Pursuant to LMC § 15-3-4(A)(1), single car garages associated with SFDs must have a minimum interior dimension of 11 feet wide by 20 feet deep. The Applicant proposes interior dimensions of 11 feet wide and 22 feet, ½-inch deep for the single-car garage and complies.

Pursuant to LMC § 15-3-3(F)(1), Parking Spaces must be at least 9 feet wide by 18 feet long. The Applicant proposes a Parking Space on the driveway leading to the single-car garage that is a minimum of 9 feet wide by 18 feet long and complies.

(III) The proposal, as conditioned, complies with LMC § 15-13-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

The proposal is analyzed for compliance with LMC § 15-13-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

LMC Requirement	Analysis of Proposal
A. Universal Regulations	*See analysis below*
1. New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.	**Complies:** The proposed SFD is simple in form and does not contain adorned materials.
2. New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.	**Complies:** The proposed structure does not directly imitate an existing historic structure.
3. A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided.	**Complies:** The architectural style is compatible with other structures in the area, is not a style that never appeared in Park City, and does not radically conflict with the character of Historic Sites.
4. New infill residential buildings shall differentiate from historic structures but be compatible with	**Complies:** The Applicant proposes concrete, metal, glass, and wood building materials, as well as cedar and board

historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.	and batten siding. The larger massing of the new building is stepped back and located at the rear of the Lot such that the massing follows the natural topography of the site, which slopes upward toward the rear of the Lot.
5. Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.	**Complies**: The applicant proposes to maintain the natural topography of the site, which slopes upward toward the rear of the site.
6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.	**Complies:** The architectural style is compatible with other structures in the area.
7. Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.	**Complies:** The proposed height and setbacks of the structure are compliant with the HR-1 Zoning District Lot and Site Requirements.
8. Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.	**Complies:** The proposed height and setbacks of the structure are compliant with the HR-1 Zoning District Lot and Site Requirements.
9. New construction activity shall not physically damage nearby Historic Sites.	The Site does not include any Historic Sites. The applicant does not propose any encroachments

10. New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.	**Complies:** The proposal will reinforce visual unity of the streetscape because a home will be constructed on a lot that would otherwise be vacant.
11. New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials may be reviewed by the Design Review Team for compliance being judged on the following characteristics: • Longevity (50 year lifespan) • Energy performance • Durable in this climate • Environmental benefit (high recycled content, locally sourced) • Compatibility with the character of the Historic District.	**Complies:** The Applicant proposes concrete, metal, glass, and wood building materials, as well as cedar and board and batten siding.

LMC Requirement	Analysis of Proposal
B. Specific Regulations	*See analysis below*
1. Site	*See analysis below*
a. Building Setbacks & Orientation	*See analysis below*
(1) Lot coverage of new buildings shall be compatible with the surrounding Historic Sites.	The proposed Structure meets the HR-1 Zoning District requirements for Building Setbacks and maximum Building Footprint and is compatible with surrounding Historic Sites.
(2) Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space.	The proposed Structure has a front entrance that is oriented towards the street. The proposed Structure is compliant with the HR-1 Zoning District Lot and Site requirements.
(3) The historic town grid shall be preserved by retaining the formal street pattern, maintaining historic lot sizes rather than aggregating the historic-sized lots into larger lots, and preserving the regular rhythm and pattern of lot sizes in a way that reinforces the perception of the grid.	The lot size is compliant with the maximum lot size for the HR-1 Zoning District and preserves the regular rhythm and pattern of lot sizes in the Historic District.
(4) A new building shall be oriented parallel to the site's lot lines, similar to that of historic building orientations. When similar front yard setbacks are characteristic of the Streetscape or character area, a new building's façade shall be aligned with neighboring buildings' facades. When a variety of building setbacks is part of the historic context, a	The proposed Structure is oriented parallel to the site's lot lines with the front facade aligned with the neighboring building's facades facing towards the primary public right of way.

new building shall be located within the range of setbacks seen historically.	
(5) New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade	The proposed Structure's primary entrance is oriented towards the street and is consistent with historic buildings within the character area.
(6) Side yard setbacks similar to those seen historically within the Streetscape or character area shall be established in order to reinforce the pattern of built and open space. The historic rhythm of building spacing in the immediate Streetscape or character area shall be especially considered.	The proposed Structure has Side Setbacks which are compliant with the regulations of the HR-1 Zoning District.
b. Topography & Grading	*See analysis below*
(1) The natural topography and original grading of a site shall be maintained when feasible.	**Complies**: The applicant proposes to maintain the natural topography of the site, which slopes upward toward the rear of the site.
(2) Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.	**Complies**: The proposed building design includes a step up to follow the upward slope toward the rear of the site.
(3) A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.	**Complies:** The proposed building design follows the natural slope of the site, which slopes uphill toward the rear of the site.
c. Landscaping and Vegetation	*See analysis below*
(1) Existing landscape features that contribute to the character of the Historic District and existing	The existing lot is vacant. The Applicant proposes to install landscaping on the site including trees and shrubs to replace the vegetation on site

landscape features that provide environmental sustainability benefits shall be respected and maintained.	that is proposed to be removed. Condition of Approval 17 requires that the Applicant replace any significant vegetation removed in an equivalent manner on site.
(2) Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.	The Applicant has submitted a landscape plan that replaces the vegetation proposed to be removed. Condition of Approval 17 requires that the Applicant replace any significant vegetation removed in an equivalent manner on site.
(3) 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.	The Applicant has not proposed detailed landscaping plans. 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.
(4) Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District.	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) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the soil water retention and permeability of a site.	The Applicant has not submitted detailed storm water/drainage mitigation plans. 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.
(6) The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.	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.
d. Retaining Walls	*See analysis below*.
(1) When feasible, a site shall be contoured in a way that reduces the need for retaining walls. When retaining walls are necessary, the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material. When a fence is to be placed on the top of a retaining wall, the combined height shall be similar in scale to retaining walls and fences seen historically.	**Complies**: The applicant proposes two retaining walls, one on the south side of the driveway at the front of the site and one at the rear of the site behind the patio. The applicant proposes landscaping for both retaining walls to minimize the visual impacts to adjacent properties. The applicant does not propose any fences on top of retaining walls.
(2) New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other	**Complies:** The Applicant proposes board-formed concrete retaining walls. Retaining walls at the site comply with the Lot and Site Requirements of the HR-1 Zoning District as outlined above.

traditional materials are recommended over concrete block, asphalt, or other modern concrete treatments. Alternative materials may be considered but they shall convey the general scale, texture, and character of historic masonry walls.	
(3) Masonry shall be maintained in its natural finish. Applying paint, stain, or stucco over stone or concrete retaining walls is not appropriate.	**Condition of Approval recommended:** The Applicant proposes board-formed concrete retaining walls. Condition of Approval 4 requires that masonry is maintained in its natural finish and prohibits applying paint, stain, or stucco over concrete retaining walls.
(4) Traditional height and setback of retaining walls along the street shall be maintained.	**Complies**: The retaining wall is within the 10-foot Front Setback on the south side of the driveway.
(5) To abate retaining-wall failure, drainage behind retaining walls shall be maintained so water drains away from the walls.	**Condition of Approval recommended:** Staff recommends Condition of Approval 5, requiring the applicant to configure drainage behind retaining walls away from the walls to abate retaining wall failure.
e. Fences	*See analysis below*
(1) New fencing should reflect the style of the building to which fencing is associated when viewable from the primary public right-of-way. New wood and metal fencing should reflect traditional designs and patterns. Split or horizontal rail, railroad tie, or timber fencing may be located where not visible from the primary public right-of-way but should be avoided where visible from the primary public right-of-way. Vinyl or plastic-coated fencing is not appropriate in the Historic District.	The Applicant does not propose any new fencing as part of this application.
(2) New fencing should be designed to minimize its	The Applicant does not propose any new fencing as part of this

environmental impacts. New fencing should use sustainable material and should take into account site characteristics such as natural topography and drainage.	application.
(3) Drought-tolerant shrubs should be considered in place of a fence or wall.	The Applicant does not propose any new fencing as part of this application.
(4) Arbors emphasizing a fence, gate, or entry should be subordinate to the associated building(s) or structure(s) and should complement the design of the primary structure and fencing material, features, size, scale, and proportion.	The Applicant does not propose any new fencing as part of this application.
f. Paths, Steps, Handrails, & Railings (Not Associated with Porches)	*See analysis below*
(1) New paths and walkways should have a modest, unobtrusive appearance in order to support the sense of a natural setting.	**Complies:** The applicant proposes concrete stairs to lead to the entry of the structure that will be partially obscured by an existing garage on the site.
(2) New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing. To break up the mass of longer-run stairs, changes in the materials of the stairs shall be considered.	The applicant does not propose any new hillside stairs. The applicant does not propose any changes to the existing hillside stairs on the north side of the site.
g. Gazebos, Pergolas, and other Shade Structures	*See analysis below*
(1) The installation of gazebos, pergolas, and other shade structures shall be limited to rear or side yards and shall have limited visibility when viewed from the primary public right-of-way.	The Applicant does not propose any gazebos, pergolas or other shade Structures as part of this application.

