



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
May 15, 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. CONTINUATION - 12:00PM

- 1.A. **243 Woodside Avenue – Modification to Historic District Design Review** – The Applicant Proposes to Modify a Historic District Design Review (PL-23-05841) to Increase the Depth of the Porch from Six Feet to Ten Feet. PL-25-06444.
(A) Public Hearing; (B) Continuation to May 29, 2025

2. REGULAR AGENDA

- 2.A. **121 Sampson Avenue – Historic District Design Review** – The Applicant Proposes to Construct a New Single-Family Dwelling in the Historic Residential - Low Density Zoning District. PL-24-06125.
(A) Public Hearing; (B) Action
- 2.B. **1 Red Cloud Trail – Extension of Approval** – The Applicant Proposes to Extend Administrative Conditional Use Permit Approval PL-17-03704 for an Additional Five Years. No Changes or Modifications from the Original Approval are Proposed. PL-25-06480.
(A) Public Hearing; (B) Action
- 2.C. **9100 Marsac Avenue – Administrative Conditional Use Permit** – The Applicant Proposes to Construct a 519-Square-Foot Deck off the Existing Yurt to be Used for Outdoor Dining at the Montage Resort. The Applicant Proposes Six Tables for Outdoor Dining for a Total Outdoor Seated Capacity of 34 Patrons. PL-25-06477.
(A) Public Hearing; (B) Action
- 2.D. **2000 Meadows Drive – Administrative Conditional Use Permit** – The Applicant is Proposing a 331-Square-Foot Accessory Structure Located on the Park Meadows Golf Course Within the Park Meadows Master Planned Development and the Recreation and Open Space Zoning District. PL-25-06291.
(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 Commission Staff Report



Subject: 243 Woodside Avenue
Application: PL-25-06444
Author: Meredith Covey, Planner I
Date: May 15, 2025
Type of Item: Modification to Historic District Design Review

Recommendation

(I) Open a Public Hearing; and (II) continue the public hearing and consideration of the proposed modification to May 29, 2025.

Planning Department Staff Report



Subject: 121 Sampson Avenue
Application: PL-24-06125
Author: Meredith Covey, Planner I
Date: May 15, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) at 121 Sampson 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: Magnus Floden
Location: 121 Sampson Avenue
Zoning District: Historic Low Density
Adjacent Land Uses: Residential, Open Space
Reason for Review: The Planning Director reviews and takes Final Action on HDDRs.¹

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

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

Background

121 Sampson Avenue is a 6,180-square-foot vacant Lot in the Historic Residential – Low Density (HRL) Zoning District and is Lot 1 of the 121 Sampson Subdivision approved by City Council on August 4, 2005 ([Ordinance No. 05-45](#)).

The Lot is on Sampson Avenue, a narrow and steep road. In 2019, the City approved a Building Permit to demolish a Single-Family Dwelling (BD-19-26788). The Lot is currently vacant, and a portion of the original parking pad that connected the Steep Slope with Samson Avenue remains on site, shown in the image below.

¹ LMC [§ 15-2.1-6\(B\)](#)



Image 1: Existing conditions at 121 Sampson



Figure 2: Context map of 121 Sampson Avenue (highlighted in yellow).

Land Management Code (LMC) § 15-15-1(A) defines a Steep Slope as “Slope greater than fifteen percent (15%).” LMC § 15-2.1-6 requires Planning Commission review of a SSCUP for construction of “any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater” within the HRL Zoning District. The Applicant proposes to construct a new Single-Family Dwelling, partially on the front downhill part of the Lot, which has an average slope of 35%, with the steepest Slope within the Building Footprint at 55.56%.

On September 11, 2024 the Planning Commission held a public hearing and approved the Steep Slope Conditional Use Permit (SSCUP) for 121 Sampson Avenue to construct a Single-Family Dwelling ([Packet](#), [Item 6.C](#); [Minutes](#), p. 29) (Exhibit B – Final Action Letter).

The Planning Commission included 25 Conditions of Approval in the Final Action Letter, including:

Condition of Approval 21: “the garage shall be subordinate in design to the main building.”

Condition of Approval 23: “the Applicant shall modify plans to include a single-car garage, with a tandem Parking Space provided in front of the garage to be compliant with the two required Parking Spaces for a Single-Family Dwelling as dictated by LMC Section 15-3-6(A). The garage shall have one access driveway.”

On September 22, 2024, the Applicant appealed the Planning Commission’s Conditions of Approval 21 and 23. On November 4, 2024, the Appeal Panel granted the Appeal of the Planning Commissions Conditions of Approval allowing the Applicant to have a two car garage with a side-by-side parking configuration ([Packet](#), [Item 6.A](#); [Audio Recording](#)) (Exhibit C – Final Action Letter).

Analysis

(I) The proposal to construct a Single-Family Dwelling complies with Historic Residential – Low Density Zoning District requirements outlined in Land Management Code Chapter 15-2.1.

Land Management Code (LMC) § [15-2.1-3](#) outlines lot and site requirements for the HRL Zoning District, shown in the table below:

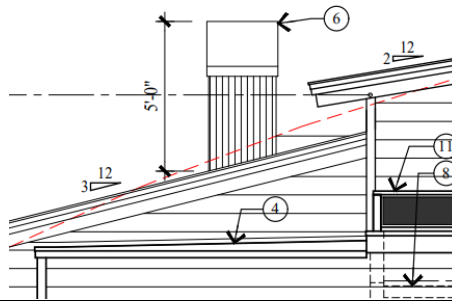
Zoning Requirement	Analysis
Minimum Lot Size – 3,750 square feet	Complies: 6,180
Maximum Lot Size – 5,625 square feet	Non-Complying Lot 6,180 square feet. On August 4, 2005 City Council adopted Ordinance No. 05-45 and approved Lot 1 of the subdivision at 121 Sampson Avenue to have an area of 6,446 square feet. The plat was recorded with the Summit County Records Office on October 11, 2005 (Entry No. 754169; Exhibit B – Recorded Plat). On October 26, 2023, the City Council adopted Ordinance No. 2023- 50 to establish a maximum lot size for Single-Family Dwellings in the Historic Residential Districts

	of 3,750 square feet. Pursuant to LMC § 15-9-5 no Non-Conforming Use may be moved, enlarged, altered, or occupy additional land. The proposed SFD does not expand the Non-Conforming Maximum Lot Size.
Minimum Lot Width – 35 feet	Complies: 59 feet 7 inches
Maximum Building Footprint – 2,243 square feet ²	Complies: 2,233 square feet
Front and Rear Setbacks- 15 feet each/ total of 30 feet	Complies: 15-foot Front Setback 15-foot Rear Setback
Side Setbacks – 5 feet each/total of 14 feet	Complies: 9-foot Side Setback on the north side of the property. 5-foot Side Setback on the south side of the property. Total of 14-foot between the two Side Setbacks.

LMC § [15-2.1-5](#) outlines structure's height requirements, shown in the table below:

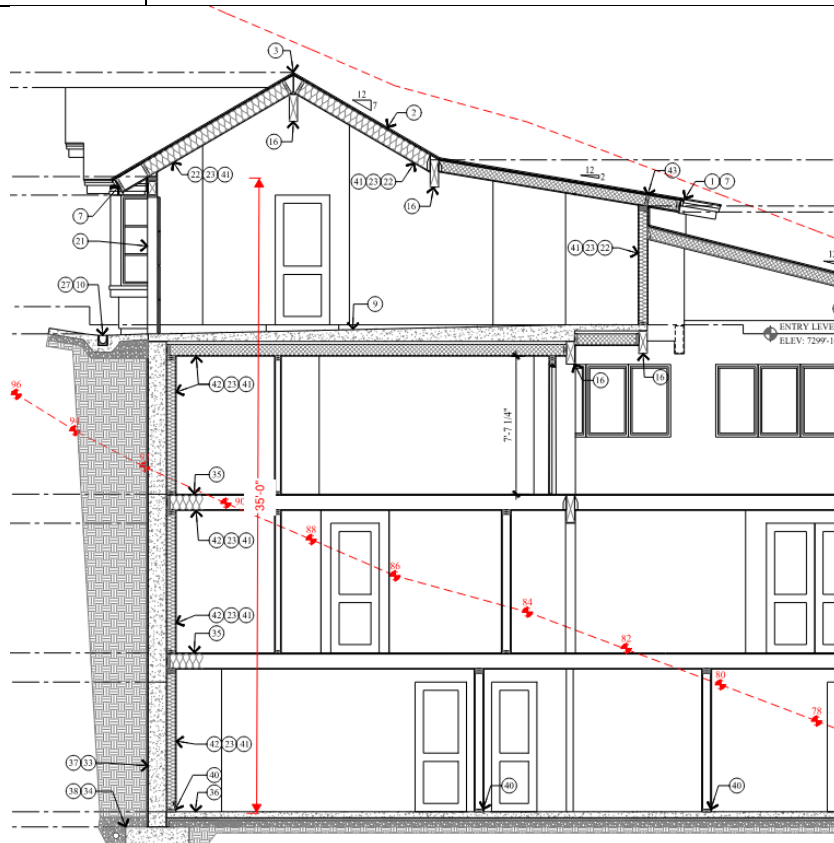
Zoning Requirement	Analysis
Building Height – 27 feet above Existing Grade	Complies: 25 feet from Existing Grade Pursuant to LMC § 15-2.1-5 Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements. The proposed chimney is five feet above the roof and is compliant.

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



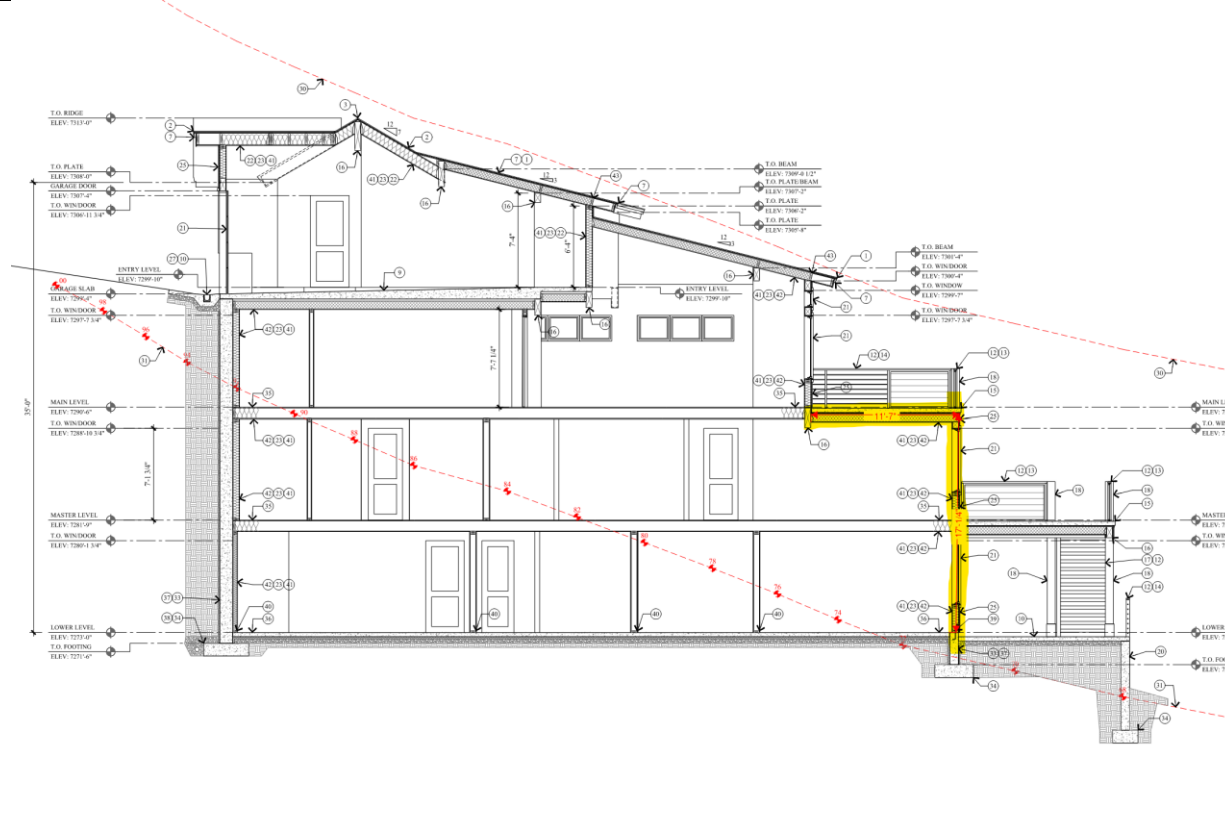
Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters

Complies: The proposed maximum interior height of the Structure is 35 feet as shown below:



A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade.

Complies: The structure steps back 11 feet 7 inches at 17 feet 1/4 inches as shown below:

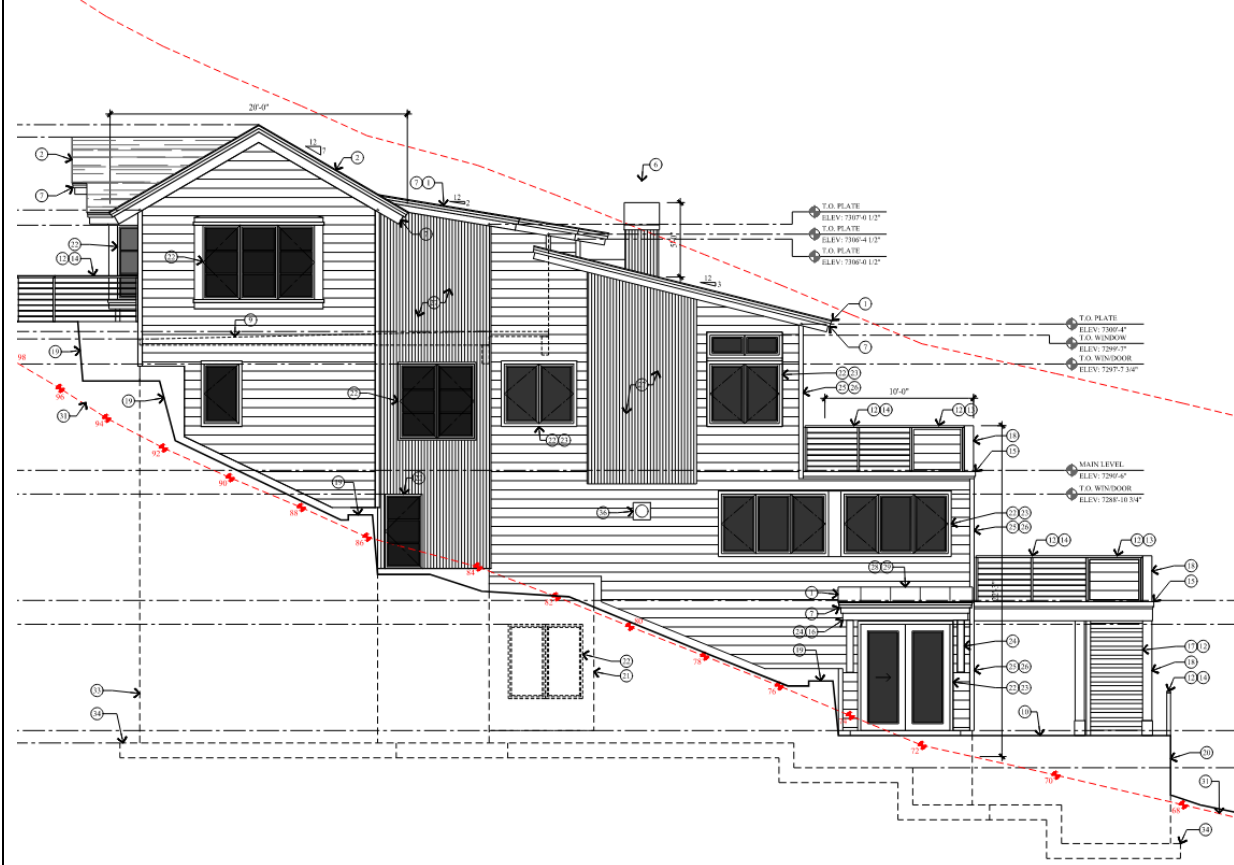


The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-

Complies: When viewed from the primary public right of way the contributing roof form is a 7:12 pitch.

As demonstrated in the proposed plans (Exhibit B) the roof pitch at the front of the Structure is a 7:12 pitch and extends 20 feet when measured from the primary public right-of-way to the rear of the building.

way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.).	
Final Grade within 4 feet of Existing Grade	Complies: The proposed final grade is within four feet of existing grade as shown below: Pursuant to LMC § 15-2.1-5, Final Grade must be within four vertical feet (4') of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance. The proposed window well serves as emergency egress and is compliant with LMC § 15-2.1-5.

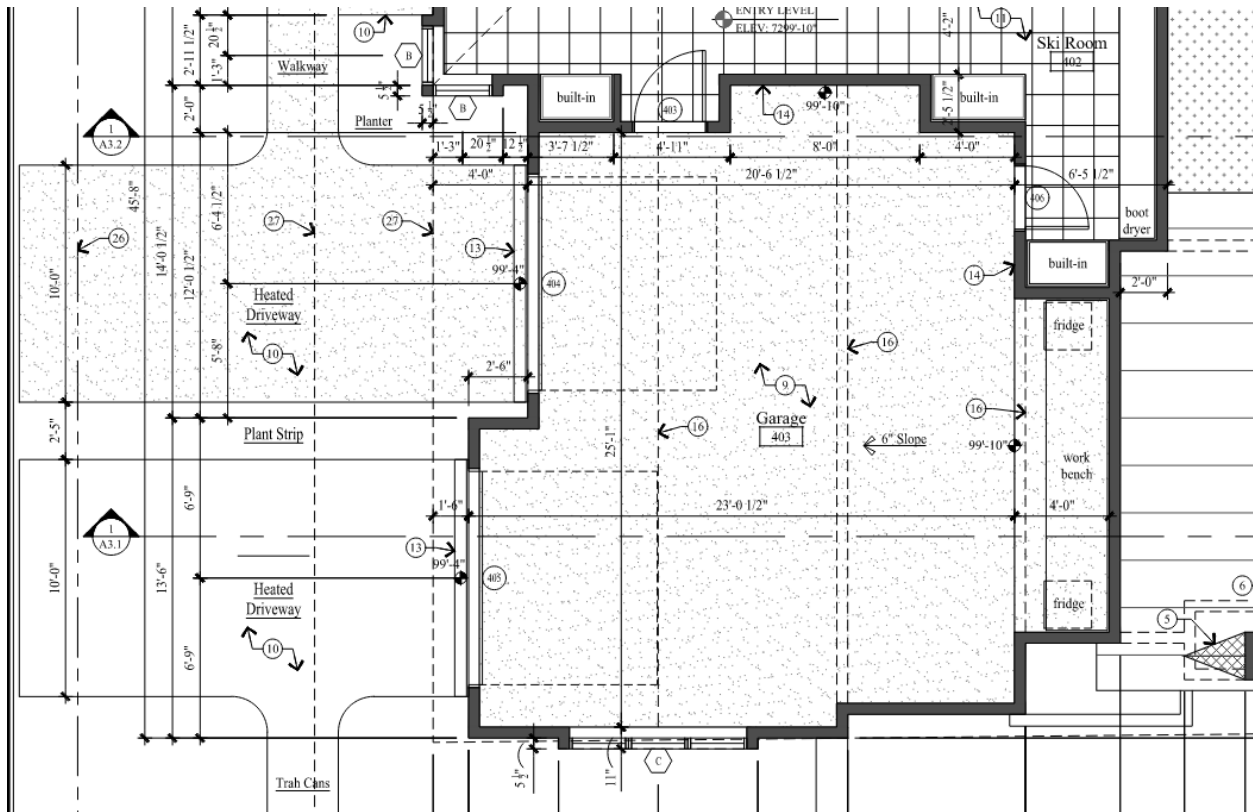


(II) The proposal to construct a Single-Family Dwelling complies with criteria outlined in Land Management Code Chapter 15-3, *Off-Street Parking*.

Pursuant to LMC § [15-3-6\(A\)](#) two parking spaces are required for a SFD. The Applicant proposes a double car garage accessed by two separate driveways.

LMC § [15-3-4\(A\)\(1\)](#) requires double car garages must be at least twenty feet (20') wide

by twenty feet (20') deep. The proposed garage, which is accessed by two separate driveways, is 25 feet wide and 23 feet deep and is compliant with LMC [§ 15-3-4\(A\)\(1\)](#).



(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	<i>See analysis below</i>
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 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.	Complies: The Applicant proposes concrete, metal, glass, and wood building materials, The massing follows the natural topography of the site, which slopes down 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 down 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 HRL 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 HRL 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.
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	Complies: The Applicant proposes concrete, metal, glass, and wood building materials.

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.	
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LMC Requirement	Analysis of Proposal
B. Specific Regulations	<i>See analysis below</i>
1. Site	<i>See analysis below</i>
a. <i>Building Setbacks & Orientation</i>	<i>See analysis below</i>
(1) Lot coverage of new buildings shall be compatible with the surrounding Historic Sites.	The proposed Structure meets the HRL 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 HRL 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 HRL 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 new building shall be located within the range of setbacks seen historically.	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.

(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 HRL Zoning District.
<i>b. Topography & Grading</i>	<i>See analysis below</i>
(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 down 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 down to follow the downward 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 downhill toward the rear of the site.
<i>c. Landscaping and Vegetation</i>	<i>See analysis below</i>
(1) Existing landscape features that contribute to the character of the Historic District and existing landscape features that provide environmental sustainability benefits shall be respected and maintained.	Condition of Approval Recommended: The existing lot is vacant. The Applicant proposes to install landscaping on the site including trees and shrubs to replace the vegetation on site that is proposed to be removed. Condition of Approval 8 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.	Condition of Approval Recommended: The Applicant has submitted a landscape plan that replaces the vegetation proposed to be removed. Condition of Approval 8 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.	Condition of Approval Recommended: The Applicant has not proposed detailed landscaping plans. Condition of Approval 9 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 Recommended: Condition of Approval 9 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.	Condition of Approval Recommended: The Applicant has not submitted detailed storm water/drainage mitigation plans. Condition of Approval 10 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	Condition of Approval Recommended

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 9 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.
<i>d. Retaining Walls</i>	<i>See analysis below.</i>
(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.	Condition of Approval: The Applicant has proposed nine retaining walls across the property. The proposed walls are to be less than 4 feet in height per the submitted plans. Condition of Approval 11 requires that retaining walls shall be screened accordingly to minimize their visual impact.
(2) New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other traditional materials are recommended over concrete block, asphalt, or other modern concrete treatments. Alternative materials may be considered but they shall convey the general scale, texture, and character of historic masonry walls.	Complies: The Applicant proposes stacked stone retaining walls. Retaining walls at the site comply with the Lot and Site Requirements of the HRL Zoning District as outlined above.
(3) Masonry shall be maintained in its natural finish. Applying paint, stain, or stucco over stone or	Condition of Approval recommended: The Applicant proposes stacked stone retaining walls. Condition of Approval 12

concrete retaining walls is not appropriate.	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 proposed retaining walls located within the Front Setback are less than 4 feet in height.
(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 13, requiring the applicant to configure drainage behind retaining walls away from the walls to abate retaining wall failure.
<i>e. Fences</i>	The Applicant does not propose any new fencing as part of this application.
<i>f. Paths, Steps, Handrails, & Railings (Not Associated with Porches)</i>	<i>See analysis below</i>
(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, they are unobtrusive in appearance.
(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.	Complies: The applicant does not propose any new hillside stairs.
<i>g. Gazebos, Pergolas, and other Shade Structures</i>	The Applicant does not propose any gazebos, pergolas or other shade Structures as part of this application.
<i>h. Parking Areas & Driveways</i>	<i>See analysis below</i>
(1) Off-street parking areas shall be located within the rear yard and	Complies: The applicant proposes landscaping to separate the new

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.	driveways, which are 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 driveways are at-grade and the entry to the home is proud of the proposed garage.
(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 driveways 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 driveways 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	Complies: The new driveways will not significantly impact the topography of the building or any significant site features.

shall be minimally impacted.	
(7) For an approved two-car garage, driveway access to the two-car garage may be provided by one maximum 10-foot-wide curb cut and one maximum 10-foot-wide driveway is allowed to access each of the two garages. The two driveways: A. Shall be separated with at least 18 inches of landscaping; and B. Shall include a vertical element at least 18 inches in height, 18 inches in width, and in a length to be approved by the Engineering Department, depending on Right-of-Way encroachments, turning radii, and Sight Distance Triangle.	Complies: The Applicant proposes two 10 foot wide driveways separated by 29 inches of landscaping leading to the approved garages.
(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.	Complies: The Applicant proposes paving the driveway to abut the garage.
(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 14 requires the applicant to obtain an Encroachment Agreement from the Engineering Department for the

	heated driveway system.
2. Primary Structures	<i>See analysis below</i>
a. Mass, Scale & Height	<i>See analysis below</i>
(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 HRL 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 gable 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 HRL 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 downhill 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	Complies: The new structure includes

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.	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 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 HRL Zoning District.
(10) When the overall length of	Complies: The length of the new

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.	structure is approximately 52 feet. The building design includes a step back of 11 feet 7 inches at 17 feet 1/4 inches such that the building design follows the downward 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 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 is one story in height.
(13) Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.	Complies: The building design follows the topography of the downward 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: The building design follows the topography of the downward slope toward the rear of the Lot.
(15) Secondary and tertiary elevations may be taller than the	Complies: The building design follows the topography of the downward slope

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-of-way.	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.
<i>b. Foundation</i>	<i>See analysis below.</i>
(1) Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.	Complies: The proposed foundation material is concrete and is minimally visible when viewed from the primary public right-of-way.
(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 15 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 16 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 16 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.	Condition of Approval Recommended: Condition of Approval 17 requires that the window well be located beyond the midpoint of the building.
<i>c. Doors</i>	<i>See analysis below.</i>
(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 includes a well-defined primary entrance fronting Sampson Avenue.
(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, and 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 and wood for all exterior doors.
<i>d. Windows</i>	<i>See analysis below</i>
(1) Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller	Complies: The solid-to-void ratio is well balanced, and the amount of glazing is appropriate on each side of the structure.

windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.	
(2) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.	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 or aluminum clad 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 simulated divided	Complies: The proposed muntins are not snap-in muntins.

lights on both sides of the glass. Snap-in muntins are inappropriate.	
<i>e. Roofs</i>	<i>See analysis below</i>
(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 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 HRL 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 5 requiring that roofs be designed to minimize snow shedding onto adjacent properties. 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 18 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.
<i>f. Dormers</i>	The Applicant does not propose any dormers as part of this application.
<i>g. Gutters and Downspouts</i>	
(1) Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.	Complies: Gutters are proposed to tie into a gravel sump drainage system.

<i>h. Chimneys and Stovepipes</i>	.
(2) Chimneys and stove pipes shall be of a size, scale, and design that are appropriate to the character and style similar to those found historically. Chimneys and stovepipes shall be visually minimized when viewed from primary public right-of-way.	Complies: The proposed chimney is minimal in scale and is similar to the size of what was seen historically.
<i>i. Porches</i>	
(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, 2 inches wide and approximately 4 feet 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 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	Complies: The applicant does not

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.	propose railings for the entry porch.
<i>j. Architectural Features</i>	
(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	<i>See analysis below</i>
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 7 feet by 7 feet on the rear patio. Staff recommends Condition of Approval 19 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 7 feet by 7 feet on the rear patio. Staff recommends Condition of Approval 19 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 right-of-way shall be used. When this is not	Complies: The applicant does not propose any rooftop mechanical equipment.

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	<i>See analysis below</i>
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, 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	Complies: The proposed materials follow a hierarchy with the concrete foundation and stone retaining walls located at the bottom of the Structure.

for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.	
5. Paint and Color	<i>See analysis below</i>
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.	<i>Duplicative criterion, see above.</i>
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 20 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 20 requiring that low-VOC (volatile organic compound) paints and finishes be used when possible.
6. Garages	<i>See analysis below</i>
Attached Garages	
1. A single-vehicle garage door not	Complies: The proposed garage doors

greater than 9 feet wide by 9 feet high shall be used to access a garage addition.	are approximately 8 feet tall by 9 feet wide.
2. Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.	Complies: The proposed garage is visible from the primary public right of way. The proposed driveways are separated by a landscaping strip that minimizes the impact of large expanses of pavement from the primary public right-of-way.
3. Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.	Complies: There is a 2 foot horizontal offset between the two garages.
4. Garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated. When excavation is not required, the pedestrian entrance shall be proud of the garage wall plane.	Complies: The proposed garage doors are set back from the pedestrian entrance. The pedestrian entrance is articulated by the entry porch that is clearly defined.
7. Decks	
a. Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.	Complies: The proposed deck is situated on the rear of the Structure and is not visible from the primary public right-of-way.
b. The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate.	Complies: The proposed deck is situated on the rear of the Structure and is not visible from the primary public right-of-way.
c. Decks and related steps and railings shall be constructed of materials and in styles that are compatible with the structure to which they are attached as	Complies: The proposed deck is constructed of concrete, wood, and metal and is compatible with the primary Structure.

well as with the character of the Historic District as a whole.	
d. Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.	Complies: The proposed deck is constructed of concrete and wood.
e. Significant site features, such as mature trees, shall be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.	Condition of Approval Recommended: Condition of Approval 21 requires that Significant site features, such as mature trees, shall be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.
<i>Balcony and Roof Decks</i>	<i>See analysis below</i>
a. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.	Complies: The Applicant proposes one roof deck that is on the rear of the Structure and is not visible from the primary public right-of-way.
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 roof deck is simple in material. The proposed railings are metal in material.
<i>New Accessory Structures</i>	The applicant does not propose any new Accessory Structures.
<i>Additions to Existing Non-Historic Structures</i>	The Applicant proposes the construction of a new Single Family Dwelling and does not include an addition of an existing Non-Historic Structure.
<i>Reconstruction of Non-Surviving Structures</i>	The applicant does not propose reconstructing any non-surviving structures. There is no evidence of any non-surviving Historic Structure at the site.

(IV) The Development Review Committee reviewed the proposal on August 20, 2024, and confirmed the proposal, as conditioned, complies with their required standards.³

Notice

Staff published notice on the City's website and posted notice to the property on April 30, 2025, Staff mailed courtesy notice to property owners within 100 feet on April 30, 2025.⁴

Public Input

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

Alternatives

The Planning Director may:

- Approve the HDDR;
- Deny the HDDR and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: Proposed Plans

C: Appeal Panel Final Action Letter

D: Steep Slope Conditional Use Permit Final Action Letter September 11, 2024

³ 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).

⁴ LMC [§ 15-1-21](#)



Planning Department

May 15, 2025

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Magnus Floden

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	121 Sampson Avenue
Zoning District:	Historic Residential Low Density
Application:	Historic District Design Review
Project Number:	PL-24-06125
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 15, 2025
Project Summary:	The Applicant proposes a new single Single Family Dwelling on a Steep Slope in the Historic Residential Low Density Zoning District.

Action Taken

On May 15, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review for 121 Sampson Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 121 Sampson Avenue is a 6,180-square-foot vacant Lot in the Historic Residential – Low Density (HRL) Zoning District and is Lot 1 of the 121 Sampson Subdivision approved by City Council on August 4, 2005.
2. The Lot is on Sampson Avenue, a narrow and steep road. In 2019, the City approved a Building Permit to demolish a Single-Family Dwelling (BD-19-26788). The Lot is currently vacant, and a portion of the original parking pad that connected the Steep Slope with Samson Avenue remains on site.



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3. The Applicant proposes to construct a new Single-Family Dwelling, partially on the front downhill part of the Lot, which has an average slope of 35%, with the steepest Slope within the Building Footprint at 55.56%.
4. Land Management Code (LMC) § 15-15-1(A) defines a Steep Slope as “Slope greater than fifteen percent (15%).” LMC § 15-2.1-6 requires Planning Commission review of a SSCUP for construction of “any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater” within the HRL Zoning District.
5. On September 11, 2024 the Planning Commission held a public hearing and approved the Steep Slope Conditional Use Permit (SSCUP) for 121 Sampson to construct a Single Family Dwelling (SFD).
6. The Planning Commission included 25 Conditions of Approval in the Final Action Letter, including:
 - a. Condition of Approval 21 “the garage shall be subordinate in design to the main building”.
 - b. Condition of Approval 23 “the Applicant shall modify plans to include a single-car garage, with a tandem Parking Space provided in front of the garage to be compliant with the two required Parking Spaces for a Single-Family Dwelling as dictated by LMC Section 15-3-6(A). The garage shall have one access driveway”.
7. On September 22, 2024, the Applicant appealed the Planning Commission’s Conditions of Approval 21 and 23.
8. On November 4, 2024 the Appeal Panel granted the Appeal of the Planning Commissions Conditions of Approval allowing the Applicant to have a two car garage with a side by side parking configuration.
9. The analysis from the Staff Report is incorporated herein.
10. The proposal, as conditioned, complies with Historic Residential – Low Density Zoning District requirements outlined in Land Management Code Chapter 15-2.1.
11. On August 4, 2005 City Council adopted Ordinance No. 05-45 and approved Lot 1 of the subdivision at 121 Sampson Avenue to have an area of 6,446 square feet. The plat was recorded with the Summit County Records Office on October 11, 2005.
12. Pursuant to LMC § 15-9-5 no Non-Conforming Use may be moved, enlarged, altered, or occupy additional land. The proposed SFD does not expand the Non-Conforming Maximum Lot Size.



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13. The proposal, as conditioned, complies with LMC Chapter 15-3 *Off-Street Parking*.
14. The proposal complies with LMC § 15-13-2 *Design Regulations for Historic Residential Sites*.
15. Staff published a notice on the City's website and the Utah Public Notice website and posted a notice to the property on April 2, 2025. Staff mailed a courtesy notice to property owners within 100 feet on April 2, 2025.

Conclusions of Law

1. The proposal, as illustrated on the submitted plan set, dated April 3, 2025 complies with the Land Management Code requirements pursuant to LMC § 15-11-12 Historic District or Historic Site Review.
2. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-2.1-3 Historic Residential Low Density Lot and Site Requirements.
3. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-13-8 Regulations for New Residential Sites in the Historic District.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved May 15, 2025 by the Planning Department. 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. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.



Planning Department

5. The Applicant shall obtain Chief Building Official approval for proposed snow release plans for the site. The Applicant shall provide adequate snow storage for the new driveway on site and obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance
6. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. The Applicant shall replace any significant vegetation removed in an equivalent manner on site.
9. 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.
10. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
11. Retaining walls shall be screened accordingly to minimize their visual impact.
12. Masonry shall be maintained in its natural finish.
13. The Applicant shall configure drainage behind retaining walls away from the walls to abate retaining wall failure.
14. The Applicant shall obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.
15. The proposed foundation shall not be more than 8" visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.
16. 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. The site shall be re-graded so all water drains away from the structure and does not enter the foundation.
17. The window well shall be located beyond the midpoint of the building.
18. Roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
19. All mechanical equipment shall be fully screened from adjacent properties.
20. The siding shall be opaque and IVOC paints and finishes should be used when possible.
21. Mature trees, shall be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please contact Meredith Covey at (435) 640-8683.

Sincerely,

Rebecca Ward
Planning Director

CC: Meredith Covey
Planner I

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SURVEYOR
FERRARI SURVEYING, LLC
P.O. BOX 683001
PARK CITY, UTAH 84068
TEL. 435-640-0412
GREGORY J. FERRARI
EMAIL:

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

LOWER LEVEL LIVING AREA: 1994 S/F
MASTER LEVEL LIVING AREA: 2220 S/F
MAIN LEVEL LIVING AREA: 1752 S/F
ENTRY LEVEL LIVING AREA: 403 S/F
TOTAL LIVING AREA: 6369 S/F
MECHANICAL AREA: 227 S/F
GARAGE AREA: 637 S/F
PROPOSED FOOTPRINT: 2197 S/F
ALLOWABLE FOOTPRINT: 2243 S/F
LOT AREA: 6463 S/F
DISTURBED AREA: 2875 S/F
IMPERVIOUS AREA: 3627 S/F

[illegible]

A/C.	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACoust.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REVISED	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTHWAYS	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	SCHEDULE	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	JAB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JB.	JOINT	T.O.F.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MAN'FR	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.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.F.S.	EXT. INSUL. FINISH SYSTEM	N.O.	NUMBER	WD.	WOOD
E.I.	EXPANSION JOINT	O.C.	ON CENTER	W/TH	WITH
ELEC.	ELECTRIC/ELECTICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OP.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OP'NG	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

3. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.	7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
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.	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.
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.	9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.	10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
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.	11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
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.	12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
	13. BUILDING / HOME HARDENING SHALL COMPLY WITH THE PROVISIONS IN THE (WU) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

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121 SAMPSON AVENUE, PARK CITY, UTAH 84060

COVER SHEET

REVISIONS:

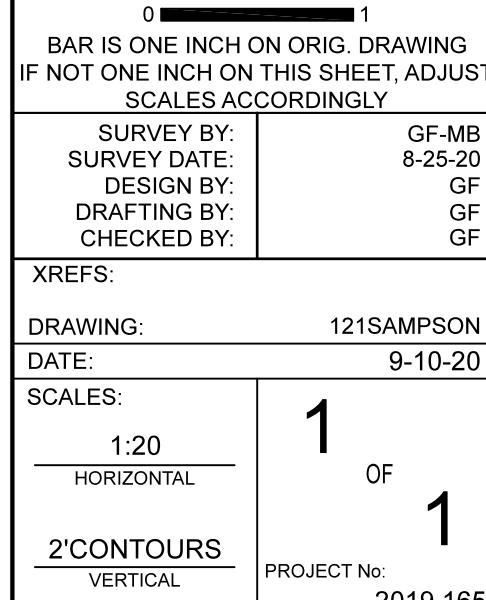
DATE:

APRIL 03, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:

Aa



4" - 6" CAPSTONE

WEATHERED SQUARED RUBBLE WALL. STONES OF VARYING SIZES AND COURSED AT EVERY THIRD OR FOURTH ROW.

BACKFILL AND COMPACT IN 12" LIFTS.

OPTIONAL TYPE N MORTAR IF STONE IS NOT SUITABLE FOR STACKING DRY. DO NOT ALLOW MORTAR TO BE VISIBLE AT WALL FACE.

FILTER FABRIC OVER 1" CRUSHED FREE DRAINING STONE.

BASE COURSE SECURELY SET BELOW GRADE 6" MIN.

4" PERF. DRAIN PIPE, CONTINUOUS TO DAYLIGHT.

UNDISTURBED SOIL / COMPACTED SUBGRADE.

1'-4"

2:12 BATTER

4'-0" MAX.

6" MIN.

6'-0" MIN.

1

A0.1

NO SCALE

STACKED STONE RETAINING WALL

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

18"-24" WOOD STAKES @ 3'-4" O.C.

9" DIAMETER FIBER ROLL/STRAW WATTLE.

3" Trench

18" Min.

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

3
A0.1

FIBER ROLL/STRAW WATTLE DETAIL

NO SCALE

LOD DISTURBED AREA: 2875 S/F

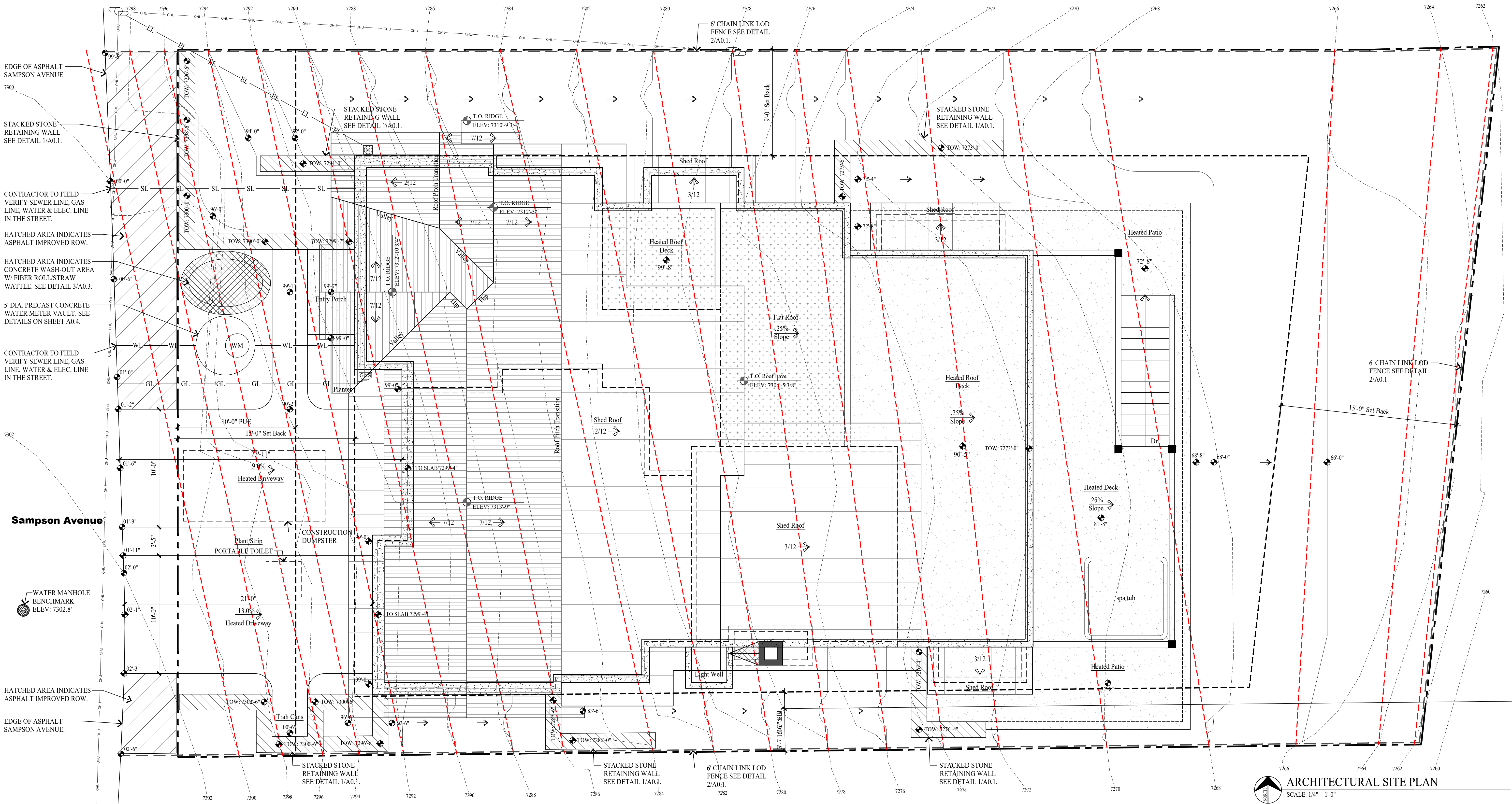
NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

0' 5' 10'

GRAPHIC SCALE

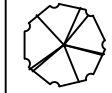
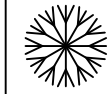
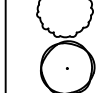
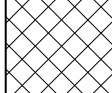
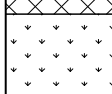
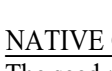
	WATER METER LID
	ELECTRIC METER BOX
	GAS METER
	WATER MANHOLE LID
	POWER POLE
	DATUM ELEVATION
	LOD FENCE
	SURFACE DRAINAGE FLOW
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	PROPERTY LINE
	SET BACK / EASEMENT LINE
	ORIGINAL CONTOUR LINE
	WATER LINE
	SEWER LINE
	GAS LINE
	POWER LINE

<u>SITE PLAN NOTES:</u> 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 ADJACENT PROPERTY OR THE ADJACENT NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. 2. ALL EXCAVATION CUTS TO BE LAID BACK A MINIMUM OF 2:1 SLOPE.	<u>UTILITY NOTES</u> 1. ALL NEW UTILITIES TO BE CONNECTED THROUGH THE EXISTING HOUSE TO THE EXISTING UTILITIES. <u>SNOW REMOVAL</u> SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.
<u>STABILIZATION CONSTRUCTION ENTRANCE</u> 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.	<u>GRADING NOTES</u> 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.



ARCHITECTURAL SITE PLAN		NEW RESIDENCE HISTORIC DISTRICT DESIGN REVIEW		Jonathan DeGray Architect P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060 Tel. 435-649-7263, E-mail: deggrayarch@qwestoffice.net	
SHEET DESCRIPTION:		PROJECT DESCRIPTION:			
REVISIONS:					
DATE:		APRIL 03, 2025			
PROJECT NUMBER:		2401-01			
SHEET NUMBER:		A0.1			

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PLANT SCHEDULE						
SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
DECIDUOUS TREES						
	A	6	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8"
	B	8	Aspen	Populus tremuloides	3" Dia.	6'-10"
SHRUBS						
	C	10	Alpine Current	Ribes Alpinum	5 Gal.	Spacing as noted
	D	5	Red Chokeberry	Aronia arbutifolia	5 Gal.	Spacing as noted
	E	12	Honeysuckle	Diervilla Lonicera	5 Gal.	Spacing as noted
GROUND COVER AND HYDROSEEDING						
	F	25	Snow In Summer	Cerastium Tomentosum	4" Pots	12"-18"
	G	25	Sweet Woodruff	Galium Odoratum	4" Pots	12"-18"
	H	775 S/F	Wood Chips		Small	3" Thick Layer
	I	2100 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseeded

NATIVE GRASS SEED MIX
The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseeded must occur. Apply at a rate of 80 lbs./ acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.
* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon. Eatonii with native grass seed mixture.

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

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

603.5 Home Ignition Zone.

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

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

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

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

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

1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
2. All dead and dying vegetation shall be removed.
3. Grasses must be kept to a maximum of 4 inches in height above ground.
4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.
5. Trees taller than 10 feet and less than 15 feet must have all branches removed from within four (4) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.

7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.

8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

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

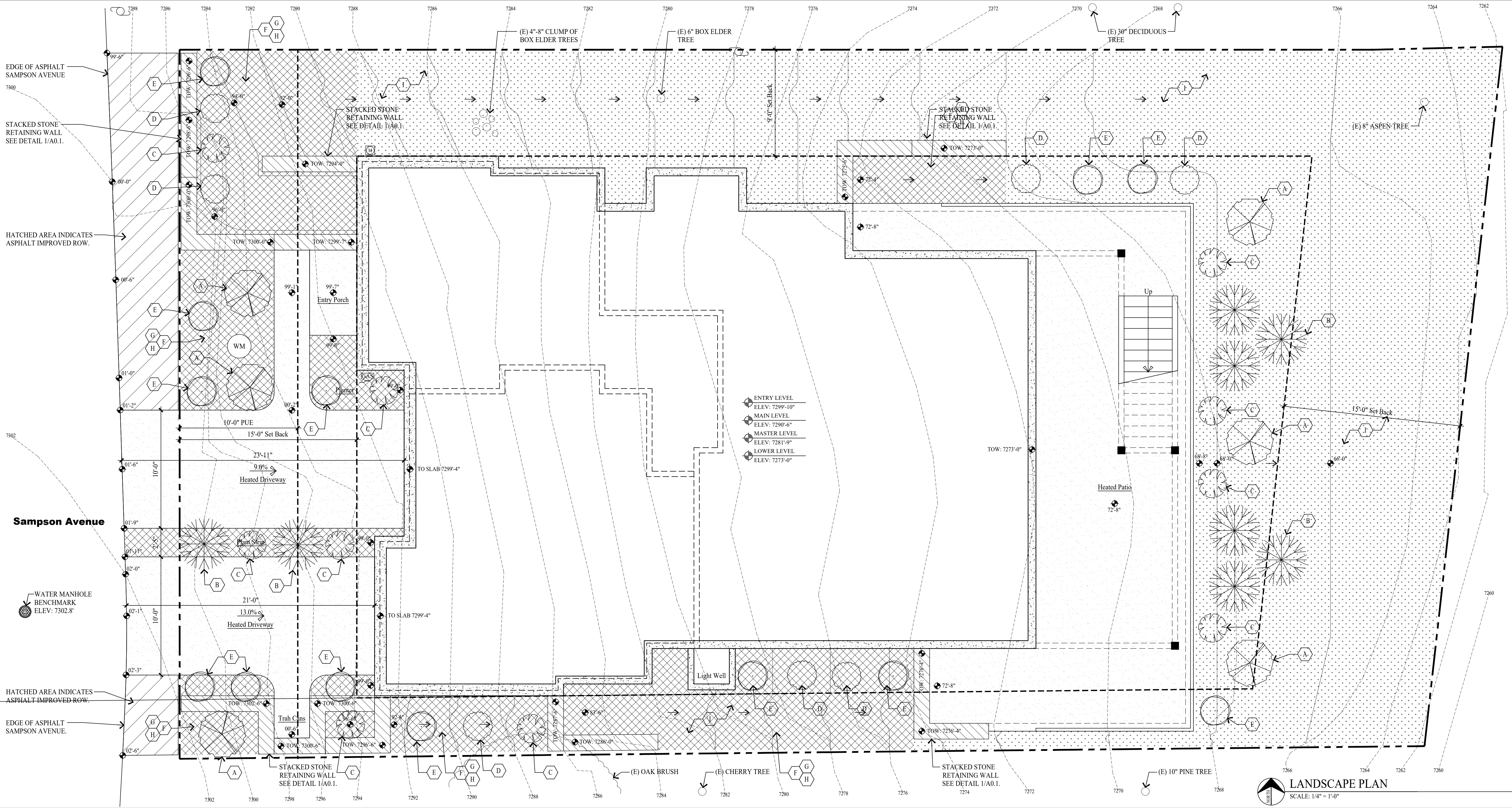
603.5.2.3 Extended Ignition Zone. The Extended Ignition Zone shall extend from the edge of the Intermediate Ignition Zone to a distance not to exceed 100 feet, which may include an area outside of the established LOD, and shall meet the following requirements:

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

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 PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.



NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

LANDSCAPE PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

APRIL 03, 2025

PROJECT NUMBER:

2401-01

SHEET NUMBER:

A0.2

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121 SAMPSON AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

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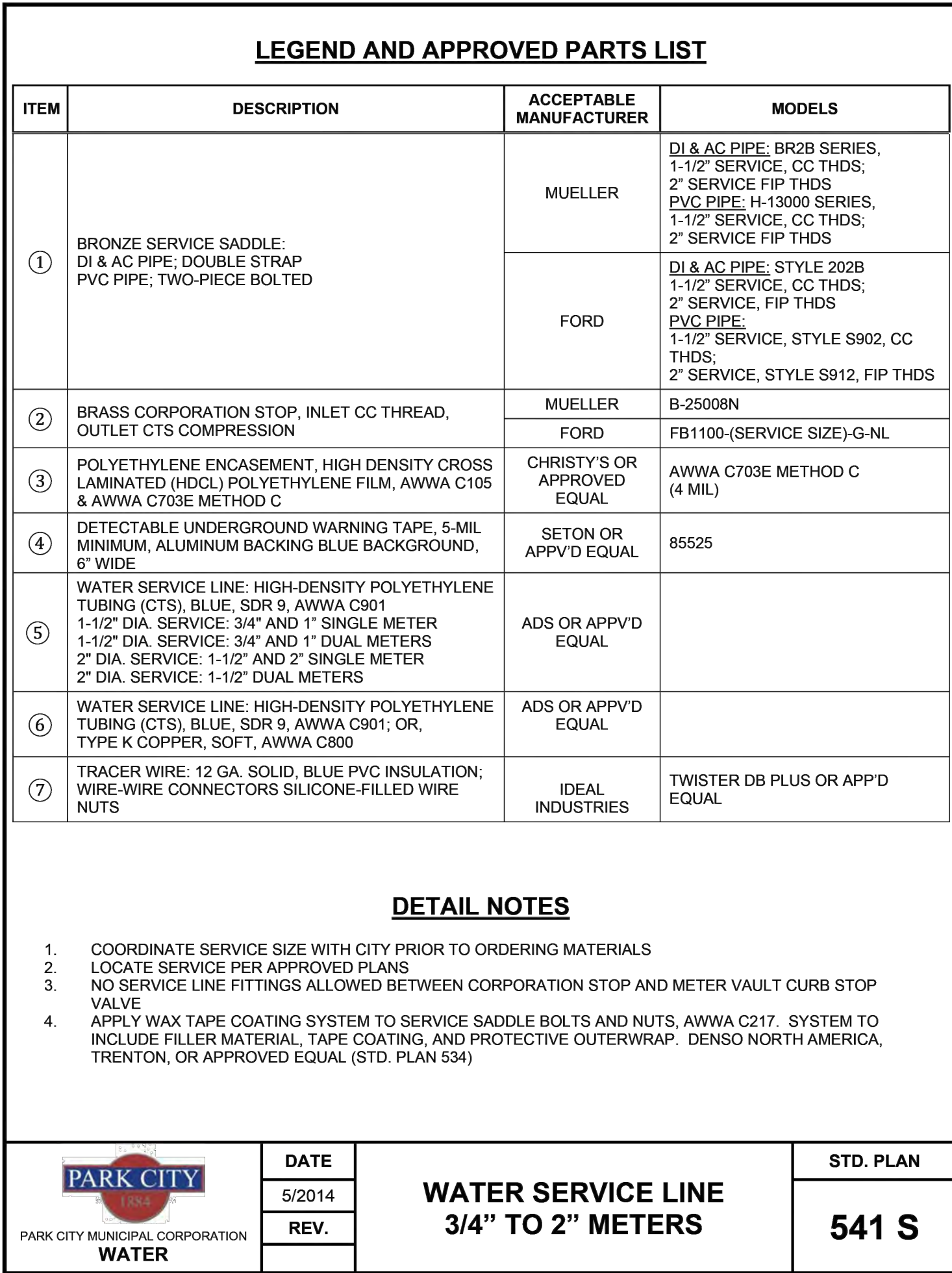
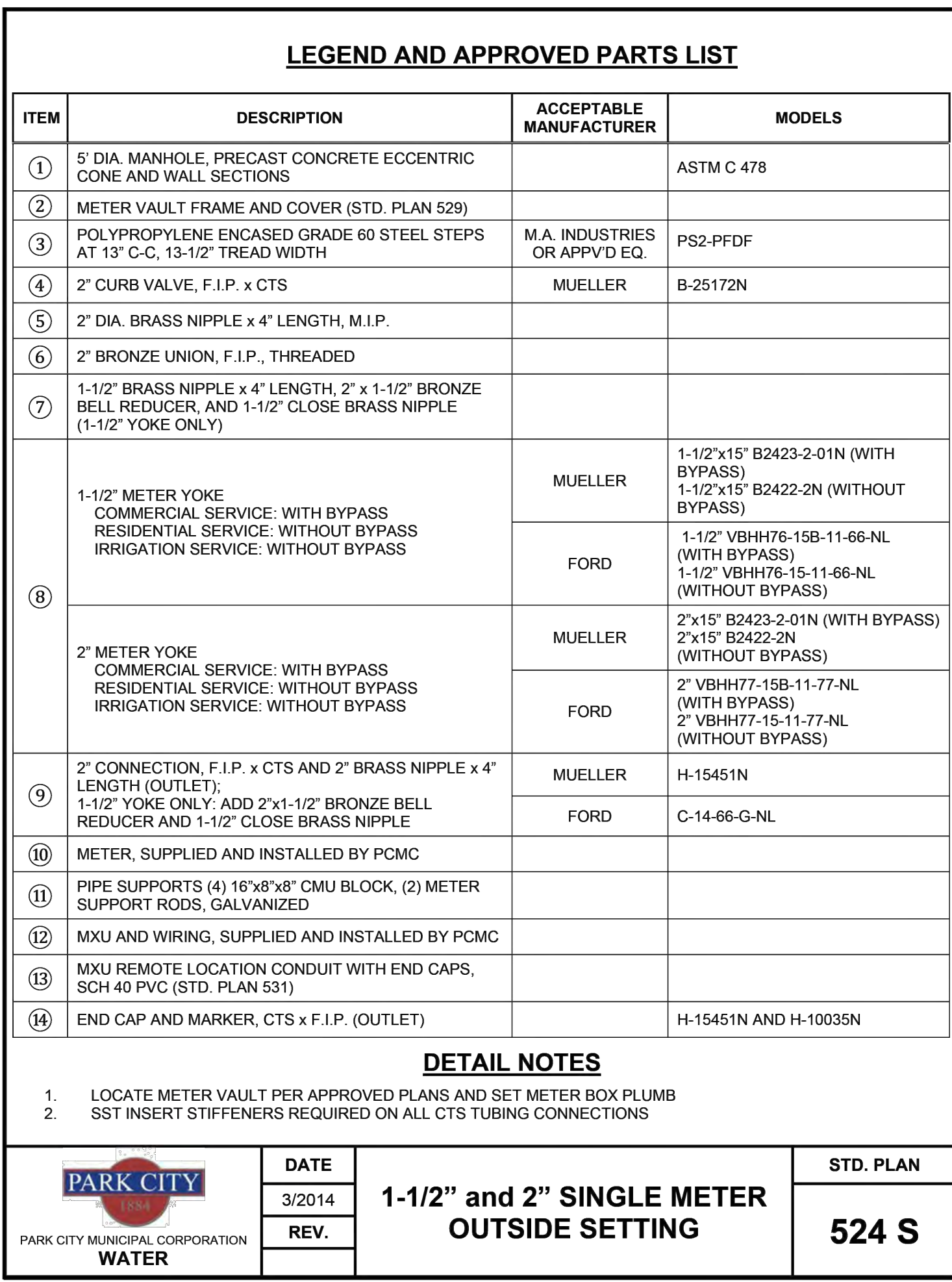
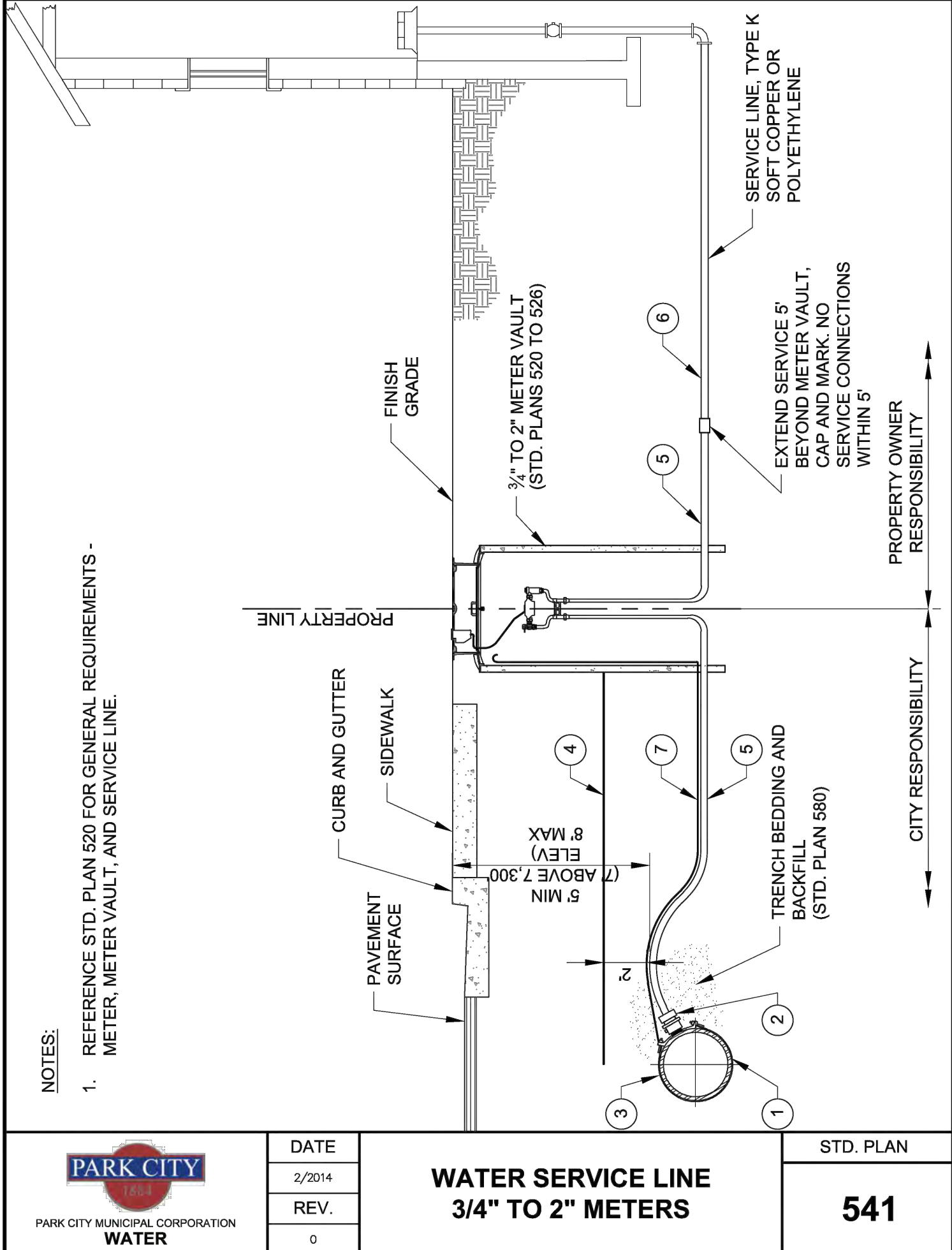
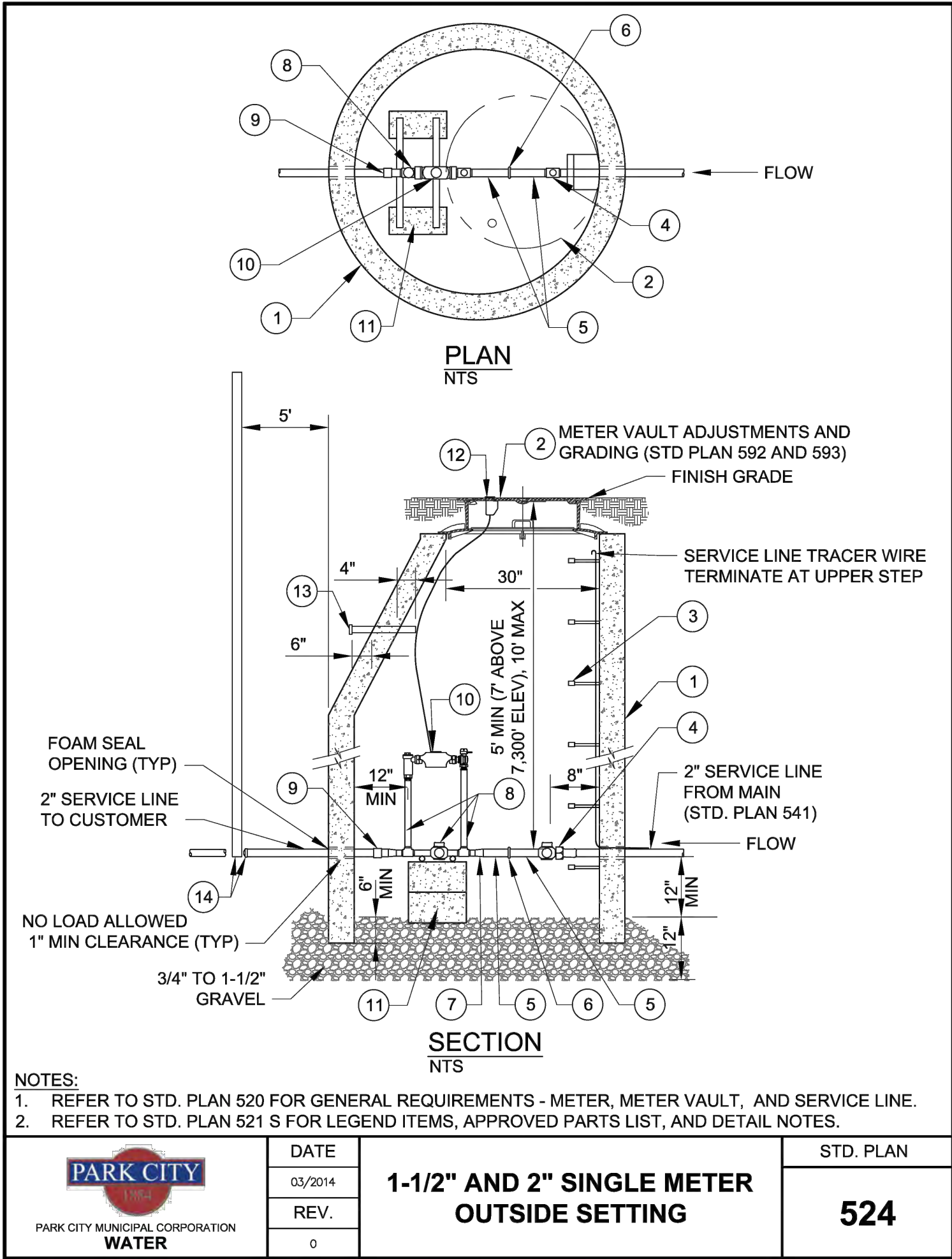
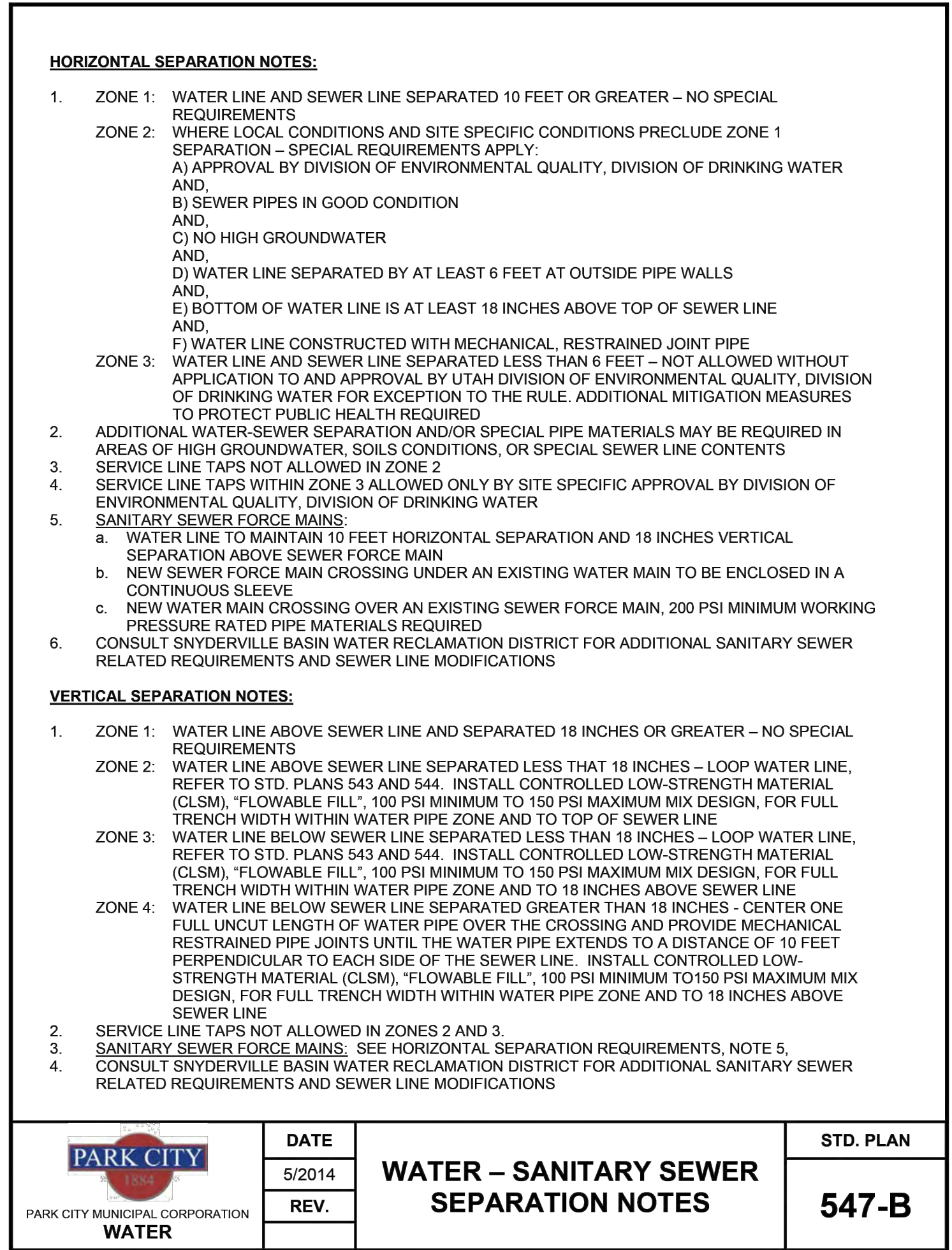
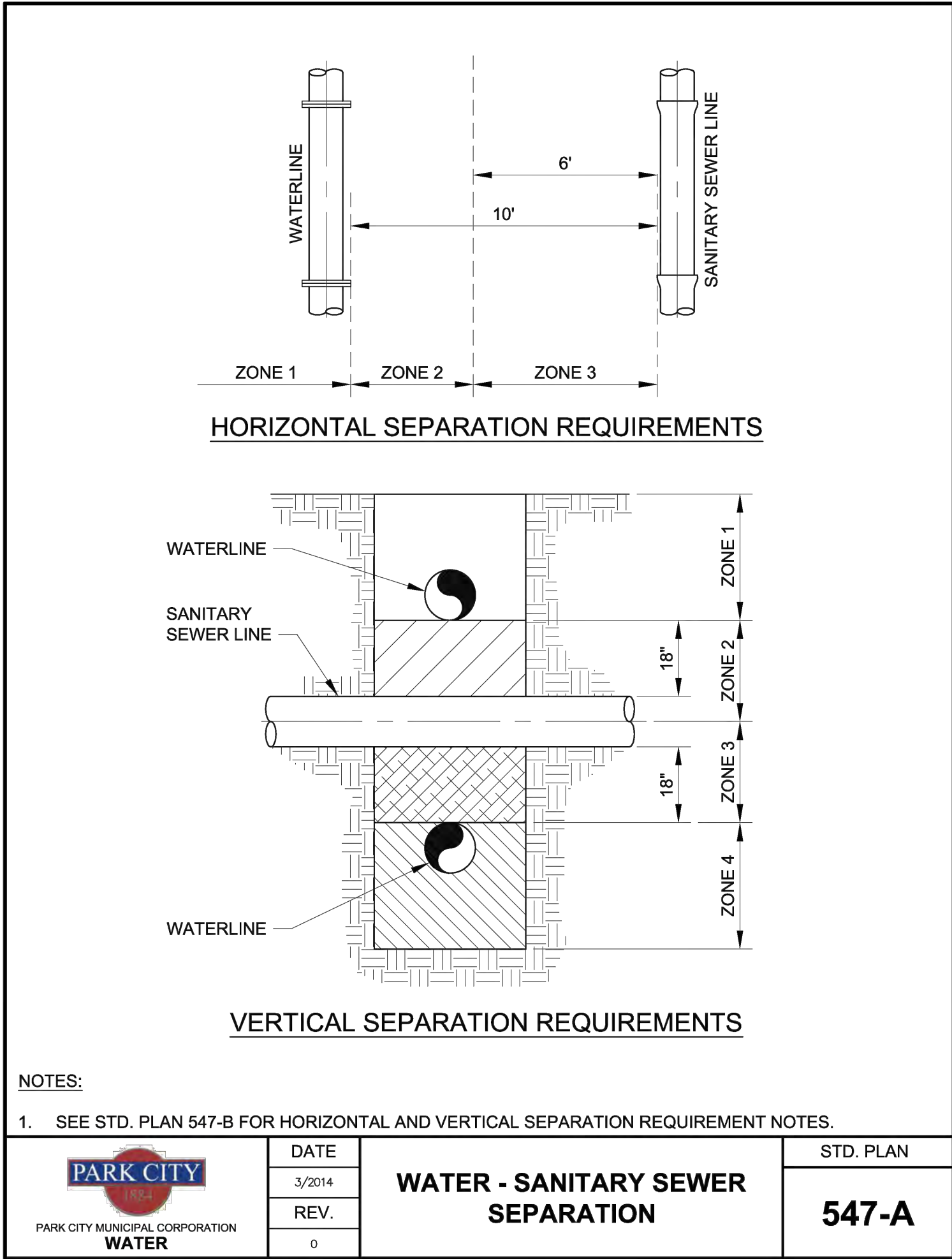
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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

PARK CITY WATER DETAILS

REVISIONS:

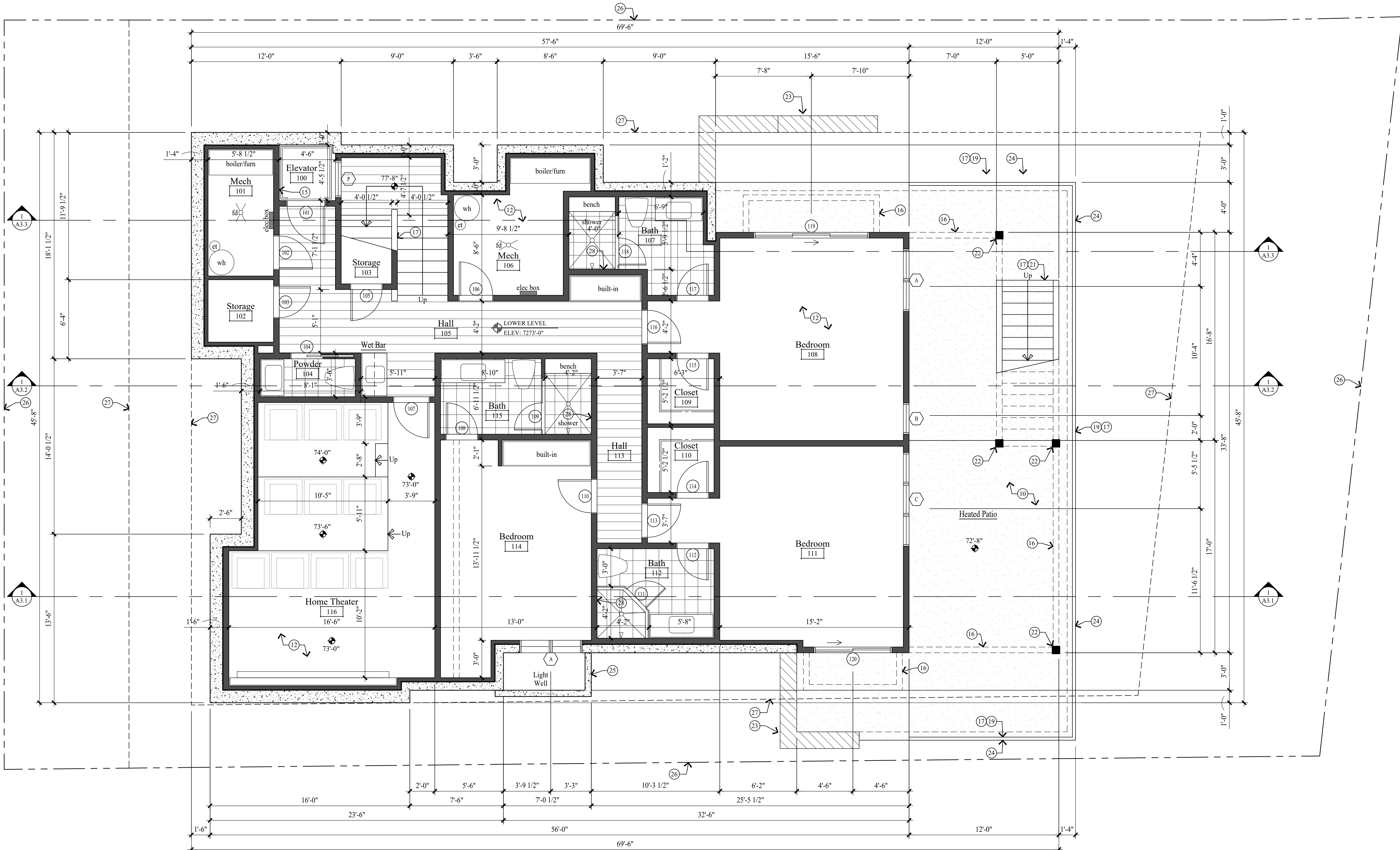
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LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23. ALL FLOOR JOIST W/ 9 1/2" TJ FRAMING W/ BIB INSUL. R-38. ALL ROOF JOIST W/ 9 1/2" TJ FRAMING W/ BIB INSUL. R-38. ALL DECK JOIST, FLOOR JOIST, ROOF JOIST W/ 7 1/4" LVL FRAMING W/ 7" CLOSED CELL FOAM INSULATION R-38.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE.

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

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: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
- 5 ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- 6 FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
- 7 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
- 8 HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
- 9 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 10 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
- 11 HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCT. FOR SIZE AND DETAILS.
- 12 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED GRADE.
- 13 POLYCAST TRENCH DRAIN OR EQUAL. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
- 14 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 15 ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL. APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
- 16 DASHED LINES INDICATE WALL / BEAM ABOVE.
- 17 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
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- 19 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 1 1/2 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
- 20 HEATED DECK: 5" REINFORCED CONCRETE SLOPED 25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
- 21 DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER, 3 1/2" GLB TREADS - SEE DETAIL 14/A4.1.
- 22 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
- 23 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 3/A0.1.
- 24 CONCRETE RETAINING/FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
- 25 CONCRETE WINDOW WELL W/ EGRESS LADDER.
- 26 PROPERTY LINE.
- 27 SET BACK LINE / EASEMENT LINE.
- 28 TUBS / SHOWERS / STEAM ROOMS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
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- 31 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
- 32 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO EXTEND 3'-0" UP THE EAVE.
- 33 SNOW RETENTION BARS: S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.

Jonathan DeGray
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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

LOWER LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

APRIL 03, 2025

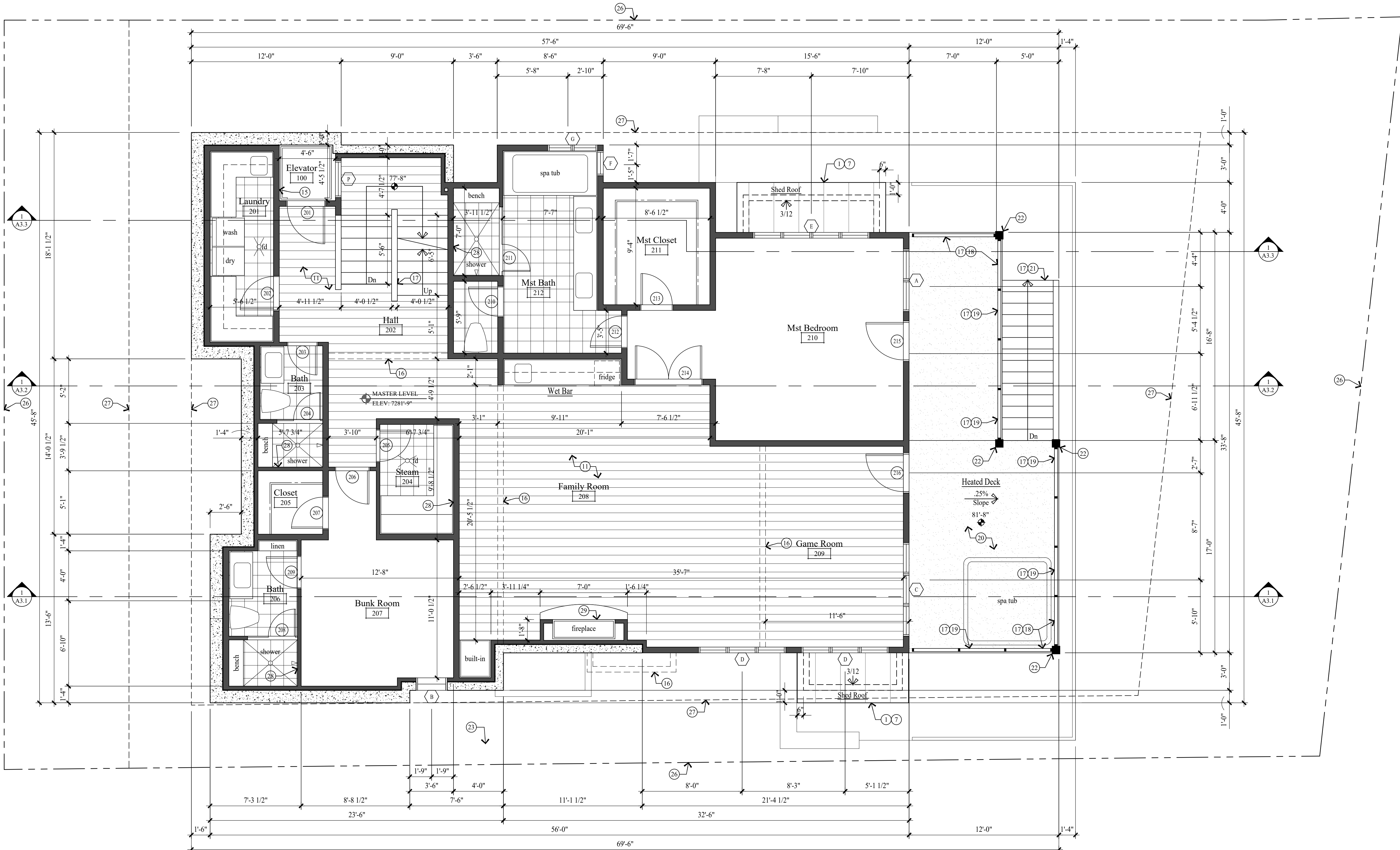
PROJECT NUMBER:

2401-01

SHEET NUMBER:

A1.1

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NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING
DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
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3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE.
4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

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: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
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10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCT. FOR SIZE AND DETAILS.
12. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
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MASTER LEVEL PLAN

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

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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

MASTER LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

APRIL 03, 2025

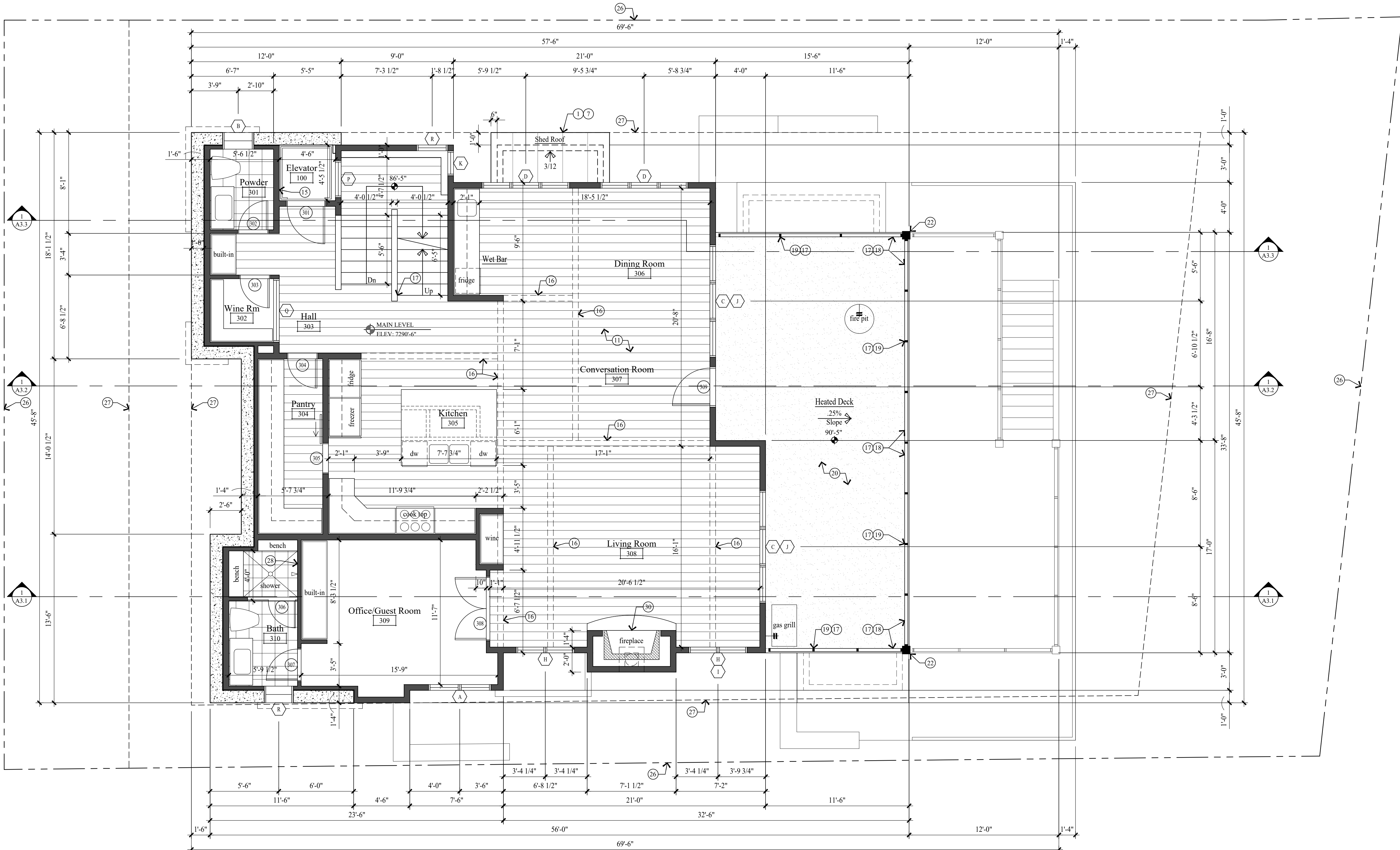
PROJECT NUMBER:

2401-01

SHEET NUMBER:

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

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING
DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

NEW CONCRETE WALL
NEW 2x FRAMED WALL

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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

MAIN LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

APRIL 04, 2025

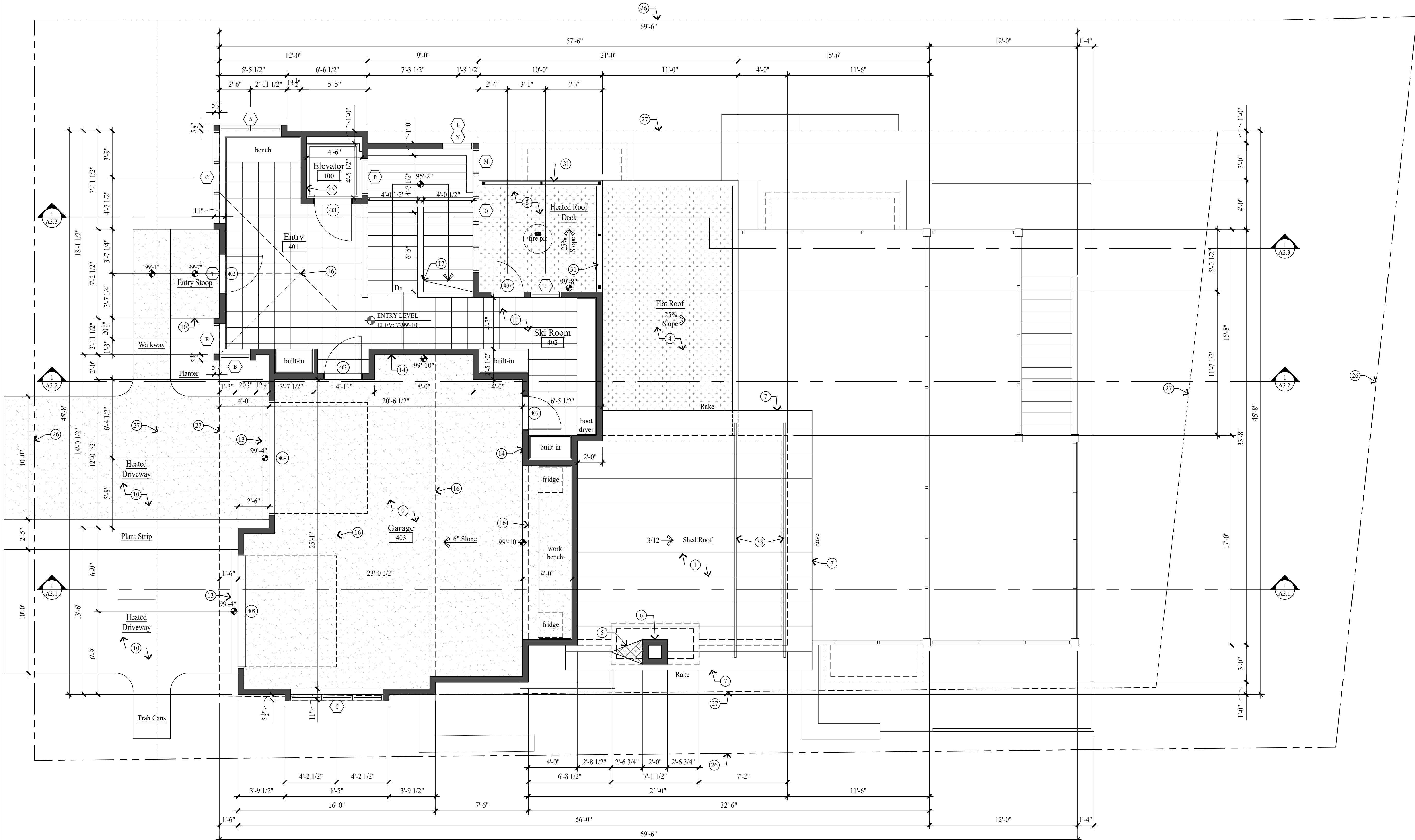
PROJECT NUMBER:

2401-01

SHEET NUMBER:

A1.3

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NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING
DETAILS.

NOTE:
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NEW 2x FRAMED WALL

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GARAGE / ENTRY LEVEL PLAN, MID ROOF PLAN
SCALE: 1/4" = 1'-0"

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121 SAMPSON AVENUE, PARK CITY, UTAH 84060

GARAGE / ENTRY LEVEL PLAN

REVISIONS:

DATE:

APRIL 04, 2025

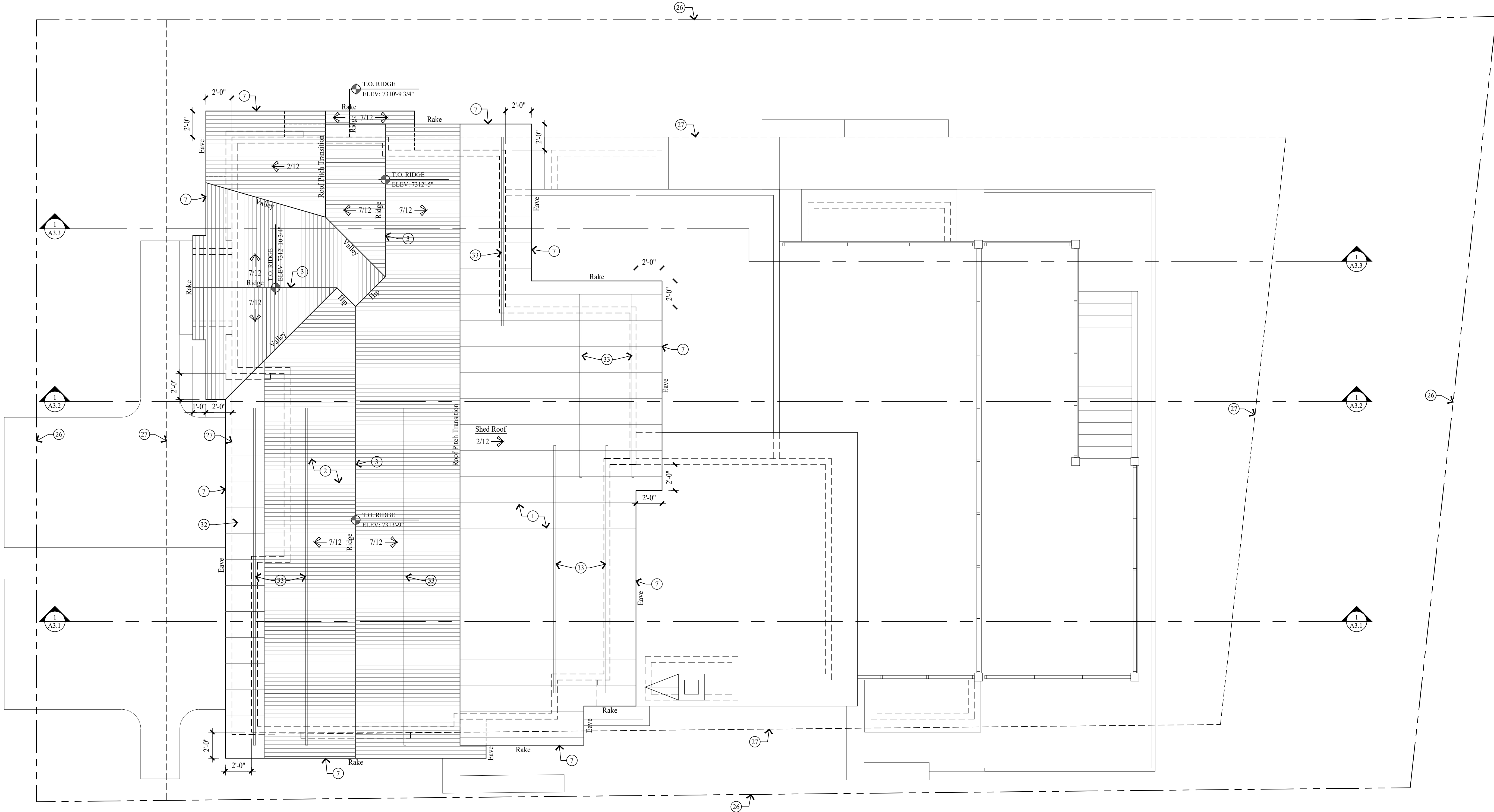
PROJECT NUMBER:

2401-01

SHEET NUMBER:

A1.4

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NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING
DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

NEW CONCRETE WALL
NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23. ALL FLOOR JOIST W/ 9 1/2" TJ FRAMING W/ BIB INSUL. R-38. ALL ROOF JOIST W/ 9 1/2" TJ FRAMING W/ BIB INSUL. R-38. ALL DECK JOIST, FLOOR JOIST, ROOF JOIST W/ 7 1/4" LVL FRAMING W/ 7" CLOSED CELL FOAM INSULATION R-38.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE.

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

KEY NOTES

- 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.
- 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.
- COMPOSITE RIDGE VENT; COBRA OR EQUAL.
- FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
- ROOF CRICKET / OVERBUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
- 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
- HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
- HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
- HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCT. FOR SIZE AND DETAILS.
- 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- POLYCAST TRENCH DRAIN OR EQUAL. TIE INTO GRAVEL SUMP OR STROM DRAIN SYSTEM.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
- DASHED LINES INDICATE WALL / BEAM ABOVE.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP, 1 1/2 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZ. LAP SIDING INFILL.
- 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 1 1/2 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
- HEATED DECK: 5" REINFORCED CONCRETE SLOPED 25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
- DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER, 3 1/2" GLB TREADS - SEE DETAIL 14/A4.1.
- 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
- STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 3/A0.1.
- CONCRETE RETAINING/FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
- CONCRETE WINDOW WELL W/ EGRESS LADDER.
- PROPERTY LINE.
- SET BACK LINE / EASMENT LINE.
- TUBS / SHOWERS / STEAM ROOMS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- HEATILATOR "CRAVE 60 REV C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2019.
- ISOKERN MAGNUM SERIES 48" FIREPLACE WOOD BURNING W/ GAS LOG SET. DRY WEIGHT 1400 #, EXCLUDING MORTAR, DAMPER, FIREBRICK AND CHIMNEY.
- 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO EXTEND 3'-0" UP THE EAVE.
- SNOW RETENTION BARS: S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.



HIGH ROOF PLAN

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

Jonathan DeGray
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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

HIGH ROOF PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

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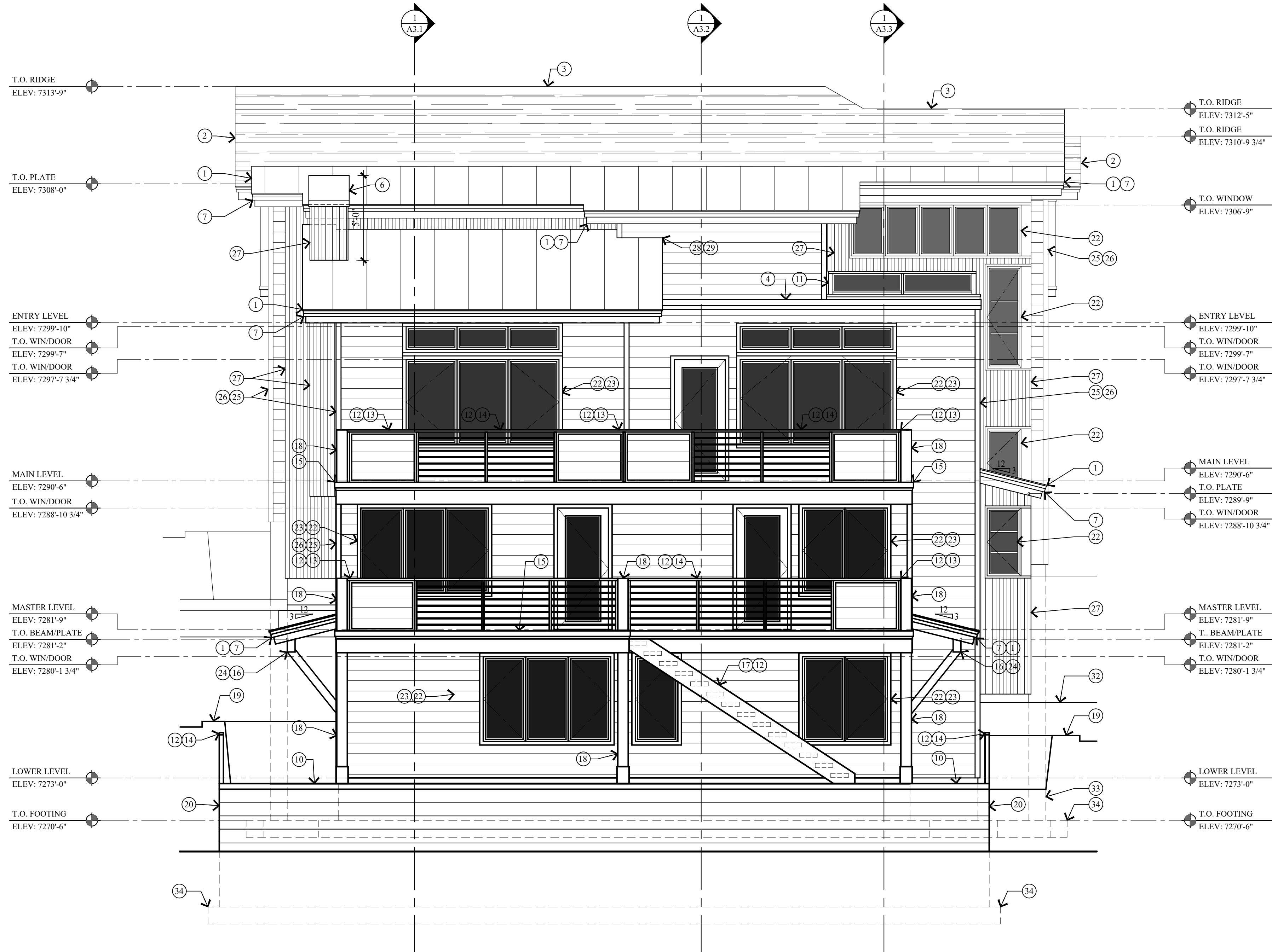
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1 EAST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

KEY NOTES

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- 6 FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
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- 10 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
- 11 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
- 12 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
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- 21 CONCRETE WINDOW WELL W/ EGRESS LADDER.
- 22 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A5.1 FOR SCHEDULES.
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- 36 DIRECT VENT FIREPLACE FLUE.

PRODUCT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

EAST ELEVATION

SHEET DESCRIPTION:

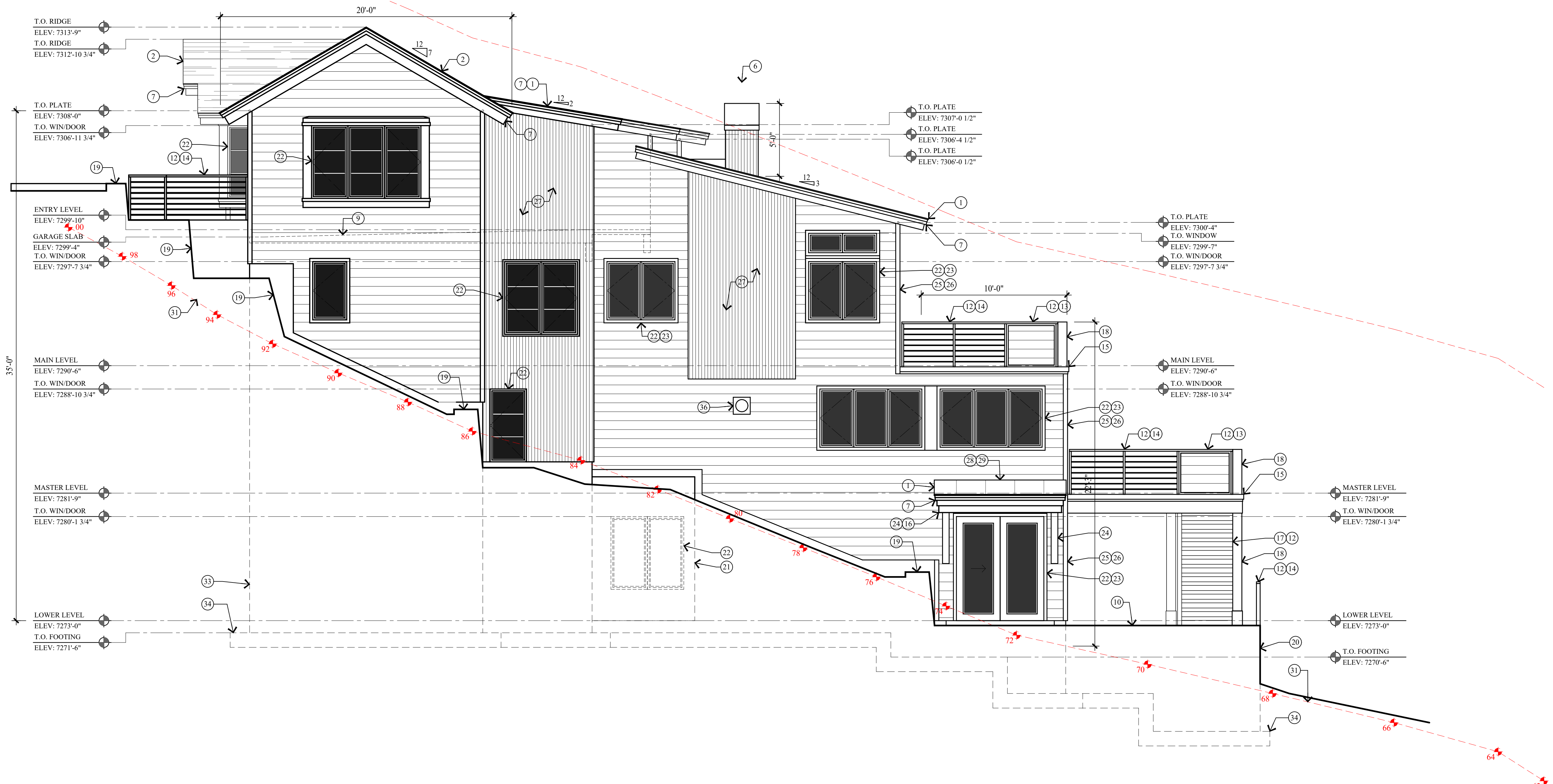
REVISIONS:

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

Jonathan DeGray
A r c h i t e c t

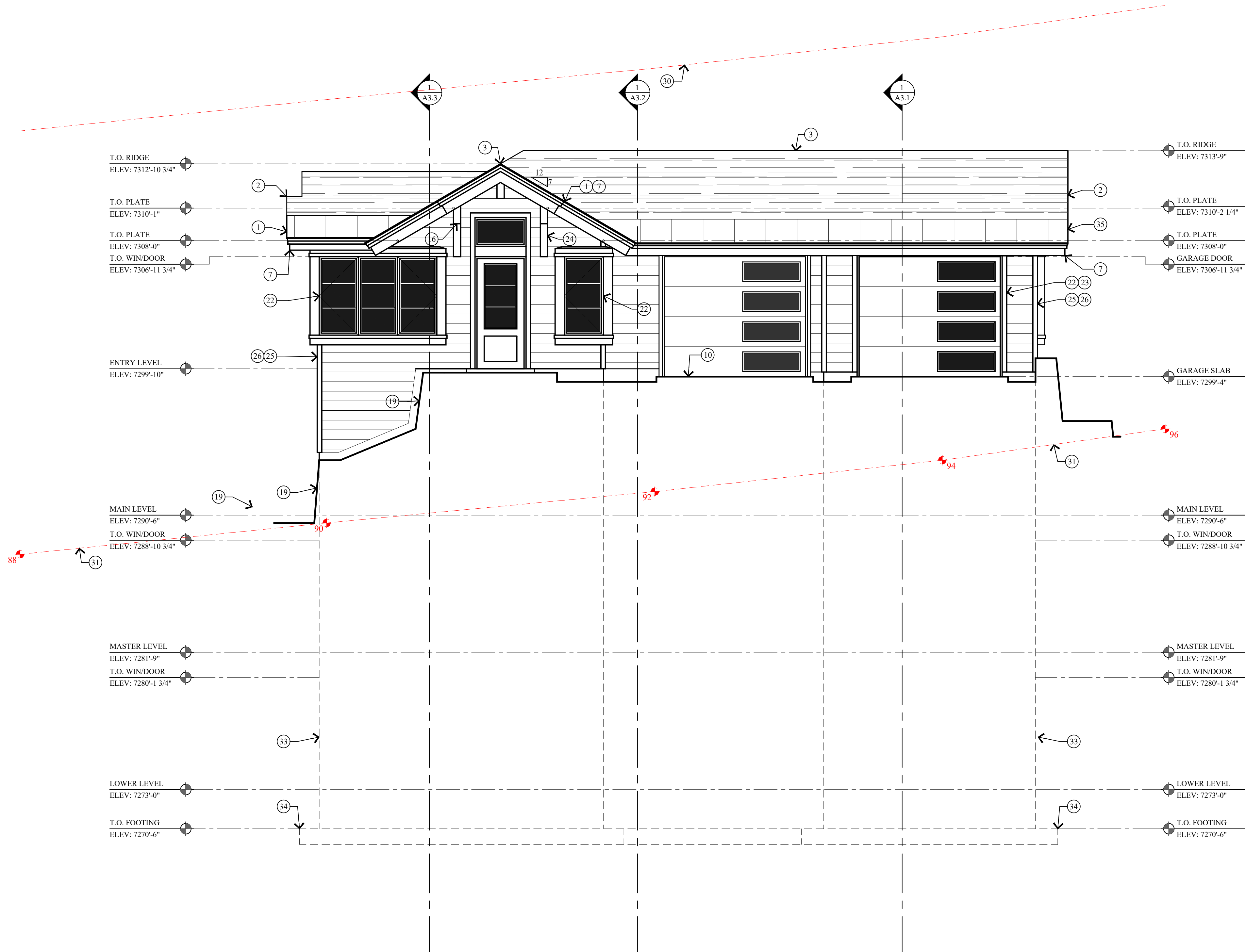
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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SOUTH ELEVATION

SHEET DESCRIPTION:	
REVISIONS:	
DATE:	APRIL 03, 2025
PROJECT NUMBER:	2401-01
SHEET NUMBER:	A2.2



1 WEST ELEVATION
A2.3 SCALE: 1/4" = 1'-0"

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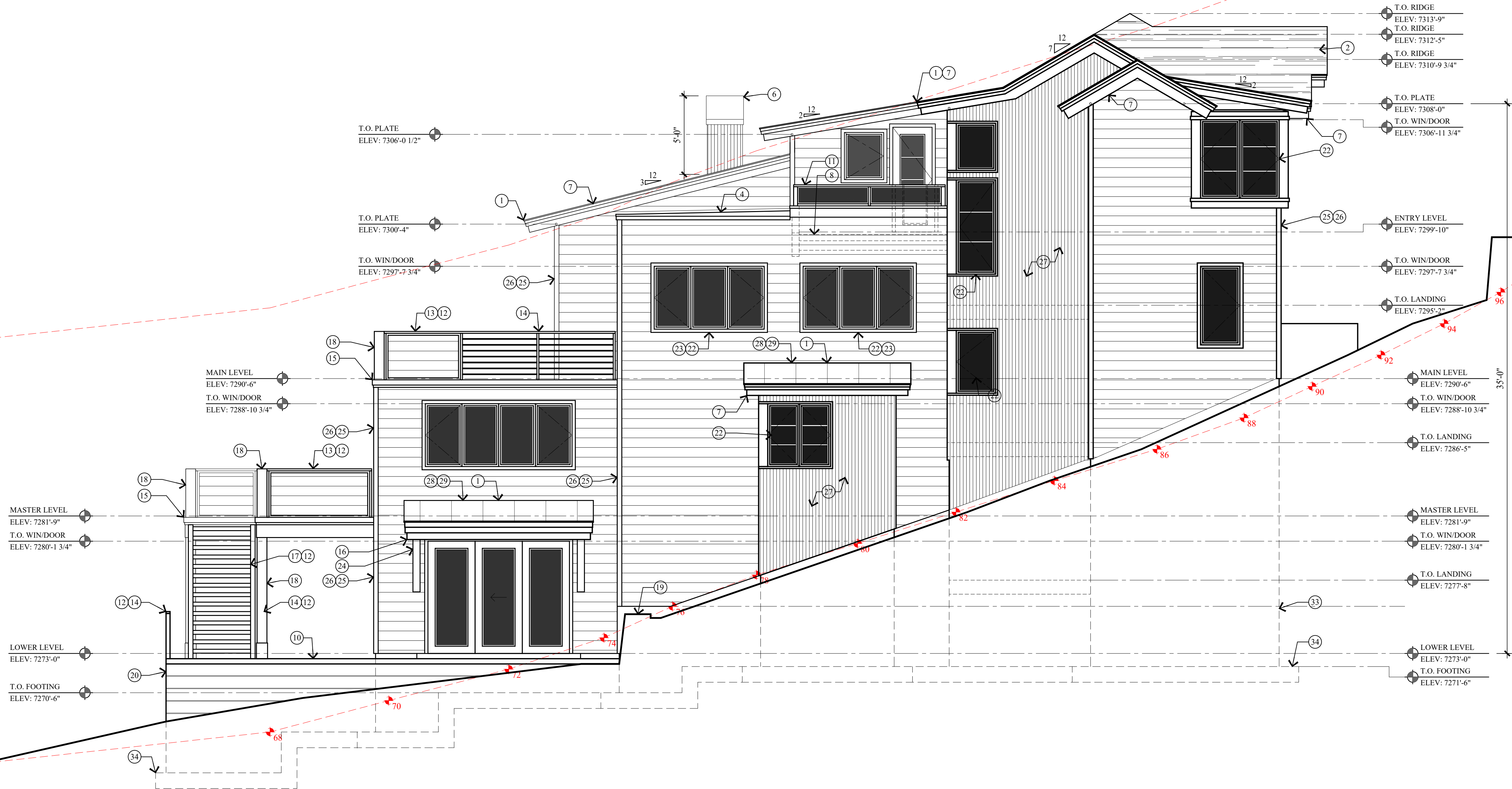
NEW RESIDENCE
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WEST ELEVATION

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

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: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
- 5 ROOF CRICKET / OVERBUILD, CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
- 6 FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
- 7 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
- 8 HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
- 9 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 10 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
- 11 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
- 12 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 13 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, 1 1/2 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZONTAL LAP SIDING INFILL - PAINT/STAIN OPAQUE FINISH
- 14 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 1 1/2 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
- 15 HEATED DECK: 5" REINFORCED CONCRETE, SLOPED 25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
- 16 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 17 DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER AND 3 1/2" GLB TREADS - SEE DETAIL 14/A.1.
- 18 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
- 19 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 20 CONCRETE RETAINING / FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
- 21 CONCRETE WINDOW WELL W/ EGRESS LADDER.
- 22 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A5.1 FOR SCHEDULES.
- 23 WINDOW & DOOR TRIM : 2x3 HEAD, JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
- 24 6x6 TIMBER KNEE BRACE - PAINT/STAIN OPAQUE FINISH - SEE STRUCT. FOR DETAILS.
- 25 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - PAINT/STAIN OPAQUE FINISH.
- 26 1x8 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 27 VERTICAL CORRUGATED STEEL SIDING - ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 28 FLASHING AND COUNTER FLASHING - TYPICAL.
- 29 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 30 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 31 EXISTING GRADE LINE.
- 32 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6' WITHIN THE FIRST 10'. IRC R401.3
- 33 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 34 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 35 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO EXTEND 3'-0" UP THE EAVE.
- 36 DIRECT VENT FIREPLACE FLUE.

