PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
November 12, 2025

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, 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/86137534714

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

2.A. Consideration to Approve the Planning Commission Meeting Minutes from October 22, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. CONTINUATIONS

5.A. **Parcel PC-SS-121-X (Clark Ranch) – Zone Change – Ordinance** – The Applicant Proposes a Zone Change from Recreation Open Space to Residential Development Medium for an Affordable Development in the Sensitive Land Overlay. The Planning Commission May Consider Alternative Zone Designations or an Affordable Housing Overlay. PL-25-06656
(A) Public Hearing; (B) Continuation to December 10, 2025

5.B. **Parcel PC-SS-121-X (Clark Ranch) – Subdivision** – The Applicant Proposes to Create a Three-Lot Subdivision to Construct 201 Dwelling Units on No More than 10 Acres Through a Master Planned Development in the Sensitive Land Overlay. PL-25-06655
(A) Public Hearing; (B) Continuation to December 10, 2025

6. REGULAR AGENDA

6.A. **2026 Regular Meetings** – Consideration to Adopt the Planning Commission Regular Meeting Dates for 2026
(A) Action

6.B. **2200 Monitor Drive – Extension of Approval** – The Applicant Requests a Two-Year Extension of the Holiday Village and Parkside Apartments Affordable Master Planned Development and Conditional Use Permit Approval to May 15, 2028. PL-25-06723 (10 mins.)
(A) Public Hearing; (B) Action

6.C. **384 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 2,465-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06608 (15 mins.)

(A) Public Hearing; (B) Action

6.D. **368 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a 3,915-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential-1 Zoning District. PL-25-06609 (15 mins.)
(A) Public Hearing; (B) Action

7. WORK SESSION

7.A. **2025 General Plan Implementation** – The Planning Commission Will Review the 2025 General Plan Vision, Goals, Strategies, and Discuss Potential Actions to Recommend to the City Council for Implementation in 2026.

8. ADJOURNMENT

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.**

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
OCTOBER 22, 2025

COMMISSIONERS IN ATTENDANCE: Chair Christin Van Dine, Bill Johnson, John Frontero, Grant Tilson, Seth Beal, Henry Sigg (attending virtually)

EX OFFICIO: Rebecca Ward, Planning Director; Virgil Lund, Planner II; Meredith Covey, Planner II; Nan Larsen, Senior Planner; Housing and Development Coordinator, Sara Wineman; John Robertson, City Engineer

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1. ROLL CALL

Chair Christin Van Dine called the Planning Commission Meeting to order at 5:30 p.m. All Commissioners are present with Commissioner Henry Sigg attending virtually.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from September 24, 2025.

MOTION: Commissioner Frontero moved to APPROVE the Planning Commission Meeting Minutes from September 24, 2025. The motion was seconded by Commissioner Tilson. The motion passed with the unanimous consent of the Commission.

B. Consideration to Approve the Planning Commission Meeting Minutes from October 8, 2025

MOTION: Commissioner Frontero moved to APPROVE the Planning Commission Meeting Minutes from October 8, 2025. The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no communications or disclosures. Commissioner Johnson took a moment to congratulate Planning Director, Rebecca Ward, and her team for winning the Small Area Plan award from the APA. He accepted the award on behalf of the team.

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4. PUBLIC COMMUNICATIONS

There were no public communications.

5. CONTINUATIONS

A. 384 Woodside Avenue – Steep Slope Conditional Use Permit – The Applicant Proposes to Construct a 2,465-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential - 1 Zoning District. PL-25-06608.

Director Ward reported that the 384 Woodside Avenue application was noticed for a public hearing, but the applicant is requesting additional time. As a result, the Staff recommendation is that a public hearing be opened and this item be continued to a date uncertain. The recommendation is the same for both 5A and 5B on the meeting agenda.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was continued to a date uncertain.

MOTION: Commissioner Frontero moved to CONTINUE the application for 384 Woodside Avenue – Steep Slope Conditional Use Permit and the public hearing to a date uncertain. The motion was seconded by Commissioner Johnson. The motion passed with the unanimous consent of the Commission.

B. 368 Woodside Avenue – Steep Slope Conditional Use Permit – The Applicant Proposes to Construct a 3,915-Square-Foot Single-Family Dwelling on a Steep Slope in the Historic Residential - 1 Zoning District. PL-25-06609.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was continued to a date uncertain.

MOTION: Commissioner Sigg moved to CONTINUE the application for 368 Woodside Avenue – Steep Slope Conditional Use Permit and the public hearing to a date uncertain. The motion was seconded by Commissioner Johnson. The motion passed with the unanimous consent of the Commission.

6. REGULAR AGENDA

A. Mid-Mountain Trailhead – Extension to a Conditional Use Permit – The Applicant Requests an Extension of the Mid-Mountain Trailhead Conditional Use Permit in Order to Complete Construction by June 30, 2026. PL-25-06709.

Planner II, Virgil Lund, presented the Staff Report, and explained that the applicant made a request to extend the approval for the Mid-Mountain Trailhead until next summer. The applicant is working through additional approvals required through the Utah Department of

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Transportation ("UDOT") for the additional egress lane onto Marsac Avenue. Staff recommends that the Planning Commission open a public hearing and consider approving the extension request for the Mid-Mountain Trailhead based on the Draft Final Action Letter.

The applicant's representative, Doug Ogilvy, explained that he is at the meeting to represent Sommet Blanc, LLC. Commissioner Johnson asked if it is acceptable to move from two to one ADA spots. Planner Lund explained that the Building Department verified that one ADA parking space is sufficient for the number of proposed parking spaces.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

MOTION: Commissioner Johnson moved to APPROVE the Mid-Mountain Trailhead – Extension to a Conditional Use Permit request, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The June 26, 2024, and September 10, 2025 Final Action Letters for the Mid-Mountain Trailhead CUP are incorporated herein.

2. Land Management Code (LMC) Section 15-1-10(G) establishes the following for extensions: the extension does not result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or LMC, and there are no physical changes to the Property or surroundings.

    a. The extension allows the Applicant to continue to work with UDOT to obtain the necessary approvals to construct the transit stop and bus-through lane at the Mid-Mountain Trailhead. The Applicant states that construction will continue, the Site retaining walls will be completed this fall, and the original pavement will remain in place so the public will have use of the Parking Area.

Conclusions of Law:

1. The extension complies with LMC Section 15-1-10(G).

2. The proposal complies with the LMC requirements pursuant to Chapter 15-2.13 *Residential Development Zoning District*, Chapter 15-3 *Off-Street Parking*, and Section 15-1-10 *Conditional Use Review Process*.

3. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.

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4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. All conditions of approval from June 24, 2024, and September 10, 2025, Planning Commission Final Action Letters except for the completion date shall apply.

2. The Mid-Mountain Trailhead parking lot shall be completed by June 30, 2026.

3. No Certificate of Occupancy shall be issued for a Sommet Blanc unit until the Mid-Mountain Trailhead parking area improvements are completed and inspected for compliance with the Planning Commission's CUP approval.

4. Sommet Blanc shall amend its Public Improvement Agreement to include the Mid-Mountain Trailhead parking lot improvements, and no Certificate of Occupancy shall be issued for a Sommet Blanc unit until the Mid-Mountain Trailhead parking lot improvements are completed and have passed all necessary inspections.

5. The Applicant shall ensure that the Mid Mountain Trailhead parking lot is safely open for public use from December 15, 2025, through April 15, 2026. The parking lot shall have its entrances and boundaries clearly marked for snowplowing and include temporary signage as approved by the Parking Department to support safe and enforceable public use during this interim period.

The motion was seconded by Commissioner Beal. The motion passed with the unanimous consent of the Commission.

B. Parcel PC-SS-121-X (Clark Ranch) – Zone Change – Ordinance – The Applicant Proposes a Zone Change from Recreation Open Space to Residential Development Medium for an Affordable Development in the Sensitive Land Overlay. The Planning Commission May Consider Alternative Zone Designations or an Affordable Housing Overlay. PL-25-06656.

Planner II, Meredith Covey, presented the Staff Report and explained that the first application related to Clark Ranch is for the proposed Zone Change. The Clark Ranch items have been noticed separately, so there will be a presentation for the Zone Change and a presentation for the Subdivision. The applicant team is present at the meeting.

The Land Management Code ("LMC") requires the applicant to submit a Sensitive Land Analysis identifying sensitive environmental and aesthetic areas such as steep slopes, ridge line areas, crest of hills, wetlands, stream corridors, wildland interface, and wildlife habitat

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areas. The applicant has provided information regarding the requirements of the Sensitive Land Overlay ("SLO"). However, Staff has made recommendations and requests for additional information. Planner Covey shared the relevant Sensitive Lands Analysis and criteria with the Commission. For the Visual Assessment, the applicant has submitted a Visual Contextual Analysis of Phase I, which is the three multi-unit dwellings. It has renderings of the proposed development. The Commission may request additional renderings of the proposed development to assess the visual impact from other locations.

The second item is the Slope and Topographic Map. The project is proposed to be developed on steep slopes that are less than 40%, with most of the development on steep slopes between 15% and 30%. The applicant is working with the Engineering Department to determine the least impactful location for regrading and regrading for site access. The LMC requires that Master Planned Developments ("MPD") be designed to take into consideration the characteristics that the site will be placed upon. It specifically states the project shall be designed to fit the site rather than the site modified to fit the project. Staff recommends the applicant provide an overview of the extent of the proposed grading and filling of slopes as well as opportunities to reduce and mitigate that extent.

As the graded and filled slopes are evaluated, Staff recommends that the retaining walls be terraced to not exceed four to six feet in height where possible and to be made of materials that blend in with the natural features of the site. The applicant must also commit to landscaping or revegetating the exposed slopes and use topsoil from any disturbed portion, which is to be preserved and utilized in re-vegetation of the site. Additionally, any development will be required to comply with the design standards set forth in the architectural regulations found in LMC Chapter 15-5 – Architectural Review. This will be reviewed by the Planning Commission as part of the Conditional Use Permit ("CUP") and MPD applications. As part of this, the applicant must prove that the development will have no significant adverse impact on adjacent properties. This will be determined by the Planning Commission if the applicant can prove that the density, architectural detail, height, building materials, and other design features of the development are compatible with the adjacent properties. In addition, there must be appropriate mitigation measures to buffer those adjacent properties. Planner Covey noted that the closest project to this property is the Park City Heights development.

The third item relates to the Geotechnical Report. The applicant has submitted a Geotechnical Report and a Soil Report. Staff is recommending that there be a requirement to incorporate the recommendations from the report into the proposed development. This includes mitigating construction on the expansive clay soils. The fourth item has to do with Ridge Line Areas. Planner Covey reported that there are no ridge-line areas within the proposed development. The fifth item has to do with Vegetative Cover. Staff recommends that, as part of the CUP and MPD review, the applicant identify significant vegetation and proposed replacement that is native, waterwise, and firewise for the impacted areas. The sixth item has to do with Wetlands. Planner Covey noted that there are no proposed wetlands in the area, but the applicant will be required to submit updated verification that there are none within the development.

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The seventh item is for Stream Corridors, Canals, and Irrigation Ditches. Planner Covey reported that there are no streams, canals, or irrigation ditches near the proposed development. Regarding the Wildlife Habitat Areas, there are areas within the proposed development. Staff recommends that the applicant complete a Wildlife Assessment and Report outlining the plan and practices that will be implemented to protect these species during development. The ninth item is the Fire Protection Report. The Park City Fire District has reviewed the proposed plans as part of the Development Review Committee process and is working with the applicant on final conditions. Staff recommends that the applicant also consider fire-resistant materials for cladding and rooftops.

Senior Planner, Nan Larsen, shared information about the Traffic Impact Study ("TIS"). Park City adopted TIS guidelines outlining the requirements for a TIS submittal in 2023. In 2023, as part of the Feasibility Study, the applicant provided a trip generation evaluation where three density scenarios were analyzed, with a focus on the densest scenario of 290 dwelling units. The applicant updated their study with a 2025 TIS, which was submitted in October and was conducted by Hales Engineering. That study is currently being reviewed by a third-party consultant. The applicant provided an addendum to the TIS to correct the unit count. Planner Larsen noted that it is Exhibit N in the Staff Report.

The report found an increase of 977 daily trips, with 74 peak AM trips and 91 peak PM trips at the point of project completion in 2030. As part of the Traffic Operations Analysis, the level of service ("LOS") of five major intersections was included in the TIS. Table 1 shows the LOS Description. Table ES-1 – Peak Hour LOS Results was reviewed. Planner Larsen reported that the TIS found at the future opening date of 2030, with or without the proposed Clark Ranch project, the LOS decreases at the Comstock Drive and Kearns Boulevard intersection. To mitigate this impact, Hales Engineering provided four recommendations that are outlined on Page 23 of the Staff Report.

The General Plan recommends building on the Short-Range Transit Plan and Transportation Master Plan to build the transit network and improve regional connections. Planner Larsen reviewed a few of the options to mitigate the traffic impacts:

- For those areas not proximate to a transit stop, one consideration is to establish a parking permit program that allows residents in areas not proximate to a transit stop to park near a transit stop in their neighborhood;
- Other considerations are to have the applicant demonstrate the proposed pedestrian and bicyclist connections to the Rail Trail and other multi-use pathways, evaluate the potential for an e-bike station or e-bike share, and other possibilities to provide many travel options for future residents;
- Additionally, the Applicant could explore a residential car share or incentives or discounts for residents who agree to reduce the number of vehicles associated with their unit.

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Planner Covey reported that the site is currently zoned Recreation and Open Space ("ROS") and SLO. The applicant is proposing a rezone to the Residential Development – Medium Density ("RDM") Zoning District. Staff has recommended a possible Affordable Housing Overlay to restrict future uses on the site to residential and those accessory to residential. This would also establish a minimum requirement for the affordable units.

At the Planning Commission Meeting held on September 24, 2025, the Planning Commission requested additional information about an Affordable Housing Overlay that was specific to the Clark Ranch affordable project and would apply over the RDM Zoning District. Planner Covey shared a table that highlights the current zoning requirements for the RDM Zoning District. Staff has outlined possible requirements for an Affordable Housing Overlay specific to the Clark Ranch project in the right column of the table. Staff is looking for input from the Planning Commission about whether this language captures the requirements for the zone overlay or if there are modifications that should be made. Additionally, a sunset clause would be included to outline that a Building Permit would need to be obtained within two years or the proposed rezone and overlay would be void.

The applicant team introduced themselves to the Planning Commission. Chris Day explained that he is the Development Project Manager with The Alexander Company, Inc. His colleague, Colin Cassady, is attending the meeting virtually. Jaret Moe stated that he is the Principal Architect on the project, and he is attending the meeting in person.

Mr. Day reported that during the Planning Commission Meetings on September 24, 2025, and October 8, 2025, there was feedback provided. Comments related to the following:

- Planning application status;
- Property boundary;
- Preliminary TIS;
- Geotechnical Report findings;
- Occupancy projections;
- Project density;
- Project affordability mix;
- Building and site design;
- Stormwater retention basin;
- Proposed road access.

The third-party Geotechnical Report and Preliminary TIS were submitted. The second item on the list relates to the proposed property boundary. Mr. Day explained that he would like to outline their understanding of the proposed 10-acre development boundary. The current design and boundary follows the City Council-approved request for proposal ("RFP") recommendation that the development be within 10 to 12 acres in the northernmost corner of Clark Ranch. He noted that the proposed project is within that. He understands that the City Council will be meeting soon to discuss the details of the conservation easement. The applicant team is prepared to react to those conversations.

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The TIS is currently under review. At the Planning Commission Meeting on November 12, 2025, the applicant team will be prepared to discuss that in further detail. As for the Geotechnical Report, the site is deemed suitable for the planned development. The bedrock and soil strength are adequate to support foundations and parking areas. The groundwater and seismic risk are low. The only concern relates to the clay soils, which will be managed with excavation and proper fill. During the meeting on September 24, 2025, the occupancy projection was over-simplified. The analysis has since been expanded to more accurately estimate the number of driving-age individuals per unit type. For 201 units, the projection is that there will be a total of 393 individuals living at the property, and 253 of them (approximately 64%) of those individuals will be of driving age.

Another important discussion topic has to do with the proposed project density. Per the direction provided by the City Council in the RFP, the target range was 150 to 200 total residential units on 10 to 12 acres. Based on the current proposal, the project reflects a density of approximately 10 units per acre across the 10 acres. That results in a 201 total residential units. Mr. Day next discussed the project affordability mix. The current unit affordability mix was established based on direction from the City Council. There were multiple scenarios presented, as well as a financial feasibility analysis. Council provided direction on the current mix, which is 34 market-rate ownership units and 167 workforce/affordable rental units. He asked Mr. Moe to share additional information.

The building and site design information was reviewed. Mr. Moe reported that at the last meeting, there were comments about how the current design has been adapted to the site. He shared some information to clarify the lens through which the applicant team is thinking about the design. The Feasibility Study explored multiple unit types and densities. The medium-density option was selected by the City Council as the best balance between cost, visual implications, and overall site integration. He noted that the Utah Low-Income Housing Tax Credit (“LIHTC”) score is based on effectiveness. There are a lot of factors that need to be balanced, including the overall cost of the design. Some diagrams were shared with the Planning Commission. Mr. Moe explained that these are intended to show how the applicant team is thinking about the site. An image of a vertical stack was reviewed. If that design was pursued, the units would fit on less than one acre, but would require multiple surface parking lots with retaining. The building would be approximately 180 feet tall, so this was deemed an incompatible design. In the second image, it splits the vertical stack. This results in a building that is approximately 90 feet tall and is more spread out on the site. The assumption is that this is probably incompatible as well.

The other images were discussed. Mr. Moe explained that the team looked at how parking can best be accommodated on the site. He pointed out the fourth, fifth, and sixth images on the presentation slide. Essentially, the development is spread out over the site. There is an intention to match the topography and use the buildings as retaining to reduce the impact. The topography is not linear, but has a bit of a curve to it, which reflects the layout of the buildings. To reflect the architectural design guidelines, there are massing breaks provided within the façade. This results in a design that is spread out on 10 acres with 10 residential

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unit equivalents per acre. The current design accommodates the parking needs with only one surface parking lot provided.

The early buildings in Park City were utilitarian, simple structures based on pragmatic approaches. The aesthetic fits the programming constraints as well as the cost and need for a firewise design. The Park City architectural history is not dominated by a single style or era, but a layering of different time periods. Mr. Moe explained that a choice has been made to reflect more of the utilitarian, simple structure style, where the detailing is minimal. He noted that it has been interesting to learn that snow actually works better on flat or low slope roofs because it increases insulation values in the winter, helps to control snow and ice dams, and limits unnecessary exposure to residents by falling snow and ice. Firewise design would echo this approach, which is the reason for the proposed massing.

Mr. Moe discussed the stormwater retention basin, which was mentioned during previous Planning Commission Meetings. The stormwater retention basin is a minor depression that is revegetated to encourage the rapid reabsorption of any stormwater that would sheet flow from developed areas on the project. It works best when it is built within the landscape and is spread out over an area to allow for more plants and surface area, which increases the moisture absorption rate. The proposal is to replant the area with native vegetation, helping to avoid further erosion and promote greater absorption. There has been coordination with the Landscape Architect about the stormwater retention basin.

Commissioner Johnson asked if there will need to be regrading, which was confirmed. He also wanted to know what the acreage of the retention basin will be. Mr. Moe reported that the actual retention pond area is approximately one acre. Commissioner Johnson asked why it could not be located in between the buildings. Mr. Moe explained that it is possible, but this is based on volume. It is possible to look at that as an option, but from a design perspective, a smaller and deeper approach does not reflect the native landscape. He stated that it becomes foreign to the existing landscape.

Commissioner Johnson mentioned the HOPA development, which built the retention ponds into the open space, so it became usable open space between the buildings. He believes it is an efficient way to fit the accessory use within the project area. Mr. Moe explained that this option could be explored, but it would not provide enough area to most effectively mitigate the volume of stormwater runoff there that needs to be mitigated.

Mr. Day reported that the applicant team was asked to discuss the status of the proposed road access. The design is progressing and is 30% complete. The City-led design team is working with the regional partner, UDOT. There have been recurring coordination calls between the applicant team, City team, and the UODT team. As for the next steps in this process, there is a Planning Commission Meeting scheduled on November 12, 2025.

Chair Van Dine reported that this item will be continued to the November 12, 2025, Planning Commission Meeting. She wanted to make sure the applicant and Staff receive necessary feedback from the Commission ahead of the next meeting. Commissioner Grant Tilson

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asked if there is a requirement for the occupants of the units to be working in Park City. Mr. Day stated that there have been discussions with Staff about a tenant selection plan within the laws of fair housing. Rules could be established to determine who would receive priority preference to live in the development. As an example, municipal employees and people within a certain area of Park City. There have been discussions about the framework for that, but nothing has been finalized at this point.

Additional discussions were had about the fair housing laws. Housing and Development Coordinator, Sara Wineman, reported that there are ways to prioritize the workforce. There cannot be a requirement for people who live in Park City due to the Fair Housing Act, but prioritization can occur. This is typically done through mass marketing, which has been successful in other areas. Efforts will be made to focus on the workforce.

Chair Van Dine opened the public hearing. She clarified that there will be two public hearings related to Clark Ranch. The first public hearing relates to the Zone Change.

Meg Ryan gave her zip code as 84060 and explained that she lives in a 1975 ranch-style home that was purchased approximately 30 years ago. There have been five teardowns on her street in the last two years, where the homes were replaced by much larger designs. Housing pressure is everywhere. She is at the Planning Commission Meeting to support an Affordable Housing Overlay. Ms. Ryan does not live adjacent to the applicant site, but she lives in the community. She understands the viewpoints that have been expressed by some of the residents, but does not see the situation the same way.

Ms. Ryan has spent her years in Park City supporting and opposing all types of ideas and projects. She pointed out that land use is a balance of competing interests. Ms. Ryan reminded those present that this public hearing is related to the rezone. The Planning Commission weighs the pros, cons, and opinions, and then sends a recommendation to the City Council. This is not an approval for the specific project. She expressed support for the rezone and acknowledged that details will need to be worked out during the Subdivision process. There are also other steps related to the MPD and CUP.

Ms. Ryan suggested that the Subdivision, MPD, and CUP be reviewed together so that it is possible to see all of the pieces of the proposal. This will ensure that the best project for the site moves forward, assuming the Zone Change occurs. It seems there are many details that still need to be addressed. She reiterated her support for the Zone Change and added that there is a serious need for workforce housing in Park City. With City owned land, there is a unique opportunity to control the outcome of the development. Lack of housing is a national issue, and it makes sense to be part of the solution. The City's plans and goals for housing call for the creation of housing opportunities. It makes sense to create opportunities for new residents. Park City Heights was given an opportunity with City owned land to create 79 units. It makes sense to do the same for new residents.

Jeff Iannacone gave his zip code as 84060 and explained that he is speaking in support of Keep Clark Ranch Wild. There is an understanding that Utah is a landholder-friendly State,

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and when CUP applications are considered, there is a mandate to approve as long as mitigations are in place. However, a Zone Change is different because it is discretionary. There is no Good Cause for this rezone, but there is information that indicates this is not the correct decision. Mr. Iannacone stated that the details of the acquisition matter. The parcel was sold with the intent that there would be conservation.

The parcels were acquired using open space funds and bond money. A conservation easement was always intended for the parcel. While others may have hoped for different uses, it was the Open Space Advisory Committee that was tasked with guiding parameters. There was no housing intended on open space. As for locating more of the workforce in town, this is a meaningful goal, but the direction is questionable when it comes to Clark Ranch. The 10 acres proposed for development are steep, isolated, and challenging. Before ground is broken on a single dwelling, there will need to be $6 million spent on road infrastructure. Since this project intends to use Federal funds, it cannot legally prioritize anyone, including workers and locals. Mr. Iannacone next discussed the application and the fact that there have been continued discussions about acreage. He asked the Commission to consider the history and future of Park City and deny this item.

Jason Glidden gave his zip code as 84098 and explained that he works with the Mountainlands Community Housing Trust. He emphasized the need for affordable housing in the community. He is not sure about the necessity of an overlay and asked for additional clarification about that. The questions related to occupancy are fair. Mountainlands owns several properties, including two larger properties in Park City, where the majority of the residents work in Park City. He reiterated his support for this project.

Sophia Lucey gave her zip code as 84060. She was present in support of Keep Clark Ranch Wild. In regards to Good Cause and the Zone Change application, she would like to address the wildlife analysis required by the LMC. The following language was read into the record: "Wildlife Habitat Areas: A map depicting all wildlife habitat areas, as defined by a Wildlife Habitat Report shall be provided by the Applicant. The wildlife habitat report shall be prepared by a professional, qualified in the areas of ecology, wildlife biology, or other relevant disciplines." She does not believe The Alexander Company solicited and compiled a true report. The applicant requested a data pull from the Utah Division of Wildlife Resources. Completed on October 10, 2025, and included in the Meeting Materials Packet, this data pull relies on existing habitat information rather than information gleaned from current or even recent surveys and assessments of wildlife activity in the area. Most of the data is from 2020 and some is from 2001 and before.

The intent of the Wildlife Habitat Code is to provide a current assessment using information collected by an independent wildlife professional after the award of a project, which in this case would be November 2024. Ms. Lucey pointed out that some of the data in the report is more than two decades old, but this particular Division of Wildlife Resources report shows, "Not for consultation." This means the historical data pull is not a substitute for an on-the-ground biological survey. The applicant was required by municipal code to develop a map

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depicting all wildlife habitat areas related to the proposed activity after November 2024, but that map has not been included in the Meeting Materials Packet.

If the map is created, it will show four adult and maturing moose that use a portion of the proposed 10-acre development site as their permanent habitat. Park City prides itself on allowing resident wildlife to roam free without disturbance. These moose, along with elk, mule deer, coyotes, eagles, and bobcats have been observed by many residents in the Park City Heights development and users of the trail network. Housing developed on the Clark Ranch parcel will increase the risk of vehicle and moose conflicts and will also increase the likelihood that the moose will be forcibly relocated. Moose are a unique and valuable part of the Utah wildlife heritage. Keep Clark Ranch Wild requires a third-party independent wildlife biologist to evaluate all aspects of wildlife living on the 10-acre parcel, as well as the terrain in close proximity. Ms. Lucey asked that the report include current data and the required maps, address the wildlife regularly observed in the area, and provide protection and/or relocation specific to each of the impacted species living in the area.

John Greenfield gave his zip code as 84060. He stated that this project cannot be fixed with conditions, as the flaws are structural rather than stylistic. The applicant claims the project fits the hillside, but the Geotechnical Report admits that up to six feet will need to be cut and up to 12 feet will need to be filled to build flat pads. One garage slab is raised 11 feet above natural grade. On top of that sits a 200-foot-long three-story building. That is not site-sensitive design, but is forcing density onto a slope by reshaping the terrain, complete with tiered retaining walls. Under LMC 15-6-5(G), that is what is not supposed to be done. In this proposal, every building sits on terrain between 15% and 30% grade. This is what the LMC defines as steep slopes. The over 40% zones were avoided and the narrative claims that the hillside is being respected, but the plan shows it is being reengineered. When it comes to height, the buildings reach 45 feet above existing grade, which is 60% taller than the 28-foot cap at the neighboring Park City Heights. With flat roofs and 200-foot facades, this is not infill, but institutional-scale housing on a highly visible hillside. COSAC did not envision what has been proposed.

Mr. Greenfield discussed open space and noted that the applicant states 83% of the land is preserved. When it comes to the stormwater retention pond, it appears to be the only outdoor amenity. There is no park, no play structure, and nothing proposed for families, despite the Planning Commission specifically requesting gathering space for over 200 proposed units. That is not a planning oversight, but a choice that has been made. As for access, the traffic plan hinges on a future frontage road and UDOT interchange. However, none of that is built, bonded, or guaranteed. What is planned is a new access road through an artificial berm that requires cuts and embankments up to 24 feet high, which is a massive disturbance. Mr. Greenfield stated that the proposal, as written, asks the Planning Commission to trust claims that do not hold up under scrutiny.

Sam Brothwell gave his zip code as 84060 and explained that he heads the Nordic Village Homeowners Association (“HOA”). His neighborhood does not adjoin Clark Ranch, but he wanted to share a traffic observation, specifically what happens when an unimproved dirt

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road is paved to allow access to a new residential development. Even when there are restrictions on the use, those restrictions are often ignored, and the road becomes a general-use public thoroughfare. He knows this firsthand because his house and neighborhood border what was once known as Keetley Road. This connected Queen Esther Drive to the old mining town of Keetley before it was buried under the Jordanelle in 1995. Also, back in 1995, an agreement was reached to vacate Keetley Road to provide access to what is now known as Deer Crest. That agreement spelled out conditions for the improvement and private use of Keetley Road, specifically gated and controlled access limited to Deer Crest residents and guests. It also allowed limited commercial access to the Snow Park Hotel site, as well as construction vehicles dedicated to improving the road. However, that is not how the road has been used, because access from Lower Deer Valley is not controlled, which violates the original agreement.

Mr. Brothwell shared a comment with those surrounding the proposed Clark Ranch development. He suggested that there be skepticism about studies and restrictions aimed at traffic concerns. Studies are theoretical, restrictions are not enforced, and there could be issues after the developer leaves. The only way to prevent what is experienced along Queen Esther Drive in this area is to stop the access now.

There were no further comments. The public hearing was continued to the Planning Commission Meeting on November 12, 2025.

Commissioner Johnson stated that the policy direction was for an affordable housing development on 10 acres. The remaining acres of Clark Ranch should be under a conservation easement. That public land should be preserved as open space with no accessory uses located on it. When looking at the Grading Plan, the retention pond is disturbing the earth, so he would like to see the retention pond fit within the 10-acre site. He would like to understand why the applicant team believes the retention pond needs to go outside of the 10 acres and why there is a belief that it cannot fit within that area.

Within the 10 developable acres, Commissioner Johnson wants to make sure there is compliance with the proposed setbacks. He mentioned the Fire Protection Report and stated that it needs to be expanded to clarify the zone of defensible space. When he looks at the applicant drawings, there is 25 feet shown on the west side, but he believes that should be 30 feet for defensible space. On the north side, it looks to be between 10 and 15 feet. Commissioner Johnson reiterated a desire for additional information. He reported that a wildlife habitat assessment needs to be conducted by a wildlife consultant.

Commissioner Sigg agreed with Commissioner Johnson that the policy was outlined for 10 acres, but somehow, this development has expanded to assume that open space lands can be construed as open space for a development project. That is something that he is concerned about. In addition, he is concerned about the retention basin in the proposed location. Commissioner Sigg is most concerned about the compatibility issues. The directive was 150 to 200 units, but there are 201 units proposed. The RDM is specific about eight units per acre. He noted that the Planning Commission is being asked to do a Zone

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Change to RDM and then consider an overlay, which will amend the RDM Zone for the current development. Concerns about compatibility and traffic were shared.

Commissioner Sigg noted that when it comes to the SLO, there is specificity on benching and terracing. There are concerns about sheet flow and stormwater detention. He pointed out that there is a section in the Geotechnical Report that calls the walls out as 1.5:1. He is not sure how that will be accomplished without engineered walls, which is not ideal from a visual perspective. Commissioner Sigg is not opposed to affordable housing on the site, but believes the City can do better. He does not feel the project fits the site as currently proposed and reiterated that there are compatibility issues. It was noted that there is no real commerce in this location, so this development will generate traffic that comes into town. When looking at the Clark Ranch site in its entirety, it might be possible to find 10 better acres that would also be more cost-effective. Until he sees a project that is more compatible and more in line with 15-7-2 and 15-2.21-4, he is not ready to move forward with this application. Commissioner Sigg clarified that he is in favor of workforce housing. He explained this could be an attractive site for workforce housing, but he is not sure that the number of units proposed is appropriate.

Mr. Day asked about the statements from Commissioner Johnson and Commissioner Sigg that indicate there was a policy direction dictating 10 acres. Commissioner Johnson explained that it is based on the presentations that have been made previously. Figure 1 of the Staff Report was reviewed. Commissioner Johnson noted that the retention pond is highlighted in orange. In addition, on the west side, there is an open space carved out, which means it is not contiguous. He has listened to the City Council Meetings remotely, and based on the information presented, he was expecting development to be 10 acres.

Commissioner Seth Beal expressed concerns about the approach. He feels that the Planning Commission is being asked to take steps without understanding the full set of facts. In general, he is supportive of approving a Zone Change on 10 acres, as that is the direction that has been provided by the City Council. However, he has a hard time seeing how he would approve the proposed project on those 10 acres. It seems like the envelope is consistently pushed towards the high end of things. For example, there was direction for 150 to 200 units, but the proposal is 201. Commissioner Beal mentioned one of the points made in the Staff Report related to compatibility with the area. This particular 10 acres is in a fairly prominent location at an entry point into the community. It is an appropriate location for the right project, but what is developed needs to be suitable for the location. The design and density that are proposed make him uneasy. There are still some concerns about the project as it has been proposed so far. He asked the applicant team to think about how to address some of the community concerns.

Commissioner John Frontero agreed with the previous Commissioner's comments. He will not consider a rezone unless it is for 10 acres. He finds compatibility is the biggest issue associated with this application, because this needs to be compatible with the adjacent properties. The closest adjacent property is Park City Heights, and this is not compatible with that development for a variety of reasons. The proposal that is currently before the

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Planning Commission is trying to maximize development. There are a lot of hurdles that this proposal needs to overcome. He finds it difficult to imagine a positive vote based on what has been presented at this time. Commissioner Frontero believes the density and height need to be reduced. In addition, the infill cannot take place the way it has been described. He stated that there needs to be a drastic reduction in height, mass, and density. He also stated that the retention pond will need to be within the 10 acres.

Chair Van Dine agreed with the points raised in the Staff Report as far as what is needed to move forward. She asked for additional feedback about the Affordable Housing Overlay. Commissioner Tilson would like to see the road design because the access road crosses a very steep slope. Though the design is 30% complete, the Commission has not seen the design and cannot determine compatibility with the Code. City Engineer, John Robertson, asked if the request has to do with the entire frontage road or the connection from the frontage road to the site. Commissioner Tilson clarified that he is interested in information about the connection where it crosses the very steep slope.

Commissioner Johnson asked Engineer Robertson about a retention pond that is located on a slightly sloped hillside. He believed berming would be required around it. Engineer Robertson reported that if it were kept higher on the hillside, berming would be needed.

MOTION: Commissioner Johnson moved to CONTINUE Parcel PC-SS-121-X (Clark Ranch) – Zone Change and the public hearing to the Planning Commission Meeting on November 12, 2025. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

C. Parcel PC-SS-121-X (Clark Ranch) – Subdivision – The Applicant Proposes to Create a Three-Lot Subdivision to Construct 201 Dwelling Units on No More than 10 Acres Through a Master Planned Development in the Sensitive Land Overlay. PL-25-06655.

Planner Covey presented the Staff Report and explained that the applicant is proposing the Clark Ranch Subdivision, which will create three lots located on the northwest portion of the larger 57-acre site. Within those three lots, there is a proposal for three development pods. The development pods are proposed to be limited to no more than 10 acres. Additional areas within these lots and outside of the development pods are proposed to remain open space. The designated open space parcels, Open Space Parcel A and Open Space Parcel B, will be protected as open space through a conservation easement. There are three new local roads that are proposed as part of the Clark Ranch Subdivision. Road 1 terminates as a cul-de-sac. Road 2 connects to Park City Heights, which will have limited access. It will be for fire access only, and that will be enforced by a gate. Road 3 will create a second access to the frontage road. The frontage is proposed to run parallel to Highway 40 to the east and is proposed to provide access to the Clark Ranch Subdivision. Planner Covey noted that the frontage road is currently under review by the Engineering Department for compliance with the LMC.

