



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
October 23, 2025**

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

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

1. REGULAR AGENDA - 12:00PM

- 1.A. **954 Woodside Avenue – Modification of Approval** – The Applicant Requests to Remove Condition of Approval 18 Regarding the Review Process of a Proposed Rooftop Spa. PL-25-06697
(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.gov at least 24 hours prior to the meeting.

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

Planning Department Staff Report



Subject: 954 Woodside Avenue
Application: PL-25-06697
Author: Nan Larsen, Senior Planner
Date: October 23, 2025
Type of Item: Modification

Recommendation

(I) Review the requested modification to remove Condition of Approval (COA) 18 to a Historic District Design Review (HDDR) to update the review process for a proposed rooftop spa, (II) conduct a public hearing, and (III) consider approving the modification based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in Draft Final Action Letter.

Description

Applicant: Matthew Keiser

Location: 954 Woodside Avenue

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: The Planning Director reviews and takes Final Action on HDDR modifications.¹

COA	Condition of Approval
HDDR	Historic District Design Review
HR-1	Historic Residential – 1
LMC	Land Management Code
SFD	Single-Family Dwelling

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

Background

On August 22, 2023, the City Council approved the 958 Woodside Avenue Plat Amendment (Ordinance No. 2023-39) to create two Lots for the construction of two new Single-Family Dwellings (SFDs) – one at 958 Woodside Avenue and one at 954 Woodside Avenue. 954 Woodside Avenue is 2,812.5 square feet and Lot 2 of the 958 Woodside Avenue Plat Amendment.

On February 18, 2025, the Applicant submitted an HDDR for a SFD at 954 Woodside

¹ LMC [§ 15-11.12\(D\)](#)

Avenue.

On May 1, 2025, Planning staff found the proposed SFD complied with the LMC as conditioned and approved the HDDR at an Administrative Public Hearing. (Exhibit C, Minutes). As part of the SFD project, the Applicant proposed the construction of an 11-foot by 16-foot rooftop spa towards the rear of the roofline (Exhibit D). Condition of Approval 18 required Planning Commission approval of a Conditional Use Permit for the proposed rooftop pool (Exhibit C).

On September 19, 2025, the Applicant petitioned for a modification to remove this Condition of Approval. As outlined below, the requested modification is based upon the changed conditions of the proposed rooftop spa. The Applicant's initial proposal included a 192-square-foot rooftop spa, but the Applicant has since provided updated information that the water surface area is not to exceed 128 square feet and a depth of 3 feet 11 inches" (Exhibit B).

Analysis

(I) A hot tub is an Accessory Use in the HR-1 Zoning District, subject to compliance with screening, noise, and size restrictions.

LMC [§ 15-2.2-2](#) establishes Allowed and Conditional Uses in the HR-1 Zoning District. A hot tub is an Accessory Use and permitted.

Pursuant to LMC [Chapter 15-2.2](#), a hot tub is permitted within the Building Pad area with sufficient Screening. LMC [§ 15-15-1](#) defines Screening as visually and/or audibly shielding or obscuring a Structure or Use from adjacent Property by Fencing, walls, or densely planted vegetation.

The Applicant proposes a rooftop spa similar to a hot tub with a water surface area of 128 square feet and 3 feet 11 inches depth. Conditions of Approval require the Applicant to Screen the rooftop spa, comply with the noise ordinance, and limit the size.

Department Review

The Planning and Executive Departments reviewed this report.

Notice

Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on October 9, 2025.²

Public Input

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

Alternatives

The Planning Director may:

- Approve the HDDR Modification.

² LMC [§ 15-1-21](#)

- Deny the HDDR Modification and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to date uncertain.

Exhibits

A: Draft Final Action

B: Applicant Modification of Approval Submittal

C: HDDR Staff Report & Notice of Planning Director Action

D: Applicant HDDR Submittal



Planning Department

October 23, 2025

Matthew Keiser
954 Woodside Avenue
Park City, UT 84060

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	954 Woodside Avenue
Zoning District:	Historic Residential -1
Application:	Modification of Approval
Project Number:	PL-25-06697
Action:	APPROVED
Date of Final Action:	October 23, 2025
Project Summary:	The Applicant requests a modification to the approved Historic District Design Review to remove Condition of Approval 18 regarding the review process for the proposed spa.

Action Taken

On October 23, 2025, the Planning Director conducted a public hearing and approved the Modification to a Historic District Design Review (HDDR) approval according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. On August 22, 2023, the City Council approved the 958 Woodside Avenue Plat Amendment to create two Lots for the construction of two new Single-Family Dwellings (SFDs).
2. 954 Woodside Avenue is Lot 2 of the 958 Woodside Avenue Plat Amendment, a 2,812.5-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District.
3. On February 18, 2025, the Applicant submitted an HDDR application for a SFD at 954 Woodside Avenue.



Planning Department

4. On May 1, 2025, an HDDR was reviewed and found to comply with the LMC, according to the Findings of Fact, Conclusions of Law, and Conditions of Approval, by the Planning Director at an administrative public hearing.
5. At that time, the Applicant proposed a 192-square-foot rooftop spa. As a result, Condition of Approval 18 required the Applicant to obtain a Conditional Use Permit from the Planning Commission due to the large size of the spa, which would be more like a pool, a Private Recreation Facility.
6. On September 19, 2025, the Applicant petitioned for a modification to remove this Condition of Approval and updated the information submitted to show the water surface area proposed for a rooftop spa does not exceed 128 square feet or 3 feet 11 inches in depth and is more like a hot tub than pool.

Conclusions of Law

1. The proposed modification complies with the requirements of LMC Chapter 15-2 and Chapter 15-13.

Conditions of Approval

1. The rooftop spa must:
 - a. Be Screened in accordance with LMC § 15-2.2-3 and § 15-15-1.
 - b. Comply with noise restrictions in Municipal Code of Park City Chapter 6-3.
 - c. Not exceeding 3 feet 11 inches in depth or 128-square-feet of water surface.

If you have questions or concerns regarding this Final Action Letter, please call 435-640-0558 or email nannette.larsen@parkcity.gov

Sincerely,

Rebecca Ward,
Planning Director

CC: Nannette Larsen, Senior Planner

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE I PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



REQUEST FOR EXTENSION OR MODIFICATION OF APPROVAL

For Office Use Only

PLANNING COMMISSION HEARING DATE(S) _____	CITY COUNCIL HEARING DATE(S) _____	APPLICATION # <u>PL-25-06697</u>
APPROVED _____	APPROVED _____	DATE RECEIVED <u>09.19.2025</u>
DENIED _____	DENIED _____	ORDINANCE # _____
PROJECT PLANNER _____		EXPIRATION _____

PROJECT INFORMATION

NAME: 954 Woodside Avenue Residence

ADDRESS: 954 Woodside Avenue
Park City, UT 84060

TAX ID: SA-17-A and SA-18 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Matthew R Keiser

MAILING
ADDRESS: Matthew R Keiser
958 Woodside Ave (PO Box 1933)
Park City UT, 84060

PHONE #: [REDACTED] FAX #: ()

EMAIL: [REDACTED]

APPLICANT REPRESENTATIVE INFORMATION

NAME: Stoker Architecture, Inc. c/o Karen Backstrom, AIA, LEED AP

PHONE #: [REDACTED]

EMAIL: [REDACTED]

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

SUBMITTAL REQUIREMENTS – All of the following items must be included in order for the Planning Department to take the application.

1. Completed and signed application form.
 2. A written statement describing the reason for the request for modification or extension.
 3. Review fees - \$330.00
 4. One (1) copy of 24" x 36" , one (1) copy of 11"x17" drawing and one digital copy on CD (pdf format) of the following;
 - Originally approved plans
 - Plans outlined proposed modifications (if applicable)
 5. Current Title Report – with an issue date no longer than 30 days from the application submittal date.
 6. **Modifications, if any, to original approval may require additional information similar to required material or original approval. Assigned planner may require material based on current application requirements and will be based on changes in the Land Management Code and/or Historic District Guidelines.**
 7. An electronic Excel spreadsheet with property owner, Summit County Assessor Parcel Number, and mailing address for properties within 300 feet, measured from the property line.
-

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

PROJECT DESCRIPTION

1. On a separate sheet of paper, give a general description of the proposal and attach it to the application (See Submittal Requirement #2). The description should include the reasons for requesting an extension/modification.
 2. Type of Application: Modification of Approval
 3. Existing Zoning: HR-1
 4. Is the project within the Sensitive Lands Overlay?
Yes ☐ No ☒
 5. Current use of the property: Single family residence
 6. Total Project Area: 0.06 acres 2,812.5 square feet
 7. Number and configuration of residential units:
1 required 1 proposed
 8. Commercial area:
N/A Gross floor area N/A Net leasable area
 9. Number of parking spaces:
2 required 2 proposed
 10. Project access via: (check one)
☒ Public Road ☐ Private Road ☐ Private Driveway
 11. Occupancy type: (check one)
☒ Owner Occupied ☐ Lease ☐ Nightly Rental
☐ Condominium ☐ Timeshare
-

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

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____

Name of Applicant: _____

Matthew R Keiser

PRINTED

Mailing Address: _____

958 Woodside Ave (PO Box 1933)
Park city UT, 84060

Phone: _____

Fax: _____

Email: _____

Type of Application: _____

Modification of Approval

AFFIRMATION OF SUFFICIENT INTEREST

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

RICHARD KEISER REVOCABLE TRUST dated April 15, 2024

By: JOAN W. KEISER, Trustee

Name of Owner: _____

By: LAUREN SAMANTHA KEISER, Trustee

PRINTED

Mailing Address: _____

20 West 64th St. Apt 16J
New York NY, 10605

Street Address/ Legal Description of Subject Property: _____

954 Woodside Avenue, Park City, UT 84060

Signature: _____

Date: _____

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

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

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

Re: 954 Woodside Avenue – Request for Modification of Approval

We, **JOAN W. KEISER** and **LAUREN SAMANTHA KEISER**, Trustees of the **Richard Keiser Revocable Trust dated April 15, 2024** (fee title owner of 954 Woodside Avenue), hereby authorize **[Matthew Keiser / Stoker Architecture, Inc.]** to act as our **Applicant/Agent** for purposes of filing, processing, and obtaining the above-referenced Park City approval, including submitting applications, plans, and correspondence, and receiving decisions on our behalf.

Signed: Joan W. Keiser, Trustee Joan W. Keiser, Trustee

Signed: Lauren S. Keiser Lauren Samantha Keiser, Trustee

Date: 9/4/25



September 17, 2025

Park City Municipal Corporation
Planning Department

RE: Modification of Approval application, Written Statement
Keiser Residence (PL-25-06443)
954 Woodside Avenue
Park City, UT 84060

Dear Planning Department,

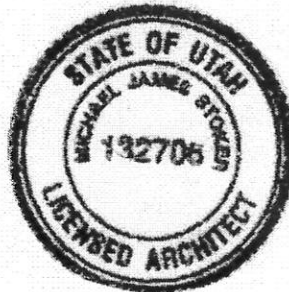
The purpose of this Modification of Approval is to remove Condition of Approval #18.

This Condition was based on the Internal Memorandum 'Hot Tub vs. Pool', produced in response to our GRAMA request, rather than being substantiated by any adopted ordinance. The Land Management Code contains no definition or square-footage standard that classifies a residential hot tub (or spa) as a pool or as a Private Recreational Facility. As such, the CUP requirement lacks adopted-code authority and should be vacated.

This request is limited to Condition of Approval #18 and does not alter any other approved elements.

Sincerely,

Michael J. Stoker, AIA, NCARB – Architect
President, Stoker Architecture, Inc.





AREA CALCULATIONS

LOT AREA = 2825 SF (0.06 ACRE)
BUILDING PAD = 1732.5 SF
ALLOWED FOOTPRINT = 1201 SF
ACTUAL FOOTPRINT: 1200.5 SF





Planning Department

May 1, 2025

Matthew Keiser
954 Woodside Avenue
Park City, UT 84060

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 954 Woodside Avenue

Zoning District: Historic Residential - 1

Application: Historic District Design Review

Project Number: PL-25-06443

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 1, 2025

Project Summary: The Applicant Proposes to Construct a New Single-Family Dwelling.

Action Taken

On May 1, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review for a new Single-Family Dwelling at 954 Woodside Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 954 Woodside Avenue is in the Historic Residential - 1 (HR-1) Zoning District.
2. The Applicant proposes to construct a Single-Family Dwelling.
3. 954 Woodside is Lot 2 of the 958 Woodside Avenue Plat Amendment approved under Ordinance No. 2023-39 by the City Council on August 22, 2023. On September 5, 2024, the Planning Director extended the Plat approval one year.
4. The proposal to construct a Single-Family Dwelling complies with Historic Residential – 1 Zoning District requirements outlined in Land Management Code Chapter 15-2.2.

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



Planning Department

Zoning Requirement	Analysis
Minimum Lot Size - 1,875 square feet	Complies: 2,812.5 square feet
Maximum Lot Size – 3,750 square feet	Complies: 2,812.5 square feet
Minimum Lot Width- 25 feet	Complies: 37.5 feet
Maximum Building Footprint – 1,201 square feet ¹	Complies: 1,200.5 square feet
Front and Rear Setbacks- 10 feet each	Complies: 10-foot Front Setback 10-foot Rear Setback LMC § 15-2.2-3(G)(2), allows for uncovered steps, not more than four feet in height, leading to the Main Building. The Applicant proposes uncovered steps, not more than three feet high, in the Front Setback, which is allowed. LMC § 15-2.2-3(G)(4) allows for the roof overhang to extend into the Front Setback up to three feet. The Applicant proposes a maximum roof overhang of one foot, in the Front Setback, which is allowed. LMC § 15-2.2-3(G)(6) allows for driveways and Parking Areas in the Front Setback. The Applicant proposes a 10' wide driveway and one Parking Space in the Front Setback, which is allowed. LMC § 15-2.2-3(H)(10) allows for patios and steps in the Rear Setback as long as they do not exceed 30 inches above Final Grade. The Applicant proposes an at-grade patio partially in the Rear Setback, which is allowed.
Side Setbacks – for Lots up to 37.5 feet in width, 3 feet each	Complies: 3-foot Side Setbacks LMC § 15-2.2-3(J)(4) allows for the roof

¹ MAXIMUM FP = (A/2) x 0.9^{A/1875} where FP = maximum Building Footprint and A = Lot Area.