PRODUCT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

NORTH ELEVATION

SHEET DESCRIPTION:

REVISIONS:

DATE:

APRIL 03, 2025

PROJECT NUMBER:

2401-01

SHEET NUMBER:

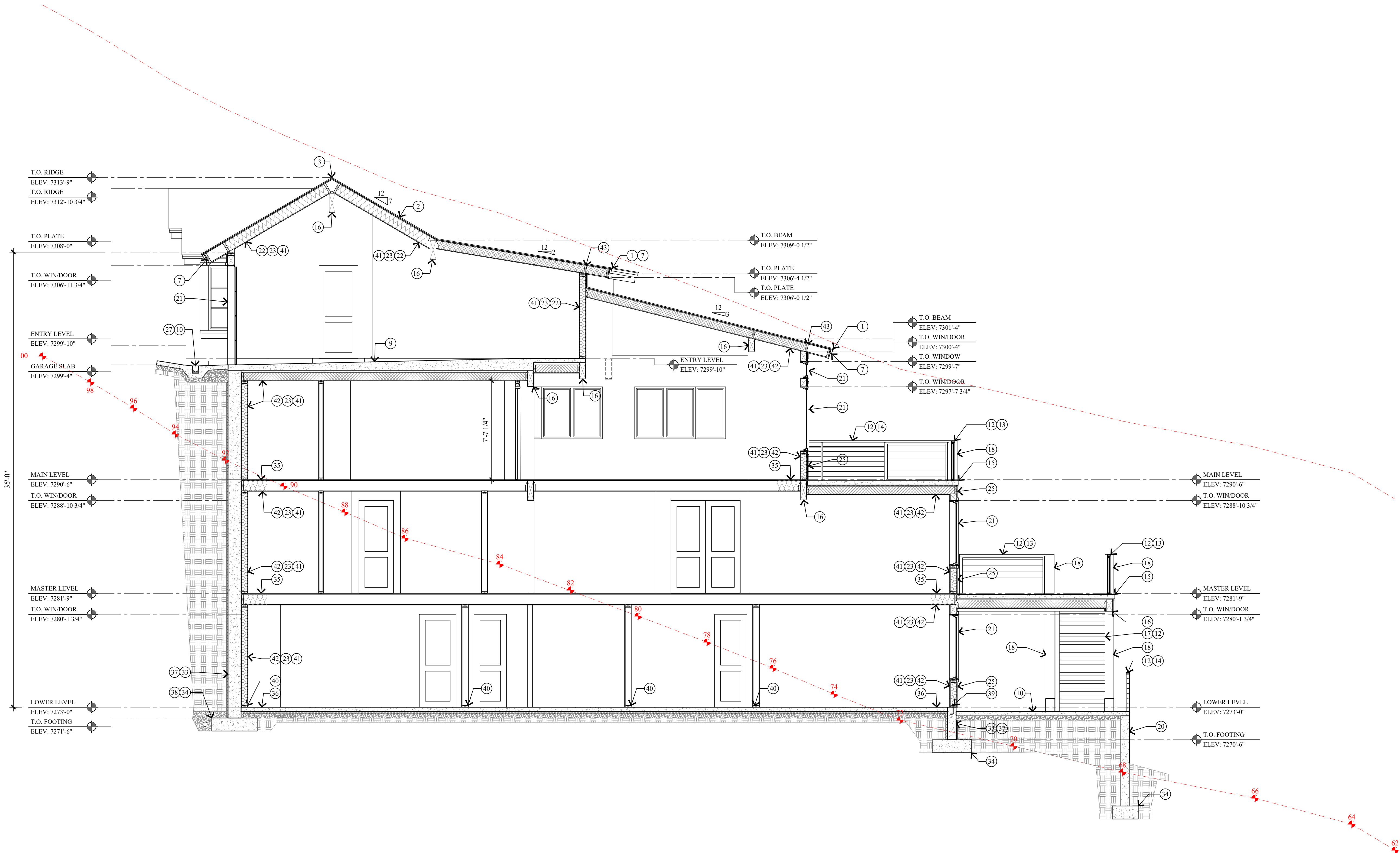
A2.4

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121 SAMPSON AVENUE, PARK CITY, UTAH 84060

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

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- 21 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A5.1 FOR SCHEDULES.
- 22 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 23 INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 24 6x6 TIMBER KNEE BRACE - PAINT/STAIN OPAQUE FINISH - SEE STRUCT. FOR DETAILS.
- 25 EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.
- 26 ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL. APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
- 27 POLYCAST TRENCH DRAIN OR EQUAL. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
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- 29 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
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- 37 DRAINAGE MATT ON WATERPROOF MEMBRANE.
- 38 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- 39 TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE. SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
- 40 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 41 FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES - IRC R302.1.1
- 42 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 43 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.

Jonathan DeGray
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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

BUILDING SECTION

SHEET DESCRIPTION:

REVISIONS:

DATE:

APRIL 03, 2025

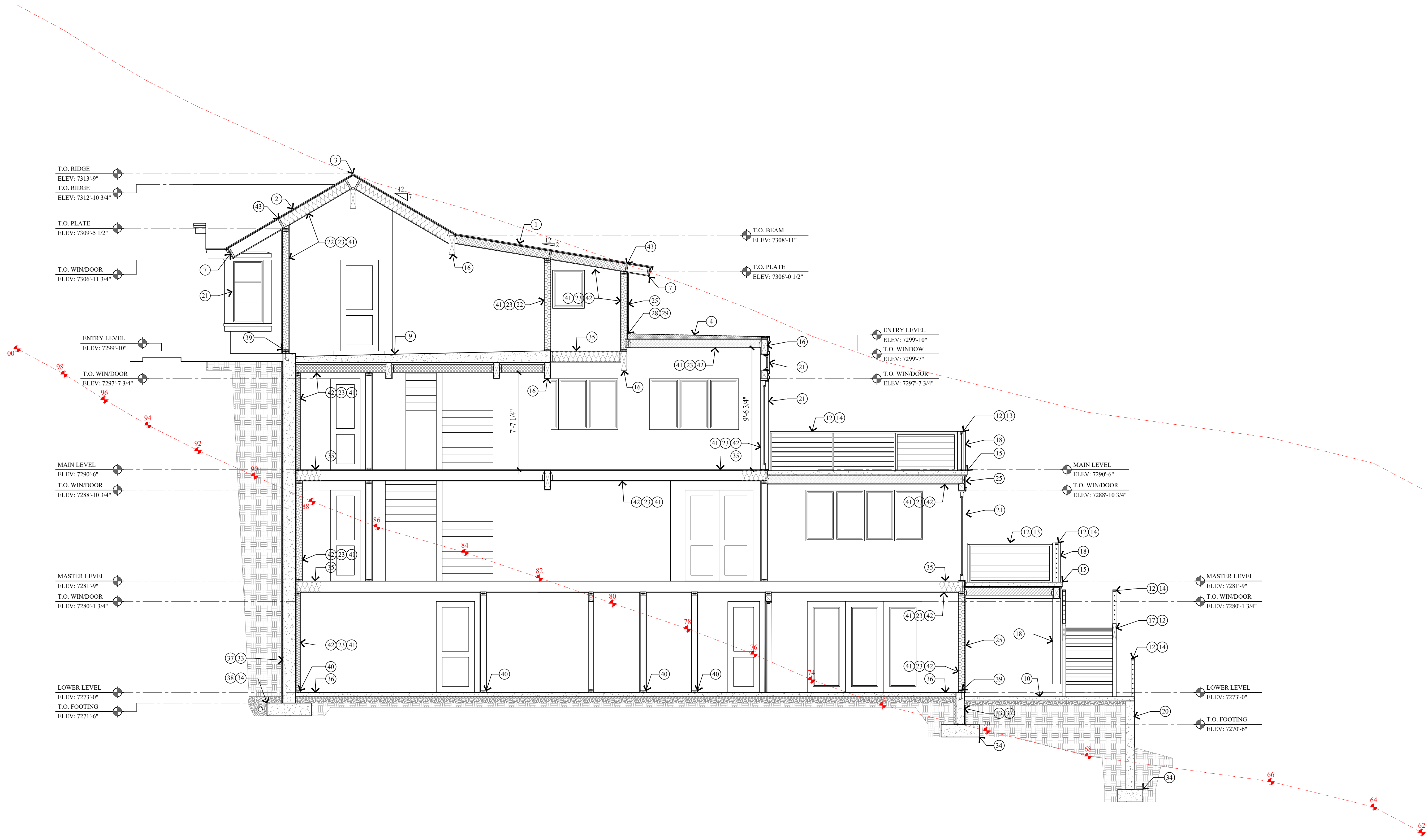
PROJECT NUMBER:

2401-01

SHEET NUMBER:

A3.1

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

KEY NOTES

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- INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 6x6 TIMBER KNEE BRACE - PAINT/STAIN OPAQUE FINISH - SEE STRUCT. FOR DETAILS.
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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

BUILDING SECTION

SHEET DESCRIPTION:

REVISIONS:

DATE:

APRIL 03, 2025

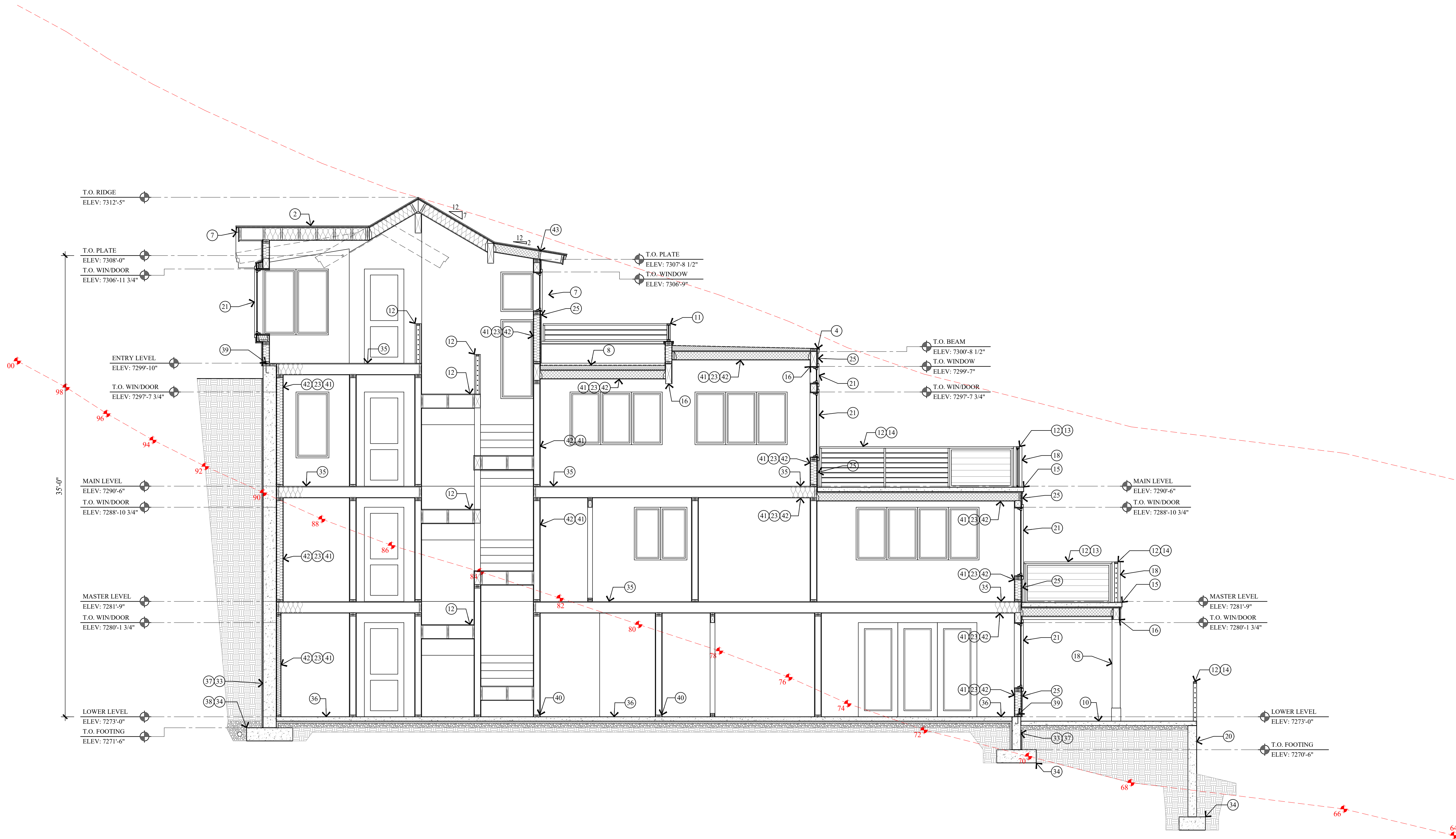
PROJECT NUMBER:

2401-01

SHEET NUMBER:

A3.2

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- HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCT. FOR SIZE AND DETAILS.
- 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- DRAINAGE MATT ON WATERPROOF MEMBRANE.
- FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES - IRC R302.1.1
- 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.

Jonathan DeGray
A r c h i t e c t

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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

BUILDING SECTION

SHEET DESCRIPTION:

REVISIONS:

DATE:

APRIL 03, 2025

PROJECT NUMBER:

2401-01

SHEET NUMBER:

A3.3

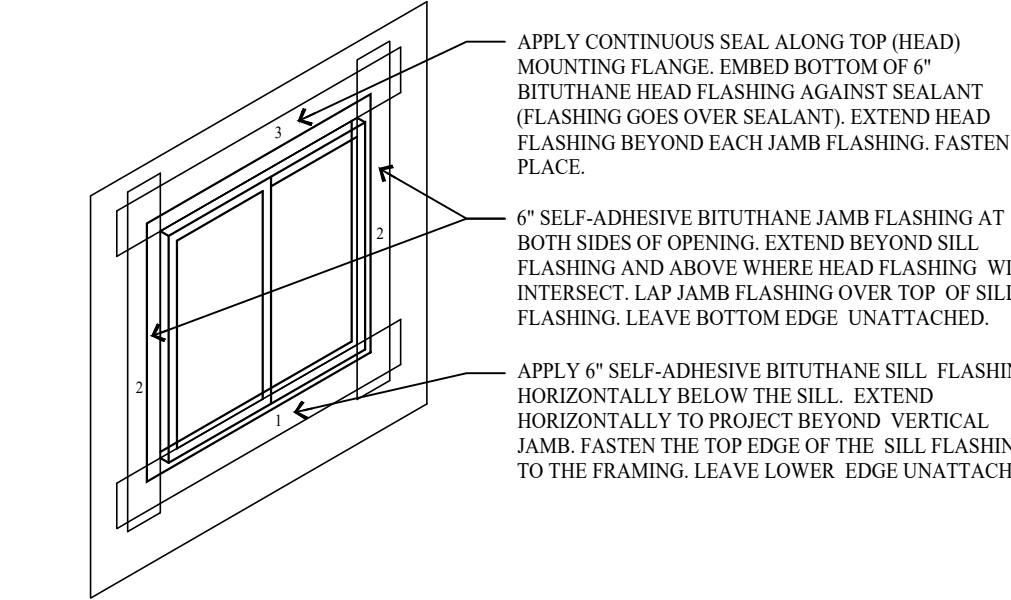
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

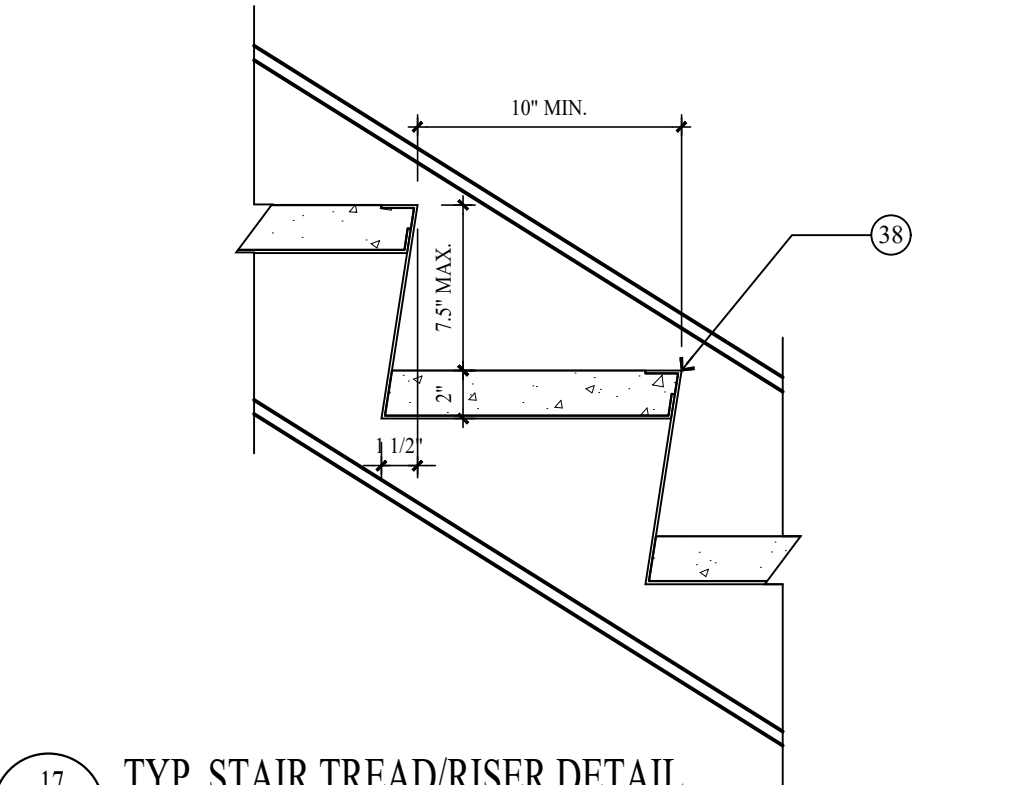
1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/4 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1
2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2
3. THE MAXIMUM RISER HEIGHT SHALL BE 7 1/2 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. -IRC R311.7.4.1
4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH. -IRC R311.7.4.2
5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5
6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1
7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/4 INCH BETWEEN THE WALL AND THE HANDRAILS.
- EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2
8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
- TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
- TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 1/8 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 3/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 1/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO MAXIMUM OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH. -IRC R311.7.7.3
9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1
10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2
11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3
12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/8 INCH BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS.
- A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
- B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.
2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.
3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.
5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS. EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
- A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "T" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
8. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "T" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



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



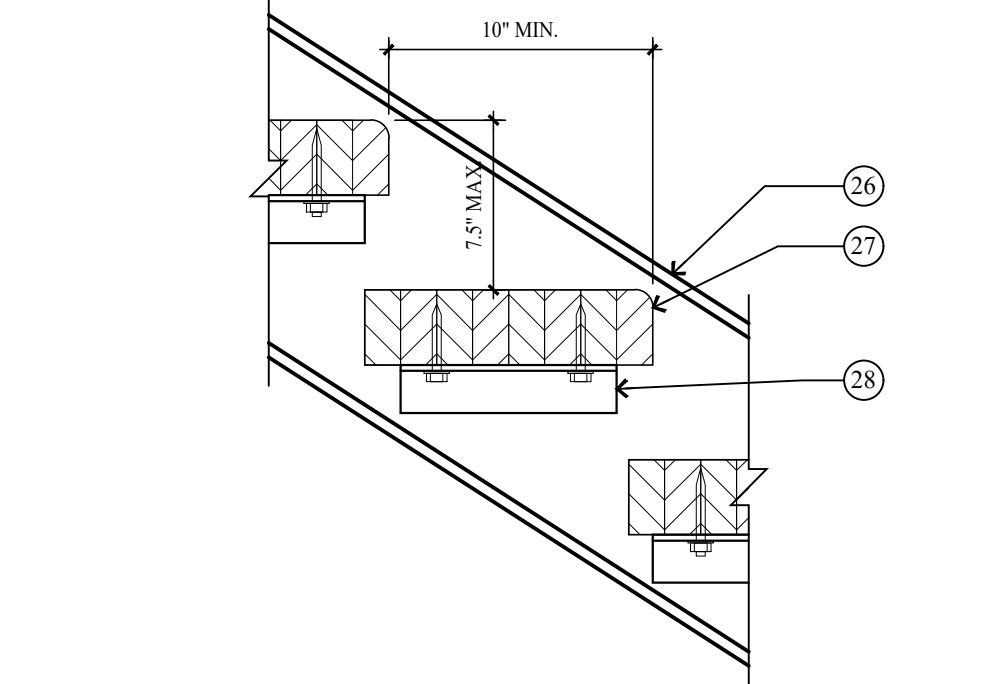
17 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



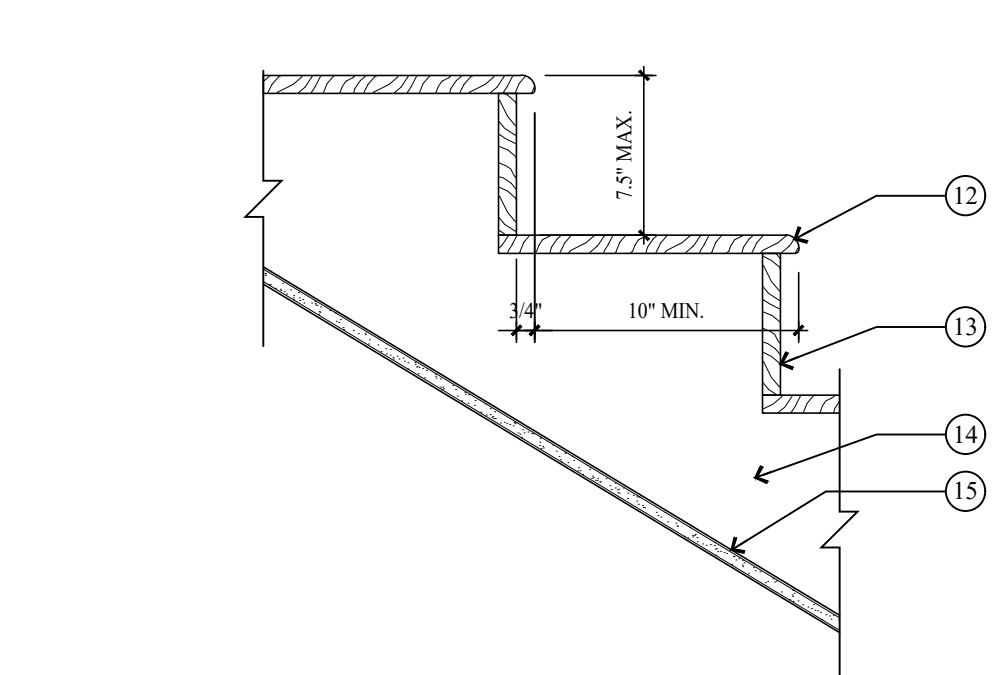
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A4.1 SCALE: 1 1/2" = 1'-0"



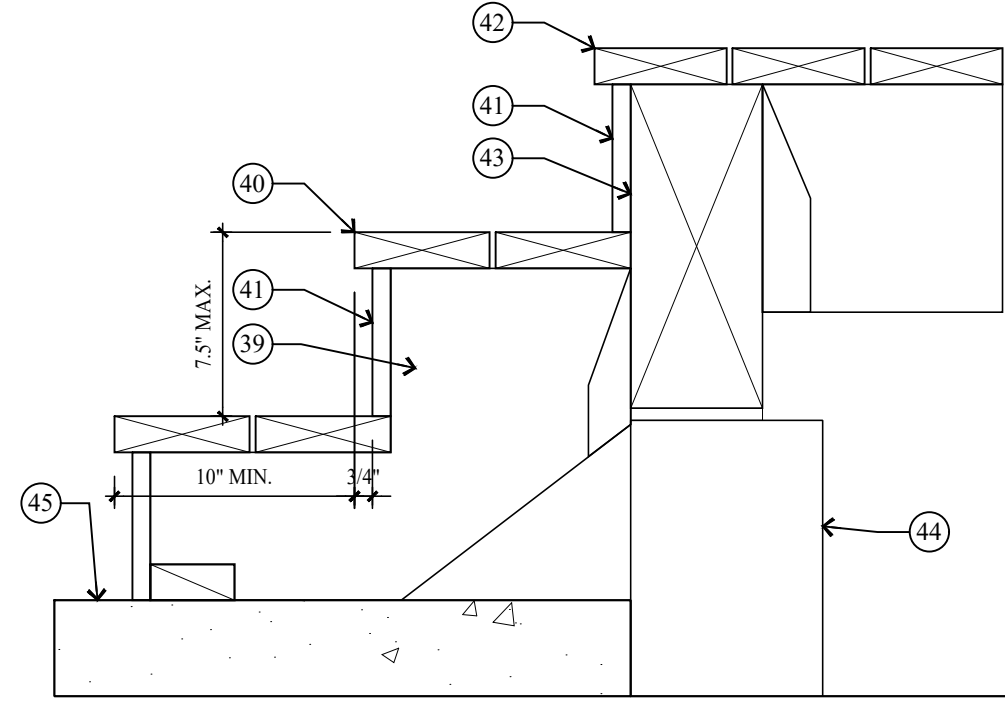
19 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A4.1 SCALE: 3/4" = 1'-0"



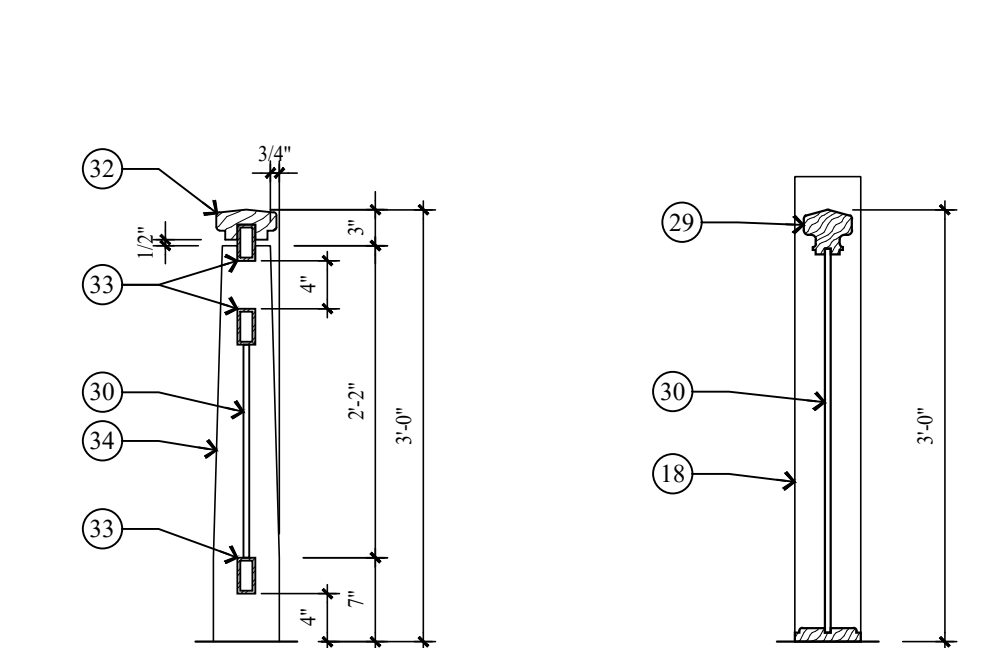
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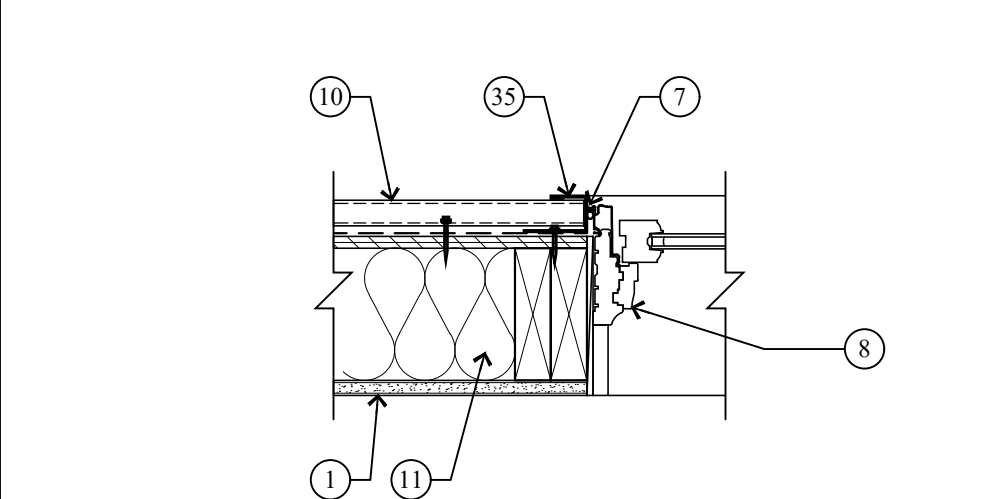
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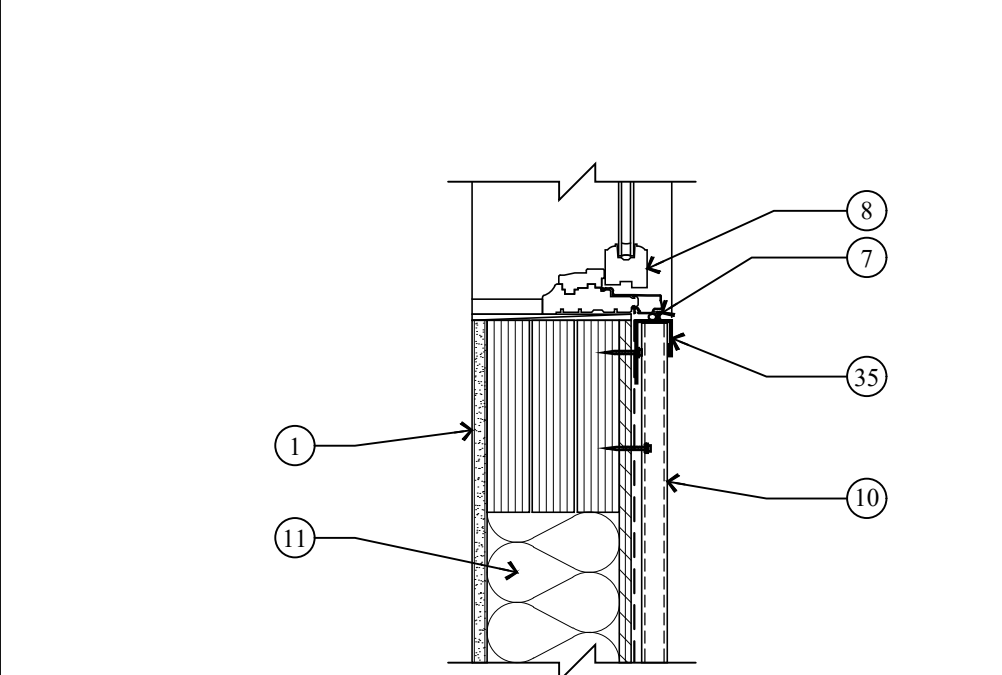
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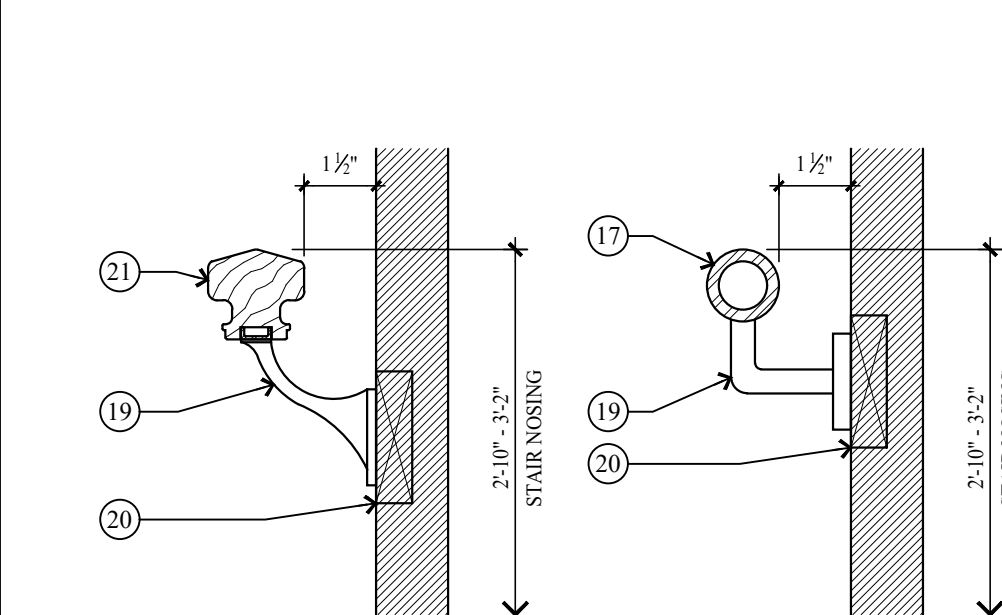
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A4.1 SCALE: 3/4" = 1'-0"



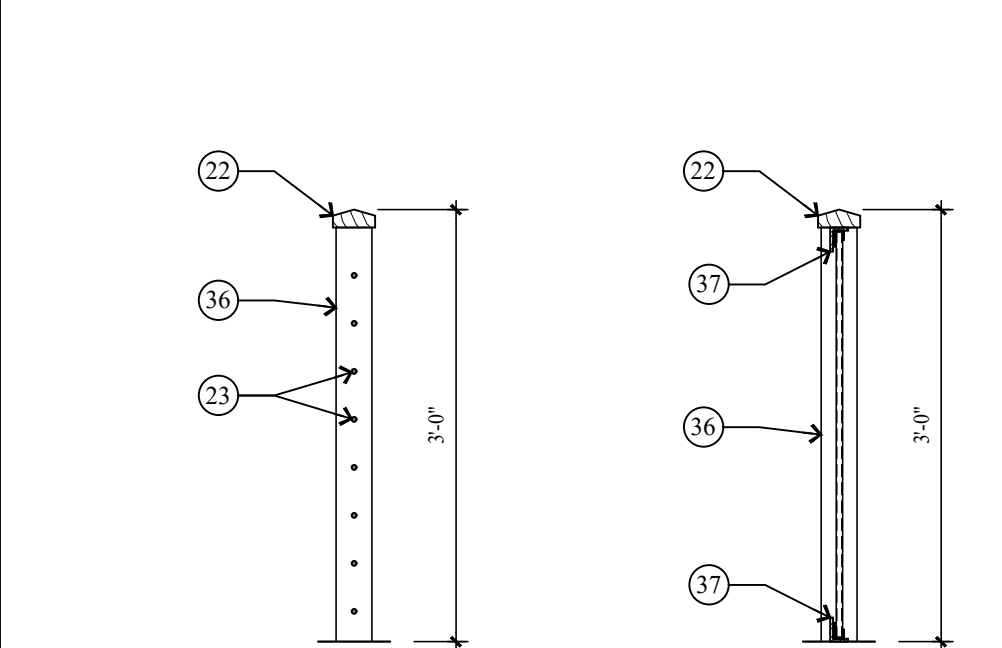
7 JAMB DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



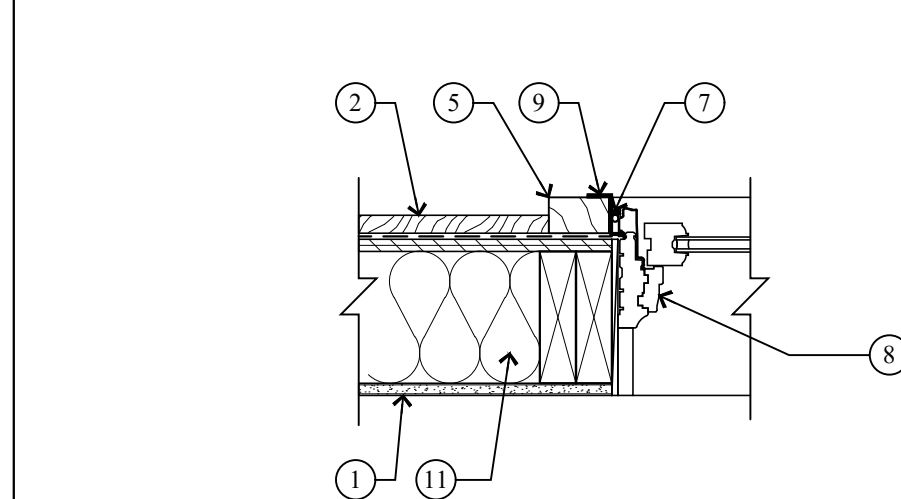
8 SILL DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



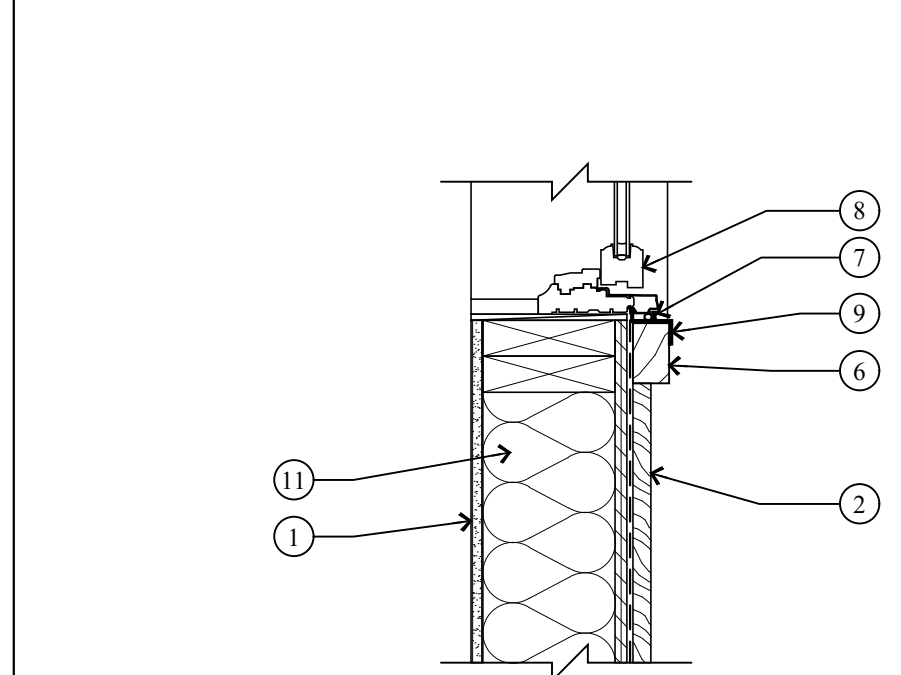
9 TYPICAL HANDRAIL DETAIL
A4.1 NO SCALE



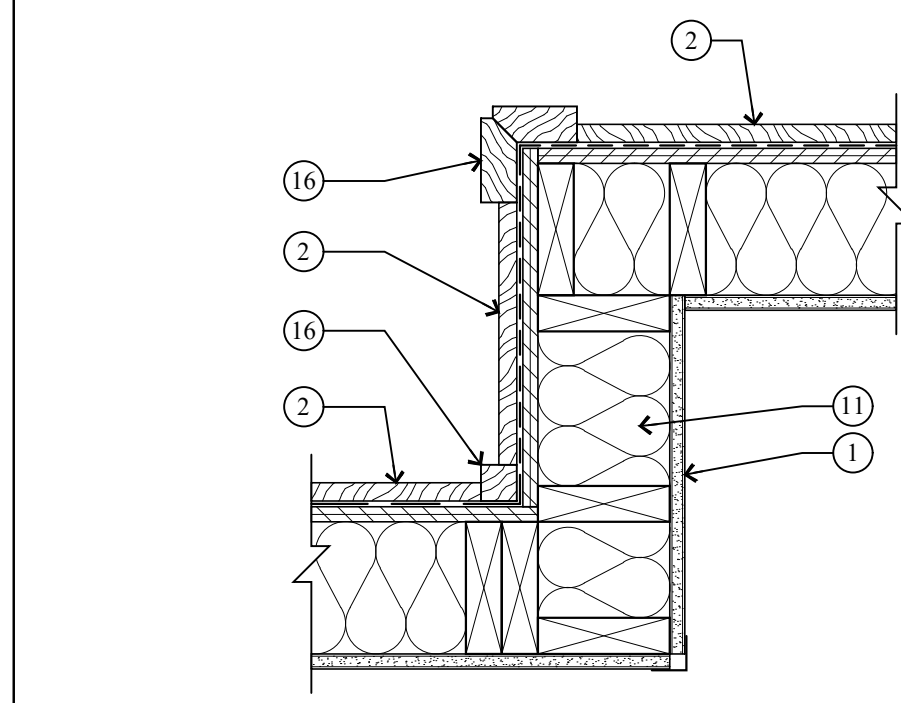
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A4.1 SCALE: 3/4" = 1'-0"



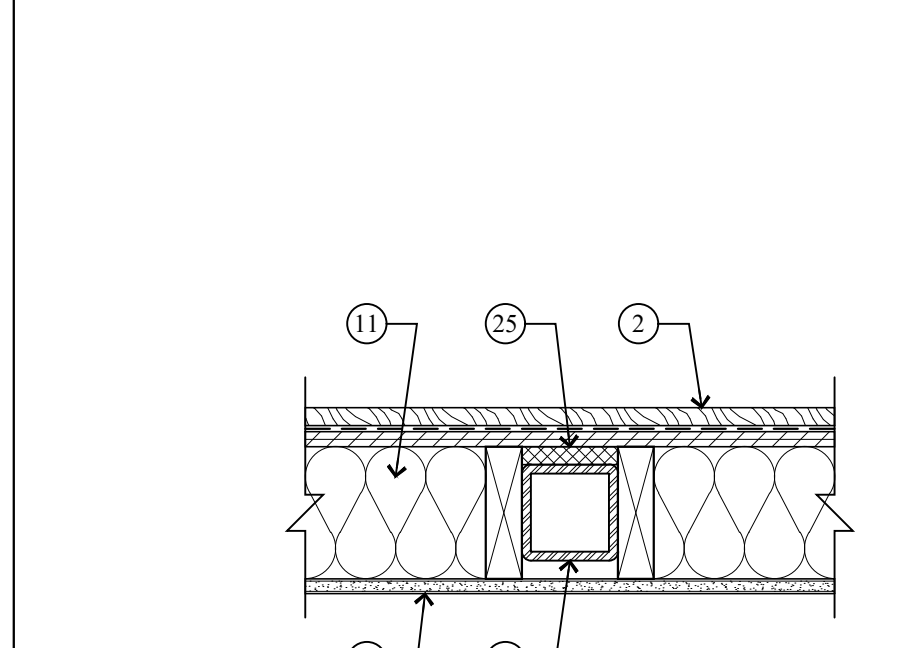
2 JAMB DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



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



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



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

KEY NOTES

- 1 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
- 2 EXTERIOR WOOD SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- 3 HEAD FLASHING/TRIM.
- 4 2x3 WINDOW/DOOR HEAD - PAINT/STAIN.
- 5 2x3 WINDOW/DOOR JAMB - PAINT/STAINED.
- 6 2x3 WINDOW SILL - PAINT/STAINED.
- 7 BACKER ROD AND CAULK.
- 8 WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
- 9 METAL FLASHING.
- 10 EXTERIOR METAL SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- 11 EXTERIOR WALLS TO BE 2x6 FRAMING, FOR INSULATION SEE GENERAL NOTE 2 ON THE FLOOR PLAN SHEET A1.1.
- 12 3/4" HARDWOOD TREAD - SEE STAIR NOTES.
- 13 3/4" HARDWOOD CLOSED RISER - SEE STAIR NOTES.
- 14 2x12 STRINGERS.
- 15 1/2" GYPSUM BOARD.
- 16 2x4 CEDAR OUTSIDE CORNER BOARD. 2x2 CEDAR INSIDE CORNER BOARD. STAINED.
- 17 1 1/2" DIA. STEEL PIPE - PAINTED.
- 18 6x6 WOOD END POST.
- 19 HANDRAIL BRACKET.
- 20 SOLID BACKING - TYP.
- 21 HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
- 22 36" HIGH 2x SHAPE HARDWOOD CONT.
- 23 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH VERTICAL TUBE STEEL POSTS.
- 24 TUBE STEEL COLUMN - SEE STRUCTURAL.
- 25 3/4" RIGID INSULATION.
- 26 12" STEEL CHANNEL STRINGER.
- 27 3 1/8 x12 GLU LAM BEAM TREAD.
- 28 2"x2"x1/2" STEEL ANGLE W/ 2-3/8 DIA. x 3" LAG BOLTS.
- 29 36" HIGH HARDWOOD TOP RAIL/HAND GRIP TO BE STANDARD MILL SHAPE CONTINUOUS.
- 30 1/2" DIAMETER STEEL BALLAST. VERTICAL, SPACED LESS THAN 4" - PAINTED/POWDER COATED.
- 31 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
- 32 36" HIGH HAND RAIL TO BE 2 1/2" x 5" SHAPE HARDWOOD, CONTINUOUS.
- 33 (3) TOP AND BOTTOM RAILS TO BE 1 1/2" x 3" TUBE STEEL - PAINT/POWDER COAT.
- 34 6x6 HARDWOOD END POST TAPERED 3/4" - STAINED.
- 35 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
- 36 1 1/2" x 3" TUBE STEEL END/MID POST - PAINT/POWDER COAT.
- 37 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ VERTICAL CORRUGATED METAL SIDING INFILL.
- 38 ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
- 39 2x12 PRESSURE TREATED STRINGERS.
- 40 TREAD TO BE 2x6 TREX OR EQUAL.
- 41 RISERS TO BE 1x6 TREX OR EQUAL.
- 42 DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
- 43 DECK BEAM - SEE STRUCTURAL FOR DETAILS.
- 44 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
- 45 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.