(2) Gazebos, pergolas, and other shade structures shall be visually subordinate to the associated building(s) or structure(s) and shall complement the design of the primary structure in material, features, size, scale, and proportion.	The Applicant does not propose any gazebos, pergolas or other shade Structures as part of this application.
h. Parking Areas & Driveways	*See analysis below*
(1) Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of the primary structure when feasible. When locating a parking area in a rear yard is not physically possible, the off street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a site shall be considered when feasible.	**Complies:** The applicant proposes landscaping to separate the new driveway, which is located in the front of the structure, from adjacent properties and uses.
(2) Parking areas and vehicular access shall be visually subordinate to character-defining Streetscape or character area elements.	**Complies:** The new driveway is at-grade and the new garage is set back from an existing garage adjacent to the site.
(3) The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in comprehensive, complimentary and integrated design.	**Complies:** The applicant proposes landscaping to separate the new driveway and walkways from adjacent uses.
(4) Landscape separations shall be provided between parking areas, drives, service areas, and public use areas, like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed to function year-round.	**Complies:** The applicant proposes landscaping to separate the new driveway from adjacent uses.

(5) When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted.	**Complies:** The new driveway is proposed to have a 10 percent slope and will not significantly impact the topography of the building or any significant site features.
(6) When locating new off-street parking areas and driveways, the existing topography of a building site and significant site features shall be minimally impacted.	**Complies:** The new driveway is proposed to have a 10 percent slope and will not significantly impact the topography of the building or any significant site features.
(7) New driveways shall not exceed ten (10) feet in width. Shared driveways shall be used when feasible. For an approved two-car garage, driveway access to the two-car garage may be provide in one of two ways:	**Condition of Approval recommended:** The new driveway is approximately 11 feet, 6 inches wide. Staff recommends Condition of Approval 6 requiring the driveway not to exceed 10 feet in width.
(8) Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. Permeable paving may not be appropriate for all driveways and parking areas.	**Complies:** The Applicant proposes broom-finished concrete for the driveway.
(9) Consider avoiding paving up to the building foundation in order to reduce heat-island effect, building temperature, damage to the foundation, and storm-water runoff problems.	The Applicant proposes paving the driveway to abut the single-car garage on the lower level of the building.
(10) Snow storage from driveways shall be provided on site.	**Condition of Approval recommended:** The applicant proposes a heated driveway to mitigate snow. Condition of Approval 6 requires the applicant to obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.

2. Primary Structures	*See analysis below*
a. Mass, Scale & Height	*See analysis below*
(1) The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area.	**Complies:** The new building complies with the maximum building footprint requirements for the HR-1 Zoning District as outlined above. The size and massing of the proposed building on the site does not differ significantly from other sites in the character area.
(2) Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged.	**Complies:** The proposed building design utilizes rectangular building forms and pyramid roofs.
(3) Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.	**Complies:** The proposed building design complies with the Lot and Site Requirements and Building Height requirements for the HR-1 zoning district.
(4) Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.	**Complies:** The larger massing of the new building is stepped back and located at the rear of the Lot such that the massing and building design aligns with the natural topography of the site, which slopes upward toward the rear of the Lot.
(5) The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.	**Complies**: The proposed new building respects the scale of the historic character zone and does not represent any abrupt changes in scale.

(6) A larger building shall be divided into 'modules' that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.	**Complies:** The new structure is configured in an "L" shape that includes distinct modules to break up massing.
(7) Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.	**Complies:** The proposed building design includes variations in roof height.
(8) Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.	**Complies:** The Lot is approximately 50 feet wide. The proposal will reinforce visual unity of the streetscape because a home will be constructed on a lot that would otherwise be vacant.
(9) Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.	**Complies:** The proposal complies with the Lot and Site Requirements of the HR-1 zone.

(10) When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form and scale.	**Complies:** The length of the new structure is approximately 51 feet. The building design includes a 10-foot stepback from the primary façade above 18 feet from Existing Grade such that the building design follows the upward slope toward the rear of the Lot.
(11) New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings.	**Complies:** The Applicant proposes a new building with a maximum height of approximately 25 feet, 2 inches from Final Grade. The proposed building is not significantly taller or shorter than adjacent buildings.
(12) Primary facades shall be limited to one to two stories in height. (Generally, historic residential facades are about 15 to 20 feet in height from top of the foundation to the top of the gable.)	**Complies:** The primary façade of the building does not exceed two stories and is a maximum of approximately 21 feet from Existing Grade. Overall, the proposed building design includes three stories.
(13) Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.	**Complies:** The building design includes a 10-foot stepback from the primary façade above 18 feet from Existing Grade such that the building design follows the topography of the upward slope toward the rear of the Lot.
(14) Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that relate to the height of the buildings along the street front shall be considered.	**Complies:** As noted above, the building design includes a 10-foot stepback from the primary façade above 18 feet from Existing Grade such that the building design follows the topography of the upward slope toward the rear of the Lot. The ground level of the primary façade contains only a garage, and the secondary façade is stepped back and appears to be only two stories from the street front.

(15) Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including the cross-canyon view. This may be appropriate when taller portions will not be seen from a primary public right-or-way.	**Complies:** As noted above, the building design includes a 10-foot stepback from the primary façade above 18 feet from Existing Grade such that the building design follows the topography of the upward slope toward the rear of the Lot. The secondary façade is stepped back and appears to be only two stories from the street front.
(16) Taller portions of buildings shall be constructed so as to minimize obstruction of sunlight to adjacent yards and windows.	**Complies:** The proposed building design leaves sufficient space between adjacent properties such that sunlight to adjacent yards and windows will not be obstructed. 
b. Foundation	*See analysis below*.
(1) Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and	**Complies:** The proposed foundation material is concrete and is minimally visible when viewed from the primary public right-of-way.

concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.	
(2) A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above Final grade on the primary façade No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.	**Condition of Approval Recommended:** Condition of Approval 7 requires that the proposed foundation is not more than 8" visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.
(3) A site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.	**Condition of Approval Recommended:** Condition of Approval 8 requires that the site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.
(4) A site shall be re-graded so all water drains away from the structure and does not enter the foundation.	**Condition of Approval Recommended:** Condition of Approval 8 requires that the site shall be re-graded so all water drains away from the structure and does not enter the foundation.
(5) Window or egress wells, when needed, shall not be located on the primary facade. Window or egress wells shall be located beyond the midpoint of the secondary facades, on the tertiary elevation, or in a location that is not visible from the primary public right-of-way.	**Complies:** The proposed window well is located on the secondary facade beyond the midpoint.
c. Doors	*See analysis below*.
(1) The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance.	**Complies:** The proposed building design will include a well-defined primary entrance fronting Empire Avenue, with steps leading to the primary entrance:

	
(2) New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.	**Complies:** The applicant proposes aluminum-clad wood for all exterior doors.
(3) Doors shall be designed and finished with trim elements similar to those used historically.	**Complies:** The applicant proposes aluminum-clad wood for all exterior doors.
d. Windows	*See analysis below*
(1) Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large	**Complies:** The solid-to-void ratio is well balanced, and the amount of glazing is appropriate on each side of the structure. The front of the

expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.	proposed SFD has the most glazing but will be partially blocked by the existing garage.
(2) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.	**Complies:** The proposed windows are proportional in scale to the scale of the Building. The windows match the historic 2:1 ratio commonly found in the Historic District.
(3) The placement and grouping of windows shall be similar to those seen historically.	**Complies:** The proposed windows are grouped together and there are no large expanses of glass proposed.
(4) Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.	**Complies:** The majority of the proposed windows match the historic 2:1 ratio.
(5) The number of different window sizes and styles on a building or structure shall be limited.	**Complies:** The windows are limited in design types, similar in style,
(6) Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.	**Complies:** The proposed windows are to be wood in material with an opaque finish.
(7) New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate for glazing on the primary façade.	**Complies:** The proposed windows are clear in their glazing**.**
(8) Window muntins shall be true divided lights or	**Complies:** The proposed muntins are not snap-in muntins.

simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.	
e. Roofs	*See analysis below*
(1) Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.	**Complies:** The dominant roof forms at the site are sloping and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area. The Applicant proposes a flat roof on the primary façade above a living room and balcony. The primary roof form that is visible from the right-of-way is 7:12 on the rear of the building.
(2) Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.	**Complies:** The dominant roof forms at the site are sloping at a 7:12 pitch and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area.
(3) The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.	**Complies:** The proposed building complies with building height requirements of the HR-1 district and is not significantly taller or shorter than other buildings within the streetscape.
(4) Roofs shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.	**Condition of Approval recommended:** Staff recommends Condition of Approval 9 requiring that roofs be designed to minimize snow shedding onto adjacent properties and pedestrian paths. The Applicant does not propose any snow-guard devices.