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Planner Larsen explained that as part of the Clark Ranch Subdivision review, the Planning Commission must make a finding of Good Cause. The applicant submitted a Statement of Good Cause, which is attached to the Staff Report as Exhibit B. The purpose of the Subdivision regulations was outlined in LMC 15-7-2. Some examples were shared:

- To guide the future growth and development of Park City, in accordance with the General Plan;
- To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic, throughout the municipality, having particular regard to the avoidance of congestion in the Streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of Streets and Building lines;
- To preserve the natural beauty and topography of Park City and to ensure appropriate development with regard to these natural features;
- To provide for open spaces through the most efficient design and layout of the land, including the use of flexible density or cluster-type zoning in providing for minimum width and Area of Lots, while preserving the density of land as established in the Land Management Code of Park City.

As part of the Subdivision review, the Planning Commission makes findings on drainage and stormwater, and whether the stormwater runoff channels and catch basins are sufficient for the project. At the September 10, 2025, Planning Commission Meeting, the Commission was in support of combining the Preliminary and Final Plats. Planner Larsen reported that the Development Review Committee reviewed the proposal on August 19, 2025. The applicant is continuing to work with various City departments specified in the Staff Report to address those comments and ensure compliance with all regulations.

To comply with the required completion and maintenance of improvements, the applicant is responsible for all site improvements. To comply with the required improvements, reservations, and design, the applicant must address and comply with the SLO regulations, general Subdivision requirements, road design requirements, drainage and storm sewers, sidewalks, and trails. Each of these items are reviewed in more detail in the Staff Report. The applicant continues to work with City departments to finalize these details and ensure LMC compliance. Planner Larsen asked for Commissioner input.

Chair Van Dine opened the public hearing.

Mary Louise Care gave her zip code as 84060 and stated that she is in support of Keep Clark Ranch Wild. The Alexander Company hired Gordon Geotechnical Engineering to study the Clark Ranch site, but the report fails to include the required assessment, an analysis of potential landslides, mine shafts, or avalanche paths. The Clark Ranch parcel lies on steep, rugged, mountain terrain with slopes of 30%, 40%, and higher. She discussed the expansive clay, which has high shrink-swell potential. Adding or removing water can result in a shift, which is a textbook condition for landslides and snowslides.

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The neighboring Park City Heights development already struggles with significant runoff. However, when Lynn Sheldon, a Civil and Environmental Engineer, contacted Gordon Geotechnical Engineering directly, the Project Engineer confirmed that they were not asked to study landslides or snowslides at all. Ms. Care believed that before any rezone or recommendation moves forward, The Alexander Company should complete a full hazard analysis. She understands that the applicant is seeking a decision on November 12, 2025, but the public and the Commission should not be forced to review an application that is missing critical studies. There is no legal or factual foundation for a Good Cause finding. She asked the Planning Commission to hold this project to the same standards as every other application and to require a complete and compliant submission.

John Greenfield gave his zip code as 84060 and stated that there is no Good Cause for the Subdivision. The Commission is being asked to approve a Subdivision that locks in a specific footprint and intensity of development. This is a commitment that cannot be undone. The applicant claims there is Good Cause for the application under the LMC, but their own numbers challenge that claim. Lot 1 is 4.36 acres, Lot 2 is 4.59 acres, and Lot 3 is 5.13 acres, which is over 14 acres designed for development pods. Even if the code allows for future refinement, this layout signals the City's intent to accept the footprint. The open space used to justify the footprint includes a stormwater retention basin, road berms, and fragmented buffers. That does not reflect a strategy of conservation. In addition, the Planning Commission requested a community-scale gathering space, but that is absent from the materials submitted. He pointed out that a Subdivision is not a right, as it must demonstrate a clear and compelling public benefit. Until the applicant returns with a plan that meets the standards, he does not feel it should be supported.

There were no further comments. The public hearing was continued to the Planning Commission Meeting on November 12, 2025.

Commissioner Frontero mentioned Figure 2. What is being proposed needs to be a contiguous 10 acres. As a result, the cutout shown is unacceptable. When this comes back, the boundary the applicant is using needs to be a complete contiguous 10 acres.

MOTION: Commissioner Johnson moved to CONTINUE Parcel PC-SS-121-X (Clark Ranch) – Subdivision and the public hearing to the Planning Commission Meeting on November 12, 2025. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

Chair Van Dine informed those present that additional comments can be submitted to planning@parkcity.gov. Those comments will be included in the public record.

The Planning Commission took a short break before hearing the remaining agenda items.

D. 7600 Royal Street – Conditional Use Permit – The Applicant Proposes to Install a Temporary Tent Annually at the Silver Lake Lodge to be Used for the Duration of the Deer Valley Resort Winter Season. PL-25-06689.

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Planner Lund presented the Staff Report and explained that this is a CUP application for 7600 Royal Street. He reported that the CUP is for an annual tent to be installed at the Silver Lake Lodge. The proposal is for a 1,500 square foot tent that will be installed annually, each time not to exceed 180 days, as required by the International Building Code for temporary structures. An aerial image was shared. Planner Lund pointed out the location of the Silver Lake Lodge and the proposed tent location. Some additional photographs of the site were shared for context. The proposal complies with the Residential Development ("RD") Zoning District requirements, temporary structure criteria, and CUP criteria. Staff recommends that the Planning Commission open a public hearing and consider approving the CUP based on the Draft Final Action Letter.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Johnson thanked Planner Lund for the quality of the Staff Report and the Conditions of Approval that were drafted. Commissioner Frontero noted that the application appears to be straightforward, and he is in favor of the proposal. However, he asked the Commission to consider a three-year term. It seems like there should be some mechanism for the Commission to revisit this approval in the future. This would ensure that the reasonable conditions being proposed are actually mitigating the anticipated detrimental effects of the proposed use. He does not anticipate an issue, but thought it might be best for there to be some sort of administrative review every few years. Planner Lund shared some additional information about the process. Every year, the applicant is required to submit a Fire Permit for the installation of the tent, which is reviewed by the Building Department and the Planning Department. This means that each year, the Planning Department sees a proposal and a permit, so the conditions are reviewed.

MOTION: Commissioner Tilson moved to APPROVE the 7600 Royal Street Conditional Use Permit for an Annual Temporary Tent, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The Applicant proposes to install a 1,500-square-foot tent for the Deer Valley ski season (not to exceed 180 days) on an annual basis at the Silver Lake Lodge.

2. Silver Lake Lodge (the "Lodge") is part of the Deer Valley Resort 12th Amended and Restated Large Scale Master Planned Development (MPD). On February 26, 2025, the Planning Commission approved a modification to the 12th Amended and Restated Large Scale MPD to increase the restaurant/commercial square footage for Silver Lake Lodge by 15,000 square feet for public or skier service. The existing as-built square footage for the Silver Lake Lodge is approximately 32,000 square feet. The tent is proposed

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for the ski season on an annual basis to provide temporary, covered seating in a location where the Lodge has traditionally placed beach chairs. Any displaced beach chairs will be relocated south of the tent. No changes to the existing Lodge are proposed.

3. The installation of the tent will require an annual fire permit to be submitted to the Building Department.

4. The proposed tent complies with the Residential Development (RD) Zoning District Requirements.

    a. LMC § 15-2.13-3 outlines Lot and Site requirements for Structures in the RD Zoning District.
        i. Front Setback: 20 feet.
            1. Complies: The proposed tent is 134 feet from the front Lot line.
        ii. Side Setback: 12 feet.
            1. Complies: The proposed tent is 50 feet from the west side Lot line and greater than 100 feet from the east side Lot line.
        iii. Rear Setback: 15 feet.
            1. Complies: The proposed tent is greater than 100 feet from the rear Lot line.

5. LMC § 15-2.13-4 outlines Building height requirements in the RD Zoning District: No Structure may be erected to a height greater than 28 feet from Existing Grade.

    a. Complies: The proposed tent is 13 feet 5 inches in height from Final Grade.

6. The proposal complies with the tent criteria in LMC § 15-4-16.

    a. The Applicant proposes to install the tent annually for the Deer Valley ski season, not to exceed 180 days. The occupancy of the tent is approximately 108 people.
    b. The proposal complies with the requirements for temporary tents.
        i. The Applicant shall provide written notice of the Property Owner's permission.
            1. Complies: The CUP application form is signed by the Vice President of Resort Planning for Deer Valley.
        ii. The proposed Use should not diminish existing parking.
            1. Complies: The proposed tent will not diminish existing parking; it is on the existing hardscape area outside the Silver Lake Lodge.

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iii. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
1. Complies: The proposed tent will not impede the existing pedestrian circulation system. Guests using the tent will be able to access the tent from Silver Lake Lodge, Silver Lake Village, or the ski run. The Park City Fire District reviewed the proposal on September 16, 2025. The Fire District will review the tent for compliance with their required standards at the Building Permit phase.
iv. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
v. 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.
vi. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
vii. The Use shall not violate the International Building Code.
viii. The Applicant shall adhere to all applicable City and State licensing ordinances.

7. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

a. Size and location of the Site
i. The proposed tent will be installed throughout the Deer Valley ski season each year, not to exceed 180 days. The tent is on the resort area adjacent to the Silver Lake Lodge with convenient access to the ski runs and ski lifts.
b. Traffic considerations, including the capacity of the existing Streets in the Area
i. The Engineering Department's Traffic Impact Study (TIS) Guidelines require a TIS if a development will generate 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City Staff.
ii. Silver Lake Lodge does not allow public parking on-site. The tent is intended for skiers and guests already staying or recreating on the resort and will not generate 25 or more new vehicle trips. The hours of operation for the tent will be consistent with those of the Silver Lake Lodge operations.
c. Utility capacity, including Storm Water run-off
i. The Development Review Committee reviewed the proposal on September 16, 2025, and confirmed the proposal conforms with all utility and stormwater run-off requirements.
d. Emergency vehicle Access

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i. The Park City Fire District reviewed the proposal on September 16, 2025. The Fire District will review for compliance with their required standards at the Building Permit phase.

e. Location and amount of off-street parking
   i. The proposed tent is intended for skiers and guests already staying or recreating on the resort.

f. Internal vehicular and pedestrian circulation system
   i. The proposed tent is on the resort area adjacent to Silver Lake Lodge and existing chairlifts and ski runs and will not encroach into or affect the existing pedestrian walkway or internal vehicular system.

g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
   i. No additional fencing, screening, or landscaping are proposed with this CUP.

h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
   i. The proposed tent is 1,500 square feet and 13.5 feet tall. The tent is proposed to be located adjacent to the Silver Lake Lodge and near the existing chair lifts and ski runs.

i. Usable Open Space
   i. The temporary 1,500-square-foot tent will not substantially decrease the required Open Space within the MPD and is proposed to be installed in an area already disturbed and used for guest seating, adjacent to the existing lodge deck.

j. Signs and lighting
   i. No Signs or Lighting are proposed or approved with this Application.

k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing.
   i. The proposed tent is constructed of a metal structure and a white vinyl covering and is appropriate in size, scale, and design for the intended use.

l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
   i. No 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 tent will not affect any loading or unloading zones. All trash and recycling must be located inside Silver Lake Lodge.

n. Expected Ownership and management
   i. The proposed tent will be operated, managed, and maintained by Deer Valley Resort.

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ii. The submitted application form is signed by the Vice President of Deer Valley Resort Planning.

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 location of the proposed tent 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; however, such review for consistency shall not alone be binding.
   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.

q. Radon mitigation
   i. There is no residential component to this CUP.

8. The Development Review Committee reviewed the proposal on September 16, 2025.

Conclusions of Law:

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.13 Residential Development Zoning District, Section 15-4-16 Temporary Structures, Tents, and Vendors, and Section 15-1-10 Conditional Use Review Process.

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 final plans dated September 22, 2025, submitted to the Planning Department and reviewed October 22, 2025, by the Planning Commission.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for

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

3. The Applicant shall adhere to Municipal Code of Park City Chapter 6-3, Noise.

4. If Outdoor Lighting is proposed to be installed, it requires compliance with the dark sky code (LMC Section 15-5-5(J)) and Planning Department review and approval.

5. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.

6. The Applicant shall submit an annual fire permit for review and approval by the Fire Marshal before installation each year.

7. The Applicant shall adhere to all applicable City and State licensing ordinances.

8. The temporary tent shall not be used for non-permitted special events, private events, or for use not associated with Deer Valley resort guests.

9. All trash and recycling receptacles must be screened and not visible to guests.

10. The annual installation shall not exceed 180 days

The motion was seconded by Commissioner Johnson. The motion passed with the unanimous consent of the Commission.

E. 1060 Woodside Avenue – Plat Amendment – The Applicant Proposes to Combine Lots 17, 18, And 19 of Block 4 of Snyders Addition to Park City to Create a 5,662.8 Square Foot Lot in the Historic Residential – 1 Zoning District. PL-25-06695.

Planner Covey presented the Staff Report and explained that this is a Plat Amendment for 1060 Woodside Avenue. She reported that 1060 Woodside Avenue is in the HR-1 Zoning District and there is a Landmark Historic Structure on the site that is built over three existing lots. The applicant is proposing to combine the three lots to create one 5,662.8 square foot lot. The maximum building footprint for this lot would be 2,059, which is included as a Condition of Approval to include as a Plat Note on the recorded plat. As conditioned, the proposal is compliant with LMC Chapter 15-2.2 and LMC Section 15-7.1-3(B). Any future work the applicant would do on the historic structure would need to be reviewed by the Historic Preservation Board. Any additions would be reviewed by the Planning Department through the Historic District Design Review application process.

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Planner Covey shared the proposed plat and noted that there is a 10-foot snow storage easement around the outside of the lot. Some of the Conditions of Approval were reviewed with the Commission. Staff recommends that the Planning Commission consider approving the proposal based on the items in the Draft Final Action Letter.

Chair Van Dine opened the public hearing.

Heidi Goedhart stated that she is one of the owners of 1059 Park Avenue. The rear of her property abuts the applicant's residence. After reviewing the Staff Report, she has no issues and is pleased to see that there is a condition to limit the building envelope size.

There were no further comments. The public hearing was closed.

MOTION: Commissioner Sigg moved to APPROVE the 1060 Woodside Avenue – Plat Amendment, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. 1060 Woodside Avenue (Parcel No. SA-38) is a Landmark Historic Site in the Historic Residential – 1 (HR-1) Zoning District as designated by Land Management Code (LMC) § 15-11-10.

2. The Landmark Historic Structure on the site was constructed circa 1928 during the Mature Mining Era.

3. The existing Landmark Historic Structure straddles Lots 17, 18, and 19 of Block 4 of Snyders Addition to Park City. The property has one Summit County Tax Identification Number.

4. LMC § 15-2.2-3(A) establishes a minimum Lot size of 1,875 square feet and a maximum Lot size of 3,750 square feet in the HR-1 Zoning District.

5. Because the 5,662.8-square-foot Lot at 1060 Woodside Avenue is a Landmark Historic Site, it is a valid Non-Complying Lot pursuant to LMC § 15-2.2-4.

6. LMC § 15-2.2-3(B) establishes a minimum Lot width requirement of 25 feet in the HR-1 Zoning District. The Lot at 1060 Woodside Avenue is 75 feet wide and compliant.

7. The Planning Commission finds Good Cause for this Plat Amendment because it creates a Lot for the Landmark Historic Site and allows the Applicant to make improvements to the Historic Structure and Site. The proposed Plat Amendment does not create any non-conformities. No Public Street, Right of Way, or easement is vacated or amended.

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Conclusions of Law:

1. The Plat Amendment is consistent with the LMC, including Chapter 15-2.2 *Historic Residential - 1 (HR-1) Zoning District* and § 15-7.1-3(B) *Classification Of Subdivision– Plat Amendment.*

2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the LMC, and these Conditions of Approval, prior to recordation of the plat.

2. The Applicant shall record this Plat Amendment at the county within one year from the date of Planning Commission approval. If recordation has not occurred within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

3. The Applicant shall include a Plat Note limiting the Building Footprint to 2,059 square feet.

The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

7. ADJOURNMENT

MOTION: Commissioner Frontero moved to ADJOURN. The motion passed with the unanimous consent of the Commission.

The meeting adjourned at approximately 7:24 p.m.

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Planning Commission
Staff Report

Subject:	**Clark Ranch** **Affordable Housing Development**
Applications:	**PL-25-06656**
Authors:	**Nan Larsen, Senior Planner** **Lillian Zollinger, Planner III** **Meredith Covey, Planner II**
Date:	**November 12, 2025**
Type of Item:	**Zone Change**

Disclosure

Park City Municipal Corporation owns the Clark Ranch property and authorized The Alexander Company to propose an affordable housing development on ten acres through a public-private partnership.

Recommendation

(I) Open a public hearing and (II) continue the public hearing to December 10, 2025. Please see Exhibit B to review public input submitted to date.

Background

The Applicant proposes the Clark Ranch affordable housing development with a request to rezone ten acres from Recreation and Open Space to Residential Development – Medium Density to construct three Multi-Unit Dwellings, each with a first-level shared garage structure, and two levels of residential units above (Phase I) and 34 two-story townhomes (Phase II).

On September 4, 2025, the City Council provided input on the unit mix and review schedule for the development. The initial schedule outlined action on a proposed rezone and subdivision in November so The Alexander Company could apply for a Private Activity Bond with review of the Master Planned Development and Conditional Use Permit in the months to follow (Packet, Old Business Item 1; Minutes, p. 12-14).

On September 10, 2025, the Planning Commission conducted a site visit and The Alexander Company presented a project overview (Packet, Item 5.A; Minutes, p. 2-8).

On September 24, 2025, the Planning Commission conducted a work session with public input on the proposed rezone and subdivision (Packet, Item 6.B; Minutes, p. 7-16). The Planning Commission provided input on the requested rezone and subdivision and asked the Applicant to provide:

- Information on the proposed access road connection from the Frontage Road and the level of disturbance.
- Details on the affordable and market-rate unit mix.
- The level of disturbance proposed for the area reserved as Open Space during construction.
- How the proposed project will be designed to fit the site.

- The location and description of the proposed retention ponds.

On September 29, 2025, the Applicant requested the Planning Commission continue the initial public hearing scheduled for October 8, 2025 to October 22, 2025.

On October 8, 2025, the Planning Commission continued the public hearing to October 22, 2025 and requested the Applicant provide additional information:

- The mix of proposed market-rate and affordable units.
- Affordable units currently under construction or approved for construction (Packet, Item 4.B; Minutes, p. 1-2).

On October 22, 2025, the Planning Commission reviewed the proposed rezone, opened a public hearing, and continued the item to November 12, 2025 (Packet, Item 7.B; Audio). The Planning Commission requested the Applicant:

- Locate the retention ponds within the 10-acre site.
- Clarify defensible space and the rezone.
- Submit a wildlife habitat assessment by a wildlife consultant (this will be required as part of the Master Planned Development/Conditional Use Permit review).
- Reduce density, mass, and height for a project that is more compatible with surrounding development and suited to the Steep Slopes.
- Improve development compatibility by reducing terracing, benching, and retaining walls, to fit the Steep Slopes of the site.
- Limit the rezone to 10 acres.
- Provide details regarding the access road connection on Very Steep Slopes from the Frontage Road.

The Applicant no longer requests a Planning Commission recommendation on the proposed rezone in November and rather requests the Planning Commission continue the public hearing to December 10, 2025.

Pursuant to Land Management Code § 15-1-12.5 *Continuations*, staff has authority to approve an Applicant's request for a continuation for an item scheduled for a public hearing up to two times so long as the request is made in writing and received by staff at least five business days prior to the scheduled public hearing. On October 30, 2025, the Applicant requested the November 12 public hearing be continued to December 10, 2025 (Exhibit A). Staff approved the continuation to allow the Applicant additional time to submit updated materials for review. Any future continuation requests from the Applicant will require Planning Commission approval.

Description

Applicant:	The Alexander Company, Inc. Representative, Chris Day
Location:	A portion of Parcel PC-SS-121-X, owned by Park City Municipal

Zoning District:	Recreation and Open Space Sensitive Land Overlay
Adjacent Land Uses:	Park City Heights, Trails, and Open Space
Reason for Review:	The Planning Commission reviews Zone Changes, conducts a public hearing, and forwards a recommendation to the City Council for Final Action.[1]

Exhibits

A: Applicant's Continuance Request
B: Public Input

[1] LMC § 15-1-7 *Amendments to the Land Management Code and Zoning Map*

Alexander Company

October 30, 2025

Rebbeca Ward
Planning Director
Park City Municipal Corporation

RE: Clark Ranch - Planning Commission / Meeting Continuance Request

Rebecca,

The Alexander Company, Inc. respectfully requests that the Clark Ranch subdivision and rezone applications currently scheduled for the November 12, 2025 Planning Commission agenda be continued to the December 10, 2025 meeting.

This additional time will allow us to further refine our plan based on feedback received from Commissioners during the October 22, 2025 meeting. We anticipate requesting that the Planning Commission forward a recommendation to the City Council on the proposed rezone and take final action on the subdivision in early 2026.

Sincerely,

The Alexander Company

Chris Day
Development Project Manager

Lillian Zollinger

From: Rebecca Ward <rebecca.ward@parkcity.gov>
Sent: Wednesday, September 10, 2025 10:15 AM
To: Grant Tilson; Christin VanDine; John Frontero; Henry Sigg; Rick Shand; Bill Johnson; Seth Beal
Cc: Mark Harrington; Heather Sneddon; Meredith Covey; Nannette Larsen; Lillian Zollinger
Subject: RE: [External] Clark Ranch Question and Thanks

Thank you for forwarding, Grant. Commissioners, please see the email below submitted for public comment regarding the proposed Clark Ranch project.

From: Grant Tilson <grant.tilson@parkcity.gov>
Sent: Wednesday, September 10, 2025 9:54 AM
To: Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: Fw: [External] Clark Ranch Question and Thanks

Hi Rebecca,

I received this public comment addressed only to me. I'm not sure if the other commissioners received the same comment. Forwarding so it can be included/sent to everyone if it wasn't already.

Grant

From: Jeffrey Iannaccone <[redacted]>
Sent: Tuesday, September 9, 2025 1:23:17 PM
To: Grant Tilson <grant.tilson@parkcity.gov>
Subject: [External] Clark Ranch Question and Thanks

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Good afternoon, Grant,

My name is Jeff and I live in Park City Heights ([redacted]).

First off, thank you for your service to Park City. My family and I have had several military moves along the way, and we're unbelievably grateful to finally settle down and raise two young boys in such an amazing town. You and your colleagues play a critical role in making and keeping Park City amazing, thank you for your hard work.

I'm reaching out regarding the construction in Clark Ranch. Admittedly, I am way out of my league on the technicalities involved in getting this apartment complex approved.

Although I disagree with most of the developer's narrative in Exhibit A, and their application as a whole, I'll only address one specific area that greatly affects my family's home. The frontage road. Please forgive me if this is not within your current scope; however, I felt getting my thoughts to you sooner rather than later makes sense.

Based on the applicant's slope analysis, it seems that the frontage road slope exceeds 30 degrees (and most portions greater than 40 degrees) in our backyard. Would LMC 15-2.21-4(D) apply? I know there's mention of a street "crossing" a steep slope in this section, but would it still apply as the road sits directly on top of and actually touches the steep slope?

This frontage road will significantly hamper our view. Additionally, this section of road looks like it will provide a safety hazard for drivers and the occupants of the home that sits on the corner of Stella and Piper. To speak frankly, a car slide off in their backyard could result in the upended car sitting in their living room. I imagine hefty safety measures will take place to mitigate these risks; however, that would also increase the negative visual aspects of this road.

As I'm sure you are aware, construction dirt has already been added to the slopes of the frontage road (it began in June). It greatly concerns me that building preparation and construction has already commenced before you, the decision makers, have had the opportunity to explore this application. I can't be certain of when the slope survey was conducted, but it does seem like the construction happened first, and the slope study was conducted second.

I know that you are extremely busy and I can't begin to tell you how much I appreciate your attention to not only the one specific item that I've pointed out, but the entire Clark Ranch Project as a whole.

Please let me know if there's anyway that I can help as you work towards a decision on Clark Ranch and the frontage road.

Sincerely,

Jeff Iannaccone
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:20 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Concerns

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Concerns

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:07 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Concerns

Sent from my iPad

Begin forwarded message:

> **From:** Sue Gould [redacted]
> **Date:** September 9, 2025 at 2:26:52 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>
> **Subject: [External] Clark Ranch Concerns**

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

To the members of the the Park City Planning Commission:

I believe you have a meeting scheduled for tomorrow to discuss the Clark Ranch project, as well as conduct a site visit. As a resident of Park City Heights (PCH) I have a

tremendous number of concerns regarding this project. I will just highlight just two of them in this message:

1. First and foremost is safety. The current plan is to have a newly-built road as the main access road for Clark Ranch. This road - which would be a build-out of the current fire access path that runs atop the berm - will be extremely close to many of our houses here in PCH. Due to this close proximity, it can be easily foretold that any sort of accident along that road would lead to vehicles rolling down the steep slope and into our backyards.

2. The width of the newly built road will need to handle two lane traffic - and be wide enough to accommodate the inevitable buses that will be needed for public transit - as well as handle bikes and/or pedestrians. I just don't see how that road can be properly built and still maintain a safe (and legal) distance from the existing homes.

When you do your site visit tomorrow I urge you to evaluate these points. Putting in a road in the currently planned location atop the berm just does not make reasonable sense. I hope you can see that for yourselves during your time here.

Also, keep in mind that the decision to build Clark Ranch was made long before any houses were built here in PCH. As a result, the conditions have changed and the impact on the current PCH homeowners is significant.

Thank you for your attention to this, feel free to reach out with any questions.

Sue Gould
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Public Comment Submission

From: public_comments <Public_Comments@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:44 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Public Comment Submission

From: No Reply <noreply@civicplus.com>
Sent: Wednesday, September 10, 2025 1:50 PM
To: public_comments <Public_Comments@parkcity.gov>
Subject: [External] Public Comment Submission

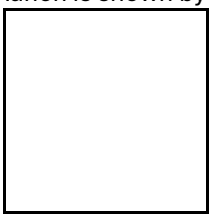
Warning: Replies to this message will go to 010f0199352deae1-b0430354-1563-40a2-88b2-8dfeb894b090-000000@us-east-2.amazonses.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Submitted by: Lance Lucey
Email Address: [redacted]

Commented on event: https://parkcityut.portal.civicclerk.com/event/2350/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: To the Park City Planning Commission, As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests. I. Technical Code Violations and Site Constraints • Disturbance Area Exceeds Code Limits: The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1). • Benching/Terracing Prohibited: If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance. • Roads on Steep Slopes: LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them. • Street Layout and Sensitive Lands Review: At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6). • Frontage Road and Access Issues: The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-

through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)). • Zoning and Use of Public Funds: The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy). II. Cost Analysis and Fiscal Responsibility • Frontage Road and Road Study Costs: The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure. • Topography and Site Challenges: The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site. • Comparison to Studio Crossing: Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done. • Public Transporatation: The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing. • Value for Taxpayers: We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents. III. Design, Density, and Neighborhood Impacts • Unit Mix Not Family-Friendly: The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed. • No Affordable Ownership Opportunities: The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families. • Design Out of Character: The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values. • Parking and Traffic: The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood. • Environmental and Open Space Impacts: The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration. • Isolation from Services and Transit: The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals. IV. Alternatives and Constructive Request • Better Alternatives Ignored – Studio Crossing is the Superior Site: Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs. I respectfully request: • That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing. • Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment. • Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines. • Provide clear answers on the legal, zoning, and funding questions raised above. • Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections. We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City. Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action. We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved. Sincerely, Sophia and Lance Lucey 

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Project Comments

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Project Comments

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:08 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Project Comments

Sent from my iPad

Begin forwarded message:

> **From:** Nicolas Marin <[redacted]>
> **Date:** September 9, 2025 at 4:55:22 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>, Nann Worel <nann.worel@parkcity.gov>, Bill Ciraco <bill.ciraco@parkcity.gov>, Ryan Dickey <ryan.dickey@parkcity.gov>, Ed Parigian <ed.parigian@parkcity.gov>, Jeremy Rubell <jeremy.rubell@parkcity.gov>, Tana Toly <tana.toly@parkcity.gov>
> **Subject: [External] Clark Ranch Project Comments**

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

To the members of the Park City Planning Commission and City Council members:

My name is Nicolas Marin and I am a full-time resident in the Park City Heights neighborhood. My home is located at the corner of Stella & Ledger.

It's my understanding that the Planning Commission has a site visit and that the Clark Ranch Project is scheduled to be discussed at the Planning Commission meeting on Thursday.

First and foremost, I want to begin by expressing my strong support for Park City's commitment to affordable and workforce housing. Our community needs homes that teachers, service workers, first responders, resort staff and hospitality staff can actually afford, and I appreciate the City's ongoing efforts to meet that goal.

However, I believe that the proposed location of the Clark Ranch project doesn't fulfill this commitment to affordable housing and to the vision of protecting open spaces for multiple reasons.

Following is a list of reasons why the Planning Commission and Park City should rethink this project.

1. **Challenging Topography & Cost Overruns**

- The proposed site features steep slopes—averaging 17° to 25°—which significantly drive up construction costs.
- Feasibility estimates show the new frontage road alone could cost around **$5 million** (compared to the initial estimate 1.3 million**)**, with other infrastructure—streets, utilities, retaining walls—adding another **$8.6 million.**

The project has not started yet and the construction costs are already far above what was initial projected. The West-side hillside parcel is simply not the most cost-effective or fiscally responsible choice given available alternatives.

2. **More Suitable Alternatives Exist on the East Side**

- The feasibility study only evaluated the western hillside and did not assess the **flat, developable east side of U.S. 40**—land that may offer far simpler and cheaper development options.
- Building on the east side could save taxpayer dollars, preserve open space, and deliver more units faster.

The city should explore east-side options or other flatter, less expensive sites before proceeding here. A feasibility study should have been completed for the east side portion of the parcel prior to moving forward with this project.

3. Traffic Concerns & Infrastructure Strain: Without Transit Integration, Clark Ranch Will Increase Traffic Congestion

- A top concern among Park City Heights residents is increased traffic, especially through SR-248 and Richardson Flat Road, both existing chokepoints.

- **During peak commute times, traffic already backs up from the traffic light on 248 to our neighborhood. The right turning lane towards US 40 is too short.**

- As currently proposed, there are **no plans** to add a bus stop near the Clark Ranch site. This means employees and residents would likely drive to town, relying on already congested roads—particularly Richardson Flat Road and SR-248. It's highly doubtful that staff members or employees would walk all the way down from the Clark Project to the bus stop at the entrance of Park City Heights (especially since they will have to walk back up).
- The lack of public transit access directly undermines any potential relief value the Park & Ride improvements might offer, and contributes to increased traffic volume on narrow and overburdened arterial routes.

Without strong mitigation strategies or widening of Richardson flat, and updated analysis, this project risks exacerbating traffic concerns and reducing safety and quality of life for nearby residents.

4. Impact on Open Space & Slippery Slope of Development

- The city acquired the 344-acre Clark Ranch property in 2014 as open space, and much of it is intended to remain so under a conservation easement
- Expanding development or opening new roads could unintentionally pave the way for future growth—on state school land, lands owned by the Larry H. Miller Company, or other areas beyond the current parcel
- This not only contradicts conservation goals but risks eroding public trust in land preservation.
- **You will see during your site visit that Ivory has spread soil everywhere on the open tracts of Park City Heights and destroyed open spaces already without a plan for replanting.**

Approving this project—and its associated road infrastructure—could undermine long-term open-space protection.

5. Lack of a conceptual plan for the proposed front road:

The Clark Ranch document in the Planning Commission packet for the upcoming meeting includes no rendering of the proposed roadway connection from Richardson Flat Road (as seen on the attached pictures). Without a clear depiction of its alignment, grading, or intersections, residents and commissioners cannot fully evaluate traffic, environmental, or financial impacts. This lack of transparency is unacceptable given that the road is estimated to cost millions and will directly affect both Park City Heights and Richardson Flat. Until the public is provided with full design renderings and a circulation plan, any approval of this project is premature

<u>Alternative locations:</u>

1. East side of US 40.

If the Richardson Flat Park & Ride were improved with direct ramp access from U.S. 40 and enhanced public transit service, with additional parking as recently discussed by Park City, placing the Clark Ranch project on the **east side of U.S. 40** would make much more sense—both from transit efficiency and traffic mitigation standpoints.

While we acknowledge the city's efforts to improve transit infrastructure—such as proposals for a direct SR-40 interchange to the Richardson Flat Park & Ride and enhanced bus services—these benefits are significantly undermined by the decision to locate the Clark Ranch project west of U.S. 40. Without a nearby bus stop or transit link, all residents and employees at Clark Ranch must rely on private vehicles, driving additional traffic onto already crowded roads like Richardson Flat Road and SR-248. Instead, siting the project east of U.S. 40—near a future improved Park & Ride facility—would immediately leverage transit investments, reduce vehicle dependency, ease congestion, and align development with the city's long-term transportation goals.

2. Studio crossing:

Placing affordable and workforce housing at Studio Crossing makes practical, economic, and transportation sense. Residents would live steps from the new shops, services, and employers planned for the district, which means everyday needs can be met without long car trips—and the dollars earned and spent would circulate locally to strengthen those businesses. The location also improves transit access: it's significantly easier to reach the existing bus stop at the bottom of Park City Heights from Studio Crossing. In short, Studio Crossing concentrates housing near jobs and retail, reduces vehicle miles traveled, supports small businesses with steady foot traffic, and ties directly into transit that already works—delivering more value per public dollar while aligning with the city's mobility and sustainability goals.

Here's our community's request:

- Commission a feasibility study for parcels **east of U.S. 40**.
- Commission a feasibility study for **Studio Crossing**.
- Publish a **side-by-side comparison** of all three options (including the current Clark Ranch concept), detailing **total cost, per-unit cost, unit yield, timeline, and required infrastructure**.

Thank you for your time and consideration.

Nicolas Marin
Park City Height Resident


No visual concept c



Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Tuesday, September 16, 2025 9:26 AM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: planning <planning@parkcity.gov>
Sent: Thursday, September 11, 2025 9:15 AM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: Lance Lucey <[redacted]>
Sent: Wednesday, September 10, 2025 5:47 PM
To: planning <planning@parkcity.gov>
Subject: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

To the Park City Planning Commission,

As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests.

I. Technical Code Violations and Site Constraints

- **Disturbance Area Exceeds Code Limits:** The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please

clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1).

- **Benching/Terracing Prohibited:** If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance.
- **Roads on Steep Slopes:** LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them.
- **Street Layout and Sensitive Lands Review:** At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6).
- **Frontage Road and Access Issues:** The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)).
- **Zoning and Use of Public Funds:** The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy).

II. Cost Analysis and Fiscal Responsibility

- **Frontage Road and Road Study Costs:** The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure.
- **Topography and Site Challenges:** The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site.
- **Comparison to Studio Crossing:** Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done.
- **Public Transportation:** The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing.
- **Value for Taxpayers:** We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents.

III. Design, Density, and Neighborhood Impacts

- **Unit Mix Not Family-Friendly:** The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed.
- **No Affordable Ownership Opportunities:** The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families.
- **Design Out of Character:** The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values.
- **Parking and Traffic:** The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood.

- **Environmental and Open Space Impacts:** The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration.
- **Isolation from Services and Transit:** The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals.

IV. Alternatives and Constructive Request

- **Better Alternatives Ignored – Studio Crossing is the Superior Site:** Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs.

I respectfully request:

- **That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing.**
- **Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment.**
- **Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines.**
- **Provide clear answers on the legal, zoning, and funding questions raised above.**
- **Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections.**

We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City.

Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action.

We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved.