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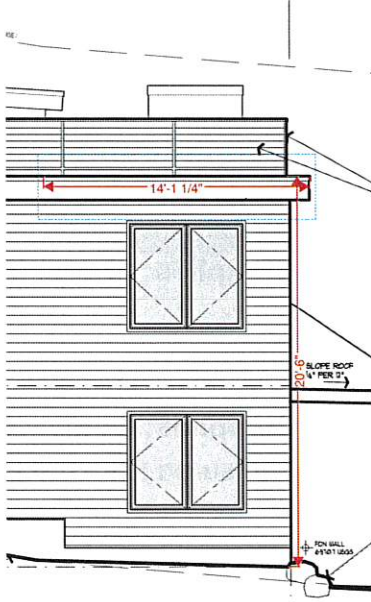
	overhang to extend into the Side Setback one foot. The Applicant proposes a one-foot roof overhang in the Side Setback, which is compliant. The Applicant shall update the plans, so the mechanical equipment is at least 3 feet from the property lines and screened.
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LMC [§ 15-2.2-5](#) outlines the structure's height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height- 27 feet above Existing Grade	Complies: 27 feet above Existing Grade
Maximum interior height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	Complies: 33 feet, 4.5 inches maximum interior height measured from the lowest finish floor plane



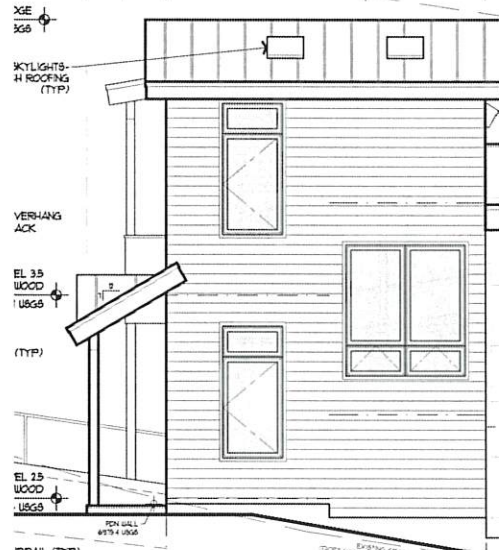
Planning Department

	<i>Interior section provided by the Applicant showing the interior height.</i>
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 14 feet at 20.5 feet on the south side, on the downhill portion of the Lot.  <i>South elevation provided by the Applicant showing the step back.</i>
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	Complies: The proposed roof pitch is 7:12 and length of the roof pitch is 22 feet from the front of the structure to the rear.



Planning Department

the building, as viewed from the primary public right-of-way.



South elevation provided by the Applicant showing the roof pitch.

Final Grade within 4 feet of Existing Grade

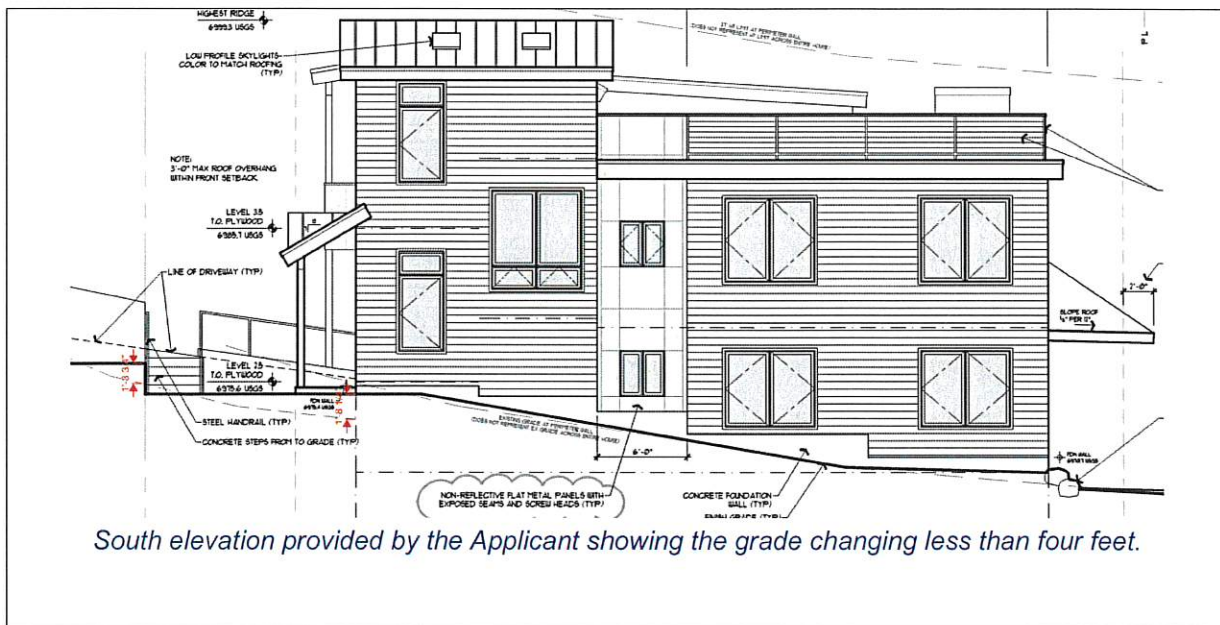
Complies: The proposed Final Grade is within four feet of existing grade as shown below on the north and south elevation sheets:



North elevation provided by the Applicant showing the grade changing less than four feet.



Planning Department



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

LMC [§ 15-3-6\(A\)](#) requires two parking spaces for a SFD.

LMC [§ 15-3-4\(A\)\(1\)](#) requires a parking space in a single-car garage to be a minimum of 11 feet wide by 20 feet deep. The Applicant proposes a single-car 13-foot by 28-foot garage, satisfying one required parking space.

LMC [§ 15-3-3\(F\)\(1\)](#) requires parking spaces be nine feet wide by 18 feet deep.

LMC [§ 15-2.2-3\(G\)\(6\) exceptions](#) allows for approved Parking Areas to be within a Front Setback in the HR-1 Zoning District. The Applicant proposes a second tandem parking space in the driveway, partially within the Front Setback that measures 10 feet by 18 feet and satisfied the second required parking space.

6. The proposal to construct a Single-Family Dwelling complies with criteria outlined in Land Management Code § 15-13-8.



Planning Department



The front façade provided by the Applicant.



The rear façade provided by the applicant.

LMC § [15-13-8](#) outlines the requirements for new residential infill in Historic Districts:

B. Specific Guidelines

1. Site Design	Analysis of Proposal
a) Building Setback and Orientation LMC § 15-13-8(B)(1)(a) states, "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."	Complies: The proposed SFD site follows the height pattern of the surrounding structures and Lot conditions, while still complying with the requirements of the current code.
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, "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 design illustrates how the structure steps down with the slight downhill slope of the site and does not require many retaining walls to accomplish the construction.



Planning Department

c) Landscaping and Vegetation	See Condition of Approval 12: The proposed vegetation shall be at least 50% Water Wise and compliant with § 15-5-5(N) . The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.
d) Retaining Walls – LMC § 15-13-8(B)(1)(d) states, “a site shall be contoured in a way that reduces the need for retaining walls.”	See Condition of Approval 16: The proposed design uses minimal retaining walls at the front of the structure to create a defined front entrance.
h) Parking Area & Driveways	Complies: See the parking analysis above. LMC § 15-13-8(B)(1)(h)(7) encourages a maximum 10-foot driveway width in Historic Zoning Districts. The Applicant proposes a 10’ driveway with landscaping pavers on either side to help with the turning radius of the vehicle on the downhill slope.
2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height	Complies: The SFD is compliant with Zoning District regulations regarding Building Footprint, Setbacks, and height.
b) Foundation -- LMC 15-13-8(B)(2)(b) states, “No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.”	Complies: No more than two feet of foundation is visible on the proposed SFD.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, “All buildings that face the street shall have a well-defined primary entrance.”	Complies: The front door is proud of the garage door by three and a half feet on the main level, facing the street. The covered porch area also helps to define the front entrance.

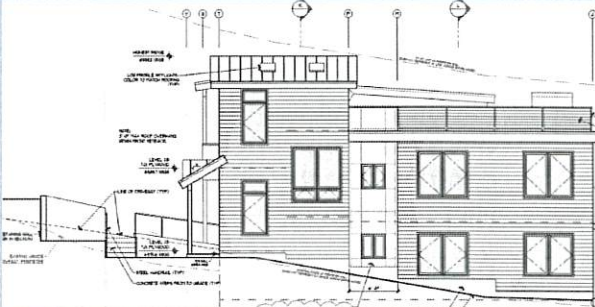


Planning Department

d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: The window styles are limited in design types, and a majority match the historic 2:1 ratio. The glazing is limited and balance with the siding on each side of the structure. There are several accent windows of similar types and a smaller 2:1 ratio that are primarily on the secondary facades.
e) Roofs – LMC § 15-2.2-5 requires a roof pitch of at least 7:12. LMC § 15-13-8(B)(2)(e), states, "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."	Complies: The proposed roof pitches and styles are compatible with surrounding structures and the contributing roof form has a roof pitch of 7:12.
i) Porches - LMC § 15-13-8(B)(2)(i) states, "Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street."	Complies: The covered porch spans two-thirds the front of the structure, is reflective of the neighboring properties, and helps to define the front entrance.
3. Mechanical and Utility Systems and Service Equipment	No unmitigated impacts. The Applicant proposes no mechanical equipment above ground, and proposes all the equipment go on the unfinished floor level. See Condition of Approval 15.
4. Materials	See Condition of Approval 17: Pursuant to LMC §15-13-8(B)(4), the proposed materials must comply with the Historic District regulations. The Applicant must submit updated plans to the Planning Department outlining the final proposed materials prior to applying for a Building Permit.
5. Paint and Color - LMC § 15-13-8(B)(5)(d) states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish."	Complies: The proposed plans indicate a painted siding. See Condition of Approval 13.



Planning Department

6. Garages LMC § 15-13-8(B)(6)(b) states, "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage."	Complies: The proposed SFD will have a single-car garage, with a nine-foot wide by eight-foot-tall door, which is compliant.
8. Balcony and Roof Decks LMC § 15-13-8(B)(8)(a) states, 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."	See Condition of Approval 18: The proposed roof deck is minimally visible from Woodside Avenue, as it sits beneath and behind the highest point of the structure.  <i>Proposed south elevation provided by the Applicant.</i>

- The Development Review Committee reviewed the proposal on April 15, 2025, and confirmed the proposal, as conditioned, complies with their required standards.
- Staff published notice on the City's website and posted notice to the property on April 17, 2025. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on April 17, 2025.

Conclusions of Law

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

Conditions of Approval



Planning Department

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed May 1, 2025, by the Planning Director, pending design modifications conditioned, and as required for this approval. 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 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 Director approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work, in shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Residential fire sprinklers are required for all new construction on this lot, per requirements of the Chief Building Official.
6. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.
7. 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.
8. 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.
9. 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.
10. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material



Planning Department

such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.

11. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department for the heated driveway.
12. The Applicant shall provide an updated Water Wise irrigation and landscape plan at building permit submission, compliant with LMC § 15-5-5(N) and § 15-13-2, MCPC Chapter 11-21, and § 14-1-5. The final landscape plan shall show plantings near the retaining walls, between the walls, and to screen some of the terracing.
13. All wood materials shall be painted or stained opaque.
14. This approval is predicated upon the recordation of the 958 Woodside Plat Amendment with Summit County. A building permit cannot be issued until the Plat has been recorded.
15. The final level of the proposed structure may not be a finished floor and must remain primarily dirt.
16. Retaining walls greater than four feet in the Front Setback or greater than six feet in the Rear or Side Setbacks require an Administrative Conditional Use Permit.
17. The Applicant must submit updated plans to the Planning Department outlining the final proposed materials prior to applying for a Building Permit. The proposed materials must comply with the Historic District regulations outlined in LMC § 15-13-8(B)(4) at the time of submittal.
18. Pools require Planning Commission approval of a Conditional Use Permit. The proposed hot tub exceeds the average size of 120 square feet. The Applicant may reduce the size of the hot tub on the building permit plans or may request a Conditional Use Permit review through the Planning Commission for the larger 176-square-foot rooftop pool.

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

Sincerely,

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

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Planner III

PROJECT INFO

OWNER:
RICHARD KEISER REVOCABLE TRUST
C/O MATTHEW R KEISER
20 W 64th ST, APT 16J
NEW YORK, NY 10023

PARCEL:
5A-18 AND 5A-11-A
PLAT AMENDMENT IN PROGRESS

LOT 2:

PHYSICAL ADDRESS:
954 WOODSIDE AVENUE
PARK CITY, UT 84060

ZONING:
HR-1 DISTRICT

PROPERTY PARAMETERS:
LOT AREA= 2825 SF (0.06 ACRE)
BUILDING PAD= 1325 SF
ALLOWED FOOTPRINT= 1201 SF
ACTUAL FOOTPRINT= 1201 SF

LEVEL:	ELEVATION:	AREA:
FLOOR LEVEL 1	6960.1	FINISHED AREA= 1201 SF
FLOOR LEVEL 2	6963.1	FINISHED AREA= 1201 SF
FLOOR LEVEL 2S	6915.6	FINISHED AREA= 122 SF
GARAGE LEVEL	6915.6	GARAGE AREA= 409 SF
FLOOR LEVEL 3	6913.2	FINISHED AREA= 610 SF
FLOOR LEVEL 3S	6985.1	FINISHED AREA= 531 SF
ROOFTOP DECK	6930.2	ROOFTOP DECK= 505 SF
		TOTAL FINISHED AREA= 3,125 SF

NOTE: BUILDING AREA AND FOOTPRINT CALCULATED AT OUTSIDE FACE OF EXTERIOR WALLS.
FLOOR LEVEL AREAS CALCULATED AT OUTSIDE FACE OF EXTERIOR WALL, WITH NO DEDUCTION FOR STAIRS (COUNTED 3 TIMES).