(5) New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible.	**Complies:** The Applicant does not propose solar panels, skylights, ventilators, or mechanical equipment on the roof.
(6) Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective.	**Condition of Approval recommended:** The Applicant proposes asphalt shingles and standing seam metal roof materials. Staff recommends Condition of Approval 10 requiring that roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
(7) Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.	**Complies:** The Applicant proposes asphalt shingles and standing seam metal roof materials. Proposed roof features are compatible with the surrounding buildings and Historic District.
f. Dormers	
(1) Dormers shall be modest in size, setback from the main wall of the building, and gabled, hipped, or shed in roof style.	**Complies:** The proposed dormer has a shed roof and is setback from the main wall of the building. The dormer also has a minimized height and the impact into the roof is reduced.
g. Gutters and Downspouts	
(1) Downspouts shall be located away from	**Complies:** Gutters are proposed to tie into a gravel sump drainage

architectural features and shall be visually minimized when viewed from the primary public right-of-way.	system.
h. Chimneys and Stovepipes	The Applicant does not propose any chimneys any stovepipes as part of this proposed Structure.
i. Porches	
(1) Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.	**Complies:** The Applicant proposes an entry porch at the primary entrance of the proposed residence that is approximately 7 feet, 10 inches wide and approximately 5 feet, 6 inches deep.
(2) Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the s.	**Complies:** The entry porch on the primary façade is small in scale and is used to define the front entrance of the structure only.
(3) The height of porch decks shall be similar to those found on historic building(s) in the Historic District.	**Complies:** The applicant does not propose a porch deck.
(4) Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.	**Complies:** The proposed entry porch is located in the center of the primary façade of the structure and is used to define the front entrance of the proposed dwelling.
(5) The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.	**Complies:** The applicant does not propose a porch deck.

(6) Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of four inches and a maximum of eight inches square.	**Complies:** The applicant proposes rectangular railings for the porch.
j. Architectural Features	
(1) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.	Complies: The overall proposed design and materials are simple and compatible with the Historic District.
3. *Mechanical and Utility Systems and Service Equipment*	*See analysis below*
a. 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:** The applicant proposes a spa tub measuring 6 feet by 6 feet on the rear patio. The applicant also proposes two wall-mounted compressors on the south elevation of the structure. Staff recommends Condition of Approval 11 requiring that all mechanical equipment be fully screened from adjacent properties.
b. 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:** The applicant proposes a spa tub measuring 6 feet by 6 feet on the rear patio. Staff recommends Condition of Approval 11 requiring that all mechanical equipment, including the spa tub, be fully screened from adjacent properties.
c. Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public	**Complies:** The applicant does not propose any rooftop mechanical equipment.

right-of-way shall be used. When this is not possible, rooftop equipment shall be set back or screen from all views. Placement of rooftop equipment shall be sensitive to views from upper floors or neighboring buildings.	
d. New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.	**Complies:** The applicant does not propose any new communications equipment.
e. Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.	**Complies:** The applicant does not propose any service equipment or trash containers.
4. Materials	*See analysis below*
a. Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.	**Complies:** Pursuant to LMC § 15-13-8(B)(4), the proposed materials of wood siding, standing seam roof, metal railings, windows style, and finish are compliant with the Historic District.
b. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.	**Complies**: The proposed siding material is cedar, both board and batten siding as well as lap siding are proposed. The proposed material is to be painted or stained opaque.

c. Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.	**Complies:** The proposed materials follow a hierarchy with the concrete foundation and stone retaining walls located at the bottom of the Structure.
5. Paint and Color	*See analysis below*
a. Paint color is not regulated by the Regulations.	-
b. Original materials such as brick and stone that was historically left unpainted shall not be painted. Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.	**Complies:** There are no original building materials. The applicant proposes a new building.
c. Original materials such as brick and stone that was historically left unpainted shall not be painted. Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.	*Duplicative criterion, see above.*
d. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.	**Condition of Approval recommended:** The applicant does not propose any unfinished wood siding. Staff recommends Condition of Approval 12 prohibiting rustic, unfinished wood siding on the new structure.
e. Low-VOC (volatile organic compound) paints and finishes should be used when possible.	**Condition of Approval recommended:** Staff recommends Condition of Approval 12 requiring that low-VOC (volatile organic compound) paints and finishes be used when possible.

6. Garages	*See analysis below*
Basement Level Attached or Detached Garages	
1. A basement garage shall not extend beyond the exterior wall planes of a structure's primary or secondary facades.	**Complies:** The proposed garage is located under the Structure's primary facade and is flush with the furthest projecting wall.
2. The vertical façade of a basement garage that is visible from the primary public right-of-way shall be visually minimized. It is preferred that the garage opening be set back from the wall plane of the primary structure in order to diminish the presence of the garage.	**Complies:** The proposed garage is visible from the primary public right of way. The proposed garage is subordinate in scale to the overall Structure and is not the dominant form.
3. After construction of a basement garage, a site shall be re-graded to approximate the grading prior to the new construction.	**Condition of Approval:** Condition of Approval 8 requires that the site be re-graded to approximate the grading prior to the new construction.
4. A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a basement garage addition.	**Complies:** The proposed garage door is eight feet tall and eight feet wide. The proposed glazing is limited to the top of the door and is less than 30%.
5. Single-width 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 proposed garage is a single-car garage with a tandem 9 foot long by 18 foot wide Parking Space provided in front of the garage.
7. Decks	The applicant does not propose any decks.
8. Balcony and Roof Decks	*See analysis below*
a. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally	**Complies:** The Applicant proposes two balconies visible from the primary public right-of-way. The proposed balconies are, however

visible from the primary public right-of-way.	obscured by the existing garage located on the adjacent property and are screened from view.
b. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	**Complies:** The proposed balconies are simple in design and material. The proposed railings are metal in material
9. New Accessory Structures	The applicant does not propose any new Accessory Structures.
10. Additions to Existing Non-Historic Structures	The Applicant proposes the construction of a new Single Family Dwelling and does not include an addition of an existing Non-Historic Structure.
11. Reconstruction of Non-Surviving Structures	The applicant does not propose reconstructing any non-surviving structures. There is no evidence of any non-surviving Historic Structure at the site. Prior to 2018, a non-Historic A-frame dwelling was located at the site.

(IV) The Development Review Committee[2] reviewed the proposal on February 4, 2025 and required conditions of approval.

The Development Review Committee reviewed the proposal on February 4, 2025 and required Condition of Approval 13 requiring the applicant to separate the sewer line prior to Building Permit issuance.

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

The Development Review Committee also required Condition of Approval 14 requiring the applicant to negotiate Snow Shed and Access Agreements with neighboring properties prior to Building Permit issuance due to the proximity of the structure being 5 feet or less from the property line.

The Development Review Committee also required Condition of Approval 15 requiring the applicant to submit a geotechnical soils report indicating site stability or temporary shoring plan and obtain approval prior to building permit issuance.

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 February 19, 2025. Staff mailed courtesy notice to property owners within 100 feet on February 19, 2025. The *Park Record* published courtesy notice on February 19, 2025.[3]

Public Input

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

Alternatives

- The Planning Director may approve the HDDR for 949 Empire Avenue;
- The Planning Director may deny the HDDR for 949 Empire Avenue and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Plans
Exhibit C: 949 Empire Avenue Plat Amendment

[3] LMC § 15-1-21

Exhibit D: Planning Director Determination of Setbacks for 949 Empire Avenue dated March 30, 2022

SCHECKTER RESIDENCE

949 EMPIRE AVENUE, PARK CITY, UTAH 84060

HDDR CONDITIONS OF APPROVAL

1. Final building plans and construction details shall reflect substantial compliance as indicated on the plans reviewed October 5, 2023, as part of the Historic District Design Review and public meeting on October 5, 2023. 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.
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. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
5. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
6. City approval of Construction Mitigation (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language the method of protecting adjacent structures. New construction activity shall not physically damage nearby Historic Sites. Construction plans shall verify construction does not obstruct or impact the Platted access and the Platted access shall be kept free and clear of materials.
7. City Engineer review and approval of all lot grading, utility installation, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
8. All exterior lighting shall be down-directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Exterior lighting shall not exceed 300 degrees Kelvin and outdoor lighting fixtures shall be fully shielded. Final lighting details shall be reviewed by the Planning Staff prior to installation.
9. Construction waste should be diverted from landfill and recycled when possible.
10. Walls more than four feet in height in the front setback, or more than six feet in the rear or side setbacks are prohibited.
11. Upon building permit application, the applicant shall submit an updated landscaping and irrigation plan, where the proposed vegetation and irrigation shall be less than 50% waterwise and compliant with 15-5-5(n). Final plans shall call out final grade within four feet of existing grade.
12. Roofs shall have matt finishes to minimize glare, shall be neutral and muted, and materials shall not be reflective.
13. Mechanical and or utility equipment shall be located on the back of the building or in another inconspicuous location. When located on a secondary facade, the mechanical or utility equipment shall be located beyond the mid point of the structure if feasible and visual impact of the equipment shall minimized by incorporating it as an element of the building or landscape design.
14. Materials, such as wood, that are traditionally painted shall be opaque.
15. The proposed driveway shall not exceed 12'.