PRODUCT DESCRIPTION:

ARCHITECTURAL DETAILS
STAIR/RAILING NOTES

SHEET DESCRIPTION:

REVISIONS:

DATE:

APRIL 03, 2025

PROJECT NUMBER:

2401-01

SHEET NUMBER:

A4.1

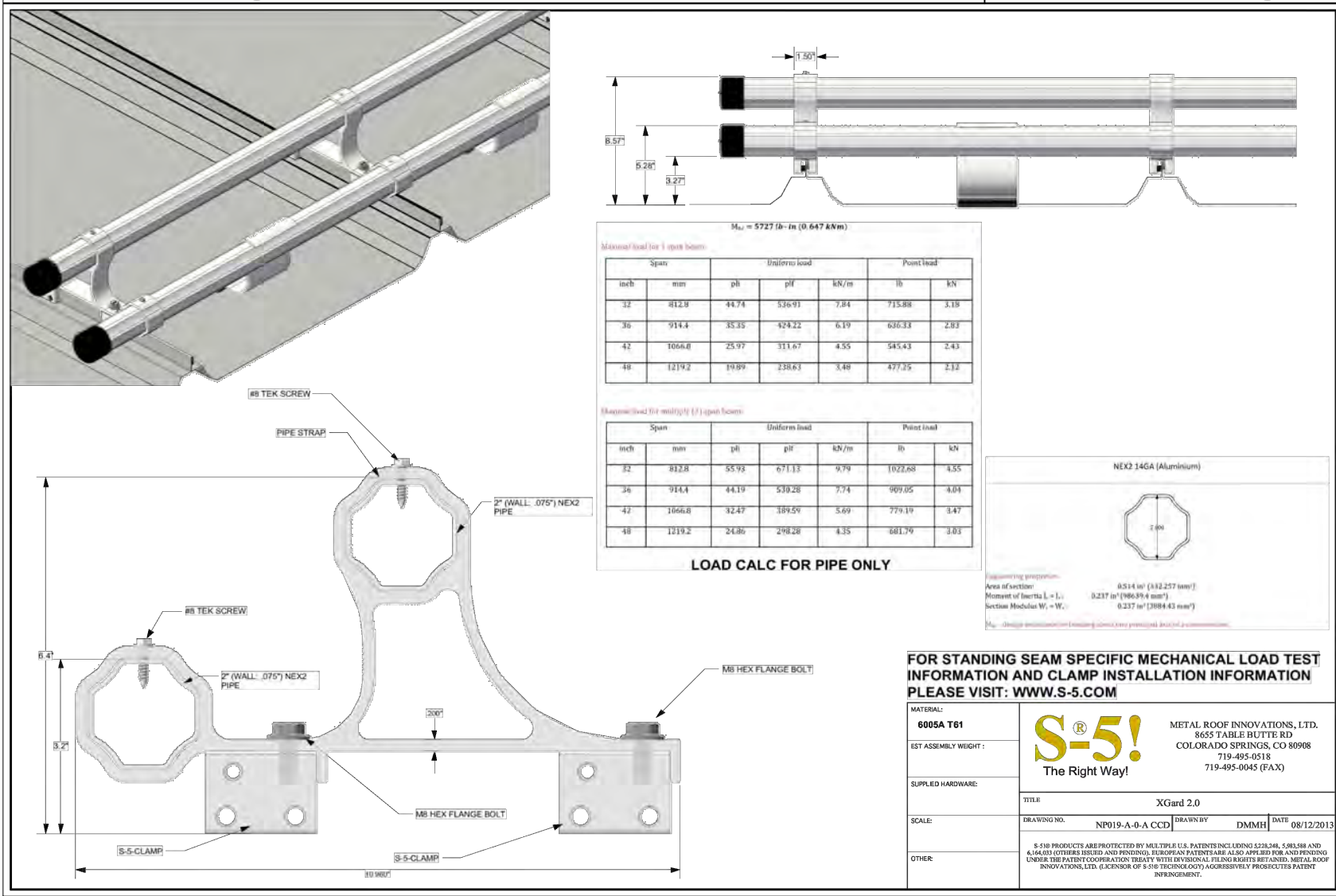
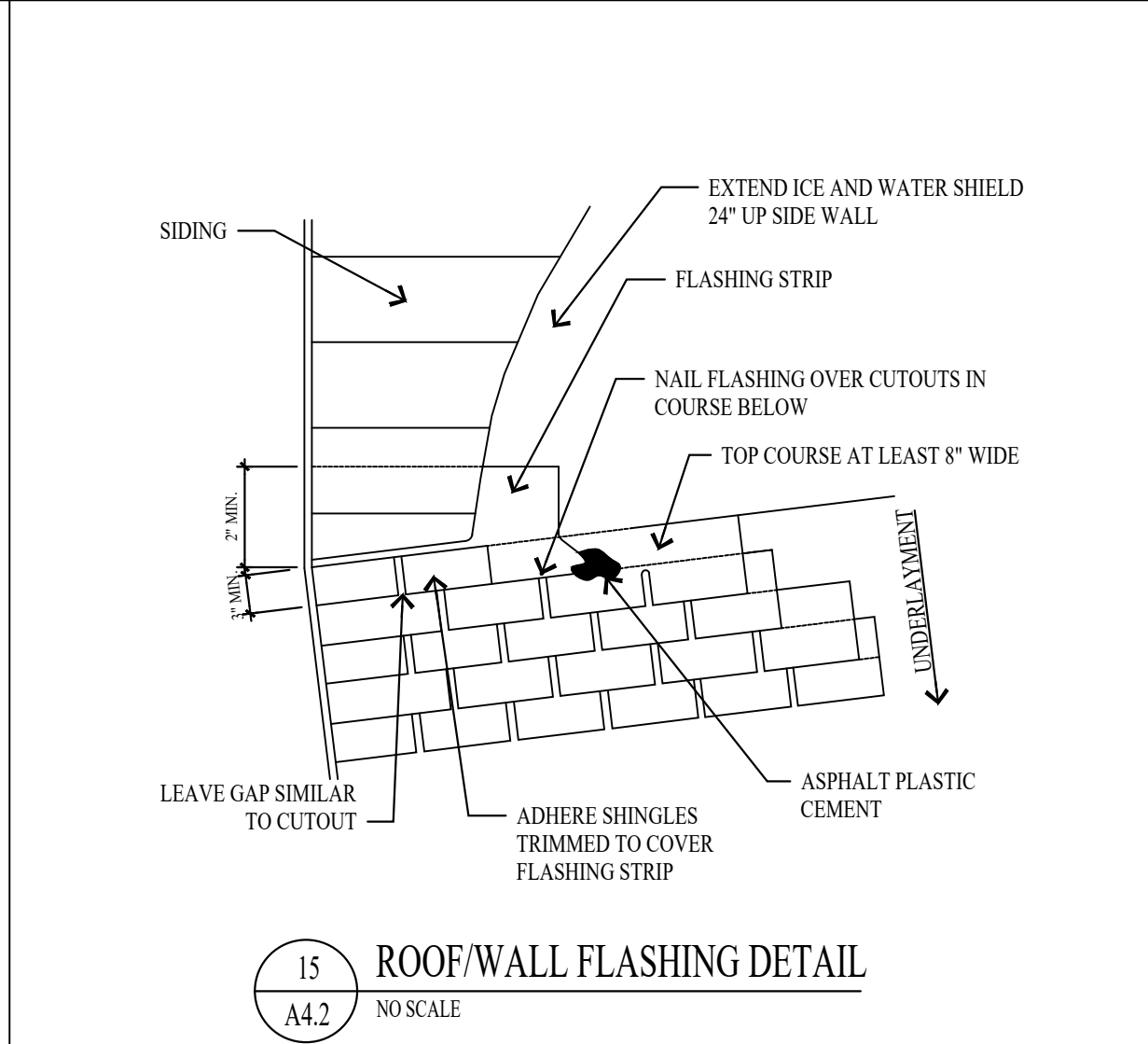
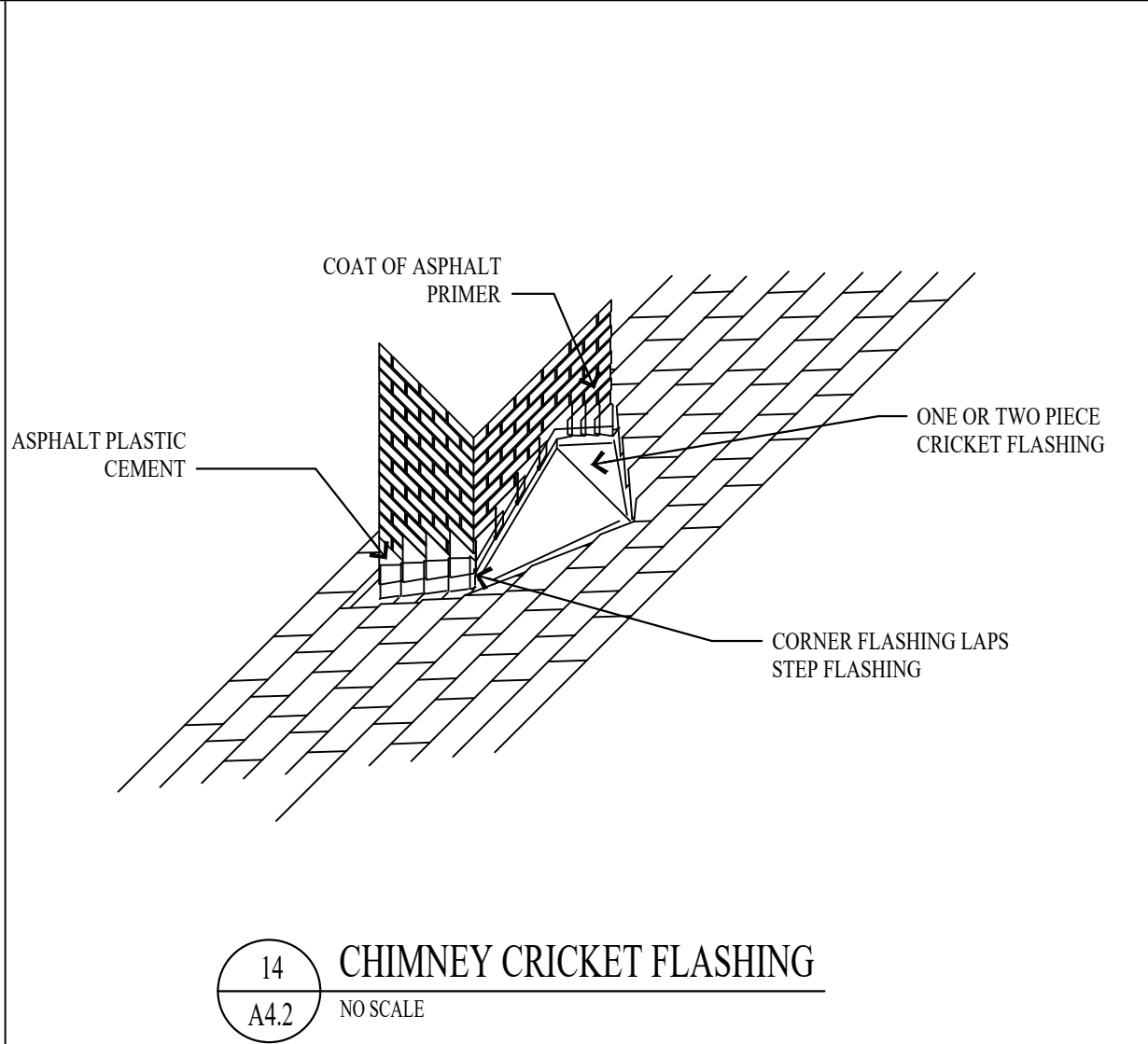
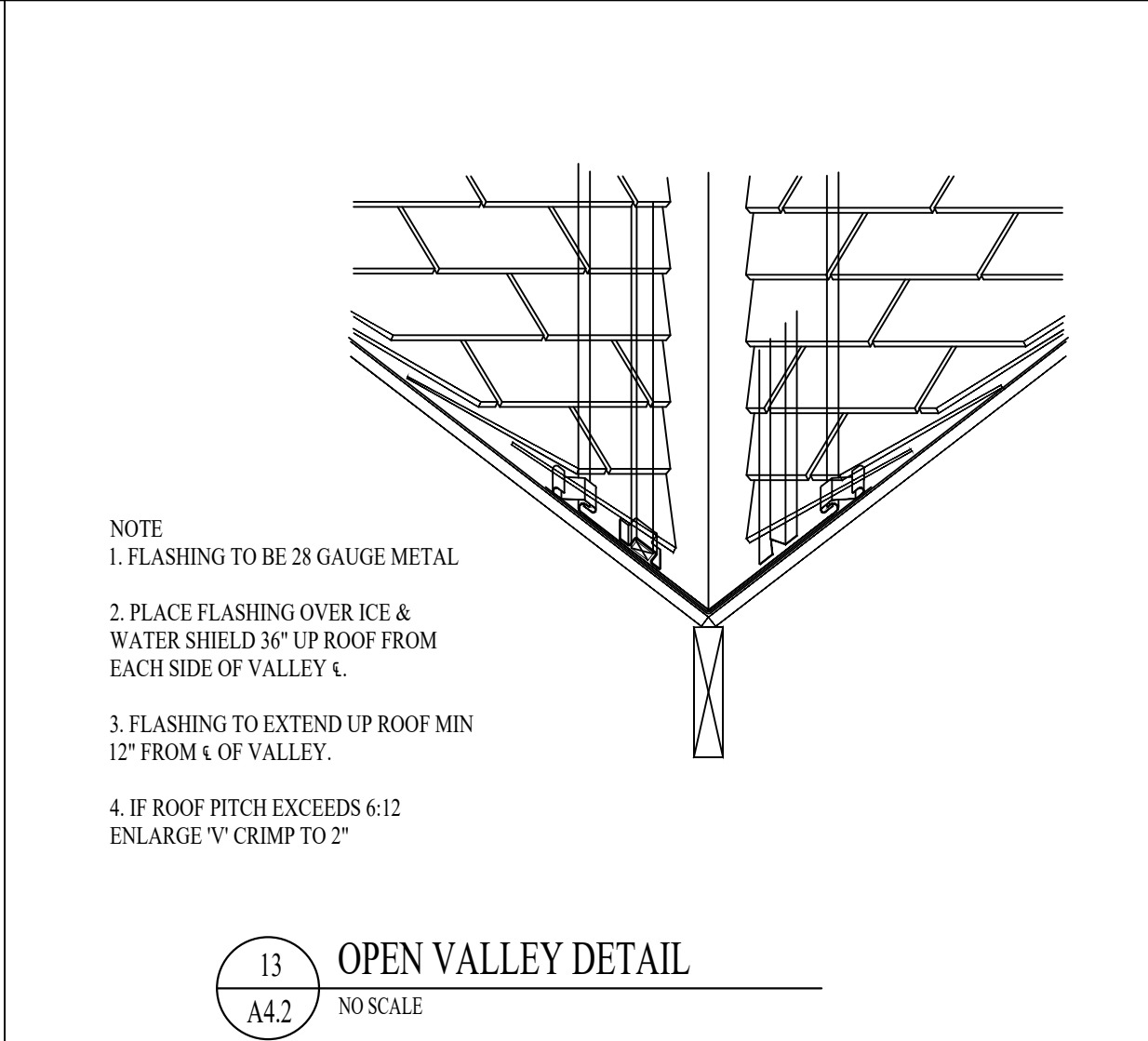
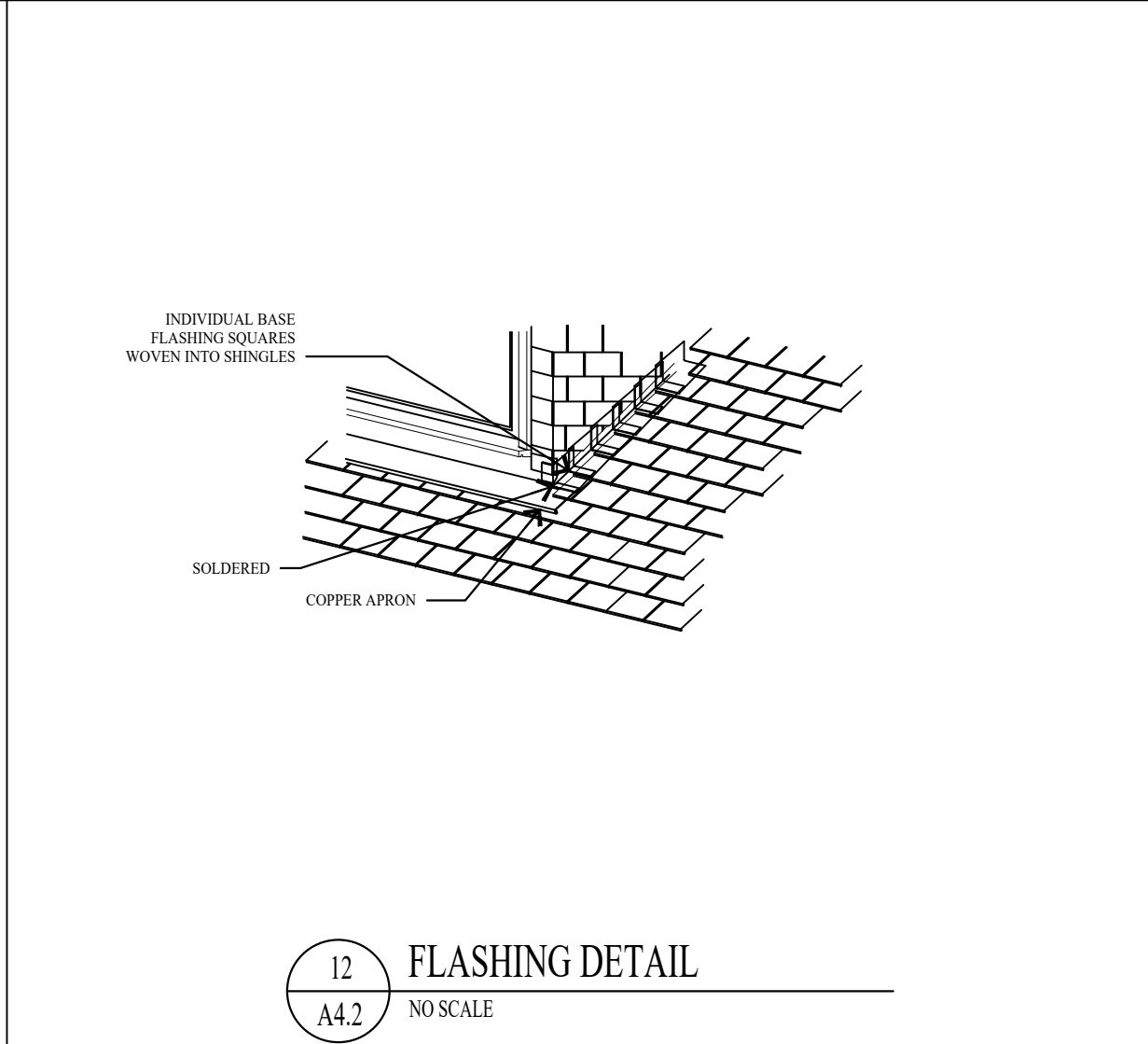
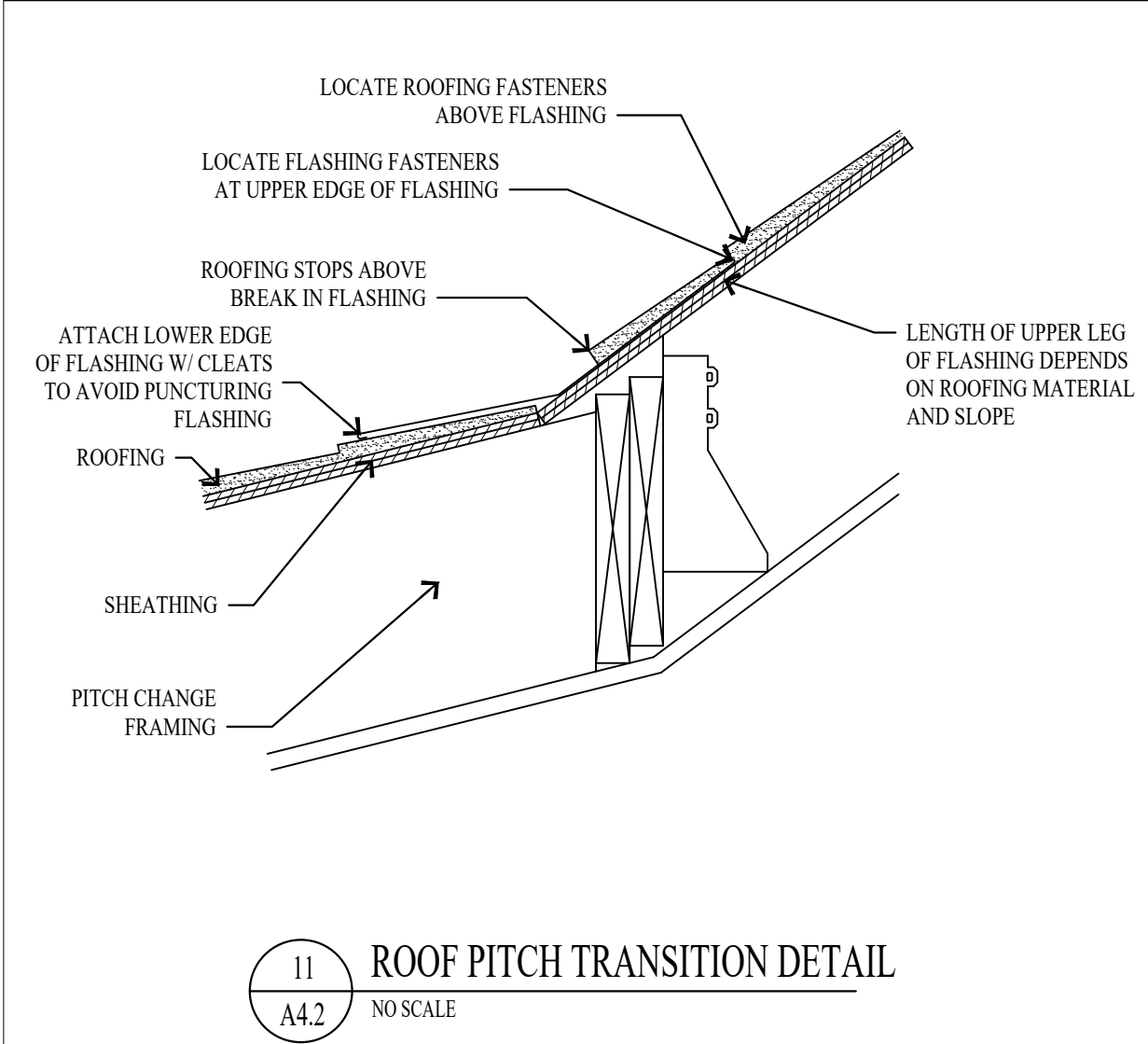
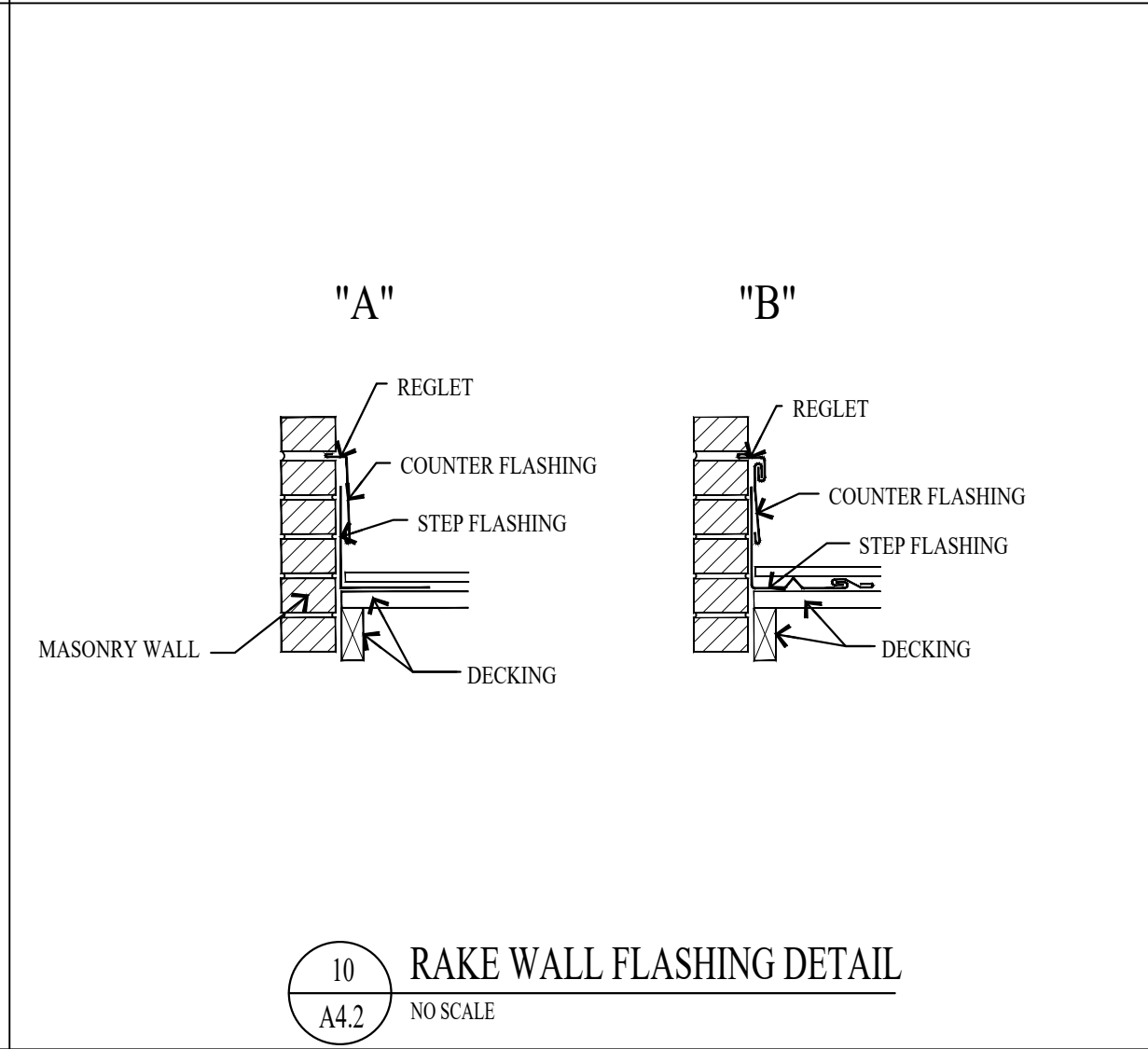
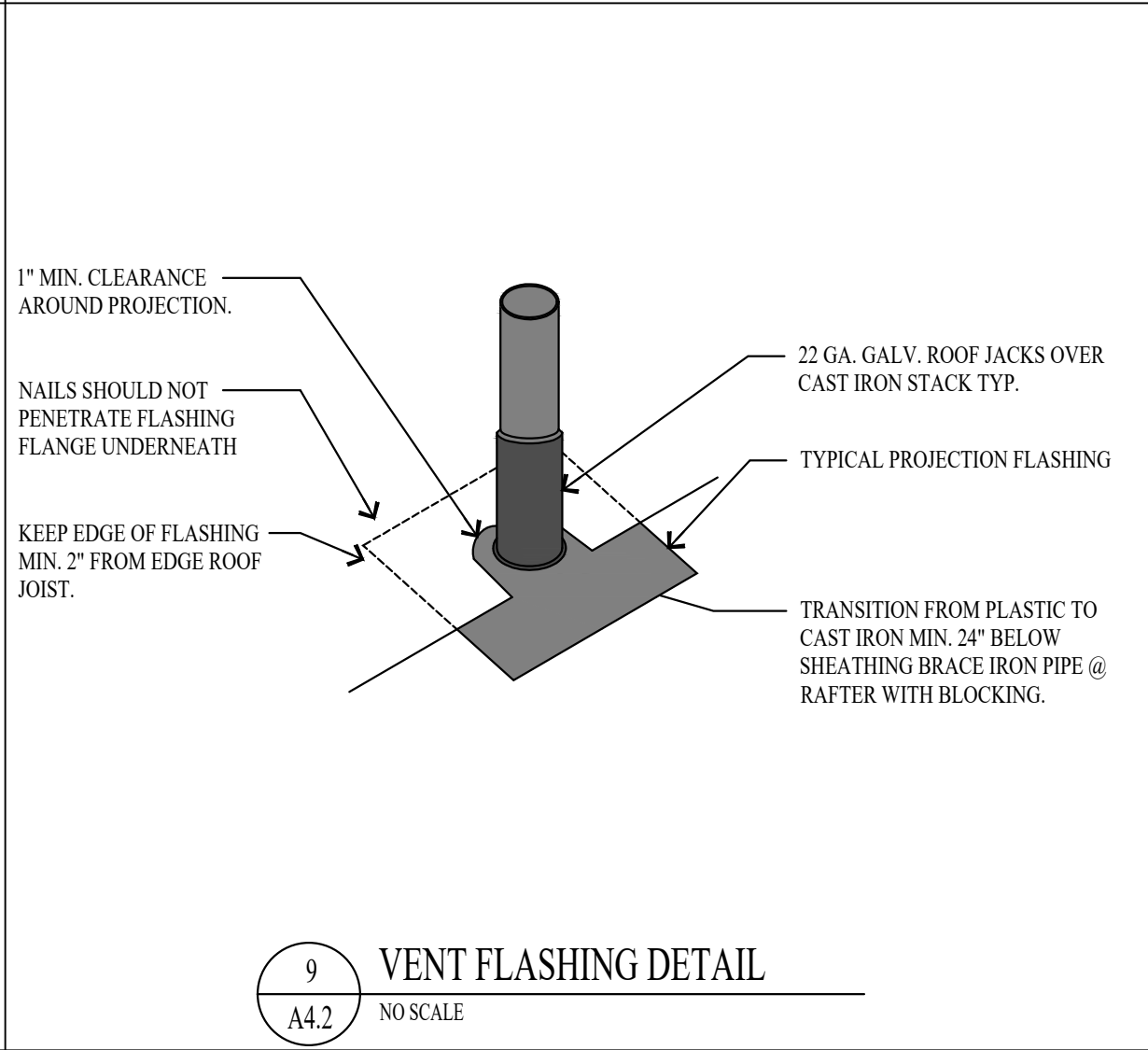
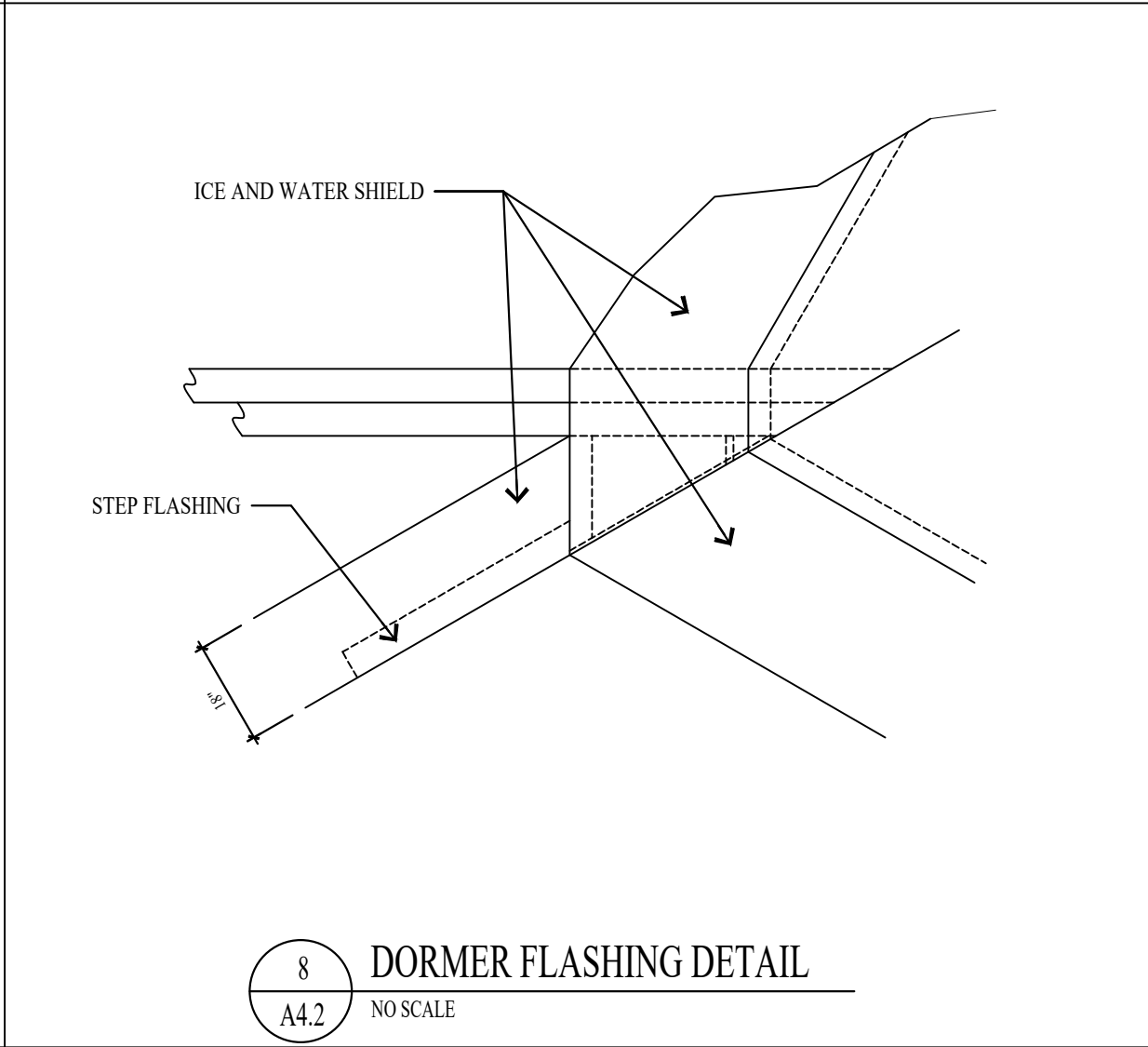
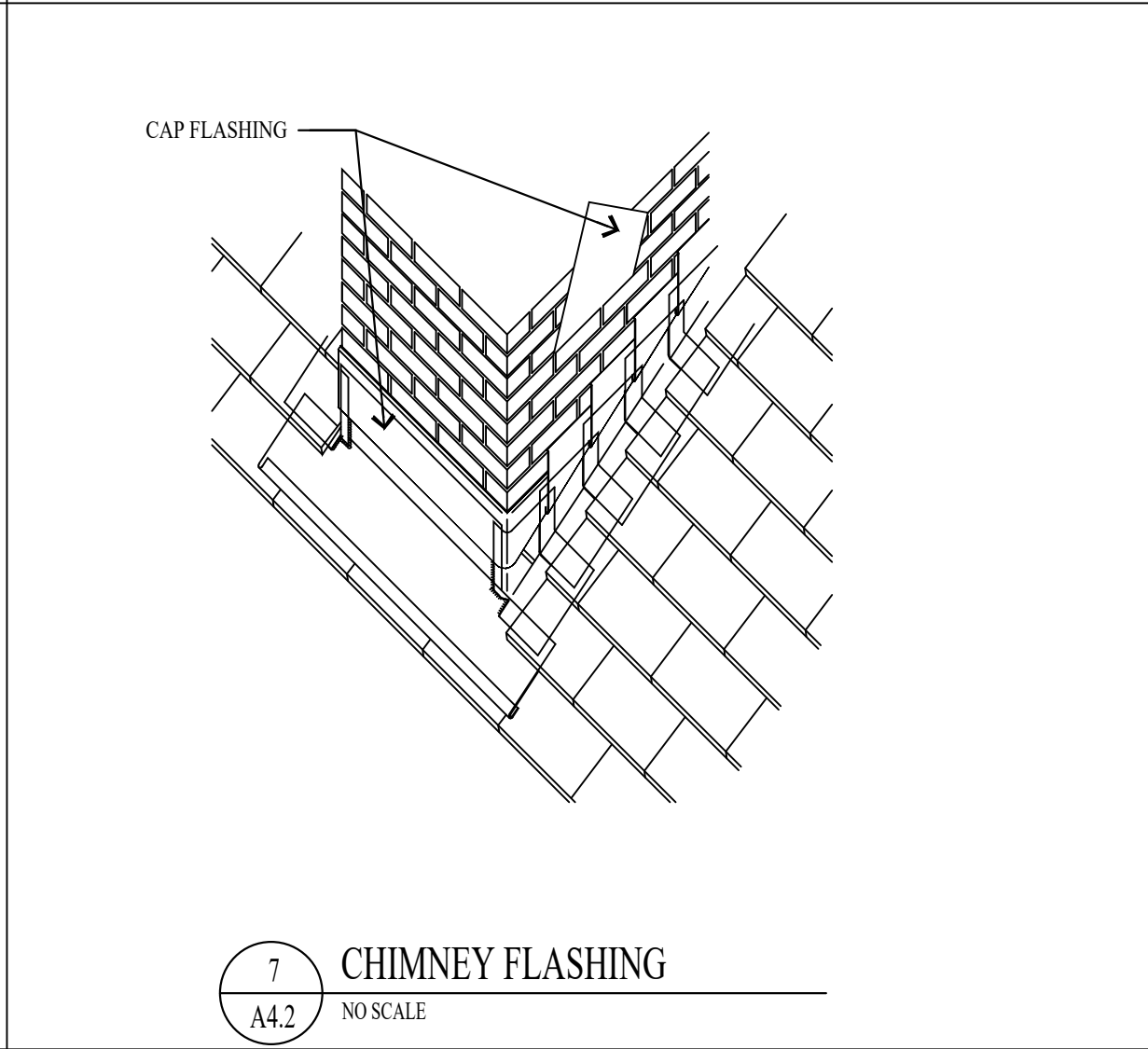
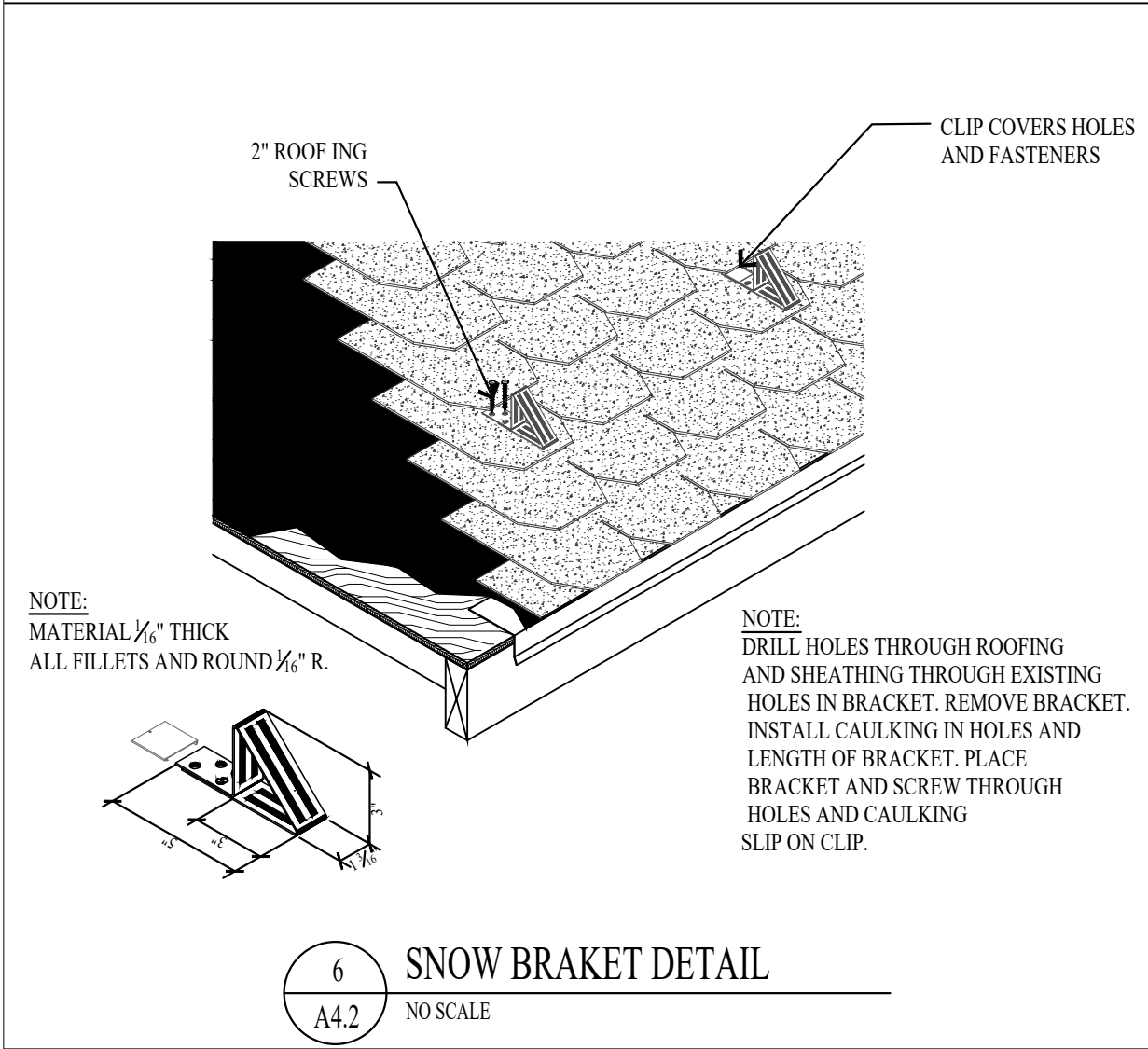
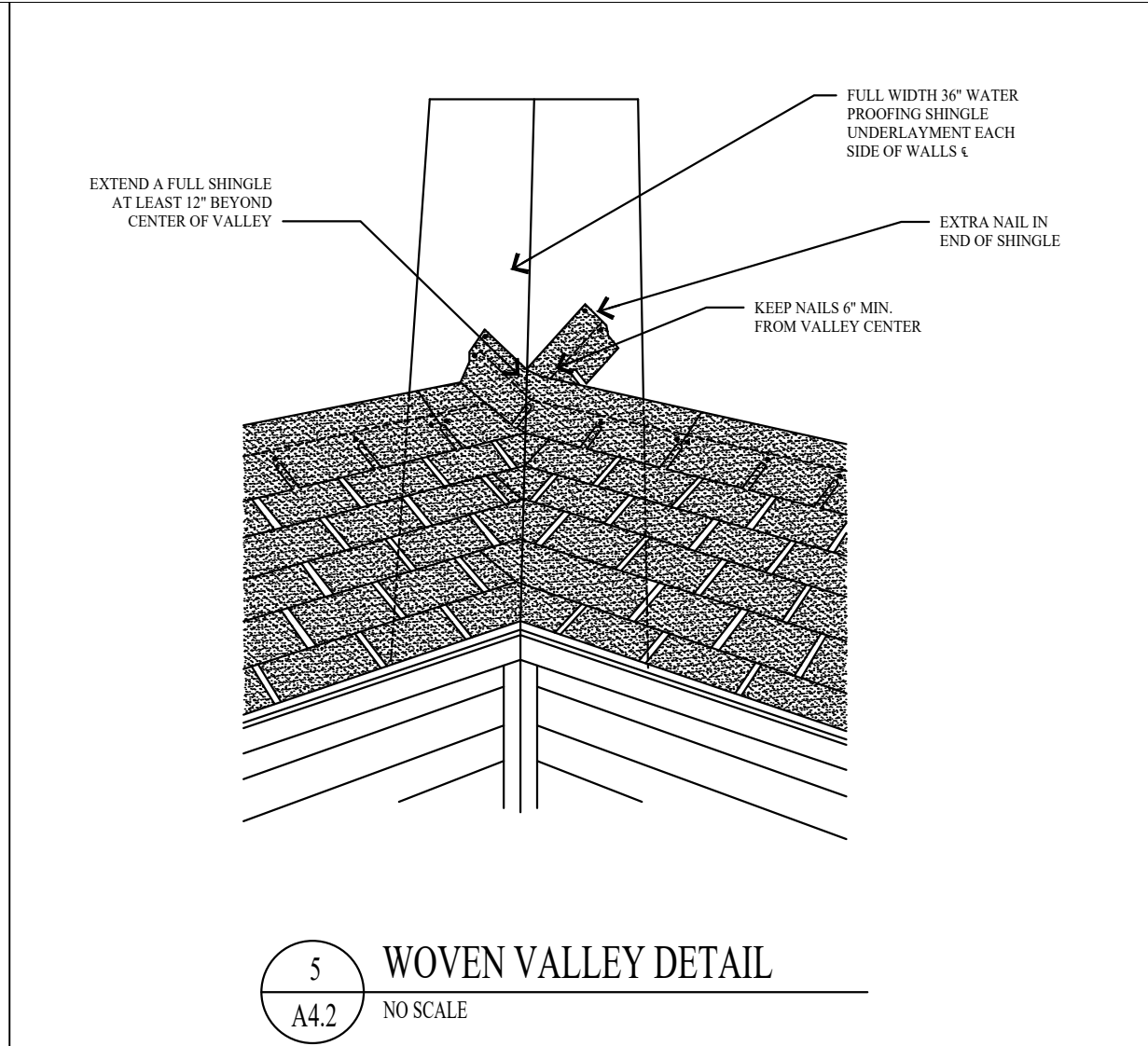
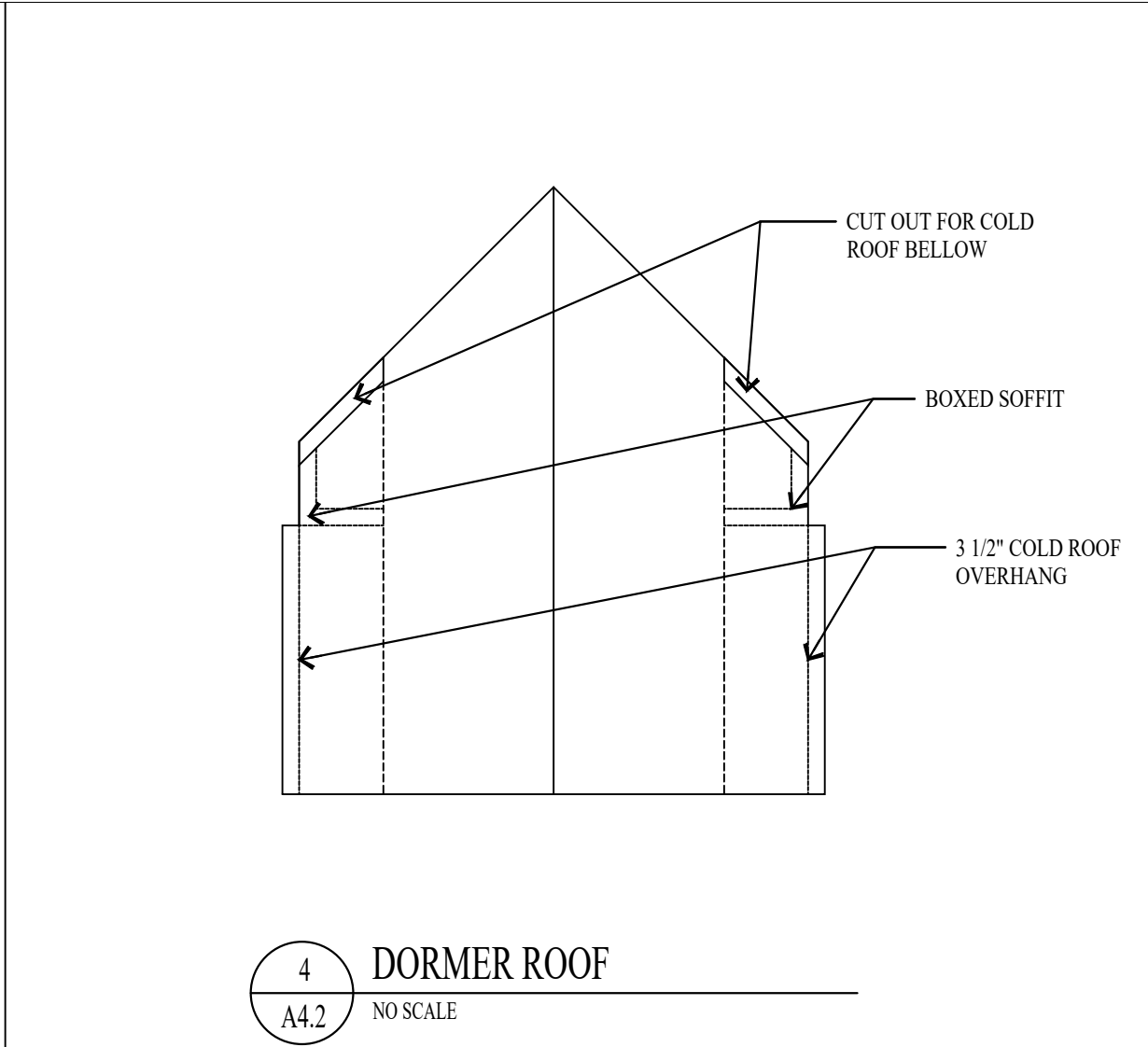
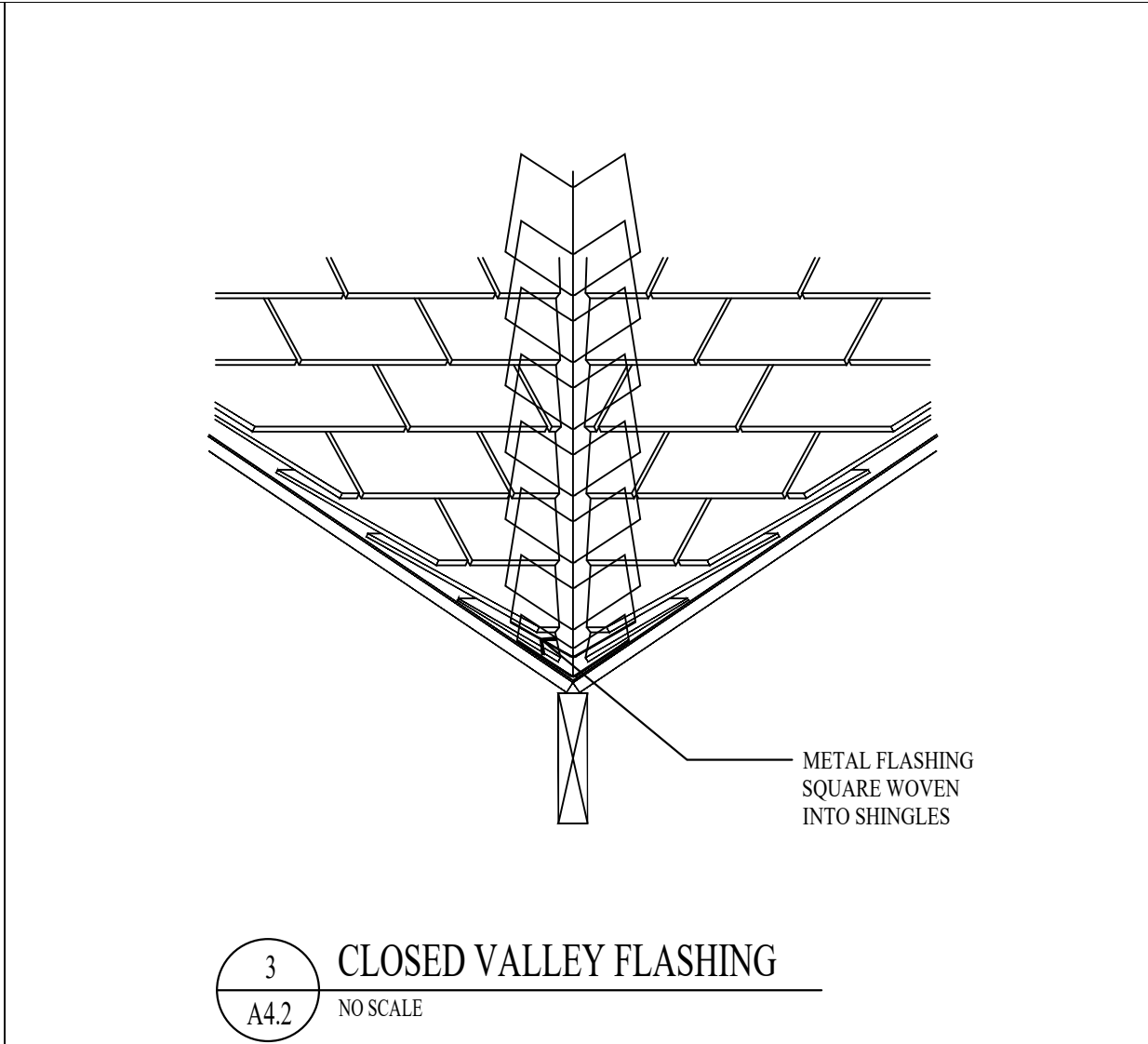
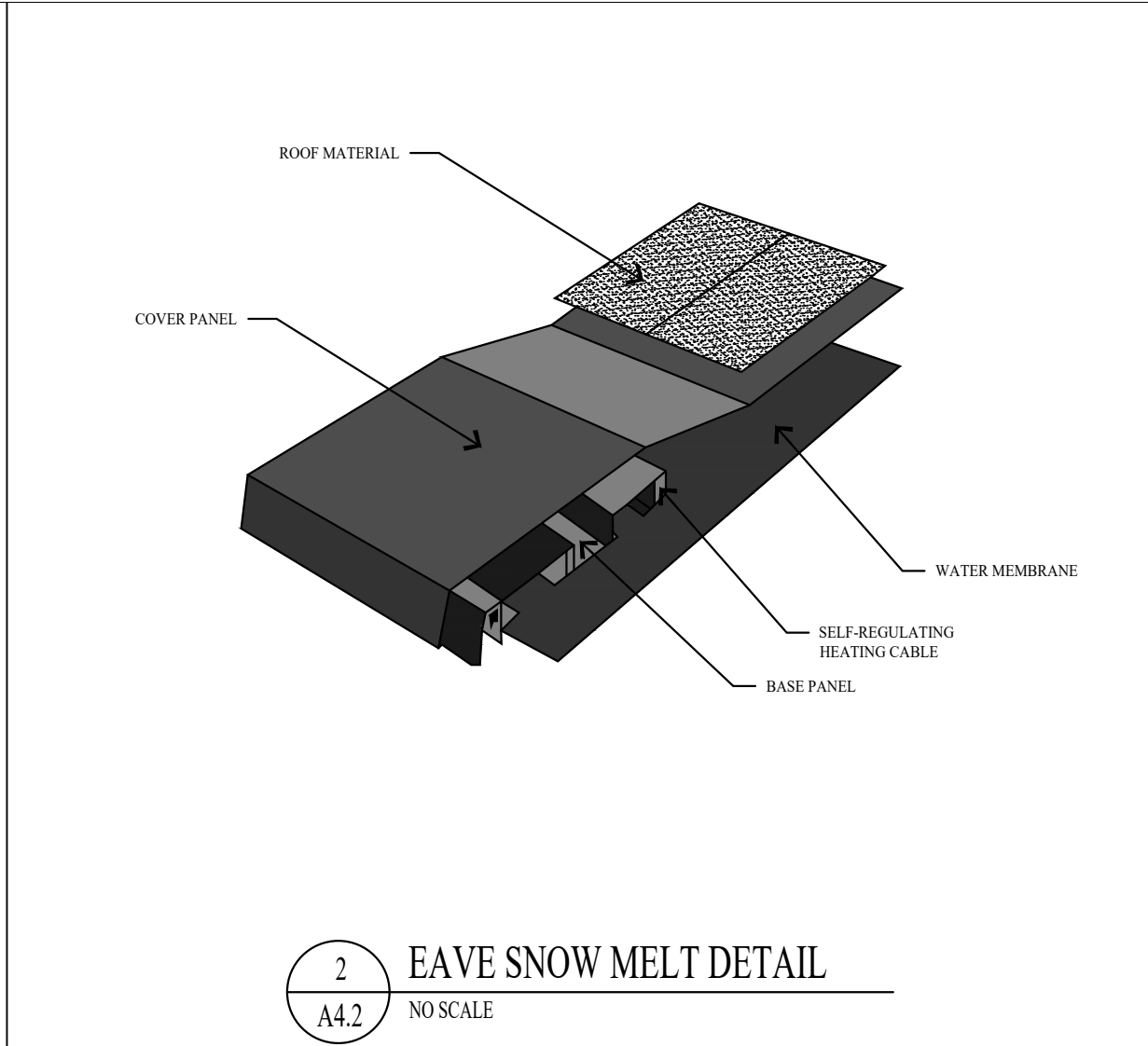
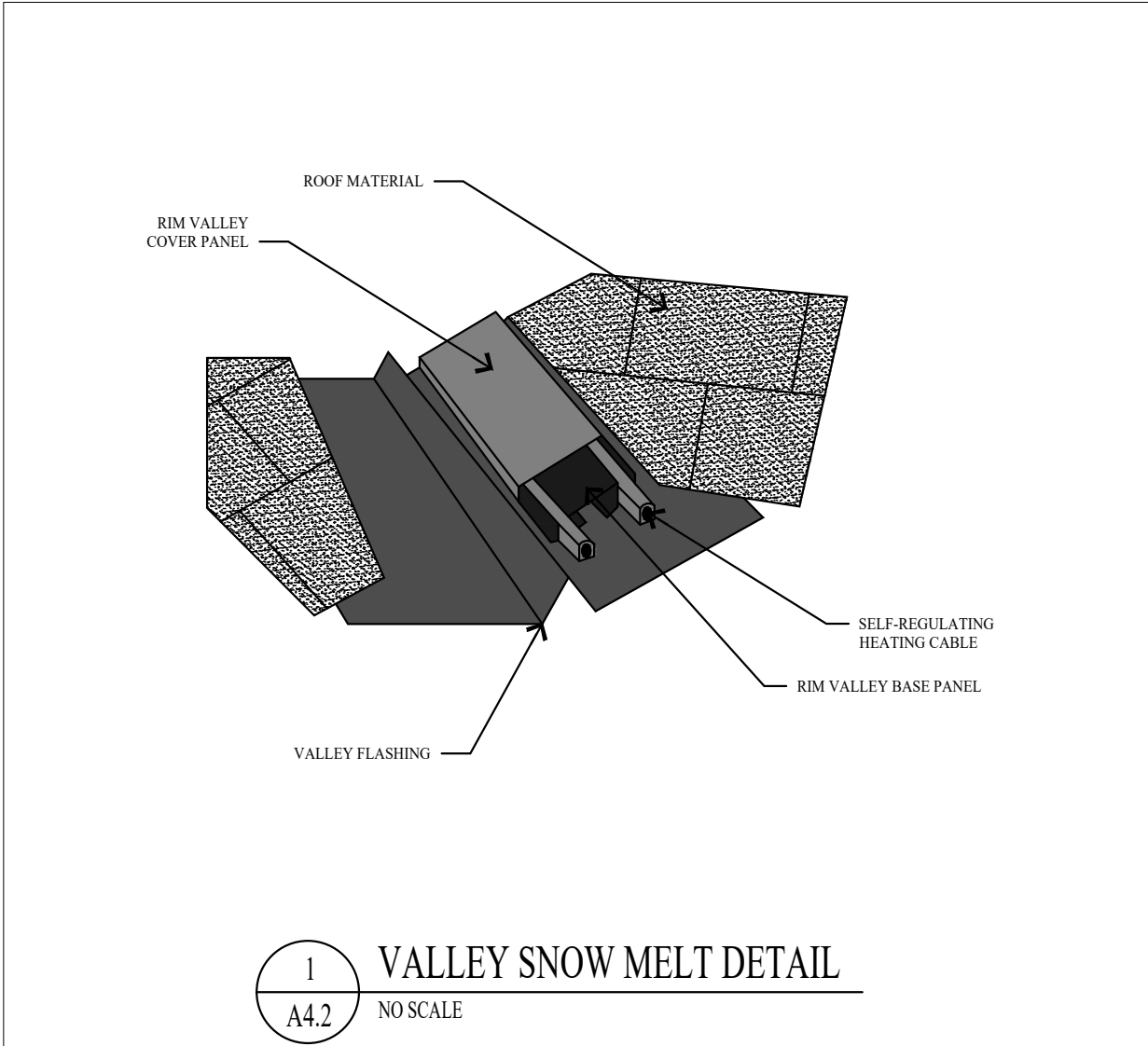
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

ROOF FLASHING DETAILS

REVISIONS:

DATE:

APRIL 04, 2025

PROJECT NUMBER:

2401-01

SHEET NUMBER:

A4.2

ROOM FINISH SCHEDULE

ROOM		FLOOR		WALLS				CEILING		REMARKS
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT	MAT'L	
LOWER LEVEL										
100	ELEVATOR	PLYWOOD	WOOD	GYP	GYP	GYP	GYP	35'-0"	GYP	5/8" TYPE "X" GYPSUM BOARD
101	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
102	STORAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
103	STORAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
104	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
105	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
106	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
107	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
108	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
109	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
110	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
111	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
112	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
113	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
114	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
115	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
116	HOME THEATER	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
MASTER LEVEL										
201	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
202	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
203	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
204	STEAM	TILE	TILE	TILE	TILE	TILE	TILE	7'-9"	TILE	
205	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
206	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
207	BUNK ROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
208	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
209	GAME ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 1/4"	GYP	
210	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 1/4"	GYP	
211	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
212	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
MAIN LEVEL										
301	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	8'-3 1/4"	GYP	
302	WINE ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-3 1/4"	GYP	
303	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-3 1/4"	GYP	
304	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
305	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
306	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
307	CONVERSATION RM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
308	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
309	OFFICE / GUEST ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
310	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 1/4"	GYP	
GARAGE / ENTRY LEVEL										
401	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
402	SKI ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
403	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE "X" GYPSUM BOARD

WINDOW SCHEDULE

[illegible]

WINDOW NOTES

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

DOOR SCHEDULE

[illegible]

DOOR NOTES

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



November 4, 2024

Magnus Floden, Appellant
CC: Jonathin DeGray, Jeremy Cook

NOTICE OF APPEAL PANEL ACTION

Description

Address: 121 Sampson Avenue

Zoning District: Historic Residential Low Density

Application: Appeal of Conditions of Approval of a Steep Slope Conditional Use Permit

Project Number: PL-24-06290 – Steep Slope Conditional Use Permit
PL-24-06149 – Appeal

Action: GRANTED – Planning Commission Conditions of Approval reversed

Date of Final Action: November 4, 2024

Project Summary: The Applicant appealed the Planning Commission's Conditions of Approval 21 and 23 for a Steep Slope Conditional Use Permit which required the Applicant to modify their proposed plans to reduce the double-car garage to a single-car garage with one tandem parking space in front.