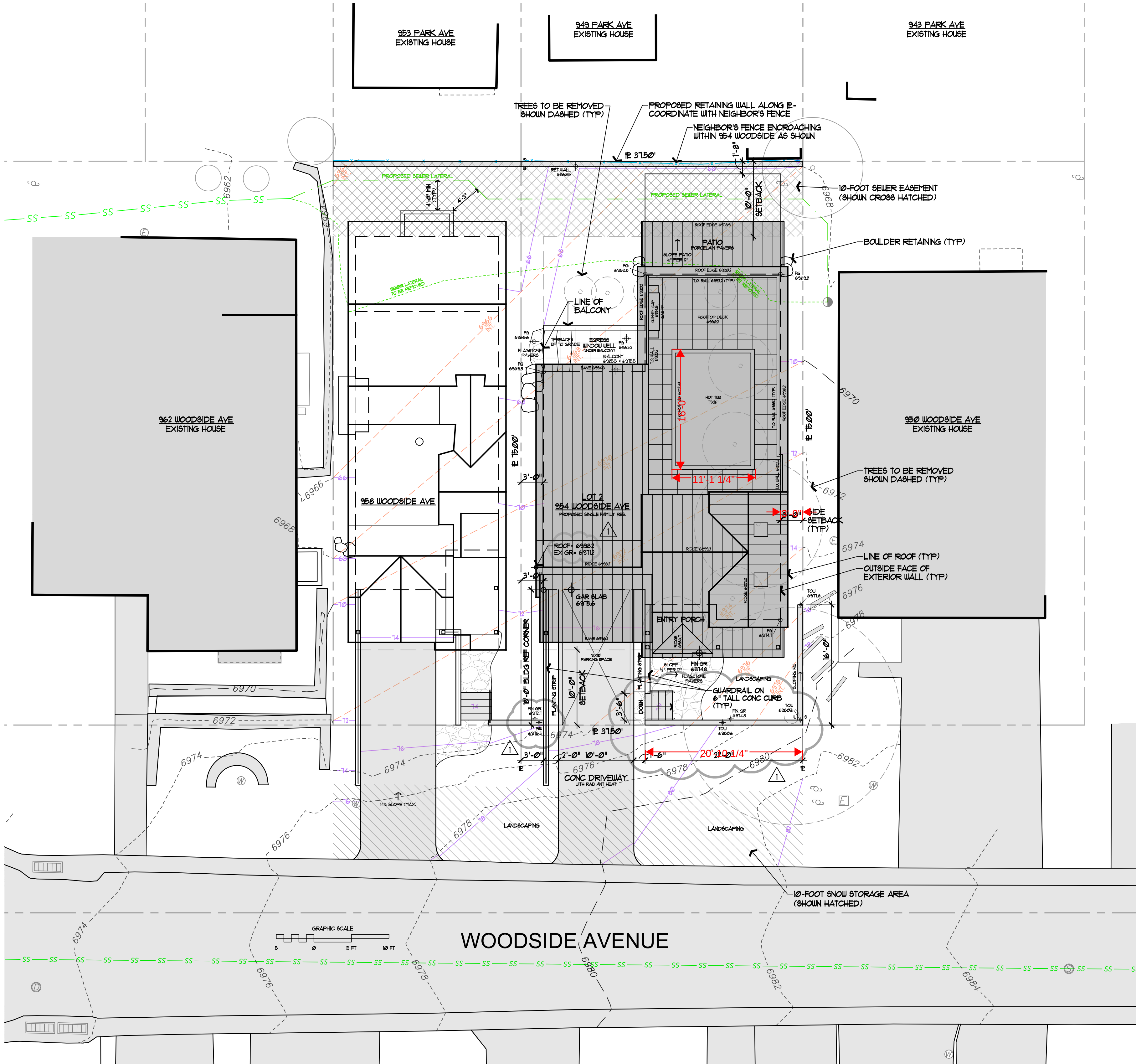
SITE NOTES

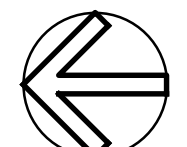
- NOTE: SITE PLAN PREPARED USING SITE PLAN CREATED USING 'RECORD OF SURVEY & EXISTING CONDITIONS MAP' PROVIDED BY 'PARK CITY SURVEYING', SIGNED AND DATED 12/10/2022 AND RECORDED ON 2/14/2023. REFER TO SURVEY FOR ADDITIONAL INFORMATION.
- SCOPE OF WORK TO INCLUDE DEMOLITION AND REMOVAL OF STRUCTURES WITHIN PROPERTY LINES (HOUSE, DECKS, PATIOS, STAIRS, ETC.).
- INTERPOLATED CONTOUR LINES SHOWN CONNECTING EXISTING GRADE AT NEIGHBORING SIDE PROPERTY LINES. INTERPOLATED CONTOUR LINES AT REAR PROPERTY LINE SHOWN AS ABUTTING EXISTING NEIGHBOR'S FENCE (TOPOGRAPHY NOT PROVIDED AT NEIGHBORING REAR PROPERTIES).
- SEWER LATERAL SERVING SUBJECT PROPERTY TO BE CONNECTED TO SEWER MAIN AT WOODSIDE AVENUE. EJECTOR PUMP REQUIRED.
- PORTION OF SEWER LATERAL SERVING 950 WOODSIDE AVE AND LOCATED WITHIN SUBJECT PROPERTY TO BE RELOCATED WITHIN EASEMENT AT REAR YARD AS SHOWN.
- EXISTING OVERHEAD ELECTRICAL LINES WITHIN PROPERTY TO BE BURIED.
- OTHER UTILITY LINES (GAS, WATER, ETC.) TO BE RELOCATED AS REQUIRED.
- TREES TO BE REMOVED AS SHOWN. REFER TO LANDSCAPE PLAN (SHEET L-1) FOR REPLACEMENT TREES, OTHER PLANTS AND LANDSCAPE FEATURES INCLUDING PATIOS, RETAINING WALLS, FENCES, ETC.
- RETAINING WALLS WITHIN THE RIGHT-OF-WAY TO BE REVIEWED AND APPROVED BY THE ENGINEERING AND PLANNING DEPARTMENTS.
- BOULDER RETAINING WALLS TO BE LESS THAN 4 FEET IN HEIGHT MEASURED FROM FINAL GRADE.

SYMBOLS

- 6972 --- EXISTING CONTOUR LINE
--- 6972 --- INT. --- INTERPOLATED CONTOUR LINE
--- 72 --- NEW CONTOUR LINE
SPOT ELEVATION
ABBREVIATIONS:
EG EXISTING GRADE
FN FINISH
FG FINISH GRADE
GR GRADE
EL PROPERTY LINE
RET RETAINING
RW RETAINING WALL
T.O. TOP OF
TOW TOP OF WALL
WS WALL STEP

REFER TO SURVEY FOR ADDITIONAL INFORMATION



 **SITE PLAN**
1/8" = 1'-0"

NOTE:
REFER TO SHEET A-1.4 FOR ROOF PLAN

NOTE: SITE PLAN CREATED USING 'RECORD OF SURVEY & EXISTING CONDITIONS MAP' PROVIDED BY 'PARK CITY SURVEYING', SIGNED AND DATED 12/10/2022 AND RECORDED ON 2/14/2023.



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KAREN BACKSTROM, AIA, LEED AP - ARCHITECT
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435-641-9916
www.stokerarch.com

STOKER ARCHITECTURE, INC.

954 WOODSIDE AVE RESIDENCE
A NEW HOME FOR MATT KEISER AND CHARLY COHEN
LOT 2, 954 WOODSIDE AVENUE SUBDIVISION - 954 WOODSIDE AVE, PARK CITY, UT 84060

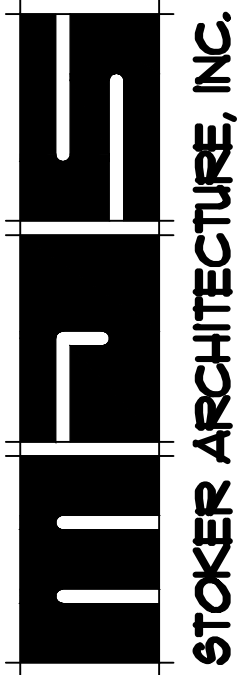
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A-1.1

WALL TYPES

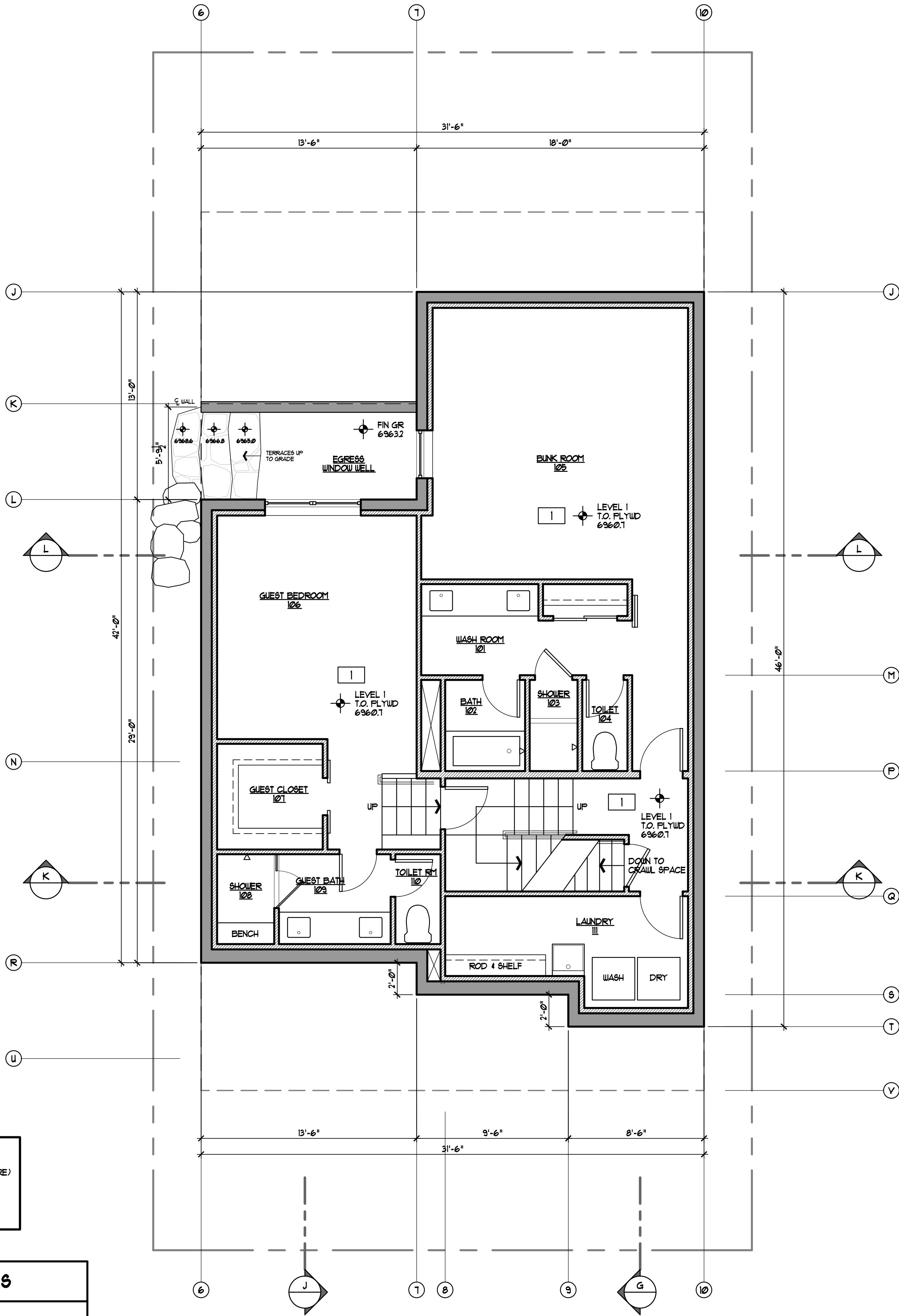
CONCRETE FOUNDATION WALL-
REFER TO STRUCTURAL DRAWINGS

FRAMED WALLS:
2X6 STUDS @ 16" O.C. AT EXTERIOR WALLS AND
2X4 STUDS @ 16" AT INTERIOR (I.N.O.)
NOTE: FRAMING IN CONTACT WITH CONCRETE TO
BE PRESERVATIVE-TREATED OR SEPARATED
BY AN IMPERVIOUS MOISTURE BARRIER.

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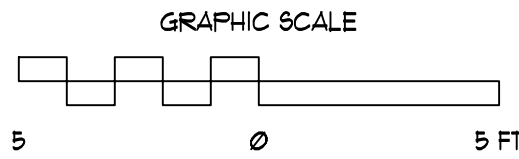
POST/ COLUMN-
REFER TO STRUCTURAL DRAWINGS