CONSULTANTS

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MILLCREEK, UTAH 84124
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CIVIL ENGINEERING
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MICHAEL DEMKOWICZ
EMAIL: michael@alliance-engr.com

LEGEND

BRICK & STONE
EARTH
CONCRETE
CONCRETE MASONRY UNIT
STEEL (LARGE SCALE)
RIGID INSULATION
ROUGH WOOD
BLOCKING
ALUMINUM (LARGE SCALE)
GRAVEL
FINISHED WOOD
BATT OR BLOWN INSULATION
PLASTER, SAND, GROUT, MORTAR
STEEL (SMALL SCALE)
BITUMINOUS PAVING
PLYWOOD
GYPSUM BOARD

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

CODE ANALYSIS

APPLICABLE CODES

2021 IRC	2021 IBC
2021 IPC	2021 IMC
2020 NEC	2021 IFGC
2015 IECC RES.	2021 IFC
2018 IECC COM.	2021 IEBC

OCCUPANCY: R2

CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

AREA CALCULATION
LOWER LEVEL AREA: 966 S/F
MID LEVEL AREA: 1266 S/F
MAIN LEVEL AREA: 1137 S/F
TOTAL LIVING AREA: 3369 S/F
GARAGE AREA: 276 S/F
DECK / BALCONY AREA: 58 S/F
ENTRY PORCH AREA: 85 S/F
PATIO AREA: 263 S/F
PROPOSED FOOTPRINT: 1275 S/F
ALLOWABLE FOOTPRINT: 1278 S/F
LOT AREA: 3030 S/F
DISTURBED AREA: 950 S/F

INDEX TO DRAWINGS

ABBREVIATIONS

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

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.

6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2021 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.

11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

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

STATE OF UTAH
JONATHAN DEGRAY
NO. 4228
LICENSED ARCHITECT
1/25/2024

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

PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

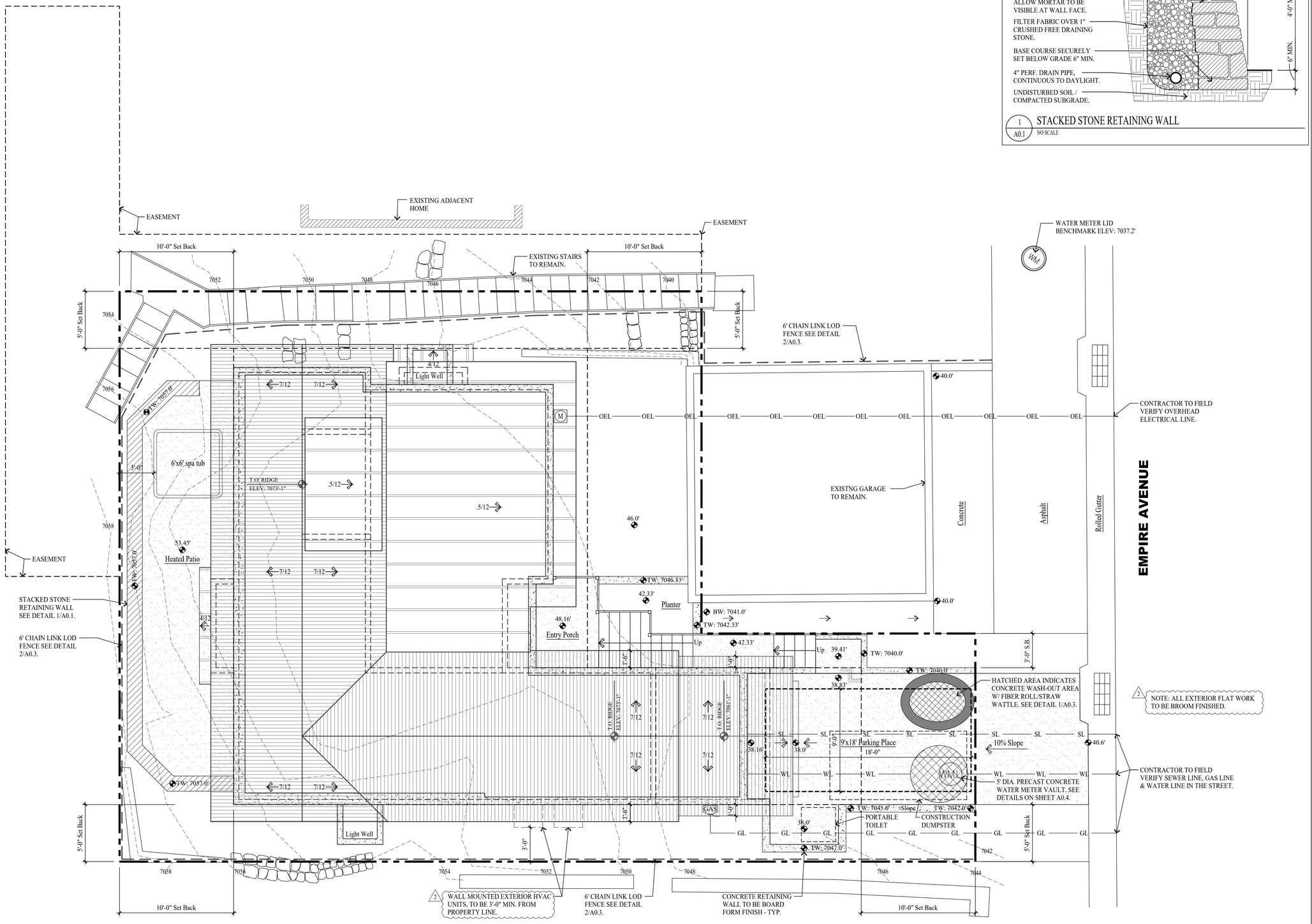
SHEET DESCRIPTION:
COVER SHEET

REVISIONS:
1 APRIL 08, 2024
2 JANUARY 20, 2025

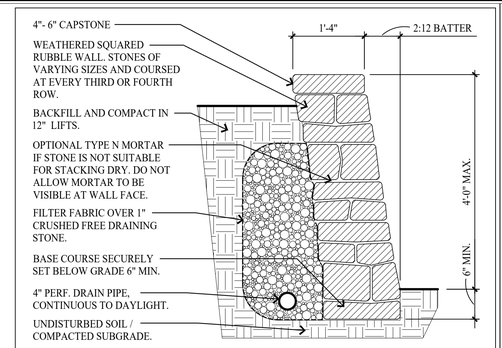
DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
Aa



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



1 A0.1 STACKED STONE RETAINING WALL
NO SCALE

GENERAL NOTES

SITE PLAN NOTES:

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

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

- WML — WATER MANHOLE LID
- SML — SEWER MANHOLE LID
- M — ELECTRIC METER BOX
- GAS — GAS METER
- W — WATER VALVE
- WM — WATER METER
- SDM — STORM DRAIN MANHOLE
- POWER POLE
- STREET LIGHT
- DATUM ELEVATION
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- T — TELECOM BOX
- E — ELECTRICAL BOX
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- LOD FENCE
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- EASEMENT LINE
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- X — FENCE LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- OEL — OVERHEAD ELECTRICAL LINE

LOD DISTURBED AREA: 935 S/F

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

0' 5' 10'
GRAPHIC SCALE

STATE OF UTAH
JONATHAN DEGRAY
7844228
LICENSED ARCHITECT
1/25/2024

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

PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:
2 JANUARY 20, 2025

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A0.1

PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
				DECIDUOUS TREES			
	A	3	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	B	5	Aspen	Populus tremuloides	3" Dia.	6'-10'	
				SHRUBS			
	C	9	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted
	D	6	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted
				GROUND COVER and HYDROSEEDING			
	E	30	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	30	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	950 S/F	Wood Chips		Small		3" Thick Layer

2 EXISTING TREES TO BE REMOVED

GENERAL NOTES

PLANTING NOTES:

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

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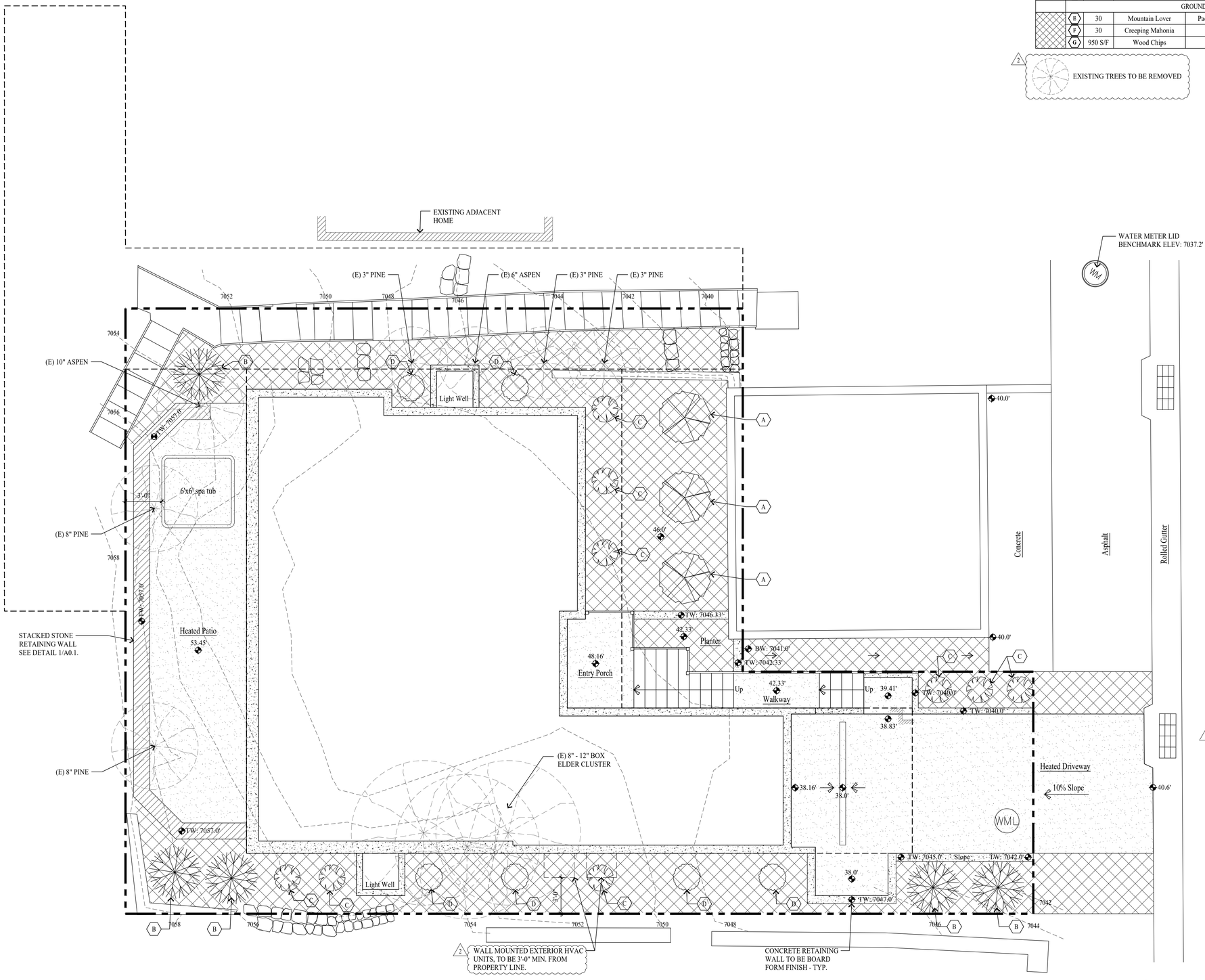

LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

0' 5' 10'
GRAPHIC SCALE

STATE OF UTAH
JONATHAN DEGRAY
LICENSED ARCHITECT
1/25/2024

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REVISIONS:
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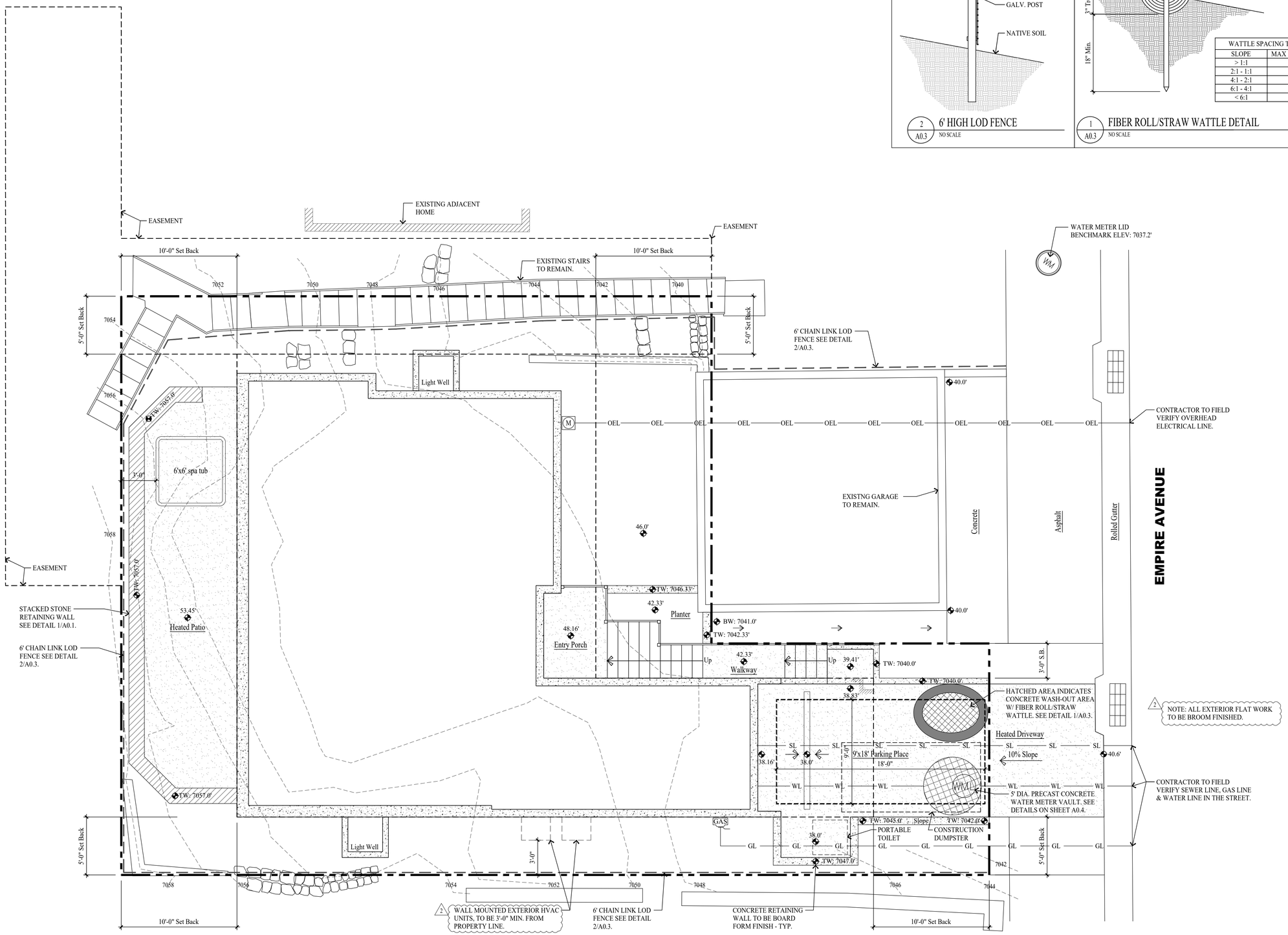
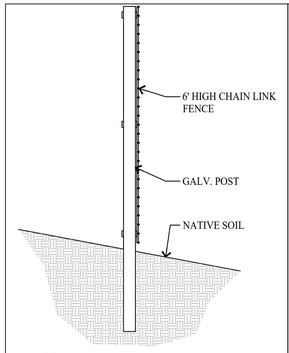
SHEET NUMBER:
A0.2



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



2 A0.3 — 6' HIGH LOD FENCE
NO SCALE

NOTE: FIBER ROLLS ARE TO BE REPLACED WHEN 50% FULL.

WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

1 A0.3 — FIBER ROLL/STRAW WATTLE DETAIL
NO SCALE

GENERAL NOTES

SITE PLAN NOTES:

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LOD DISTURBED AREA: 935 S/F

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

0' 5' 10'
GRAPHIC SCALE

STATE OF UTAH — JONATHAN DEGRAY — 9442828 — LICENSED ARCHITECT
1/25/2024

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

PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

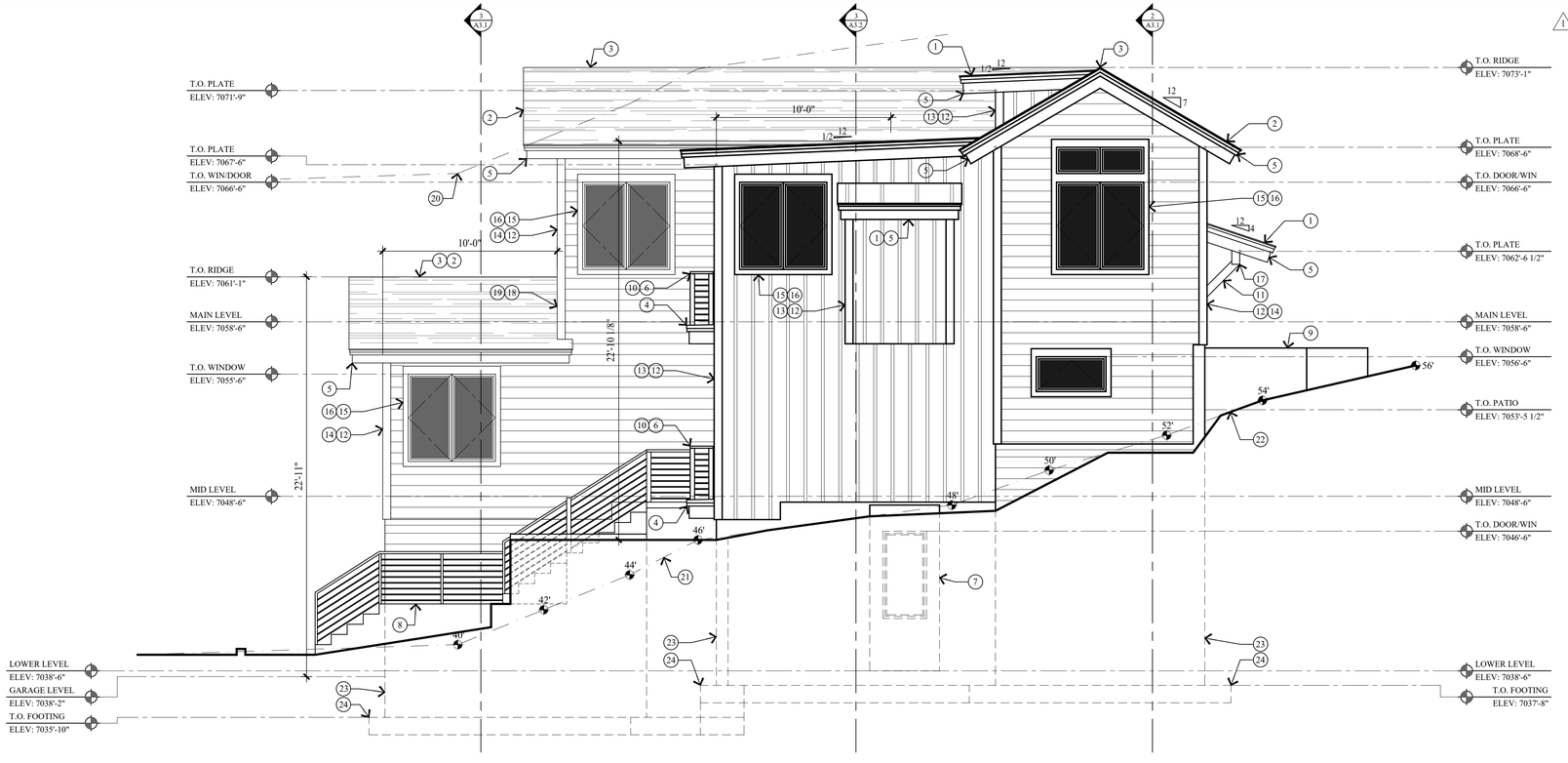
SHEET DESCRIPTION:
SWPP PLAN

REVISIONS:
2 JANUARY 20, 2025

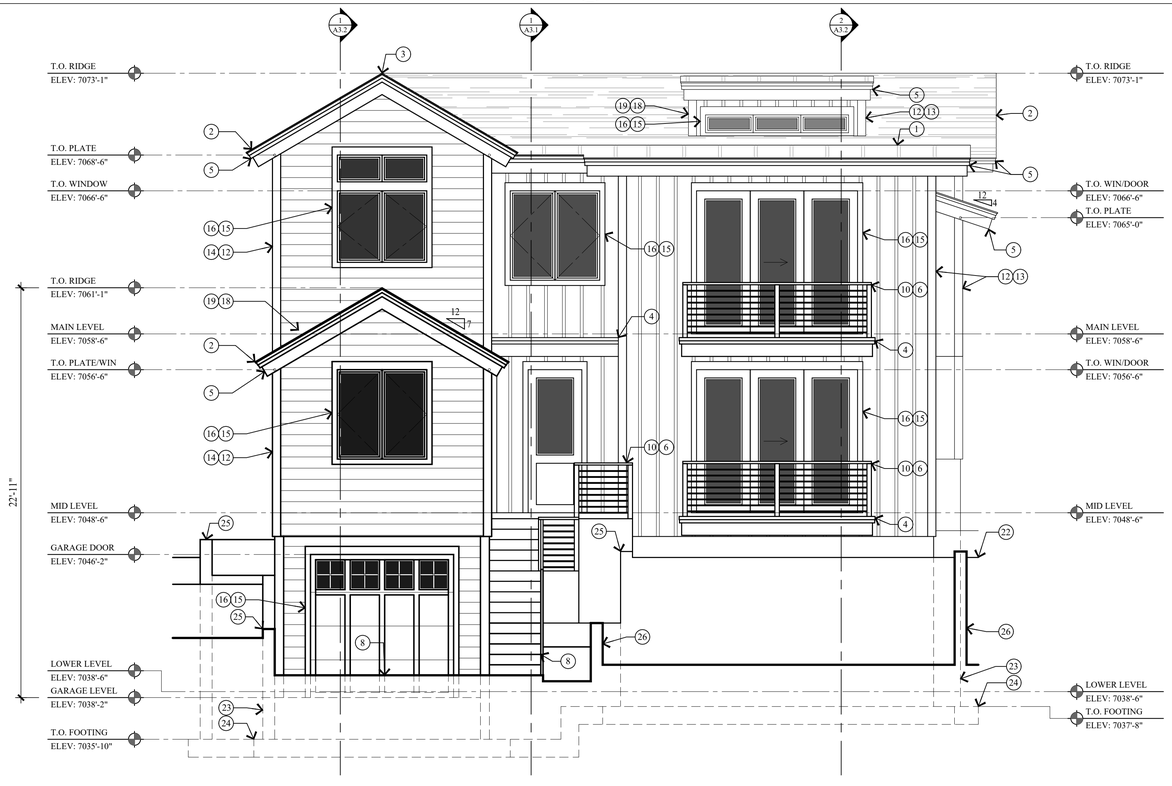
DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A0.3



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



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

1
1. REMOVED CRAWL SPACE.
2. LOWER LEVEL IS NOW SLAB ON GRADE.
3. REVISED FOOTING STEPS.
4. REVISED TOP OF FOOTINGS.
5. REVISED TOP OF WALLS.
6. REVISED THE WEST AND SOUTH FOUNDATION TO A 12" THICH WALL, ALL THE WAY UP.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE. ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF/DECK/BALCONY SYSTEM: REINF. WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 2x TAPERED JOIST SLOPED .25%. SEE STRUCTURAL FOR SIZE AND DETAILS.
5. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
6. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
7. CONCRETE WINDOW WELL W/ EGRESS LADDER FOR EGRESS ACCESS.
8. 4" REINFORCED HEATED CONCRETE GARAGE / PATIO / PORCH / WALKWAY / DRIVEWAY / EXTERIOR STAIRS ON 4" GRAVEL BASE.
9. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
10. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
11. 6x6 CEDAR KNEE BRACE - PAINT/STAIN OPAQUE FINISH.
12. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - PAINT/STAINED OPAQUE FINISH.
13. BOARD AND BATTEN SIDING - PAINT/STAINED OPAQUE FINISH, ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
14. 1x6 CEDAR LAP SIDING - PAINT/STAINED OPAQUE FINISH, ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
15. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A5.1 FOR SCHEDULES.
16. WINDOW & DOOR TRIM TO BE 2x6 WOOD HEAD, 2x4 WOOD JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
17. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. FLASHING AND COUNTER FLASHING - TYPICAL.
19. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
20. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
21. EXISTING GRADE LINE.
22. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
23. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
25. BOARD FORM CONCRETE RETAINING WALL - SEE STRUCT.
26. WALL OF EXISTING GARAGE TO REMAIN.
27. WALL MOUNTED EXTERIOR HVAC UNITS, TO BE 3'-0" MIN. FROM PROPERTY LINE.

STATE OF UTAH
JONATHAN DEGRAY
#344228
LICENSED ARCHITECT
1/25/2024

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

PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

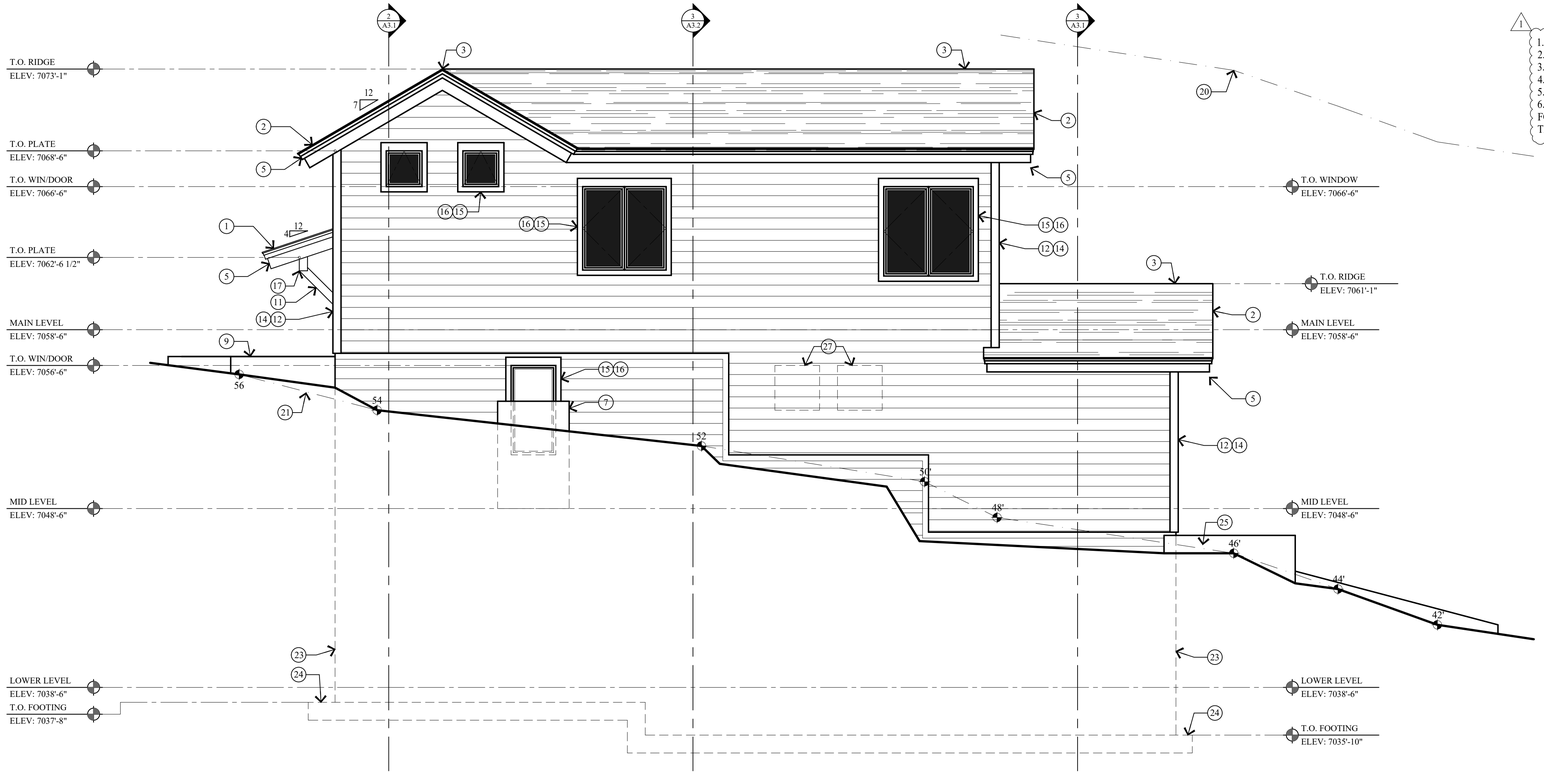
SHEET DESCRIPTION:
NORTH & EAST ELEVATIONS