Sincerely, Sophia and Lance Lucey

From: Bob Theobald <[redacted]>
Sent: Wednesday, September 24, 2025 12:44 PM
To: Michelle Kellogg <michelle.kellogg@parkcity.gov>
Subject: [External] Public Comment to Planning Commission and City Council - Dynamics of Richardson Flat

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Michelle, Please forward this email and the attached public comments to City officials (Commission and Council) to discussions and hearings regarding Clark Ranch and Affordable housing

City Officials
Thank you to those of you that were able to attend the ZOOM presentation and/or site visit. Attached please find the most pertinent aspects of the "Dynamics of the Richardson Flat Area". My unique perspective is based on serving as consultant to Stichting Mayflower from 1980 to 2022 and participating in all Mayflower planning activities and selling the land - including that property annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

Now, with a better understanding of the great opportunities for Park City, along with physical constraints, political/jurisdiction and legal roadblocks, the decision-makers, including VOTERS will see that the focus of mitigating problems is Satellite Parking, Bus Rapid Transit and Aerial Transit, and Affordable/Workforce. These are the issues to which government officials and candidates must speak their position and vision and staff must respond accordingly.

Upon request, I am willing to provide credentials and additional exhibits (or presentations) of the slide deck. I am available for questions

Thanks, for the opportunity to share my experiences and thoughts.
Best regards
Bob

BOB THEOBALD REALTOR®
SENIOR PARTNER

COMMERCIAL DIVISON

([redacted]
[redacted]
BHHSUtah.com
[redacted]
[redacted]

"…And that's the way it is." W Cronkite

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From: Bob Theobald
Sent: Monday, September 22, 2025 6:12 AM
To: Michelle Kellogg <michelle.kellogg@parkcity.org>
Subject: Dynamics of Richardson Flat - ZOOM 9-23-2025 - 7:00 AM

Michelle: Could you please forward this meeting notification to Council, Planning Commission, planning staff and others the Mayor might suggest.

Thank you for your assistance
Best Bob

All:

Please excuse duplicate emails --- it is the fault of a renegade quartzum AI.

You are invited to a special Zoom meeting hosted by LSDM regarding the "Dynamics of the Richardson Flat Area" on Tuesday September 23, 2025, at 7 AM. As many of you know, I was a consultant to Stichting Mayflower from about 1980 to 2022 and have a unique perspective in that I participated in all Mayflower planning activities including the 1999 Flagstaff Development Agreement and sold the land including that annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

I will be presenting the pertinent history, status, and reasoning that all of Richardson Flat lands are essential to mitigating Park City's most pressing problems, now and in the future. Richardson Flat is the only area that can facilitate the measures required to meaningfully address the issues - Satellite Parking, BRT and Aerial Transit, and Affordable/Workforce housing. Physical constraints, political positions, and jurisdictional and legal roadblocks will be discussed. This topic may be the heart of the campaign for Park City Council and Mayor, and perhaps Summit County offices. Government officials, candidates and media have been invited and will be provided an opportunity to speak during Q&A.

You may forward this email and links below to those you believe may have interest.

if sufficient interest is expressed, a site tour will be available on the following day - Wednesday, September 24, - meeting at Wasatch Bagel in Snow Creek Center at 8:00 AM departing at 8:15 AM

About LSDM - Zoom Host - https://www.lsdm-parkcity.com/

. September 23, 2025 7:00 AM - You can click HERE to be taken to the meeting, or
Open Zoom..
Meeting ID: 435 640 2222
Meeting Password:: 01012020

Thank you
Bob Theobald

BOB THEOBALD REALTOR®
SENIOR PARTNER
COMMERCIAL DIVISON
([redacted]
[redacted]
BHHSUtah.com
[redacted]

Park City, Utah 84060

"…And that's the way it is." W Cronkite

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DYNAMICS OF RICHARDSON FLAT
KEY ISSUES

Bob Theobald
September 23, 2025

Political/Jurisdictional: There are two diametrically opposed policy positions held by previous, current, and potential decision makers regarding land use in Richardson Flat.

One precludes development of satellite parking and multi-modal transit, as well as hundreds of affordable housing units mitigating the most pressing problems in Park City.

THE "MOATER'S" PROFILE

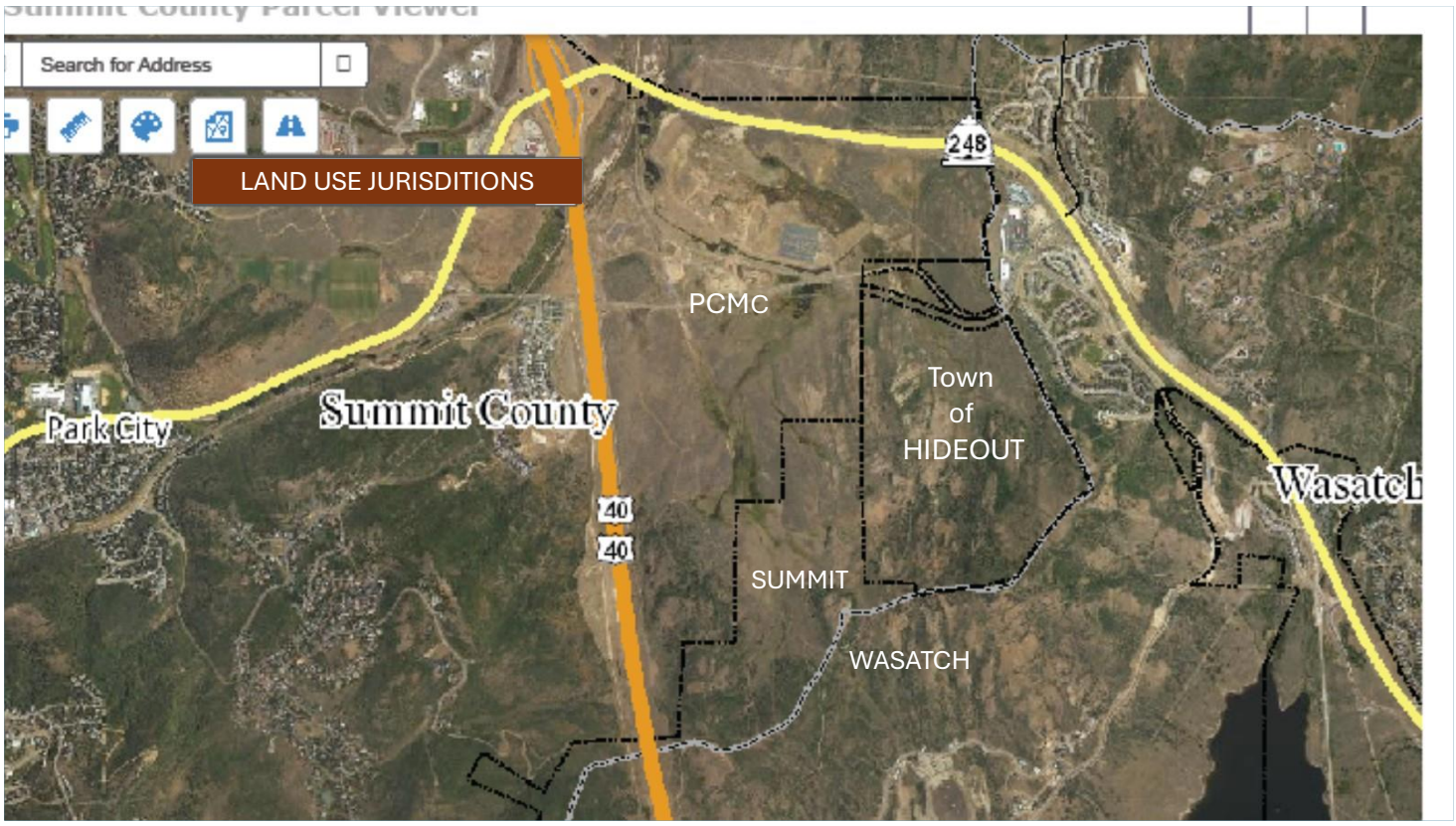
1. Maintain/expand the concept of a MOAT around Park City.

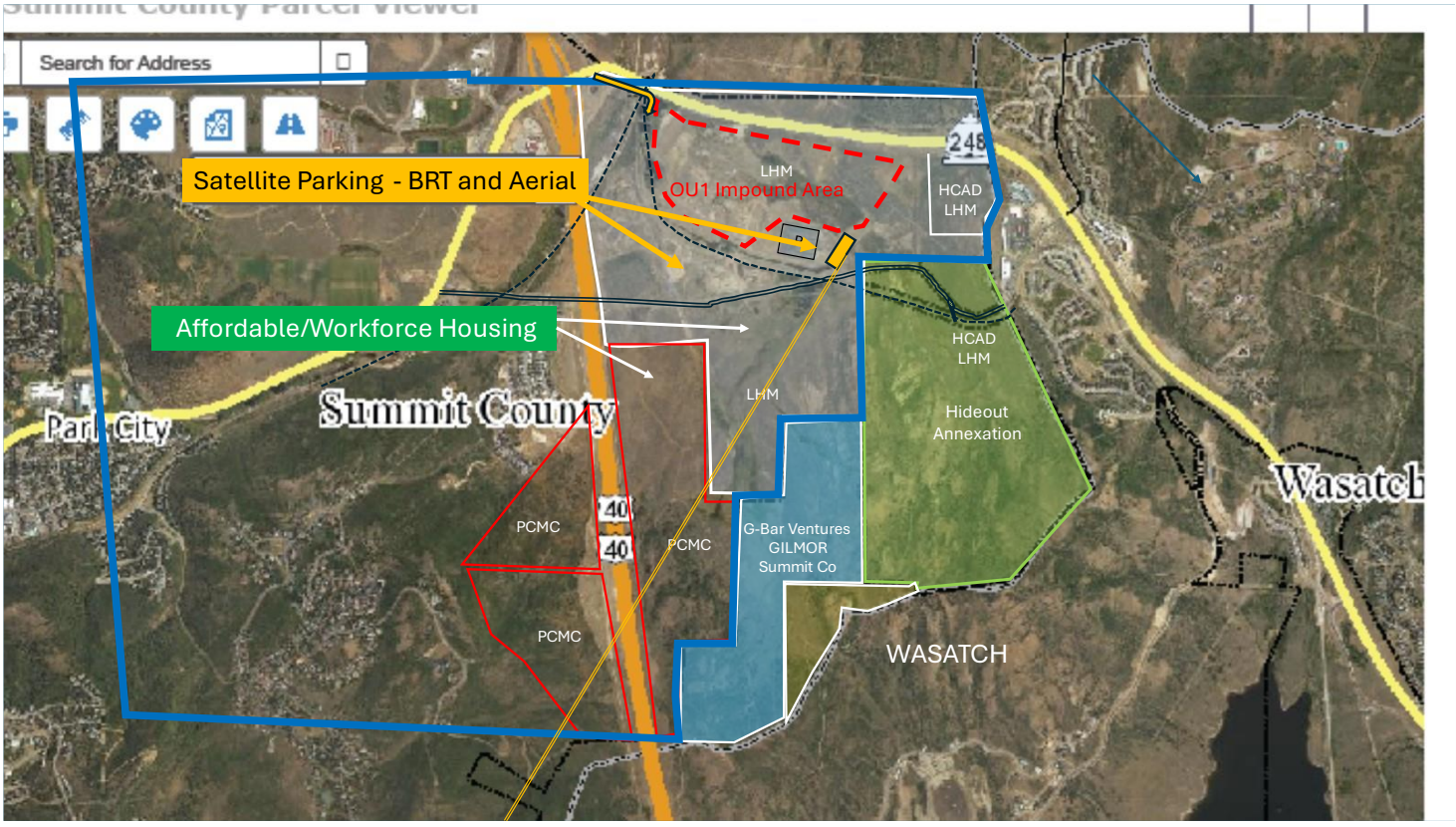
2. Oppose development on land annexed to Hideout currently owned by Larry H. Miller Real Estate entity - HCAD-LHM. The City rejected a proposal from Mountainlands Community Housing Trust for 500 Affordable Housing units on this property.

   Support an affordable housing project on Clark Ranch West with questionable costs, cash flow, and a steep, isolated location simply to avoid crossing the MOAT (Hwy-40) and "breaking the Development Agreement" instead of supporting a better project on City-owned East Clark Ranch or the LHM "Richardson Flat Parcel" Note: Two previous amendments were made to the 1999 Flagstaff DA – one informal without reconciliation disclosed

In the event you are a MOATER VOTER, you have little right to complain about traffic and lack of housing for schoolteachers, first responders and employees that serve you.

Concerned citizens should consider voting for candidates who will commit to effect change and seek real mitigation measures available at Richardson Flat.


Search for Address
LAND USE JURISDITIONS
PCMC
Town
of
HIDEOUT
Park City
Summit County
Wasatch
40
40
SUMMIT
WASATCH
248


Search for Address
Satellite Parking - BRT and Aerial
LHM
OU1 Impound Area
HCAD
LHM
248
Affordable/Workforce Housing
HCAD
LHM
LHM
Hideout
Annexation
Park City
Summit County
Wasatch
PCMC
40
40
PCMC
G-Bar Ventures
GILMOR
Summit Co
PCMC
WASATCH

SUMMIT COUNTY V. BROCKBANK LAWSUIT

HIDEOUT ANNEXATION

T**he case**: 4th District Court Case # 200500346, *Summit County v. Brockbank, et al.*, regarding the annexation of land in Summit County by the Town of Hideout, involved a complex series of legal battles and appeals. Here's a breakdown of the outcomes:

Initial Lawsuit and Preliminary Injunction: Summit County filed a lawsuit seeking to halt Hideout's annexation of land in Richardson Flat, according to the Deseret News. A Fourth District Court judge granted Summit County's motion for a temporary restraining order and later a preliminary injunction, effectively pausing the annexation process.

Hideout's Counterclaim: Hideout filed a counterclaim against Summit County, alleging the county was unlawfully monopolizing the development market.

Repeal of the Enabling Law: The Utah Legislature repealed the law that initially allowed Hideout's annexation attempt without the surrounding counties' consent. However, the repeal was not effective immediately, creating a window for Hideout to proceed.

District Court Ruling and Appeal: A 4th District Court judge sided with Summit County, ruling the annexation invalid due to Hideout's failure to follow proper procedures. Hideout appealed this decision, with the case eventually reaching the Utah Supreme Court.

Utah Supreme Court Decision: The Utah Supreme Court ultimately ruled in favor of Hideout, determining that Summit County lacked standing to challenge the annexation under the relevant statutes. The court found that the annexation code did not grant counties the right to oppose annexations and that the public interest standing doctrine could not be applied in this case, according to Justia Law. The Supreme Court reversed the lower court's decision and remanded the case for dismissal on **June 13, 2024**

4th District Court Docket Entry: 04-09-2025 - Plaintiff Summit County and Defendant Nate Brockbank/LHM stipulated to end case deadlines

The purpose of the last Docket entry after a definitive ruling from the Supreme Court is unknown. Courts do not maintain or disclose agreements between parties.

A remaining issue beyond the Hideout annexation ruling might be Park City's authority to restrict the use of the property for 20+ years without annexation to Park City. In the event Park City embraces and actively reviews LHM's development plans, the issue is moot.

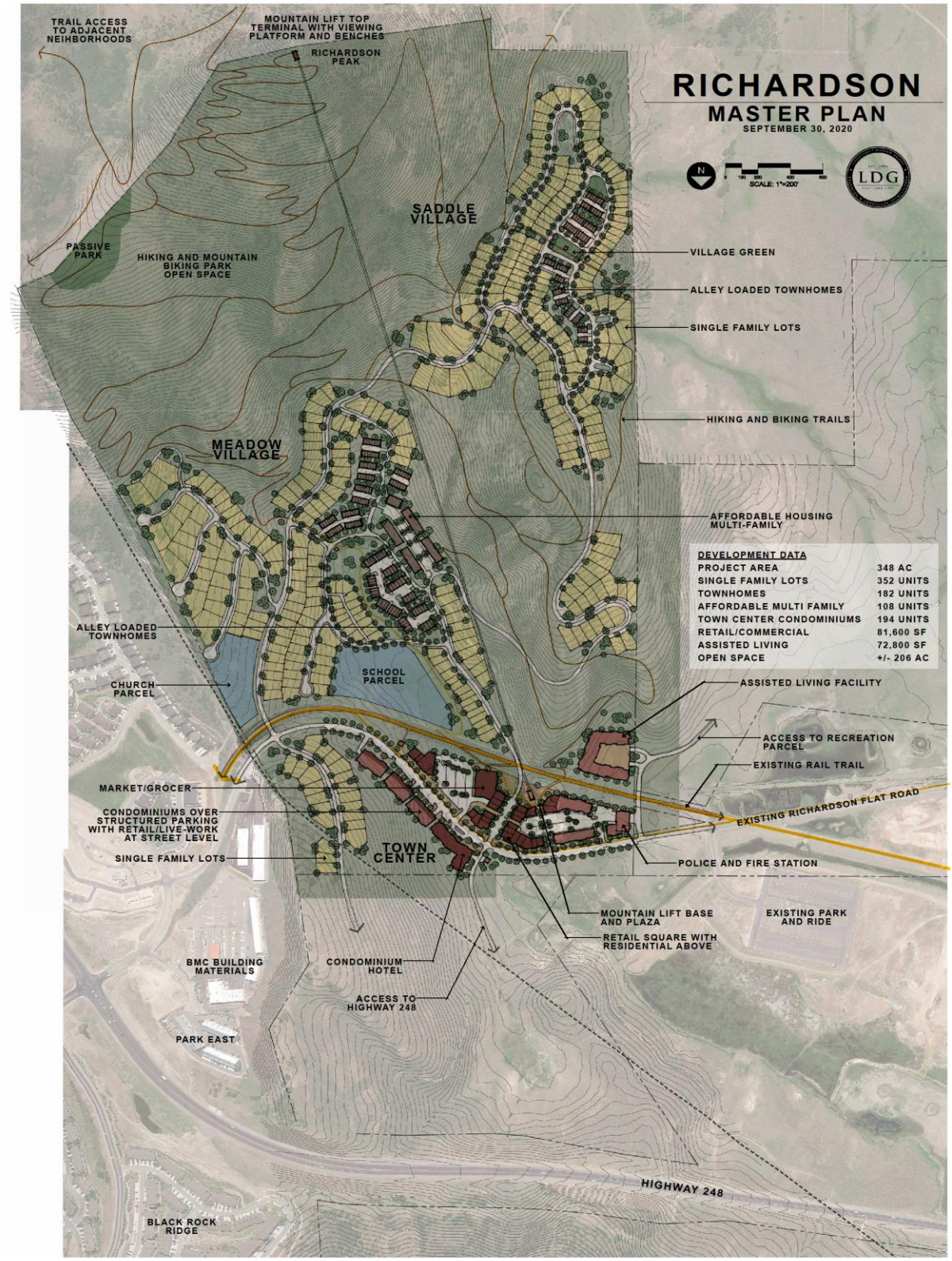
However, if the City prevails and chooses to strictly enforce the Development Agreement and maintains the current MOAT- around- Park City policy of the last few administrations, it will seem highly unlikely that LHM will ever be inclined to respond positively to any of Park City's requests and needs – now, in the short-term future including the Olympics, and perhaps forever.

It should be expected that LHM will simply develop the Hideout plan without a glance to the struggles occurring on the western horizon.

Park City officials must reassess who has the leverage and who has expressed a serious interest in cooperation to help develop satellite parking, transit facilities, and a mix of housing – helping mitigate the pressing needs.

Park City needs intelligent leadership to settle these and other complex matters to the benefit of the citizens..

Approved Hideout Project – Larry H. Miller Group




P

KPCW | By Connor Thomas

Published March 18, 2024 at 3:59 PM MDT

Larry H. Miller Real Estate, which owns nearly 1,000 acres in Richardson Flat, has offered to build affordable housing there.

David Cannon, the president of master planned communities at Larry H. Miller Real Estate, made the offer during a public hearing about affordable housing in upper Deer Valley.

The Park City Council ultimately decided not to pursue housing on the Mine Bench, in part because previous development agreements deemed the area "undeveloped recreational open space."

"I just want to offer up that, as owners of nearly 1,000 acres in Richardson Flat, we'd love to work with the city staff and leaders on options and solutions for bringing affordable housing to the area," Cannon said during the March 14 public hearing, "in perhaps less sensitive areas, as well that are closer to freeway transportation, east of Main Street and the congestion here, and close to a park-and-ride."

Cannon also expressed support for affordable housing generally.

KPCW first reported in March 2022 Larry H. Miller had purchased most of Richardson Flat by way of two separate LLCs.

Park City annexed the western half of the company's land, while Hideout was seeking to annex the eastern half. Both annexations led to lawsuits.

The LLC that owned the eastern half of the land protested Park City's annexation to the west, but Third District Court dismissed the claim. The company appealed but later dropped the case.

When Hideout tried annexing the eastern half of the land, which is within Summit County, the county sued. That case made it to the Utah Supreme Court, which heard oral arguments last March but had not rendered a decision as of Monday.

THIRD FIVE-YEAR REVIEW REPORT FOR
RICHARDSON FLAT TAILINGS SUPERFUND SITE
SUMMIT COUNTY, UTAH
100013917

EPA Richardson Flat

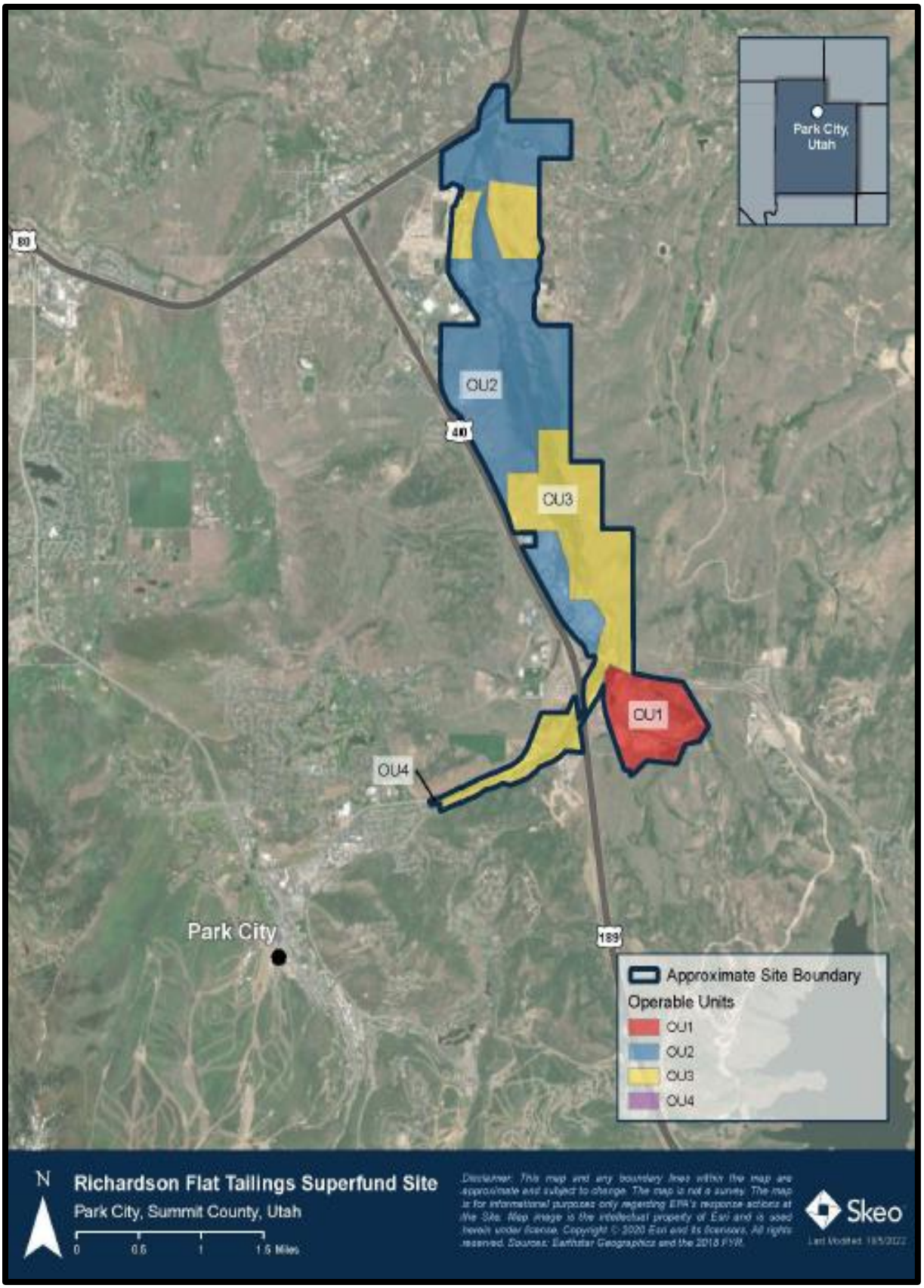
Excerpt: Status of Implementation

UPCM initiated the OU1 remedial design in August 2007 and completed it in October 2007. Remedial action began in February 2008. Remedy construction at OU1 performed by UPCM, with EPA oversight, included consolidating tailings material within the main impoundment, installing a wedge buttress to support the main embankment, and removing sediments in the wetland area. The remedial activities occurred in a phased approach based on the tasks described in the remedial design (Figure C-1 in Appendix C). In 2011, UPCM completed planned construction activities for OU1 except for the additional cover material in certain locations where there is currently only temporary cover…

…The results of all samples were consistently below the surface water standards for the Silver Creek watershed. Since the 2018 FYR, no monitoring or response actions have taken place at OU1, and no Operation and Maintenance (O&M) Plan has been developed.

In 2022, following bankruptcy, UPCM entered into a Consent Decree with the EPA to make a cash payment: (1)to EPA to resolve alleged civil CERCLA liability; and (2) to DOI and the State to resolve alleged natural resource damage liability.

In January 2022, the OU1 property was sold to a third party in a Sheriff's sale. The OU1 property is now owned by LHM DEV RIH LLC (LHM). Subsequently, Park City annexed 1,200 acres, including the OU1 property, from Summit County into Park City on July 14, 2022. The EPA and LHM are in negotiations to finalize a Work Plan and an Administrative Order on Consent for LHM to assume long-term responsibility for stewardship and O&M activities for OU1 areas.


Park City, Utah
80
OU2
40
OU3
OU1
OU4
Park City
189
Approximate Site Boundary
Operable Units
OU1
OU2
OU3
OU4
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
0.5
1
1.5 Miles
Skeo


Main Embankment
Wetland
248
Silver Creek
Pond
Park and Ride Lot
Southern Diversion Ditch
Richardson Flat Road
OU1 Boundary
Tailings Impoundment
Union Pacific Rail Trail
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
500
1,000
1,500
2,000 Feet
Skeo
Last Modified: 10/5/2022

Re: Clark Ranch Development Proposal
To: Park City Planning Commission, Park City Council, Planning Staff, and City Manager
From: Keep Clark Ranch Wild
Date: October 3, 2025

This written comment synthesizes public statements delivered on behalf of our citizen initiative, Keep Clark Ranch Wild, now more than one hundred 84060 residents and growing. It is intended to place on the record a complete foundation of facts, process concerns, and code-based requirements for your review of applications related to the Clark Ranch proposal. We support affordable housing when it is sited and designed responsibly and when open space is protected where intended. We believe the current process is advancing on false narratives and incorrect assumptions, and that key technical materials required by the Land Management Code are missing from the record. We ask the Planning Commission and Council to pause, correct the record, require complete submittals, and only then consider whether this location is suitable for any development within the limits contemplated at acquisition.

Summary of principal requests:

1. Correct the COSAC record and stop relying on a false narrative. The public record must reflect what COSAC recommended on August 25, 2015, which did not include housing on the ten acres discussed for potential exclusion from conservation.
2. Separate roles and remove conflicts. The City is a co-developer and co applicant while also directing staff recommendations and scheduling. These roles should be separated to preserve integrity and public trust.
3. Stop combining preliminary and final review. Apply the City's standard two-step process. The current attempt to combine reviews is unjustified and risks error.
4. Require complete, stamped technical submittals before further hearings. Sensitive Lands, grading and slope data, stormwater and hydrology, and accurate open space accounting are incomplete or missing.
5. Enforce the ten-acre limit. The current submittal spans more than fourteen acres across three parcels. Development limits are inclusive of setbacks and limits of disturbance, so the application is out of scale and should not advance until brought within the ten-acre cap.
6. Add the 2021 City feasibility work to the record. Prior analysis suggested the west side was unsuitable for housing for multiple reasons. That work must be disclosed and considered.
7. Evaluate regional transportation realities. Traffic studies must include Studio Crossing and the Highway 40 buildout that UDOT and adjacent jurisdictions are advancing.
8. Pause and refer threshold policy back to Council. As with Snow Park in December 2022, send the matter back to Council to decide whether housing on Steve's Point should even be considered under COSAC's recommendation and the conservation values it aimed to preserve.
9. Fully and publicly vet other alternatives for housing development. Pursue conversations with regional partners and adjacent landowners to understand construction and financial feasibility of housing development on nearby parcels.

The COSAC record has been mischaracterized

Staff reports and public messaging repeatedly state that COSAC recommended affordable or senior housing or a fire station on up to ten acres to be carved off the rest of Clark Ranch, the rest of which would be put under a conservation easement. Some even claim this recommendation was unanimous. This is not accurate.

It was the August 25, 2015 COSAC meeting at which they finalized months of discussion and finalized recommendations later brought to Council. Those August 25, 2015 minutes, which we hereby request you link directly in every forthcoming staff report and on all City and project webpages, state: "Potential development parameters if necessary: Up to 10 acres, located in the northwest corner of the parcel adjacent to Park City Heights, to be excluded from this easement for other City uses TBD by Council."

Those minutes confirm that housing was not discussed as a recommended use. A concept image that included a fire station was shown by Wendy Fisher, but there was no notable discussion of it. Committee discussion focused on recreation related uses, for example equestrian facilities and trailhead bathrooms.

It is also important to review and include minutes from the previous COSAC meeting on August 11, 2015 at which Clark Ranch was discussed extensively. The conversation centered on conservation values, explicitly limiting use so that future councils couldn't reinterpret things, and what "passive recreation" should include. Once again, there is no mention of housing of any kind. The only buildings mentioned are a singular dairy barn, recreational buildings and facilities, and trailhead bathrooms.

Other relevant COSAC meetings:

December 15, 2015 - COSAC is delayed in bringing Clark Ranch to council. They ask for a special January 2016 meeting. No mention of housing.

January 12, 2016 - Confirms August 25, 2015 as the final recommendation meeting for Clark Ranch. At this meeting, there is a mention of affordable housing as a competing interest, NOT a recommended use.

> *Mr. Deters confirmed that Ms. Foster will schedule the presentation on March 10. Ms. Goodman said this means the preface should be really clear.*
>
> *Mr. Calder asked about other competing interests besides fields and dogs. Mr. Dustman identified snow storage, sheds, other municipal interests. Ms. Ryan said also housing: from her perspective, it seems that every open piece of city-owned property is up for grabs for affordable housing. Lastly, Mr. Joyce mentioned drying beds.*
>
> *Ms. Fox suggested to Ms. Ryan that she enumerate all of the things we took off the table. "We recognize there are these interests, and this is our recommendation after reviewing all the competing interests." We should draw a distinction between Mr. Deters' summary and the committee's recommendation.*

February 16, 2016 - Final meeting before presentation to Council where Clark Ranch is discussed.

> *A consultant is looking at county, city, and school-owned properties. On the matrix for Clark Ranch is a dog park and trailhead. NO consideration for anything greater than that. Are looking at UPCM parcels adjacent.*

COSAC members we have personally interviewed and who have offered their own public comment align with our interpretation - housing of any kind was never recommend anywhere on Clark Ranch. As for how this use became part of a long held false narrative, it appears to arise from the March 3, 2016 staff report in which Heinrich Deters wrote:

On August 25th COSAC voted to recommend to City Council the following _values' and physical parameters to the proposed easement. (Exhibit E- Meeting minutes) 1. Aesthetics (primary) and Recreation (secondary) values for the entire area. (Including all of parcel SS-91) 2. Exclude 10 acres as shown on west side for City uses, specifically discussed were senior or affordable housing, and/or essential services such as a fire station.

Deter' summary doesn't say housing was "recommended" as some claim today. It merely says discussed. Yet COSAC's minutes confirm there was no discussion of housing or any large-scale development as an acceptable use anywhere on Clark Ranch, let alone a recommended one. The inaccurate discussion summary over the years has hardened into a false narrative regarding recommended use that is now distorting decision making. The record must be corrected.

Upzoning open space is irreversible in practice

If Council upzones open space and later determines the project is not viable, the upzone remains. This is a one-way door. Rezoning should be removed from consideration until the full development package is evaluated and found suitable under code and policy, and only within the contemplated ten-acre envelope.

Expediency and combined review lack a valid basis

Commissioner Frontero asked at the last work session why staff is combining preliminary and final review and whether this creates risk. We share that concern. Two drivers have been cited informally.

1. City role conflict. The City is a co-developer and co applicant while directing staff recommendations and the hearing calendar. That is an inherent conflict that favors speed over rigor.
2. Private financing cadence. The applicant has linked urgency to bond market timing. Market timing is not a lawful basis to compress City review or to lower technical thresholds.

The Commission has clear authority to control its docket. In December 2022, Commissioner John Kenworthy successfully moved to return Snow Park to Council for threshold policy guidance. Anyone can make a similar motion here.

Incomplete and noncompliant technical submittals

Based on the submittals presented to date, the application is incomplete under multiple Land Management Code provisions. We request that the Commission direct staff to require the following materials before any further hearings or findings.

1. Sensitive Lands Overlay materials
LMC 15 2.21 2 requires a complete Sensitive Lands Analysis at the time of application. The record lacks a full inventory of steep slopes, ridgelines, wetlands, wildlife habitat, and the wildland urban interface. Without this, hillside protections cannot be applied and basic site suitability cannot be determined.

2. Grading, cuts and fills, and road slope controls
LMC 15 2.21 4 sets bright line standards that require clear documentation. The record is missing grading cross sections, cut and fill quantities, and a road slope matrix. Without these, the City cannot enforce limits such as maximum fill slope of 3 to 1, the prohibition on benching that enlarges pads, and restrictions on road crossings where natural slopes exceed 30 percent.

3. Stormwater and hydrology
Preliminary and final subdivision findings under LMC 15 7.1 5 and 15 7.1 6 require stamped stormwater and hydrology plans. The record lacks analysis of runoff routing, downstream capacity through Park City Heights, detention basin design, operations and maintenance commitments, and property line edge sections. These omissions raise unresolved questions of drainage, erosion, and public safety.

4. Open space accounting
The Sensitive Lands Overlay requires that 75 percent of steep slope areas remain natural open space. The current submittal appears to count engineered detention basins toward this requirement. We request a clear open space table that distinguishes natural open space from engineered facilities and utility corridors, and that applies the 75 percent test correctly.

5. Traffic and transportation
Traffic analysis must reflect real world conditions on Richardson Flat Road and the SR 248 corridor, and must include vehicles from Studio Crossing. It must also account for UDOT's planned improvements along both sides of Highway 40 to serve significant new residential and visitor units. As Highway 40 congestion grows, drivers will divert to frontage roads and neighborhood streets, including Park City Heights, unless mitigations are planned now.

6. Clustering
LMC 15-6-5(G)(1) specifies that "units should be clustered on the most developable land." This provision suggests that of all of Clark Ranch's acreage, Steve's Point is some of the least desirable land given its steep slope and demand for significant cuts and grading to support development.

The application exceeds the ten-acre cap
LMC 15-6-5(G) states clearly that a "project should be designed to fit the Site, not the Site modified to fit the project." The intended limit for Clark Ranch development is 10 acres, yet the applicant proposes development across three parcels totaling more than 14 acres. Development limits are inclusive of setbacks and limits of disturbance. By that standard the proposal exceeds the ten-acre constraint by more than forty percent. An application that exceeds the cap should not progress until the total disturbed area, including roads, pads, utilities, and buffers as well as other elements required of an MPD including space for snow storage and removal, waste facilities, etc can all fit within the 10 acres. This is especially critical given Council's intent to place the remainder of Clark Ranch under a conservation easement.

Conflicts of interest and process integrity
Today the City is a co-developer and co-applicant, the City directs staff recommendations, and the City controls hearing schedules. This concentration of roles creates an appearance of self-dealing and undermines public confidence. For maximum transparency, the Council should direct staff to use the standard two stage review at the Commission, and should instruct staff not to return to Council until the plan fits within the ten-acre limit and all technical materials are complete.