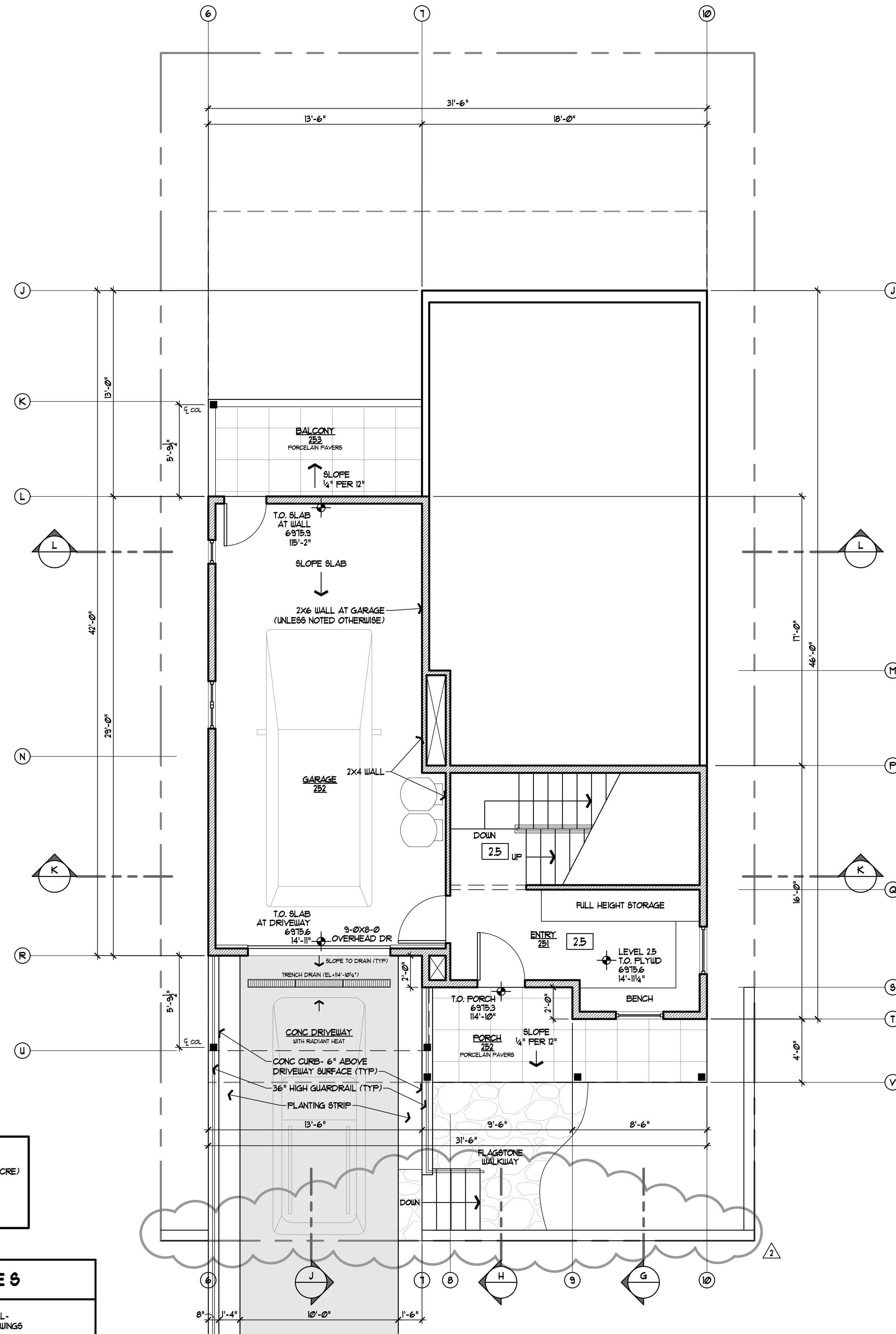
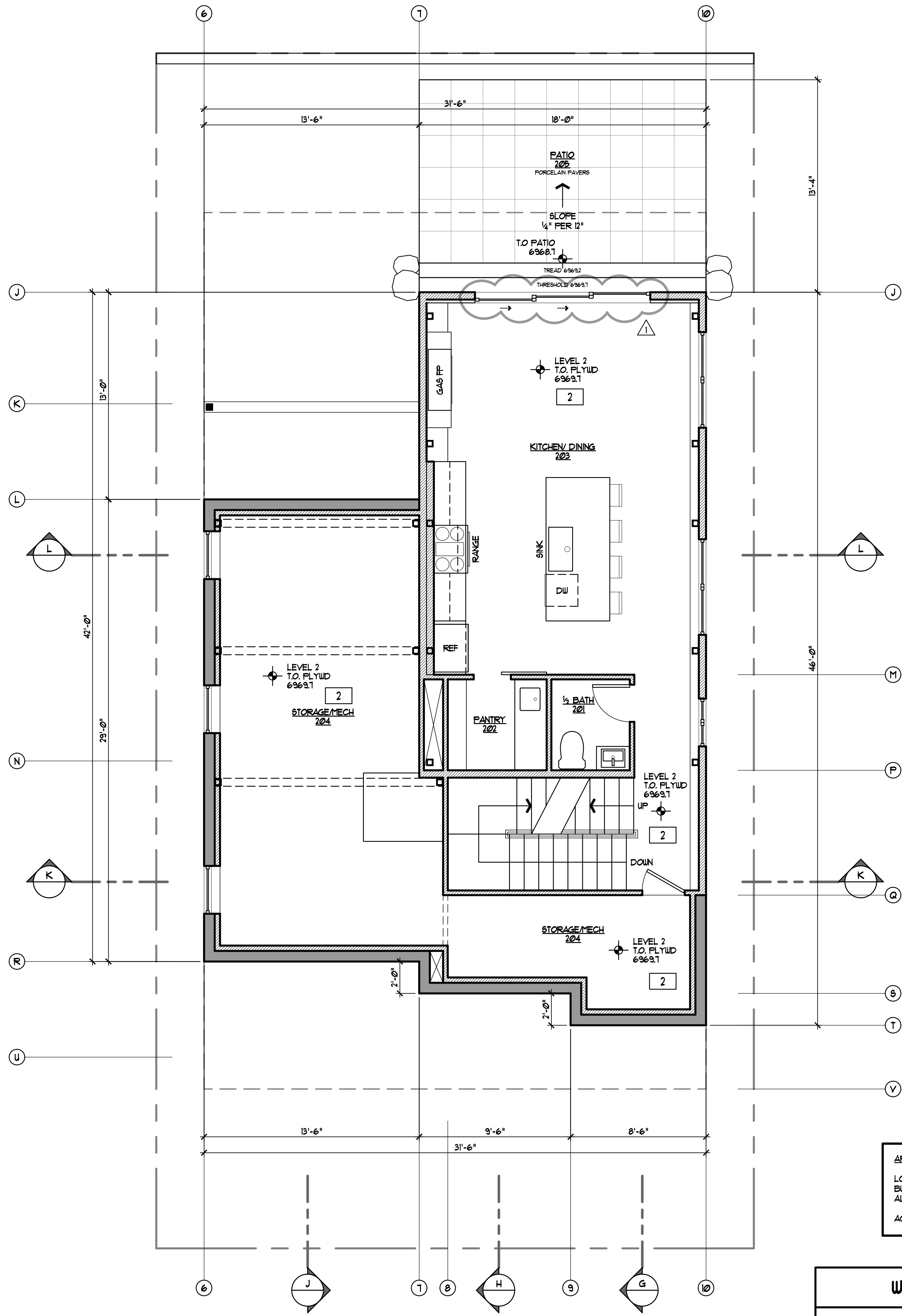
AREA CALCULATIONS
LOT AREA= 2,812.5 SF (0.06 ACRE)
BUILDING PAD= 1,132.5 SF
ALLOWED FOOTPRINT= 1,201 SF
ACTUAL FOOTPRINT: 1,200.5 SF



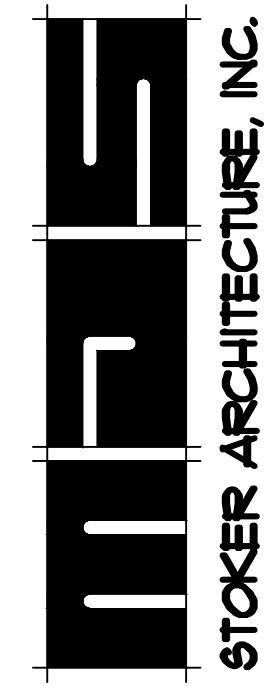
**LEVEL 1
FLOOR PLAN**

1/4" = 1'-0" FINISHED AREA= 1,201 SF





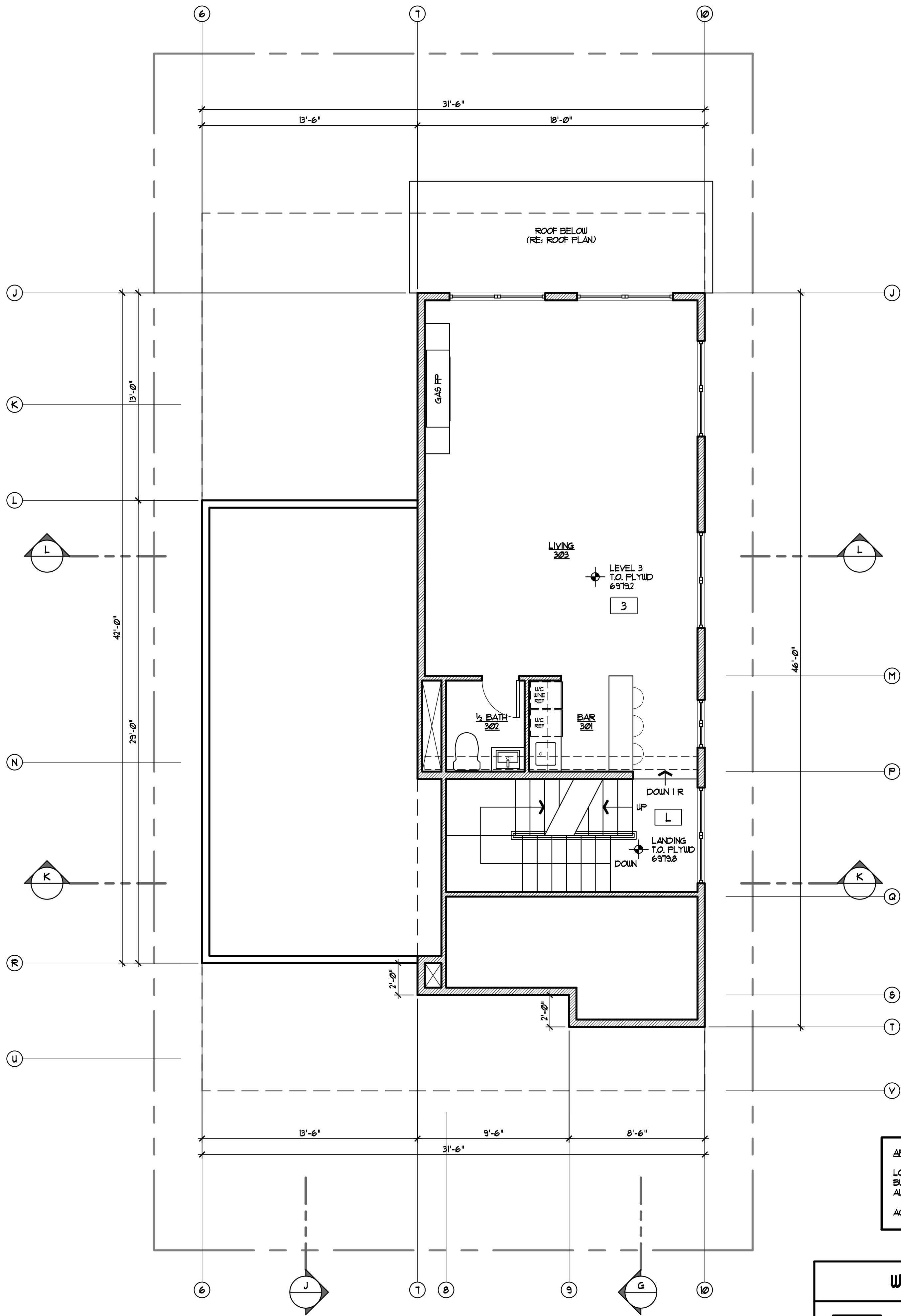
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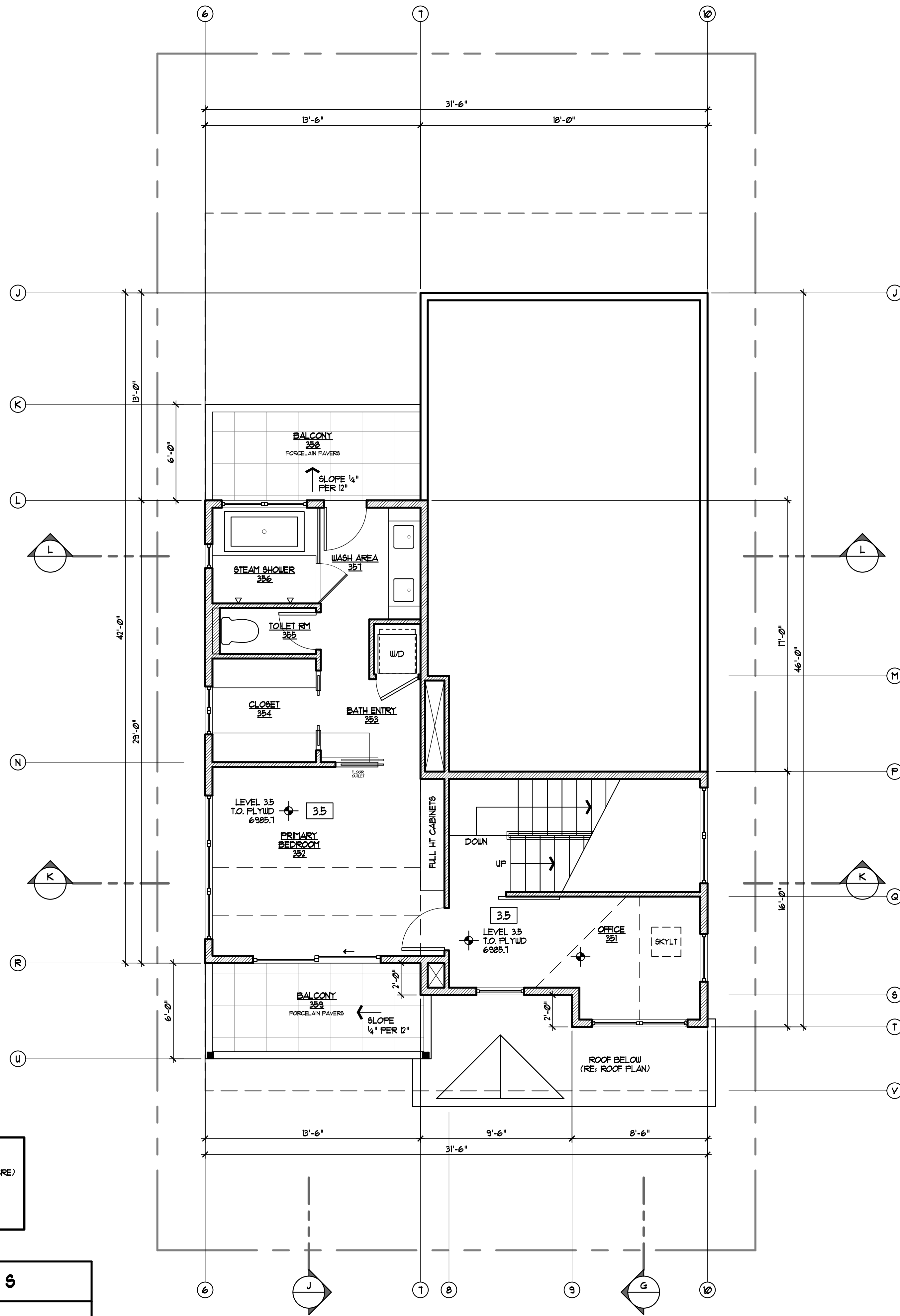
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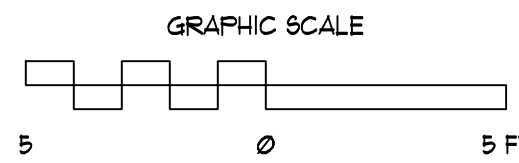
AREA CALCULATIONS	
LOT AREA	= 2,012.5 SF (0.06 ACRE)
BUILDING PAD	= 1,732.5 SF
ALLOWED FOOTPRINT	= 1,201 SF
ACTUAL FOOTPRINT	= 1,200.5 SF

WALL TYPES	
	CONCRETE FOUNDATION WALL - REFER TO STRUCTURAL DRAWINGS
	FRAMED WALLS: 2X6 STUDS @ 16" O.C. AT EXTERIOR WALLS AND 2X4 STUDS @ 16" AT INTERIOR (I.N.O.) NOTE: FRAMING IN CONTACT WITH CONCRETE TO BE PRESERVATIVE-TREATED OR SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER.
	POST/ COLUMN - REFER TO STRUCTURAL DRAWINGS

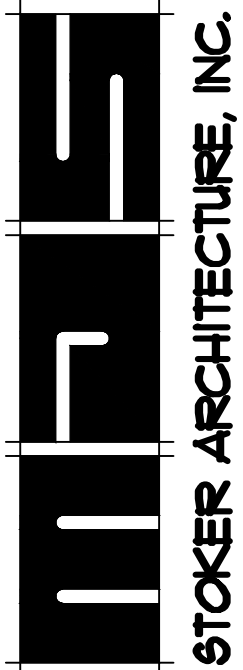
**LEVEL 3
FLOOR PLAN**
1/4" = 1'-0" FINISHED AREA= 670 SF