Action Taken

On November 4, 2024, the Appeal Panel conducted a public hearing, granted the appeal and reversed the Planning Commission's Conditions of Approval 21 and 23 based on the following Findings of Fact and Conclusions of Law:

Findings of Fact

The Appeal Panel hereby finds:

1. 121 Sampson Avenue is a 6,180-square-foot vacant Lot in the Historic Residential – Low Density (HRL) Zoning District and is Lot 1 of the 121 Sampson

- Subdivision approved by City Council on August 4, 2005 (Ordinance No. 05-45).
2. Sampson Avenue is a narrow and steep road. The street is lined with Single-Family Dwellings. The Structures along Sampson Avenue are a mix of Non-Historic and Historic Structures.
 3. On May 29, 2024, the Applicant submitted an SSCUP application to construct a new SFD on the lot (Exhibit D – Proposed plans). The Applicant included a proposal for a two-car garage located on the front of the Structure.
 4. The Applicant proposes to construct a new Single-Family Dwelling, partially on the front downhill part of the Lot, which has an average slope of 35%, with the steepest Slope within the Building Footprint at 55.56%. Land Management Code (LMC) § 15-15-1(A) defines a Steep Slope as “Slope greater than fifteen percent (15%).”
 5. LMC § 15-2.1-6 requires Planning Commission review of a SSCUP for construction of “any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater” within the HRL Zoning District.
 6. Pursuant to LMC § 15-2.1-6, SSCUPs in the HRL Zoning District must be consistent with LMC Chapter 15-13 Regulations for Historic Districts and Historic Sites. LMC § 15-13-8(B)(6) outlines requirements for garages for new residential infill in the Historic Districts.
 7. On September 11, 2024, the Planning Commission held a public hearing and unanimously approved a Steep Slope Conditional Use Permit (SSCUP) for 121 Sampson to:
 - a. Construct a Single-Family Dwelling (SFD) on a Lot with a Steep Slope that is downhill from the Sampson Avenue right-of-way in the Historic Residential – Low Density (HRL) Zoning District.
 - b. Construct a ten-foot-wide driveway that encroaches into the platted Sampson Avenue right-of-way to provide access from built Sampson Avenue to the new SFD.
 8. The Planning Commission included 25 Conditions of Approval in the Final Action Letter.
 - a. Condition of Approval 21 states “the garage shall be subordinate in design to the main building.”
 - b. Condition of Approval 23 states “the Applicant shall modify plans to include a single-car garage, with a tandem Parking Space provided in front of the garage to be compliant with the two required Parking Spaces for a Single-Family Dwelling as dictated by LMC § 15-3-6(A). The garage shall have one access driveway.”
 9. On September 11, 2024, the Planning Commission ratified the Final Action approval letter.
 10. On September 22, 2024, the Applicant appealed the Planning Commission’s Conditions of Approval 21 and 23
 11. On November 4, 2024, the Appeal Panel heard the appeal, conducted a public hearing, and voted unanimously to grant the appeal and reverse the Planning Commission’s denial, finding the Planning Commission erred in its determination

of facts and erred in finding that the LMC restricts double-car garages, and that the garage must be subordinate to the Building as a whole, not just when viewed from the right-of-way.

12. The Planning Commission erred as follows:

- a. LMC §15-13-8(B)(6) discourages two-car garages but does not plainly prohibit them.
- b. LMC § 15-2.1-6 (6) requires that the garage must be subordinate to the Main Building. The garage must be subordinate to the entire Main Building, not just the front façade facing the right-of-way, in order to reduce the perceived bulk of the Main Building. The size of the proposed two-car garage is subordinate to the Main Building, which is dominant to and much larger than the portion of west façade design inclusive of the garages. A single car garage would not reduce the bulk of the Main Building.
- c. Main Building is defined as “Building, main. The principal Building, or one of the principal Buildings on a Lot, that is used primarily for the principal Use.”

Conclusions of Law

1. The appellant met their burden of proving the Planning Commission erred in requiring the Conditions of Approval.
2. The Planning Commission erred in interpreting and applying land use regulations, LMC § 15-2.1-6 (6) and LMC §15-13-8(B)(6), to favor a land use application as such land use regulations did not plainly restrict the two-car garage when read together.

Order:

The Appeal Panel hereby grants the appeal and reverses the Planning Commission’s Conditions of Approval for the Steep Slope Conditional Use Permit at 121 Sampson Avenue in accordance with the applicable standards, Utah Code, and Land Management Code. Staff shall address the requirement that the “pedestrian entrance shall be proud of the garage wall plane” during HDDR review. LMC §15-13-8(B)(6) If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

DocuSigned by:

05AF9877895E400
Adam Strachan
Appeal Panel Chair



Planning Department

September 12, 2024

Jonanthan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 121 Sampson Avenue

Zoning District: Historic Residential - Low Density

Application: Steep Slope Conditional Use Permit

Project Number: PL-24-06149

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 11, 2024

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

Action Taken

On September 11, 2024, the Planning Commission conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 121 Prospect Avenue built on a Steep Slope, on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 121 Sampson Avenue is a vacant Lot in the Historic Residential – Low Density (HRL) Zoning District
2. 121 Sampson is Lot 1 of the 121 Sampson Subdivision approved by City Council on August 4, 2005 (Ordinance No. 05-45).
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.
4. The Applicant proposes to construct a new SFD that exceeds 200 square feet and is located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is required.



Planning Department

5. In conjunction with the SSCUP, the Applicant submitted a Historic District Design Review (HDDR) Application (PL-24-06125). The HDDR Application approval is subject to the approval of this SSCUP.
6. The minimum Lot size in the HRL Zoning District is 3,750 square feet. The Lot is 6,180 square feet.
7. On August 4, 2005 City Council adopted Ordinance No. 05-45 and approved Lot 1 of the subdivision at 121 Sampson Avenue to have an area of 6,446 square feet.
8. The plat was recorded with the Summit County Records Office on October 11, 2005 (Entry No. 754169).
9. The minimum Lot width in the HRL Zoning District is 35 feet. The Lot width is 59 feet 7 inches.
10. The maximum building footprint in the HRL Zoning District for the legal non-conforming lot is 2,243 square feet.
11. Pursuant to LMC Section 15-9-5 no Non-Conforming Use may be moved, enlarged, altered, or occupy additional land. The proposed SFD does not expand the Non-Conforming Maximum Lot Size
12. Minimum Front and Rear setbacks for Lots greater than 100' in depth in the HRL Zoning District is 15' each, for a total of 30'. The proposed SFD has a 15' Front Setback and 15' Rear Setback.
13. Minimum Side Setbacks for Lots up to 62.5 feet in width are five feet each in the HRL Zoning District with a total of 14 feet. The proposed SFD meets a five-foot minimum side setback for each side, with a combined total of 14 feet.
14. The maximum building height is 27 feet from Existing grade in the HRL Zoning District. The proposed maximum building height is 25 feet from Existing Grade.
15. The HRL Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 11 feet at 18 feet 7 inches feet from the lowest point of existing grade.
16. Final Grade must be within four feet of existing grade in the HRL Zoning District. The proposed final grade is within four feet of Existing grade.
17. Pursuant to LMC Section 15-2.1-5, Final Grade must be within four vertical feet (4') of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance. The proposed window well serves as emergency egress and is compliant with LMC Section 15-2.1-5.



Planning Department

18. Structures cannot exceed 35 feet from the lowest floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HRL Zoning District.
19. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HRL Zoning District. The proposed Contributing Roof Form is 7:12.
20. SSCUP applications are subject to the criteria outlined in Land Management Code (LMC) Section 15-2.1-6.
21. When viewed from Sampson Avenue the front facade of the structure is similar to neighboring homes and fits the character area.
22. The slope of the site is steepest at the front, and the SFD has been designed to step down the hillside, in a similar pattern to the rest of the street. The stepping down of the Structure minimizes the mass and scale when viewed from the rear.
23. The Applicant has proposed a series of small retaining walls across the property. The proposed walls are to be less than 4 feet in height per the submitted plans.
24. The Lot has substantial existing vegetation on the site.
25. Pursuant to LMC Section 15-15-1 there are designated Vantage Points within Park City that function to assist in analyzing the visual impact of Development of Steep Slopes.
26. The terraced retaining walls are designed in such a way as to mitigate the visual impact of the steep grade.
27. The Applicant proposes two driveways each 10 feet in width. The below image displays the two proposed driveways as 10 feet in width, separated by an 18-inch-wide landscaped strip. The proposed driveways minimize grading of the natural topography as they are located at the top of the slope.
28. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. viewed from the Right-Of-Way the Structure is similar in style to neighboring homes.
29. The Structure visible from the Right-of-Way is one story in height.
30. The proposed structure is compliant with the required Setbacks of the HRL Zoning District.
31. The proposed SFD volume is compliant with the HRL Zoning District Lot and Site requirements.
32. LMC Section 15-3-6(A) requires two parking spaces for a SFD. LMC Section 15-3-4(A)(1) requires double car garages must be at least twenty feet (20') wide by twenty feet (20') deep. The proposed garage is 25 feet wide and 20 feet 1 inch deep and is compliant.



Planning Department

33. Staff published notice on the City's website and posted notice to the property on August 21, 2024. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the property on August 21, 2024. The Park Record published notice on August 21, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.1, *Historic Residential- Low-Density District*.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-2.1-6, *Development on Steep Slopes in the Historic Residential- Low-Density District*.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-3, *Off-Street Parking*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed September 11, 2024, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Historic District Design Review prior to submitting a Building Permit application.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work, shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
6. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or



Planning Department

mine waste-impacted soils, they must handle the material in accordance with State and Federal law.

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

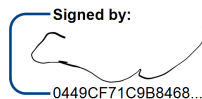


Planning Department

20. Existing vegetation shall be protected to the extent possible, any vegetation removed shall be replaced in a way that minimizes visual and environmental impacts.
21. The garage shall be subordinate in design to the main building.
22. The Applicant shall submit a plan to protect the waterline on the downhill side of the lot during construction.
23. The Applicant shall modify plans to include a single-car garage, with a tandem Parking Space provided in front of the garage to be compliant with the two required Parking Spaces for a Single-Family Dwelling as dictated by LMC Section 15-3-6(A). The garage shall have one access driveway.
24. The Applicant shall update the roof to occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way and be compliant with LMC Section 15-2.1-5(C).
25. The Applicant shall update the plans and reduce the chimney height to be up to five feet above the highest point of the Building to be compliant with LMC § 15-2.1-5.

If you have questions or concerns regarding this Final Action Letter, please contact your project planner Meredith Covey at 435-640-8683 or meredith.covey@parkcity.org

Sincerely,

Signed by:

0449CF71C9B8468...

Sarah Hall,
Planning Commission Chair

CC: Meredith Covey, Planner I

Planning Department Staff Report



Subject: 1 Red Cloud Trail
Application: PL-25-06480
Author: Virgil Lund, Planner II
Date: May 15, 2025
Type of Item: Extension of Approval

Recommendation

(I) Review the request to extend the approval for the Talisker Club's Red Cloud Yurt for an additional five years, (II) conduct a public hearing, and (III) consider approving the extension request based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Talisker Club

Location: 1 Red Cloud Trail

Zoning District: Recreation Open Space, Sensitive Land Overlay

Adjacent Land Uses: Open Space

Reason for Review: Ski related Accessory Buildings less than 600 square feet require an Administrative Conditional Use Permit.¹

ACUP Administrative Conditional Use Permit
LMC Land Management Code

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

Summary

The Applicant proposes to extend the approval for the Red Cloud Talisker Club Yurt for an additional five years. The Yurt is used as a warming hut for winter activities of the Talisker Club. The Applicant does not propose any changes from the original approval. Finding of Fact 10 from the 2020 extension Final Action Letter states the Talisker Club Yurt will be installed and used from December 1 until May 31 and the Yurt can remain installed on the property but cannot be used after May 31 (PL-20-04517, Exhibit D). The Building Department requires the Applicant to obtain an annual fire inspection prior to occupancy of the Yurt.

¹ LMC [§ 15-2.7-2](#)



Figure 1: Red Cloud Yurt Parcel, highlighted in Blue



Figure 2: Aerial Image of Red Cloud Yurt

Background

On December 17, 2017, the Planning Department approved an Administrative Conditional Use Permit (ACUP) for the installation of a 320-square-foot Yurt on a 520-square-foot concrete pad. The ACUP approved the installation of the Yurt for 180 days from December 5, 2017 to May 31, 2018 (Exhibit B).

On July 16, 2018, the Planning Department approved a two-year extension for the ACUP through May 31, 2020 (Exhibit C).

On May 29, 2020, the Planning Department approved a five-year extension for the ACUP (Exhibit D). The Final Action Letter states, "The application for an extension is granted for an additional five-year timeframe until May 31, 2025, after which time an additional extension may be applied for if needed."

Analysis

(I) The extension request complies with all original Conditions of Approval.

The Findings of Fact, Conclusion of Law, and Conditions of Approval in the draft Final Action Letter (Exhibit A) continue to apply. The Applicant does not propose changes to the original approval or site plan.

(II) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

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

The Planning Director shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Director may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC [§ 15-1-10](#).

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	Complies: The proposed Yurt is in an area for members of the Talisker Club recreating in the Empire Pass area to gather and have a place that is sheltered from the elements.
Traffic considerations including	Complies:

capacity of the existing Streets in the Area	The Yurt is used by members of the Talisker Club and is not open to the public. Members of the Talisker Club access the Yurt via shuttle service run by the Talisker Club Master Owners Association. The Talisker Club runs between two and 15 shuttles at one time, depending on demand.
Utility capacity, including Storm Water run-off	Complies: The Development Review Committee reviewed the proposal on April 15, 2025, and confirmed the proposal conforms with their requirements.
Emergency vehicle Access	Complies: The Development Review Committee reviewed the proposal on April 15, 2025, and confirmed the proposal conforms with their requirements.
Location and amount of off-Street parking	Complies: There are six Parking Spaces near the Yurt for the shuttles to use for access. No parking is available on Site for members. Members must be shuttled to the Yurt.
Internal vehicular and pedestrian circulation system	Complies: No changes to the pedestrian or vehicular circulation system are proposed. The shuttles access the Yurt via Twisted Branch Road.
Fencing, Screening, and landscaping to separate the Use from adjoining Uses	Not Applicable: No fencing, screening, or landscaping are proposed or approved.
Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots	Complies: The Yurt is approximately 320 square feet and reaches a height of 15 feet from Final Grade.
Useable Open Space	Complies: The Yurt does not reduce the amount of required Open Space in the Flagstaff Annexation Area.
Signs and Lighting	Not Applicable: No Signs or exterior lighting are proposed or approved.

Physical Design and Compatibility with Surrounding Structures	Complies: The Yurt is approximately 320 square feet and reaches a height of 15 feet from Final Grade.
Noise, Vibration, Odors, Steam, or Other Mechanical Factors	Condition of Approval: The Use of the Yurt must comply with Municipal Code Chapter 6-3 Noise .
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	Complies: All trash and recycling areas are located inside the existing Yurt, and shuttles access the Yurt to drop off members via Twisted Branch Road. Delivery and service vehicles access the Yurt via Twisted Branch Road.
Expected Ownership and Management	The Yurt is owned and operated by the Talisker Club Master Owners Association.
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	Complies: The Yurt is on a previously disturbed area, not near any physical mine hazards or waste, Steep Slopes, or in the Soils Ordinance boundary.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	The Upper Deer Valley Section of the General Plan outlines that future improvements within the area should focus on a comfortable visitor experience and support the resort economy (p. 251).

(III) The proposal, as conditioned, complies with the Temporary Structures criteria outlined in LMC § 15-4-16(B).

The Applicant shall provide written notice of the Property Owner's permission.

Complies: The Site is owned and operated by the Applicant, the Talisker Club Master Owner's Association.

The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.

Complies: The proposed Use will not diminish any existing parking.

The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.

Complies: The pedestrian circulation system will not be impacted. The Park City

Fire District reviewed the proposal on April 15, 2025, and confirmed the proposal conforms to all emergency vehicle access requirements.

The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
See Condition of Approval 8.

The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9.
Not Applicable: No signs or exterior lighting are proposed or approved.

The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
Condition of Approval 7: The Applicant must obtain a fire inspection prior to any Use of the Yurt annually.

The Use shall not violate the International Building Code.
Condition of Approval 7: The Applicant must obtain a fire inspection prior to any Use of the Yurt annually.

The Applicant shall adhere to all applicable City and State licensing ordinances.
Condition of Approval 9.

(IV) The Development Review Committee reviewed the proposal on April 15, 2025 and confirmed the proposal conforms to their requirements.²

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 May 5, 2025. Staff mailed courtesy notice to adjacent property owners on May 5, 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 ACUP extension request for an additional five years.

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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)

- Deny the ACUP extension request for an additional five years and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: 2017 ACUP Approval

C: 2018 Two-Year ACUP Yurt Extension

D: 2020 Five-Year ACUP Yurt Extension



Planning Department

May 15, 2025

Rhett Riding
1 Red Cloud Trail

CC: Talisker Club

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 1 Red Cloud Trail

Zoning District: Recreation Open Space, Sensitive Land Overlay

Application: Extension of Approval

Project Number: PL-25-06480

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 15, 2025

Project Summary: The Applicant proposes to extend the approval for the Red Cloud Talisker Club Yurt for an additional five years.

Action Taken

On May 15, 2025, the Planning Director conducted a public hearing and approved the Red Cloud Yurt extension according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes to extend the approval for the Red Cloud Talisker Club Yurt for an additional five years. The Yurt is used as a warming hut for winter activities of the Talisker Club.
2. The Applicant does not propose any changes from the original approval.
3. Finding of Fact 10 from the 2020 extension Final Action Letter (PL-20-04517) states the Talisker Club Yurt will be installed and used from December 1 until May 31 and the Yurt can remain installed on the property but cannot be used after May 31. The Building Department requires the applicant to obtain an annual fire inspection prior to occupancy of the Yurt.



Planning Department

4. On December 17, 2017, the Planning Department approved an Administrative Conditional Use Permit (ACUP) for the installation of a 320-square-foot Yurt on a 520-square-foot concrete pad.
5. The ACUP approved the installation of the Yurt for 180 days from December 5, 2017 to May 31, 2018.
6. On July 16, 2018, the Planning Department approved a two-year extension for the ACUP through May 31, 2020.
7. On May 29, 2020, the Planning Department approved a five-year extension for the ACUP.
 - a. The Final Action Letter states, "The application for an extension is granted for an additional five-year timeframe until May 31, 2025, after which time an additional extension may be applied for if needed."
8. The extension request complies with all original Conditions of Approval.
9. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
 - a. Size and location of the Site.
 - i. The proposed Yurt is in an area for members of the Talisker Club recreating in the Empire Pass area to gather and have a place that is sheltered from the elements.
 - b. Traffic considerations including capacity of the existing Streets in the Area.
 - i. The Yurt is used by members of the Talisker club and is not open to the public. Members of the Talisker Club access the Yurt via shuttle service run by the Talisker Club Master Owners Association. The Talisker Club runs between two and 15 shuttles at one time, depending on demand.
 - c. Utility capacity, including Storm Water run-off.
 - i. The Development Review Committee reviewed the proposal on April 15, 2025, and confirmed the proposal conforms with their requirements.
 - d. Emergency vehicle Access.
 - i. The Development Review Committee reviewed the proposal on April 15, 2025, and confirmed the proposal conforms with their requirements.
 - e. Location and amount of off-Street parking.



Planning Department

- i. There are six Parking Spaces near the Yurt for the shuttles to use for access. No parking is available on Site for members. Members must be shuttled to the Yurt.
- f. Internal vehicular and pedestrian circulation system.
 - i. No changes to the pedestrian or vehicular circulation system are proposed. The shuttles access the Yurt via Twisted Branch Road.
- g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses.
 - i. No fencing, screening, or landscaping are proposed or approved.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.
 - i. The Yurt is approximately 320 square feet and reaches a height of 15 feet from Final Grade.
- i. Useable Open Space.
 - i. The Yurt does not reduce the amount of required Open Space in the Flagstaff Annexation Area.
- j. Signs and Lighting.
 - i. No Signs or exterior lighting are proposed or approved.
- k. Physical Design and Compatibility with Surrounding Structures.
 - i. The Yurt is approximately 320 square feet and reaches a height of 15 feet from Final Grade.
- l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas.
 - i. The Use of the Yurt must comply with Municipal Code Chapter 6-3 Noise.
- m. Expected Ownership and Management.
 - i. The Yurt is owned and operated by the Talisker Club Master Owners Association.
- n. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site.
 - i. The Yurt is on a previously disturbed area, not near any physical mine hazards or waste, Steep Slopes, or in the Soils Ordinance boundary.



Planning Department

- o. General Plan.
 - i. The Upper Deer Valley section of the General Plan outlines that future improvements within the area should focus on a comfortable visitor experience and support the resort economy.
- 10. The proposal, as conditioned, complies with the Temporary Structures criteria outlined in LMC § 15-4-16(B).
 - a. The Applicant shall provide written notice of the Property Owner's permission.
 - i. The Site is owned and operated by the Applicant, the Talisker Club Master Owner's Association.
 - b. The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan,
 - i. The proposed Use will not diminish any existing parking.
 - c. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
 - i. The pedestrian circulation system will not be impacted. The Park City Fire District reviewed the proposal on April 15, 2025, and confirmed the proposal conforms to all emergency vehicle access requirements.
 - d. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
 - e. The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9.
 - f. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
 - g. The Use shall not violate the International Building Code.
 - h. The Applicant shall adhere to all applicable City and State licensing ordinances.
- 11. The Development Review Committee reviewed the proposal on April 15, 2025 and confirmed the proposal conforms to their requirements.
- 12. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 5, 2025. Staff mailed courtesy notice to adjacent property owners on May 5, 2025.

Conclusions of Law



Planning Department

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.7 Recreation Open Space Zoning District, Chapter 15-2.21 Sensitive Land Overlay, Section 15-1-10(E) Conditional Use Review Process, and Section 15-4-16 Temporary Structures, Tents, And Vendors.
2. The Use will be compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All Conditions of Approval from the previous approvals and extensions shall continue to apply.
2. The Administrative Conditional Use Permit shall expire on May 31, 2030. Nothing herein shall allow any violation of the International Fire Code, International Building Code, or Park City Municipal Code.
3. The Yurt shall not displace any parking or prevent emergency vehicle access on any of the adjacent streets or roads.
4. Any exterior signs shall be consistent with the Park City Sign Code and shall be approved by the Planning and Building Departments as necessary prior to installation.
5. Any exterior lighting shall be shielded and down directed and must comply with the City's Lighting and Night Sky Ordinance requirements and requires a building permit.
6. Additional roto-mill road base material shall be placed on the Site as deemed necessary by the City, to maintain clear, dry, parking and access to the Site and to prevent tracking of mud and dirt onto Red Cloud Trail and Twisted Branch Road.
7. The Applicant must obtain an annual fire inspection from the Fire Marshall prior to any Use of the Yurt.
8. The Use of the Yurt must not violate the Park City Municipal Noise Ordinance in Municipal Code Chapter 6-3.
9. The Applicant shall adhere to all applicable City and State licensing ordinances.

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

Sincerely,



Planning Department

Rebecca Ward
Planning Director

CC: Virgil Lund



December 7, 2017

David Ash
REDUS, Park City LLC
333 Market Street, 3rd Floor
San Francisco, CA 94105

NOTICE OF PLANNING DEPARTMENT ACTION

Project Name: Talisker Club Yurt
Property Address: Twisted Branch Road
Project Number: PL-17-03704
Project Description: Request for an Administrative Conditional Use Permit for a temporary yurt to be used as a warming hut for winter activities of the Talisker Club for 180 days, from approximately December 5, 2017 to May 31, 2018.

Action Taken by Planning Department: An Administrative Conditional Use Permit was granted for installation of a 320 sf yurt on a 520 sf concrete platform, for winter use by the Talisker Club, as described in the application. The yurt is proposed to be located near the intersection of Twisted Branch Road and Red Cloud Trail. The yurt may be used for up to 180 days from the date a permit is issued.

Findings of Fact:

1. The project is located on a parcel known as Lot 121 Home Station Mining Claim at the intersection of Twisted Branch Road and Red Cloud Trail.
2. The site is not located within the Red Cloud Subdivision.
3. The yurt is proposed on private property with no encroachments onto other property or on to public right-of-way or easements.
4. Twisted Branch Road and Red Cloud Trail are private roads.
5. The site is in the Recreation Open Space (ROS) District.
6. Temporary Structures are an Administrative Conditional Use in the ROS District zone.
7. The purpose of this request is to allow a yurt to be installed on a platform or concrete pad to be used as a warming hut for winter activities associated with the private Talisker Club.
8. The site is a vacant site, previously disturbed during construction of the private roads. The site was previously graded for temporary stockpiling of soils and for temporary construction parking.
9. No overnight use of the yurt is proposed. There is no electrical, sewer or water service provided to the yurt for this temporary use. Heating is to be provided by a

- propane tank to be installed on the property.
10. The yurt is proposed to be installed for use by the Talisker Club from December 1st to May 31st.
 11. Temporary structures may be used for up to 180 days from the date of building permit issuance, unless an extension is requested and granted.
 12. There will be no public access into the yurt.
 13. The yurt will be located 25' from the Summit County/Wasatch County boundary, within Summit County, and will be situated so that it does not displace emergency access in the area.
 14. The yurt complies with all setbacks and height restrictions in the zone.
 15. A Construction Mitigation Plan and SWPPP were submitted with the CUP application and will be reviewed by the City prior to building permit issuance.
 16. No additional parking is proposed and the existing gravel parking (6 spaces) to the north of the proposed yurt will remain.
 17. The participants will be shuttled to the yurt from the Talisker Club.
 18. There is also a graded and unimproved trailhead parking in the general area off of Guardsman Road.
 19. The yurt is approximately 320 sf in total floor area and is approximately 15' in height at the center. Wall heights are approximately 7'.
 20. The yurt walls and roof are made of industrial grade water proof and fire retardant cloth material. The roof is tan and the walls are dark green, matching the Deer Valley yurt located at the B2 East site by Montage.
 21. The yurt will be installed on a 20' by 26' concrete slab to be installed on the graded site.
 22. Six parking spaces are available on the existing graded and roto-milled area next to the proposed yurt.
 23. On November 14, 2017, notice of the administrative CUP was mailed to property owners within 300 feet of the proposed site.
 24. On November 13, 2017, the property was posted with a sign notifying of the administrative CUP and providing a 14 day comment period.
 25. No public input, phone calls or emails were received by the Planning Department regarding this application.

Conclusions of Law:

1. The application complies with all requirements of Section 15-1-10(E) of the Land Management Code.
2. The proposed use, as conditioned, is compatible with the surrounding residential and commercial structures in use, scale, mass and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

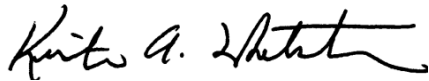
Conditions of Approval:

1. Nothing herein shall allow any violation to the International Fire Code, International Building Code, or Park City Municipal Code.
2. For all temporary structures greater than 120 square feet in floor area, structural calculations, wind load information, fire rating, etc. must be submitted to building department for approval.
3. The erection of any yurts, tents or other temporary structures and equipment shall

not displace available, private parking to the level of impacting emergency access or causing circulation or parking issues on any of the adjacent, public streets.

4. The temporary yurt will be located as shown on the approved site plan and the plans submitted to building for review shall be in substantial compliance with the approved site plan.
5. A permit from the Park City Building Department shall be required prior to construction of the concrete pad and installation of the yurt. The Fire Marshall shall review and approve the proposed propane installation, as required by the Building Department.
6. The yurt shall be removed from the site no later than June 15, 2018, unless an extension for removal is requested in writing prior to the expiration date, and the extension is approved by the Planning and Building Departments.
7. Following expiration of the temporary uses, the site shall be brought back to the pre-yurt conditions and re-vegetated with an approved Park City native grass mix.
8. Additional roto-mill road based material shall be placed on the site as deemed necessary by the City, to maintain clean dry parking and access to the site and to prevent tracking of mud and dirt onto Red Cloud Trail and Twisted Branch Road.
9. Exterior lighting shall be shielded and down directed to comply with the City's Night Sky Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten A. Whetstone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kirsten Whetstone, MS, AICP
Senior Planner

Cc Doug Ogilvy, applicant's representative



July 16, 2018

David Ash
Wells Fargo
Re REDUS Park City LLC
333 Market Street, 17th Floor
San Francisco, CA 94105

NOTICE OF PLANNING DEPARTMENT ACTION

Project Name:	Talisker Club Yurt
Property Address:	Twisted Branch Road
Project Numbers:	PL-18-03896 and PL-17-03704
Project Description:	Request for an extension of an Administrative Conditional Use Permit for a temporary yurt to be used as a warming hut for winter activities of the Talisker Club until a permanent warming shelter is approved and constructed.

Action Taken by Planning Department: An Administrative Conditional Use Permit was granted for installation of a 320 sf yurt on a 520 sf concrete platform, primarily for winter use by the Talisker Club, as described in the application. The yurt is located near the intersection of Twisted Branch Road and Red Cloud Trail. This application for an extension is granted for a two year timeframe until May 31, 2020 after which time an additional two year extension may be applied for if needed.

Findings of Fact:

1. The yurt is located on a parcel known as Lot 121 Home Station Mining Claim at the intersection of Twisted Branch Road and Red Cloud Trail and also known as Lot 1 of the pending Twisted Branch Subdivision that specifically calls out this lot for resort accessory uses, including a warming shelter for use by members of the Empire Club.
2. The site is not located within the Red Cloud Subdivision.
3. The yurt is located on private property with no encroachments onto other property or on to public right-of-way or easements.
4. Twisted Branch Road and Red Cloud Trail are private roads. Proposed Lot 1 of the Twisted Branch Subdivision includes a recorded access easement along the northern boundary of the property for the benefit of PCMC.
5. The site is in the Recreation Open Space (ROS) District.
6. Temporary Structures are an Administrative Conditional Use in the ROS District zone.
7. The purpose of this request is to allow a two year extension of the admin CUP for the yurt, which is installed on a platform on an existing concrete pad and is used primarily as a warming hut for winter activities associated with the private Talisker

Club (aka Empire Club).

8. The site was previously disturbed during construction of the private roads. The site was previously graded for temporary stockpiling of soils and for temporary construction parking.
9. No overnight use of the yurt is proposed. There is no electrical, sewer or water service provided to the yurt for this temporary use. Heating is to be provided by a propane tank to be installed on the property. Utilities are required for a permanent structure in the future.
10. The yurt was installed for use by the Talisker Club from December 1st to May 31st and allowed to remain for 180 days, unless an extension was requested and granted.
11. There is no public access into the yurt.
12. The yurt is located at least 25' from the Summit County/Wasatch County boundary, within Summit County, and is situated so that it does not displace emergency access in the area.
13. The yurt complies with all setbacks and height restrictions in the ROS zone.
14. A Construction Mitigation Plan and SWPPP were submitted and reviewed by the City prior to building permit issuance for the existing yurt.
15. No additional parking is proposed and the existing gravel parking (6 spaces) to the north of the proposed yurt will remain.
16. The participants are shuttled to the yurt from the Talisker Club (aka Empire Club).
17. There is also a graded and unimproved trailhead parking in the general area off of State Road 224, aka Guardsman Pass Road.
18. The yurt is approximately 320 sf in total floor area and is approximately 15' in height at the center. Wall heights are approximately 7'.
19. The yurt walls and roof are made of industrial grade water proof and fire retardant cloth material. The roof is tan and the walls are dark green, matching the Deer Valley yurt located at the B2 East site by Montage.
20. The yurt is installed on an existing 20' by 26' concrete slab on the graded site.
21. Six parking spaces are available on the existing graded and roto-milled area next to the proposed yurt.
22. On November 14, 2017, notice of the administrative CUP was mailed to property owners within 300 feet of the proposed site.
23. On November 13, 2017, the property was posted with a sign notifying of the administrative CUP and providing a 14 day comment period.
24. On December 7, 2017, an administrative CUP was approved for the temporary yurt to be used as a warming hut for winter activities of the Talisker Club for 180 days, from approximately December 5, 2017 to May 31, 2018.
25. On May 29, 2018, the applicant submitted an application for an extension and modification of approval requesting a two year extension of the temporary yurt to allow time to subdivide the property, install utilities and submit for an administrative CUP and building permit for a permanent structure at this site.
26. On June 15, 2018 notice of the extension or modification of approval was mailed to property owners within 300 feet of the proposed site.
27. On June 15, 2018, the property was posted with a sign notifying of the administrative application and providing a 10 day comment period.
28. No public input, phone calls or emails were received by the Planning Department regarding this application.

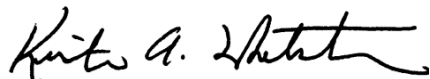
Conclusions of Law:

1. The application complies with all requirements of Section 15-1-10(E) of the Land Management Code.
2. The proposed use, as conditioned, is compatible with the surrounding residential and commercial structures in use, scale, mass and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. Nothing herein shall allow any violation to the International Fire Code, International Building Code, or Park City Municipal Code.
2. For all temporary structures greater than 120 square feet in floor area, structural calculations, wind load information, fire rating, etc. must be submitted to building department for approval.
3. The erection of any yurts, tents or other temporary structures and equipment shall not displace available, private parking to the level of impacting emergency access or causing circulation or parking issues on any of the adjacent, public streets.
4. The temporary yurt was installed according to the approved site plan and fire permit and any changes to the installation shall be reviewed by the Building and Planning Departments.
5. An inspection and fire permit from the Fire Marshall is required prior to occupancy of the yurt for the 2018-2019 season and on an annual basis. The fire permit submittal shall include the site plan and aerial photo, description of the yurt and proposed uses, flame certs, and this action letter.
6. The yurt shall be removed from the site, and the site shall be brought back to the pre-yurt condition, no later than 10 days following the two year timeframe, unless an extension is requested in writing prior to the expiration date and the extension is approved by the Planning and Building Departments.
7. The two year time frame shall end on May 31, 2020.
8. Any exterior lighting shall be shielded and down directed to comply with the City's Night Sky Ordinance.
9. Any exterior signs shall be consistent with the Park City Sign Code and shall be approved by the Planning Department prior to installation.
10. Additional roto-mill road based material shall be placed on the site as deemed necessary by the City, to maintain clean dry parking and access to the site and to prevent tracking of mud and dirt onto Red Cloud Trail and Twisted Branch Road.

Sincerely,



Kirsten Whetstone, MS, AICP
Senior Planner

Cc Doug Ogilvy, applicant's representative by email douglas.ogilvy@gmail.com



May 29, 2020

Rich Wagner
Storied Deer Valley LLC
10105 N. Tuhaye Park Dr.
Kamas, UT 84036

NOTICE OF PLANNING DEPARTMENT ACTION

Project Name:	Talisker Club Yurt
Property Address:	Twisted Branch Road
Project Numbers:	PL-20-04517
Project Description:	Request for a Five (5) Year Extension of an Administrative Conditional Use Permit for a yurt to be used as a warming hut for winter activities of the Talisker Club

Action Taken by Planning Department: In 2017 an Administrative Conditional Use Permit was granted for the installation of a 320 sf yurt on a 520 sf concrete pad, primarily for winter use by the Talisker Club, as described in the application. The approval was extended in 2018 for a period of two (2) years. The yurt is located near the intersection of Twisted Branch Road and Red Cloud Trail.

The application for an extension is granted for an additional five (5) year timeframe until May 31, 2025, after which time an additional extension may be applied for if needed.

Findings of Fact:

1. The yurt is located on a parcel known as Lot 121 Home Station Mining Claim at the intersection of Twisted Branch Road and Red Cloud Trail and also known as Lot 1 of the pending Twisted Branch Subdivision that specifically calls out this lot for resort accessory uses, including a warming shelter for use by members of the Talisker Club.
2. The site is not located within the Red Cloud Subdivision.
3. The yurt is located on private property with no encroachments onto other property or on to public right-of-way or easements.
4. Twisted Branch Road and Red Cloud Trail are private roads. Proposed Lot 1 of the Twisted Branch Subdivision includes a recorded access easement along the northern boundary of the property for the benefit of PCMC.
5. The site is in the Recreation Open Space (ROS) District.
6. Temporary Structures and Ski –related accessory buildings of less than 600 square feet are an Administrative Conditional Use in the ROS District zone.
7. The purpose of this request is to allow a five (5) year extension of the admin CUP for the yurt, which is installed on a platform on an existing concrete pad and is used primarily as a warming hut for winter activities associated with the private Talisker

Club.

8. The site was previously disturbed during construction of the private roads. The site was previously graded for temporary stockpiling of soils and for temporary construction parking.
9. No overnight use of the yurt is proposed. There is no electrical, sewer or water service provided to the yurt for this seasonal use. Heating is provided by a propane tank installed on the property. Utilities are required for a permanent structure in the future.
10. The yurt was installed for use by the Talisker Club from December 1st to May 31st but remains on site all year and is otherwise used for storage.
11. A two (2) year extension was previously granted on July 16, 2018 through May 31, 2020.
12. There is no public access into the yurt.
13. The yurt is located at least 25' from the Summit County/Wasatch County boundary, within Summit County, and is situated so that it does not displace emergency access in the area.
14. The yurt complies with all setbacks and height restrictions in the ROS zone.
15. A Construction Mitigation Plan and SWPPP were submitted and reviewed by the City prior to building permit issuance for the yurt.
16. No additional parking is proposed and the existing gravel parking (6 spaces) to the north of the proposed yurt will remain.
17. The participants are shuttled to the yurt from the Talisker Club (aka Empire Club).
18. There is also a graded and unimproved trailhead parking in the general area off of State Road 224, aka Guardsman Pass Road.
19. The yurt is approximately 320 sf in total floor area and is approximately 15' in height at the center. Wall heights are approximately 7'.
20. The yurt walls and roof are made of industrial grade water proof and fire retardant cloth material. The roof is tan and the walls are dark green, matching the Deer Valley yurt located at the B2 East site by Montage.
21. The yurt is installed on an existing 20' by 26' concrete slab on the graded site.
22. Six parking spaces are available on the existing graded and roto-milled area next to the proposed yurt.
23. On April 14, 2020, the applicant submitted an application for an extension and modification of approval requesting a five (5) year extension of the yurt to allow time to subdivide the property, install utilities and submit for an administrative CUP and building permit for a permanent structure at this site.
24. On May 12, 2020, notice of the extension application was mailed to adjacent property owners within 300 feet of the proposed site.
25. On May 12, 2020, the property was posted with a sign notifying of the extension of the administrative CUP and providing a 14 day comment period.
26. No public input, phone calls or emails were received by the Planning Department regarding this application.

Conclusions of Law:

1. The application complies with all requirements of Section 15-1-10(E) of the Land Management Code.
2. The proposed use, as conditioned, is compatible with surrounding Structures in Use, scale, mass and circulation.
3. The effects of any differences in Use or scale have been mitigated through

careful planning.

Conditions of Approval:

1. The Administrative Conditional Use Permit shall be extended for five years, expiring on May 31, 2025.
2. Nothing herein shall allow any violation to the International Fire Code, International Building Code, or Park City Municipal Code.
3. The Building Department has issued a building permit for the structure and the Building and Fire Departments make occupancy inspections.
4. The Yurt shall be erected consistent with plans on file with the Building Department.
5. The Yurt does not displace any parking or prevent emergency vehicle access on any of the adjacent streets or roads.
6. When the Yurt is removed from the site the site shall be restored and revegetated with native plants, grasses and groundcover found in the Species List of LMC Section 14-1-5 within 10 days of removal.
7. Any exterior lighting shall be shielded and down directed and must comply with the City's Lighting and Night Sky Ordinance requirements and requires a building permit (electrical).
8. Exterior signs shall be consistent with the Park City Sign Code and shall be approved by the Planning and Building Departments as necessary prior to installation.
9. Additional roto-mill road based material shall be placed on the site as deemed necessary by the City, to maintain clean dry parking and access to the site and to prevent tracking of mud and dirt onto Red Cloud Trail and Twisted Branch Road.

Sincerely,



Bruce Erickson
Planning Director

Planning Department Staff Report



Subject: 9100 Marsac Avenue
Application: PL-25-06518
Author: Virgil Lund, Planner II
Date: May 15, 2025
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the proposed Outdoor Dining at Montage Deer Valley, (II) conduct a public hearing, and (III) consider approving the Outdoor Dining based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Jeremiah Dekle
Location: 9100 Marsac Avenue, Montage Deer Valley
Zoning District: Residential Development, Sensitive Land Overlay
Adjacent Land Uses: Resort, Open Space
Reason for Review: Outdoor Dining requires an ACUP in the Residential Development Zoning District.¹

ACUP	Administrative Conditional Use Permit
CUP	Conditional Use Permit
DRC	Development Review Committee
LMC	Land Management Code
MPD	Master Planned Development
RD	Residential Development

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

Summary

The Applicant proposes to construct a 519-square-foot deck off the existing Yurt for Outdoor Dining at Montage Deer Valley in the Residential Development (RD) Zoning District. The Applicant proposes five tables with six seats each and one table with four seats for Outdoor Dining for a total outdoor seated capacity of 34 patrons.

¹ LMC [§ 15-2.13-2\(B\)](#)

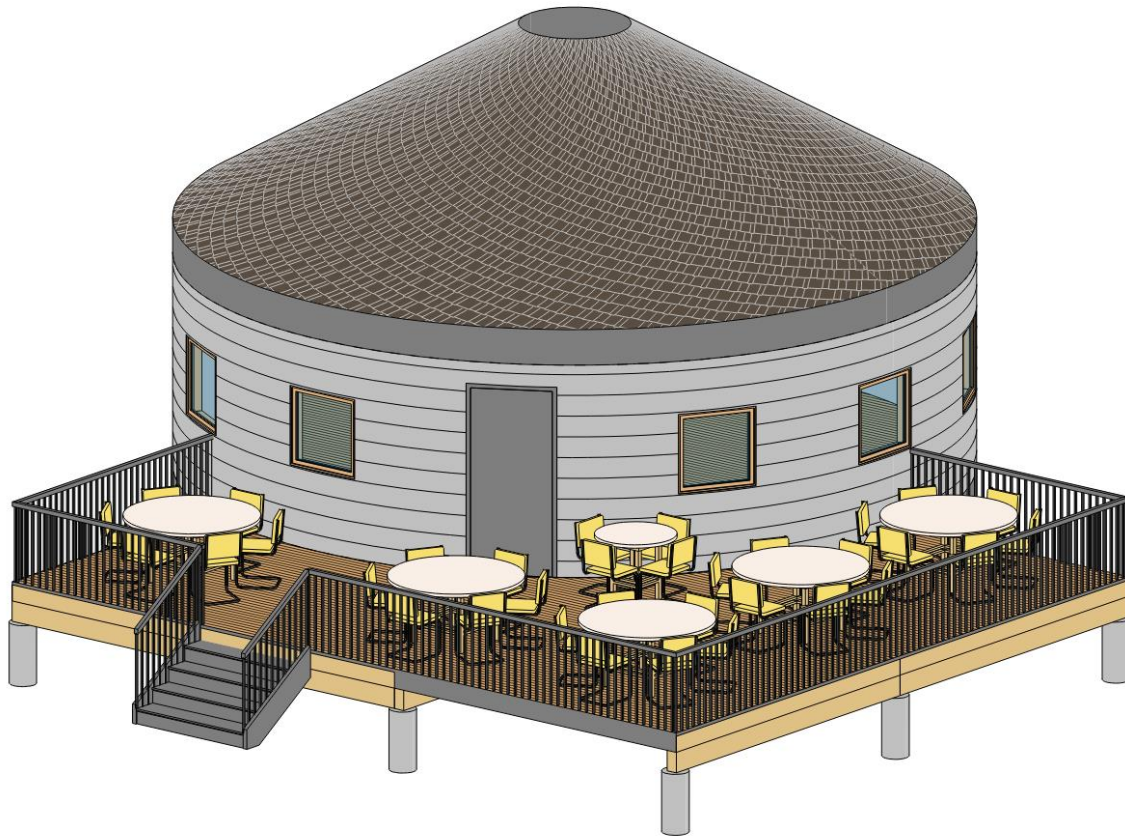


Figure 1: Proposed Outdoor Dining Rendering

Background

The Montage is part of the Empire Pass Master Planned Development (MPD) approved on June 24, 1999.

The Planning Commission approved an MPD and Conditional Use Permit (CUP) for The Montage Hotel on March 14, 2007, as part of the Empire Pass Pod B-2. The MPD and CUP detailed specific development parameters including density, Open Space, Building Height, and square footage. The MPD and CUP approved 35,000 square feet of spa space, 28,059 square feet of bar/restaurant/retail space, and approximately 15,000 square feet of meeting/conference space and lounge areas (Exhibit B).

On January 24, 2024, the Planning Commission approved a Modification to a Conditional Use Permit (CUP) to allow the Yurt to be installed permanently on the compass lawn at the Montage. This approval added approximately 660 square feet of bar/restaurant/retail area square footage (Exhibit C). In total, including the Yurt, according to the Applicant a total of 24,814 square feet of bar/restaurant/retail is constructed.



Figure 2: Yurt Location

The Applicant proposes to add a deck to the existing Yurt to be used for Outdoor Dining.

Analysis

Please refer to the draft Final Action Letter (Exhibit A) for full analysis.

The Development Review Committee reviewed the proposal on May 6, 2025 and confirmed the proposal conforms with their requirements. .²

Department Review

The Planning Department reviewed this report.

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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 5, 2025. Staff mailed courtesy notice to adjacent property owners on May 5, 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 Outdoor Dining at 9100 Marsac Avenue.
- Deny the Outdoor Dining at 9100 Marsac Avenue and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: 2007 Empire Pass B-2 Master Planned Development

C: Planning Commission Yurt Approval

D: Proposed Plans

³ LMC [§ 15-1-21](#)



Planning Department

May 15, 2025

Jeremiah Dekle
9100 Marsac Avenue

CC: Montage Deer Valley

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 9100 Marsac Avenue

Zoning District: Residential Development, Sensitive Land Overlay

Application: Administrative Conditional Use Permit

Project Number: PL-25-06518

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 15, 2025

Project Summary: The Applicant proposes five tables with six seats each and one table with four seats for Outdoor Dining for a total outdoor seated capacity of 34 patrons.

Action Taken

On May 15, 2025, the Planning Director conducted a public hearing and approved the Outdoor Dining Administrative Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Montage is part of the Empire Pass Master Planned Development (MPD) approved on June 24, 1999.
2. The Planning Commission approved an MPD and Conditional Use Permit (CUP) for The Montage Hotel on March 14, 2007, as part of the Empire Pass Pod B-2. The MPD and CUP detailed specific development parameters including density, Open Space, Building Height, and square footage. The MPD and CUP approved 35,000 square feet of spa space, 28,059 square feet of bar/restaurant/retail space, and approximately 15,000 square feet of meeting/conference space and lounge areas.



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3. On January 24, 2024, the Planning Commission approved a Modification to a CUP to allow the Yurt to be installed permanently on the compass lawn at the Montage. This approval added approximately 660 square feet of bar/restaurant/retail area square footage. In total, including the Yurt, according to the Applicant a total of 24,814 square feet of bar/restaurant/retail is constructed.
4. The Applicant proposes to construct a 519-square-foot deck off the existing Yurt to be used for Outdoor Dining at Montage Deer Valley in the Residential Development (RD) Zoning District.
5. The Applicant proposes five tables with six seats each and one table with four seats for Outdoor Dining for a total outdoor seated capacity of 34 patrons.
6. The proposal complies with the Lot and Site requirements for the Residential Development Zoning District in LMC § 15-2.13-3.
 - a. Front Setback – 20 feet.
 - i. *Complies – The proposed Deck and Outdoor Dining are greater than 50 feet from the front Lot Line.*
 - b. Side Setback – 12 feet.
 - i. LMC § 15-2.13-3(G)(6) outlines decks as a Setback exception, if they are not greater than 30 inches in height above Final Grade and located at least one foot from the side Lot Line.
 1. *Complies – The proposed deck is 22 inches in height above Final Grade and 10 feet from the side Lot Line.*
 - c. Rear Setback – 15 feet.
 - i. *Complies – The proposed Deck and Outdoor Dining are greater than 50 feet from the rear Lot Line.*
7. The proposal complies with the Sensitive Land Overlay requirements in LMC Chapter 15-2.21.
 - a. The proposed deck and Outdoor Dining will be constructed on an existing disturbed Site at the Montage and will not impact any Sensitive Lands. No Significant Vegetation or other physical aspects of the Site will be impacted by the installation of the deck. The Yurt and deck are on a flat slope shielded by the existing Structures and retaining walls.
8. The application as conditioned complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
 - a. There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if



Planning Department

certain conditions are required that mitigate or eliminate the detrimental impacts.

- b. The Planning Director shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Director may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.
- c. Size and location of the Site.
 - i. *Complies – The proposed Outdoor Dining is in a convenient location for ski in/ski out access off the Pearl ski run. Guests staying at the Montage will have convenient access to the Outdoor Dining area.*
- d. Traffic considerations including capacity of the existing Streets in the Area.
 - i. *Complies – The proposed Outdoor Dining will not increase the amount of traffic in the area. Guests staying at the resort and skiers on the mountain will use the Outdoor Dining. A traffic impact study (TIS) is not required because the proposed Outdoor Dining is less than 2,500 square feet, per the TIS guidelines.*
- e. Utility capacity.
 - i. *Complies – On May 6, 2025, the Development Review Committee (DRC) reviewed the application and confirmed the proposal conforms to all utility capacity standards.*
- f. Emergency vehicle Access.
 - i. *Complies – On May 6, 2025, the DRC reviewed the application and confirmed the proposal conforms to all emergency vehicle access standards.*
- g. Location and amount of off-Street parking.
 - i. *Complies - The Flagstaff Development Agreement stipulates that parking for the Montage was reduced by 25% below the LMC requirements in place at the time of MPD Approval. Based on the residential unit sizes, hotel rooms and commercial spaces, parking at the Montage would require 742 spaces, reduced by 25% for a total of 561 spaces. There was a further parking reduction to 530 spaces because valet parking is mandatory for guests. The original*



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Building Permit and recorded Plat for The Montage shows 529 Parking Spaces were constructed. The proposed Outdoor Dining will be used by guests already staying at the Montage and recreational users of Deer Valley Resort. Therefore, the Outdoor Dining will not increase parking demand.

- h. Internal vehicular and pedestrian circulation system.
 - i. *Complies – The proposed Outdoor Dining will not impede the internal vehicular or pedestrian circulation system. The Outdoor Dining is adjacent to the Pearl ski run for convenient ski in/ski out access.*
- i. Fencing, Screening, and landscaping to separate the Use from adjoining Uses.
 - i. *Complies – No fencing, screening, or landscaping are proposed with the Outdoor Dining or deck. The existing Yurt and proposed deck are screened by the Structures, retaining walls, and landscaping on Site.*
- j. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.
 - i. *Complies – The Outdoor Dining is oriented toward the Pearl ski run for convenient ski in/ski out access.*
- k. Useable Open Space.
 - i. *Complies – The original development of pods A, B-1, and B-2 of the MPD were limited to 87 acres of Open Space, or 5% of the land area, with the rest of the land area (1,550 acres) being dedicated as Open Space. The Outdoor Dining will not decrease the required amount of Open Space from the approved MPD.*
- l. Signs and Lighting.
 - i. *Complies – No signs, speakers, or exterior lighting are proposed or approved.*
- m. Physical Design and Compatibility with Surrounding Structures.
 - i. *Complies – The proposed Outdoor Dining is appropriate in size, scale, and design for the intended Use.*
- n. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
 - i. *Complies – The Outdoor Dining must comply with Municipal Code Chapter 6-3 Noise.*



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- o. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas.
 - i. *Complies – The proposed location for the Outdoor Dining will not affect any loading or unloading zones. Trash and Recycling Pickup Areas are inside the Montage.*
- p. Expected Ownership and Management.
 - i. *The Yurt and Outdoor Dining are owned and managed by Montage Deer Valley.*
- q. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site.
 - i. *Complies – The proposed deck and Outdoor Dining are not on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and are outside of the Park City Soils Ordinance boundary.*
- r. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan.
 - i. *Complies – The proposed Use of the Site is consistent with the objectives of the Upper Deer Valley Neighborhood in the General Plan, as it provides a comfortable visitor experience and supports the resort economy.*
- 9. The proposed Outdoor Dining complies with the Outdoor Dining requirements outlined in LMC Section 15-4-21(B)(1).
 - a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
 - i. *The Yurt and Outdoor Dining are owned and managed by Montage Deer Valley. No parking or landscaping are impacted by the proposal.*
 - b. The proposed seating Area does not impede pedestrian circulation.
 - i. *The proposed Outdoor Dining will not impede the pedestrian circulation system. The Outdoor Dining is adjacent to the Pearl ski run for convenient ski in/ski out access.*
 - c. The proposed seating Area does not impede emergency Access or circulation.
 - i. *On May 6, 2025, the DRC reviewed the application and confirmed the proposal conforms to all emergency vehicle access standards.*



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- d. The proposed furniture is Compatible with the Streetscape.
 - i. *The Applicant proposes to use composite Trex outdoor furniture that is well-suited for a mountain environment.*
- e. No music or noise is in excess of the City Noise Ordinance, Title 6.
 - i. *See Condition of Approval 3.*
- f. No Use after 10:00 p.m.
 - i. *The proposed hours of operation for the Outdoor Dining are 10:00 AM to 5:00 PM daily.*
- g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.
 - i. *See Finding of Fact 9.g(i).*
- 10. The DRC reviewed the proposal on May 6, 2025 and confirmed the proposal conforms with their requirements. .
- 11. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 5, 2025.
- 12. Staff mailed courtesy notice to adjacent property owners on May 5, 2025.

Conclusions of Law

- 1. The proposal complies with LMC Chapter 15-2.13 *Residential Development Zoning District*, Chapter 15-2.21 *Sensitive Land Overlay*, Section 15-4-21(B)(1) *Outdoor Dining*, and Section 15-1-10(E) *Conditional Use Permits*.
- 2. The Use is compatible with surrounding Structures in use, scale, mass, and circulation.
- 3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

- 1. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning Department may result in a stop work order.
- 2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
- 3. The Outdoor Dining must comply with Municipal Code Chapter 6-3 *Noise*.
- 4. Any exterior signs must receive a separate Sign Permit from the Planning Department.
- 5. No exterior lighting is proposed or approved.



Planning Department

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

Sincerely,

Rebecca Ward
Planning Director

CC: Virgil Lund



March 15, 2007

The DV Luxury Resort LLC
136 Heber Avenue, Suite 204
Park City UT 84060

Sent via email

NOTICE OF PLANNING COMMISSION ACTION

<u>Project Name</u>	Pod B-2, Empire Pass
<u>Project Description</u>	Master Planned Development
<u>Date of Meeting</u>	March 14, 2007

Action Taken By Planning Commission: The Planning Commission APPROVED the proposed Empire Pass B-2 Master Planned Development based on the following:

Analysis

All Master Planned Developments shall contain the following minimum requirements in accordance with Section 15-6-5 of the Land Management Code.