Prior City feasibility work and current consultant roles
Staff reports reference a 2023 feasibility study by Stereotomic, which is presented as the applicant's local architect and also the source of feasibility conclusions. The record omits earlier City led feasibility

work from 2021, conducted before annexation under the direction of Jason Glidden with support from Elyse Katz. We ask that Council and Commission direct staff to add the 2021 feasibility work, and any related RFPs, RFQs, and RSOQs, to all future packets, and to explain any differences between 2021 and 2023 findings, including consultant roles and potential conflicts, and discussions around access constraints, high cost, steep slopes, lack of services, isolation from transit and support commercial, sewer limitations, soils issues, and UDOT objections.

Policy context on affordable housing

Members of our group live in affordable housing and support creating more well located, durable, and financially sustainable units. We also acknowledge system stresses that have been raised publicly, including capped resale appreciation, rising HOA and maintenance costs, unoccupied deed restricted units, and project budgets that have required additional public money, as with Engine House. These issues argue for careful siting and lifecycle planning. Clark Ranch is isolated, complex, and likely far more expensive than is presently discussed. Better locations exist that align with transit, services, and the General Plan.

We urge you not to force an ill-fitting project on this community. Ask Alexander Company and others to bring forward concepts on sites that are better suited to housing and better aligned with adopted plans.

Specific actions requested

For the Planning Commission

1. Make a motion to pause and refer back to Council, as you did with Snow Park in December 2022, for threshold policy guidance on whether any housing at Steve's Point should even be considered under COSAC's recommendation.
2. Decline to combine preliminary and final review. Proceed only with the standard sequence.
3. Deem the application incomplete until the applicant submits:
   a. A complete Sensitive Lands Analysis under LMC 15 2.21 2.
   b. Grading cross sections, cut and fill quantities, and a road slope matrix sufficient to apply LMC 15 2.21 4.
   c. Stamped stormwater and hydrology plans that meet LMC 15 7.1 5 and 15 7.1 6, including downstream capacity through Park City Heights, detention O and M, and edge sections at property lines.
   d. A corrected open space table that distinguishes natural open space from engineered facilities and demonstrates compliance with the 75 percent standard on steep slopes.
   e. A traffic study that includes Studio Crossing and the Highway 40 growth now planned by UDOT and adjacent jurisdictions.
4. Require conformance to the ten-acre limit across all three parcels, inclusive of setbacks and all limits of disturbance, before scheduling additional hearings.

For the City Council

1. Direct staff to correct the public record by linking directly to the August 25, 2015 COSAC minutes in every staff report and on City webpages, and by striking references that claim COSAC unanimously recommended affordable or senior housing on the ten acres.
2. Separate City roles by clarifying that staff must apply ordinary process and timing. The City's interest as co-developer or co applicant must not influence the review calendar or the interpretation of code.

3. Direct inclusion of the 2021 feasibility work and all associated solicitations and deliverables in the official record, and require a reconciliation memo that explains divergences between 2021 and 2023 conclusions.
4. Set the policy guardrail that upzoning open space will not proceed until the development proposal is proven viable within the ten-acre envelope and fully compliant with the Land Management Code.
5. Steer the program toward better sited projects near transit and services.

Closing
Keep Clark Ranch Wild is committed to a respectful, fact-based dialogue that aligns with the values of Park City residents, the General Plan, and COSAC's work and recommendations. We are not anti-development and we are not anti-affordable housing. We are pro good planning, pro accurate public record, and pro protection of open space where intended. Please pause this process, correct the record, complete the technical analysis the code requires, and ensure that any proposal at Clark Ranch fits within the ten-acre limit and the conservation values established at acquisition.

Thank you for your thoughtful consideration.

Meredith Covey

From: planning <planning@parkcity.gov>
Sent: Wednesday, October 8, 2025 8:35 AM
To: Rebecca Ward; Nannette Larsen; Meredith Covey
Subject: FW: [External] Fwd: Public Comment
Attachments: KCRW written public comment 10.3 copy.pdf

From: Keep Clark Ranch Wild <[redacted]>
Sent: Wednesday, October 8, 2025 7:58 AM
To: planning <planning@parkcity.gov>
Subject: [External] Fwd: Public Comment

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

It has come to our attention that our original email was inadvertently sent to the Planning Commission using a .org domain suffix instead of .gov

Please see below and attached for our public comment regarding Clark Ranch

---------- Forwarded message ---------
From: **Keep Clark Ranch Wild** <[redacted]>
Date: Fri, Oct 3, 2025 at 1:07 PM
Subject: Public Comment
To: <planning@parkcity.org>, <council_mail@parkcity.org>, <jodi.emery@parkcity.gov>
Cc[redacted]

To Whom It May Concern:

We respectfully submit the attached comment for your consideration and for inclusion in both the Planning and Council public comment records.

Sincerely,
Jeff Iannaccone
John Greenfield
Sue Gould

--
Keep Clark Ranch Wild

--
Keep Clark Ranch Wild

Meredith Covey

From: planning <planning@parkcity.gov>
Sent: Wednesday, October 8, 2025 2:16 PM
To: Rebecca Ward; Nannette Larsen; Meredith Covey
Subject: FW: [External] Public Comment
Attachments: KCRW written public comment 10.3 copy.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Keep Clark Ranch Wild <[redacted]>
Sent: Wednesday, October 8, 2025 1:41 PM
To: planning <planning@parkcity.gov>; Council_Mail <Council_Mail@parkcity.gov>; Jodi Emery <Jodi.Emery@parkcity.gov>
Cc: [redacted]
Subject: [External] Public Comment

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Dear Mayor, Council, Planning Commission, Planning Staff, and City Manager:

At the risk of being redundant, I am sharing once more our original message into the Planning Commission and City Council. The email to both simultaneously was intended to provide a shared foundation of understanding as each body reviews and considers various Clark Ranch applications before them.

It was brought to our attention that the City recently moved from a .org to .gov domain and that emails have also changed. We followed the instructions provided at the last meeting by Planning Commission Chair Van Dine to email the catch-all planning email (and not individual commissioners), but have since learned individual commissioners did not receive our written public comment as intended.

We respectfully request that the attached comment be entered into the official public record, and we also request the CIty make clear what email addresses to use for communications with staff, Commission, and Council. As of today, the City website still shows .org emails for Council.

Thank you for considering our input and sharing it in a timely fashion with any/all intended recipients. If we satisfactorily reached both bodies this time, we would appreciate confirmation and will replicate this distribution list in the future.

Sincerely,
Sue Gould

Keep Clark Ranch Wild

Thank you and good evening. My name is Sam Brothwell. I live at 2412 Amundsen Court—along Queen Esther Drive in Lower Deer Valley 84060. I also head the Nordic Village Homeowners Association.

Our neighborhood doesn't adjoin Clark Ranch, but I'm here to offer a cautionary observation on traffic—specifically what evolves when an unimproved dirt road is paved to allow access to a new residential development, even with restrictions on its use. The punchline is that those restrictions are ignored and the road becomes a general use, high traffic public thoroughfare.

I know this firsthand because my house and my neighborhood border what was once known as Keetley Road, which connected Queen Esther Drive to the old mining town of Keetley before it was buried under the Jordanelle reservoir in 1995.

Also back in 1995, an agreement was reached between Park City Consolidated Mines, Trans-Wasatch, and Park City Municipal that vacated Keetley Road to provide access to what's now known as Deer Crest.

That agreement spelled out conditions for the improvement and private use of Keetley Road, specifically gated and controlled access limited to Deer Crest residents and guests. It also allowed limited commercial access to the Snow Park Hotel site—now the St Regis—as well as construction vehicles dedicated to improving the road. By my reading, all other commercial and construction access was to be from highway 40.

For all the good intentions that road was paved with, things haven't worked out that way. My neighbors and I have seen everything from heavy construction cranes to Doordash guys running up and down that road at all hours and quite often at full throttle.

Why? Because the controlled access is at the top of the hill, just over the Wasatch county line. The gates on Queen Esther are a farce. The exit gate never closes, and the entry gate opens by simply walking up to it. **So, access from Lower Deer Valley is NOT controlled, in violation of the original agreement.** Worse, Park City PD tells me they don't have jurisdiction, so the road is basically a no-man's land. As a result, our neighborhood gets blasted by diesel rigs that ignore the "NO TRUCKS" sign and sports cars that laugh at the 20 mile speed limit as they barrel onto Queen Esther drive.

So my message to folks surrounding the proposed Clark Ranch development: this project is a first step. Be very skeptical about studies and restrictions aimed at your traffic concerns. Studies are theoretical, restrictions aren't enforced, and you can wind up at the bottom of a slippery slope long after the developer is gone. The only way to prevent what we experience along Queen Esther Drive today is to stop access before it begins.

Good evening, Planning Commissioners. My name is Sophia Lucey and I reside in 84060. I am here in support of Keep Clark Ranch Wild.

In regards to the good cause and the zone change application, I would like to address the wildlife analysis required by Park City Land Management Code Sensitve Land Overlay code section 15-2.21–2 (A) 9 - Wildlife Habitat Areas which stipulates:

A map depicting all wildlife habitat Areas, as defined by a Wildlife Habitat Report shall be provided by the applicant. The Wildlife Habitat Report shall be prepared by a professional, qualified in the Areas of ecology, wildlife biology.

It would seem that Alexander Company did not, in anticipation of its application filings or of today's meeting, solicit and compile a true report. What the applicant did do was request a data pull from the Utah Division of Wildlife Resources. Completed October 10th and included in the packet, this data pull admittedly relies on existing habitat information, not information gleaned from current or even recent surveys and assessments of wildlife activity in the area. Most of the data is from 2020, and some is from 2001 and before.

The intent of the wildlife habitat code is to provide a current assessment using information collected by an independent, wildlife professional after the award of a project, in this case November 2024.
Not only is the data in this report more than two decades old, this particular DWR report repeatedly shows NOT FOR CONSULTATION on its pages, meaning this historical data pull is not a substitute for an on-the-ground biological survey.

Specifically, the applicant is required by municipal code to develop a map depicting all wildlife habitat areas related to the proposed activity after November 2024. That map is not included in the packet. If it is created honestly and timely, it will show four adult and maturing moose that use a portion of the proposed 10-acre development site as their permanent habitat. This is not speculation. The bedding areas for these ungulates can be observed in the upper section of the 10-acre parcel.

Park City prides itself and anchors its brand on allowing resident wildlife to roam free and without disturbance. These moose - along with elk, mule deer, coyotes, eagles and bob cats - have been observed by many residents in the Park City Heights development and users of the area trails network.

Documented wildlife studies inform us that one of the leading causes of moose mortality is disturbance of their habitat. This causes the animals to be subjected to undue stress and can impact breeding, calf-birthing and erratic behavior. In addition, statistically, about 30 moose per year are killed in vehicular collisions in Utah. There are five predominant moose road kill areas in Utah. One is US 40 near the Jordanelle Reservoir – the front yard for Clark Ranch. Housing developed on the Clark Ranch parcel will increase the risk of vehicle-moose conflicts and increase the likelihood the moose are forcibly relocated.

Moose are a unique and valuable part of Utah’s wildlife heritage. Keep Clark Ranch Wild requires a third-party, independent wildlife biologist to evaluate all aspects of wildlife living on the 10-acre parcel

as well as terrain in close proximity. Please require the resulting wildlife habitat report use current data, include required maps, address the wildlife regularly observed in the area, and provide protection and/or relocation and/or restoration plans specific to each affected species.

Lillian Zollinger

From: planning <planning@parkcity.gov>
Sent: Tuesday, October 28, 2025 8:59 AM
To: Rebecca Ward; Meredith Covey; Nannette Larsen; Lillian Zollinger
Subject: FW: [External] Clark Ranch

Follow Up Flag: Follow up
Flag Status: Completed

From: Wayne Maw <[redacted]>
Sent: Sunday, October 26, 2025 4:29 PM
To: planning <planning@parkcity.gov>
Subject: [External] Clark Ranch

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

I'm a 30+ resident of Park City and have hiked the area of Clark Ranch for over 20 years.

1 - It is my understanding that Clark Ranch land is owned by Park City, please note owned by City of Park City and not the Planning Commission, City Counsel or Major, it's owned by the public of Park City as such is mainly for their use not a Developer. We have enough problem with Developer owned land that our Utah Legislature is willing to support with no concern for open apace, etc. But to have our current city elected official classify Clark Ranch as throw away open space for development is not right, this is "PUBLIC OWNED LAND".

2 - As a 30+ year resident of Park City, one of the reasons for living here is to get away from Sprawl, and that is what is occur all over Park City. Park City is grown up, we now need to preserve open space, once open space is developed it is gone for all future generations, so DON'T.

3 - Ever since the Jordanelle Dam was built in the early 90's, the earth removal and building of Highway 40 caused unstable conditions all along the Clark Ranch resulting in landslides. This is evident in the work spent by the State and county modifying and reinforcing the hill sides in this area. I doubt that any Planning commissioner or city counsel person has ever hiked in this area, it is unstable with mudslides in the Spring and huge cracks in the ridge lines that are 10 to 20 feet deep. Developing this area is only going to make the unstable hillsides worse.

4 - The real looser in this development are the wildlife of the area. As I mentioned earlier, I have hiked this area for many years. I have seen on a regular bases Moose, Elk, Deer, Coyotes, Mountain Lions, Turkeys, Sandhill Cranes, and more. All you have to do in drive up the frontage road and you

will see numerous games trails all over the hillsides, please commissioners and counsel person, go look at what is being sacrificed. To the wildlife this is not throw away open space.

Wayne Maw

Good evening, Planning Commission. My name is Jeff Iannaccone, and I reside in 84060. I am speaking in support of Keep Clark Ranch Wild.

We all understand Utah is a landholder friendly state, and when you have Conditional Use Permit applications before you, there is a quiet mandate to approve, provided mitigations are in place.

A zone change is different. This is purely discretionary. And this isn't a case where a landowner with a building is looking to move from light industrial to mixed commercial. This is a situation where our own Municipal Government is looking to rezone land, for which the community bonded, and plans to move it from open space to dense residential.

There is no good cause. None. What there is, however, are plenty of reasons that say this is the wrong thing to do.

For one, there are the details of the acquisition. And they matter. The Gilmore's sold the parcel with the intent it be conserved. The parcels were acquired using open space funds and bond money. A conservation easement was always intended for the parcel. And while others may have hoped for different uses as some clearly do now, it was our open space advisory committee who was tasked with guiding parameters. Never ever did they intend housing on
open space.

Then there is our affordable housing program. Its policy goals are laudable - invest in housing opportunities to help locate more of our workforce in town. But its direction is questionable, particularly on the matter of Clark Ranch. The 10 acres sited for development are steep, isolated, and challenged. Before ground is broken on a single dwelling, we'll have to spend $6M on road infrastructure.

And then there is the fact that because this project intends to use federal funding, it cannot legally prioritize anyone - not workers, not locals, not local workers.

Finally, there is the matter of the application. 10 acres. Absolute maximum. And yet here we are spending more time trying to justify 14+ acres and a plan that isn't even close to fitting its site.

This isn't just square peg, round hole. It's potential squandering of our affordable housing funds on a project that will assuredly run over budget and it's violating one of this community's most sacred virtues - our commitment to open space.

Not today, not November 12th, not ever. There is no way anyone can pretend to uphold our General Plan - the document which informs the land management code - and

say there is good cause for Clark Ranch. Please consider Park City's history and future, and refuse these applications before you.

Thank you.

Planning Commission
Staff Report

Subject:	**Clark Ranch** **Affordable Housing Development**
Applications:	**PL-25-06655**
Authors:	**Nan Larsen, Senior Planner** **Lillian Zollinger, Planner III** **Meredith Covey, Planner II**
Date:	**November 12, 2025**
Type of Item:	**Subdivision**

Disclosure
Park City Municipal Corporation owns the Clark Ranch property and authorized The Alexander Company to propose an affordable housing development on ten acres through a public-private partnership.

Recommendation
(I) Open a public hearing and (II) continue the public hearing to December 10, 2025. Please see Exhibit B to review public input submitted to date.

Background
The Applicant proposes the Clark Ranch affordable housing development with a request to rezone ten acres from Recreation and Open Space to Residential Development – Medium Density to construct three Multi-Unit Dwellings, each with a first-level shared garage structure, and two levels of residential units above (Phase I) and 34 two-story townhomes (Phase II). The Applicant filed a subdivision to create three developable lots and Open Space parcels.

On September 4, 2025, the City Council provided input on the unit mix and review schedule for the Clark Ranch affordable housing development. The initial schedule outlined action on a proposed rezone and subdivision in November so The Alexander Company could apply for a Private Activity Bond with review of the Master Planned Development and Conditional Use Permit in the months to follow (Packet, Old Business Item 1, Minutes; p. 12-14).

On September 10, 2025, the Planning Commission conducted a site visit. The Alexander Company presented a project overview, and the Planning Commission provided input on the subdivision review process (Packet, Item 5.A; Minutes, p. 2-8).

On September 24, 2025, the Planning Commission conducted a work session with public input on the proposed subdivision (Packet, Item 6.B; Minutes, p. 7-16). The Planning Commission provided input on the requested subdivision and asked the Applicant to provide:

- Information on the proposed access road connection from the Frontage Road and the level of disturbance.
- Details on the affordable and market-rate unit mix.

- The level of disturbance proposed for the area reserved as Open Space during construction.
- How the proposed project will be designed to fit the site.
- The location and description of the proposed retention ponds.

On September 29, 2025, the Applicant requested the Planning Commission continue the initial public hearing scheduled for October 8, 2025 to October 22, 2025.

On October 8, 2025, the Planning Commission continued the public hearing to October 22, 2025, and requested the Applicant provide additional information:

- The mix of proposed market-rate and affordable units.
- Affordable units currently under construction or approved for construction (Packet, Item 4.B; Minutes, p. 1-2).

On October 22, 2025, the Planning Commission reviewed the proposed subdivision, opened a public hearing, and continued the item to November 12, 2025 (Packet, Item 7.C; Audio). The Planning Commission requested a Subdivision that shows 10 contiguous acres and requested the Applicant:

- Locate the retention ponds within the 10-acre site.
- Clarify defensible space and the rezone.
- Submit a wildlife habitat assessment by a wildlife consultant (this will be required as part of the Master Planned Development/Conditional Use Permit review).
- Reduce density, mass, and height for a project that is more compatible with surrounding development and suited to the Steep Slopes.
- Improve development compatibility by reducing terracing, benching, and retaining walls, to fit the Steep Slopes of the site.
- Provide details regarding the access road connection on Very Steep Slopes from the Frontage Road.

The Applicant no longer requests Planning Commission Final Action on the subdivision in November and rather requests the Planning Commission continue the public hearing to December 10, 2025 (Exhibit A).

Pursuant to Land Management Code § 15-1-12.5 *Continuations*, staff has authority to approve an Applicant's request for a continuation for an item scheduled for a public hearing up to two times so long as the request is made in writing and received by staff at least five business days prior to the scheduled public hearing. On October 30, 2025, the Applicant requested the November 12 public hearing be continued to December 10, 2025 (Exhibit A). Staff approved the continuation to allow the Applicant additional time to submit updated materials for review. Any future continuation requests from the Applicant will require Planning Commission approval.

Description

Applicant:	The Alexander Company, Inc. Representative, Chris Day

Location:	A portion of Parcel PC-SS-121-X, owned by Park City Municipal
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Adjacent Land Uses:	Park City Heights, Trails, and Open Space
Reason for Review:	The Planning Commission reviews Subdivisions, conducts a public hearing, and takes Final Action.[1]

Exhibits

A: Applicant's Continuance Request
B: Public Input

[1] LMC Chapter 15-7.1 *Subdivision Procedures*

Alexander Company

October 30, 2025

Rebbeca Ward
Planning Director
Park City Municipal Corporation

RE: Clark Ranch - Planning Commission / Meeting Continuance Request

Rebecca,

The Alexander Company, Inc. respectfully requests that the Clark Ranch subdivision and rezone applications currently scheduled for the November 12, 2025 Planning Commission agenda be continued to the December 10, 2025 meeting.

This additional time will allow us to further refine our plan based on feedback received from Commissioners during the October 22, 2025 meeting. We anticipate requesting that the Planning Commission forward a recommendation to the City Council on the proposed rezone and take final action on the subdivision in early 2026.

Sincerely,

The Alexander Company

Chris Day
Development Project Manager

Lillian Zollinger

From: Rebecca Ward <rebecca.ward@parkcity.gov>
Sent: Wednesday, September 10, 2025 10:15 AM
To: Grant Tilson; Christin VanDine; John Frontero; Henry Sigg; Rick Shand; Bill Johnson; Seth Beal
Cc: Mark Harrington; Heather Sneddon; Meredith Covey; Nannette Larsen; Lillian Zollinger
Subject: RE: [External] Clark Ranch Question and Thanks

Thank you for forwarding, Grant. Commissioners, please see the email below submitted for public comment regarding the proposed Clark Ranch project.

From: Grant Tilson <grant.tilson@parkcity.gov>
Sent: Wednesday, September 10, 2025 9:54 AM
To: Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: Fw: [External] Clark Ranch Question and Thanks

Hi Rebecca,

I received this public comment addressed only to me. I'm not sure if the other commissioners received the same comment. Forwarding so it can be included/sent to everyone if it wasn't already.

Grant

From: Jeffrey Iannaccone <[redacted]>
Sent: Tuesday, September 9, 2025 1:23:17 PM
To: Grant Tilson <grant.tilson@parkcity.gov>
Subject: [External] Clark Ranch Question and Thanks

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Good afternoon, Grant,

My name is Jeff and I live in Park City Heights ([redacted]).

First off, thank you for your service to Park City. My family and I have had several military moves along the way, and we're unbelievably grateful to finally settle down and raise two young boys in such an amazing town. You and your colleagues play a critical role in making and keeping Park City amazing, thank you for your hard work.

I'm reaching out regarding the construction in Clark Ranch. Admittedly, I am way out of my league on the technicalities involved in getting this apartment complex approved.

Although I disagree with most of the developer's narrative in Exhibit A, and their application as a whole, I'll only address one specific area that greatly affects my family's home. The frontage road. Please forgive me if this is not within your current scope; however, I felt getting my thoughts to you sooner rather than later makes sense.

Based on the applicant's slope analysis, it seems that the frontage road slope exceeds 30 degrees (and most portions greater than 40 degrees) in our backyard. Would LMC 15-2.21-4(D) apply? I know there's mention of a street "crossing" a steep slope in this section, but would it still apply as the road sits directly on top of and actually touches the steep slope?

This frontage road will significantly hamper our view. Additionally, this section of road looks like it will provide a safety hazard for drivers and the occupants of the home that sits on the corner of Stella and Piper. To speak frankly, a car slide off in their backyard could result in the upended car sitting in their living room. I imagine hefty safety measures will take place to mitigate these risks; however, that would also increase the negative visual aspects of this road.

As I'm sure you are aware, construction dirt has already been added to the slopes of the frontage road (it began in June). It greatly concerns me that building preparation and construction has already commenced before you, the decision makers, have had the opportunity to explore this application. I can't be certain of when the slope survey was conducted, but it does seem like the construction happened first, and the slope study was conducted second.

I know that you are extremely busy and I can't begin to tell you how much I appreciate your attention to not only the one specific item that I've pointed out, but the entire Clark Ranch Project as a whole.

Please let me know if there's anyway that I can help as you work towards a decision on Clark Ranch and the frontage road.

Sincerely,

Jeff Iannaccone
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:20 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Concerns

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Concerns

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:07 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Concerns

Sent from my iPad

Begin forwarded message:

> **From:** Sue Gould [redacted]
> **Date:** September 9, 2025 at 2:26:52 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>
> **Subject: [External] Clark Ranch Concerns**

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

To the members of the the Park City Planning Commission:

I believe you have a meeting scheduled for tomorrow to discuss the Clark Ranch project, as well as conduct a site visit. As a resident of Park City Heights (PCH) I have a

tremendous number of concerns regarding this project. I will just highlight just two of them in this message:

1. First and foremost is safety. The current plan is to have a newly-built road as the main access road for Clark Ranch. This road - which would be a build-out of the current fire access path that runs atop the berm - will be extremely close to many of our houses here in PCH. Due to this close proximity, it can be easily foretold that any sort of accident along that road would lead to vehicles rolling down the steep slope and into our backyards.

2. The width of the newly built road will need to handle two lane traffic - and be wide enough to accommodate the inevitable buses that will be needed for public transit - as well as handle bikes and/or pedestrians. I just don't see how that road can be properly built and still maintain a safe (and legal) distance from the existing homes.

When you do your site visit tomorrow I urge you to evaluate these points. Putting in a road in the currently planned location atop the berm just does not make reasonable sense. I hope you can see that for yourselves during your time here.

Also, keep in mind that the decision to build Clark Ranch was made long before any houses were built here in PCH. As a result, the conditions have changed and the impact on the current PCH homeowners is significant.

Thank you for your attention to this, feel free to reach out with any questions.

Sue Gould
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Public Comment Submission

From: public_comments <Public_Comments@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:44 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Public Comment Submission

From: No Reply <noreply@civicplus.com>
Sent: Wednesday, September 10, 2025 1:50 PM
To: public_comments <Public_Comments@parkcity.gov>
Subject: [External] Public Comment Submission

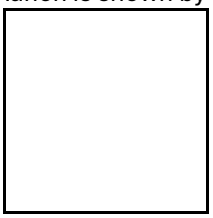
Warning: Replies to this message will go to 010f0199352deae1-b0430354-1563-40a2-88b2-8dfeb894b090-000000@us-east-2.amazonses.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Submitted by: Lance Lucey
Email Address: [redacted]

Commented on event: https://parkcityut.portal.civicclerk.com/event/2350/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: To the Park City Planning Commission, As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests. I. Technical Code Violations and Site Constraints • Disturbance Area Exceeds Code Limits: The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1). • Benching/Terracing Prohibited: If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance. • Roads on Steep Slopes: LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them. • Street Layout and Sensitive Lands Review: At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6). • Frontage Road and Access Issues: The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-

through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)). • Zoning and Use of Public Funds: The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy). II. Cost Analysis and Fiscal Responsibility • Frontage Road and Road Study Costs: The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure. • Topography and Site Challenges: The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site. • Comparison to Studio Crossing: Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done. • Public Transporatation: The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing. • Value for Taxpayers: We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents. III. Design, Density, and Neighborhood Impacts • Unit Mix Not Family-Friendly: The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed. • No Affordable Ownership Opportunities: The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families. • Design Out of Character: The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values. • Parking and Traffic: The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood. • Environmental and Open Space Impacts: The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration. • Isolation from Services and Transit: The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals. IV. Alternatives and Constructive Request • Better Alternatives Ignored – Studio Crossing is the Superior Site: Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs. I respectfully request: • That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing. • Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment. • Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines. • Provide clear answers on the legal, zoning, and funding questions raised above. • Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections. We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City. Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action. We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved. Sincerely, Sophia and Lance Lucey 

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Project Comments

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Project Comments

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:08 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Project Comments

Sent from my iPad

Begin forwarded message:

> **From:** Nicolas Marin <[redacted]>
> **Date:** September 9, 2025 at 4:55:22 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>, Nann Worel <nann.worel@parkcity.gov>, Bill Ciraco <bill.ciraco@parkcity.gov>, Ryan Dickey <ryan.dickey@parkcity.gov>, Ed Parigian <ed.parigian@parkcity.gov>, Jeremy Rubell <jeremy.rubell@parkcity.gov>, Tana Toly <tana.toly@parkcity.gov>
> **Subject: [External] Clark Ranch Project Comments**

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

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To the members of the Park City Planning Commission and City Council members:

My name is Nicolas Marin and I am a full-time resident in the Park City Heights neighborhood. My home is located at the corner of Stella & Ledger.

It's my understanding that the Planning Commission has a site visit and that the Clark Ranch Project is scheduled to be discussed at the Planning Commission meeting on Thursday.

First and foremost, I want to begin by expressing my strong support for Park City's commitment to affordable and workforce housing. Our community needs homes that teachers, service workers, first responders, resort staff and hospitality staff can actually afford, and I appreciate the City's ongoing efforts to meet that goal.

However, I believe that the proposed location of the Clark Ranch project doesn't fulfill this commitment to affordable housing and to the vision of protecting open spaces for multiple reasons.

Following is a list of reasons why the Planning Commission and Park City should rethink this project.

1. **Challenging Topography & Cost Overruns**

- The proposed site features steep slopes—averaging 17° to 25°—which significantly drive up construction costs.
- Feasibility estimates show the new frontage road alone could cost around **$5 million** (compared to the initial estimate 1.3 million**)**, with other infrastructure—streets, utilities, retaining walls—adding another **$8.6 million.**

The project has not started yet and the construction costs are already far above what was initial projected. The West-side hillside parcel is simply not the most cost-effective or fiscally responsible choice given available alternatives.

2. **More Suitable Alternatives Exist on the East Side**

- The feasibility study only evaluated the western hillside and did not assess the **flat, developable east side of U.S. 40**—land that may offer far simpler and cheaper development options.
- Building on the east side could save taxpayer dollars, preserve open space, and deliver more units faster.

The city should explore east-side options or other flatter, less expensive sites before proceeding here. A feasibility study should have been completed for the east side portion of the parcel prior to moving forward with this project.

3. Traffic Concerns & Infrastructure Strain: Without Transit Integration, Clark Ranch Will Increase Traffic Congestion

- A top concern among Park City Heights residents is increased traffic, especially through SR-248 and Richardson Flat Road, both existing chokepoints.

- **During peak commute times, traffic already backs up from the traffic light on 248 to our neighborhood. The right turning lane towards US 40 is too short.**

- As currently proposed, there are **no plans** to add a bus stop near the Clark Ranch site. This means employees and residents would likely drive to town, relying on already congested roads—particularly Richardson Flat Road and SR-248. It's highly doubtful that staff members or employees would walk all the way down from the Clark Project to the bus stop at the entrance of Park City Heights (especially since they will have to walk back up).
- The lack of public transit access directly undermines any potential relief value the Park & Ride improvements might offer, and contributes to increased traffic volume on narrow and overburdened arterial routes.

Without strong mitigation strategies or widening of Richardson flat, and updated analysis, this project risks exacerbating traffic concerns and reducing safety and quality of life for nearby residents.

4. Impact on Open Space & Slippery Slope of Development

- The city acquired the 344-acre Clark Ranch property in 2014 as open space, and much of it is intended to remain so under a conservation easement
- Expanding development or opening new roads could unintentionally pave the way for future growth—on state school land, lands owned by the Larry H. Miller Company, or other areas beyond the current parcel
- This not only contradicts conservation goals but risks eroding public trust in land preservation.
- **You will see during your site visit that Ivory has spread soil everywhere on the open tracts of Park City Heights and destroyed open spaces already without a plan for replanting.**

Approving this project—and its associated road infrastructure—could undermine long-term open-space protection.

5. Lack of a conceptual plan for the proposed front road:

The Clark Ranch document in the Planning Commission packet for the upcoming meeting includes no rendering of the proposed roadway connection from Richardson Flat Road (as seen on the attached pictures). Without a clear depiction of its alignment, grading, or intersections, residents and commissioners cannot fully evaluate traffic, environmental, or financial impacts. This lack of transparency is unacceptable given that the road is estimated to cost millions and will directly affect both Park City Heights and Richardson Flat. Until the public is provided with full design renderings and a circulation plan, any approval of this project is premature

<u>Alternative locations:</u>

1. East side of US 40.

If the Richardson Flat Park & Ride were improved with direct ramp access from U.S. 40 and enhanced public transit service, with additional parking as recently discussed by Park City, placing the Clark Ranch project on the **east side of U.S. 40** would make much more sense—both from transit efficiency and traffic mitigation standpoints.

While we acknowledge the city's efforts to improve transit infrastructure—such as proposals for a direct SR-40 interchange to the Richardson Flat Park & Ride and enhanced bus services—these benefits are significantly undermined by the decision to locate the Clark Ranch project west of U.S. 40. Without a nearby bus stop or transit link, all residents and employees at Clark Ranch must rely on private vehicles, driving additional traffic onto already crowded roads like Richardson Flat Road and SR-248. Instead, siting the project east of U.S. 40—near a future improved Park & Ride facility—would immediately leverage transit investments, reduce vehicle dependency, ease congestion, and align development with the city’s long-term transportation goals.

2. Studio crossing:

Placing affordable and workforce housing at Studio Crossing makes practical, economic, and transportation sense. Residents would live steps from the new shops, services, and employers planned for the district, which means everyday needs can be met without long car trips—and the dollars earned and spent would circulate locally to strengthen those businesses. The location also improves transit access: it’s significantly easier to reach the existing bus stop at the bottom of Park City Heights from Studio Crossing. In short, Studio Crossing concentrates housing near jobs and retail, reduces vehicle miles traveled, supports small businesses with steady foot traffic, and ties directly into transit that already works—delivering more value per public dollar while aligning with the city’s mobility and sustainability goals.

Here’s our community’s request:

- Commission a feasibility study for parcels **east of U.S. 40**.
- Commission a feasibility study for **Studio Crossing**.
- Publish a **side-by-side comparison** of all three options (including the current Clark Ranch concept), detailing **total cost, per-unit cost, unit yield, timeline, and required infrastructure**.

Thank you for your time and consideration.

Nicolas Marin
Park City Height Resident


No visual concept c



Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Tuesday, September 16, 2025 9:26 AM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: planning <planning@parkcity.gov>
Sent: Thursday, September 11, 2025 9:15 AM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: Lance Lucey <[redacted]>
Sent: Wednesday, September 10, 2025 5:47 PM
To: planning <planning@parkcity.gov>
Subject: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

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clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1).

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- **Comparison to Studio Crossing:** Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done.
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- **Value for Taxpayers:** We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents.

III. Design, Density, and Neighborhood Impacts

- **Unit Mix Not Family-Friendly:** The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed.
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- **Isolation from Services and Transit:** The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals.

IV. Alternatives and Constructive Request

- **Better Alternatives Ignored – Studio Crossing is the Superior Site:** Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs.

I respectfully request:

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- **Provide clear answers on the legal, zoning, and funding questions raised above.**
- **Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections.**

We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City.

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Sincerely, Sophia and Lance Lucey

From: Bob Theobald <[redacted]>
Sent: Wednesday, September 24, 2025 12:44 PM
To: Michelle Kellogg <michelle.kellogg@parkcity.gov>
Subject: [External] Public Comment to Planning Commission and City Council - Dynamics of Richardson Flat

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Michelle, Please forward this email and the attached public comments to City officials (Commission and Council) to discussions and hearings regarding Clark Ranch and Affordable housing

City Officials
Thank you to those of you that were able to attend the ZOOM presentation and/or site visit. Attached please find the most pertinent aspects of the "Dynamics of the Richardson Flat Area". My unique perspective is based on serving as consultant to Stichting Mayflower from 1980 to 2022 and participating in all Mayflower planning activities and selling the land - including that property annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

Now, with a better understanding of the great opportunities for Park City, along with physical constraints, political/jurisdiction and legal roadblocks, the decision-makers, including VOTERS will see that the focus of mitigating problems is Satellite Parking, Bus Rapid Transit and Aerial Transit, and Affordable/Workforce. These are the issues to which government officials and candidates must speak their position and vision and staff must respond accordingly.

Upon request, I am willing to provide credentials and additional exhibits (or presentations) of the slide deck. I am available for questions

Thanks, for the opportunity to share my experiences and thoughts.
Best regards
Bob

BOB THEOBALD REALTOR®
SENIOR PARTNER

COMMERCIAL DIVISON

([redacted]
[redacted]
BHHSUtah.com
[redacted]
[redacted]

"…And that's the way it is." W Cronkite

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From: Bob Theobald
Sent: Monday, September 22, 2025 6:12 AM
To: Michelle Kellogg <michelle.kellogg@parkcity.org>
Subject: Dynamics of Richardson Flat - ZOOM 9-23-2025 - 7:00 AM

Michelle: Could you please forward this meeting notification to Council, Planning Commission, planning staff and others the Mayor might suggest.