**LEVEL 3.5
FLOOR PLAN**
1/4" = 1'-0" FINISHED AREA= 531 SF



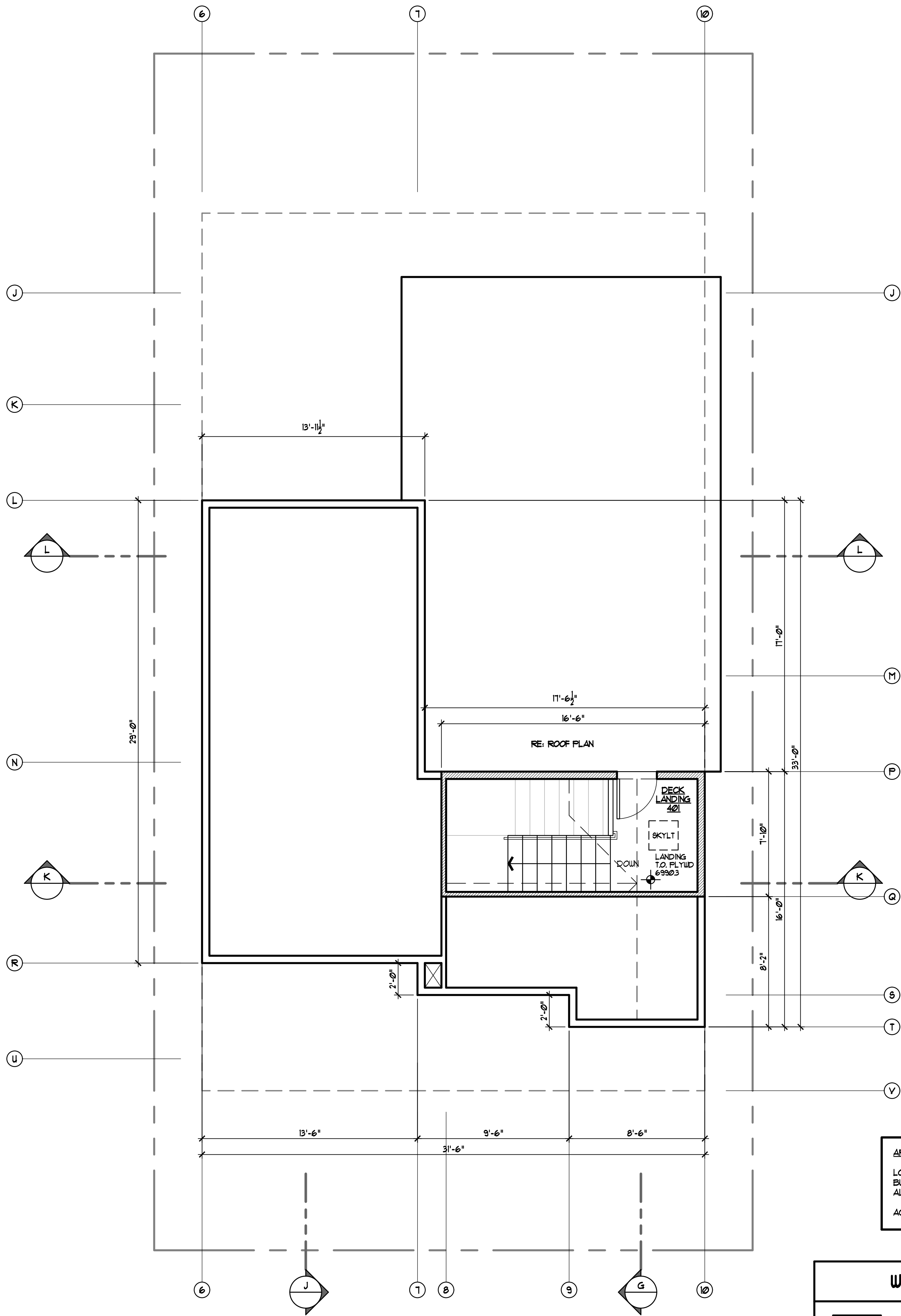
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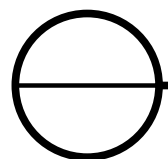
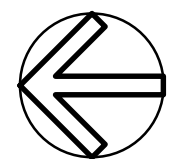
A-13



AREA CALCULATIONS
LOT AREA = 2,812.5 SF (0.06 ACRE)
BUILDING PAD = 1,732.5 SF
ALLOWED FOOTPRINT = 1,201 SF
ACTUAL FOOTPRINT: 1,200.5 SF

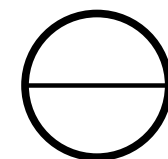
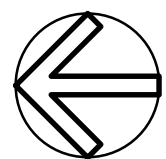
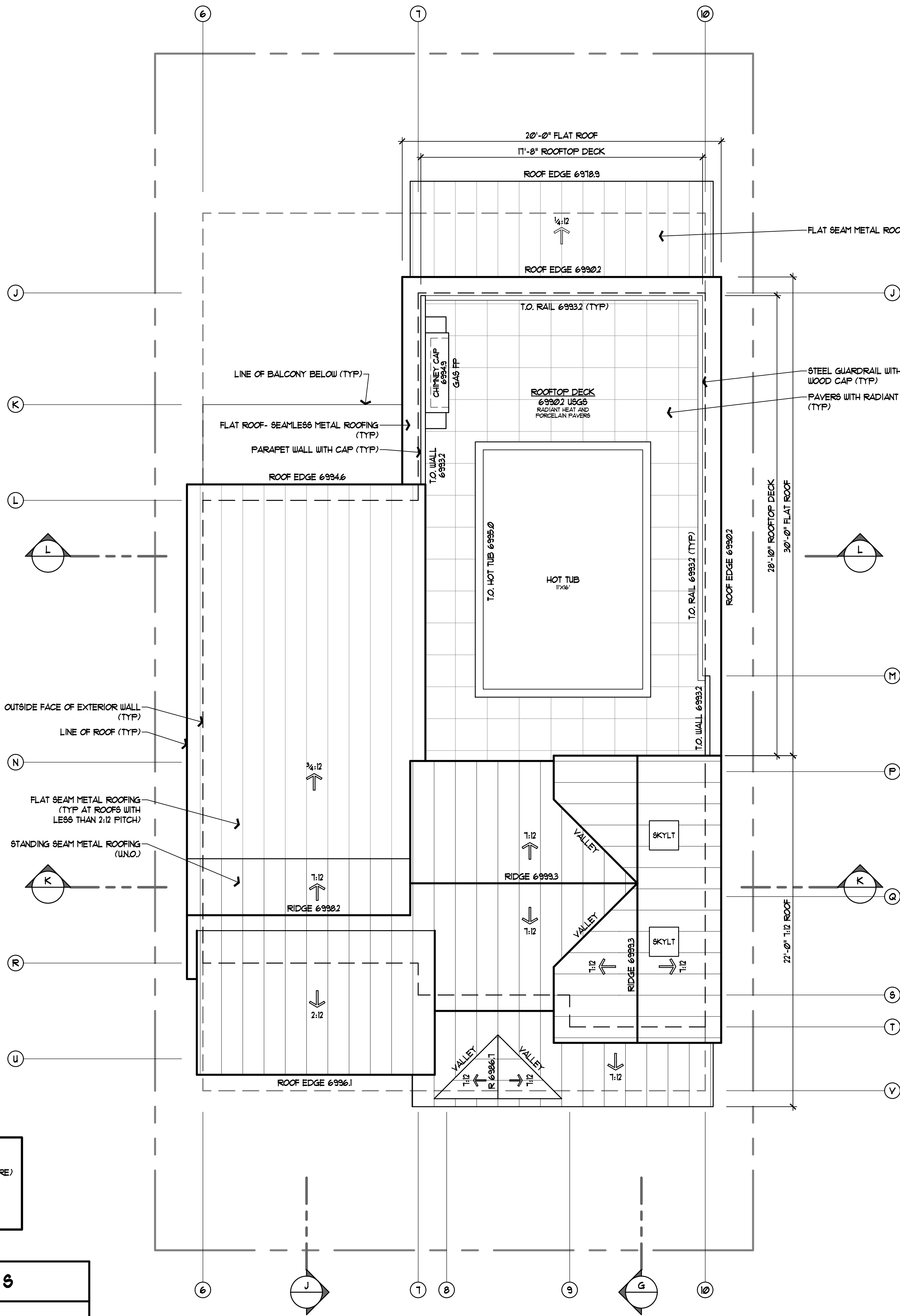
WALL TYPES

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- POST/ COLUMN - REFER TO STRUCTURAL DRAWINGS



DECK LANDING FLOOR PLAN

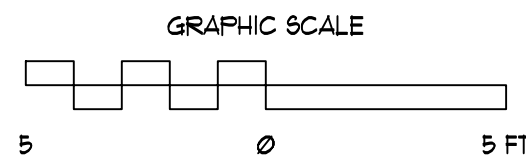
1/4" = 1'-0"



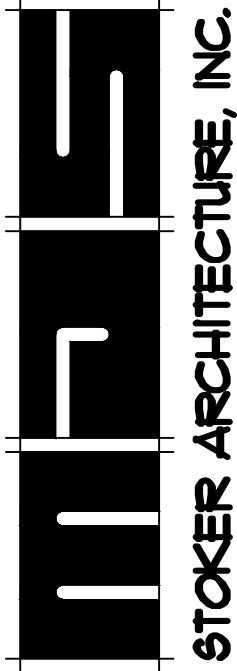
ROOF PLAN

1/4" = 1'-0"

DECK AREA = 505 SF



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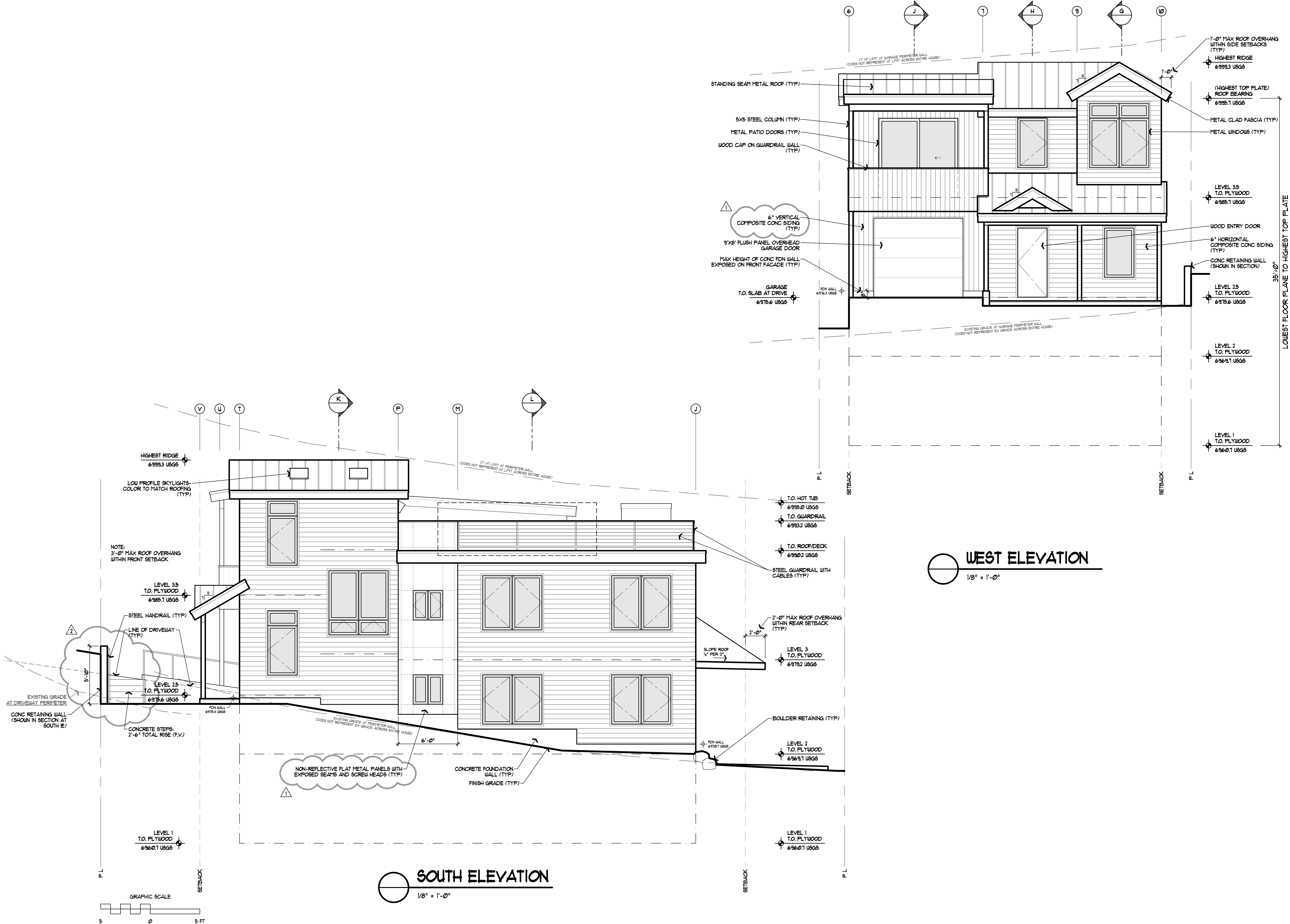
954 WOODSIDE AVE RESIDENCE