*(A) **DENSITY.** The type of Development, number of units and Density permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not exceed the maximum Density in the zone, except as otherwise provided in this section. The Site shall be looked at in its entirety and the Density located in the most appropriate locations.*

Complies

During the Olympic break in 2002, a subcommittee consisting of the applicant's design team, staff, and Commissioners Chris Larson, Bruce Erickson, and Michael O'Hara focused on a review of the preliminary road layout for the mountain village (Pods A, B-1, and B-2) and a building height analysis for the project build-out using the base RD-zone 33-foot height limit. These items were reviewed at a work session and a public hearing on March 27, 2002. No public comment was received. The Commission concluded that:

The base RD-zone height analysis demonstrates that the maximum project densities set forth in Ord. 99-30 could potentially be constructed within the approved

development pods without the necessity of a height increase above the 33-foot RD zone height limit; and

Building height increases for specific multi-family/resort-related buildings may be considered based on site-specific reviews and compliance with the standards set forth in the Master Planned Development section of the Land Management Code (LMC).

The additional 80 Unit Equivalents proposed for B-2 can be absorbed within the Empire Pass project in Code compliant 33-foot height buildings as shown on Exhibit A. The total number of units approved with this MPD are 192 hotel rooms using 69.6 Unit Equivalents (UEs) and 94 hotel condominiums (114 UEs) in the west side and 81 condominiums (81 UEs) on the east side.

(B) MAXIMUM ALLOWED BUILDING FOOTPRINT FOR MASTER PLANNED DEVELOPMENTS WITHIN THE HR-1 DISTRICT. (Not applicable)

(C) SETBACKS. *The minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size.*

Complies

The annexed area of Flagstaff Mountain was granted a large-scale MPD at the time of annexation with specific development pods. The Planning Commission and staff have consistently maintained that the setback requirement is fulfilled at the annexation boundary and does not need to be met within the defined development pods.

(D) OPEN SPACE. *All Master Planned Developments shall contain a minimum of sixty percent (60%) open space.*

Complies

As with the setback requirement in (C) above, the annexation area contains more than the minimum 60% requirement. The development of the Village (pods A, B-1 and B-2) is limited to 87 acres, as amended, within the original 1550 acres or 5% of the land area.

(E) OFF-STREET PARKING. *The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of this Code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a parking analysis submitted by the Applicant at the time of MPD submittal.*

Complies

The Flagstaff Development Agreement stipulates that parking will be reduced by 25% below the Code requirements. The parking plan submitted meets this requirement and exceeds it. Based on the proposed residential unit sizes, hotel rooms and commercial spaces, the parking at B-2 West (west of the Empire Day Lodge, the site for the Montage Hotel) would require 742 spaces, reduced 25% to

561. The applicant is proposing a further reduction at B2 West to 530 stalls because valet parking will be mandatory for guests. The valet parking will be in a tandem configuration. The Planning Commission will need to make a finding that tandem parking for 192 spaces is acceptable with a valet program. Parking at B-2 East (east of the Empire Day Lodge and site of 81 condominiums and two employee housing units) would require by Code 165 spaces plus the 75 for the Empire Day Lodge. The 165 would be reduced 25% to 124 spaces. Each of the residential condominium units will be allowed to have one space assigned to the unit.

*(F) **BUILDING HEIGHT.** The height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in height based upon a Site specific analysis and determination. The Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made. In order to grant Building height in addition to that which is allowed in the underlying zone, the Planning Commission is required to make the following findings:*

(1) The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone required Building Height and Density, including requirements for facade variation and design, but rather provides desired architectural variation;

Complies

Please refer to section (A) Density above for discussion on the density built at the 33-foot zone height. Exhibit B is the applicant's narrative on each of the criteria for additional height. Square footage is governed by the Development Agreement, as amended. Code requirements for façade and roof variation will apply. The applicant is requesting a maximum building height of 114 feet above the USGS datum at the entry to the Montage and a maximum building height of 82 feet for the east side condominiums. As each of these sites have been or will be heavily disturbed for the mine soils mitigation, no "natural grade" can be established.

(2) Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss or air circulation have been mitigated to the extent possible as defined by the Planning Commission;

Complies

The only existing structure is the Empire Day Lodge. The lodge is situated between the Montage Hotel to the west and the additional residential condominiums to the east. Neither of the proposed buildings will have an effect on the solar access to the day lodge. The major controlling factor in B2 is the ridgelines to the east, south, and west. Proposed are greater setbacks from the buildings to the day lodge than would be allowed by the LMC thereby allowing greater air flow through the project area.

(3) There is adequate landscaping and buffering from adjacent Properties and Uses. Increased Setbacks and separations from adjacent projects are being proposed;

Complies

The Montage hotel to the west of the day lodge is approximately 170 feet away; the condominium buildings to the east are approximately 70 away from the day lodge. The RD zone requirement is 12 feet for side yard setbacks. The conceptual landscape plan has significant landscaping between these buildings.

(4) The additional Building Height has resulted in more than the minimum open space required and has resulted in the open space being more usable;

Complies

The Flagstaff Annexation clustered the development of the project into several development pods, leaving 88% of the area as open space. Most of this open space is used for ski terrain, other recreation, and wildlife habitat.

(5) MPD's which include the additional height shall be designed in a manner so as to provide a transition in roof elements in compliance with Chapter 9 Architectural Guidelines or Historic District Design Guidelines if within the Historic District; and

Complies

The applicant has provided conceptual renderings and detailed volumetrics for the Montage hotel and east side condominiums. The roof elements are substantially stepped and provide architectural interest.

(6) Structures within the HR-1 District which meets the standards of development on Steep Slopes, may petition the Commission for additional height per criteria found in Section 15-2.2-6.

This section is not applicable.

If and when the Planning Commission grants additional height due to a Site specific analysis and determination, that additional height shall only apply to the specific plans being reviewed and approved at the time. Additional Building Height for a specific project will not necessarily be considered for a different, or modified, project on the same Site.

(G) SITE PLANNING. *An MPD shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The project should be designed to fit the Site, not the Site modified to fit the project. The following shall be addressed in the Site planning for an MPD:*

(1) Units should be clustered on the most developable and least visually sensitive portions of the Site with common open space separating the clusters. The open space corridors should be designed so that existing Significant Vegetation can be maintained on the Site.

Complies

The Montage hotel on the west side is placed within a heavily disturbed site. The east side condos are sited over the existing sales office and East-West development office. This area has significant regulated soils that are required to be removed and would necessitate the removal of the aspens in this area. There is significant space

between the Montage and the Empire Lodge and the Lodge and the condo buildings to the east. These gaps provide visual corridors to the ridgeline behind.

(2) Projects shall be designed to minimize Grading and the need for large retaining Structures.

Complies

Significant excavation will be required; however, the buildings will fill the excavated areas with underground parking and service facilities. There are several retaining structures and a bridge into the entry court to the Montage. Generally, the buildings step with the site without the need of large or numerous retaining structures. The outdoor amenities to the buildings will flow at grade into the existing landscape. The ski run around the east and north side of the Hotel will require substantial grading; however, this is already a disturbed site from previous mining and remediation activities.

(3) Roads, utility lines, and Buildings should be designed to work with the Existing Grade. Cuts and fills should be minimized.

Complies

Minimal road work is required. An access road to the Montage is proposed to intersect State Route 224 just before the traffic circle. A bridge will span the drainage gully in this area. The buildings will step with the grade requiring minimal walls and cut/fill slopes.

(4) Existing trails should be incorporated into the open space elements of the project and should be maintained in their existing location whenever possible. Trail easements for existing trails may be required. Construction of new trails will be required consistent with the Park City Trails Master Plan.

Complies

The Mid-Mountain trail loops behind (south) of the project site. Although not a specifically identified trail on the Mountain Trails Foundation 2006 Trail Map, the emergency access road up Empire Canyon from the top of Daly Avenue is used by hikers and bikers. The site plan shows a proposed ski trail to the future pod Z lift in the area as well.

(5) Adequate internal vehicular and pedestrian/bicycle circulation should be provided. Pedestrian/ bicycle circulations shall be separated from vehicular circulation and may serve to provide residents the opportunity to travel safely from an individual unit to another unit and to the boundaries of the Property or public trail system. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.

Complies

No new streets are being created except for the short access road into the project site.

(6) The Site plan shall include adequate Areas for snow removal and snow storage. The landscape plan shall allow for snow storage Areas. Structures shall be set back

from any hard surfaces so as to provide adequate Areas to remove and store snow. The assumption is that snow should be able to be stored on Site and not removed to an Off-Site location.

Complies

There are minimal hard surfaces as all parking is underground. The hard surfaces proposed (entry drives, porte cochere, and patios) will be heated eliminating the need for snow storage.

(7) It is important to plan for refuse storage and collection and recycling facilities. The Site plan shall include adequate Areas for dumpsters and recycling containers. These facilities shall be Screened or enclosed. Pedestrian Access shall be provided to the refuse/recycling facilities from within the MPD for the convenience of residents and guests.

Complies

All refuse storage facilities will be underground in the garages of the buildings. Hotel staff will handle refuse and recycling collection.

(8) The Site planning for an MPD should include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.

Complies

The Flagstaff Mountain annexation included 15 Technical Reports, one of which is the Transit Plan. The Transit Plan has been amended and updated with the inclusion of the Montage. The Montage project has additional transportation elements for guests and employees as found in the November 27, 2006 Technical Memorandum submitted by Fehrs and Peers, Transportation Consultants, on behalf of the developer.. Both the east and west phases will have drop-off/pick-up areas outside of the circulation pattern for the garages.

(9) Service and delivery Access and loading/unloading Areas must be included in the Site plan. The service and delivery should be kept separate from pedestrian Areas.

Complies

Service and delivery, particularly for the Montage hotel, are located within the garage level. The garage door and loading areas can accommodate a semi-truck.

*(H) **LANDSCAPE AND STREETSCAPE.** To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. Where landscaping does occur, it should consist primarily of appropriate drought tolerant species. Lawn or turf will be limited to a maximum of fifty percent (50%) of the Area not covered by Buildings and other hard surfaces and no more than seventy-five percent (75%) of the above Area may be irrigated. Landscape and Streetscape will use native rock and boulders. Lighting must meet the requirements of LMC Chapter 15-5, Architectural Review.*

Complies

Minimal vegetation currently exists due to the mining activities associated with the site. Landscaping will be accomplished using native and other appropriate drought-

tolerant plant materials in accordance with the Flagstaff Design Guidelines. A small formal lawn area is proposed on the south side of the Montage. Irrigation will be principally by drip.

*(I) **SENSITIVE LANDS COMPLIANCE.** All MPD Applications containing any Area within the Sensitive Areas Overlay Zone will be required to conduct a Sensitive Lands Analysis and conforms to the Sensitive Lands Provisions, as described in LMC Section 15-2.21.*

Complies

The Flagstaff Annexation is not included in the Sensitive Lands Overlay. However, there is one locally rare native plant that has been identified by the Utah Native Plant Society. The applicant has been in contact with the UNPS to identify the location of the plant colony and to take steps to preserve it. The plant is not located within the development area.

*(J) **EMPLOYEE/AFFORDABLE HOUSING.** MPD Applications shall include a housing mitigation plan which must address employee Affordable Housing as required by the adopted housing resolution in effect at the time of Application.*

Complies

Additional employee/affordable housing is required with the increased 80 Unit Equivalents. The mitigation rate in the original Development Agreement would increase the housing requirement by 5.7 Affordable Employee Units (AEUs). In accordance with the Development Agreement, 25% of the required housing must be on-mountain. The Montage is programming 10 units on-site which include the 5.7 and additional AEUs for the rest of Empire Pass.

*(K) **CHILD CARE.** A Site designated and planned for a Child Care Center may be required for all new single and multi-family housing projects if the Planning Commission determines that the project will create additional demands for Child Care.*

Complies

Staff does not recommend that a Child Care Center be provided on-site. Limited permanent Child Care demands will be generated by the hotel and condominiums.

Approval: The Planning Commission based their decision on the Analysis, above, and the following:

Findings of Fact

1. The Master Planned Development (MPD) is for Pod B-2 of the Flagstaff Mountain Resort Annexation area, now known as Empire Pass.
2. The MPD is located in the RD-MPD zoning district.
3. The City Council approved the Development Agreement for Flagstaff Mountain Development Agreement/Annexation Resolution No. 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities.

4. The City Council approved an amendment to the Development Agreement on February 1, 2007, that increased the allowable density by 80 Unit Equivalents, 192 hotel rooms (included in the 80 UEs) and the allowable units by 77.5, to be located in the B-2 MPD.
5. Concurrent with this application and approval, the Planning Commission approved the Conditional Use Permit for Phase I of this MPD on March 14, 2007. Phase I is the Montage Hotel to be located on the west side of the Empire Day Lodge (B-2 West).
6. Concurrent with this application, the Planning Commission forwards a positive recommendation to the City Council for the amended Pod B-2 Empire Village Subdivision.
7. The total number of units approved with this MPD are 192 hotel rooms using 69.6 Unit Equivalents (UEs) and 94 hotel condominiums (114 UEs) in the west side of the Empire Day Lodge (B-2 West) and 81 condominiums (81 UEs) on the east side of the Empire Day Lodge (B-2 East). In addition, there is 35,000 square feet of spa space, 28,059 square feet of bar/restaurant/retail space and approximately 15,000 square feet of meeting/conference space and lounge areas.
8. The maximum Building Height in the RD District is 28 feet (33 feet with a pitched roof). A height exception to 114 feet above a benchmarked grade (USGS 8346') is requested.
9. The volumetrics as shown in the exhibits dated April 24, 2006, and reviewed by the Planning Commission provide the façade shifts and roof shifts necessary to create architectural interest and break the building into smaller components.
10. The setbacks within the RD zone are twenty feet (20') in the front (25 feet to front facing garage), fifteen feet (15') to the rear and twelve feet (12') on the side. Setbacks are the minimum distance between the closest of the following: property line, platted street, or existing curb or edge of street.
11. The elevation and climate of Flagstaff creates a harsh environment for utilities and their maintenance.
12. The Development Agreement requires the Master Developer to provide water source capacity.
13. The Flagstaff Mountain Resort Development Agreement, as amended, requires reclamation of mine hazards.
14. The **Analysis** section of this staff report is incorporated herein.

Conclusion of Law:

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 of this Code.
3. The MPD, as conditioned, is consistent with the Park City General Plan.
4. The MPD, as conditioned, provides the highest value of open space, as determined by the Planning Commission.
5. The MPD, as conditioned, strengthens and enhances the resort character of Park City.

6. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The MPD, as conditioned, is Compatible in Use, scale and mass with adjacent Properties, and promotes neighborhood Compatibility.
8. The MPD provides amenities to the community so that there is no net loss of community amenities.
9. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
10. The MPD, as conditioned, meets the provisions of the Sensitive Lands provisions of the Land Management Code. The project has been designed to place Development on the most Developable Land and least visually obtrusive portions of the Site.
11. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections.
12. The MPD has been noticed and public hearing held in accordance with this Code.
13. The MPD, as conditioned, is consistent with the approved Flagstaff Mountain Resort Development Agreement, as amended.

Conditions of Approval:

1. The building plans and volumetrics for the project shall meet substantial compliance with the drawings dated April 24, 2006, and as reviewed by the Planning Commission.
2. A height exception for the Montage to 114 feet above a benchmarked grade (USGS 8346') is granted with the Master Plan. A height exception for the east side condominiums to 82 feet above benchmarked grades (USGS 8330' for north datum point and 8380' for south datum point) is granted with the Master Plan. Datum points are indicated on the site plans reviewed by the Planning Commission.
3. City Engineer approval of a utility and infrastructure plan is a condition precedent to the issuance of any building permits within the B-2 Master Planned Development area. The utility plan may include temporary utilities that must be removed (not just abandoned) upon completion of permanent utilities.
4. All regulated soils will be removed from the site and transported via SR 224 and SR 248 to the engineered repository at Richardson Flats. A specific hauling plan, similar to the previous soils hauling operation, must be approved by the Chief Building Official and will incorporate safety inspections, daily reports, and coordination between the City Police and Utah Highway Patrol.
5. Prior to issuance of any building permits for that unit or building which causes overall water consumption at Empire Pass to exceed 150 gallons per minute (approximately 75 units), the Master Developer shall have provided adequate water source capacity satisfactory to the City Attorney and Public Works Director.
6. A revised Mine Soils Hazard Remediation Technical Report (Exhibit 1 of the Technical Reports) shall be submitted to the Chief Building Official. Approval of the revised plan shall have been made by the Building Official prior to any building permit being issued. Prior to vertical construction of the project, UPCM

shall provide acknowledgement from the State of compliance with State mining regulations regarding operation, reclamation, surety, and post-mining land use permit requirements.

7. A revised Emergency Response Plan (Exhibit 7 of the Technical Reports) shall be submitted to the Chief Building Official. Approval of the revised plan shall have been made by the Building Official prior to any building permit being issued. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by construction of the Montage.
8. The revised Transit Plan dated November 27, 2006, as submitted by Fehr and Peers, Transportation Consultants, on behalf of the applicant will be implemented at Certificate of Occupancy for the Montage Hotel.
9. The \$1.8 million bond for the Richardson Flats Park and Ride, in a form approved by the City Attorney, shall be posted prior to any building permit issuance.
10. The 30 acres at Richardson Flats for the Park and Ride and future recreation facilities will be dedicated to the City (unless the City agrees to a lease), in a form approved by the City Attorney, prior to building permit issuance.
11. The additional 20 Employee Housing Units will begin construction within 24 months from the effective date of the amended Development Agreement (March 2, 2007) or post a financial guarantee in a form acceptable to the City Attorney equal to 10 percent of the estimated construction costs of the additional Affordable Units.

Sincerely,

Brooks T. Robinson
Principal Planner



Planning Department

January 24, 2024

Jeremiah Dekle, The Montage
9100 Marsac Avenue
801-651-0013

CC: Jeremiah Dekle, The Montage Resort

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 9100 Marsac Avenue

Zoning District: Residential Development, Sensitive Land Overlay

Application: Modification to a Conditional Use Permit

Project Number: PL-23-05929, Original CUP: PL-13-01845

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 24, 2024

Project Summary: The Applicant proposes to modify the existing CUP approval (PL-13-01845) regulating Temporary Structures at the Montage to construct a 30-foot-diameter, 14-foot-tall permanent Accessory Building (yurt).

Action Taken

On January 24, 2024, the Planning Commission conducted a public hearing and approved a Modification to a Conditional Use Permit for an Accessory Building (yurt) at 9100 Marsac Avenue in the Residential Development Zoning District and Sensitive Land Overlay, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 9100 Marsac Avenue
2. The Site is located in the Residential Development (RD) Zoning District and Sensitive Land Overlay (SLO).



Planning Department

3. There is an existing Conditional Use Permit (CUP) that allows temporary Structures to be installed (which includes yurts) fifteen (15) times per year of which four (4) may be allowed for a maximum period of sixty (60) days
4. The on-going CUP allows temporary Structures in the following locations: Grand Lawn, Compass Lawn, Mountain Lawn, Front Lawn, Vista Terrace and the Grand Terrace.
5. The Applicant proposes to modify the existing CUP and install a permanent Accessory Building (yurt) on the south lawn (Compass lawn) at the Montage Resort.
6. The Applicant proposes operating the yurt during the winter months daily from 11:30AM – 6:00PM, and occasionally during the summer months from 11:30AM – 7:00PM. The yurt will serve food and drinks from the main kitchen of The Montage and is not associated with any of the existing restaurants.
7. The Accessory Building (yurt) will be 30 feet in diameter.
8. The proposed yurt will be 17' feet 6" inches from Final Grade.
9. The applicant proposes to install the 30-foot-diameter yurt permanently on the Compass Lawn for year-round use
10. The Montage is part of the Empire Pass Master Planned Development (MPD), which was originally approved on June 24, 1999.
11. The original MPD and CUP approved 35,000 square feet of spa space, 28,059 square feet of bar/restaurant/retail space and approximately 15,000 square feet of meeting/conference space and lounge areas for the Montage Resort.
12. The yurt will increase the amount of bar/restaurant/retail area square footage by approximately 660 square feet.
13. Staff determined the application complete on December 29, 2023.
14. Staff posted notice to the City Website, City Hall, the property, and adjacent property owners on January 10, 2024.
15. The application as conditioned complies with the Residential Development (RD) Zoning District requirements outlined in LMC § 15-2.13
 - a. The RD Zoning District requires a 20-foot Front Setback, 15-foot Rear Setback, and 12-foot Side Setback. The proposed yurt is approximately 24 feet from the nearest property line.
 - b. In the RD Zoning District, no Structure shall be erected to a height greater than twenty-eight feet (28') from Existing Grade. The proposed yurt will be 17' feet 6" inches from Final Grade.



Planning Department

16. The application complies with the Sensitive Land Overlay (SLO) Zoning District requirements outlined in LMC § 15-2.21
 - a. The proposed Accessory Building (yurt) will be installed on the existing approved location for Temporary Structures on the Compass lawn and will not impact Sensitive Land Overlay requirements. No Significant Vegetation or other physical aspects of the site will be impacted by the installation of the proposed yurt. The Building Department requires Condition of Approval 7 which states the permanent Accessory Building (yurt) must receive a building permit for an International Building Code (IBC) compliant commercial structure.
17. The application complies with the Empire Pass Master Planned Development Pod B-2
 - a. The Montage Hotel is approved for 35,000 square feet of spa space, 28,059 square feet of bar/restaurant/retail space and approximately 15,000 square feet of meeting/conference space and lounge areas.
 - b. The Applicant proposes to increase the amount of bar/restaurant/retail area square footage by approximately 660 square feet. The Applicant has shown that the Montage has 24,154 square feet (this includes temporary square footage as well for temporary structures) of existing bar/restaurant/retail area that has been built. The proposed yurt will increase the bar/restaurant/retail area to 24,814 square feet.
18. The application as conditioned complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E)
 - a. Size and Location of the Site
 - i. The proposed yurt is located on an existing Site and is in an appropriate location adjacent to the ski runs, ski base area, and existing Structures. According to the Applicant, the previous yurts that have been installed at this location temporarily are the same in size and dimensions as the proposed permanent yurt.
 - b. Traffic
 - i. The proposed yurt will be contained to a specific location on the lawn and will be used by guests of the hotel and recreational users. The yurt will not impact vehicular traffic and does not require a traffic impact study
 - c. Utility Capacity



Planning Department

- i. The Development Review Committee reviewed the proposal on November 21, 2023, and did not find any issues with the utility capacity. The Applicant proposes to use an electric heater for the yurt in the winter months and will connect into the existing electrical system of The Montage. No other utility connections are proposed or approved. The Building Department requires Condition of Approval 7 which states the permanent Accessory Building (yurt) must receive a building permit for an IBC compliant commercial structure.
- d. Emergency Vehicle Access
 - i. On November 21, 2023, the Park City Fire District reviewed the application and confirmed the proposal conforms with their requirements.
- e. Parking
 - i. The Flagstaff Development Agreement stipulates that parking for the Montage was reduced by 25% below the LMC requirements in place at the time of MPD Approval. Based on the residential unit sizes, hotel rooms and commercial spaces, parking at the Montage Hotel would require 742 spaces, reduced by 25% for a total of 561. There was a further parking reduction at the Montage to 530 because valet parking is mandatory for guests. The valet parking is in tandem configuration.
 - ii. The original Building Permit and recorded Plat for The Montage shows 529 Parking Spaces were constructed. The proposed yurt will be used by guests already staying at the Montage, and recreational users of the Resort, and will not increase parking demand.
- f. Internal Vehicular and Pedestrian Circulation System
 - i. The location of the proposed yurt will not impede the vehicular circulation system. The proposed location has been used previously by temporary yurts with the same size and dimensions as the proposed permanent yurt. The yurt will not impede the pedestrian circulation system. It is located adjacent to the existing "Pearl" ski run and will not impede skiers using that run.
- g. Fencing, Screening, and Landscaping



Planning Department

- i. The proposed yurt will be screened by the existing buildings, retaining walls, and landscaping on the Site. No Significant Vegetation will be impacted by the proposed yurt.
- h. Building Mass, Bulk, and Orientation
 - i. The proposed yurt will be oriented towards the ski run and ski base area and will be used by guests of the Montage and skiers on the resort. The proposed yurt is appropriate in size and scale for the Site because it will not impede the existing ski run or pedestrian circulation system and will be similar in size and scale as the previous yurts installed at this location.
- i. Useable Open Space
 - i. The proposed yurt will be installed on the existing "compass" lawn area. The original development of pods A, B-1, and B-2 of the MPD were limited to 87 acres of Open Space, or 5% of the land area, with the rest of the land area (1,550 acres) being dedicated as Open Space. The proposed Structure will not decrease the required amount of Open Space from the approved MPD.
- j. Signs and Lighting
 - i. No signs or outdoor lighting are proposed as part of this application. See Condition of Approval 5.
- k. Physical Design and Compatibility with Surrounding Structures
 - i. The proposed yurt is appropriate in size, scale, and design for the intended use. The previous temporary yurts at this location were similar in size and dimensions to the proposed permanent Structure. The yurt will be constructed of a solid wood lattice wall surrounded by flame retardant vinyl/polyester fabric.
- l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
 - i. See Condition of Approval 5. No signs, speakers, or outdoor lighting are proposed or approved with this application.
- m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas
 - i. The proposed location of the yurt will not affect any loading or unloading zones, and all trash and recycling will be located inside the Montage Resort. There will be small containers inside the yurt that will be transported daily or as needed to the main trash and recycling areas for The Montage.



Planning Department

- n. Expected Ownership and Management
 - i. The ownership is private, and the property owner has given the Applicant permission to apply for this application.
- o. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site
 - i. The Development Review Committee reviewed the proposal on November 21, 2023, and found no issues with the proposal.
 - ii. The location of the yurt is not on or near Steep Slopes, Physical Mine Hazards or Mine Waste, and is outside of the Park City Soils Ordinance.
- p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan
 - i. The proposed Use of the Site is consistent with the objectives of the Upper Deer Valley Neighborhood in the General Plan, as it provides a comfortable visitor experience and supports the resort economy.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC Chapter 15-2.13, Residential Development (RD) District, Chapter 15-2.21 Sensitive Land Overlay (SLO) District, and Section 15-1-10(E) Conditional Use Permit Criteria.
2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans dated November 17, 2023, reviewed by the Planning Commission as Exhibit C to the January 24, 2024, staff report. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.



Planning Department

3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
4. The Accessory Building (yurt) may not impede pedestrian or emergency vehicle entrances, exits, and access.
5. No signs, speakers, or outdoor lighting are proposed or approved with this application.
6. The Accessory Building (yurt) shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering
7. The Accessory Building (yurt) must receive a building permit for an International Building Code compliant commercial structure.
8. The Applicant shall adhere to all applicable City and State licensing ordinances.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5067 or email virgil.lund@parkcity.org

Sincerely,

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

Sarah Hall,
Planning Commission Chair

CC: Virgil Lund

MONTAGE YURT

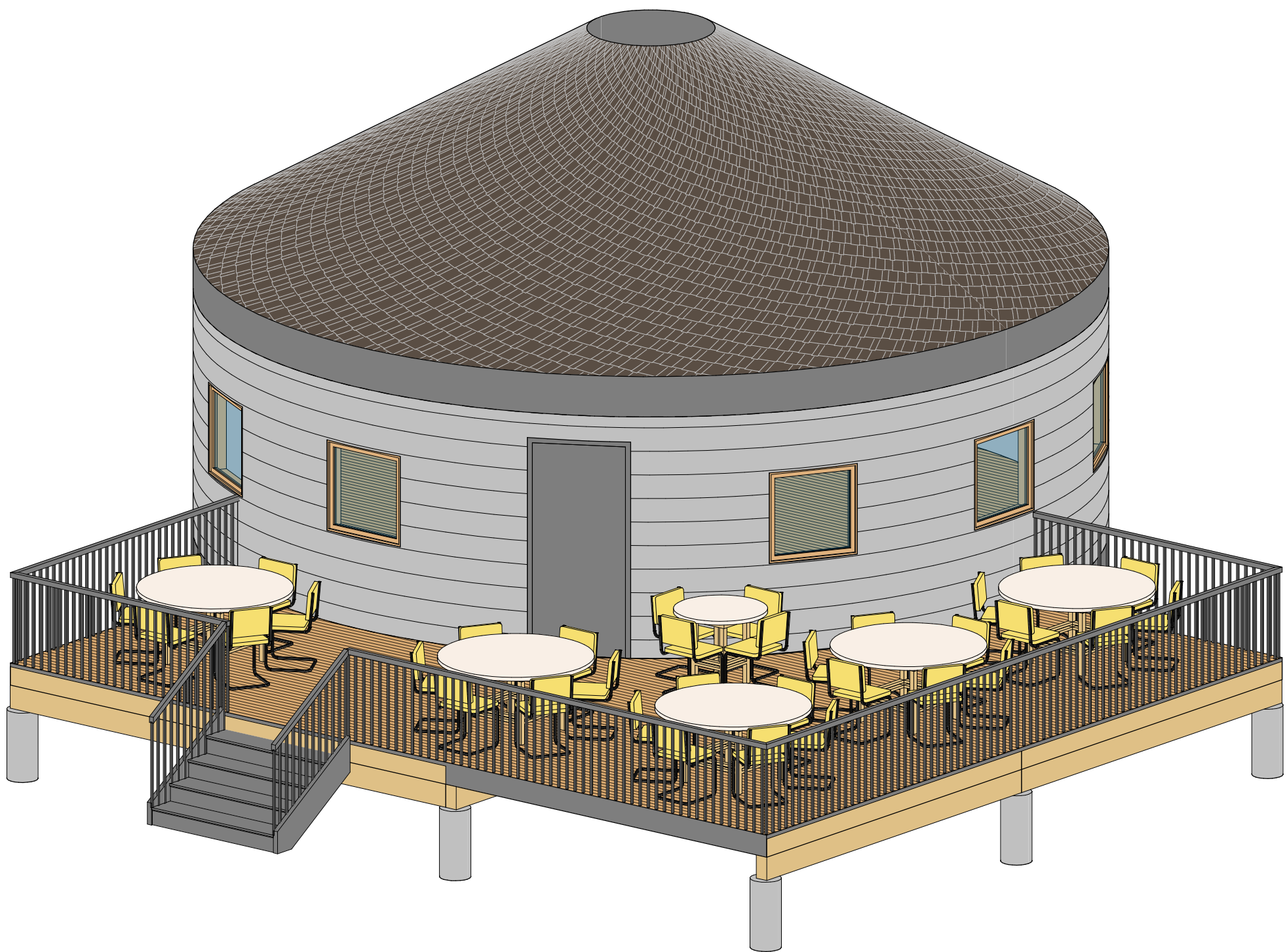
9100 MARSAC AVE
PARK CITY, UT

SHEET INDEX

SHEET #	DESCRIPTION
GENERAL	
G0.1	COVER PAGE
ARCHITECTURAL	
A1.1	EGRESS PLAN
A1.2	FLOOR PLAN - LEVEL 1 AND ROOF
A2.0	ELEVATIONS
A3.1	BUILDING SECTIONS
A6.1	STAIRS AND RAILING DETAILS
CIVIL	
C1.0	SITE PLAN
STRUCTURAL	
S1.2	ROOF FRAMING
S5.0	STRUCTURAL DETAILS
S0.1	STRUCTURAL GENERAL NOTES
S1.1	FOUNDATION PLAN



PROJECT VICINITY MAP
NTS



CODE ANALYSIS

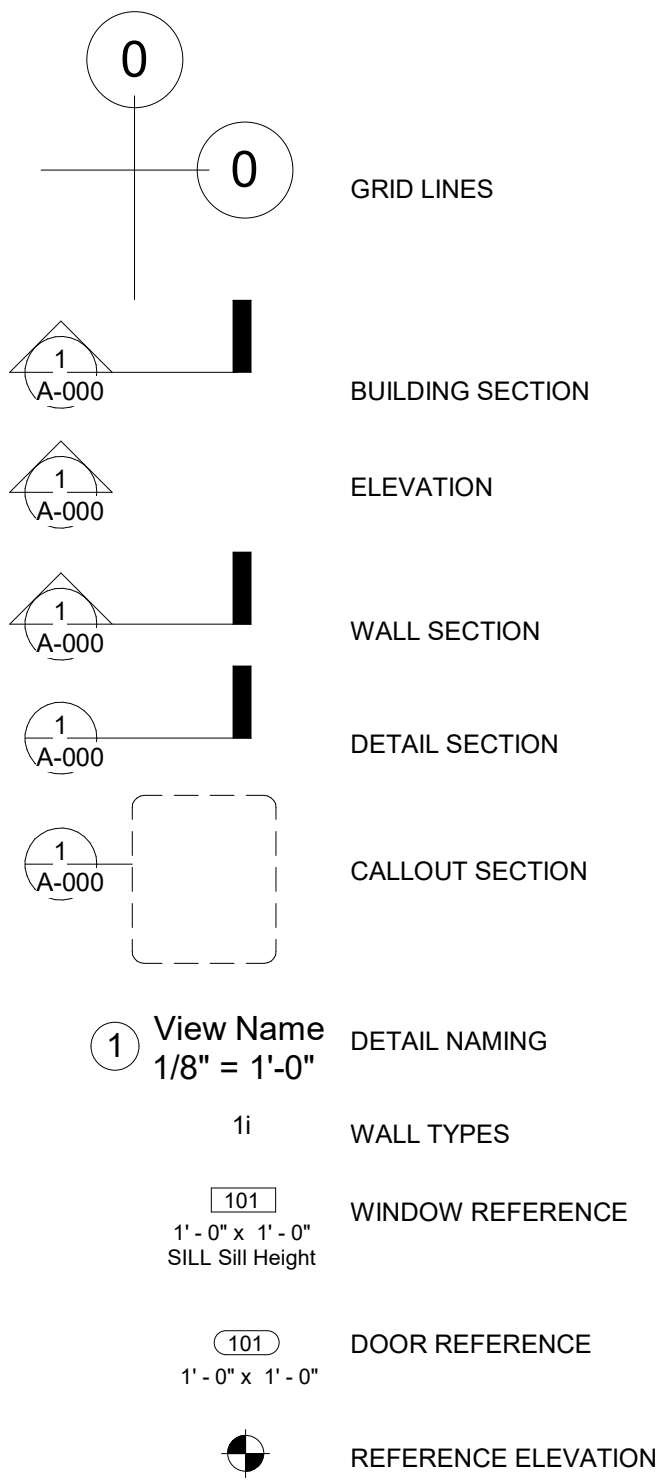
CODE CATEGORY	CODE REFERENCE	CODE REQUIREMENTS	ACTUAL BUILDING DESIGN
APPLICABLE BUILDING CODES			
OCCUPANCY	304.1, 306.2	B.BUSINESS	2021 INTERNATIONAL BUILDING CODE
OCCUPANCY SEPARATION	TABLE 508.4	SEPARATION NOT REQUIRED	B- BUISNESS
CONSTRUCTION TYPE	CHAPTER 6	TYPE VB	N/A
ALLOWABLE FLOOR AREA	TABLE 506.2	B 9,000 SF ALLOWABLE/ NOT SPRINKLED	TYPE VB
AREA MODIFICATIONS	SECTION 506 EQUATION 5-3	Aa = (A1+)(A1 x I1) + (A1 X Is)	LEVEL 1 - 660 S.F.
MAXIMUM HEIGHT	TABLE 504.3	B: 40' - 0" MAX (S)	AREA MODIFICATIONS NOT NEEDED
MAXIMUM STORIES	TABLE 504.4	B: 2 STORY MAX	BUILDING HEIGHT:16' - 1 3/8"
OCCUPANT LOAD	TABLE 1004.5	OCCUPANT LOAD FACTOR: 150 GROSS	BUILDING: 1 STORY
ROOF COVERING	TABLE 1505.1	CLASS C FIRE-RESISTANCE	4 4
DRAFT STOPS	SECTION 717.4	NOT REQ'D	CLASS C VINYL MEMBRANE
FIRE-PROTECTION SYSTEMS	SECTION 903.2.1.4	SPRINKLING SYSTEM NOT REQUIRED	NOT REQ'D
EXITS	TABLE 1006.2.1	2 MIN REQ. EXITS PER OCCUPANT LOAD 1-500	NOT SPRINKLED
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE	TABLE 1006.2.1	OCCUPANT LOAD ILESS THAN 49-75' MAX. ETD WITH OUT AUTOMATIC FIRE SPRINKLING SYSTEM	TWO ACCESSIBLE EXITS PROVIDED
FACILITY ACCESSIBILITY	SECTION 1104	LEVEL 1 ACCESSIBILITY REQUIRED	COMMON PATH OF EGRESS TRAVEL DISTANCE <75'
PLUMBING FIXTURES	TABLE 2902.1	W.C. MALE & FEMALEI 1/75, LAVS MALE & FEMALE; 1/200 D.F.: 1 SERVICE SINK 1.	LEVEL 1 ACCESSIBILITY PROVIDED
			BATHROOMS SERVICE SINK AND DRINKING FOUNTAIN ARE PROVIDED IN HOTEL

PROJECT CONTACTS

STRUCTURAL
EPIC ENGINEERING
50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6600
ADAM HUFF

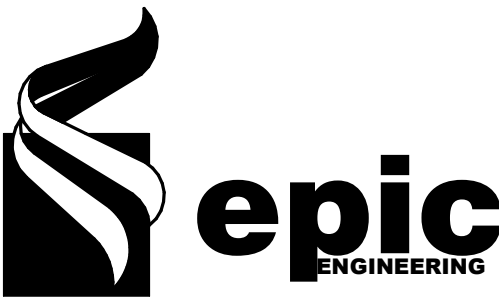
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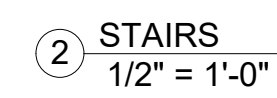
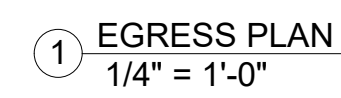
SYMBOL LEGEND



ABBREVIATIONS

ALUM. APPROX.	ALUMINUM APPROXIMATE	INT. INSUL.	INTERIOR INSULATION
B.U.	BUILT UP	MAX. MECH.	MAXIMUM MECHANICAL
B.W.	BOTH WAYS	MIN.	MINIMUM
BLK.	BLOCK	MTL.	METAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	P	POWER
CONST.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PNTD.	PAINTED
D.F.	DRINKING FOUNTAIN	R.D.	ROOF DRAIN
DIA.	DIAMETER	REG.	REGULAR
DN.	DOWN	R.S.	ROUGH SAWN
DWG.	DRAWING	REQ'D	REQUIRED
DTL.	DETAIL	REV.	REVISED
EA.	EACH	RM.	ROOM
E.F.	EXHAUST FAN	R.O.	ROUGH OPENING
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
ELEC.	ELECTRIC/ELECTRICAL	SHT.	SHEET
ELEV.	ELEVATION	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EXIST.	EXISTING	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
F.D.	FLOOR DRAIN	STRUCT.	STRUCTURAL
FDN.	FOUNDATION	SYS.	SYSTEM
FIN.	FINISH	T&B	TOP AND BOTTOM
FLR.	FLOOR	T&G	TONGUE AND GROVE
F.R.	FIRE RATED	T.O.	TOP OF
FTG.	FOOTING	T.O.F.	TOP OF FOOTING
G	GAS	T.O.P.	TOP OF PIER
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALL
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED	T.S.	TUBULAR STEEL COLUMN
G.W.B.	GYPNUM WALL BOARD	U.N.O.	UNLESS NOTED OTHERWISE
G.L.B.	GLU-LAM BEAM	U.P.	UNDER GROUND POWER
H.B.	HOSE BIBB	VERT.	VERTICAL
HD.	HEAD	V.T.R.	VENT THRU ROOF
H.M.	HOLLOW METAL	VCT	VINYL COMPOSITE TILE
HOR.	HORIZONTAL	W	WATER
HW.	HALLWAY	WD.	WOOD
		WC.	WATER CLOSET
		W /	WITH
		WP.	WATERPROOF
		W.R.	WELDED WIRE FABRIC
		W.W.M.	WOVEN WIRE MESH





APRIL 2025



SCALES	
As indicated	BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

MONTAGE YURT

9100 MARSAC AVE
PARK CITY, UT

EGRESS PLAN

A1.1

LEVEL 1 ROOM SCHEDULE

NAME	AREA
------	------

YURT	616 SF
OUTDOOR EATING	521 SF

CONSTRUCTION NOTES

DATE

APRIL 2025



REVISIONS

MARK	DATE	DESCRIPTION
------	------	-------------

1	10/23/2024	Revision 2
---	------------	------------

DRAWN: ZBM

DESIGNER: EPIC

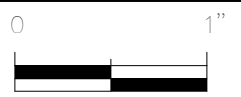
REVIEWED: AJH

PROJECT #

23SM5224.02

SCALES

1/4" = 1'-0"



BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FULL SIZE SHEET. ADJUST

PROJECT NAME:

MONTAGE YURT

PROJECT LOCATION:

9100 MARSAC AVE
PARK CITY, UT

SHEET TITLE:

FLOOR PLAN - LEVEL 1
AND ROOF

PLAN SET:

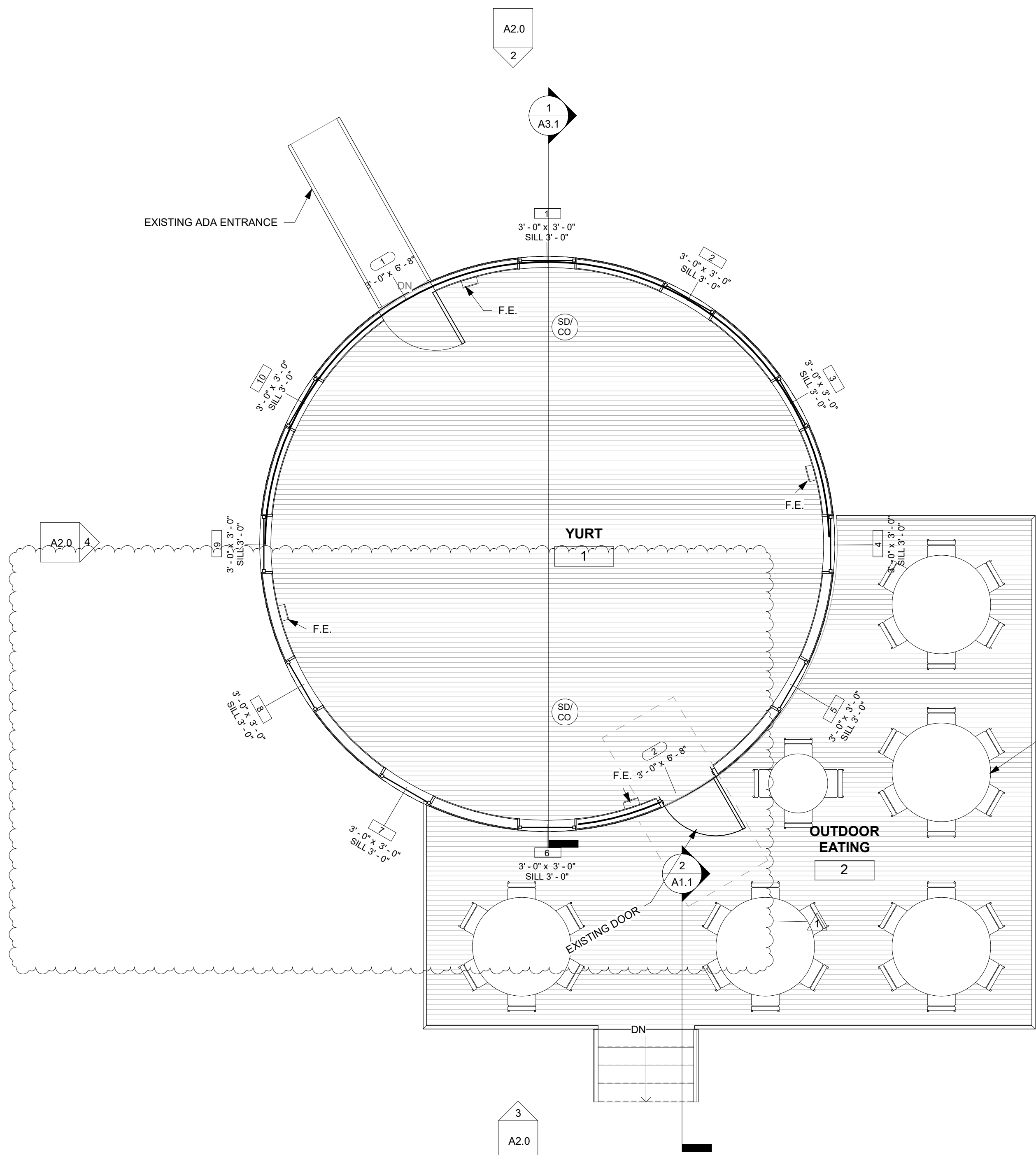
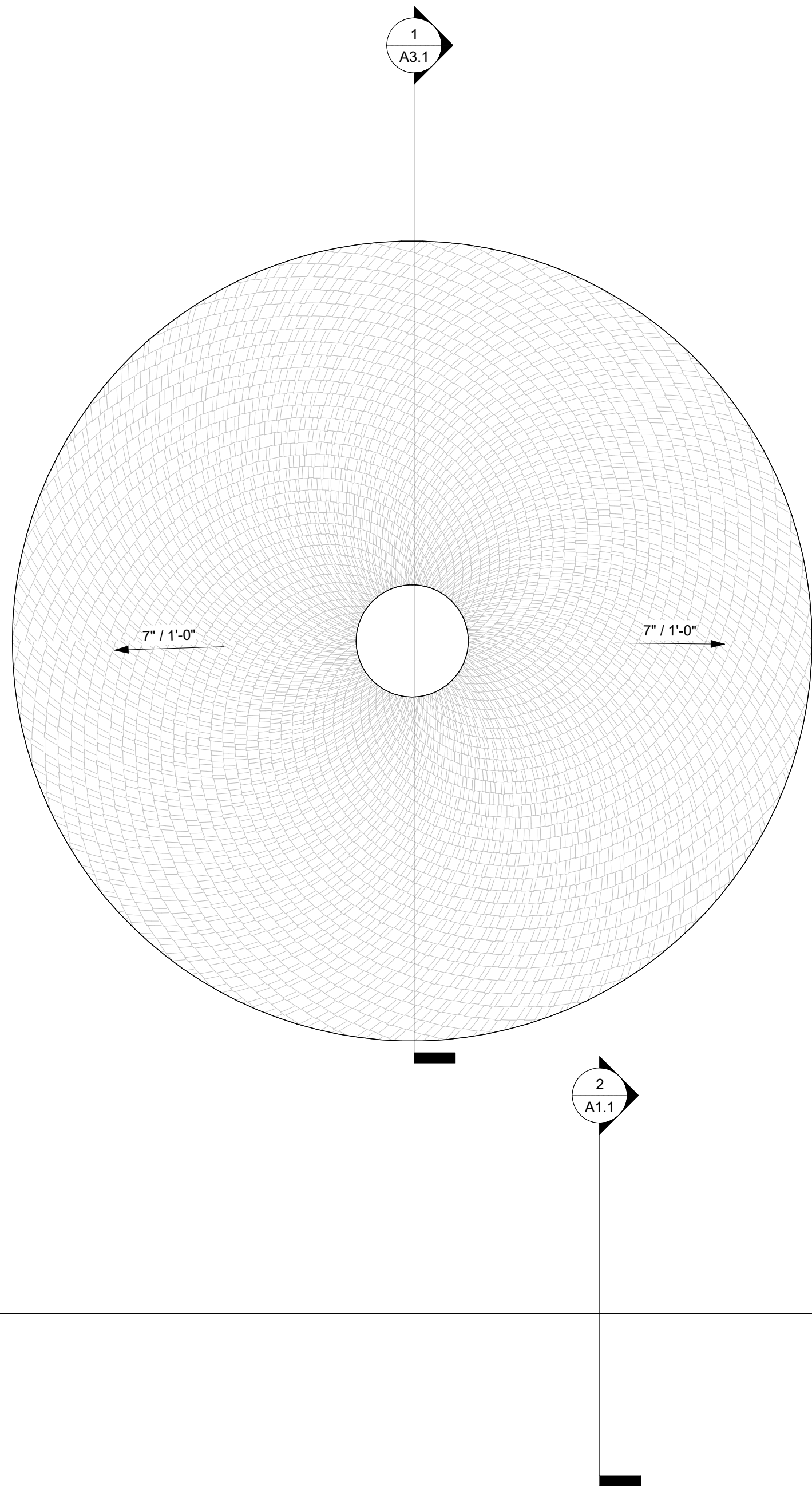
PERMIT

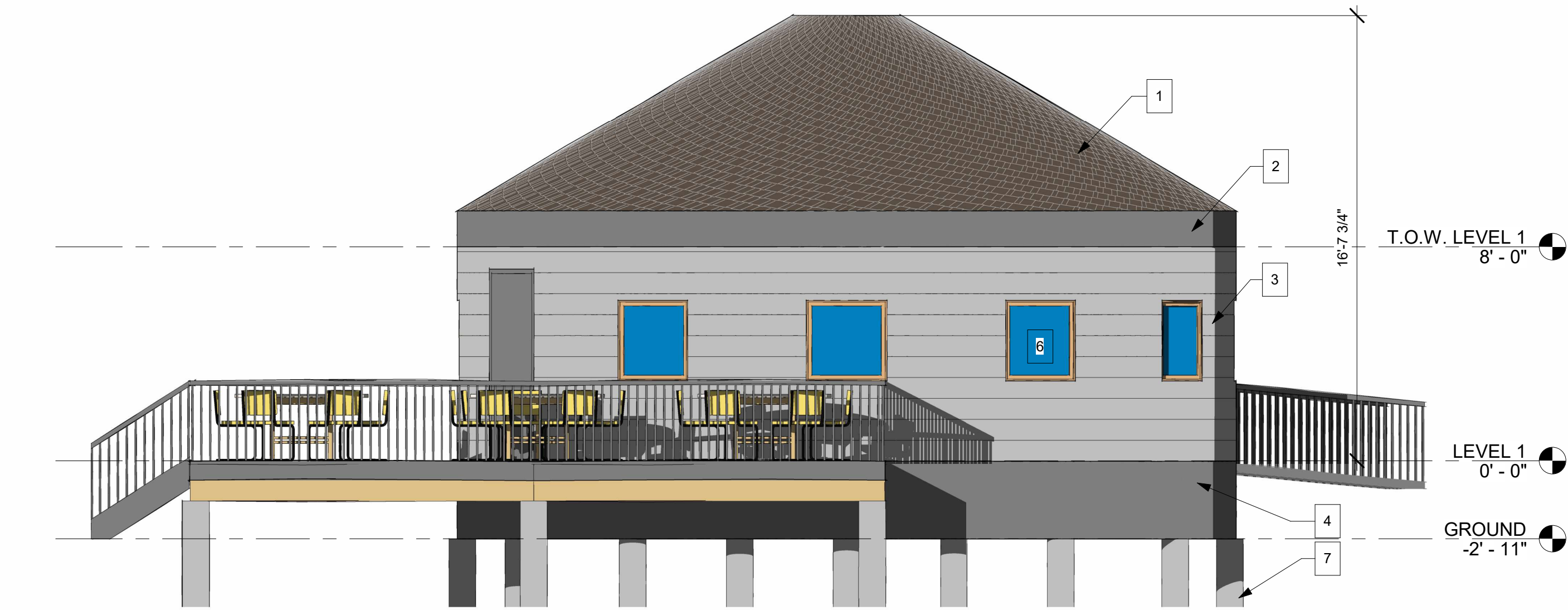
SHEET

A1.2

1 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

2 T.O.W. LEVEL 1
1/4" = 1'-0"

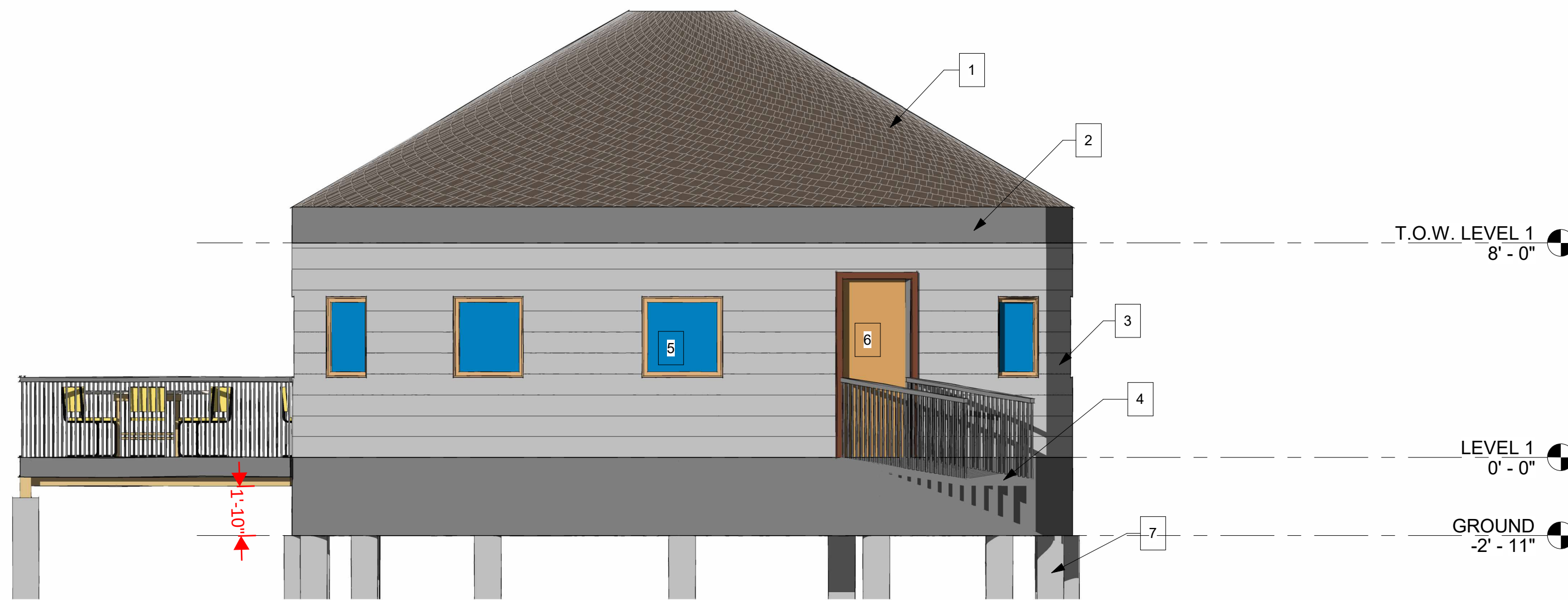
34 SEATING OCCUPANCY FOR
OUTDOOR EATING AREA