Thank you for your assistance
Best Bob

All:

Please excuse duplicate emails --- it is the fault of a renegade quartzum AI.

You are invited to a special Zoom meeting hosted by LSDM regarding the "Dynamics of the Richardson Flat Area" on Tuesday September 23, 2025, at 7 AM. As many of you know, I was a consultant to Stichting Mayflower from about 1980 to 2022 and have a unique perspective in that I participated in all Mayflower planning activities including the 1999 Flagstaff Development Agreement and sold the land including that annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

I will be presenting the pertinent history, status, and reasoning that all of Richardson Flat lands are essential to mitigating Park City's most pressing problems, now and in the future. Richardson Flat is the only area that can facilitate the measures required to meaningfully address the issues - Satellite Parking, BRT and Aerial Transit, and Affordable/Workforce housing. Physical constraints, political positions, and jurisdictional and legal roadblocks will be discussed. This topic may be the heart of the campaign for Park City Council and Mayor, and perhaps Summit County offices. Government officials, candidates and media have been invited and will be provided an opportunity to speak during Q&A.

You may forward this email and links below to those you believe may have interest.

if sufficient interest is expressed, a site tour will be available on the following day - Wednesday, September 24, - meeting at Wasatch Bagel in Snow Creek Center at 8:00 AM departing at 8:15 AM

About LSDM - Zoom Host - https://www.lsdm-parkcity.com/

. September 23, 2025 7:00 AM - You can click HERE to be taken to the meeting, or
Open Zoom..
Meeting ID: 435 640 2222
Meeting Password:: 01012020

Thank you
Bob Theobald

BOB THEOBALD REALTOR®
SENIOR PARTNER
COMMERCIAL DIVISON
([redacted]
[redacted]
BHHSUtah.com
[redacted]

Park City, Utah 84060

"…And that's the way it is." W Cronkite

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DYNAMICS OF RICHARDSON FLAT
KEY ISSUES

Bob Theobald
September 23, 2025

Political/Jurisdictional: There are two diametrically opposed policy positions held by previous, current, and potential decision makers regarding land use in Richardson Flat.

One precludes development of satellite parking and multi-modal transit, as well as hundreds of affordable housing units mitigating the most pressing problems in Park City.

THE "MOATER'S" PROFILE

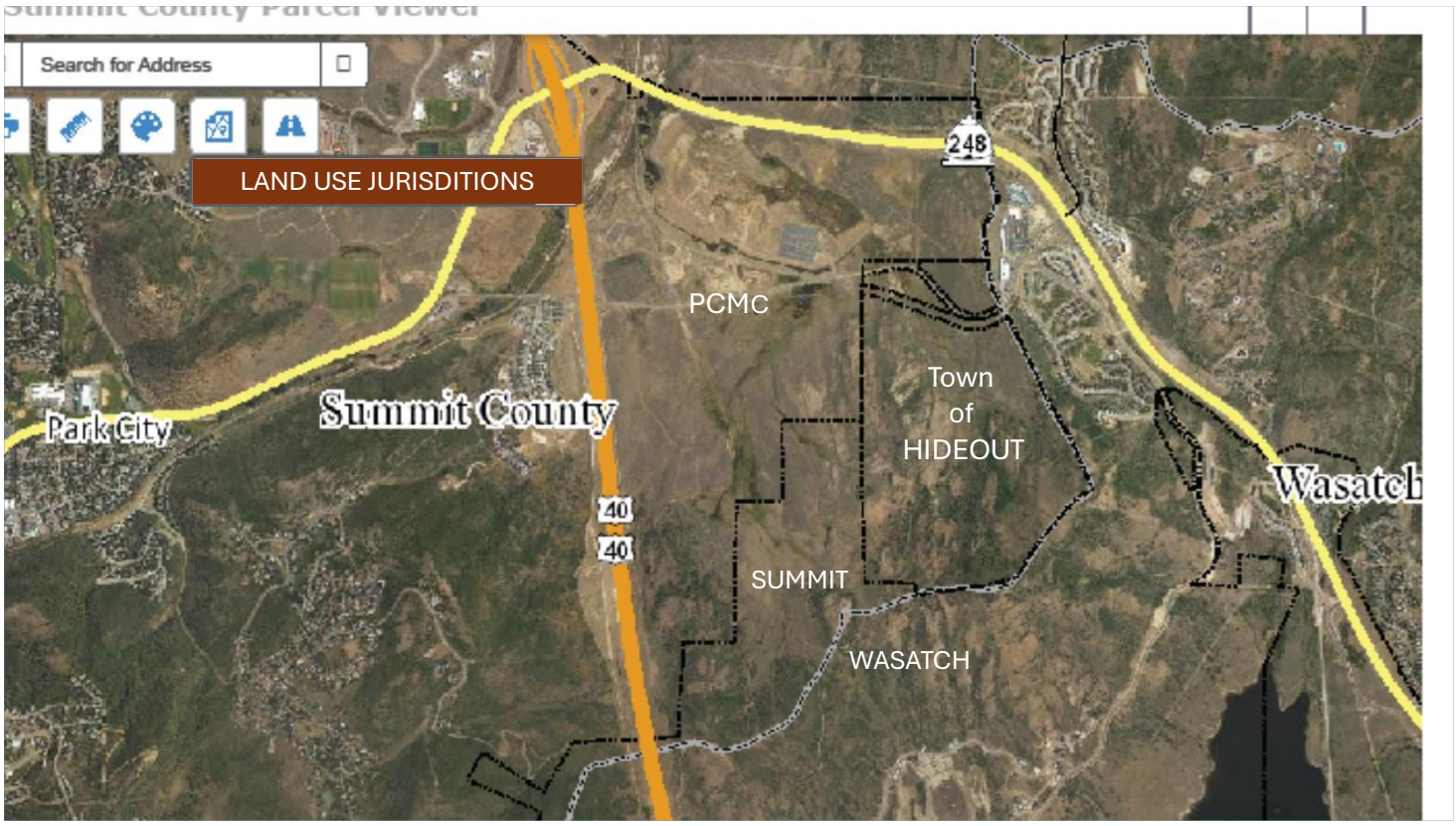
1. Maintain/expand the concept of a MOAT around Park City.

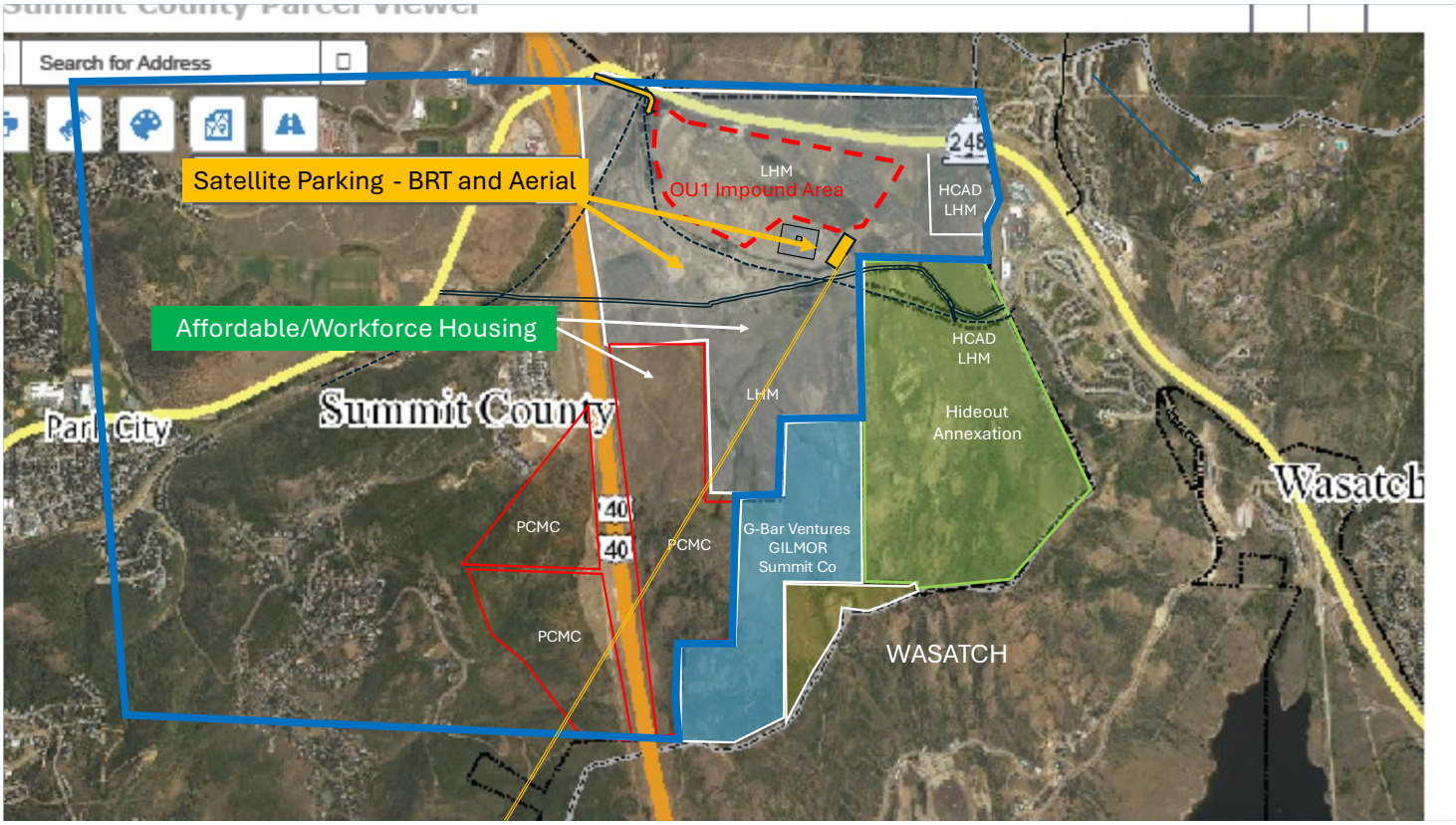
2. Oppose development on land annexed to Hideout currently owned by Larry H. Miller Real Estate entity - HCAD-LHM. The City rejected a proposal from Mountainlands Community Housing Trust for 500 Affordable Housing units on this property.

   Support an affordable housing project on Clark Ranch West with questionable costs, cash flow, and a steep, isolated location simply to avoid crossing the MOAT (Hwy-40) and "breaking the Development Agreement" instead of supporting a better project on City-owned East Clark Ranch or the LHM "Richardson Flat Parcel" Note: Two previous amendments were made to the 1999 Flagstaff DA – one informal without reconciliation disclosed

In the event you are a MOATER VOTER, you have little right to complain about traffic and lack of housing for schoolteachers, first responders and employees that serve you.

Concerned citizens should consider voting for candidates who will commit to effect change and seek real mitigation measures available at Richardson Flat.


Search for Address
LAND USE JURISDITIONS
248
PCMC
Town
of
HIDEOUT
Park City
Summit County
Wasatch
40
40
SUMMIT
WASATCH


Search for Address
Satellite Parking - BRT and Aerial
LHM
OU1 Impound Area
248
HCAD
LHM
Affordable/Workforce Housing
HCAD
LHM
LHM
Hideout
Annexation
Park City
Summit County
Wasatch
PCMC
40
40
PCMC
G-Bar Ventures
GILMOR
Summit Co
PCMC
WASATCH

SUMMIT COUNTY V. BROCKBANK LAWSUIT

HIDEOUT ANNEXATION

T**he case**: 4th District Court Case # 200500346, *Summit County v. Brockbank, et al.*, regarding the annexation of land in Summit County by the Town of Hideout, involved a complex series of legal battles and appeals. Here's a breakdown of the outcomes:

Initial Lawsuit and Preliminary Injunction: Summit County filed a lawsuit seeking to halt Hideout's annexation of land in Richardson Flat, according to the Deseret News. A Fourth District Court judge granted Summit County's motion for a temporary restraining order and later a preliminary injunction, effectively pausing the annexation process.

Hideout's Counterclaim: Hideout filed a counterclaim against Summit County, alleging the county was unlawfully monopolizing the development market.

Repeal of the Enabling Law: The Utah Legislature repealed the law that initially allowed Hideout's annexation attempt without the surrounding counties' consent. However, the repeal was not effective immediately, creating a window for Hideout to proceed.

District Court Ruling and Appeal: A 4th District Court judge sided with Summit County, ruling the annexation invalid due to Hideout's failure to follow proper procedures. Hideout appealed this decision, with the case eventually reaching the Utah Supreme Court.

Utah Supreme Court Decision: The Utah Supreme Court ultimately ruled in favor of Hideout, determining that Summit County lacked standing to challenge the annexation under the relevant statutes. The court found that the annexation code did not grant counties the right to oppose annexations and that the public interest standing doctrine could not be applied in this case, according to Justia Law. The Supreme Court reversed the lower court's decision and remanded the case for dismissal on **June 13, 2024**

4th District Court Docket Entry: 04-09-2025 - Plaintiff Summit County and Defendant Nate Brockbank/LHM stipulated to end case deadlines

The purpose of the last Docket entry after a definitive ruling from the Supreme Court is unknown. Courts do not maintain or disclose agreements between parties.

A remaining issue beyond the Hideout annexation ruling might be Park City's authority to restrict the use of the property for 20+ years without annexation to Park City. In the event Park City embraces and actively reviews LHM's development plans, the issue is moot.

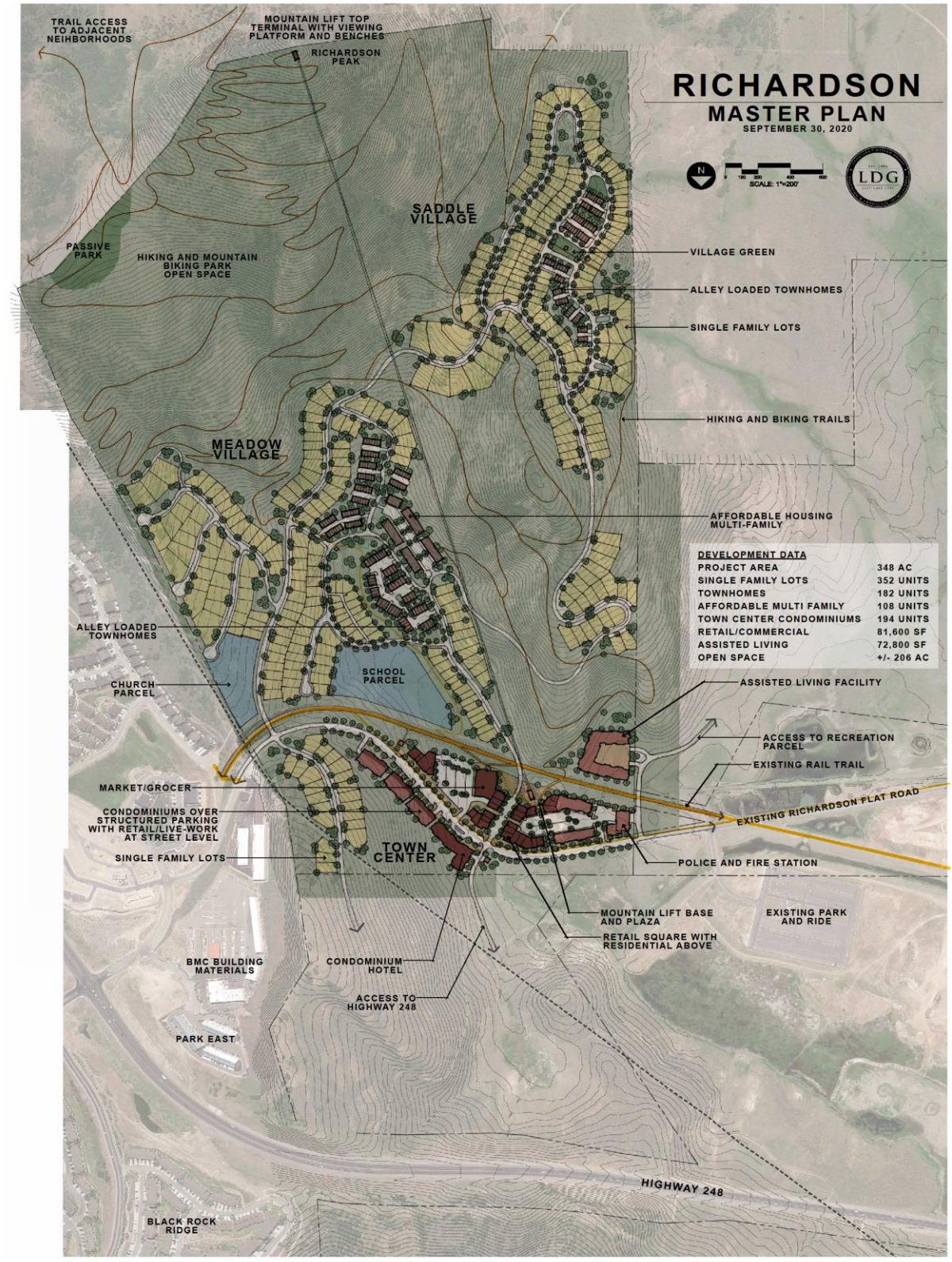
However, if the City prevails and chooses to strictly enforce the Development Agreement and maintains the current MOAT- around- Park City policy of the last few administrations, it will seem highly unlikely that LHM will ever be inclined to respond positively to any of Park City's requests and needs – now, in the short-term future including the Olympics, and perhaps forever.

It should be expected that LHM will simply develop the Hideout plan without a glance to the struggles occurring on the western horizon.

Park City officials must reassess who has the leverage and who has expressed a serious interest in cooperation to help develop satellite parking, transit facilities, and a mix of housing – helping mitigate the pressing needs.

Park City needs intelligent leadership to settle these and other complex matters to the benefit of the citizens..

Approved Hideout Project – Larry H. Miller Group




P

KPCW | By Connor Thomas

Published March 18, 2024 at 3:59 PM MDT

Larry H. Miller Real Estate, which owns nearly 1,000 acres in Richardson Flat, has offered to build affordable housing there.

David Cannon, the president of master planned communities at Larry H. Miller Real Estate, made the offer during a public hearing about affordable housing in upper Deer Valley.

The Park City Council ultimately decided not to pursue housing on the Mine Bench, in part because previous development agreements deemed the area "undeveloped recreational open space."

"I just want to offer up that, as owners of nearly 1,000 acres in Richardson Flat, we'd love to work with the city staff and leaders on options and solutions for bringing affordable housing to the area," Cannon said during the March 14 public hearing, "in perhaps less sensitive areas, as well that are closer to freeway transportation, east of Main Street and the congestion here, and close to a park-and-ride."

Cannon also expressed support for affordable housing generally.

KPCW first reported in March 2022 Larry H. Miller had purchased most of Richardson Flat by way of two separate LLCs.

Park City annexed the western half of the company's land, while Hideout was seeking to annex the eastern half. Both annexations led to lawsuits.

The LLC that owned the eastern half of the land protested Park City's annexation to the west, but Third District Court dismissed the claim. The company appealed but later dropped the case.

When Hideout tried annexing the eastern half of the land, which is within Summit County, the county sued. That case made it to the Utah Supreme Court, which heard oral arguments last March but had not rendered a decision as of Monday.

THIRD FIVE-YEAR REVIEW REPORT FOR
RICHARDSON FLAT TAILINGS SUPERFUND SITE
SUMMIT COUNTY, UTAH
100013917

EPA Richardson Flat

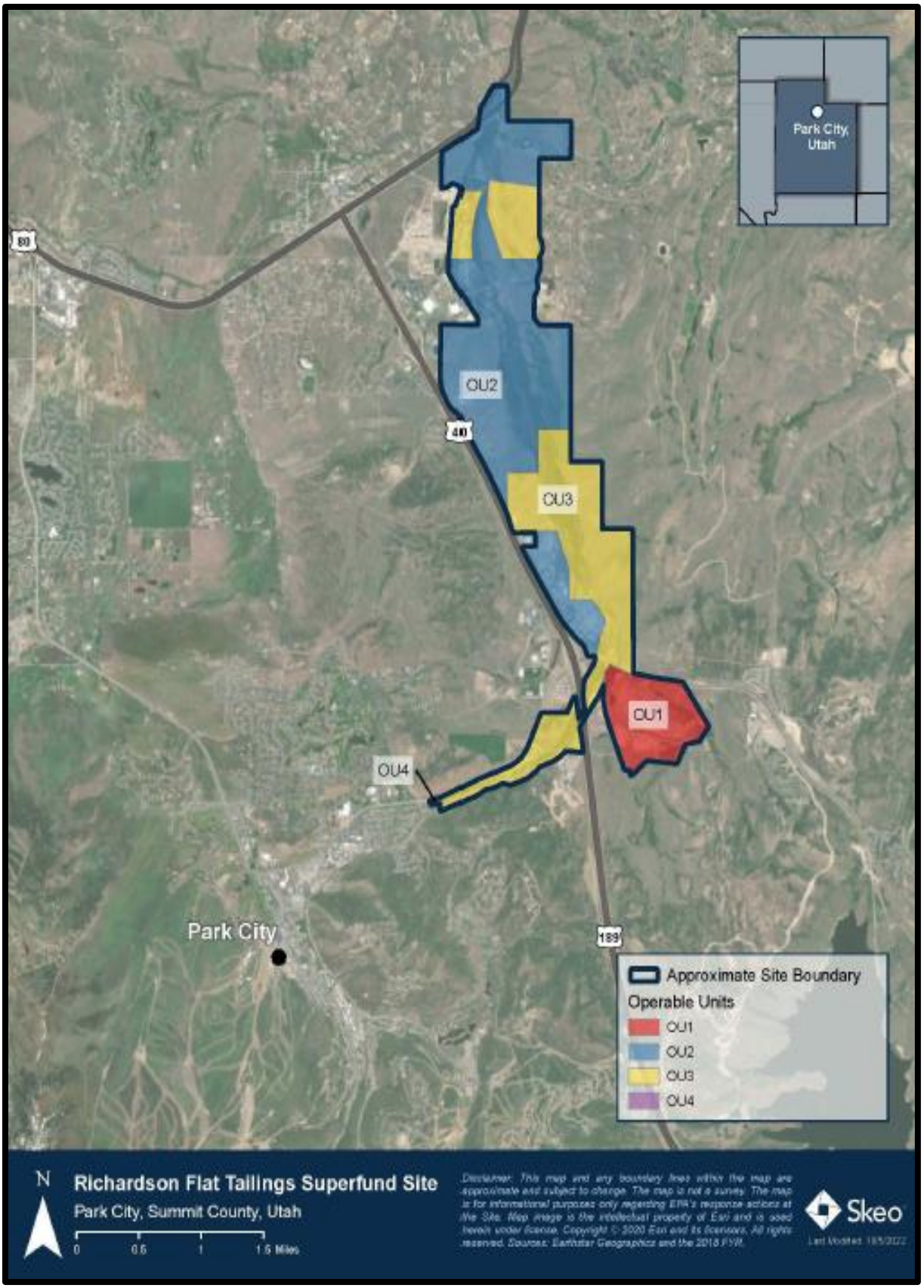
Excerpt: Status of Implementation

UPCM initiated the OU1 remedial design in August 2007 and completed it in October 2007. Remedial action began in February 2008. Remedy construction at OU1 performed by UPCM, with EPA oversight, included consolidating tailings material within the main impoundment, installing a wedge buttress to support the main embankment, and removing sediments in the wetland area. The remedial activities occurred in a phased approach based on the tasks described in the remedial design (Figure C-1 in Appendix C). In 2011, UPCM completed planned construction activities for OU1 except for the additional cover material in certain locations where there is currently only temporary cover…

…The results of all samples were consistently below the surface water standards for the Silver Creek watershed. Since the 2018 FYR, no monitoring or response actions have taken place at OU1, and no Operation and Maintenance (O&M) Plan has been developed.

In 2022, following bankruptcy, UPCM entered into a Consent Decree with the EPA to make a cash payment: (1)to EPA to resolve alleged civil CERCLA liability; and (2) to DOI and the State to resolve alleged natural resource damage liability.

In January 2022, the OU1 property was sold to a third party in a Sheriff's sale. The OU1 property is now owned by LHM DEV RIH LLC (LHM). Subsequently, Park City annexed 1,200 acres, including the OU1 property, from Summit County into Park City on July 14, 2022. The EPA and LHM are in negotiations to finalize a Work Plan and an Administrative Order on Consent for LHM to assume long-term responsibility for stewardship and O&M activities for OU1 areas.


Park City, Utah
80
OU2
40
OU3
OU1
OU4
Park City
189
Approximate Site Boundary
Operable Units
OU1
OU2
OU3
OU4
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
0.5
1
1.5 Miles
Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding EPA's response actions at the Site. Map image is the intellectual property of Esri and is used herein under license. Copyright © 2020 Esri and its licensors. All rights reserved. Sources: Earthstar Geographics and the 2018 FSR.
Skeo
Last Modified: 10/5/2022


Main Embankment
Wetland
248
Silver Creek
Pond
Park and Ride Lot
Southern Diversion Ditch
Richardson Flat Road
OU1 Boundary
Tailings Impoundment
Union Pacific Rail Trail
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
500
1,000
1,500
2,000 Feet
Skeo
Last Modified: 10/5/2022

Re: Clark Ranch Development Proposal
To: Park City Planning Commission, Park City Council, Planning Staff, and City Manager
From: Keep Clark Ranch Wild
Date: October 3, 2025

This written comment synthesizes public statements delivered on behalf of our citizen initiative, Keep Clark Ranch Wild, now more than one hundred 84060 residents and growing. It is intended to place on the record a complete foundation of facts, process concerns, and code-based requirements for your review of applications related to the Clark Ranch proposal. We support affordable housing when it is sited and designed responsibly and when open space is protected where intended. We believe the current process is advancing on false narratives and incorrect assumptions, and that key technical materials required by the Land Management Code are missing from the record. We ask the Planning Commission and Council to pause, correct the record, require complete submittals, and only then consider whether this location is suitable for any development within the limits contemplated at acquisition.

Summary of principal requests:

1. Correct the COSAC record and stop relying on a false narrative. The public record must reflect what COSAC recommended on August 25, 2015, which did not include housing on the ten acres discussed for potential exclusion from conservation.
2. Separate roles and remove conflicts. The City is a co-developer and co applicant while also directing staff recommendations and scheduling. These roles should be separated to preserve integrity and public trust.
3. Stop combining preliminary and final review. Apply the City's standard two-step process. The current attempt to combine reviews is unjustified and risks error.
4. Require complete, stamped technical submittals before further hearings. Sensitive Lands, grading and slope data, stormwater and hydrology, and accurate open space accounting are incomplete or missing.
5. Enforce the ten-acre limit. The current submittal spans more than fourteen acres across three parcels. Development limits are inclusive of setbacks and limits of disturbance, so the application is out of scale and should not advance until brought within the ten-acre cap.
6. Add the 2021 City feasibility work to the record. Prior analysis suggested the west side was unsuitable for housing for multiple reasons. That work must be disclosed and considered.
7. Evaluate regional transportation realities. Traffic studies must include Studio Crossing and the Highway 40 buildout that UDOT and adjacent jurisdictions are advancing.
8. Pause and refer threshold policy back to Council. As with Snow Park in December 2022, send the matter back to Council to decide whether housing on Steve's Point should even be considered under COSAC's recommendation and the conservation values it aimed to preserve.
9. Fully and publicly vet other alternatives for housing development. Pursue conversations with regional partners and adjacent landowners to understand construction and financial feasibility of housing development on nearby parcels.

The COSAC record has been mischaracterized

Staff reports and public messaging repeatedly state that COSAC recommended affordable or senior housing or a fire station on up to ten acres to be carved off the rest of Clark Ranch, the rest of which would be put under a conservation easement. Some even claim this recommendation was unanimous. This is not accurate.

It was the August 25, 2015 COSAC meeting at which they finalized months of discussion and finalized recommendations later brought to Council. Those August 25, 2015 minutes, which we hereby request you link directly in every forthcoming staff report and on all City and project webpages, state: "Potential development parameters if necessary: Up to 10 acres, located in the northwest corner of the parcel adjacent to Park City Heights, to be excluded from this easement for other City uses TBD by Council."

Those minutes confirm that housing was not discussed as a recommended use. A concept image that included a fire station was shown by Wendy Fisher, but there was no notable discussion of it. Committee discussion focused on recreation related uses, for example equestrian facilities and trailhead bathrooms.

It is also important to review and include minutes from the previous COSAC meeting on August 11, 2015 at which Clark Ranch was discussed extensively. The conversation centered on conservation values, explicitly limiting use so that future councils couldn't reinterpret things, and what "passive recreation" should include. Once again, there is no mention of housing of any kind. The only buildings mentioned are a singular dairy barn, recreational buildings and facilities, and trailhead bathrooms.

Other relevant COSAC meetings:

December 15, 2015 - COSAC is delayed in bringing Clark Ranch to council. They ask for a special January 2016 meeting. No mention of housing.

January 12, 2016 - Confirms August 25, 2015 as the final recommendation meeting for Clark Ranch. At this meeting, there is a mention of affordable housing as a competing interest, NOT a recommended use.

> *Mr. Deters confirmed that Ms. Foster will schedule the presentation on March 10. Ms. Goodman said this means the preface should be really clear.*
>
> *Mr. Calder asked about other competing interests besides fields and dogs. Mr. Dustman identified snow storage, sheds, other municipal interests. Ms. Ryan said also housing: from her perspective, it seems that every open piece of city-owned property is up for grabs for affordable housing. Lastly, Mr. Joyce mentioned drying beds.*
>
> *Ms. Fox suggested to Ms. Ryan that she enumerate all of the things we took off the table. "We recognize there are these interests, and this is our recommendation after reviewing all the competing interests." We should draw a distinction between Mr. Deters' summary and the committee's recommendation.*

February 16, 2016 - Final meeting before presentation to Council where Clark Ranch is discussed.

> *A consultant is looking at county, city, and school-owned properties. On the matrix for Clark Ranch is a dog park and trailhead. NO consideration for anything greater than that. Are looking at UPCM parcels adjacent.*

COSAC members we have personally interviewed and who have offered their own public comment align with our interpretation - housing of any kind was never recommend anywhere on Clark Ranch. As for how this use became part of a long held false narrative, it appears to arise from the March 3, 2016 staff report in which Heinrich Deters wrote:

On August 25th COSAC voted to recommend to City Council the following _values' and physical parameters to the proposed easement. (Exhibit E- Meeting minutes) 1. Aesthetics (primary) and Recreation (secondary) values for the entire area. (Including all of parcel SS-91) 2. Exclude 10 acres as shown on west side for City uses, specifically discussed were senior or affordable housing, and/or essential services such as a fire station.

Deter' summary doesn't say housing was "recommended" as some claim today. It merely says discussed. Yet COSAC's minutes confirm there was no discussion of housing or any large-scale development as an acceptable use anywhere on Clark Ranch, let alone a recommended one. The inaccurate discussion summary over the years has hardened into a false narrative regarding recommended use that is now distorting decision making. The record must be corrected.

Upzoning open space is irreversible in practice

If Council upzones open space and later determines the project is not viable, the upzone remains. This is a one-way door. Rezoning should be removed from consideration until the full development package is evaluated and found suitable under code and policy, and only within the contemplated ten-acre envelope.

Expediency and combined review lack a valid basis

Commissioner Frontero asked at the last work session why staff is combining preliminary and final review and whether this creates risk. We share that concern. Two drivers have been cited informally.

1. City role conflict. The City is a co-developer and co applicant while directing staff recommendations and the hearing calendar. That is an inherent conflict that favors speed over rigor.
2. Private financing cadence. The applicant has linked urgency to bond market timing. Market timing is not a lawful basis to compress City review or to lower technical thresholds.

The Commission has clear authority to control its docket. In December 2022, Commissioner John Kenworthy successfully moved to return Snow Park to Council for threshold policy guidance. Anyone can make a similar motion here.

Incomplete and noncompliant technical submittals

Based on the submittals presented to date, the application is incomplete under multiple Land Management Code provisions. We request that the Commission direct staff to require the following materials before any further hearings or findings.

1. Sensitive Lands Overlay materials
LMC 15 2.21 2 requires a complete Sensitive Lands Analysis at the time of application. The record lacks a full inventory of steep slopes, ridgelines, wetlands, wildlife habitat, and the wildland urban interface. Without this, hillside protections cannot be applied and basic site suitability cannot be determined.

2. Grading, cuts and fills, and road slope controls
LMC 15 2.21 4 sets bright line standards that require clear documentation. The record is missing grading cross sections, cut and fill quantities, and a road slope matrix. Without these, the City cannot enforce limits such as maximum fill slope of 3 to 1, the prohibition on benching that enlarges pads, and restrictions on road crossings where natural slopes exceed 30 percent.

3. Stormwater and hydrology
Preliminary and final subdivision findings under LMC 15 7.1 5 and 15 7.1 6 require stamped stormwater and hydrology plans. The record lacks analysis of runoff routing, downstream capacity through Park City Heights, detention basin design, operations and maintenance commitments, and property line edge sections. These omissions raise unresolved questions of drainage, erosion, and public safety.

4. Open space accounting
The Sensitive Lands Overlay requires that 75 percent of steep slope areas remain natural open space. The current submittal appears to count engineered detention basins toward this requirement. We request a clear open space table that distinguishes natural open space from engineered facilities and utility corridors, and that applies the 75 percent test correctly.

5. Traffic and transportation
Traffic analysis must reflect real world conditions on Richardson Flat Road and the SR 248 corridor, and must include vehicles from Studio Crossing. It must also account for UDOT's planned improvements along both sides of Highway 40 to serve significant new residential and visitor units. As Highway 40 congestion grows, drivers will divert to frontage roads and neighborhood streets, including Park City Heights, unless mitigations are planned now.

6. Clustering
LMC 15-6-5(G)(1) specifies that "units should be clustered on the most developable land." This provision suggests that of all of Clark Ranch's acreage, Steve's Point is some of the least desirable land given its steep slope and demand for significant cuts and grading to support development.

The application exceeds the ten-acre cap
LMC 15-6-5(G) states clearly that a "project should be designed to fit the Site, not the Site modified to fit the project." The intended limit for Clark Ranch development is 10 acres, yet the applicant proposes development across three parcels totaling more than 14 acres. Development limits are inclusive of setbacks and limits of disturbance. By that standard the proposal exceeds the ten-acre constraint by more than forty percent. An application that exceeds the cap should not progress until the total disturbed area, including roads, pads, utilities, and buffers as well as other elements required of an MPD including space for snow storage and removal, waste facilities, etc can all fit within the 10 acres. This is especially critical given Council's intent to place the remainder of Clark Ranch under a conservation easement.

Conflicts of interest and process integrity
Today the City is a co-developer and co-applicant, the City directs staff recommendations, and the City controls hearing schedules. This concentration of roles creates an appearance of self-dealing and undermines public confidence. For maximum transparency, the Council should direct staff to use the standard two stage review at the Commission, and should instruct staff not to return to Council until the plan fits within the ten-acre limit and all technical materials are complete.

Prior City feasibility work and current consultant roles
Staff reports reference a 2023 feasibility study by Stereotomic, which is presented as the applicant's local architect and also the source of feasibility conclusions. The record omits earlier City led feasibility

work from 2021, conducted before annexation under the direction of Jason Glidden with support from Elyse Katz. We ask that Council and Commission direct staff to add the 2021 feasibility work, and any related RFPs, RFQs, and RSOQs, to all future packets, and to explain any differences between 2021 and 2023 findings, including consultant roles and potential conflicts, and discussions around access constraints, high cost, steep slopes, lack of services, isolation from transit and support commercial, sewer limitations, soils issues, and UDOT objections.

Policy context on affordable housing

Members of our group live in affordable housing and support creating more well located, durable, and financially sustainable units. We also acknowledge system stresses that have been raised publicly, including capped resale appreciation, rising HOA and maintenance costs, unoccupied deed restricted units, and project budgets that have required additional public money, as with Engine House. These issues argue for careful siting and lifecycle planning. Clark Ranch is isolated, complex, and likely far more expensive than is presently discussed. Better locations exist that align with transit, services, and the General Plan.