A NEW HOME FOR MATT KEISER AND CHARLY COHEN

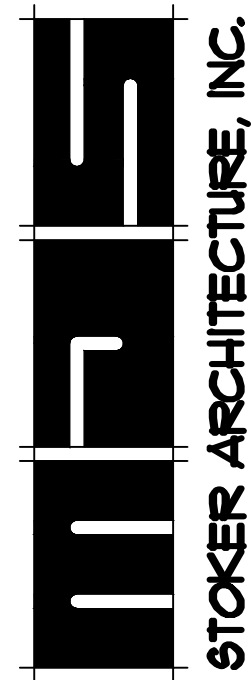
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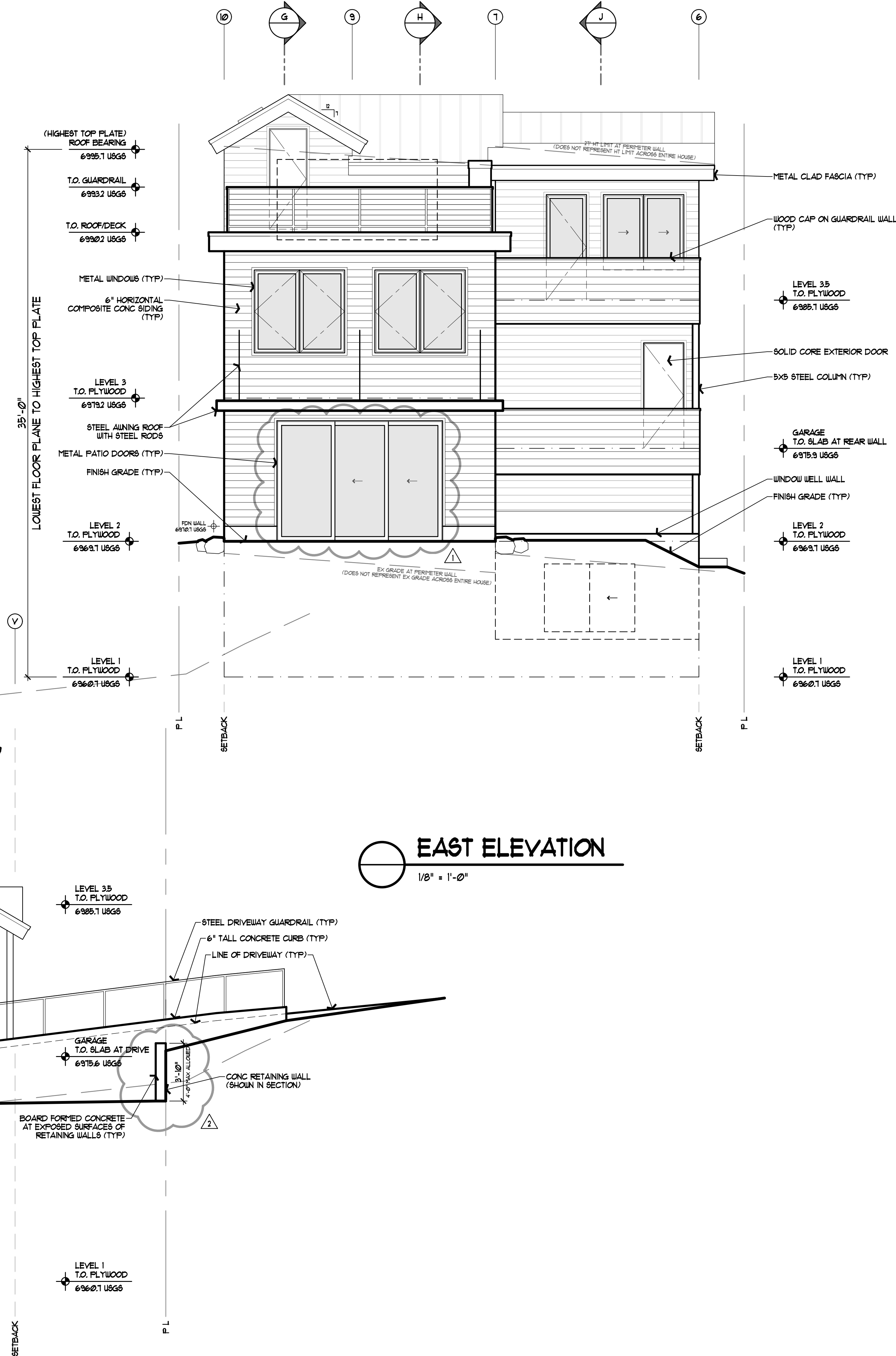
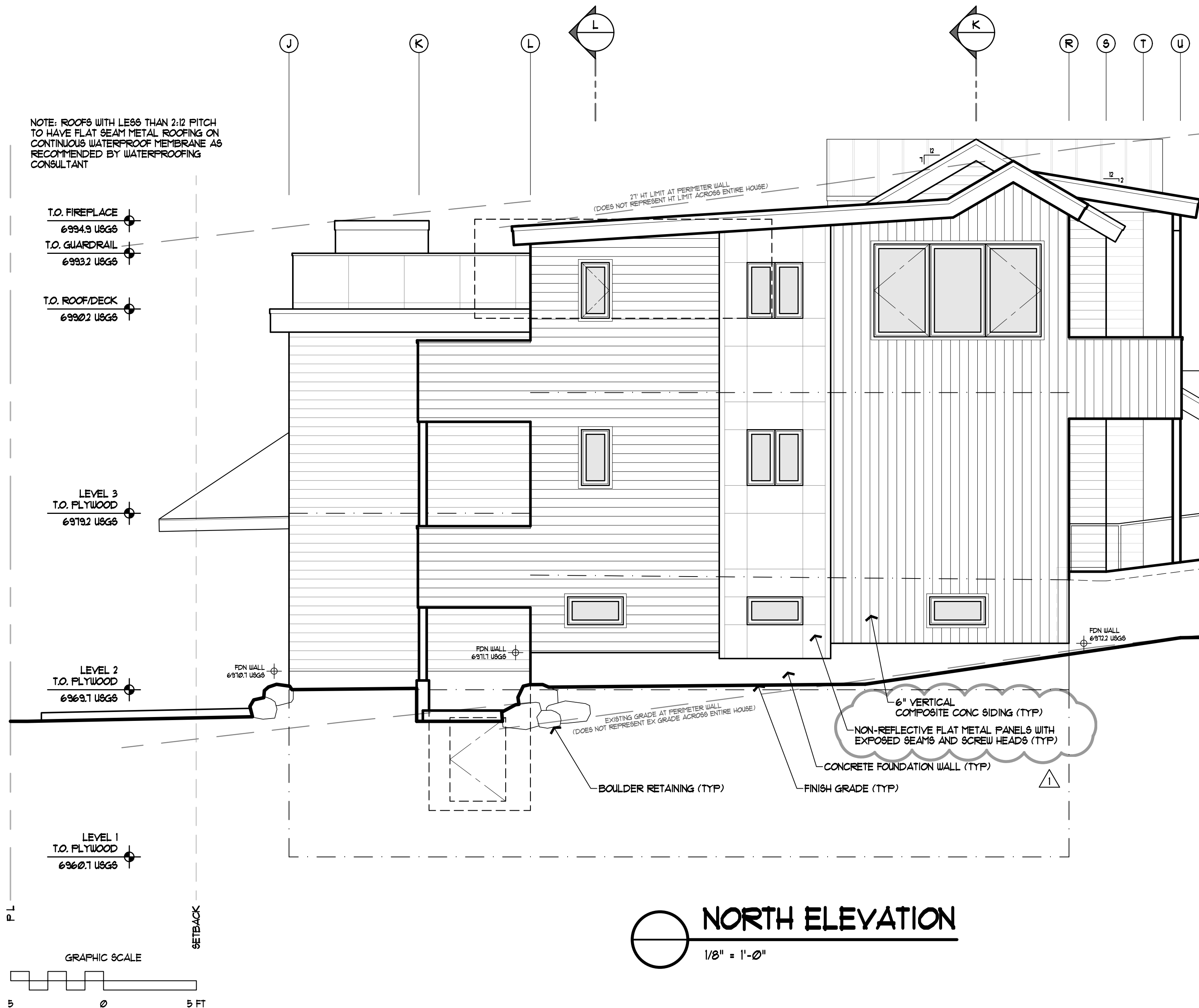
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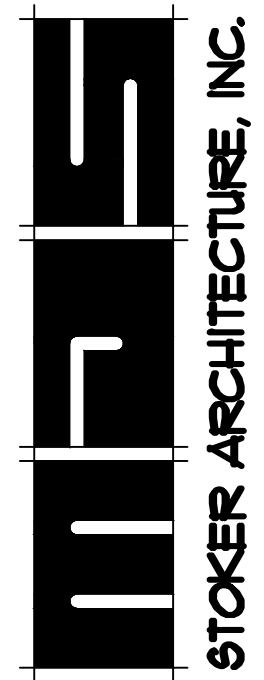
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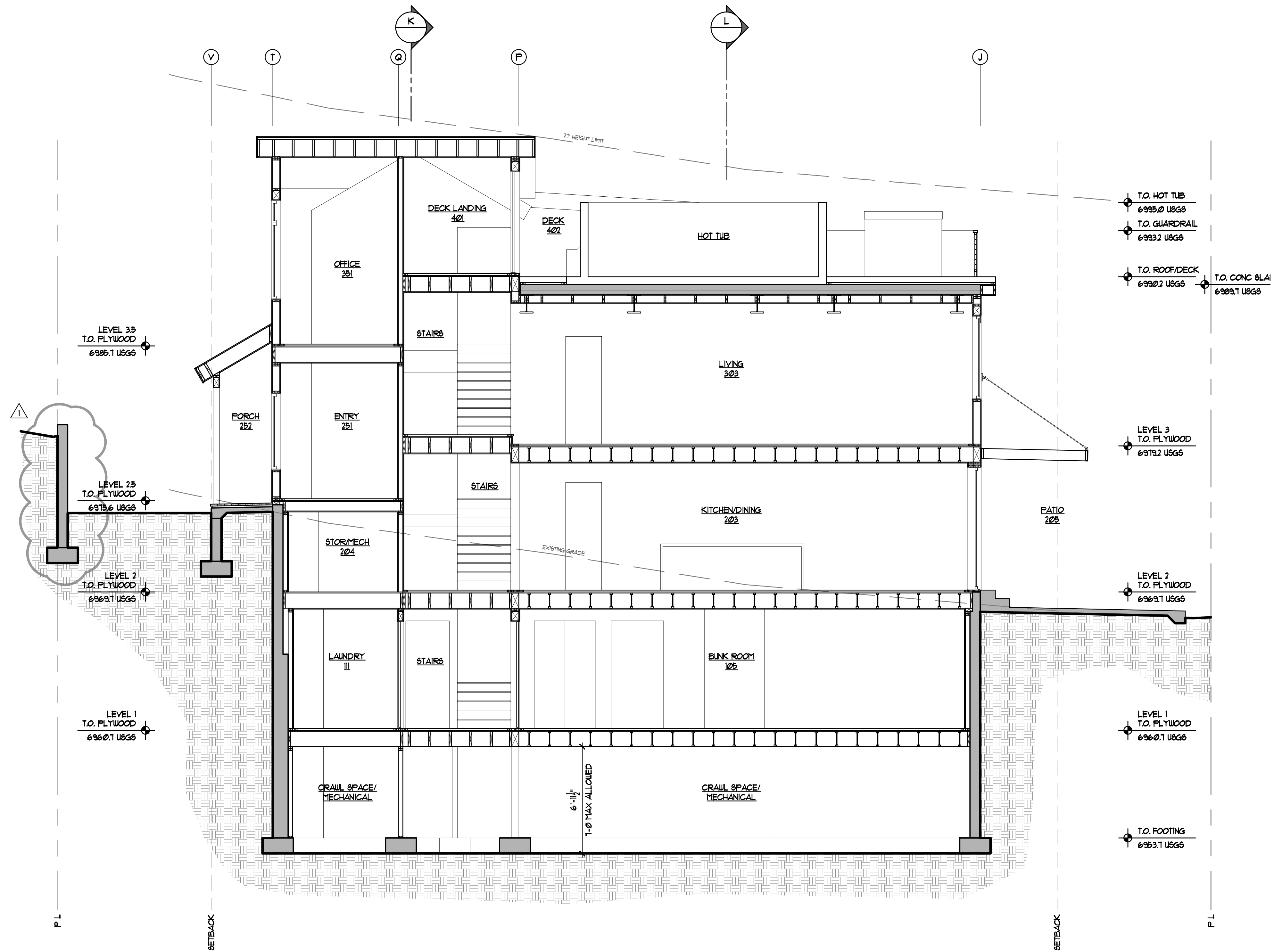
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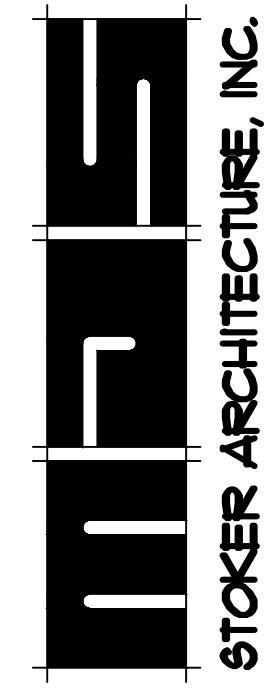
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SECTION G
1/4" = 1'-0"



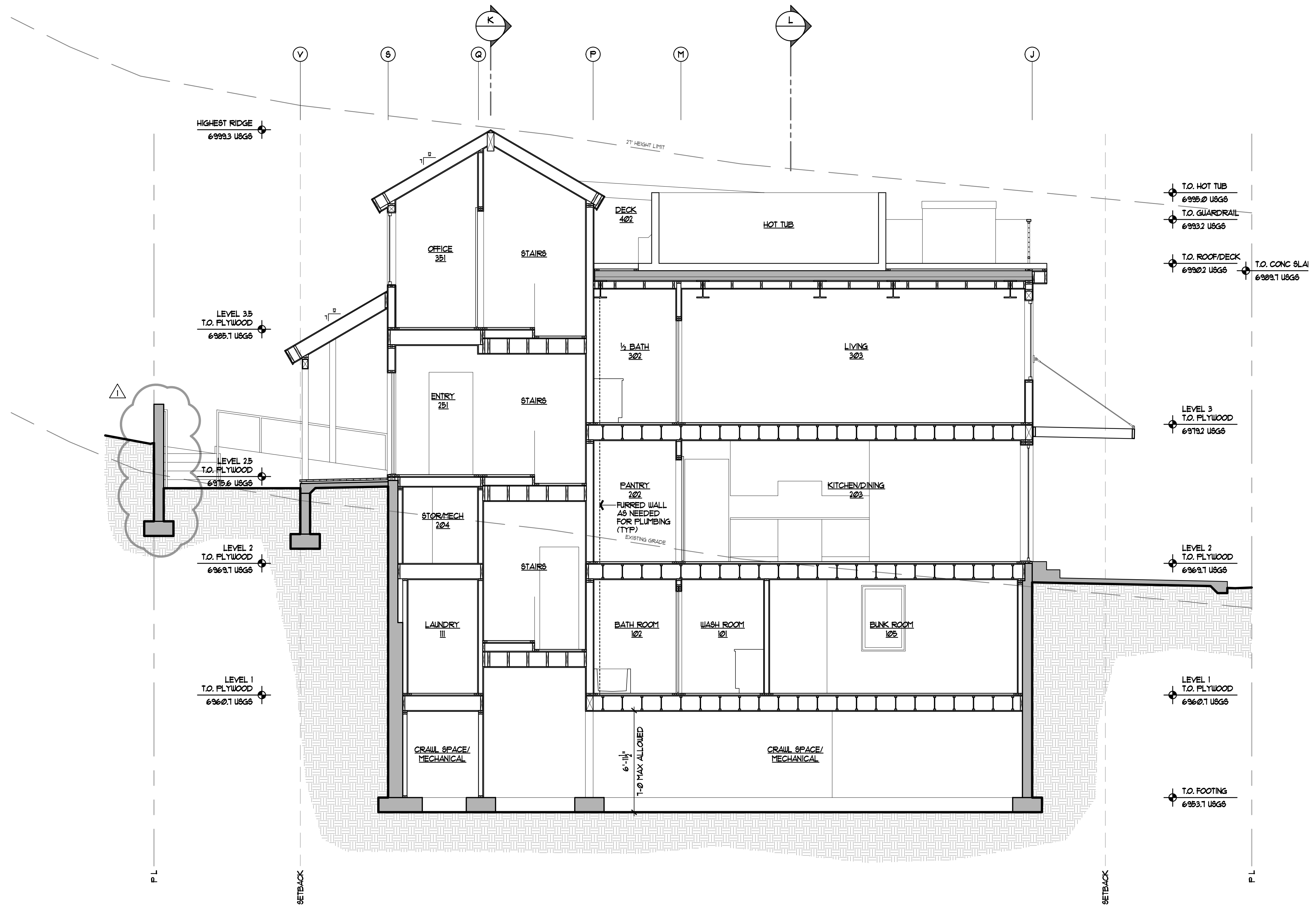
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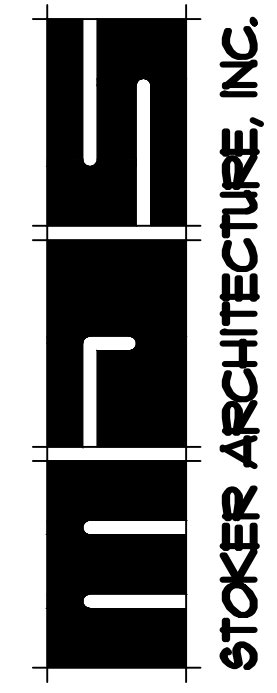
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SECTION G