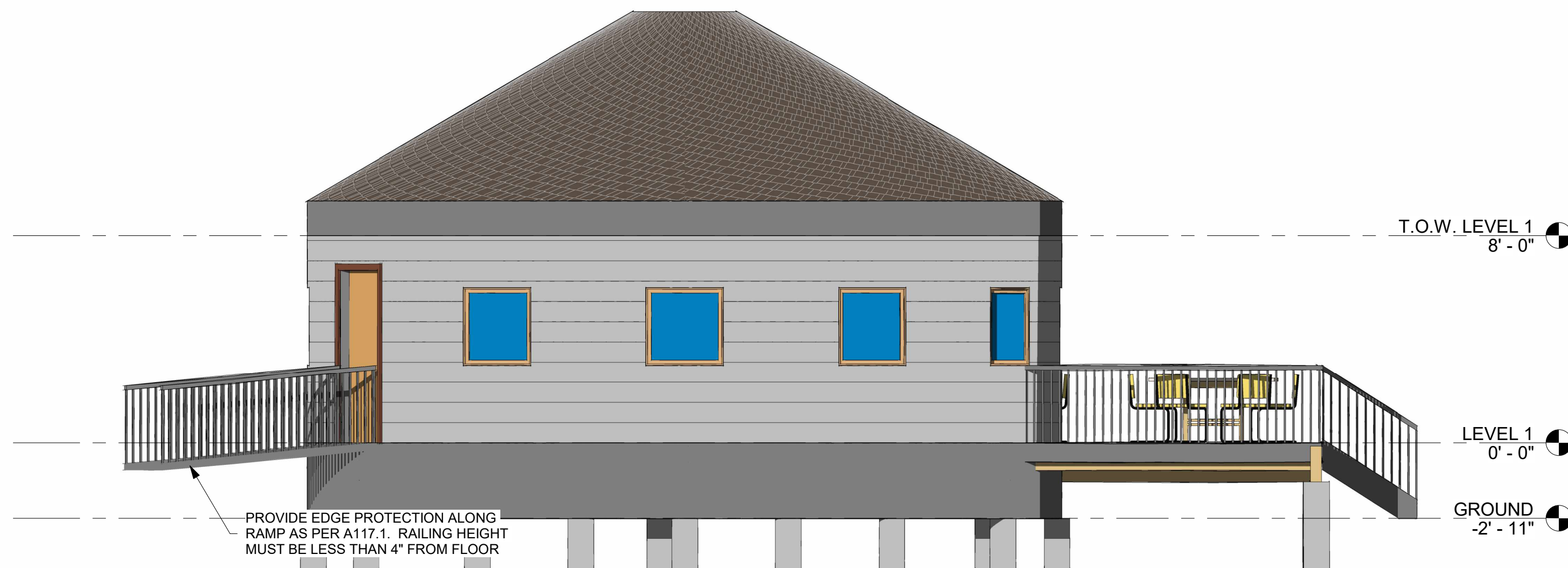
① EAST
1/4" = 1'-0"



③ SOUTH
1/4" = 1'-0"



② NORTH
1/4" = 1'-0"



④ WEST
1/4" = 1'-0"

CONSTRUCTION NOTES

- 1 DAVINCI ROOFSCAPES CEDAR COMPOSITE SHAKE
- 2 CEDAR FASCIA BOARD
- 3 CEMENT BOARD SIDING, 8" W/ 7" LAP, PAINTED
- 4 HARDPLANK SKIRT, PAINTED
- 5 INSULATED METAL PANEL DOOR
- 6 VINYL WINDOW, MIN. UF FACTOR OF .95
- 7 CONCRETE PIER

DATE

APRIL 2025



REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: ZBM

DESIGNER: EPIC

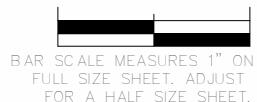
REVIEWED: AJH

PROJECT #

23SM5224.02

SCALES

1/4" = 1'-0"



PROJECT NAME:

MONTAGE YURT

PROJECT LOCATION:

9100 MARSAC AVE
PARK CITY, UT

SHEET TITLE:

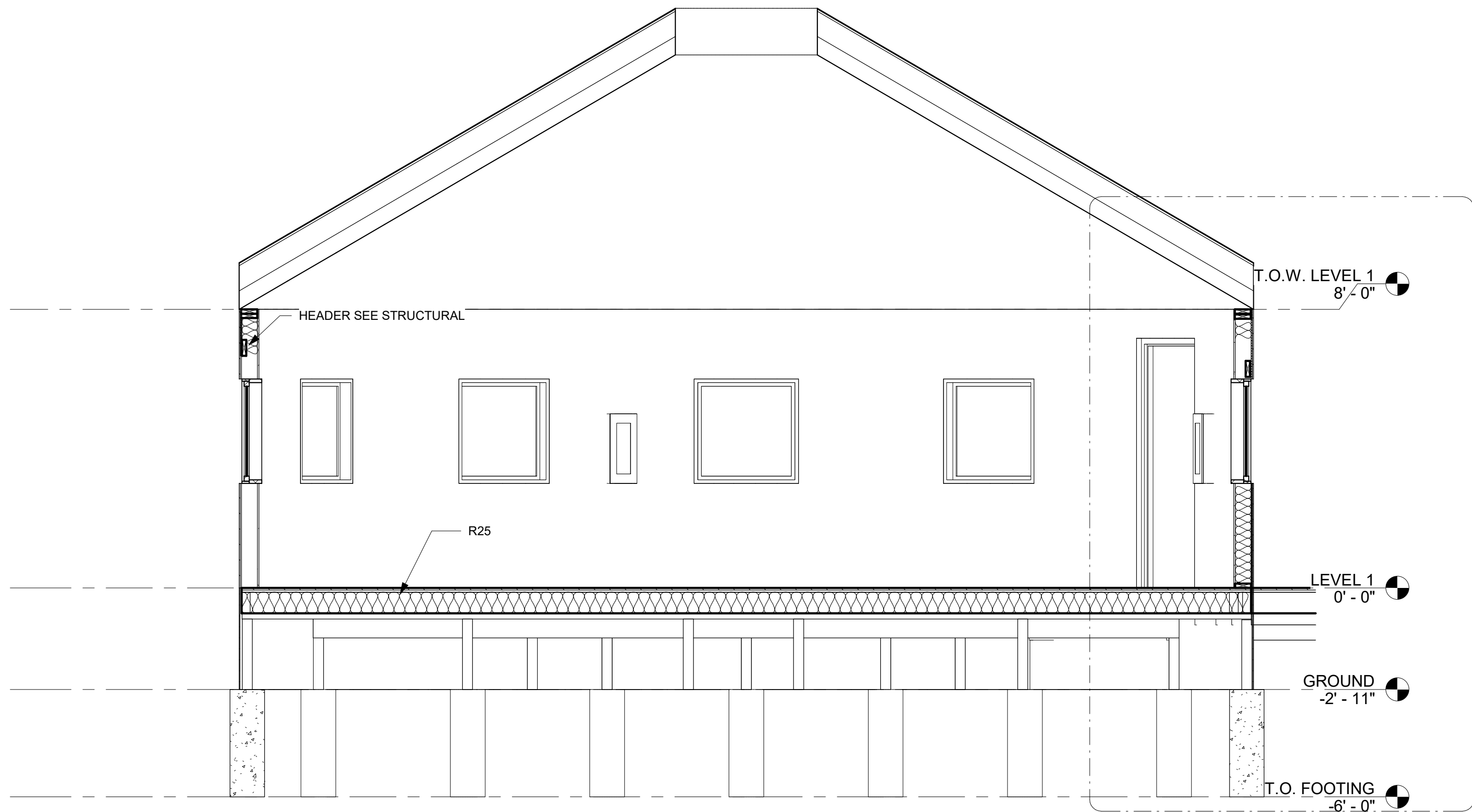
ELEVATIONS

PLAN SET:

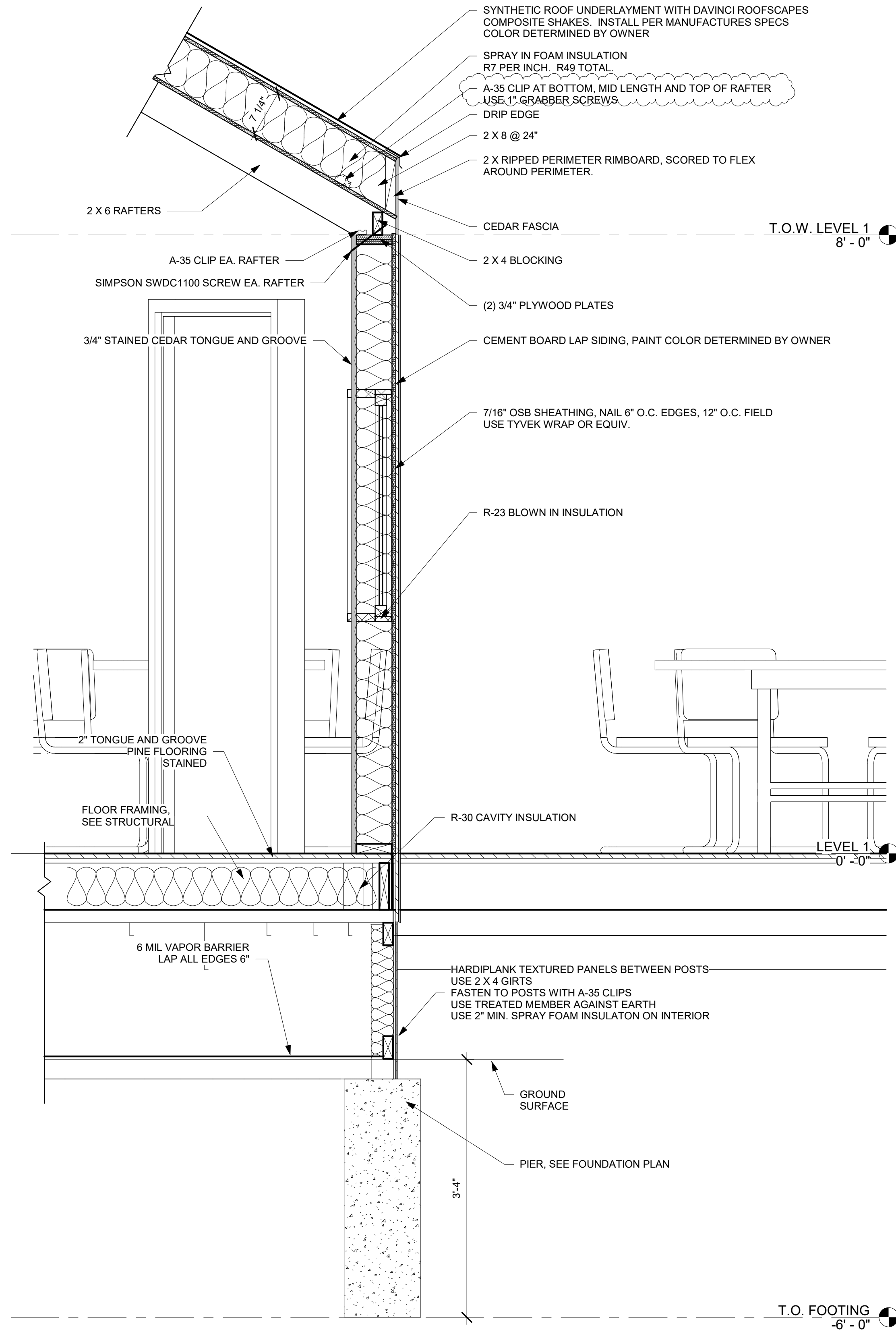
PERMIT

SHEET

A2.0



1 BUILDING SECTION
3/8" = 1'-0"



2 WALL SECTION
1" = 1'-0"

CONSTRUCTION NOTES

- STAIRWAY/HAND RAILING/GUARD RAILING NOTES
1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE -IRC R311.5.1
 2. THE TOPS OF HANDRAILS SHALL BE PLACED BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSING OF THE TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES NOR MORE THAN 2-5/8 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL -IRC R311.5.6
 3. ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD (AKA "GUARDRAIL"). GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH. -IRC R312
 4. THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM. -IRC R311.5.2
 5. STAIRWAY RISERS SHALL NOT EXCEED 7 INCHES AND TREAD SHALL NOT BE LESS THAN 9 INCHES. STATE AMENDMENT TO THE IRC, IF OPEN RISERS ARE PROVIDED, THE OPENINGS SHALL BE LESS THAN 4". -IRC 311.5.3.3
 6. LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF THRIVE OF 36 INCHES. -IRC R311.4.3
 7. 1/2" GYPSUM BOARD TO BE INSTALLED ON WALLS AND SOFFITS UNDER A STAIRWAY WITH ENCLOSED ACCESSIBLE SPACE. -IRC R311.2.2

DATE

APRIL 2025

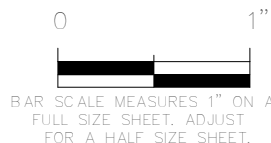
**REVISIONS**

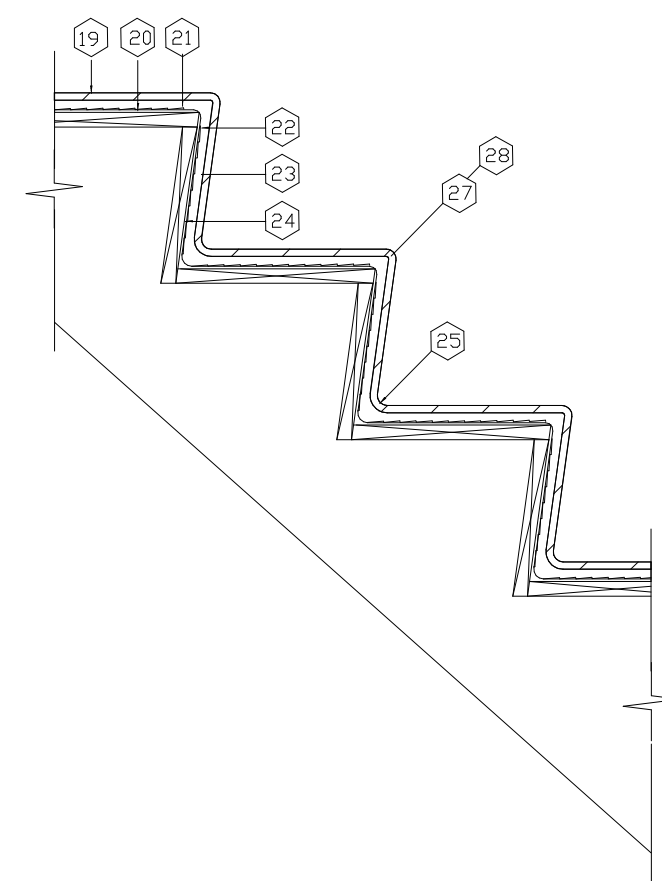
MARK	DATE	DESCRIPTION
1	10/23/2024	Revision 2

DRAWN: ZBM	PROJECT # 23SM5224.02
DESIGNER: EPIC	
REVIEWED: AJH	

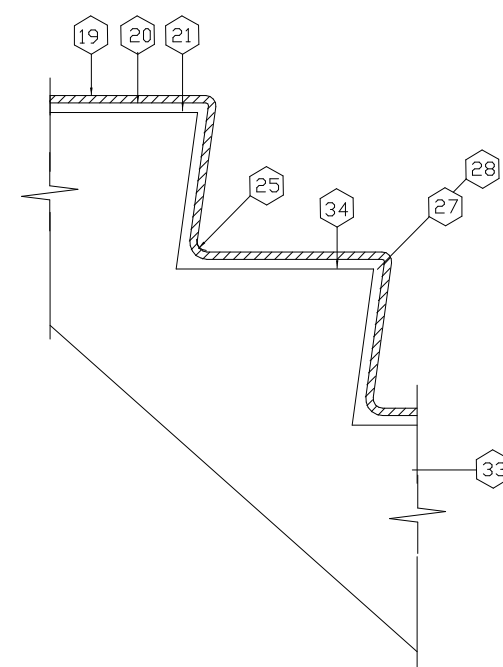
SCALES

As indicated

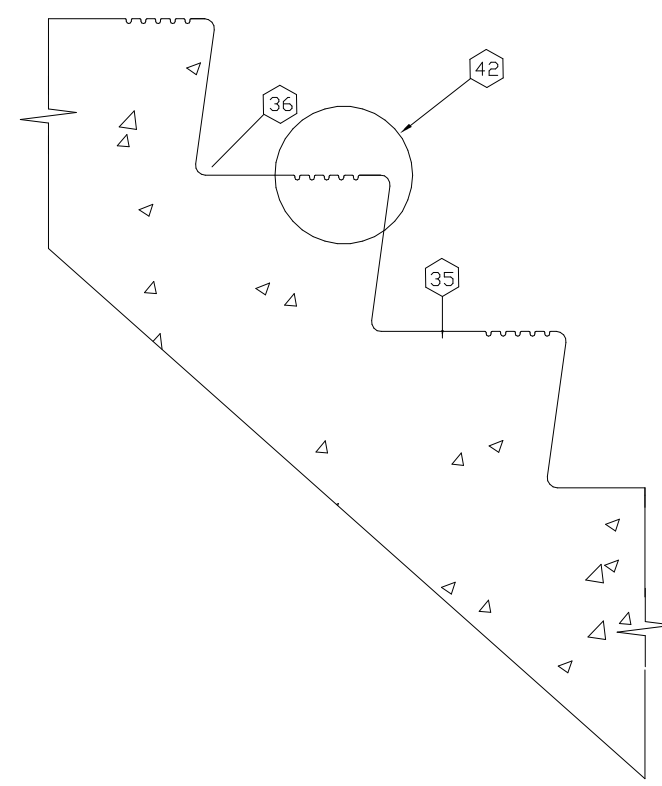
**PROJECT NAME:****MONTAGE YURT****PROJECT LOCATION:****9100 MARSAC AVE
PARK CITY, UT****SHEET TITLE:****BUILDING SECTIONS****PLAN SET:****PERMIT****SHEET****A3.1**



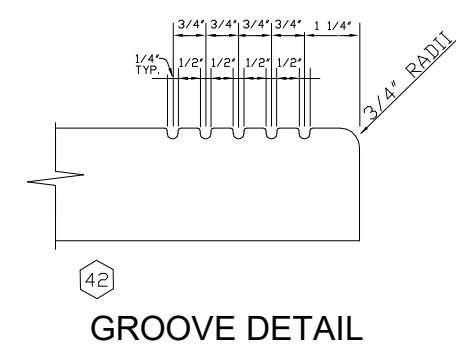
7 STAIR FINISH DETAIL



6 STAIR FINISH DETAIL

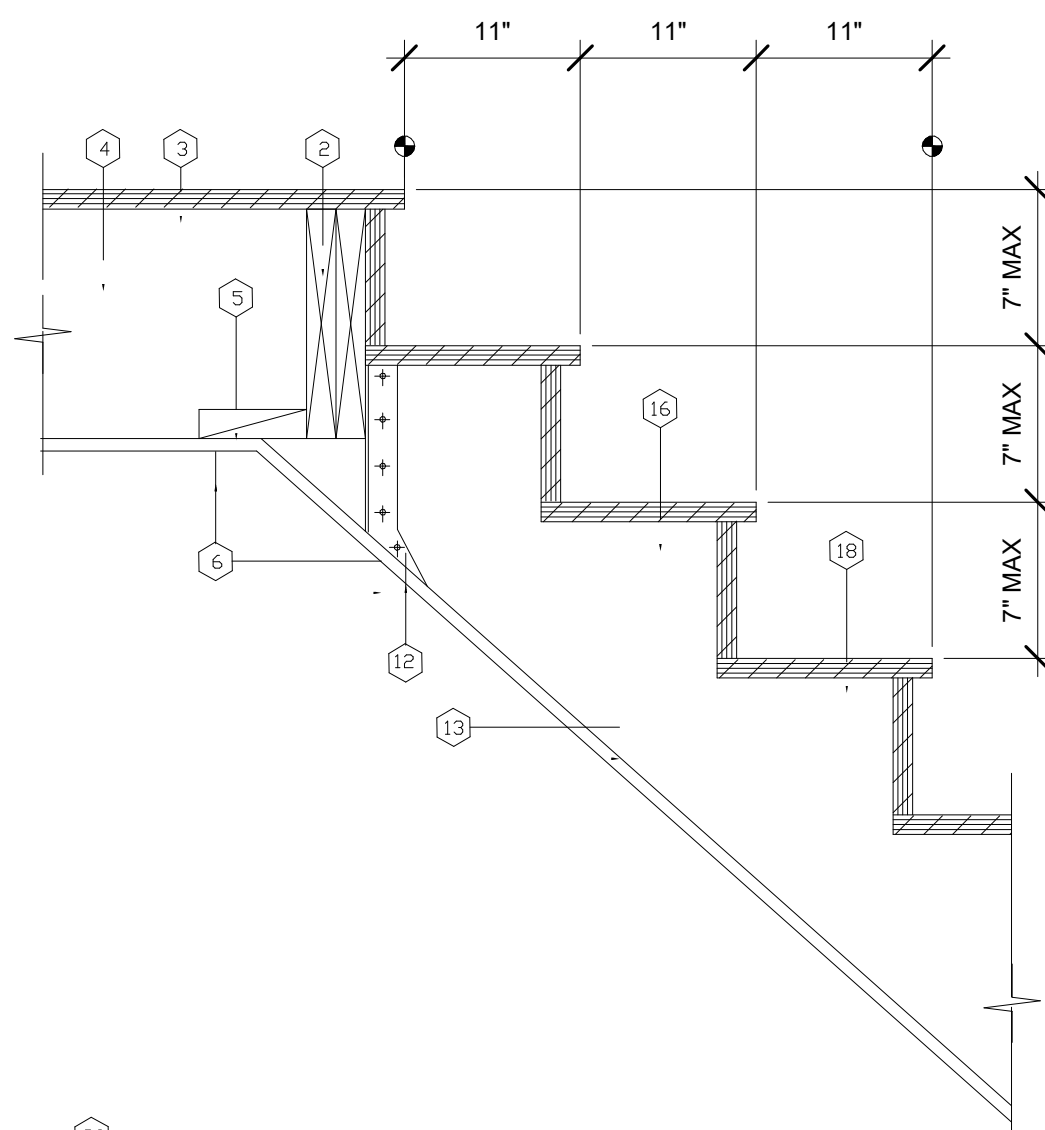


5 EXTERIOR CONCRETE STAIR DETAIL

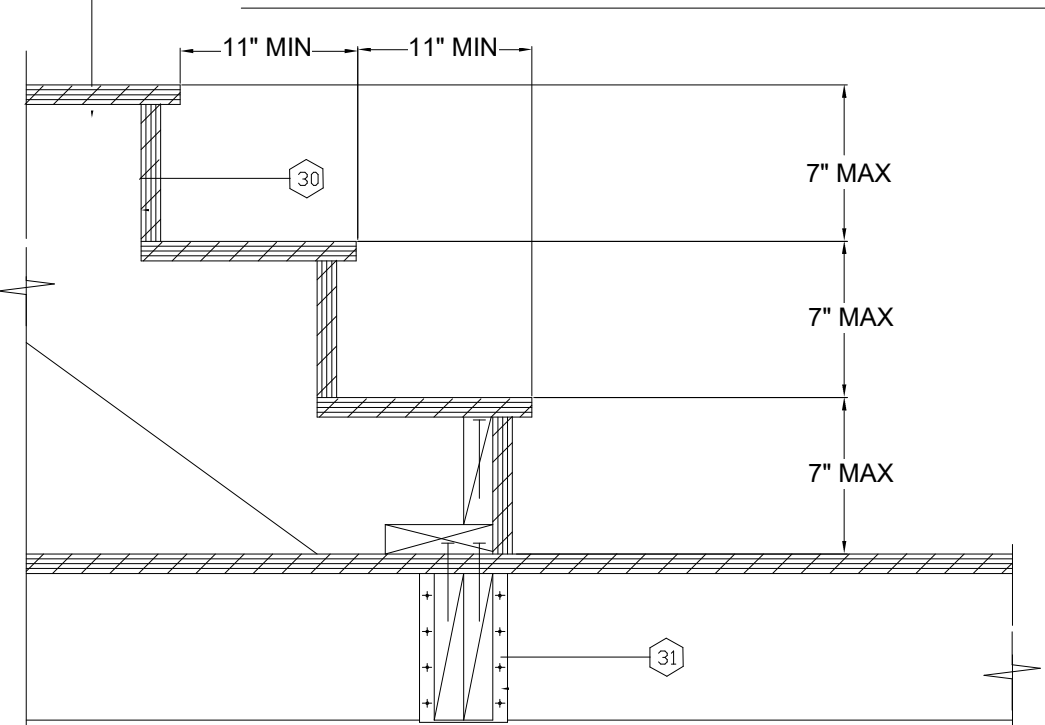


GROOVE DETAIL

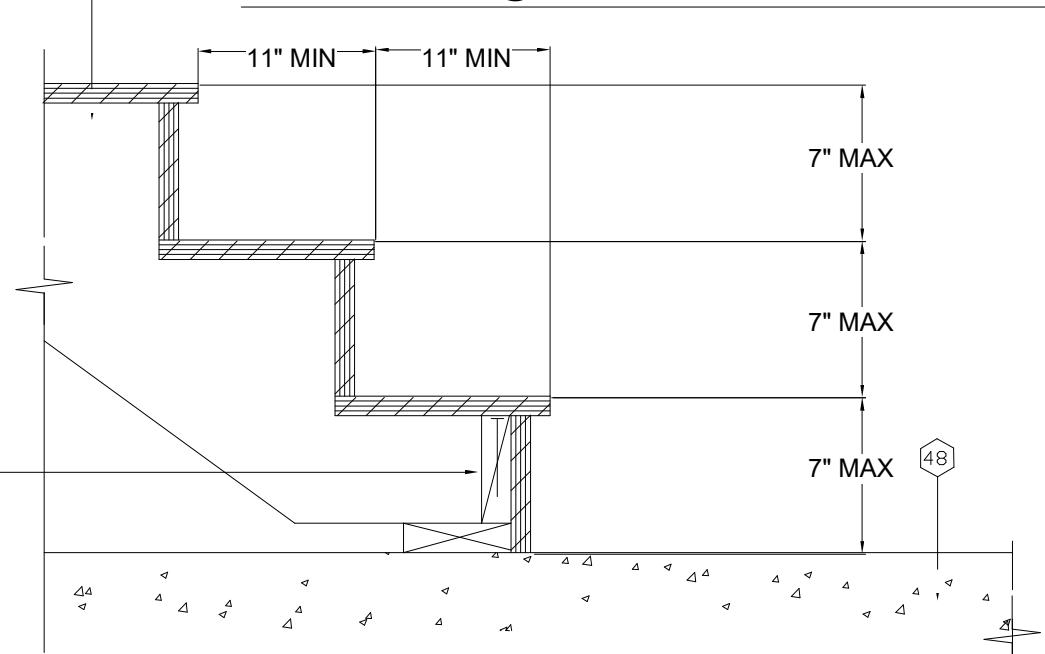
- 1 NOTE: CARPET STRIP AT CENTRAL OF STAIR ONLY HARDWOOD EDGES, VERIFY DIMENSIONS AT SIDES.
- 2 DOUBLE 2 X FLOOR JOISTS
- 3 PLYWOOD SUBFLOOR
- 4 FLOOR JOIST
- 5 2X6 BLOCKING
- 6 INTERIOR "ONE HOUR" RATED FINISH WHERE IT OCCURS
- 7 NOTE: COVE MOLDING NOT SHOWN FOR CLARITY, BELOW NOSING, SEE DET. #1
- 8 1" LIP MAXIMUM
- 9 HARDWOOD FLOORING AND NOSING
- 10 2X FLOOR JOIST SEE FRAMING PLAN
- 11 2X STAIR STRINGER SEE PLAN
- 12 "SIMPSON" HU HANGER
- 13 2X12 STAIR STRINGERS AT 12"O.C. W/ ONE ADJACENT TO WALL TYPICAL EACH SIDE
- 14 CARPET TACK STRIP TOP AND BOTTOM AS REQ. TYP.
- 15 CARPET OVER PLYWOOD OR HARDWOOD VERIFY IN THE FIELD
- 16 CUT PLYWOOD RAISER OR TREADS, FASTEN TO 2X STAIR STRINGERS w/ GLUE AND DRYWALL SCREWS
- 17 BRASS CARPET HOLDOWN TYP. AT INSIDE OF INSIDE BOTTOM OF EACH STEP
- 18 NOTE: ALLOW FOR FINISH ON PLYWOOD
- 19 CERAMIC TILE
- 20 BOND COAT
- 21 MORTAR BED: 3/4" MIN - 1-1/4" MAX
- 22 SCRATCH COAT
- 23 METAL LATH
- 24 WATERPROOF MEMBRANE DESIGN REQUIREMENTS
- 25 USE COVE TILE AT JUNCTION OR RISER AND TREAD FOR MAINTAINING QUARRY OR PAVER TILE. COVE: SET HORIZ. OR VERT. TO FACILITATE LAYOUT
- 26 FINISHED STEP NOSING ARE AVAILABLE IN SPECIALLY SHAPED QUARRY AND PAVERS TILE PIECES
- 27 USE FULL RADIUS CERAMIC MOSAIC BULLNOSE TILE FOR NOSING
- 28 SLIP RESISTANT TILE REQUIRED ON STAIR TREADS TYP.
- 29 ALTERNATE: EXTERIOR GRADE PLYWOOD RISER/ TREAD
- 30 "SIMPSON" HU JOIST HANGERS DOUBLE BLOCKING TO FLOOR JOIST
- 31 NOTE: ALL PLYWOOD EXTERIOR GRADE TYP 3/4" CDX
- 32 FINISH CONCRETE WITH MEDIUM ROUGH BRUSH
- 33 HAMMER FINISH FREE OF CRACKS, WAXY OR OILY FILMS AND / OR CURING COMPOUNDS
- 34 3/4" RADIUS TOP AND BOTTOM TYP.
- 35 3/8" DIA. LAG BOLT
- 36 2X4 STUDS AT 16"O.C. TYP WALL
- 37 INTERIOR FINISH
- 38 1-1/4" DIA. STD. PIPE HANDRAIL (VERIFY W/ OWNER, WOOD SIM.)
- 39 2X BLOCKING w/ 2-1/2" FH WD. SCREWS AT 4"O.C. TYP
- 40 TOOL SAFETY GROOVES STOP TOOLS 3" FROM EACH END OF THE TREAD. OMIT GROOVES IF SCHED OR DET. CALL FOR OTHERWISE
- 41 CAPPED END, WELD AND GRIND SMOOTH
- 42 METAL BRACKET
- 43 VERIFY WALL THICKNESS SEE PLANS
- 44 INTERIOR FINISH ON HOUR RATED AT STAIR
- 45 ALT. INSULATE UNDER SIDE OF STAIRS w/ R-19
- 46 SEE STRUCTURAL FOR SLAB THICKNESS AND REINFORCEMENT
- 47 MOLDING
- 48 1-1/8"X1-3/8" WOOD WALL STRINGERS



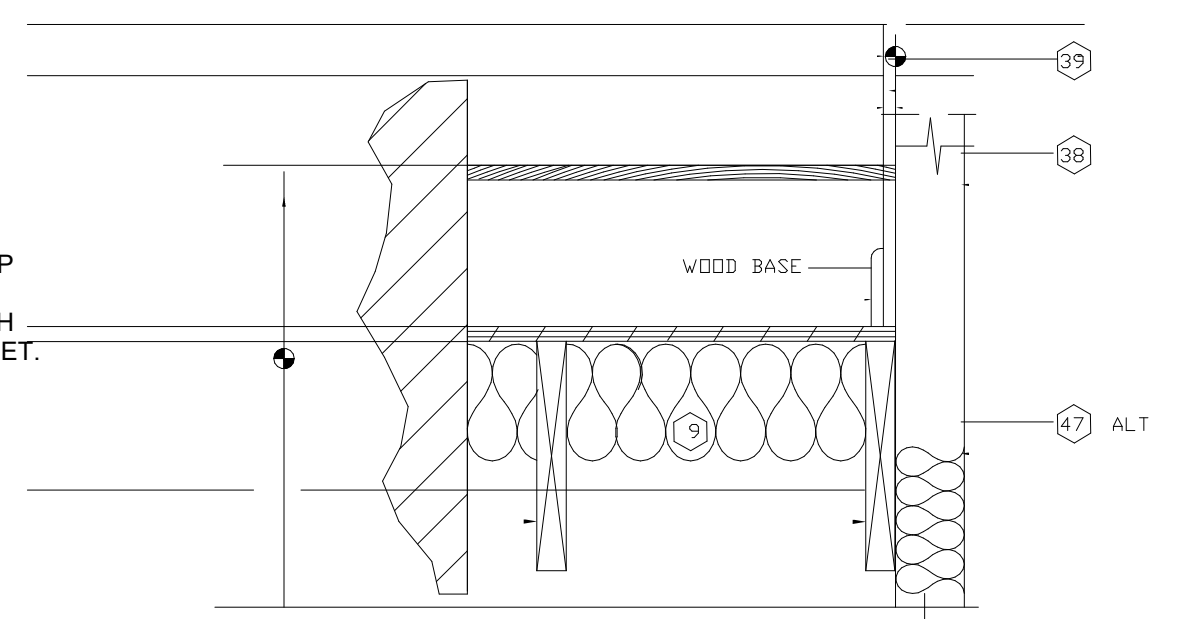
STAIR HEAD



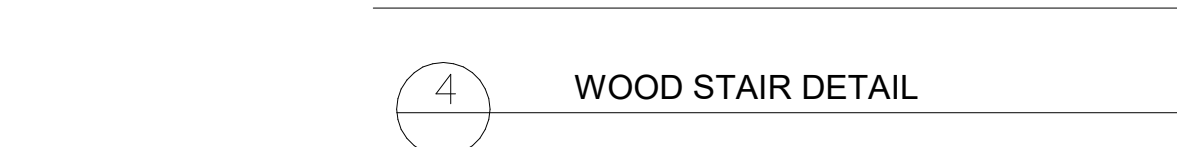
STAIR SILL @ WOOD FLOOR



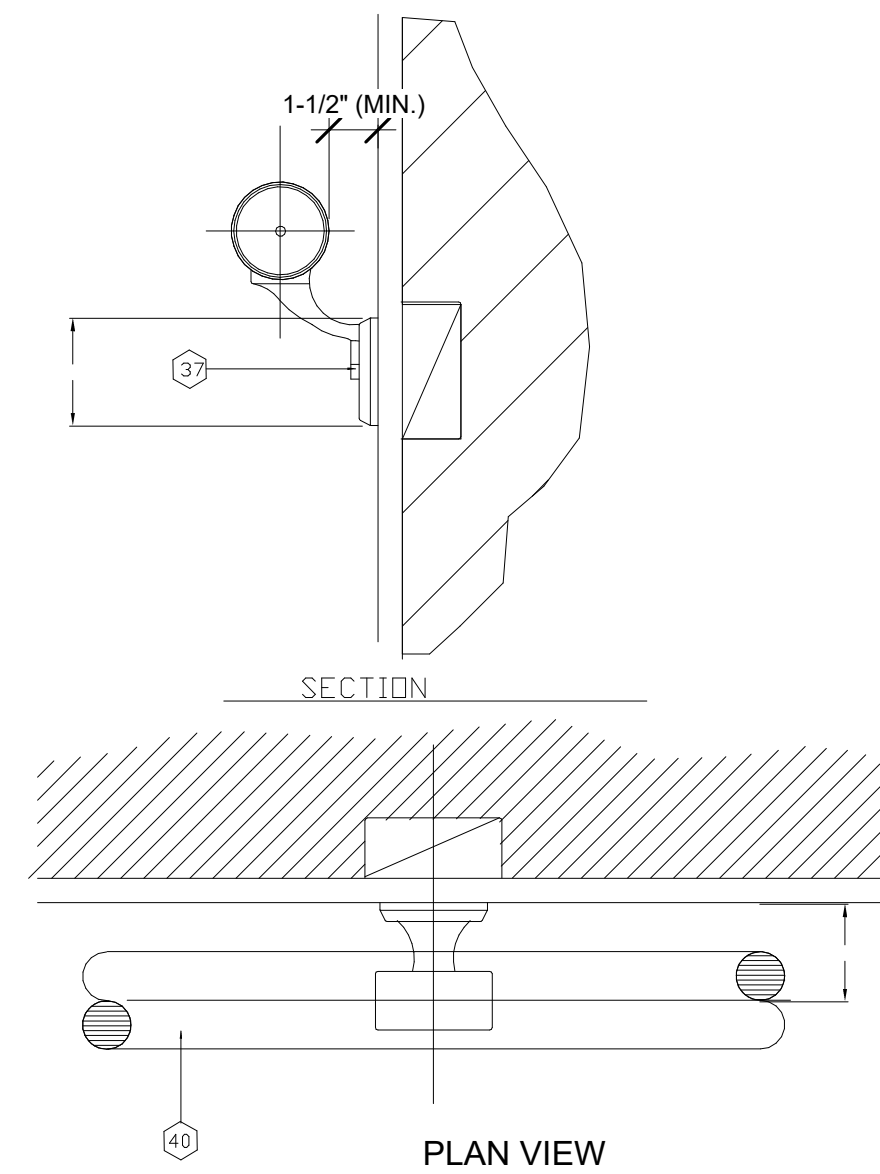
STAIR SILL @ CONCRETE FLOOR



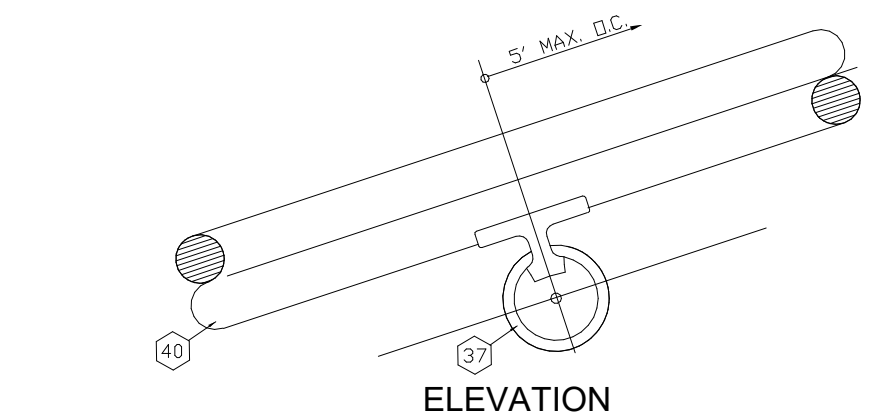
STAIR SECTION AT WALL



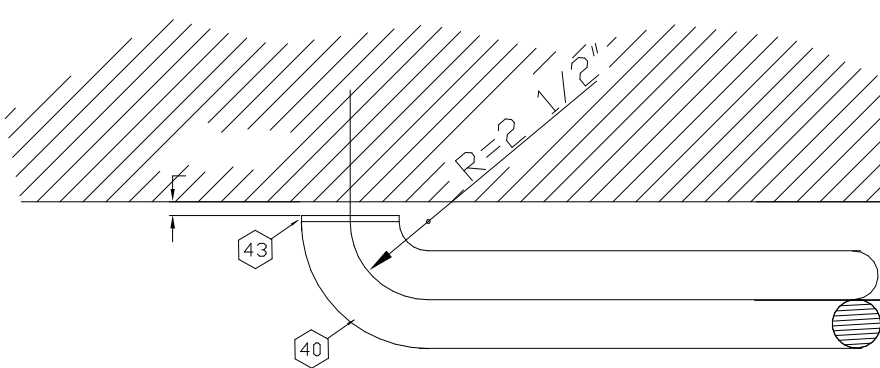
WOOD STAIR DETAIL



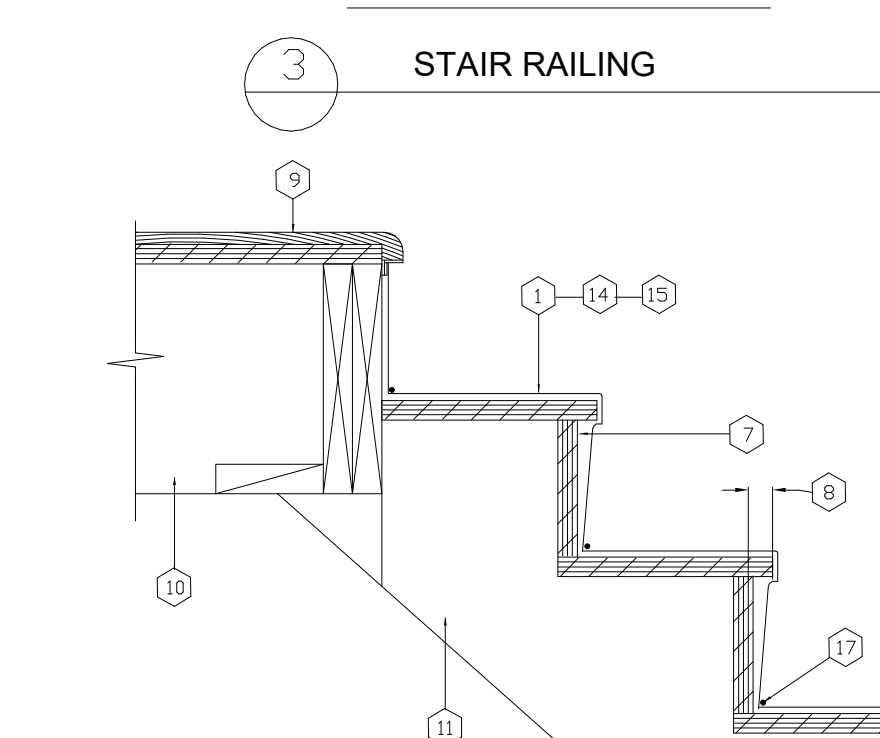
PLAN VIEW



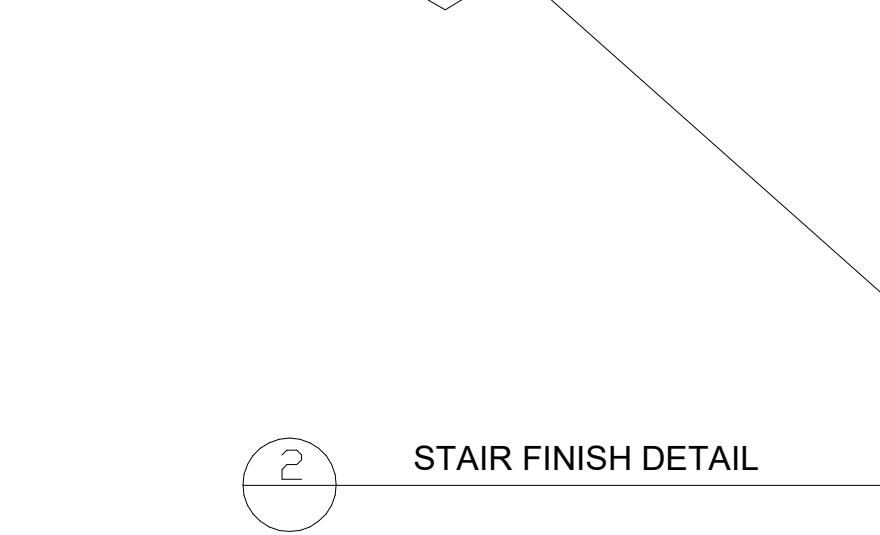
ELEVATION



RAIL END RETURN



STAIR RAILING



STAIR FINISH DETAIL

STAIR NOTES:

1. HANDRAILS

- A. PROVIDE HANDRAILS ON BOTH SIDES PER IBC 1011.11.
- B. HEIGHT OF RAILING ABOVE TREADS SHOULD BE AT A HEIGHT OF 38" PER IBC 1014.2.
- C. EXTEND HANDRAILS AT TOP OF STAIRS 12" HORIZONTALLY. HANDRAIL WILL CONTINUE TO SLOPE A MINIMUM OF ONE TREAD DEPTH AT THE BOTTOM STAIRS PER IBC 1014.6. NOSING 12"AT TOP TREAD PLUS 12" PLUS TREAD WIDTH BEYOND THE BOTTOM NOSING.
- D. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST
- E. PROVIDE 1-1/2" CLEAR BETWEEN HANDRAIL AND WALL.
- F. CROSS-SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS 1 1/4" MINIMUM.

2. TREADS

- A. ALL TREADS SURFACES ARE TO BE SLIP RESISTANT
- B. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING

3. NOSING

- A. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE 1-1/2" MAXIMUM.

4. RISERS

- A. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THEN 1/4".

5. DIMENSIONS (UNLESS NOTED OTHERWISE)

- A. RISERS: 7" MAX. VERT.
- B. TREADS: 11" MIN. HORIZ.

6. MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT: 1/4"

7. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MIN. CLEAR.

8. MAXIMUM VERTICAL DISTANCE BETWEEN STAIR LANDINGS 12'-0"

9 STAIR LANDINGS:

- A. THERE SHALL BE A FLOOR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS, MEASURED PERPENDICULARLY TO THE DIRECTION OF TRAVEL, SHALL BE NOT LESS THAN THE WIDTH OF STAIRWAYS SERVED. EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF STAIRWAYS SERVED OR 48", WHICHEVER IS LESS. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO A LANDING PER IBC 1011.6.

- B. PROVIDE HANDRAIL AT STAIRS AND 36" HIGH. GUARD RAIL (42" HIGH MINIMUM IF OCCUPANCY LOAD IS HIGHER THAN 10) AT STAIR LANDINGS WITH CLEAR SPACE BETWEEN BALUSTERS AND HORIZONTAL TOP RAIL AT 4" MIN. CLR. TYPICAL

10. SEE INTERIOR FINISH SCHEDULE FOR DETAILS AND PLANS FOR STAIR FINISHES

11. HANDICAPPED COMPLIANCE:

- A. MARK WITH A 2" WIDE STRIPE OF CONTRASTING COLOR PARALLEL TO AND NOT MORE THEN 1" FROM NOSE OF THE STEP OR LANDING. THE UPPER APPROACH AND LOWER TREAD OF EACH STAIR. USE A SLIP RESISTANT MATERIAL FOR THE STRIP AT EACH NOSING AND LANDING.

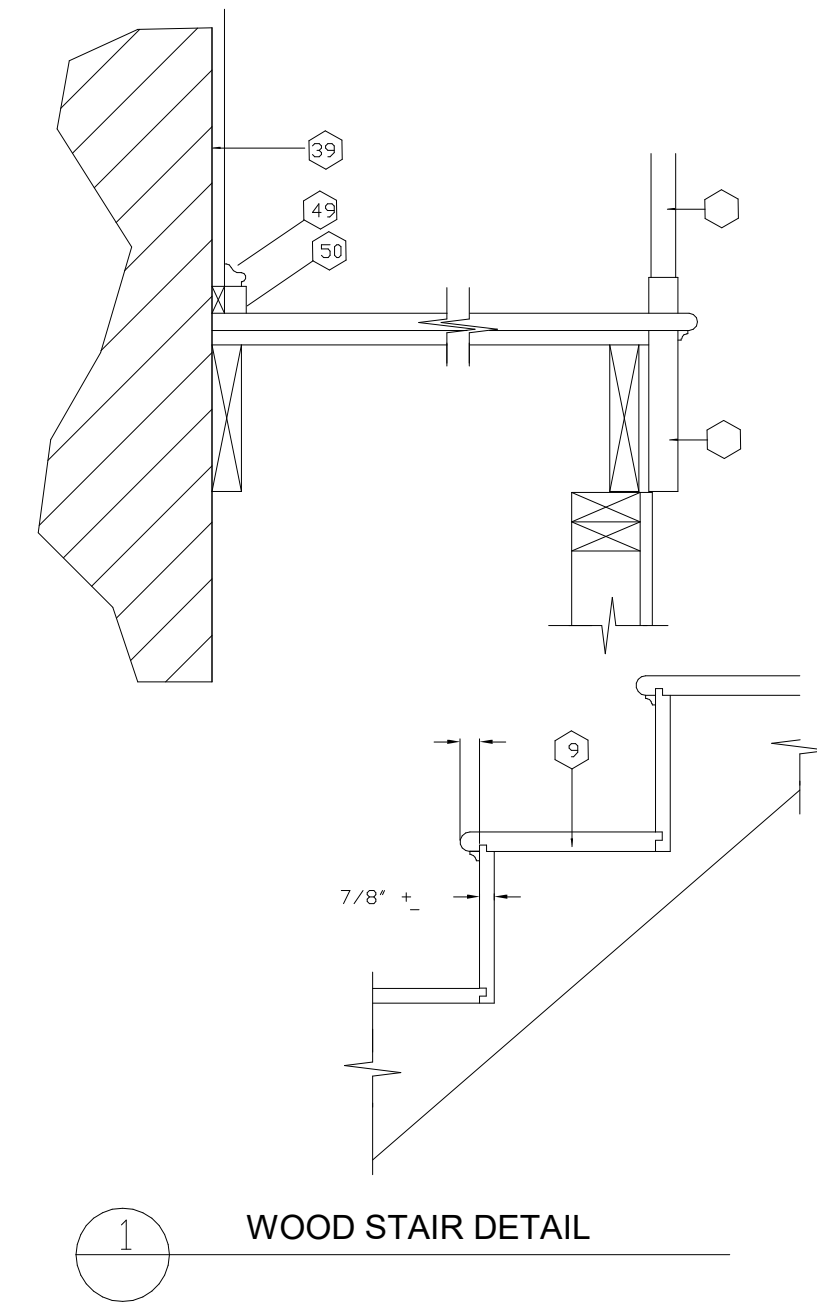
12. ENCLOSED USABLE SPACE UNDER STAIRS

- A. SHALL BE PROTECTED WITH ONE-HOUR FIRE RESISTIVE PROTECTION.

13. GUARDS

- A. GUARDS SHOULD BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMPS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.

- B. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8.

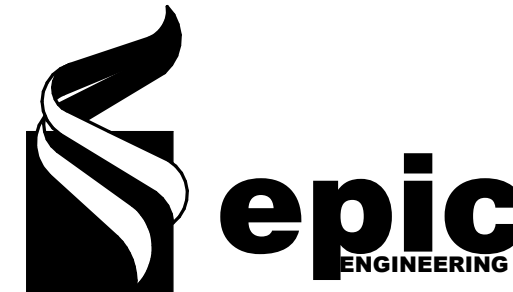


WOOD STAIR DETAIL

CONSTRUCTION NOTES

DATE

APRIL 2025



REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: ZBM

DESIGNER: JCR

REVIEWED: AJH

PROJECT #

23SM5224.02

SCALES

1" = 1'-0"	0 1' 2'
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST	

PROJECT NAME:

MONTAGE YURT

PROJECT LOCATION:

9100 MARSAC AVE
PARK CITY, UT

SHEET TITLE:

STAIRS AND RAILING
DETAILS

PLAN SET:

PERMIT

SHEET

A6.1



LEGEND

Parcel Boundary

Proposed Yurt

DATE
4/11/2025



REVISIONS

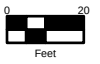
1.	

DRAWN: AM	
DESIGNER:	
REVIEWED: TC	
PROJECT #	

23SM5224.02

SCALE

HORIZ: 1"=50'
(11"x17")


Feet

PROJECT NAME:
MONTAGE YURT
9100 MARSAC AVE
PARK CITY, UT

SHEET TITLE:
PROPERTY BOUNDARY

SHEET:

GENERAL NOTES

1. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEER'S WET STAMP IS AFFIXED TO DRAWINGS.
2. NOTES AND TYPICAL DETAILS SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON PLANS.
3. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
4. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
5. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REFERRED TO THE ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
6. CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
7. CONTRACTOR SHALL SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
8. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
9. IF CONTRACTOR'S WORK IS NOT CONSTRUCTED ACCORDING TO APPROVED CONSTRUCTION DOCUMENTS (INCLUDING STAMPED WRITTEN COMMUNICATIONS), CONTRACTOR SHALL EITHER:
 - A. REMOVE THE NON-CONFORMING WORK AND RECONSTRUCT THE WORK ACCORDING TO DRAWINGS, AT CONTRACTOR'S OWN EXPENSE.
 - B. PAY FOR AND PROVIDE AN EVALUATION LETTER FROM THE ENGINEER STATING THAT THE NON-CONFORMING WORK MEETS APPLICABLE BUILDING CODES.
 - C. PAY FOR AND PROVIDE AN EVALUATION AND LETTER FROM THE ENGINEER STATING THAT THE NON-CONFORMING WORK DOES NOT MEET APPLICABLE BUILDING CODES AND DETAILING THE UPGRADES THAT ARE REQUIRED TO BRING THE NON-COMPLIANT WORK INTO COMPLIANCE.
10. VERBAL COMMUNICATION SHALL NOT BE CONSIDERED PART OF THE APPROVED CONSTRUCTION DOCUMENTS.
11. THE OWNER SHALL NOTIFY ENGINEER IF ANY UNIQUE SOILS CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT NOT BE LIMITED TO:
 - A. SATURATED SOIL AT FOOTING SUBGRADE
 - B. GROUNDWATER
 - C. UNDOCUMENTED FILL
 - D. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
 - E. LARGE DEEP PLACED BELOW FOOTINGS
 - F. EPIC ENGINEERING CANNOT BE HELD RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A GEO-TECHNICAL ENGINEER IF NEEDED. THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOILS CONDITIONS EXIST THAT COULD AFFECT THE PERFORMANCE OF THE FOUNDATION/SYSTEM PRIOR TO ANY WORK PROCEEDING.

POLYETHYLENE SHEET PLACED ON UNDISTURBED SOIL. VAPOR BARRIER UNDER SLAB ON GRADE. PLACED ON COMPACTED GRAVEL WITH 3/4" TO 1 1/2" OF DAMP SAND BETWEEN POLYETHYLENE VAPOR BARRIER AND CONCRETE.

K. EMBEDDED HOLD-DOWNS: EMBEDDING ITEMS FOR HD TYPE HOLD-DOWN TO BE ASTM A307 HEX HEADED BOLTS 1 IN. IN DIAMETER AS SPECIFIED BY MANUFACTURER. MINIMUM 4" LONG BOLTS TO HAVE 3' MIN. CONCRETE SIDE COVER. EMBEDMENT DEPTHS ARE 15" FOR BOLTS UP TO AND INCLUDING 3/4" DIA., 24" DEPTH FOR BOLTS OVER 3/4" U.N.O. TYPICAL REINFORCEMENT TO PASS UNINTERRUPTED ALONGSIDE HOLD-DOWN CABLE. CABLE CLOSURE CAPS TO BE USED TO EXTEND THE HOLD-DOWN ANCHOR THROUGH THE FLOOR PLATE TO THE SHEAR WALL CHORD.

L. EPOXY ANCHORS: ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT HIGH-SOLIDS, EPOXY SHEAR SUPPLYED BY THE MANUFACTURER IN A STANDARD CARTRIDGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. THE ADHESIVE ANCHOR SHALL HAVE BEEN TESTED AND QUALIFIED FOR PERFORMANCE IN CRACKED CONCRETE PER ICC-ES ESR-1101. ADHESIVE SHALL BE 3080 EPOXY-TE ADHESIVE FROM SIMPSON STRONG-TIE, PLEASANTON, CA. ANCHORS SHALL BE INSTALLED PER SIMPSON STRONG-TIE INSTRUCTIONS FOR SET-303 EPOXY-TE ADHESIVE. MINIMUM USE OF EPOXY ANCHORS REQUIRES SPECIAL INSPECTION OF INSTALLATION PER CURRENT ICI REPORT. CONTRACTOR TO PROVIDE SPECIAL INSPECTION REPORTS TO ENGINEER, BUILDING OFFICIAL, & ARCHITECT.