We urge you not to force an ill-fitting project on this community. Ask Alexander Company and others to bring forward concepts on sites that are better suited to housing and better aligned with adopted plans.

Specific actions requested

For the Planning Commission

1. Make a motion to pause and refer back to Council, as you did with Snow Park in December 2022, for threshold policy guidance on whether any housing at Steve's Point should even be considered under COSAC's recommendation.
2. Decline to combine preliminary and final review. Proceed only with the standard sequence.
3. Deem the application incomplete until the applicant submits:
   a. A complete Sensitive Lands Analysis under LMC 15 2.21 2.
   b. Grading cross sections, cut and fill quantities, and a road slope matrix sufficient to apply LMC 15 2.21 4.
   c. Stamped stormwater and hydrology plans that meet LMC 15 7.1 5 and 15 7.1 6, including downstream capacity through Park City Heights, detention O and M, and edge sections at property lines.
   d. A corrected open space table that distinguishes natural open space from engineered facilities and demonstrates compliance with the 75 percent standard on steep slopes.
   e. A traffic study that includes Studio Crossing and the Highway 40 growth now planned by UDOT and adjacent jurisdictions.
4. Require conformance to the ten-acre limit across all three parcels, inclusive of setbacks and all limits of disturbance, before scheduling additional hearings.

For the City Council

1. Direct staff to correct the public record by linking directly to the August 25, 2015 COSAC minutes in every staff report and on City webpages, and by striking references that claim COSAC unanimously recommended affordable or senior housing on the ten acres.
2. Separate City roles by clarifying that staff must apply ordinary process and timing. The City's interest as co-developer or co applicant must not influence the review calendar or the interpretation of code.

3. Direct inclusion of the 2021 feasibility work and all associated solicitations and deliverables in the official record, and require a reconciliation memo that explains divergences between 2021 and 2023 conclusions.
4. Set the policy guardrail that upzoning open space will not proceed until the development proposal is proven viable within the ten-acre envelope and fully compliant with the Land Management Code.
5. Steer the program toward better sited projects near transit and services.

Closing
Keep Clark Ranch Wild is committed to a respectful, fact-based dialogue that aligns with the values of Park City residents, the General Plan, and COSAC's work and recommendations. We are not anti-development and we are not anti-affordable housing. We are pro good planning, pro accurate public record, and pro protection of open space where intended. Please pause this process, correct the record, complete the technical analysis the code requires, and ensure that any proposal at Clark Ranch fits within the ten-acre limit and the conservation values established at acquisition.

Thank you for your thoughtful consideration.

Meredith Covey

From: planning <planning@parkcity.gov>
Sent: Wednesday, October 8, 2025 8:35 AM
To: Rebecca Ward; Nannette Larsen; Meredith Covey
Subject: FW: [External] Fwd: Public Comment
Attachments: KCRW written public comment 10.3 copy.pdf

From: Keep Clark Ranch Wild <[redacted]>
Sent: Wednesday, October 8, 2025 7:58 AM
To: planning <planning@parkcity.gov>
Subject: [External] Fwd: Public Comment

Warning: Replies to this message will go to [redacted] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

It has come to our attention that our original email was inadvertently sent to the Planning Commission using a .org domain suffix instead of .gov

Please see below and attached for our public comment regarding Clark Ranch

---------- Forwarded message ---------
From: **Keep Clark Ranch Wild** <[redacted]>
Date: Fri, Oct 3, 2025 at 1:07 PM
Subject: Public Comment
To: <planning@parkcity.org>, <council_mail@parkcity.org>, <jodi.emery@parkcity.gov>
Cc[redacted]

To Whom It May Concern:

We respectfully submit the attached comment for your consideration and for inclusion in both the Planning and Council public comment records.

Sincerely,
Jeff Iannaccone
John Greenfield
Sue Gould

--
Keep Clark Ranch Wild

--
Keep Clark Ranch Wild

Meredith Covey

From: planning <planning@parkcity.gov>
Sent: Wednesday, October 8, 2025 2:16 PM
To: Rebecca Ward; Nannette Larsen; Meredith Covey
Subject: FW: [External] Public Comment
Attachments: KCRW written public comment 10.3 copy.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Keep Clark Ranch Wild <[redacted]>
Sent: Wednesday, October 8, 2025 1:41 PM
To: planning <planning@parkcity.gov>; Council_Mail <Council_Mail@parkcity.gov>; Jodi Emery <Jodi.Emery@parkcity.gov>
Cc: [redacted]
Subject: [External] Public Comment

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Dear Mayor, Council, Planning Commission, Planning Staff, and City Manager:

At the risk of being redundant, I am sharing once more our original message into the Planning Commission and City Council. The email to both simultaneously was intended to provide a shared foundation of understanding as each body reviews and considers various Clark Ranch applications before them.

It was brought to our attention that the City recently moved from a .org to .gov domain and that emails have also changed. We followed the instructions provided at the last meeting by Planning Commission Chair Van Dine to email the catch-all planning email (and not individual commissioners), but have since learned individual commissioners did not receive our written public comment as intended.

We respectfully request that the attached comment be entered into the official public record, and we also request the CIty make clear what email addresses to use for communications with staff, Commission, and Council. As of today, the City website still shows .org emails for Council.

Thank you for considering our input and sharing it in a timely fashion with any/all intended recipients. If we satisfactorily reached both bodies this time, we would appreciate confirmation and will replicate this distribution list in the future.

Sincerely,
Sue Gould

Keep Clark Ranch Wild

Thank you and good evening. My name is Sam Brothwell. I live at 2412 Amundsen Court—along Queen Esther Drive in Lower Deer Valley 84060. I also head the Nordic Village Homeowners Association.

Our neighborhood doesn't adjoin Clark Ranch, but I'm here to offer a cautionary observation on traffic—specifically what evolves when an unimproved dirt road is paved to allow access to a new residential development, even with restrictions on its use. The punchline is that those restrictions are ignored and the road becomes a general use, high traffic public thoroughfare.

I know this firsthand because my house and my neighborhood border what was once known as Keetley Road, which connected Queen Esther Drive to the old mining town of Keetley before it was buried under the Jordanelle reservoir in 1995.

Also back in 1995, an agreement was reached between Park City Consolidated Mines, Trans-Wasatch, and Park City Municipal that vacated Keetley Road to provide access to what's now known as Deer Crest.

That agreement spelled out conditions for the improvement and private use of Keetley Road, specifically gated and controlled access limited to Deer Crest residents and guests. It also allowed limited commercial access to the Snow Park Hotel site—now the St Regis—as well as construction vehicles dedicated to improving the road. By my reading, all other commercial and construction access was to be from highway 40.

For all the good intentions that road was paved with, things haven't worked out that way. My neighbors and I have seen everything from heavy construction cranes to Doordash guys running up and down that road at all hours and quite often at full throttle.

Why? Because the controlled access is at the top of the hill, just over the Wasatch county line. The gates on Queen Esther are a farce. The exit gate never closes, and the entry gate opens by simply walking up to it. **So, access from Lower Deer Valley is NOT controlled, in violation of the original agreement.** Worse, Park City PD tells me they don't have jurisdiction, so the road is basically a no-man's land. As a result, our neighborhood gets blasted by diesel rigs that ignore the "NO TRUCKS" sign and sports cars that laugh at the 20 mile speed limit as they barrel onto Queen Esther drive.

So my message to folks surrounding the proposed Clark Ranch development: this project is a first step. Be very skeptical about studies and restrictions aimed at your traffic concerns. Studies are theoretical, restrictions aren't enforced, and you can wind up at the bottom of a slippery slope long after the developer is gone. The only way to prevent what we experience along Queen Esther Drive today is to stop access before it begins.

Good evening, Planning Commissioners. My name is Sophia Lucey and I reside in 84060. I am here in support of Keep Clark Ranch Wild.

In regards to the good cause and the zone change application, I would like to address the wildlife analysis required by Park City Land Management Code Sensitve Land Overlay code section 15-2.21–2 (A) 9 - Wildlife Habitat Areas which stipulates:

A map depicting all wildlife habitat Areas, as defined by a Wildlife Habitat Report shall be provided by the applicant. The Wildlife Habitat Report shall be prepared by a professional, qualified in the Areas of ecology, wildlife biology.

It would seem that Alexander Company did not, in anticipation of its application filings or of today's meeting, solicit and compile a true report. What the applicant did do was request a data pull from the Utah Division of Wildlife Resources. Completed October 10th and included in the packet, this data pull admittedly relies on existing habitat information, not information gleaned from current or even recent surveys and assessments of wildlife activity in the area. Most of the data is from 2020, and some is from 2001 and before.

The intent of the wildlife habitat code is to provide a current assessment using information collected by an independent, wildlife professional after the award of a project, in this case November 2024.
Not only is the data in this report more than two decades old, this particular DWR report repeatedly shows NOT FOR CONSULTATION on its pages, meaning this historical data pull is not a substitute for an on-the-ground biological survey.

Specifically, the applicant is required by municipal code to develop a map depicting all wildlife habitat areas related to the proposed activity after November 2024. That map is not included in the packet. If it is created honestly and timely, it will show four adult and maturing moose that use a portion of the proposed 10-acre development site as their permanent habitat. This is not speculation. The bedding areas for these ungulates can be observed in the upper section of the 10-acre parcel.

Park City prides itself and anchors its brand on allowing resident wildlife to roam free and without disturbance. These moose - along with elk, mule deer, coyotes, eagles and bob cats - have been observed by many residents in the Park City Heights development and users of the area trails network.

Documented wildlife studies inform us that one of the leading causes of moose mortality is disturbance of their habitat. This causes the animals to be subjected to undue stress and can impact breeding, calf-birthing and erratic behavior. In addition, statistically, about 30 moose per year are killed in vehicular collisions in Utah. There are five predominant moose road kill areas in Utah. One is US 40 near the Jordanelle Reservoir – the front yard for Clark Ranch. Housing developed on the Clark Ranch parcel will increase the risk of vehicle-moose conflicts and increase the likelihood the moose are forcibly relocated.

Moose are a unique and valuable part of Utah’s wildlife heritage. Keep Clark Ranch Wild requires a third-party, independent wildlife biologist to evaluate all aspects of wildlife living on the 10-acre parcel

as well as terrain in close proximity. Please require the resulting wildlife habitat report use current data, include required maps, address the wildlife regularly observed in the area, and provide protection and/or relocation and/or restoration plans specific to each affected species.

Lillian Zollinger

From: planning <planning@parkcity.gov>
Sent: Tuesday, October 28, 2025 8:59 AM
To: Rebecca Ward; Meredith Covey; Nannette Larsen; Lillian Zollinger
Subject: FW: [External] Clark Ranch

Follow Up Flag: Follow up
Flag Status: Completed

From: Wayne Maw <[redacted]>
Sent: Sunday, October 26, 2025 4:29 PM
To: planning <planning@parkcity.gov>
Subject: [External] Clark Ranch

Warning: Replies to this message will go to [redacted]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

I'm a 30+ resident of Park City and have hiked the area of Clark Ranch for over 20 years.

1 - It is my understanding that Clark Ranch land is owned by Park City, please note owned by City of Park City and not the Planning Commission, City Counsel or Major, it's owned by the public of Park City as such is mainly for their use not a Developer. We have enough problem with Developer owned land that our Utah Legislature is willing to support with no concern for open apace, etc. But to have our current city elected official classify Clark Ranch as throw away open space for development is not right, this is "PUBLIC OWNED LAND".

2 - As a 30+ year resident of Park City, one of the reasons for living here is to get away from Sprawl, and that is what is occur all over Park City. Park City is grown up, we now need to preserve open space, once open space is developed it is gone for all future generations, so DON'T.

3 - Ever since the Jordanelle Dam was built in the early 90's, the earth removal and building of Highway 40 caused unstable conditions all along the Clark Ranch resulting in landslides. This is evident in the work spent by the State and county modifying and reinforcing the hill sides in this area. I doubt that any Planning commissioner or city counsel person has ever hiked in this area, it is unstable with mudslides in the Spring and huge cracks in the ridge lines that are 10 to 20 feet deep. Developing this area is only going to make the unstable hillsides worse.

4 - The real looser in this development are the wildlife of the area. As I mentioned earlier, I have hiked this area for many years. I have seen on a regular bases Moose, Elk, Deer, Coyotes, Mountain Lions, Turkeys, Sandhill Cranes, and more. All you have to do in drive up the frontage road and you

will see numerous games trails all over the hillsides, please commissioners and counsel person, go look at what is being sacrificed. To the wildlife this is not throw away open space.

Wayne Maw

Good evening, Planning Commission. My name is Jeff Iannaccone, and I reside in 84060. I am speaking in support of Keep Clark Ranch Wild.

We all understand Utah is a landholder friendly state, and when you have Conditional Use Permit applications before you, there is a quiet mandate to approve, provided mitigations are in place.

A zone change is different. This is purely discretionary. And this isn't a case where a landowner with a building is looking to move from light industrial to mixed commercial. This is a situation where our own Municipal Government is looking to rezone land, for which the community bonded, and plans to move it from open space to dense residential.

There is no good cause. None. What there is, however, are plenty of reasons that say this is the wrong thing to do.

For one, there are the details of the acquisition. And they matter. The Gilmore's sold the parcel with the intent it be conserved. The parcels were acquired using open space funds and bond money. A conservation easement was always intended for the parcel. And while others may have hoped for different uses as some clearly do now, it was our open space advisory committee who was tasked with guiding parameters. Never ever did they intend housing on
open space.

Then there is our affordable housing program. Its policy goals are laudable - invest in housing opportunities to help locate more of our workforce in town. But its direction is questionable, particularly on the matter of Clark Ranch. The 10 acres sited for development are steep, isolated, and challenged. Before ground is broken on a single dwelling, we'll have to spend $6M on road infrastructure.

And then there is the fact that because this project intends to use federal funding, it cannot legally prioritize anyone - not workers, not locals, not local workers.

Finally, there is the matter of the application. 10 acres. Absolute maximum. And yet here we are spending more time trying to justify 14+ acres and a plan that isn't even close to fitting its site.

This isn't just square peg, round hole. It's potential squandering of our affordable housing funds on a project that will assuredly run over budget and it's violating one of this community's most sacred virtues - our commitment to open space.

Not today, not November 12th, not ever. There is no way anyone can pretend to uphold our General Plan - the document which informs the land management code - and

say there is good cause for Clark Ranch. Please consider Park City's history and future, and refuse these applications before you.

Thank you.

Notice of a Regular Meeting Date, Time, and Location for Meetings of the Planning Commission of Park City, Utah, for 2026

The regular meetings of the Planning Commission shall be held on the second and fourth Wednesday of each month at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, at 5:30 p.m., except when there is no quorum, no pending business or the regular meeting date falls on a holiday.

1. Notice of Possible Electronic or telephone participation:
   One or more members of the Planning Commission may participate electronically or telephonically pursuant to UCA § 52-4-207. Electronic meetings without an anchor location will be individually noticed in accordance with state law and local rule.

2. A written agenda will be posted on the State Public Meeting Notice website at http://pmn.utah.gov no later than 24 hours before each meeting, except emergencies. Meetings in addition to those specified herein will be held as circumstances require. Appropriate notice will be given for such meetings.

The 2026 meeting schedule for the above agency is as follows:

January 14, 28	July 8
February 11, 25	August 12, 26
March 11, 25	September 9, 23
April 8, 22	October 14, 28
May 13, 27	November 18
June 10, 24	December 9

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

Levi Jensen
Planning Department
Executive Office Administrator

Planning Commission
Staff Report

Subject: **2200 Monitor Drive**
Application: **PL-25-06723**
Author: **Virgil Lund, Planner II**
Date: **November 12, 2025**
Type of Item: **Extension of Approval**

Recommendation

(I) Review the request for an extension of the HOPA Affordable Master Planned Development and Conditional Use Permit to May 15, 2028, (II) conduct a public hearing, and (III) consider approving the extension based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Mountainlands Community Housing Trust; Represented by Jason Glidden
Location:	2200 Monitor Drive
Zoning District:	Residential Development
Adjacent Land Uses:	Multi-Unit Dwellings, Park City High School, Commercial
Reason for Review:	The Planning Commission reviews and takes Final Action on Affordable Master Planned Developments and Conditional Use Permits.[1]

AMPD	Affordable Master Planned Development
CUP	Conditional Use Permit
HOPA	Holiday Village and Parkside Apartments
LMC	Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

On June 28, 2023, the Planning Commission approved an Affordable Master Planned Development (AMPD) and Conditional Use Permit (CUP) for the redevelopment of the Holiday Village and Parkside Apartments (HOPA) to construct 317 affordable units. On March 27, 2024, the Planning Commission ratified the Development Agreement for the HOPA project and on May 15, 2024, the Development Agreement was recorded with Summit County (Recorder Entry No. 1220538).

[1] LMC § 15-1-8

Condition of Approval 6 from the HOPA AMPD and CUP Final Action Letter:

> *Approval of this AMPD shall expire two years from the date of Development Agreement execution unless construction, as defined by the International Building Code, has commenced on the project.*

The Applicant requests an extension of approval until May 15, 2028, to explore alternative funding sources and alternative financing to begin construction on the project. The Applicant has applied for Low Income Housing Tax Credits to help fund the project but has been unable to secure the required funding (See Exhibit B, Applicant's Extension Request).

Background

See the June 28, 2023 Staff Report for background on the HOPA project.

Analysis

The extension request complies with the extension requirements found in LMC § 15-1-10(G) and 15-6.1-5(D).

LMC § 15-1-10(G) states the Planning Commission may grant an extension when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings.

LMC § 15-6.1-5(D) states the Planning Commission may grant an extension of an AMPD for up to two additional years when the Applicant demonstrates no change in circumstance that would result in unmitigated impacts or that would result in a finding of non-compliance with the AMPD requirements in the LMC in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surrounding Properties. Applicants must submit a written extension request to the Planning Department prior to the expiration of the Affordable Master Planned Development.

The Applicant proposes no changes to the original approval and there is no change in circumstance that results in a finding of non-compliance with the AMPD requirements or LMC.

The extension request does not result in a finding of non-compliance with the review criteria in Section 15-1-10(E). The extension allows the Applicant to secure the necessary funding for the development of 317 affordable housing units.

Staff recommends the following Condition of Approval:

> *Approval of this AMPD and CUP shall expire May 15, 2028, unless construction, as defined by the International Building Code, has commenced on the project.*

Department Review
The Planning Department, Executive Department and City Attorney's Office reviewed this report.

Notice
Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 29, 2025. Staff mailed courtesy notice to property owners within 300 feet on October 29, 2025. The *Park Record* published courtesy notice on October 29, 2025.[2]

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

Alternatives
The Planning Commission may:

- Approve the Applicant's extension request.
- Deny the Applicant's extension request 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: Applicant's Extension Request

[2] LMC § 15-1-21

Planning Department

November 12, 2025

Jason Glidden

CC: Mountainlands Community Housing Trust

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	2200 Monitor Drive
Zoning District:	Residential Development
Application:	Extension of Approval
Project Number:	PL-25-06723
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 12, 2025
Project Summary:	The Applicant requests an extension of the HOPA Affordable Master Planned Development and Conditional Use Permit to May 15, 2028.

Action Taken

On November 12, 2025, the Planning Commission conducted a public hearing and approved the extension request according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The June 28, 2023 Final Action Letter for the HOPA AMPD and CUP is incorporated herein.
2. On June 28, 2023, the Planning Commission approved an Affordable Master Planned Development (AMPD) and Conditional Use Permit (CUP) for the redevelopment of the Holiday Village and Parkside Apartments to construct 317 affordable units.
3. On March 27, 2024, the Planning Commission ratified the Development Agreement for the HOPA project.

4. On May 15, 2024, the Development Agreement was recorded with Summit County (Recorder Entry No. 1220538).
5. The Applicant requests an extension of approval until May 15, 2028, to explore alternative funding sources and alternative financing to begin construction on the project. The Applicant has applied for Low Income Housing Tax Credits to help fund the project but has been unable to secure the required funding.
6. The extension request complies with the extension requirements found in LMC § 15-1-10(G) and 15-6.1-5(D).
    a. The Applicant proposes no changes to the original approval and there is no change in circumstance that results in a finding of non-compliance with the AMPD requirements or LMC.
    b. The extension request does not result in a finding of non-compliance with the review criteria in Section 15-1-10(E). The extension allows the Applicant to secure the necessary funding for the development of 317 affordable housing units.

Conclusions of Law

1. The extension complies with LMC Section 15-1-10(G) and 15-6.1-5(D).
2. The proposal complies with the LMC requirements pursuant to Chapter 15-2.13 *Residential Development Zoning District*, Section 15-6.1 *Affordable Master Planned Developments* and Section 15-1-10 *Conditional Use Review Process.*
3. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All conditions of approval from June 28, 2023, Planning Commission Final Action Letter except for the expiration date shall apply.
2. Approval of this AMPD and CUP shall expire May 15, 2028, unless construction, as defined by the International Building Code, has commenced on the project.

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

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Virgil Lund

MOUNTAINLANDS
COMMUNITY HOUSING TRUST

September 25, 2025

Park City Planning Commission
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

RE: Request for Extension of Approval of the HOPA AMPD

Dear Planning Commission

Mountainlands Community Housing Trust (MCHT), a 501(c)(3) nonprofit dedicated to creating, preserving, and advocating for affordable housing in Summit and Wasatch Counties, respectfully requests an extension of approval for the Holiday Village and Parkside Apartments Affordable Master Planned Development (HOPA AMPD).

Originally approved by the Planning Commission on June 28, 2023, the HOPA AMPD proposes the phased redevelopment of Holiday Village and Parkside Apartments, replacing 122 existing affordable units with 317 new affordable rental units on 6.89 acres. Current cost estimates for the full build-out exceed $150 million.

Over the past three years, MCHT has applied for Low Income Housing Tax Credits (LIHTC) to fund the first 45-unit phase, but our applications have not scored high enough in Utah's highly competitive process. We are now exploring alternative funding sources and need additional time to secure the necessary financing to begin development.

Since 1993, MCHT has developed more than 700 affordable homes in Summit and Wasatch Counties. We have owned and operated both Holiday Village (80 units) and Parkside Apartments (42 units) in Park City for over 20 years. Most units offer rental assistance through USDA Rural Development, and we remain committed to redeveloping these properties and preserving long-term affordable housing in the heart of Park City.

We respectfully request your approval of the extension of the HOPA AMPD. Thank you for your continued support and consideration.

Sincerely,

Jason Glidden
Executive Director

1960 Sidewinder Drive, Suite 107, Park City, UT 84060
Ph: 435.647.9719 Fax: 435.658.3890
www.housinghelp.org

Planning Commission
Staff Report

Subject: **384 Woodside Avenue**
Application: **PL-25-06608**
Author: **Elissa Martin, Planning Project Manager**
Date: **November 12, 2025**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

(I) Review the Steep Slope Conditional Use Permit (SSCUP) for 384 Woodside Avenue, (II) conduct a public hearing, and (III) consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Rob and Laura Beasley Represented by Jonathan DeGray
Location:	384 Woodside Avenue
Zoning District:	Historic Residential -1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Steep Slope Conditional Use Permits.[1]

HDDR	Historic District Design Review
HR-1	Historic Residential-1
LMC	Land Management Code
ROW	Right-of-Way
SFD	Single-Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant requests a SSCUP to construct a Single-Family Dwelling (SFD) on the Very Steep Slope on Lot B (384 Woodside Avenue) of the Wardell Replat First Amended Subdivision, approved by the Planning Commission on April 2, 2025 (Planning Commission Packet, Item 6C; Minutes, p.11).[2] The property is adjacent to 368 Woodside Avenue, Lot A of the Wardell Replat First Amended Subdivision.

Background

The Wardell Replat First Amended Subdivision contains two non-historic sites (368 and

[1] LMC § 15-1-8(K)
[2] The Plat has not yet been recorded, and this SSCUP approval is conditioned upon the recordation of the Plat with Summit County.

384 Woodside Avenue) in the Historic Residential-1 (HR-1) Zoning District, with an existing SFD that straddles the common Lot line and is proposed to be demolished. A SSCUP for a SFD on Lot A (368 Woodside Avenue) is being processed concurrently, along with Historic District Design Review (HDDR) applications for both properties.



Figure 1: 368 (blue) and 384 (green) Woodside Avenue (Lot A and B of the Wardell First Amended Plat Amendment)



Figure 2: 368 and 384 Woodside Avenue proposed SFDs within the Streetscape

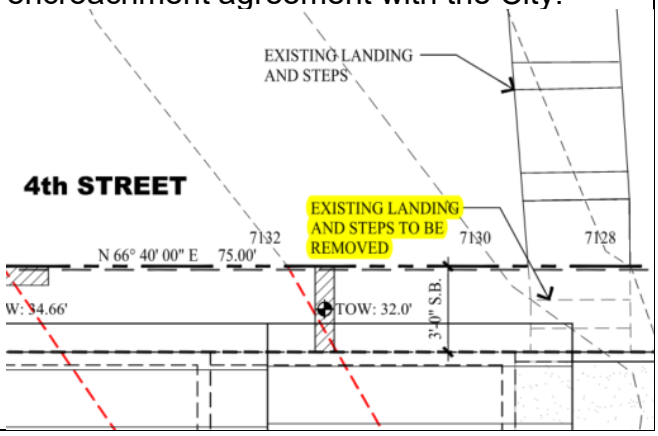
Analysis

(I) The proposal to construct a SFD complies with the Historic Residential-1 Zoning District Lot and Site requirements pursuant to Land Management Code Chapter 15-2.2-3.

The below table outlines compliance with Land Management Code (LMC) § 15-2.2-3 HR-1 Zoning District *Lot and Site Requirements*:

Zoning Requirement	Analysis
LMC § 15-2.2-3(A): Minimum Lot Size for an SFD – 1,875 square feet	**COMPLIES:** The SFD is proposed on a 1,875-square-foot Lot
Maximum Lot Size – 3,750 square feet	**COMPLIES:** The area of the Lot is under 3,750 square feet, at 1,875 square feet.
LMC § 15-2.2-3(B) Minimum Lot Width is 25 feet, measured 15' back from the Front Lot Line	**COMPLIES:** The Lot measures 25 feet in width
LMC § 15-2.2-3(E) Maximum Building Footprint – 843.75 square feet[3]	**COMPLIES:** The proposed Structure has a Building Footprint of 842 square feet.
LMC § 15-2.2-3(F) Lots that are 75 feet in depth require 10-foot Front and Rear Setbacks[4]	**COMPLIES**: The Lot is 75 feet in depth. The proposed Structure and decks are set back 10 feet from the Front and Rear Lot lines.
LMC § 15-2.2-3(G)(1), Front Setback must be open and free of any Structure except: "Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Retaining Walls." "Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback." "Hard-surfaced driveways leading to a Garage"	**COMPLIES**: The Applicant proposes a retaining wall that encroaches into the Front Setback and does not exceed four feet in height. **COMPLIES**: The roof overhang extends two feet into the Front Setback. **COMPLIES**: The proposed driveway is within the Front Setback and leads to an approved garage (see Analysis Section II Off-Street Parking below for additional requirements related to the driveway).
LMC § 15-2.2-3(H), the Rear Setback must be open and free of any Structure (except those elements listed in the above section).	**COMPLIES**: No Structures are proposed in the Rear Setback.
LMC § 15-2.2-3(I) Side Setbacks for Lots up to 25 feet in width require three-foot Setbacks on each side[5]	**COMPLIES**: The Structure is set back three feet from the side Lot Lines

[3] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.
[4] LMC § 15-2.2-3(F)
[5] LMC § 15-2.2-3(I)

LMC § 15-2.2-3(J), the Side Setback must be open and free of any Structure except: LMC § 15-4-2(A),"Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Setback or Side Setback." "A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5')" "Pathways or steps connecting to a City staircase or pathway"	**COMPLIES**: The Applicant proposes retaining walls that encroach into the Side Setback, that do not exceed six feet in height. **COMPLIES**: The roof overhang extends one foot into the Side Setbacks on each side. There are existing steps on the property (in the Side Setback) that connect to existing steps in the 4th Street (unbuilt) Right-of-Way (ROW). The plans indicate the steps in the Side Setback are proposed to be removed. Condition of Approval 8b requires the existing steps in the unbuilt ROW be removed unless there is an approved encroachment agreement with the City. 

(II) The SFD complies with the Off-Street Parking Requirements pursuant to LMC Chapter 15-3, with an approved Building Height Exception in accordance with LMC § 15-2.2-5(D)(4) *Building Height Exceptions, Garage on Downhill Lot.*

Pursuant to Off-Street Parking standards outlined in LMC § 15-3-6(A), one SFD requires two parking spaces. Parking Spaces must be at least nine feet in width by 18 feet in length.[6]

COMPLIES WITH BUILDING HEIGHT EXCEPTION: The Applicant requests Planning Commission approval of a Building Height exception to meet the minimum Off-Street Parking requirement of two Parking Spaces. LMC § 15-2.2-5 (D)(4) *Building Height Exceptions, Garage on Downhill Lot* states:

[6] LMC § 15-3-3(F)(1)

> ***GARAGE ON DOWNHILL LOT***. *The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Chapter 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.*

The proposed Building Height for the north gable end of the garage is 32 feet, 3 inches from Existing Grade, which exceeds the Zone Height of 27 feet, by 5 feet 2 inches. Due to the site's limited depth on the Very Steep Slope, the driveway is partially in the City's public ROW, which may not be used to provide required Off-Street Parking spaces. The required Off-Street Parking is limited to the portion of the driveway that is outside the public ROW and the garage. The depth of the driveway outside the public ROW is 18 feet, which will accommodate one compliant, Parking Space, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*. Thus, the Applicant proposes a tandem parking configuration with the second required Parking Space in a single-car garage.

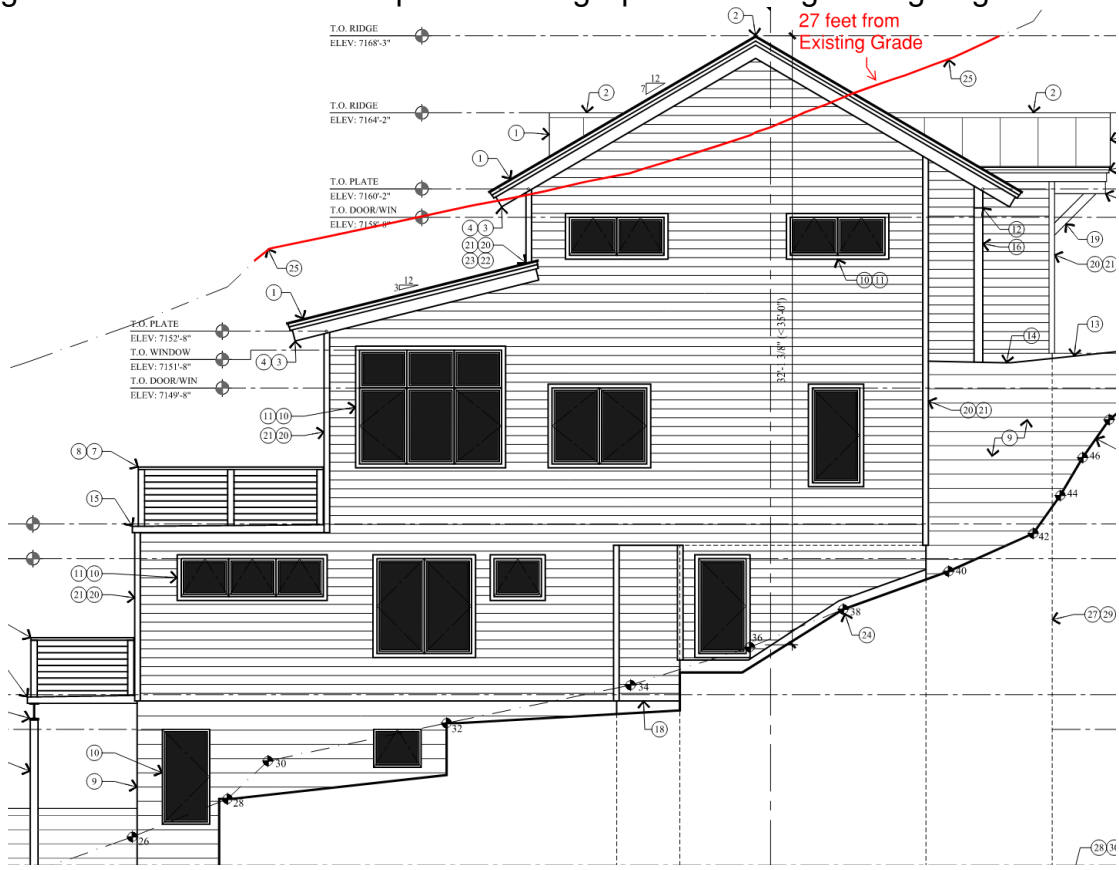


Figure 3: Excerpt from Applicant's plans showing the proposed Building Height and the 27-foot Maximum Zone Height

The Building Height exception for Garages on a Downhill Lot requires the depth of the

garage not to exceed the minimum depth for internal Parking Space(s). Pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*, the minimum depth for a Parking Space is 18 feet.

COMPLIES, AS CONDITIONED: The Applicant's plans show the garage has an interior dimension of 20 feet in depth. Condition of Approval 8a requires the plans to be modified to meet the above dimensions for the garage depth.

Chapter 15-3 *Off-Street Parking* also requires compliance with Chapter 15-13 *Historic District Regulations*.

Pursuant to LMC § 15-13-8(B)(1)(h), new driveways shall not exceed ten (10) feet in width.

COMPLIES: The proposed driveway is 10 feet in width and encroaches into the City ROW. The driveway may require an encroachment agreement with the City if it is a heated driveway (See Condition of Approval 12).

Pursuant to LMC § 15-13-8(B)(6)(d)(8), "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 attached garage does not require excavation and is offset behind the pedestrian entrance; the pedestrian entrance is proud of the garage wall plane.

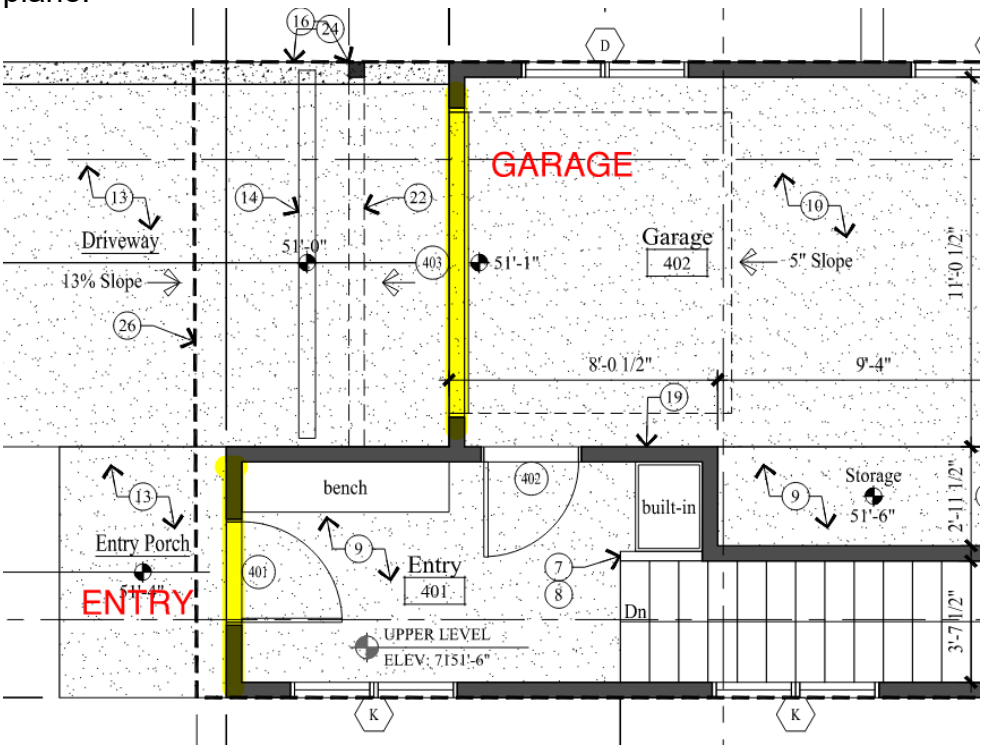


Figure 4: Excerpt from Applicant's plans showing the pedestrian entrance is proud of the garage

(III) The proposed SFD meets the HR-1 Zoning District Building Height requirements outlined in LMC § 15-2.2-5, with a Building Height Exception, pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*:

The HR-1 Zone Height is a maximum of 27 feet measured from Existing Grade.