REVISIONS:
1 APRIL 08, 2024
2 JANUARY 20, 2025

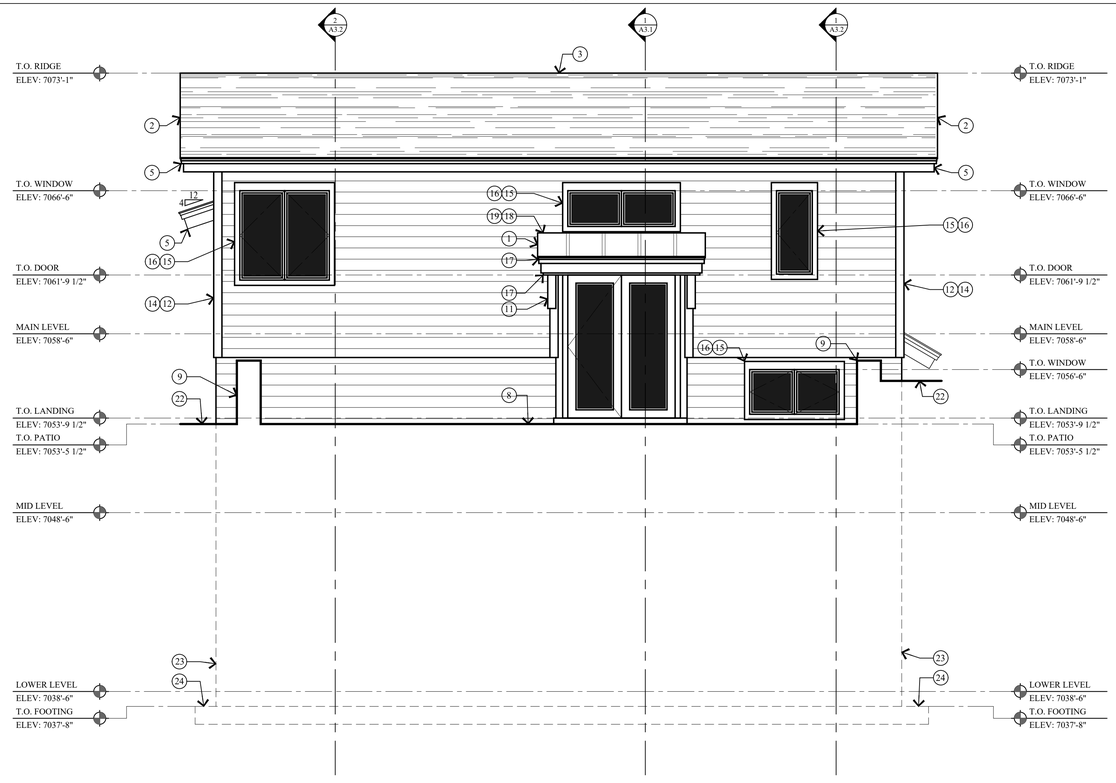
DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A2.1



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



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

1. REMOVED CRAWL SPACE.
2. LOWER LEVEL IS NOW SLAB ON GRADE.
3. REVISED FOOTING STEPS.
4. REVISED TOP OF FOOTINGS.
5. REVISED TOP OF WALLS.
6. REVISED THE WEST AND SOUTH FOUNDATION TO A 12" THICH WALL, ALL THE WAY UP.

KEY NOTES

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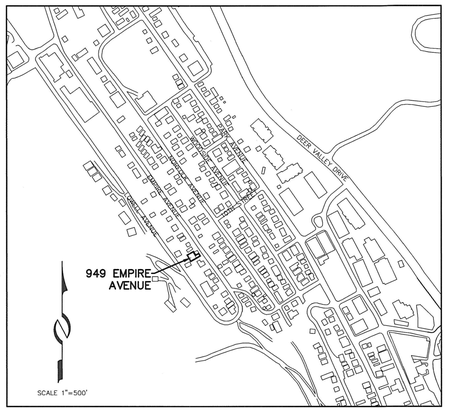
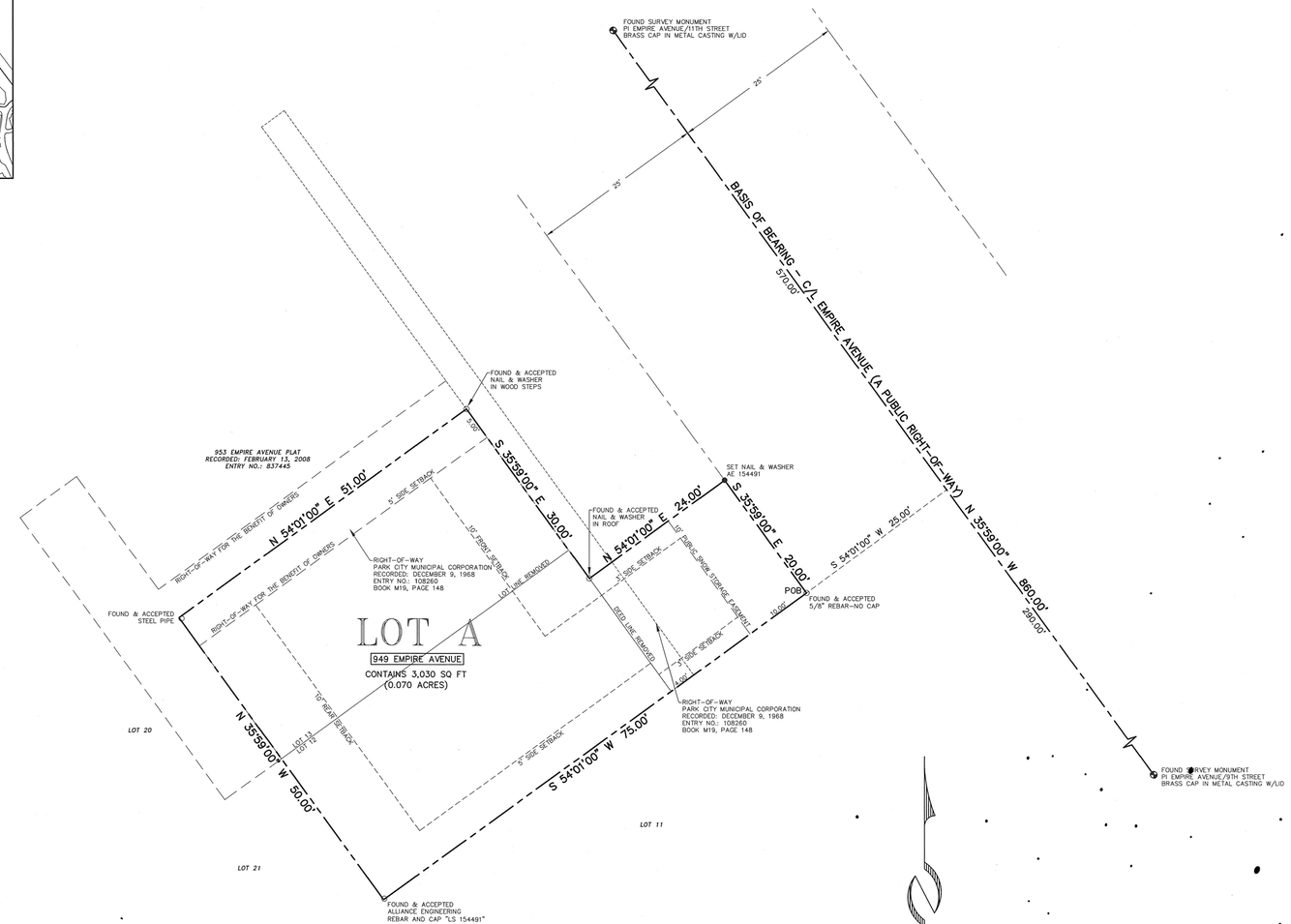


VICINITY MAP



949 EMPIRE AVENUE PLAT AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
10/29/24
STATE OF UTAH

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into one (1) lot, hereafter to be known as 949 EMPIRE AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Beginning at the southwesterly corner of Lot 12, Block 29, Snyder's Addition to Park City, and running thence North 54°01' East 51 feet; thence North 35°59' West 50 feet; thence South 54°01' West 51 feet; thence South 35°59' East 50 feet to the point of beginning, being the westerly 51 feet of Lots 12 and 13 of said Block 29, Snyder's Addition.