M. CONCRETE LINTELS AND BEAM: ALL CONCRETE LINTELS AND BEAMS SHALL BE 12" MIN. DEPTHS AT A MINIMUM SPACING OF THE HEIGHT OF THE LINTEL OR BEAM MINUS 2" DIVIDED BY 2, (H-2)/2, NOT GREATER THAN 12" O.C., TYP., UNLESS NOTED OTHERWISE ON PLANS.

4. LAMINATED VENEER LUMBER (LVL)
A. PRODUCTS SPECIFIED HEREIN AS LVL AND PSL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUS JOIST AS MICRO-LAM AND PARALLAM. SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STRUCTURAL VALUES. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.

5. WOOD SHEATHING
A. ALL WOOD SHEATHING SHALL BE AP- RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS NOTED HEREIN OR ON DRAWINGS
1. ROOF SHEATHING: 5/8" WITH MINIMUM (40/20) SPAN RATING
2. FLOOR SHEATHING: 3/4" OSB GLUED AND NAILED
3. EXTERIOR WALL AND SHEAR WALL SHEATHING: 7/16" WITH MINIMUM (24") SPAN RATING

B. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAILED ROOF SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES. 12" O.C. AT INTERMEDIATE FRAMING. FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD. U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER. NAILED EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD. U.N.O. SHEAR WALL SCHEDULE. OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" GAP AT BUTT ENDS.

COMMON ACRONYMS AND ABBREVIATIONS	
TPP	TYPICAL
SIM	SIMILAR
FTAO	FORCE TRANSFER AROUND OPENINGS
GPF	GARAGE PORTAL FRAMING
GYP	GYPSUM OR GYPSUM BOARD
THRU	THROUGH
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
CJP	COMPLETE JOINT PENETRATION
SS	STAINLESS STEEL
GR	GRADE
GA	GAGE OR GAUGE
PL	PLATE
TS	TEE STEEL (ANTIQUATED. SEE HSS)
HSS	HOLLOW STRUCTURAL STEEL
CFS	COLD-FORMED STEEL/STUD
CMD	CORRUGATED METAL DECKING
DBL	DOUBLE
AHJ	AUTHORITY HAVING JURISDICTION
ARCH	ARCHITECT OR ARCHITECTURAL PLANS
EOR	ENGINEER OF RECORD
OOP	OUT-OF-PLANE
C&C	COMPONENTS AND CLADDING

SHOP DRAWINGS

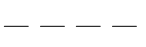
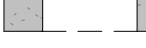
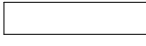
1. CONCRETE AND STEEL REINFORCING CONTRACTOR, TRUSS SUPPLIER, AND STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

SUBSTITUTIONS

1. SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITING BY THE CONTRACTOR. THE ENGINEER WILL REVIEW THE REQUESTED ALTERNATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BE REQUIRED FOR THE REQUESTED SUBSTITUTION.

Typ	TYPICAL
Sim	SIMILAR
FTAO	FORCE TRANSFER AROUND OPENINGS
GPF	GARAGE PORTAL FRAMING
GYP	GYPSUM OR GYPSUM BOARD
THRU	THROUGH
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
CJP	COMPLETE JOINT PENETRATION
SS	STAINLESS STEEL
GR	GRADE
GA	GAGE OR GAUGE
PL	PLATE
TS	TUBE STEEL (ANTIQUATED, SEE HSS)
HSS	HOLLOW STRUCTURAL STEEL
CFS	COLD-FORMED STEEL/STUD
CMD	CORRUGATED METAL DECKING
DBL	DOUBLE
AHJ	AUTHORITY HAVING JURISDICTION
ARCH	ARCHITECT OR ARCHITECTURAL PLANS
EOR	ENGINEER OF RECORD
OOP	OUT-OF-PLANE
C&C	COMPONENTS AND CLADDING

STRUCTURAL PLAN LEGEND

	JOIST OR TRUSS
	BEAM OR GIRDER
	PURLIN
	STEEL COLUMN
	
	MASONRY COLUMN
	CONCRETE COLUMN
	
	CONCRETE FOOTING
	RECESSED FOUNDATION WALL
	NON-BEARING STRUCTURAL WALL
	BEARING WALL
	BEAM IN WALL
	STEEL STRAP
	STEEL DECK
	OWS JOIST CROSS BRIDGING
	STEEL JOIST CROSS BRIDGING
	SHEARWALL TYPE AND LENGTH, SEE SHEARWALL SCHEDULE
	STRUCTURAL CONNECTOR, SEE CONNECTOR SCHEDULE
	HOLDOWN, SEE HOLDOWN SCHEDULE. "1" INDICATES LOCATION OF HOLDOWN BASED ON LEVEL ABOVE.
	SNOW DRIFT AREA AND LOAD, ON TOP OF IDENTIFIED SNOW LOAD. DRIFT LOAD IS 0 PSF AT DOTTED LINE AND INCREASES LINEARLY TO MAXIMUM LOAD.
	SHEATHING
	PERMANENT EQUIPMENT

○ □ [STEEL COLUMN

RECESSED FOUNDATION WALL

STEEL DECK

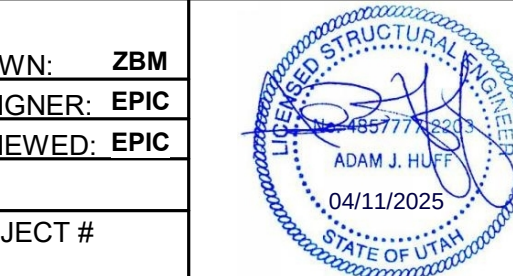
1 SHEARWALL TYPE AND LENGTH, SEE SHEARWALL SCHEDULE

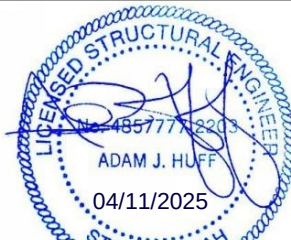
10 H INDICATES LOCATION OF HOLDOWN IDENTIFIED ON LEVEL ABOVE.

SNOW DRIFT AREA AND LOAD ON TOP

DATE _____

APRIL 2025



MARK	DATE	DESCRIPTION
DRAWN: ZBM DESIGNER: EPIC REVIEWED: EPIC 		
PROJECT #		
23SM5224.02		

As indicated

As indicated

MONTAGE YURT

**9100 MARSAC AV
PARK CITY, UT**

STRUCTURAL GENERAL NOTES

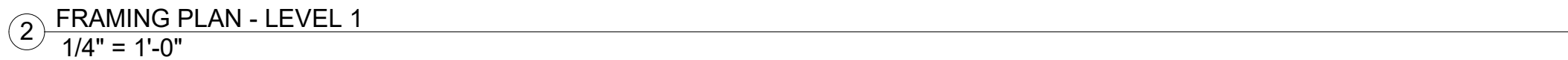
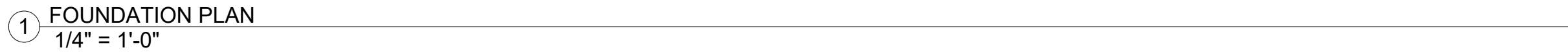
PLAN SET:	SHEET
PERMIT	S0.1



CONCRETE COLUMN SCHEDULE						
MARK	COUNT	SIZE	VERT REINF	TIES	REMARKS	
CC-1	16	12"	(4) #4	#3 @ 8" O.C.	(3) #3 TIES @ TOP 5"	
CC-2	5	12"	(4) #4	#3 @ 8" O.C.	(3) #3 TIES @ TOP 5"	

WOOD JOIST SCHEDULE							
MARK	SIZE	TYPE	GRADE	SPACING	END SUPPORTS		REMARKS
					END 1.	END 2.	
WJ-101	(2) 2x8		DF #2	2' - 0"			
WJ-102	2x12	DIM	DF #2	1' - 4"			

STRUCTURAL KEYNOTES	
MARK	REMARKS
1	LU28 HANGER (TYP)
2	4 X 4 POST WITH AB44 CAP
3	2 X 8 RIM WITH LS-50 CLIP FROM RIMBOARD TO JOIST (TYP)
4	2 X 8 BLOCKING WITH LS70 CLIP (TYP)
5	SEE 3/S1.1 FOR POST BASE

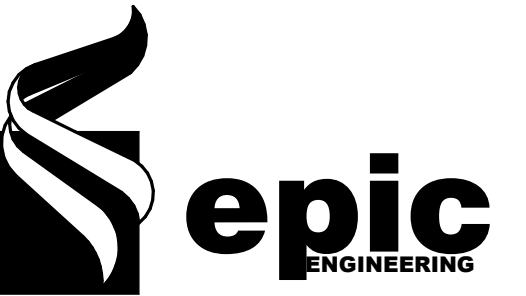


1) THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUBCONTRACTORS AND OWNER SHALL REVIEW AND BE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.

- 3) CONTRACTOR TO VERIFY DIMENSIONS
W/ ARCHITECTURAL PLANS

- 3) CONTRACTOR TO VERIFY DIMENSIONS
W/ ARCHITECTURAL PLANS

APRIL 2025



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REVIEWED: EPIC

23SM5224.02

As indicated

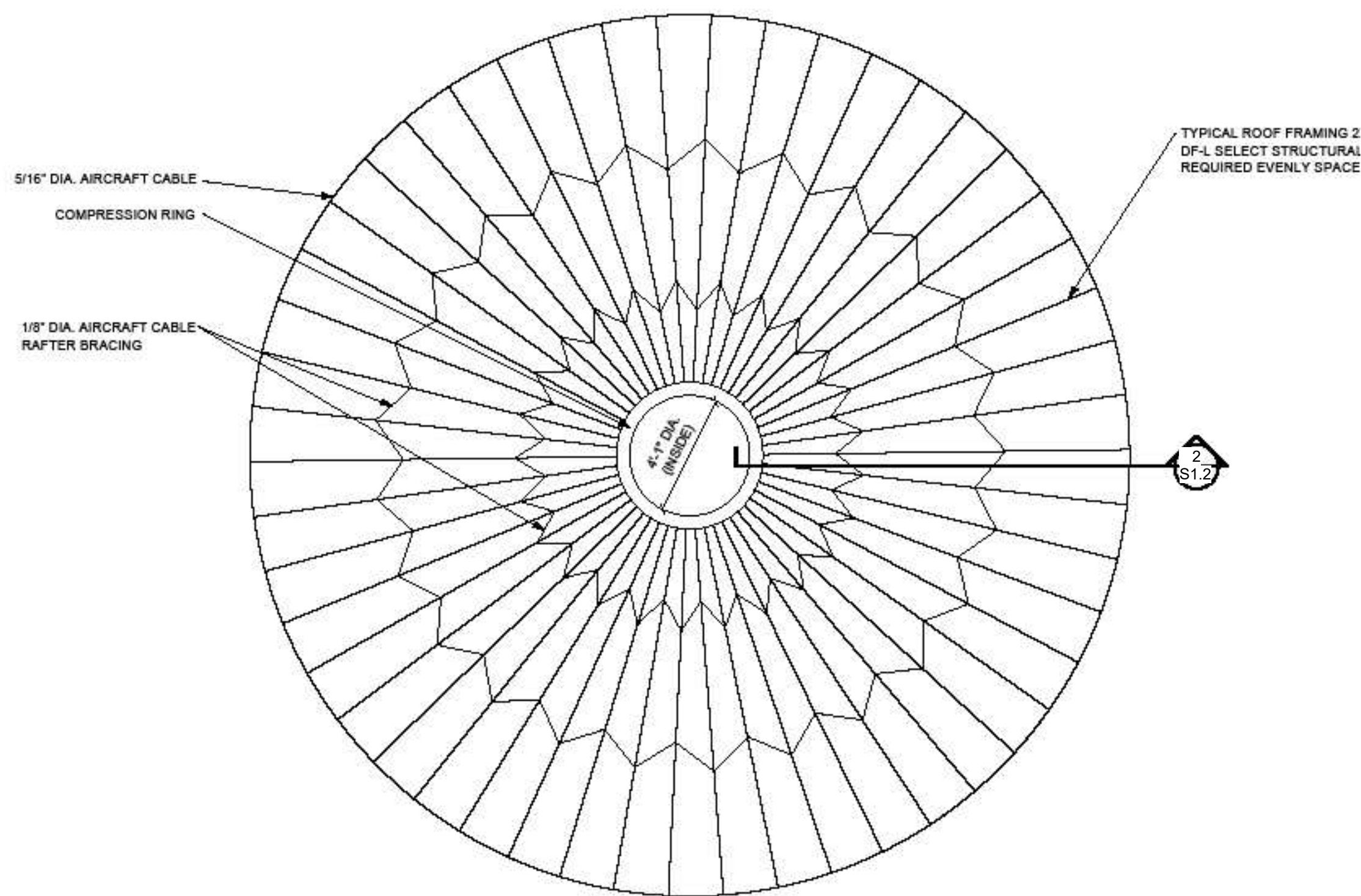
MONTAGE YURT

9100 MARSAC AVE
PARK CITY, UT

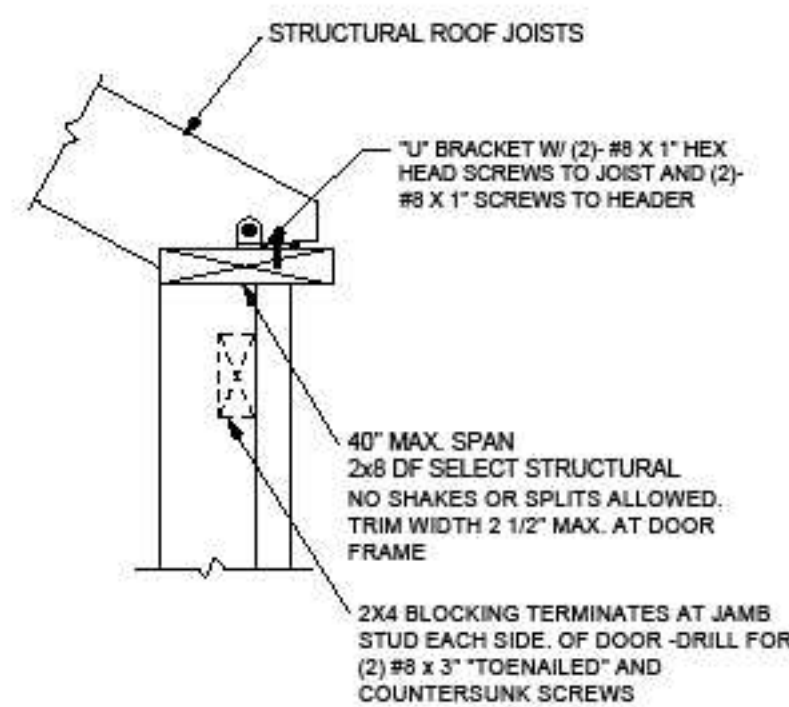
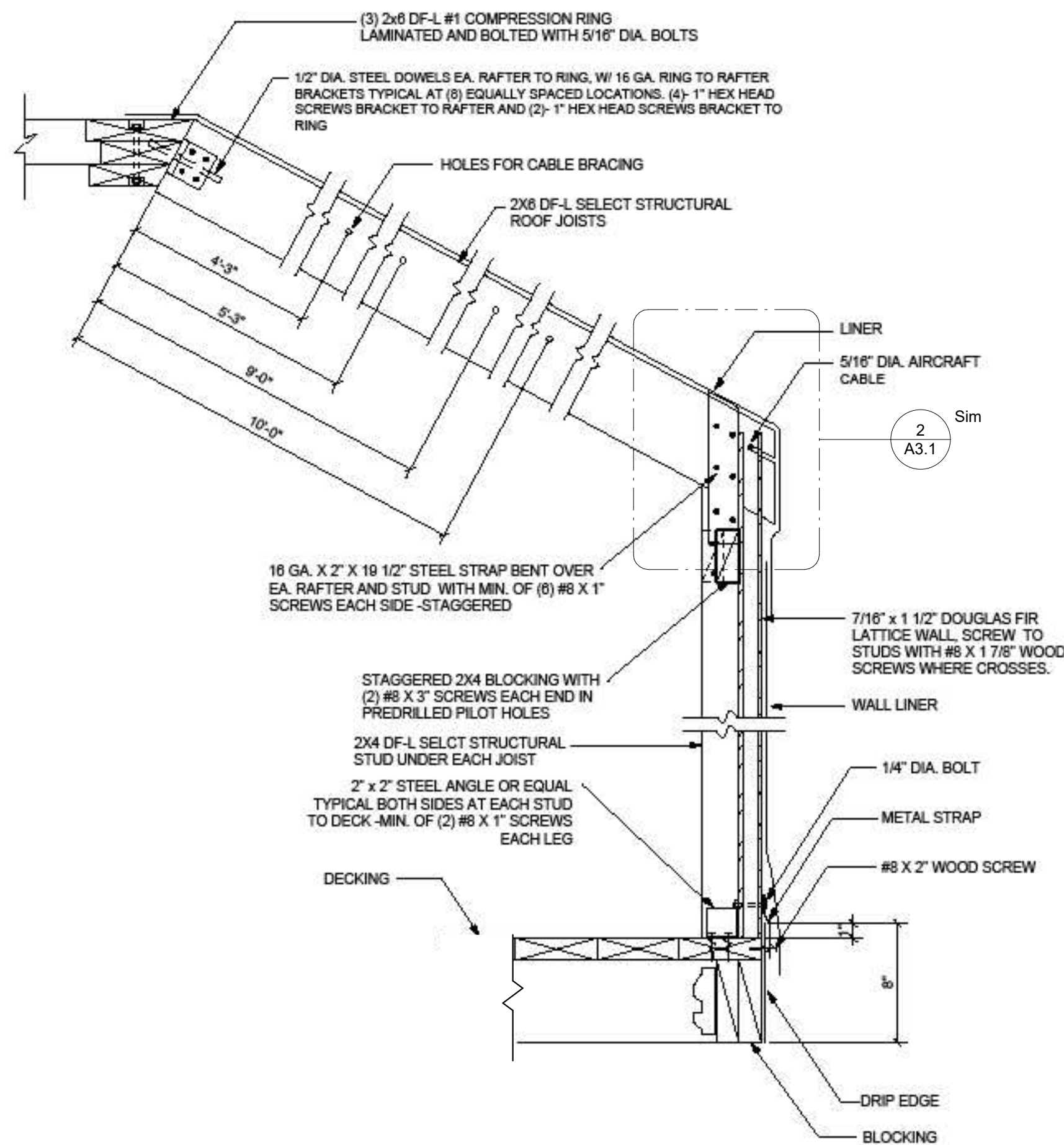
FOUNDATION PLAN

SHEET

S1.1



1 ROOF FRAMING
1/4" = 1'-0"



HEADER AT DOOR

2 WALL SECTION
1" = 1'-0"

CONSTRUCTION NOTES**DATE**

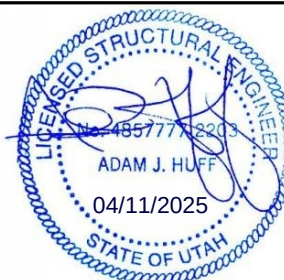
APRIL 2025

**REVISIONS**

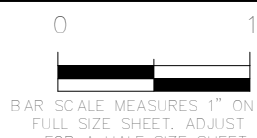
MARK	DATE	DESCRIPTION
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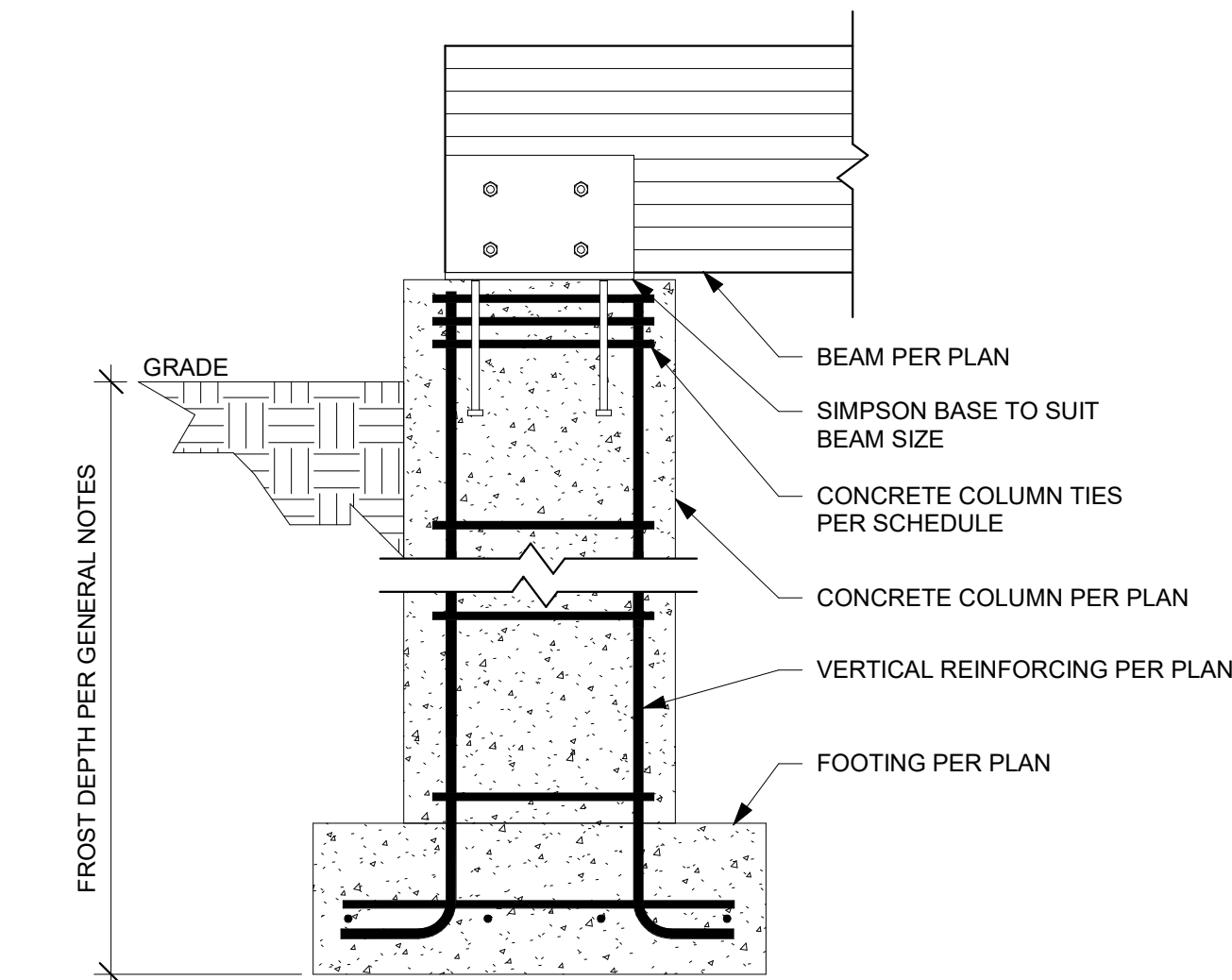
DRAWN: ZBM
DESIGNER: AJH
REVIEWED: AJH

PROJECT #
23SM5224.02

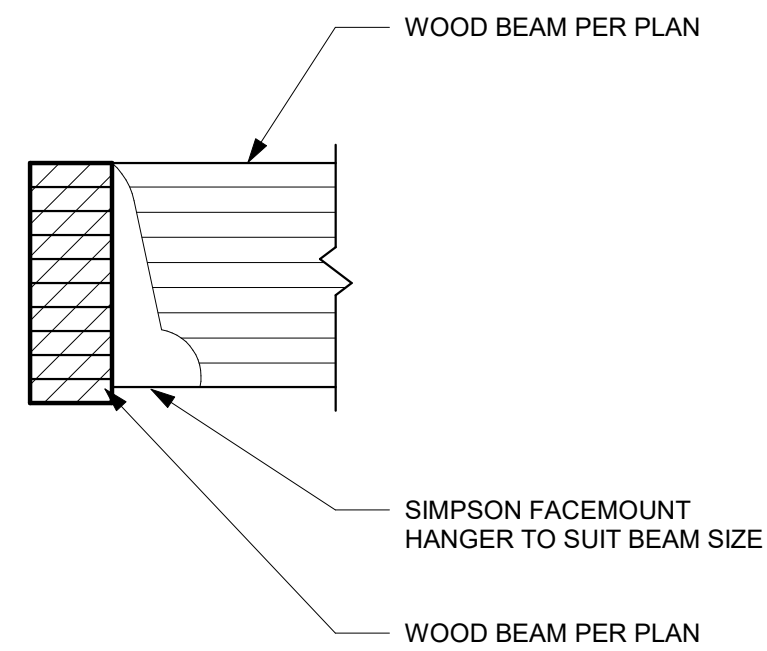
**SCALES**

As indicated

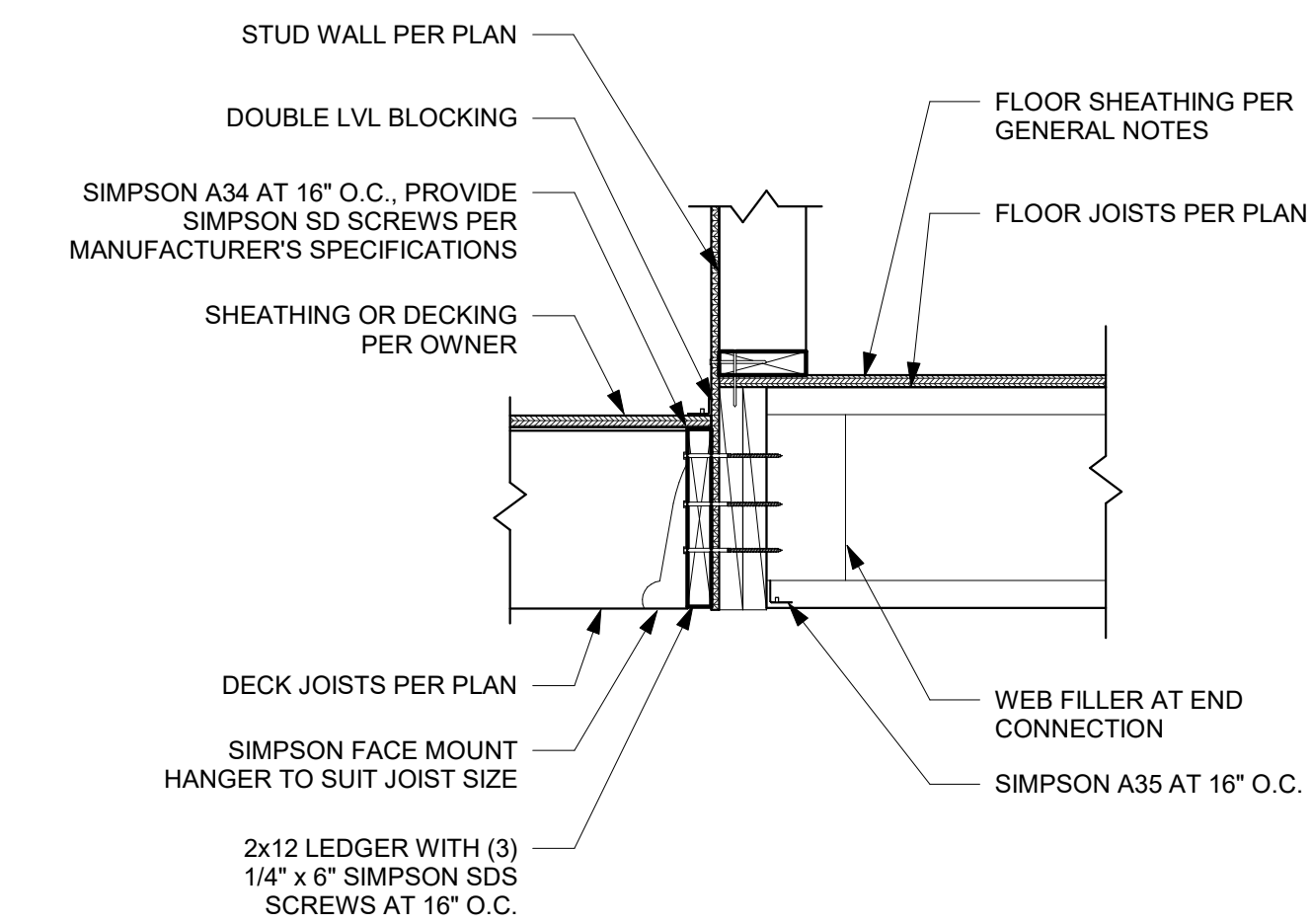
**PROJECT NAME:****MONTAGE YURT****PROJECT LOCATION:****9100 MARSAC AVE
PARK CITY, UT****SHEET TITLE:****ROOF FRAMING****PLAN SET:****PERMIT****SHEET****S1.2**



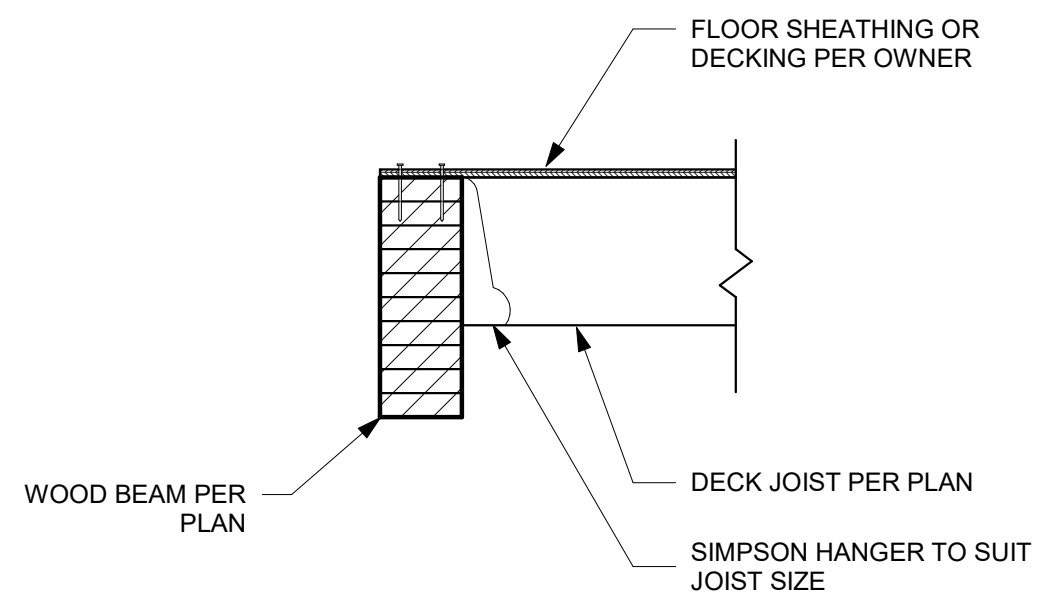
① WOOD CLULAM BEAM ON CONCRETE PIER AT GRADE
N.T.S.



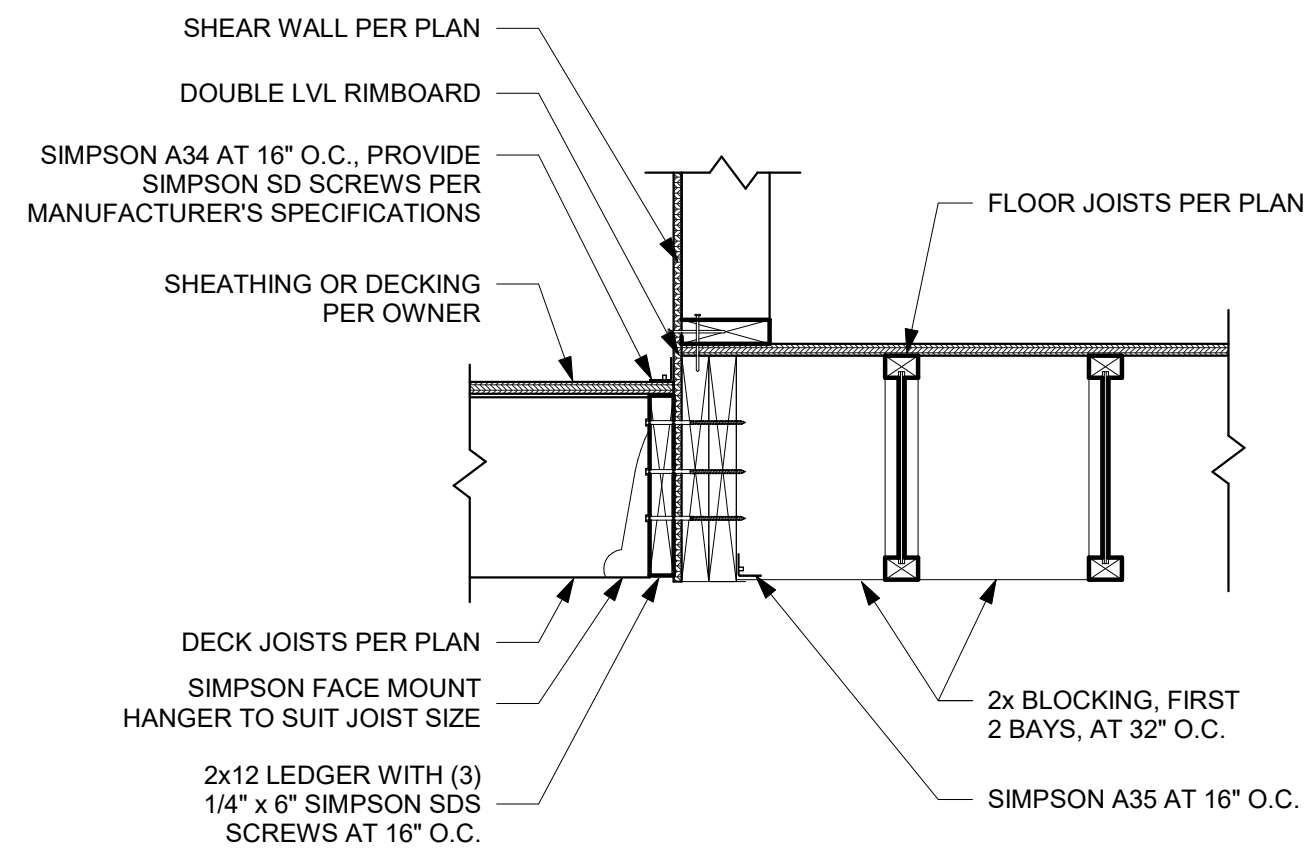
② WOOD BEAM TO WOOD BEAM
N.T.S.



④ DECK LEDGER AT FLOOR RIMBOARD WITH JOISTS, PERPENDICULAR
N.T.S.



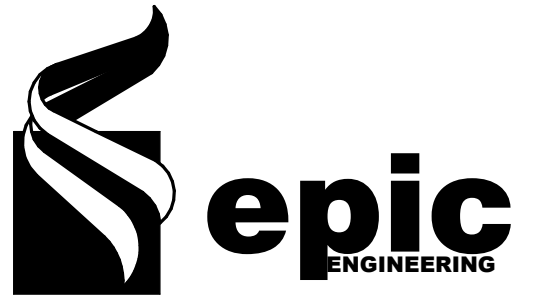
⑤ WOOD FLOOR JOISTS TO GLULAM BEAM
N.T.S.



③ FLOOR TRUSSES TO WALL WITH DECK, PARALLEL
N.T.S.

CONSTRUCTION NOTES**DATE**

APRIL 2025



REVISIONS

MARK	DATE	DESCRIPTION
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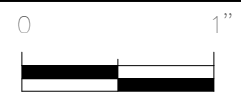
DRAWN: ZBM
DESIGNER: AJH
REVIEWED: AJH

PROJECT #

23SM5224.02

**SCALES**

1" = 1'-0"



BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FULL SIZE SHEET, ADJUST

PROJECT NAME:

MONTAGE YURT

PROJECT LOCATION:9100 MARSAC AVE
PARK CITY, UT**SHEET TITLE:**

STRUCTURAL DETAILS

PLAN SET:

PERMIT

SHEET

S5.0

Planning Department Staff Report



Subject: 2000 Meadows Drive
Application: PL-25-06391
Author: Jaron Ehlers, Planner I
Date: May 15, 2025
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the proposed Administrative Conditional Use Permit, (II) conduct a public hearing, and (III) consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Jeff Hill
Location: 2000 Meadows Drive
Zoning District: Recreation and Open Space
Adjacent Land Uses: Golf Course, Residential
Reason for Review: The Planning Director takes Final Action on Administrative Conditional Use Permits.¹

ACUP Administrative Conditional Use Permit
LMC Land Management Code
MPD Master Planned Development
ROS Recreation and Open Space

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

Summary

The Applicant proposes to enclose an existing deck to create an Accessory Building at the Park Meadows Country Club. The proposed Accessory Building shares a wall with the existing pool house but does not include an internal connection. The Park Meadows Country Club is in the Recreation and Open Space (ROS) Zoning District and part of the Park Meadows Master Planned Development (MPD). The proposed Accessory Building is 331 square feet. The Accessory Building would be used for storage of Pool equipment including chairs during the winter.

¹ LMC [§ 15-1-8\(J\)](#)



Figure 1: Location of proposed Accessory Building shown with red circle. Image from Summit County Parcel Viewer.

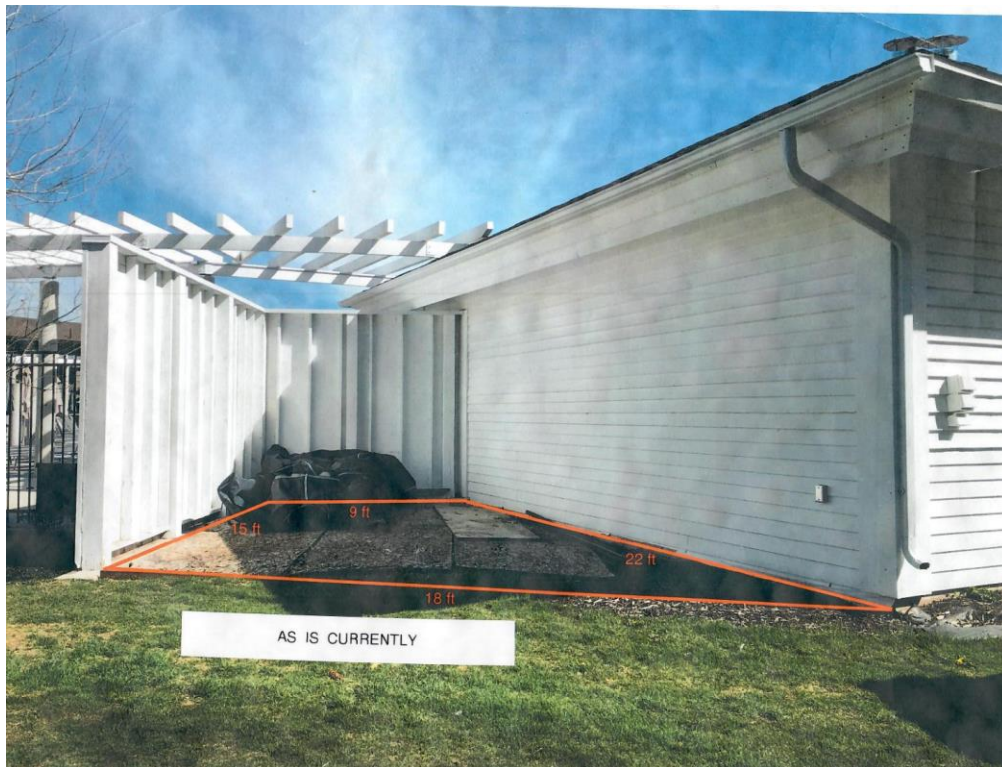


Figure 2: Existing Site Conditions. Image provided by Applicant.

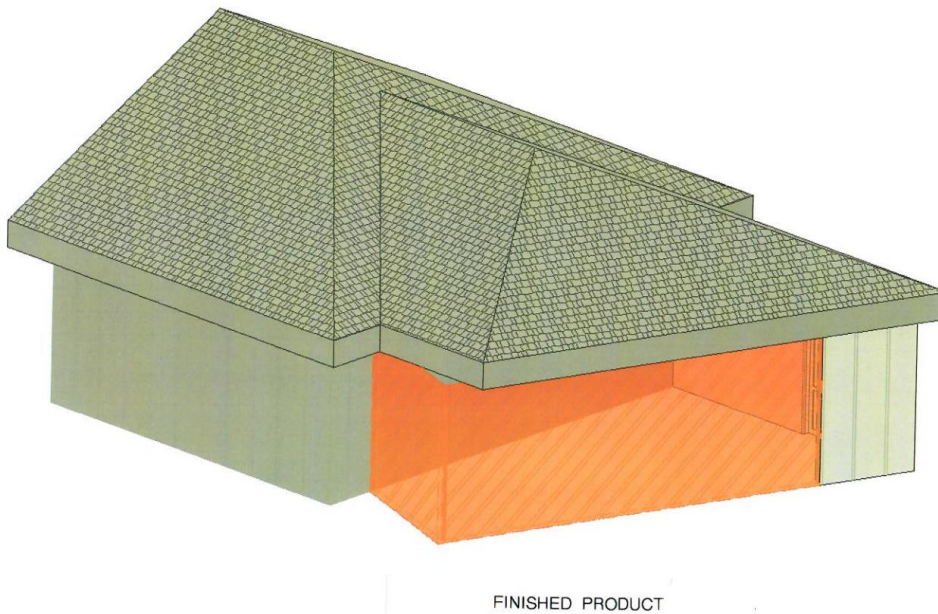


Figure 3: Rendering of proposed Accessory Building provided by Applicant.

Background

The Applicant applied for the Administrative Conditional Use Permit (ACUP) on January 10, 2025.

Analysis

Please refer to the draft Final Action Letter (Exhibit A) for full analysis.

The Development Review Committee reviewed the proposal on May 6, 2025 and confirmed it met their requirements.²

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 May 1, 2025. Staff mailed courtesy notice to adjacent property owners on May 1, 2025.³

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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)

Public Input

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

Alternatives

The Planning Director may:

- Approve the proposed ACUP;
- Deny the proposed ACUP and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: Proposed Plans



Planning Department

May 15, 2025

Jeff Hill

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 2000 Meadows Drive

Zoning District: Recreation and Open Space

Application: Administrative Conditional Use Permit

Project Number: PL-25-06391

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 15, 2025

Project Summary: The Applicant proposes a 331-square-foot Accessory Building to be used for storage.

Action Taken

On May 15, 2025, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes to enclose an existing deck to create an Accessory Building at the Park Meadows Country Club.
2. The proposed Accessory Building shares a wall with the existing pool house but does not include an internal connection.
3. The Park Meadows Country Club is in the Recreation and Open Space (ROS) Zoning District and part of the Park Meadows Master Planned Development (MPD).
4. The proposed Accessory Building is 331 square feet.
5. The Accessory Building is proposed to be used for storage of pool equipment including chairs during the winter.



Planning Department

6. The Applicant applied for the Administrative Conditional Use Permit (ACUP) on January 10, 2025.
7. The proposal for an Accessory Building, as conditioned, complies with the ROS Zoning District regulations outlined in Land Management Code (LMC) Chapter 15-2.7:
 - a. LMC § 15-2.17-2(B)(4) establishes Accessory Buildings less than 600 square feet to be subject to an ACUP. The proposed Accessory Building is 331 square feet.
 - b. LMC § 15-2.17-3 establishes all Setbacks to be 25 feet. The Applicant indicated the proposed Accessory Building is at least 30 feet from the nearest property line but did not provide a survey.
 - c. LMC § 15-2.17-4 establishes a Zone Height of 28 feet. The Applicant stated the Accessory Building will not exceed 18 feet in Height.
8. The proposal for an Accessory Building complies with the Off-Street Parking requirements outlined in Land Management Code Chapter 15-3.
 - a. LMC § 15-3-6 does not establish any requirement for Off-Street parking for an Accessory Building used exclusively as storage.
9. The proposal for an Accessory Building, as conditioned, complies with the Conditional Use Permit (CUP) criteria outlined in LMC Section 15-1-10(E).

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	Complies The Accessory Building is tucked to the side of the existing pool house, limiting its visibility and making it appear to be an extension of the pool house.
Traffic capacity	Complies The Accessory Building is a storage facility that will be used by existing on-site employees and will not generate any new traffic impacts.
Utility capacity, including Storm Water run-off	Complies Utilities will remain as is. There is no proposed habitation or any use proposed beyond storage.
Emergency vehicle access	Complies The proposed Accessory Building is on the interior of the property, away from the roads. It is adjacent to an existing structure, so no new means of access are required.



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Off-street parking	Complies See Finding of Fact 8.
Internal vehicular and pedestrian circulation system	Complies The proposed Accessory Building is in an already disturbed area with existing pedestrian access. It is not along any roads.
Fencing, screening, and landscaping	Complies The proposed Accessory Building is already enclosed on three sides and will look like an extension of the existing pool house. It is entirely within an already disturbed area, so no Significant Vegetation will be affected.
Building mass, bulk, and orientation, and the location of Buildings on the Site	Complies The proposed Accessory Building is visually subordinate to the existing pool house. The Applicant proposes to use materials that complement the pool house.
Useable open space	Complies The Applicant does not propose changes to the existing Open Space. The proposed Accessory Building is on already disturbed area.
Signs and lighting	Complies No signs or lighting have been proposed or are approved with this application.
Physical design and compatibility with surrounding Structures	Complies The proposed Accessory Building looks like an extension of the existing pool house.
Noise, vibration, odors, steam, or other mechanical factors	Complies The proposed Accessory Building will not create operational noise, vibration, odors, steam, or other mechanical factors. During construction, the project must abide by the Noise regulations in Municipal Code of Park City Chapter 6-3.
Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas	Complies The proposed Accessory Building is for storage only and does not require delivery or service vehicles, loading and unloading zones, or trash and recycling pickup Areas.
Expected ownership	Complies The property is owned by Park Meadows Club, Inc. No changes to ownership are proposed.



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Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, or Steep Slopes	Complies There will be no disturbance of the existing topography. The property is not within the Soils Ordinance boundary or Sensitive Land Overlay and is not on Steep Slopes.
General Plan Consistency	Complies The Accessory Building supports General Plan Goal 2.3 (p.159) "Park Meadows: As a primary resident neighborhood, community amenities should be planned to meet daily needs." The golf course is noted as one of these community amenities, and the Accessory Building will provide additional storage to enhance this amenity.

10. The Development Review Committee reviewed the proposal on May 6, 2025. Park City Fire District reviewed the proposed Modification and confirmed it met their requirements.
11. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 1, 2025.
12. Staff mailed courtesy notice to adjacent property owners on May 1, 2025.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.7 *Recreation and Open Space District*, LMC Chapter 15-3 *Off-Street Parking*, and LMC Section 15-1-10 *Conditional Use Review Process*.
2. The Use is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any difference in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Accessory Building shall not exceed the area that has been already disturbed by the patio and the fence and must comply with Setbacks.
2. The Accessory Building shall not exceed 18 feet in Height at the tallest point.
3. No Signs or Outdoor Lighting are proposed or approved with this application.
4. The Accessory Building is limited to use for storage.
5. The Applicant is responsible for notifying the Planning Department in writing of



Planning Department

any changes, modifications, or deviations from the approved scope of work. Changes shall be reviewed and approved or denied by the Planning Director or their designee in accordance with applicable development standards.

6. Final building plans and construction details shall reflect substantial compliance with the plans submitted with this application. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a Stop Work Order.
7. Issuance of a building permit is required prior to construction.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

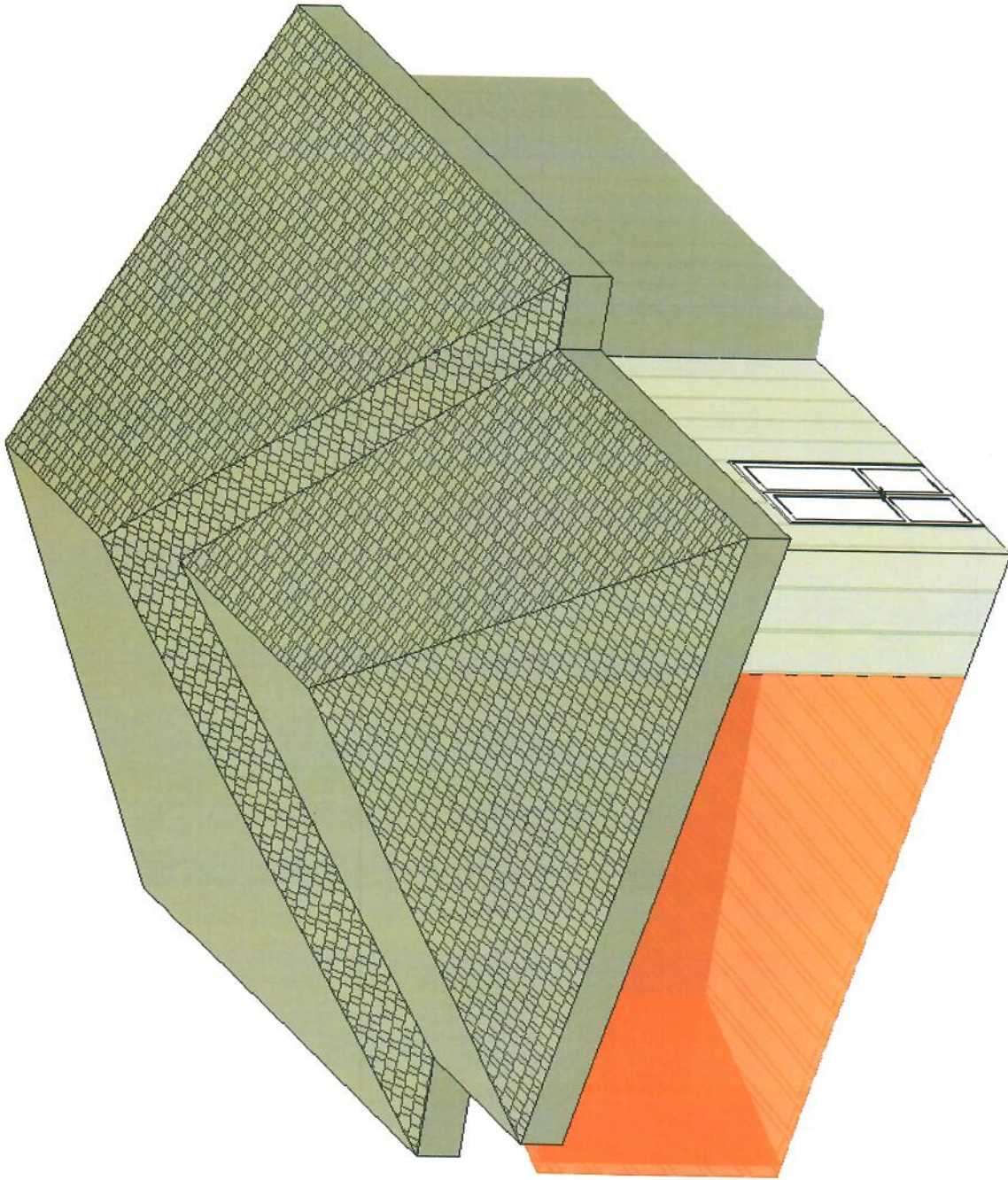
CC: Jaron Ehlers, Project Planners

Attachment 1: Approved Plans, as conditioned

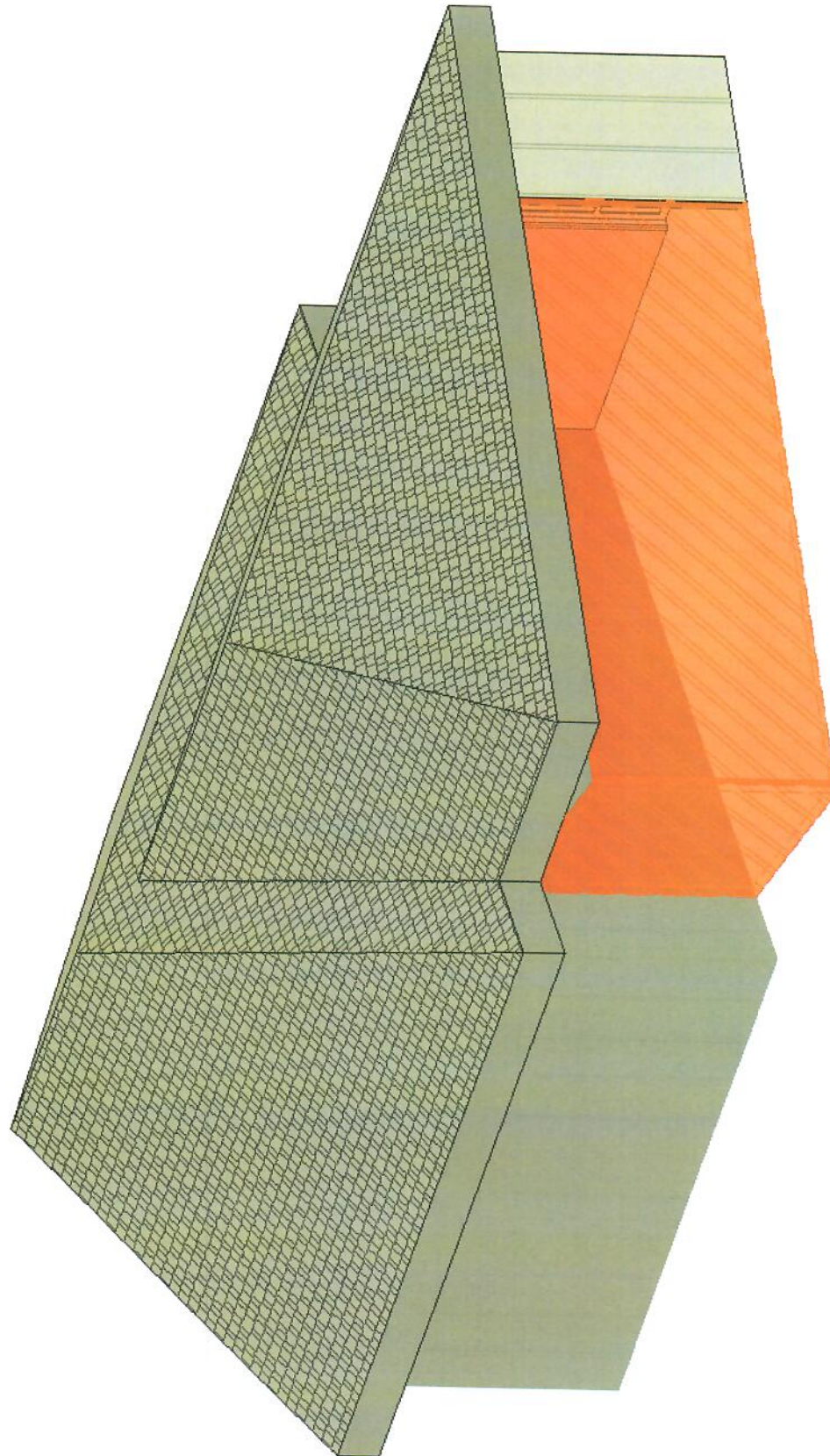


AS IS CURRENTLY

$18\frac{1}{2} \times 13\frac{1}{2} : 250' + 81' = 331'$



FINISHED PRODUCT



FINISHED PRODUCT