EXCEPTION REQUESTED: While the Building Height, as measured from Existing Grade, does not exceed 27 feet for most of the Structure, the Applicant requests a Building Height exception to allow a height of 32 feet, 3 inches from Existing Grade for the north gable of the garage, pursuant to LMC § 15-2.2-5(D)(4), which grants heights up to 35' to accommodate a single-car-wide garage in a Tandem Parking configuration, with Planning Commission approval (see above Analysis Section II).

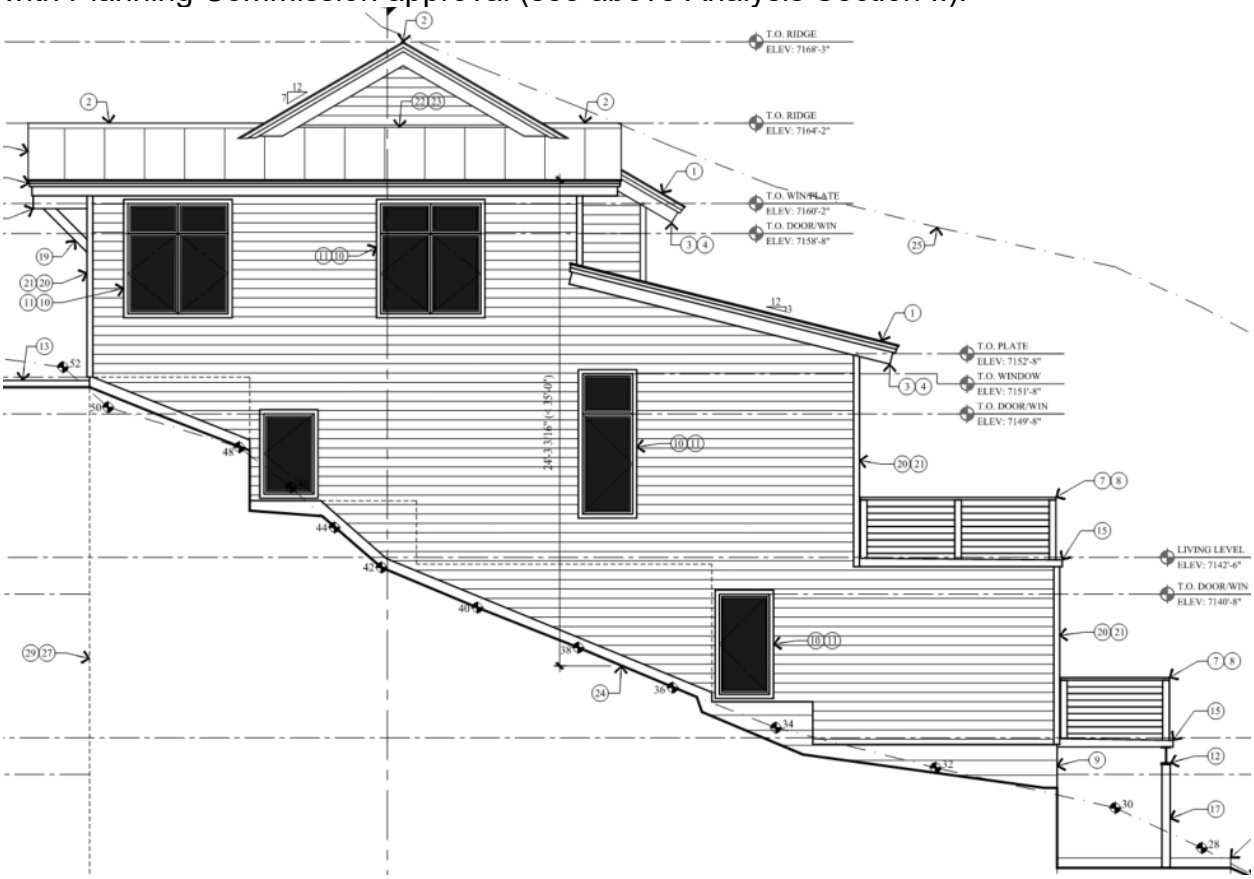


Figure 5: Excerpt from Applicant's Plans showing the south elevation, where the building meets the HR-1 Zone Height of 27 feet.

Pursuant to LMC § 15-2.2-5(A), a Structure shall have a maximum interior height of 35 feet.

WITH APPROVED HEIGHT EXCEPTION, COMPLIES: The interior height measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 35 feet 8 inches. The Applicant's proposed external Building Height,

requested through a Building Height exception, results in the internal Building Height exceeding the maximum 35-foot internal height requirement.

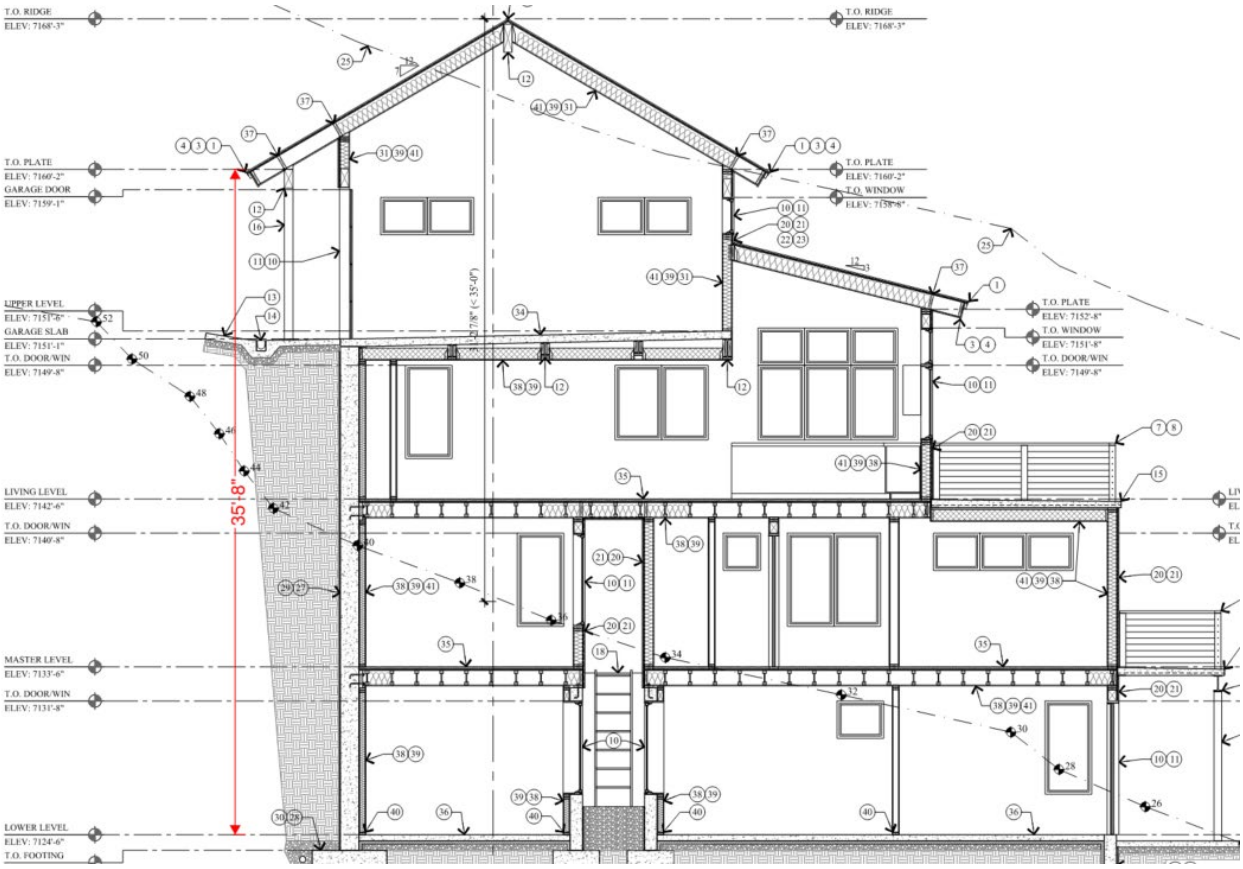


Figure 6: Excerpt from Applicant's plans with staff's measurement of internal building height

Pursuant to LMC § 15-2.2-5(B), “A ten foot (10’) minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of 23 feet from where the Building Footprint meets the lowest point of existing Grade.”

COMPLIES: Where the Building Footprint meets the lowest point of Existing Grade, the Structure extends 15 ½ feet in height and then steps back 10 feet.

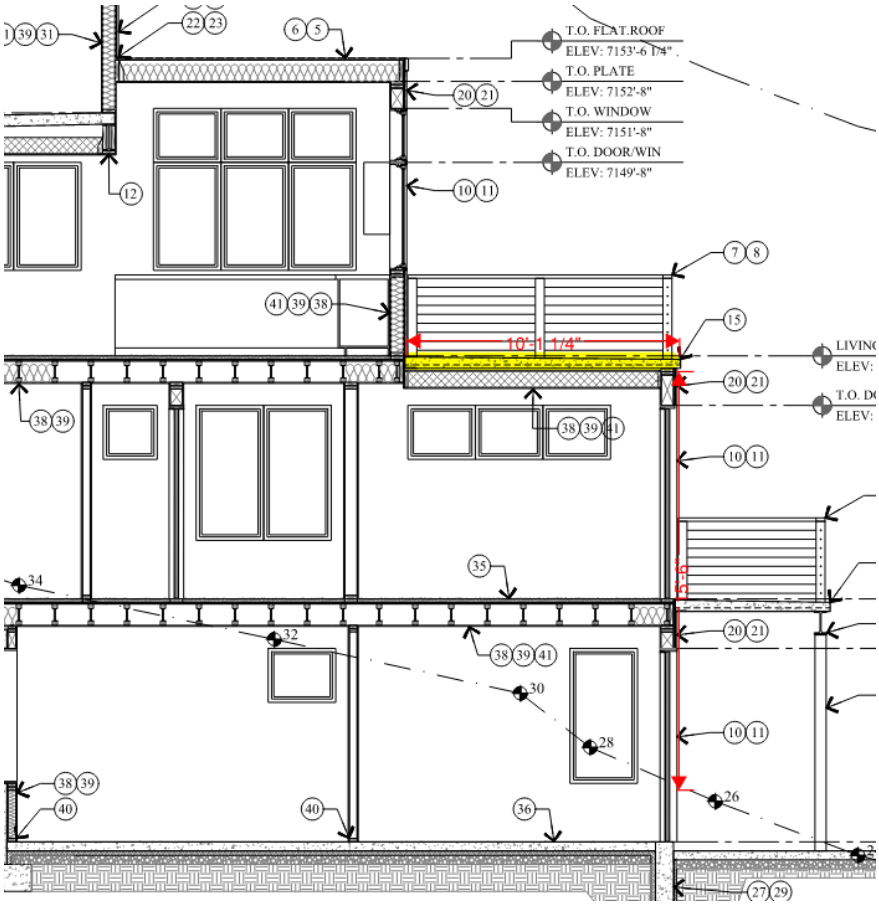


Figure 7: Excerpt from Applicant's plans with staff's measurements of the horizontal step

Pursuant to LMC § 15-2.2-5(C), “The roof pitch of a Structure’s Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12).”

COMPLIES: The proposed Contributing Roof Form is 7:12. The rear of the Structure contains a shed roof.

Pursuant to LMC § 15-2.2-5, Final Grade must be within 4 feet of Existing Grade.

COMPLIES: The proposed Final Grade is within 4 feet of Existing Grade.

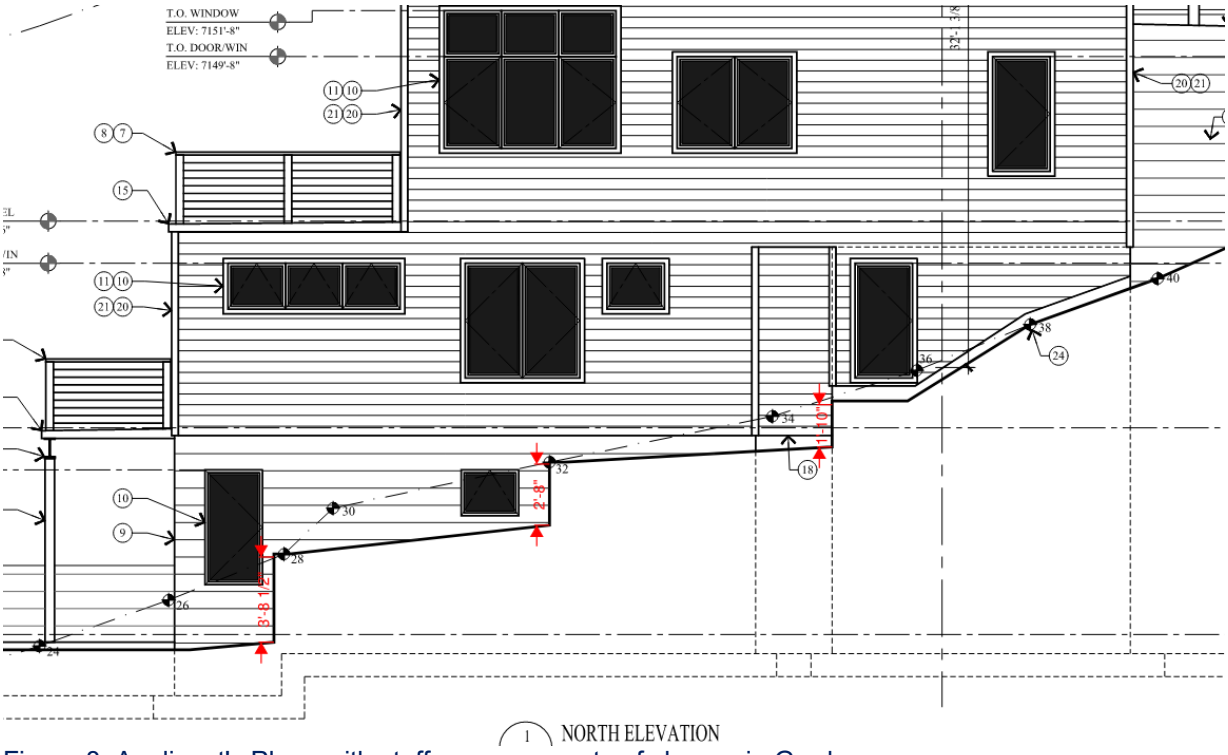


Figure 8: Applicant's Plans with staff measurements of change in Grade

(III) As conditioned, the proposal to construct a Single-Family Dwelling complies with Steep Slope development criteria outlined in LMC § 15-2.2-6.

Pursuant to LMC § 15-2.2-6, "a Steep Slope Conditional Use Permit is required 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."

The proposed SFD is on a Lot that contains 30% slopes at the rear and over 40% slopes at the front of the Lot, at the highest elevations, fronting the primary public ROW.

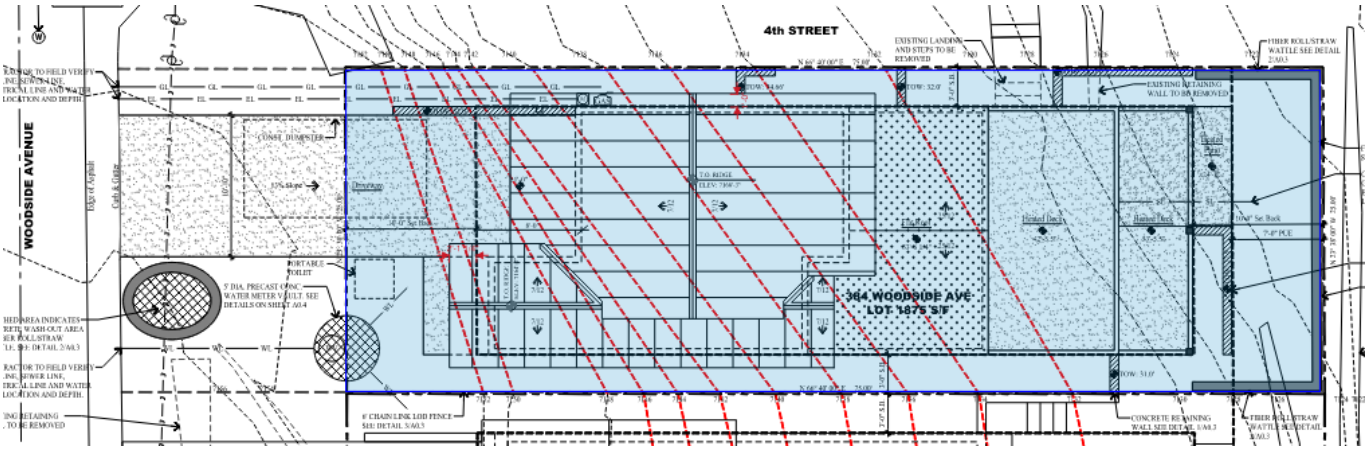


Figure 9: Excerpt from Applicant's Plans showing topographic lines overlaid with proposed SFD

LMC § 15-2.2-6 *Development on Steep Slopes* states, “Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13”.

Pursuant to LMC § 15-2.2-6(B), a SSCUP application shall include submittal of a Geotechnical Analysis prepared by a licensed geotechnical engineer, engineering geologist, or other qualified professional. The report must include information such as soils characteristics and preliminary structural recommendations intended to inform the design and mitigation of soils conditions, slope limitations, and/or ground water. The Engineering or Building Department may request additional information in the form of a geotechnical survey if additional information is deemed necessary.

COMPLIES: The Applicant submitted a Geotechnical Analysis for the subject property and proposed SFD, which includes information on soils characteristics, structural recommendations and potential mitigation of soils conditions, slope limitations (Exhibit D). The Engineering Department has reviewed the Analysis and may require additional modifications to the proposed structural components prior to Building Permit (Condition of Approval 10).

Additionally, pursuant to LMC § 15-2.2-6(B), a Slope or Topographic Map shall be submitted in the form of a certified boundary survey depicting contours at an interval of two feet or less that identifies Very Steep Slopes within 50 feet of the Property boundary and highlights areas of high geologic hazard, areas subject to land sliding, and all Steep Slopes for areas with a rise of at least 25 feet vertically and a run of at least 50 horizontally.

COMPLIES: The Applicant submitted a certified boundary survey with topographic contour lines and color-coded slope categories per the above specifications (Exhibit C).

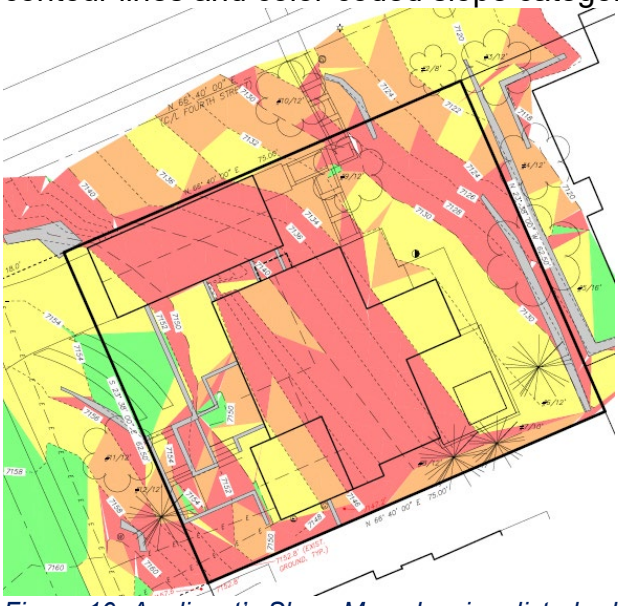


Figure 10: Applicant’s Slope Map showing disturbed grade and topographic lines

Per LMC § 15-2.2-6, SSCUP applications are subject to the following criteria:

1. ***LOCATION OF DEVELOPMENT*** *– Development is located and designed to reduce visual and environmental impacts of the Structure.*

   NO UNMITIGATED IMPACTS: The proposed SFD is designed to step up the hillside, in a similar pattern to adjacent properties on the street and meets the 843.75-square-foot Maximum Building Footprint, required Setbacks and is consistent with the horizontal step-back requirement of the HR-1 Zoning District.

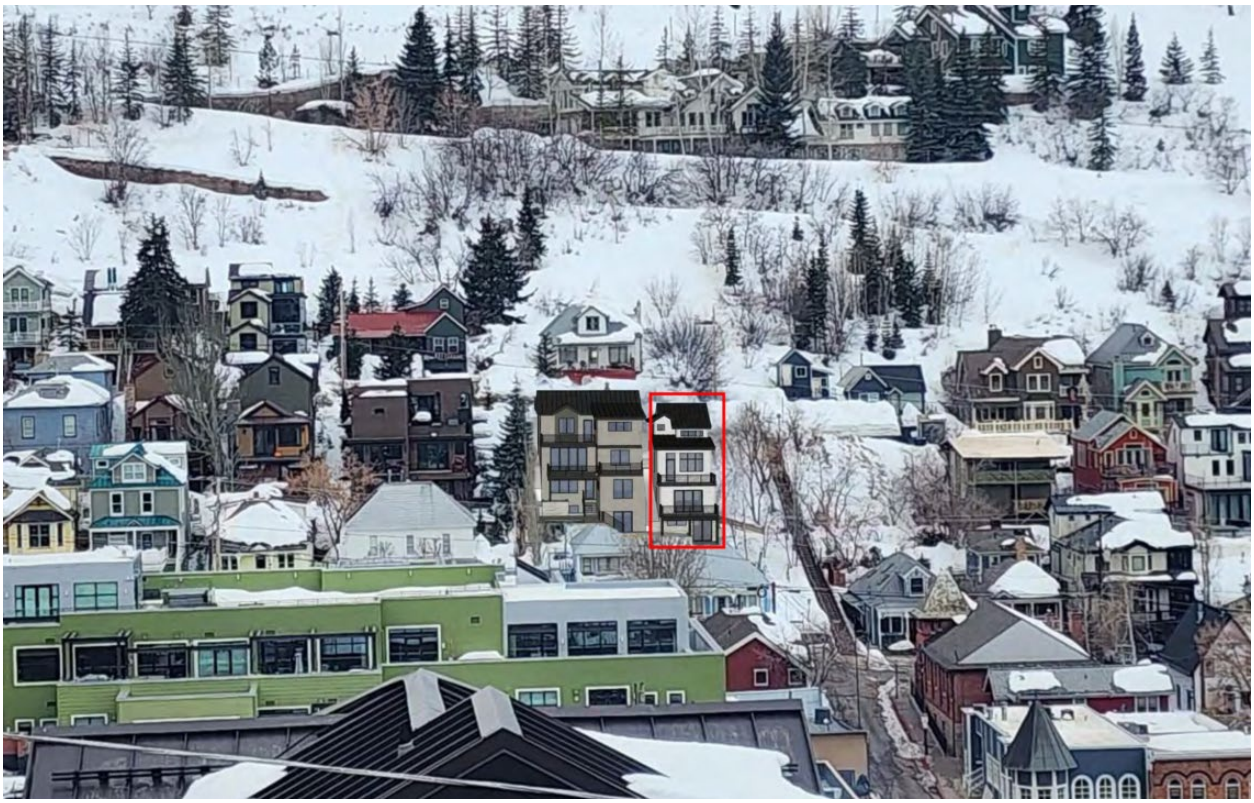


Figure 11: 384 Woodside as viewed from Ontario Avenue

2. ***VISUAL ANALYSIS*** *– The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

   COMPLIES: The Applicant provided a visual analysis of the proposed development, that includes four panoramic views of the existing site as viewed looking away from the site as well as four panoramic views looking towards the site, a streetscape elevation view, a 3D massing model and a rendering that superimposes the proposed project on the site, according to the SSCUP visual analysis requirements

(Exhibit C).[7] The proposed SFD is highly visible from cross canyon views.



Figure 11: Rendering of proposed SFD superimposed on the site, cross canyon view from Ontario Avenue

Screening
The proposed retaining walls surrounding the SFD are minimally visible from cross-canyon Vantage Points.

Condition of Approval 7 requires all retaining walls to be screened with vegetation.

Soil Stabilization
The City Engineer has reviewed the Applicant's submitted Geotechnical and Soils Investigation Report to ensure soil stabilization and drainage impacts are mitigated and may require additional modifications to the structural components prior to Building Permit (Condition of Approval 10).

Vegetation Protection
The site includes an existing SFD which is planned to be demolished; the site is already disturbed and there is some natural vegetation that surrounds the existing SFD. Condition of Approval 6 requires that impacts to existing vegetation be minimized. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.

3. ***ACCESS*** *– Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where*

[7] LMC § 15-2.2-6(C)(2)

feasible.

NO UNMITIGATED IMPACTS: Driveway access is from Woodside Avenue, at the highest elevation of the Lot which allows the SFD to appear small in scale, as viewed from the Street. The driveway is proposed in the same location as the existing driveway and therefore, will not require extensive grading. The proposed driveway is 10 feet in width and 35 feet in depth; the portion of the driveway not within the City ROW is 18 feet in depth. The two required Off-Street Parking Spaces are provided in the driveway and in the single-car garage. The garage on the downhill slope requires a Building Height exception pursuant to LMC § 15-2.2-5(D)(4) (see above Analysis Section II on Parking Regulations and Building Height Exception).



Figure 12: Existing SFD driveway



Figure 13: Proposed driveway

4. ***TERRACING*** *– The Applicant shall terrace retaining walls to return to Natural Grade. The proposed Plans shall include detailed information, including height from Existing Grade, width, and length of all proposed retaining walls. A Building Permit, including drawings stamped by a licensed engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height.*

NO UNMITIGATED IMPACTS: The Applicant submitted plans that include detailed information on the height from Existing Grade, width and length of the proposed retaining walls. The proposed retaining walls do not exceed four feet in height. The Natural Grade of the site was disturbed with the construction of the original SFD. The proposed development on the site is designed to integrate with the existing grading on the site to restore Natural Grade.

Condition of Approval 9 requires a modification application be filed with the Planning Department and return to Planning Commission for review and Final Action if the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, or if there are modifications of pervious to impervious material or changes to excavation depths pursuant to LMC § 15-2.2-6(4) *Terracing*.

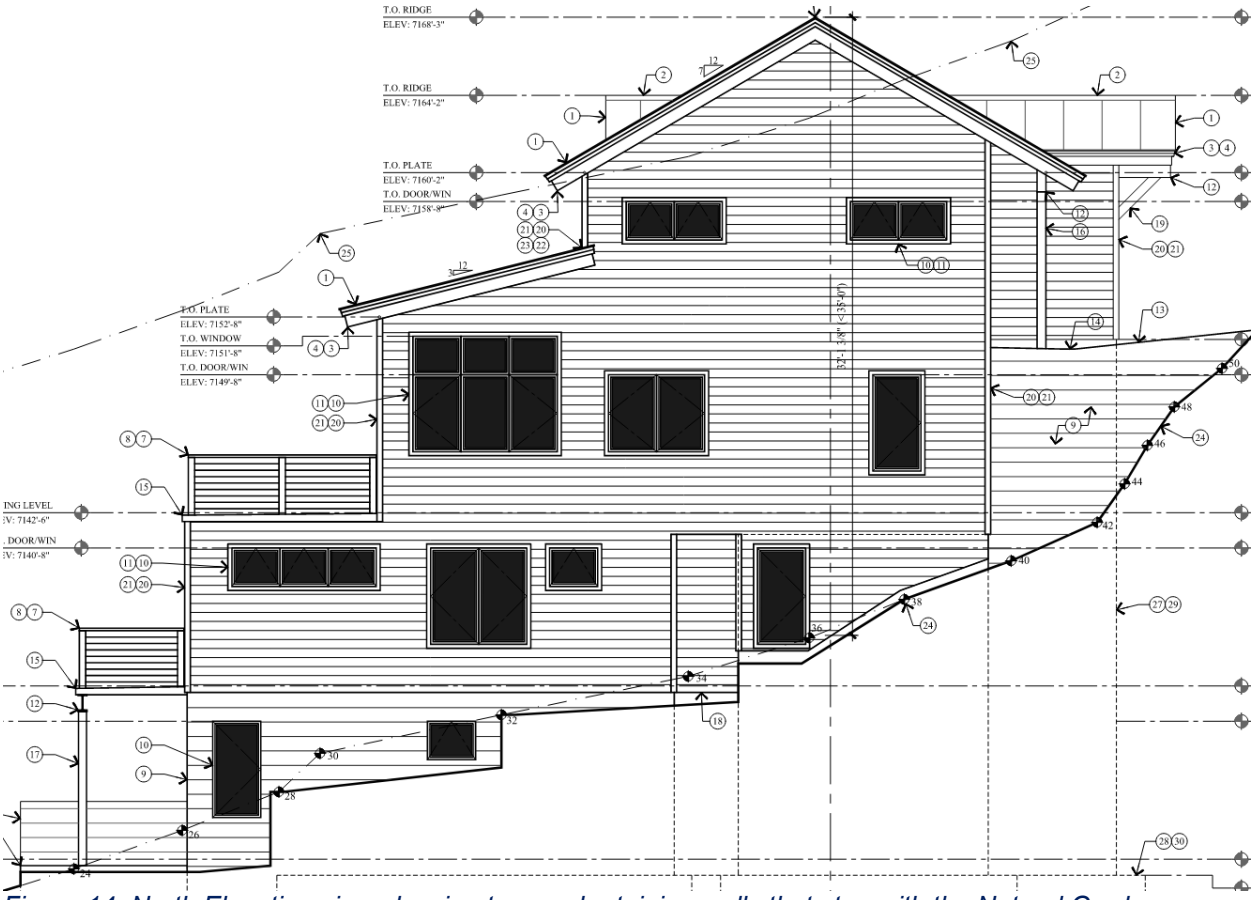


Figure 14: North Elevation view showing terraced retaining walls that step with the Natural Grade.

5. ***BUILDING LOCATION*** *– Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard*.

   NO UNMITIGATED IMPACTS: The proposed SFD will be built within the existing site disturbance. The site is adjacent to public unbuilt ROW which is used as pedestrian access – the proposed development will not impact the adjacent public access and ROW.

6. ***BUILDING FORM AND SCALE*** *– Where Building masses orient against the Lot's*

existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.

NO UNMITIGATED IMPACTS: The building mass of the proposed Structure steps with the Grade and is broken into a series of smaller volumes that are compatible with the historic districts. The garage is set back, behind the primary entryway to the SFD.

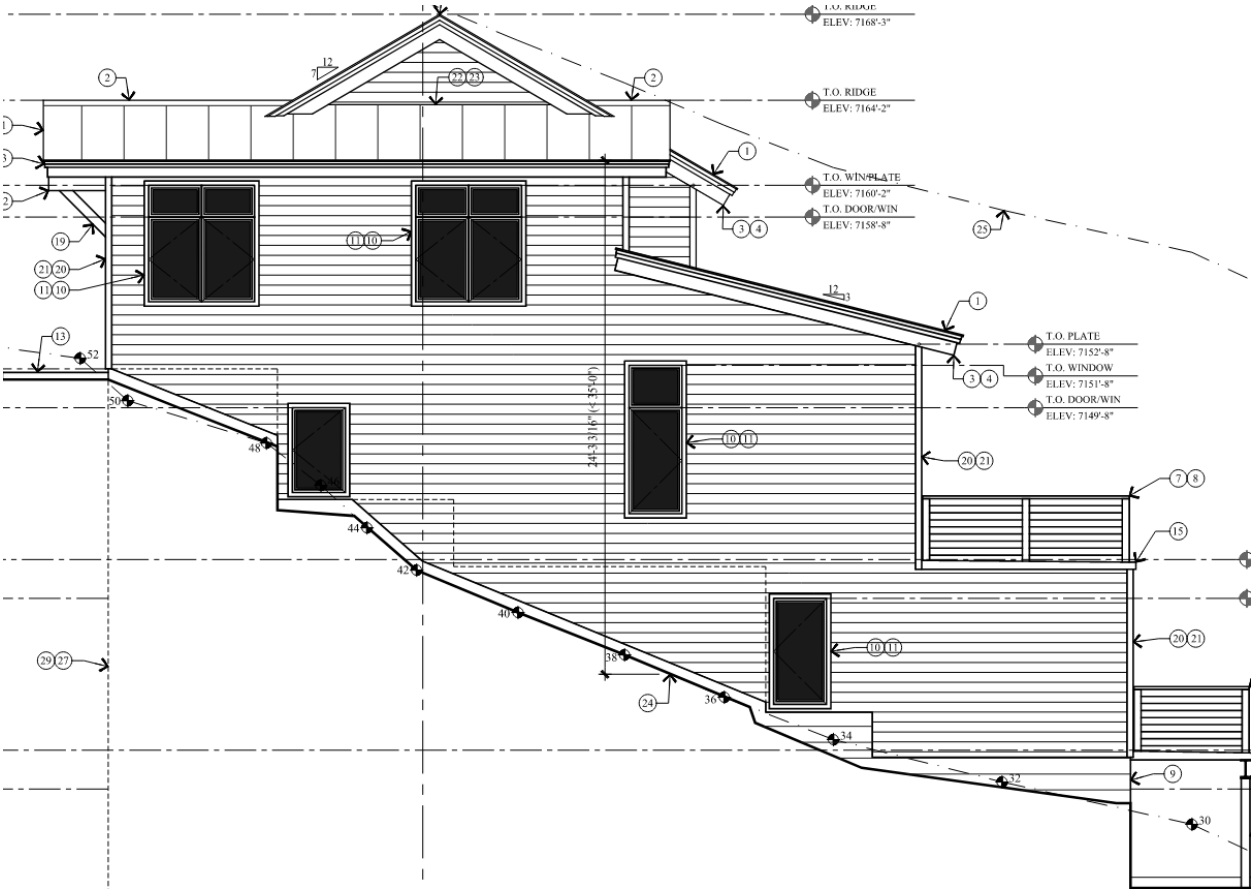


Figure 15: Applicant's plans showing the proposed SFD broken into smaller modules that step with the Grade

7. ***SETBACKS –*** *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*

NO UNMITIGATED IMPACTS: The proposed structure is compliant with the required Setbacks of the HR-1 Zoning District and is sited in a distance like

adjacent properties.



Figure 12: Streetscape view of proposed SFDs and adjacent existing residences

8. ***DWELLING VOLUME –*** *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

   The Structure is 19 feet in width, which is relatively narrow compared to surrounding buildings. The Structure respects the required Setbacks of the HR-1 Zoning District.

9. ***BUILDING HEIGHT | STEEP SLOPE*** *– The Zone Height in HR-1 is 27' for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

   NO UNMITIGATED IMPACTS WITH BUILDING HEIGHT EXCEPTION: The proposed SFD height is 32 feet, 3 inches at the highest roof ridgeline, which is the north gable end of the garage. This exceeds the Zone height of 27 feet; the Applicant requests a height exception pursuant to LMC § 15-2.2-5(D)(4), which grants heights up to 35' with Planning Commission approval.

   The minimum Off-Street parking requirement of two parking spaces and site constraints of the downhill Lot necessitate a building height exception for the attached garage. Staff recommends approval of the height exception to accommodate the two required parking spaces (See above Analysis Section II).



Figure 13: Applicant's Visual Analysis of proposed SFD as viewed from cross canyon.