SECTION H
1/4" = 1'-0"



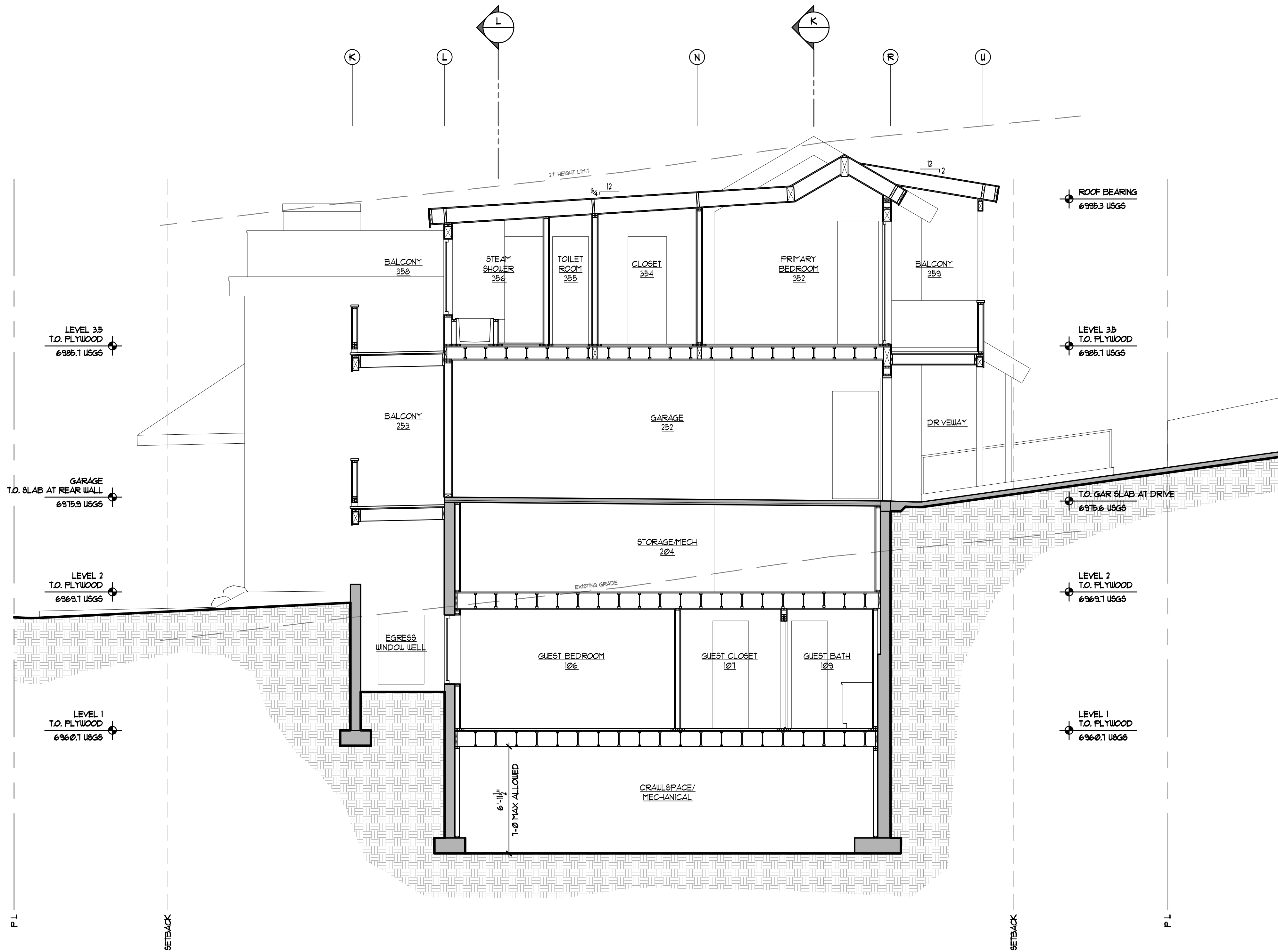
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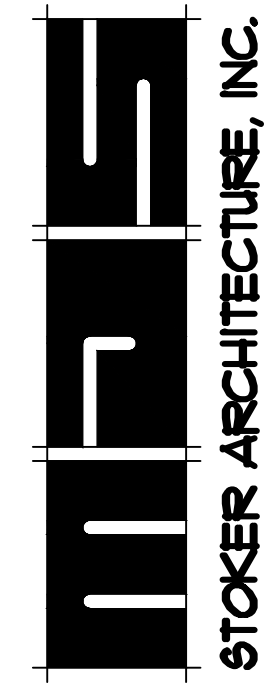
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SECTION H



SECTION J
1/4" = 1'-0"



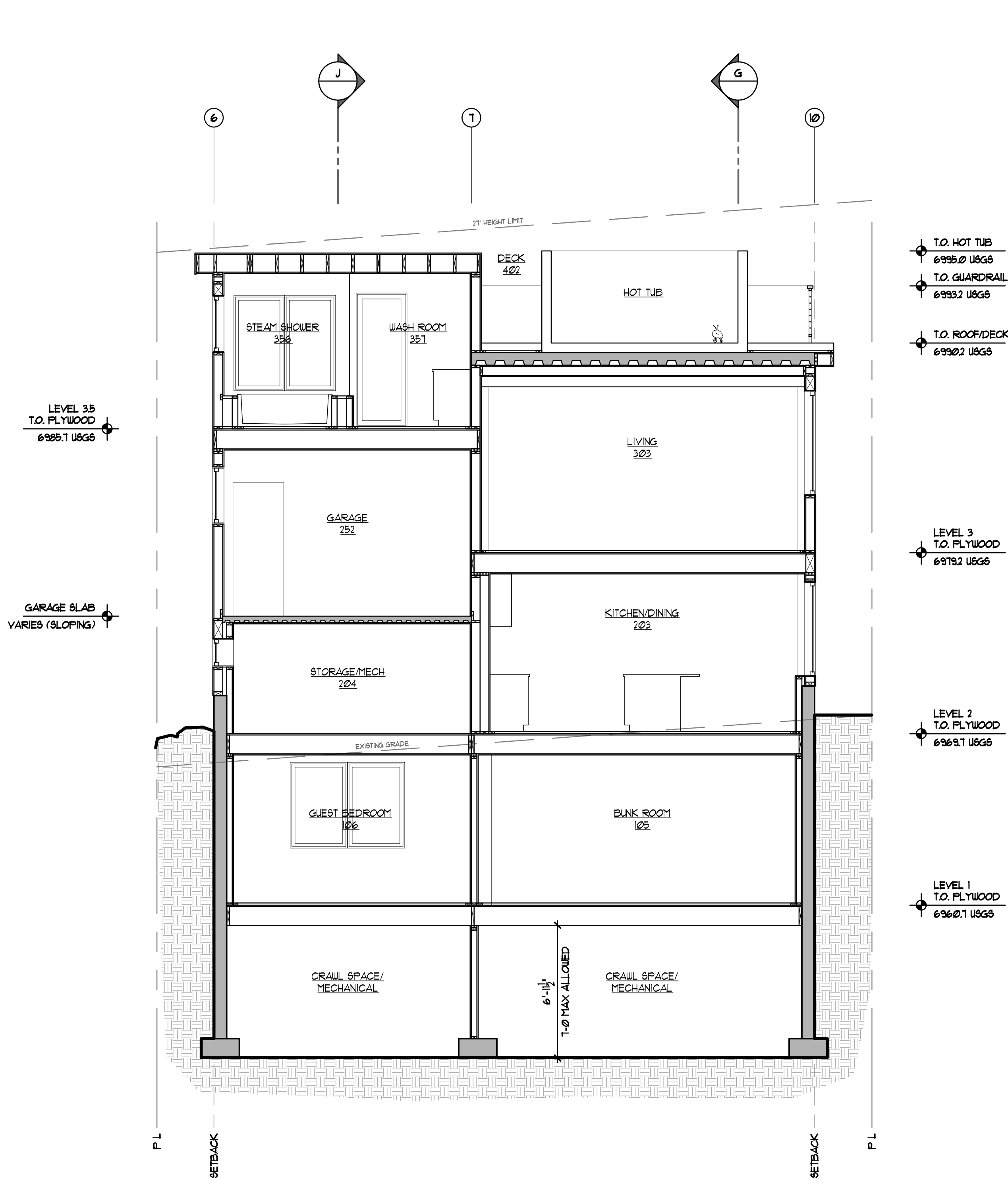
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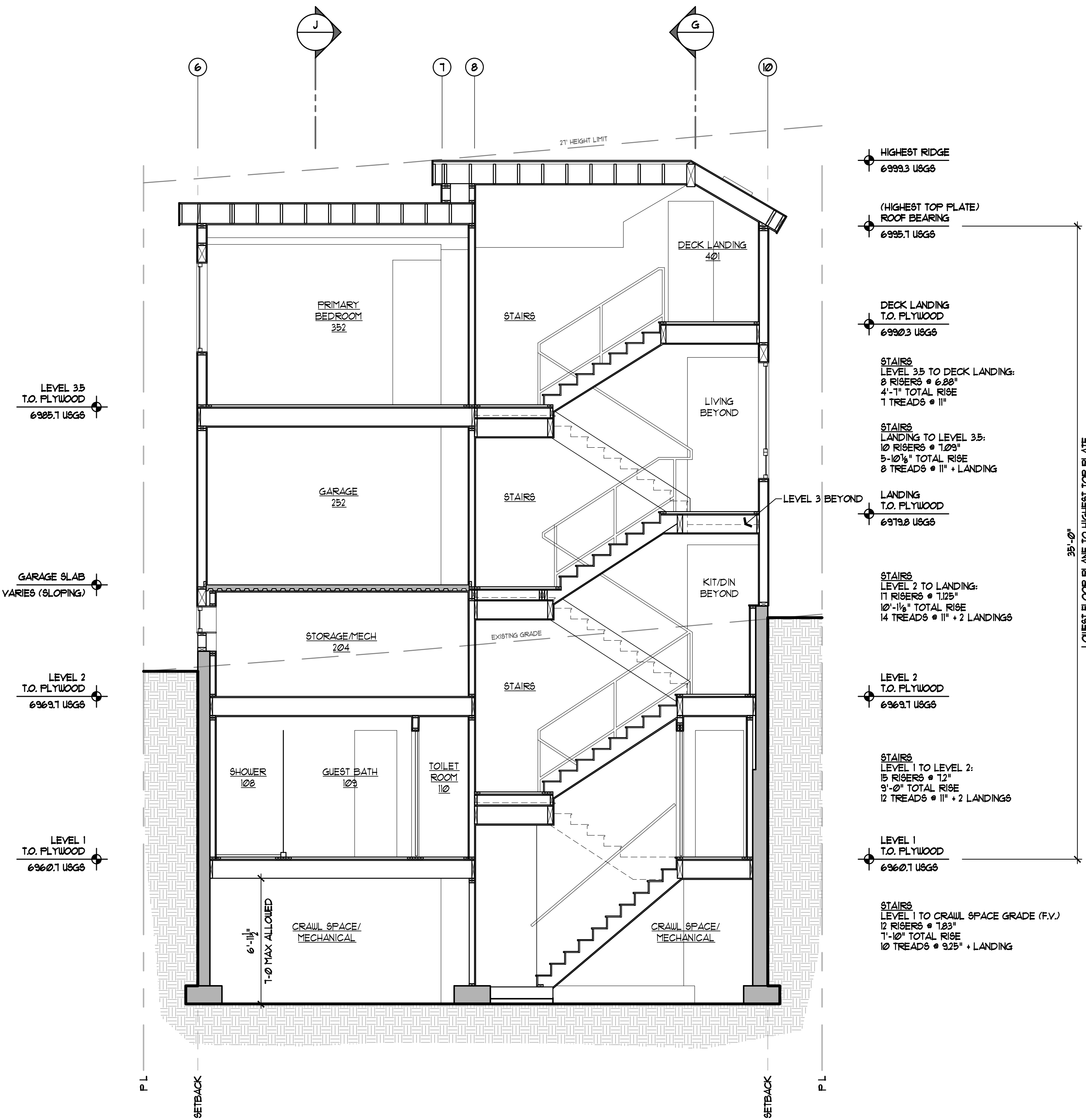
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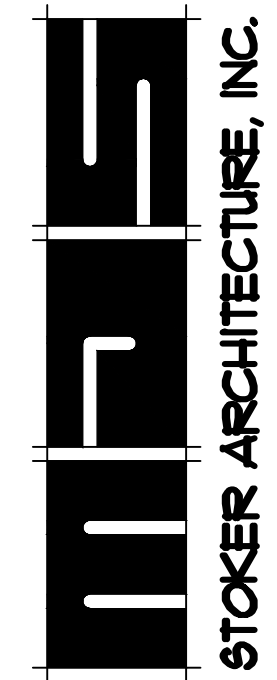
SECTION L
1/4" = 1'-0"



SECTION K
1/4" = 1'-0"



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A NEW HOME FOR MATT KEISER AND CHARLY COHEN
LOT 2, 958 WOODSIDE AVENUE SUBDIVISION - 954 WOODSIDE AVE, PARK CITY, UT 84660