Also, a garage area described as follows; Beginning at the southeasterly corner of Lot 12, Block 29, Snyder's Addition, and running thence North 35°59' West 20 feet to the center of a partition, thence South 54°01' West 24 feet; thence South 35°59' East 20 feet to the center of a partition; thence North 54°01' East 24 feet to the point of beginning.

Subject to and together with a right-of-way over the following for the use and benefit of the owner or owners of Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, and 22, Block 29, Snyder's Addition to Park City, in Summit County, Park City, Utah; Beginning at the southeasterly corner of Lot 18, Block 29, Snyder's Addition to Park City, and running thence South 35°59' East 20 feet; thence North 54°01' East 51 feet; thence North 35°59' West 45 feet; thence North 54°01' East 4 feet; thence South 35°59' East 100 feet; thence South 54°01' West 4 feet; thence North 35°59' West 45 feet; thence South 54°01' West 51 feet; thence South 35°59' East 20 feet; thence South 54°01' West 10 feet; thence North 35°59' West 50 feet; thence North 54°01' East 10 feet to the point of beginning.

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 unified into one lot of record, together with easements as set forth to be hereafter known as 949 EMPIRE AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this 31 day of October, 2024.

Terence Scheckter

ACKNOWLEDGMENT

STATE OF California)
: ss.
COUNTY OF Orange)

On this 31 day of October, 2024, Terence Scheckter personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that he executed the 949 EMPIRE AVENUE PLAT AMENDMENT.

By: Michelle Denise Sanchez
Notary Public
Michelle Denise Sanchez
Printed Name
Residing in: California
My commission expires: May 6, 2026
Commission No. 2403451

MICHELLE DENISE SANCHEZ
COMM. #2403451
Notary Public - California
Orange County
My Comm. Expires May 6, 2026

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinances 2022-26, 2023-37 and the Final Action Letter dated September 19, 2024, on file with the Planning Department (PL-24-06204). Ordinance 2023-37 and the Final Action Letter PL-24-06204 are approvals for extensions of Ordinance 2022-26.
2. See Record of Survey S-7897, filed in Summit County, Utah on October 4, 2013.
3. Fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
4. The maximum building footprint for the lot is 1,278 square feet.

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SHEET 1 OF 1

10/29/24 JOB NO.: 6-11-21 FILE: X:\SnydersAddition\dwg\srv\plat2021\061121.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 4th DAY OF November, 2024
BY _____

PLANNING COMMISSION
RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS 22ND DAY OF JUNE, 2022
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 18 DAY OF November, 2024
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 18th DAY OF November, 2024
BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 19th DAY OF November 2024
BY _____ MAYOR
PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 19th DAY OF November, 2024
BY _____ PARK CITY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 26th DAY OF NOVEMBER, 2024
BY _____ PLS SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title Agency
$52.00 FEE
Kathy Stalsworth - DEPUTY RECORDER
TIME 3:39 PM DATE 11/26/2024 ENTRY NO. 1228236

PARK CITY
1884

Planning Department

March 30, 2022

Terence Scheckter
3172 Nasa Street
Brea, CA 92821
(714) 891-0700

NOTICE OF PLANNING DIRECTOR DETERMINATION

RE: Determination of Setbacks for an Unusual Lot Configuration at 949 Empire Avenue, Park City, UT

Dear Terence,

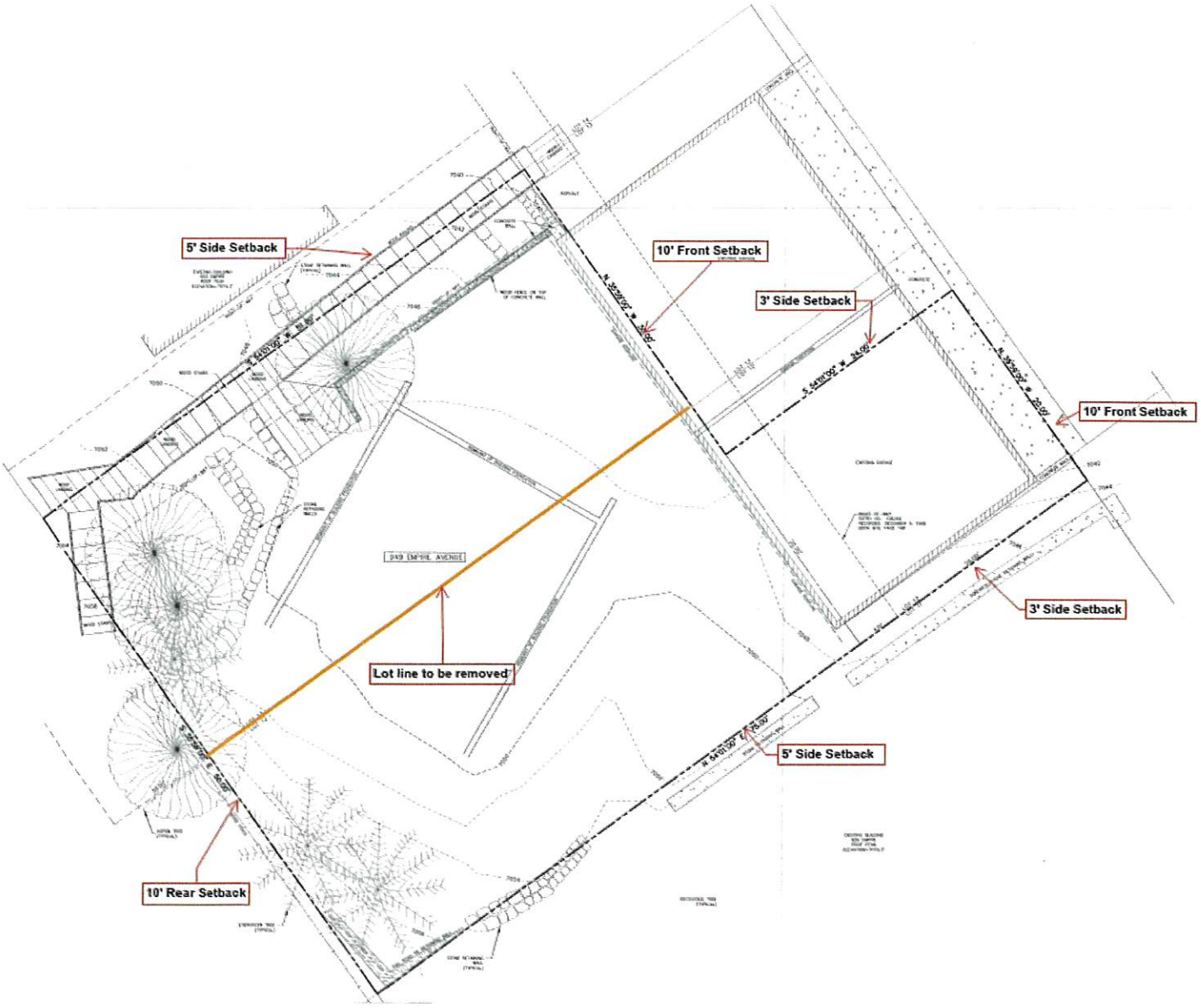
The proposed Plat amendment for 949 Empire Avenue will create a Lot with more than four (4) sides and is considered a Lot with an unusual configuration. Land Management Code §15-4-17 states, "Lots with more than four (4) sides shall have a Side Yard on either side of the Front Yard. The third Side Yard and Rear Yard may be specified by the Planning Director".

The Land Management Code § 15-2.2-3(B) requires a 25-foot minimum Lot width, measured 15 feet back from the Front Lot Line. The Planning Director determines that the Lot width will be measured 24 feet back from the 20-foot-wide property Line at the Empire Avenue Right-of-Way. Most of the Lot is 50 feet wide by 51 feet deep.

The Planning Director determines this Lot has the following Setback configuration:

- Two (2) three-foot (3') Side Setbacks;
- Two (2) five-foot (5') Side Setbacks;
- Two (2) ten foot (10') Front Setbacks; and,
- One (1) ten foot (10') Rear Setback.

The image on the next page identifies these determined Setbacks.



If you have questions or concerns regarding this Determination, please do not hesitate to contact us.

Sincerely,

Gretchen Milliken
Planning Director
(435) 615-5008
gretchen.milliken@parkcity.org

CC: Spencer Cawley, Project Planner