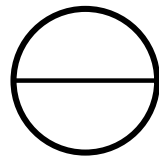
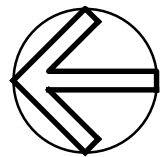
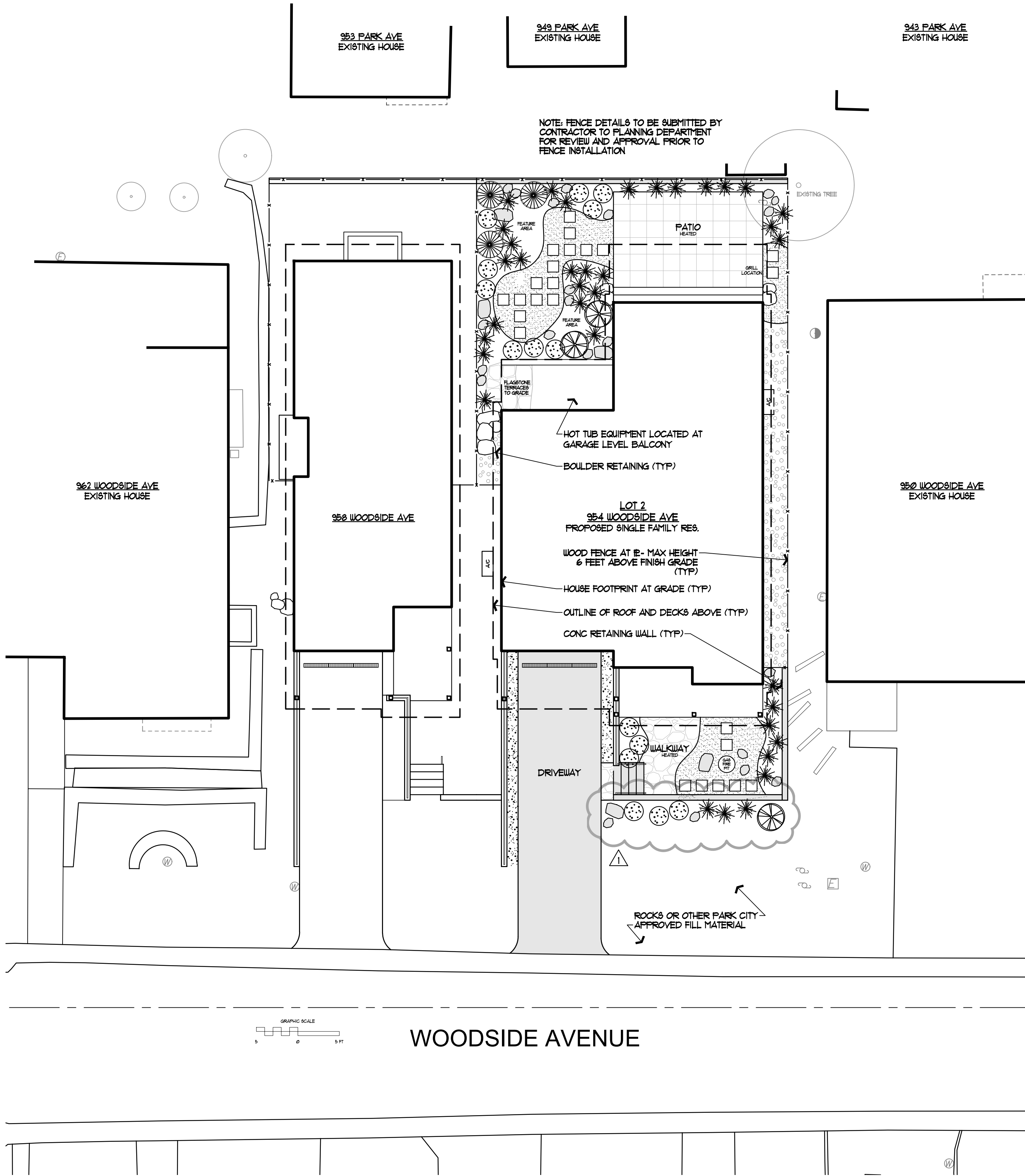
Date	2/14/25 HDDR
Revisions	
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Project	22-675-2
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A-3.4

PARK CITY WATER WISE PLANT LIST			
Deciduous Trees	Evergreen Trees	Shrubs	Perennials
American Smokebush	Arizona Cypress	Adam's Needle	Arrowleaf Balsamroot
Amur Maple	Austrian Pine	Antelope Bitterbrush	Aspen Daisy
Bigtooth Maple	Blue Atlas Cedar	Apache Plume	Aspen goldthread
Black Hawthorne	Boonian Pine	Bearberry	Aster
Bur Oak	Box Elder	Beauty Bush	Aubrieta
Canada Red Chokecherry	Bristlecone Pine	Black Chokeberry	Baileya multiradiata
Common Hackberry	Cedar of Lebanon	Blackhaw	Barrenwort/ Epimedium
Crabapple	Chief Joseph Lodgepole Pine	Blue Chip Juniper	Basket-of-Gold
Desert Willow	Colorado Spruce	Blue Mist Spirea	Beebalm
Downy Serviceberry	Incense-cedar	Bluemist	Bergenia, Saxifrage
Gambel Scrub Oak	Mugo Pine	Boulder Thimbleberry	Bloody Cranesbill
Ginkgo	Norway Spruce	Bridal Wreath Spirea	Blackfoot Daisy
Golden Raintree	Pinyon Pine	Buckthorn	Blanketflower
Honeylocust	Rocky Mountain Juniper	Buckwheat (Eriogonum)	Blue Flax
Hop Tree	Scotti Pine	Burned Spirea	Blue Mint Bush
Japanese Pagodatree	Utah Juniper	Butterfly Bush	Blue Star
Kentucky Coffeetree	White Fir	Chenault Coralberry	Bluebeard
Lacebark/Chinese Elm		Cliff Jamesia	Bluebell
Lanceleaf Cottonwood		Cliff Rose	Butterfly Weed
London Planetree		Clove Currant	Candytuft
New Mexico Locust		Common Lilac	Carnation
Persian Ironwood		Common Snowberry	Catmint
Rocky Mountain Juniper		Compact Oregon Grape	Chocolate Flower
Rocky Mountain Maple		Cotoneaster	Cinquefoil
Russian Olive		Crimson Pygmy Barberry	Clarkia unguiculata
Saskatoon Serviceberry or Juneberry		Curl-leaf Mountain Mahogany	Columbine
Serviceberry		Dabolo Nimbark	Coral Bells
Shantung Maple		Dogwood	Coreopsis
Single-leaf Ash		Dwarf Korean Lilac	Dafoed/Narcissus
Sycamore Maple		Dwarf Mountain Mahogany	Desert Four O'Clock
Tailhedge Columar Buckthorn		Dwarf Winged Euonymous	Desert Marigold
Tatarian Maple		Elderberry	Desert Zinnia
Tatarian maple		Fernbush	Evening Primrose
Thornless Hawthorn		Flowering Almond	False Solomon Seal
Tree Lilac		Forsythia	Firewheel Flower
Turkish Filbert		Green Mound Alpine Currant	Flax
Western Catalpa		Greenleaf Manzanita	Gaillardia
Zelkova		Horizontal Juniper	Geranium/Cranesbill
		Indian Currant Coralberry	Germander
		Japanese Kerria	Globe Thistle
		Laurel	Globeallows (Sphaeralcea spp.)
		Leatherleaf Viburnum	Golden Columbine
		Lewis Mockorange	Greenthread
		Lilac	Hens And Chicks
		Little Leaf Mockorange	Hummingbird Mint
		Littleleaf Mockorange	Hyssop/Agastache
		Lydia Bangle Broom	Indian Blanket Flower
		Mentor Barberry, Red Leaf Barberry, Rose Glow Barberry	Jerusalem Sage
		Mountain Lover	Keys of Heaven, Jupiter's Beard, Red Kitchen Sage
		Mountain Mahogany	Lady's Mantle
		Mountain Ninebark	Lutris/Gayfeather
		Mountain Snowberry	Lupine
		Mountain Spruce	Meadow Sage
		New Mexico Locust	Ninebark
		Ninebark	Mexican Hat
		Oregon Grape	Mexican Sunflower
		Peashrub	Missouri Evening Primrose
		Peking Cotoneaster	Mount Atlas Daisy
		Purple Sand Cherry	Mountain Mint
		Rabbitbrush	Navajo/Hopi Tea
		Red Chokeberry	Oregano
		Rock Spray Spiraee	Oriental Poppy
		Russian Sage	Ornamental Allium
		Saltbush	Pale Evening Primrose
		Sandcherry	Paper Flower
		Saskatoon Serviceberry	Pasque Flower
		Sea Buckthorn	Peary Everlasting
		Shrubby Cinquefoil	Penstemon
		Siberian Pea Shrub	Pincushion Flower
		Silver Buffaloeberry	Poppay Mallow, Prairie Winecup
		Silver Sage	Purple Coneflower
		Smokebush	Purple Rock Cress
		Snowberry	Pussy Toes
		Spraeing Cotoneaster	Rock Cress
		Sunac	Rocky Mountain Columbine
		Tailhedge Buckthorn	Rosemary
		The Blues Little Bluestem	Sage/Salvia
		Thrileaf Alder	Santolna/Lavender Cotton
		Utah Holly	Sea Lavender
		Utah Serviceberry	Sea Pinks/Thrift
		Wax currants (Ribes cereum)	Sedum/Stonecrop
		Wayfaring Tree	Shasta Daisy
		Western Sand Cherry	Showy Goldeneye
		Wild Rose	Sakoyou Pink Mexican Primrose
		Winged Euonymous	Scapwort
		Woods Rose	Spike Speedwell Veronica
		Yellow Rabbitbrush	Stonewress
		Yew	Thyme
			Tulips
			Utah Lady Finger
			Wallflower
			Western Columbine
			Yarrow
			Yellow Corydalis
			Yucca/Adam's Needle
			Zauschneria/Hummingbird Flower

Turfgrasses & Ornamental Grass	Groundcovers	Vines	WUI Approved, but not Water Wise
Arizona fescue	Buffalograss	Clematis	Annual Coreopsis
Big Bluestem	Clematis	Silverlace Vine	Aspens
Blue Fescue	Creeping Mahonia	Trumpet Vine	Bachelor's Buttons
Blue Grama Grass	Creeping Oregon Grape	Wisteria	Chocolate Flower
Blue Oat Grass	Creeping Phlox		Colius
Dwarf Fountain Grass	Creeping Thyme	Coralberry	
Feather Reed Grass	Creeping Veronica		Cosmos
Great Basin Rye	Germander		Cranesbill
Indian Rice Grass	Horizontal Juniper		Creeping Zinnia
Little Bluestem	Japanese Honeysuckle		Currant
Maiden Grass	Kimikennick		Daisy – Gloriosa, Mtn Atlas
Mexican Feather Grass	Lamb's Ear		Daylily
Mexican Grass	Lily-Of-The-Valley		Dusty Miller
Needle and Thread grass	Pussy Toes		Forget-me-not Petunia
Purple Moor Grass	Rockspray Cotoneaster		Germander
Ravenna Grass	Sedum		Garden Petunia
Sheep Fescue	Snow In Summer		Garden Verbena
Silicatea Grama	Stoncrop		Geranium
Squimelail	Sun Rose		Green Santolina
Switch Grass	Sweet Woodruff		Hartman's Yucca
Threesawn Grass	Thyme		Honeysuckle
Tufted Hair Grass	Trumpet Vine		Iris
	Turkish Veronica		Kale & Cabbage, Flowering
	Wild Flower Mix/Native Grass Mix		Larkspur/Annual Delphinium
	Winecup Flowers		Leadplant
			Licorice Hyssop
			Lobelia
			Marigolds
			May Day
			Mountain Gold Alyssum
			Narrowleaf Cottonwood
			Nasturtium
			Pansy/Viola
			Pea Shrub
			Poppy – California, Flanders Icelandic
			Red Hot Poker
			Snapdragon
			Stoncrop Showy
			Sweet Alyssumdragon
			Sweet Pea
			Sweet William
			Valerian

LANDSCAPE LEGEND	
	DECIDUOUS TREE- MAPLE
	CONIFEROUS OR EVERGREEN TREE- JUNIPER
	PERENNIAL OR ORNAMENTAL GRASSES (MIN 1 GALLON)
	PERENNIAL SHRUBS (MIN 1 GALLON)
	GROUND COVER PLANTS: RESILIENT, HIGH-TRAFFIC 'WALK-ON-ME' SPECIES PLANTS
	GRAVEL FILL (LESS THAN 3" DIAMETER)
	ROCK FILL (GREATER THAN 3" DIAMETER)
	BORDER DELINEATING AREAS OF GROUND COVER, EDGING OR RAISED PLANTER BEDS
	STEPPING STONES/ PAVERS (SHAPES TBD)
	LANDSCAPING BOULDERS/STONES (NON-RETAINING)
NOTES:	
1. PRELIMINARY LANDSCAPING SHOWN. FINAL LANDSCAPE PLAN TO BE SUBMITTED BY CONTRACTOR TO PARK CITY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO PLANT INSTALLATION.	
2. PLANTS TO BE SELECTED FROM THE 'PARK CITY WATER WISE PLANT LIST' (RE: THIS SHEET).	
3. TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE APPROVED BY THE FORESTRY MANAGER.	
4. ALL LANDSCAPING SHALL BE DESIGNED AND INSTALLED ACCORDING TO THE LAND MANAGEMENT CODE, CHAPTER 14, 11-15, 11-21, 15-5 AND OTHER APPLICABLE SECTIONS OF THE LMC.	
5. PLANTING BEDS MAY INCORPORATE ROCKS (SIMILAR TO 'ROCK FILL') AS A BORDER OR BAND MATERIAL.	
6. PLANTS TO BE IRRIGATED USING A DRIP SYSTEM WITH LINES TO INDIVIDUAL PLANTS. ALL PLANTS TO BE FULLY ESTABLISHED WITHIN THREE YEARS OF PLANTING.	

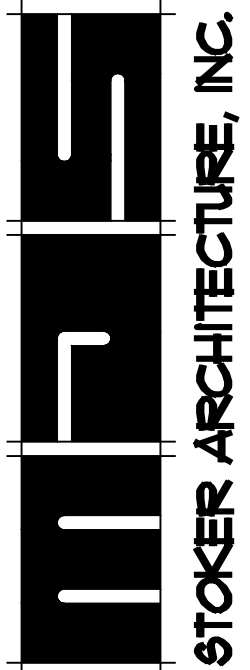


PRELIMINARY
LANDSCAPE PLAN

1/8" = 1'-0"



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954 WOODSIDE AVE RESIDENCE
A NEW HOME FOR MATT KEISER AND CHARLY COHEN
LOT 2, 954 WOODSIDE AVENUE SUBDIVISION - 954 WOODSIDE AVE, PARK CITY, UT 84060

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