(IV) The Development Review Committee reviewed the proposal on August 5, 2025 and requires Conditions of Approval.[8]

For the sides of the SFD that are adjacent to another property, a Snow Shed Agreement and Access Agreement are required to be submitted to the Building Department, along with the Applicant's Building Permit.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

For the September 24, 2025 Planning Commission public hearing, staff posted notice on the City's website and the Utah Public Notice website on September 5, 2025, the *Park Record* published courtesy notice on September 10, 2025 and staff mailed a notice to property owners within 300 feet and posted notice at the property on September 10, 2025. At the September 24, 2025 meeting, the Planning Commission opened a public hearing and continued the item to the October 22, 2025 meeting. During the October 22, 2025 meeting, the Planning Commission continued the item to a date uncertain.

For the November 12, 2025 Planning Commission meeting, staff posted notice on the City's website and the Utah Public Notice website on October 29, 2025, the *Park Record* published courtesy notice on October 29, 2025 and staff mailed courtesy notice to property owners within 300 feet and posted notice at the property on October 29, 2025.[9]

Public Input

See Exhibit E.

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[8] 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).
[9] LMC § 15-1-21

Alternatives

The Planning Commission may:

- Approve the SSCUP Application at 384 Woodside Avenue.
- Deny the SSCUP Application at 384 Woodside 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: Proposed Plans
C: Slope Map and Visual Analysis
D: Geotechnical Report
E: Public Comment

Planning Department

November 12, 2025

Rob and Laura Beasley

CC: Jonathan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	384 Woodside Avenue
Zoning District:	Historic Residential-1
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-25-06608
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 12, 2025
Project Summary:	The Applicant proposes to construct a 2,465-square-foot Single-Family Dwelling on a Very Steep Slope.

Action Taken

On November 12, 2025, the Planning Commission conducted a public hearing and approved the 384 Woodside Avenue Steep Slope Conditional Use Permit (SSCUP), according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 384 Woodside Avenue is Lot B of the Wardell Replat First Amended Subdivision within the Historic Residential-1 (HR-1) Zoning District.
2. The Planning Commission approved the Wardell Replat First Amended Subdivision on April 2, 2025, which created the 2,812.5-square-foot Lot A (368 Woodside Avenue) and the 1,875-square-foot Lot B (384 Woodside Avenue); the plat has not been recorded and this SSCUP approval is conditioned upon the recordation of the Plat with Summit County.

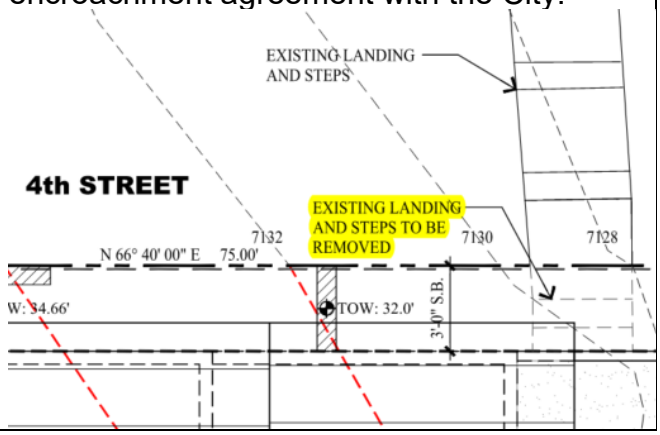
3. The existing Single-Family Dwelling (SFD) straddles the common Lot line and is proposed to be demolished and two new SFDs are proposed to be constructed on Lot A and B.
4. The property owner submitted a SCCUP application for 384 Woodside Avenue to construct a 2,465-square-foot SFD on a slopes over 30% in accordance with Land Management Code (LMC) § 15-2.2-6, which requires a Steep Slope Conditional Use Permit 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.
5. A SSCUP for a SFD on Lot A (368 Woodside Avenue) is being processed concurrently, along with Historic District Design Review (HDDR) applications for both properties.
6. The proposed SFD meets the HR-1 Zoning District Lot and Site Requirements, pursuant to LMC § 15-2.2-3, according to the following findings:

Zoning Requirement	Analysis
LMC § 15-2.2-3(A) Minimum Lot Size for an SFD – 1,875 square feet	COMPLIES: The SFD is proposed on a 1,875-square-foot Lot
Maximum Lot Size – 3,750 square feet	COMPLIES: The area of the Lot is under 3,750 square feet, at 1,875 square feet.
LMC § 15-2.2-3(B) Minimum Lot Width is 25 feet, measured 15' back from the Front Lot Line	COMPLIES: The Lot measures 25 feet in width
LMC § 15-2.2-3(E) Maximum Building Footprint – 843.75 square feet[1]	COMPLIES: The proposed Structure has a Building Footprint that measures 842 square feet.
LMC § 15-2.2-3(F) Lots that are 75 feet in depth require 10-foot Front and Rear Setbacks[2]	COMPLIES: The Lot is 75 feet in depth. The proposed Structure and decks are set back 10 feet from the Front and Rear Lot lines.
LMC § 15-2.2-3(G)(1), Front Setback must be open and free of any Structure except:	

[1] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.
[2] LMC § 15-2.2-3(F)

"Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Retaining Walls." "Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback." "Hard-surfaced driveways leading to a Garage"	COMPLIES: The Applicant proposes a retaining wall that encroaches into the Front Setback and does not exceed four feet in height. COMPLIES: The roof overhang extends two feet into the Front Setback. COMPLIES: The proposed driveway is within the Front Setback and leads to an approved garage (see Analysis Section II Off-Street Parking below for additional requirements related to the driveway)
LMC § 15-2.2-3(H), the Rear Setback must be open and free of any Structure (except those elements listed in the above section).	COMPLIES: No Structures are proposed in the Rear Setback.
LMC § 15-13-2.2-3(I) Side Setbacks for Lots up to 25 feet in width require three-foot Setbacks on each side[3] Pursuant to LMC § 15-2.2-3(J), the Side Setback must be open and free of any Structure except: LMC § 15-4-2(A),"Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Setback or Side Setback." "A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5')" "Pathways or steps connecting to a City staircase or pathway"	COMPLIES: The Structure is set back three feet from the side Lot Lines COMPLIES: The Applicant proposes retaining walls that encroach into the Side Setback, that do not exceed six feet in height. COMPLIES: The roof overhang extends one foot into the Side Setbacks on each side. There are existing steps on the property (in the Side Setback) that connect to existing steps in the 4th Street (unbuilt) Right-of-Way (ROW). The plans indicate the steps in the Side Setback are proposed to be removed. Condition of Approval 8b requires the existing steps in the unbuilt ROW be removed unless there is an approved

[3] LMC § 15-2.2-3(I)

	encroachment agreement with the City. 

7. The SFD complies with the Off-Street Parking Requirements pursuant to LMC Chapter 15-3, with an approved Building Height Exception in accordance with LMC § 15-2.2-5(D)(4) *Building Height Exceptions, Garage on Downhill Lot,* according to the following findings:
    a) To meet the minimum Off-Street Parking requirement of two Parking Spaces, pursuant to Off-Street Parking standards outlined in LMC § 15-3-6(A), the Applicant requests Planning Commission approval of a Building Height exception pursuant to LMC § 15-2.2-5 (D)(4) *Building Height Exceptions, Garage on Downhill Lot*.
    b) The site is limited in depth and contains Very Steep Slopes; additionally, the required Off-Street Parking is limited to the portion of the driveway that is outside the public ROW and the garage.
    c) The length of the driveway outside the public ROW is 18 feet, which will accommodate one Parking Space with the required dimension of 18 feet in depth, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*.
    d) The Applicant proposes a tandem parking configuration with the second required Parking Space in a single-car garage that has a Building Height of 32 feet, 2 inches from Existing Grade for the north gable end of the garage. The proposed garage would exceed the 27-foot Zone Height, by five feet, two inches.
    e) The Applicant's plans show the garage has a depth of 20 feet. Condition of Approval 9 requires the plans to be modified to meet the required depth for a garage pursuant to the Building Height exception for Garages on a Downhill Lot, which requires the depth of the garage not to exceed the

minimum depth for internal Parking Space(s), pursuant to LMC § 15-3-3(F), Parking Space Dimensions, which is 18 feet in depth.

f) The proposed driveway and garage meet the standards outlined in Chapter 15-13 Historic District Regulations, as required by Chapter 15-3, Off-Street Parking in the following ways:
   i. The proposed driveway is 10 feet in width
   ii. The proposed attached garage does not require excavation and is designed to be offset behind the pedestrian entrance.

8. The proposed SFD meets the HR-1 Zoning District Building Height requirements outlined in LMC § 15-2.2-5, with a Building Height Exception, pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*, in the following ways:
   a) While most of the Building, as measured from Existing Grade, meets the HR-1 Zone height of 27 feet, the Applicant requests a Building Height exception to allow a height of 32 feet, 2 inches from Existing Grade, for the north gable end of the garage, pursuant to LMC § 15-2.2-5(D)(4), which grants heights up to 35' to accommodate a single car wide garage in a Tandem Parking configuration, with Planning Commission approval.
   b) The interior height, as measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 36 feet 5 inches. The Applicant's proposed external Building Height, requested through a Building Height exception, results in the internal Building Height exceeding the HR-1 maximum 35-foot internal height requirement.
   c) The proposed SFD meets the requirement for a 10-foot horizontal step in the downhill façade.
   d) The proposed Contributing Roof Form has a 7:12 roof pitch, consistent with the requirement to be between seven: twelve (7:12) and twelve: twelve (12:12) pitch. The rear of the Structure contains a shed roof.
   e) The proposed Final Grade is within four feet of Existing Grade.
9. The Applicant submitted a Geotechnical Analysis and a Topographic Map, in accordance with the requirements outlined in LMC § § 15-2.2-6(B) *Development on Steep Slopes, Steep Slopes Review*.
10. As conditioned, the proposed SFD meets the SSCUP criteria outlined in LMC § 15-2.2-6 *Development on Steep Slopes,* which requires Development on Steep Slopes to be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and is

consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13.

1. **LOCATION OF DEVELOPMENT** – *Development is located and designed to reduce visual and environmental impacts of the Structure.*

   NO UNMITIGATED IMPACTS: The proposed SFD is designed to step up the hillside, in a similar pattern to adjacent properties on the street and meets the 843.75-square-foot Maximum Building Footprint, required Setbacks and is consistent with the horizontal step-back requirement of the HR-1 Zoning District

2. ***VISUAL ANALYSIS*** *– The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

   COMPLIES**:** The Applicant provided a visual analysis of the proposed development, that includes four panoramic views of the existing site as viewed looking away from the site as well as four panoramic views looking towards the site, a streetscape elevation view, a 3D massing model and a rendering that superimposes the proposed project on the site, according to the SSCUP visual analysis requirements. The Visual Analysis shows the proposed SFD is highly visible from cross canyon views.

   Screening
   The proposed retaining walls surrounding the SFD are minimally visible from cross-canyon Vantage Points.

   Soil Stabilization
   The City Engineer has reviewed the Applicant's submitted Geotechnical and Soils Investigation Report to ensure soil stabilization and drainage impacts are mitigated and may require additional modifications to the design of the SFD prior to Building Permit.

   Vegetation Protection
   The site includes an existing SFD which is planned to be demolished; most of the site is already disturbed and there is some natural vegetation surrounding the existing SFD.

3. ***ACCESS*** *– Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.*

   NO UNMITIGATED IMPACTS: Driveway access is from Woodside Avenue, at the highest elevation of the Lot which allows the SFD to appear small in scale, as viewed from the Street. The driveway is proposed in the same location as the existing driveway and therefore, will not require extensive grading. The proposed driveway is 10 feet in width and 35 feet in depth; the portion of the driveway not within the City ROW is 18 feet in depth. The two required Off-Street Parking Spaces are provided in the driveway and in the single-car garage. The garage would require a Building Height exception pursuant to LMC § 15-2.2-5(D)(4).

4. **TERRACING** *– The Applicant shall terrace retaining walls to return to Natural Grade. The proposed Plans shall include detailed information, including height from Existing Grade, width, and length of all proposed retaining walls. A Building Permit, including drawings stamped by a licensed engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height*.

   NO UNMITIGATED IMPACTS: The Applicant submitted plans that include detailed information on the height from Existing Grade, width and length of the proposed retaining walls. The proposed retaining walls do not exceed four feet in height. The Natural Grade of the site was disturbed with the construction of the original SFD. The proposed development on the site is designed to integrate with the existing grading on the site to restore Natural Grade.

5. ***BUILDING LOCATION*** *– Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard*.

   NO UNMITIGATED IMPACTS: The proposed SFD will be built within the existing Building Footprint and existing site disturbance. The site is adjacent to unbuilt public ROW which is used as pedestrian access – the proposed development will not impact the adjacent public access and ROW.

6. ***BUILDING FORM AND SCALE*** *– Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.*

   NO UNMITIGATED IMPACTS: The building mass of the proposed Structure steps with the Grade and is broken into a series of smaller volumes that are compatible with the historic districts. The garage is set back behind the primary entryway to the SFD.

7. ***SETBACKS –*** *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*

   NO UNMITIGATED IMPACTS: The proposed structure is compliant with the required Setbacks of the HR-1 Zoning District and is sited in a distance like adjacent properties.

8. ***DWELLING VOLUME –*** *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

   The Structure is 19 feet in width, which is relatively narrow compared to surrounding buildings. The design of the home respects the required Setbacks of the HR-1 Zoning District.

9. ***BUILDING HEIGHT | STEEP SLOPE*** *– The Zone Height in HR-1 is 27' for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

   NO UNMITIGATED IMPACTS, WITH APPROVED HEIGHT EXCEPTION: The proposed SFD height is 32 feet, 3 inches at the highest roof ridgeline, which is the north gable end of the garage. This exceeds the Zone height of 27 feet; the Applicant requests a height exception pursuant to LMC § 15-2.2-

5(D)(4), which grants heights up to 35’ with Planning Commission approval.

The minimum Off-Street parking requirement of two parking spaces necessitates a building height of the attached garage that exceeds the zone height due to site constraints of the downhill Lot.

11. The Development Review Committee reviewed the proposal on August 5, 2025 and requires Conditions of Approval.

Conclusions of Law

1. As conditioned, the proposal complies with the LMC requirements in Chapter 15-2.2, *Historic Residential - 1 (HR-1) Zoning District*.
2. As conditioned, the proposal complies with the Steep Slope Conditional Use Permit criteria outlined in LMC § 15-2.2-6, *Development on Steep Slopes*.
3. As conditioned, the proposal complies with the LMC requirements in Chapter 15-3, *Off-Street Parking*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed November 12, 2025, by the Planning Commission, with staff redlines and required modifications in the Conditions of Approval of this Final Action Letter and pending additional design modifications required as part of the Historic District Design Review.
2. The proposed SFD shall meet all applicable standards outlined in LMC § 15-13-8. Prior to application for a Building Permit the Applicant shall obtain approval of the Historic District Design Review application, which may require additional modifications to the design of the SFD to comply with LMC Chapter 15-13, *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.
3. If the Applicant does not obtain a 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. Residential fire sprinklers are required for all new construction on this Lot, per requirements of the Chief Building Official.
5. The Wardell Replat First Amended Subdivision shall be recorded with the Summit County Recorder prior to submitting for a Building Permit.
6. Impacts to existing vegetation shall be minimized. Prior to HDDR approval, a landscape plan shall be submitted that shows all Significant Vegetation within

twenty feet (20') of proposed Development, pursuant to LMC § 15-2.2-10 *Vegetation Protection*; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.

7. The landscape plan, submitted prior to HDDR Final Action, shall include vegetative screening to reduce visibility of the retaining walls.
8. The plans shall be modified prior to HDDR Final Action to:
    a. show the depth of the garage does not exceed the minimum depth for internal Parking Space(s), pursuant to LMC § 15-3-3(F), Parking Space Dimensions, which is 18 feet in depth.
    b. indicate that the existing steps in the unbuilt fourth street ROW will be removed unless there is an approved encroachment agreement with the City to allow the steps in the unbuilt ROW.
    c. updated to address any non-compliance with the HDDR standards, including glazing and external siding.
9. If the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, the Applicant shall file a modification application with the Planning Department and return to the Planning Commission for review and Final Action. Additionally, modifications of pervious material to impervious material or changes to excavation depths require a modification application and Planning Commission review and Final Action.
10. Additional modifications to the structural components may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to applying for a Building Permit.
11. The Applicant will be required to provide intermediary shoring plans at the building permit phase.
12. If a heated driveway is installed in the portion of the driveway that encroaches into the City ROW, an encroachment agreement with the City is required.
13. For the sides of the SFD that are adjacent to another property, a Snow Shed Agreement and Access Agreement are required to be submitted to the Building Department, along with the Applicant's Building Permit.
14. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans; any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

15. 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.

If you have questions or concerns regarding this Final Action Letter, please call Elissa Martin at 435-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Elissa Martin

Attachment: 384 Woodside Approved Plans

BEASLEY RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

SURVEY
PARK CITY SURVEYING
MARTINA NELSON
PO BOX 682993
PARK CITY, UTAH 84068
TEL. (435) 649-2918
www.parkcitysurvey.com

LEGEND

BRICK & STONE	OFFICE / 103	ROOM NAME / ROOM NUMBER
EARTH		FLOOR, POINT ELEV.
CONCRETE		CENTER LINE
CONCRETE MASONRY UNIT		ROUND, DIA.
STEEL (LARGE SCALE)		CHANNEL
RIGID INSULATION		ANGLE
ROUGH WOOD	X / X	DETAIL
BLOCKING	4 / X / 3	SECTION CUT, DETAIL
ALUMINUM (LARGE SCALE)	X / A	BUILDING SECTION
GRAVEL	X	KEYED NOTES
FINISHED WOOD	X	WINDOW TYPE
BATT OR BLOWN INSULATION	X	DOOR NUMBER
PLASTER, SAND, GROUT, MORTAR	3	REVISION
STEEL (SMALL SCALE)	A / D X B / C	INTERIOR WALL ELEV.
BITUMINOUS PAVING	A	WALL TYPE
PLYWOOD		
GYPSUM BOARD		

CODE ANALYSIS

APPLICABLE CODES

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

OCCUPANCY: R2

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

AREA CALCULATION
LOWER LEVEL LIVING AREA: 829 S/F
MASTER LEVEL LIVING AREA: 829 S/F
LIVING LEVEL LIVING AREA: 652 S/F
UPPER LEVEL LIVING AREA: 155 S/F
TOTAL LIVING AREA: 2465 S/F
GARAGE AREA: 272 S/F
ALLOWABLE FOOTPRINT: 844 S/F
PROPOSED FOOTPRINT: 842 S/F
LOT AREA: 1875 S/F
DISTURBED / GROUND COVER AREA: 514 S/F
IMPERVIOUS AREA: 1375 S/F

INDEX TO DRAWINGS

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		SURVEY
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3	2 of 3	RECORD OF SURVEY AND EXISTING CONDITIONS MAP
4	3 of 3	RECORD OF SURVEY AND EXISTING CONDITIONS MAP
		ARCHITECTURAL
5	3D1	3D MODEL VIEWS
6	3D2	3D MODEL VIEWS
7	3D3	STREETSCAPE & CROSS CANYON VIEWS
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9	A0.2	LANDSCAPE PLAN
10	A0.3	STORM WATER POLLUTION PREVENTION PLAN
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12	A1.1	LOWER LEVEL PLAN AND MASTER LEVEL PLAN
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17	A3.1	BUILDING SECTIONS
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19	A4.1	ARCHITECTURAL NOTES AND DETAILS
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21	A5.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

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

PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

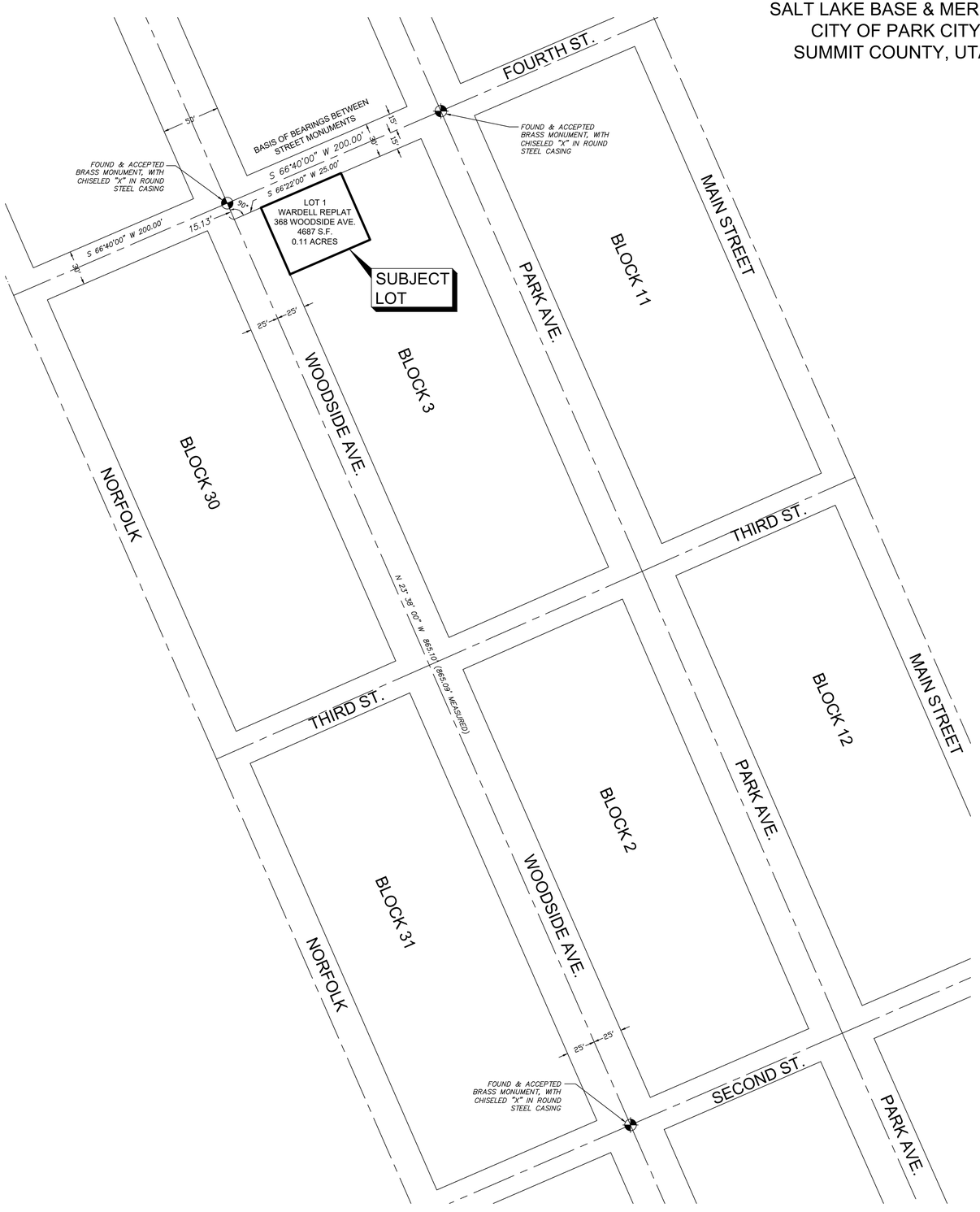
DATE:
JUNE 19, 2025

PROJECT NUMBER:
2503-01

SHEET NUMBER:
Aa

RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH



NORTH

GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES & EXISTING CONDITIONS OF THE SUBJECT PROPERTY IN ANTICIPATION OF A POSSIBLE REMODEL OF THE EXISTING HOUSE.

THIS SURVEY MAP WAS GENERATED USING 2 (TWO) FOOT CONTOURS.

ELEVATION DATUM FOR THIS SURVEY IS NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)
VERTICAL N.G.S. BENCHMARK MONUMENT USED: CHISELED SQUARE 3.
PID LO0236
SUMMIT COUNTY, UTAH
USGS QUAD "PARK CITY EAST" (1955)
NAVD 88 ELEVATION (ORTHO): 6563.44'
(MEASURED ELEVATION OF 6563.37' ON 05-21-2020)
THIS BENCHMARK IS ALONG THE RAIL TRAIL AND LIES WITHIN SUMMIT COUNTY PARCEL ID SS-64-A.

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARING IS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

NOTE THAT THE BOUNDARY TIE FROM THE WOODSIDE AVENUE CENTERLINE TO THE NORTHWEST CORNER OF THE WARDELL REPLAT BOUNDARY IS A 90° (NINETY DEGREE) ANGLE. THAT IS WHY THE TIE BEARING IS N 66°22'00" EAST A DISTANCE OF 25.00, WHILE THE FOURTH STREET CENTERLINE BEARING IS N 64°40'00" E.
SEE THE FOLLOWING SUBDIVISIONS OF RECORD, WHICH ECHO THIS BOUNDARY TIE BEARING:
352 WOODSIDE AVENUE SUBDIVISION, ENTRY 1086290
334 WOODSIDE REPLAT, ENTRY 518766
341 WOODSIDE AVENUE PLAT AMENDMENT, ENTRY 1114892
327 WOODSIDE PLAT AMENDMENT, ENTRY 1036926

EXISTING BUILDING LOCATION IS TO AS-BUILT LOCATION OF BUILDING WALL CORNERS. ACTUAL FOUNDATION LOCATION MAY DIFFER.

RTK GPS AND ROBOTIC TOTAL STATION INSTRUMENTS WERE USED ON THIS SURVEY.

SURVEY COMPLETED: 05-11-2020

ZONING FOR THIS LOT IS HISTORIC RESIDENTIAL (HR-1), PER PARK CITY ARCGIS ZONING MAP ACCESSED ON 05/18/2020.
HTTPS://PARKCITY.MAPS.ARCGIS.COM/HOME/WEBMAP/VIEWER.HTML?WEBMAP=AA328E9CFDFB4CBEB8E8A542ADDF9A03

THIS SITE IS IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD MAP SERVICE ACCESSED ON 05/26/2020 AT 12:24 pm MOUNTAIN TIME
WWW.FEMA.GOV
FIRM MAP NUMBER 49043C0938C
PANEL 938 OF 1250
EFFECTIVE DATE MARCH 16, 2006

SEE SAID OFFICIAL WARDELL REPLAT SUBDIVISION FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.
NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL FOUND EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

THIS SURVEY IS IN COMPLIANCE WITH THE GENERALLY ACCEPTED STANDARDS OF CARE AND STANDARDS OF ACCURACY FOR THIS TYPE OF SURVEY IN THIS LOCALE.

LEGAL DESCRIPTION
LOT 1 OF THE WARDELL REPLAT SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. ENTRY 568119, RECORDED 06/27/2000.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

MARTINA NELSON
P.L.S. 8910903

PROFESSIONAL LAND SURVEYOR
No. 8910903
MARTINA NELSON
05/26/2020
STATE OF UTAH

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

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SURVEYED BY:
KR/GB/MN
DRAFTED BY:
MN/KR
CHECKED BY:
MN
DATE:
MAY 26, 2020

RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH

FOR: LAURA & ROB BEASLEY

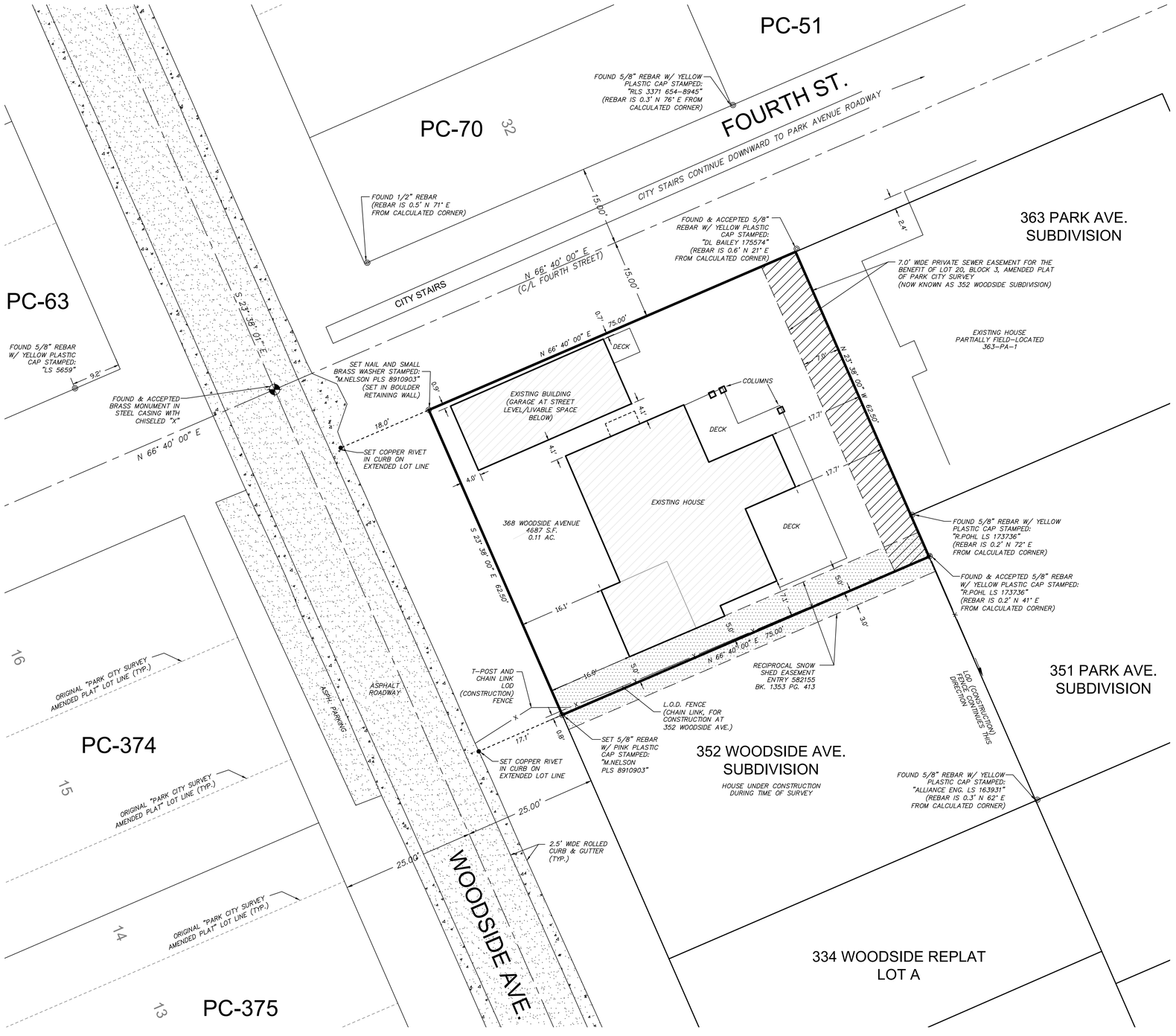
DWG: 368 WOODSIDE ROS-ASB.dwg

SHEET 1 OF 3

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RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH



NORTH

GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- PRIVATE SEWER EASEMENT AS DESCRIBED ON THE WARDELL REPLAT SUBDIVISION, ENTRY 568119
- RECIPROCAL SNOW SHED EASEMENT, ENTRY 582155 BK. 1353 PG. 413-417

NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE HOUSE, FENCES, EASEMENTS AND INFORMATION IN RELATION TO THE BOUNDARY.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PROFESSIONAL LAND SURVEYOR
No. 8910903
MARTINA NELSON
05/26/2020
STATE OF UTAH

MARTINA NELSON
P.L.S. 8910903

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

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SURVEYED BY: KR/GB/MN
DRAFTED BY: MN/KR
CHECKED BY: MN
DATE: MAY 26, 2020

RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH

FOR: LAURA & ROB BEASLEY

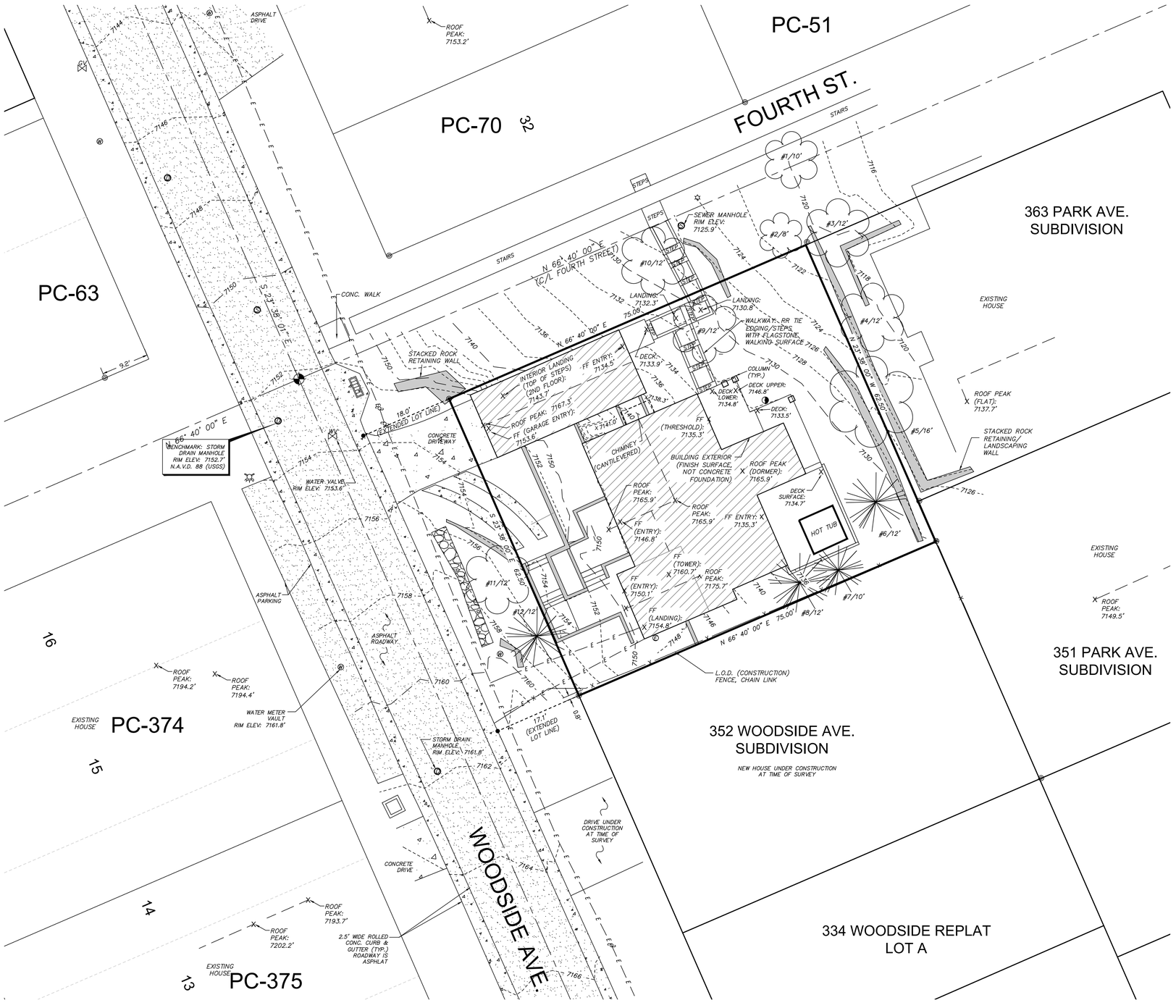
DWG: 368 WOODSIDE ROS-ASB.dwg

SHEET 2 OF 3

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RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH



NORTH

GRAPHIC SCALE
10 0 5 0 10
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- WV WATER VALVE
- S SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- CATCH BASIN
- W WATER METER
- E ELECTRIC METER
- SEWER CLEAN OUT
- LAMP POST
- G GAS METER
- GV GAS VALVE
- UTILITY POLE
- 7100.0' SPOT ELEVATION
- E OVERHEAD ELECTRIC (& OTHER UTILS)
- X FENCE

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE

- 5' CONIFEROUS TREE
- 5' DECIDUOUS TREE

NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING CONDITIONS DETAILS FOR THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PROFESSIONAL LAND SURVEYOR No. 8910903 MARTINA NELSON 05/26/2020 STATE OF UTAH

MARTINA NELSON
P.L.S. 8910903

Park City Surveying
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SURVEYED BY: KR/GB/MN
DRAFTED BY: MN/KR
CHECKED BY: MN
DATE: MAY 26, 2020

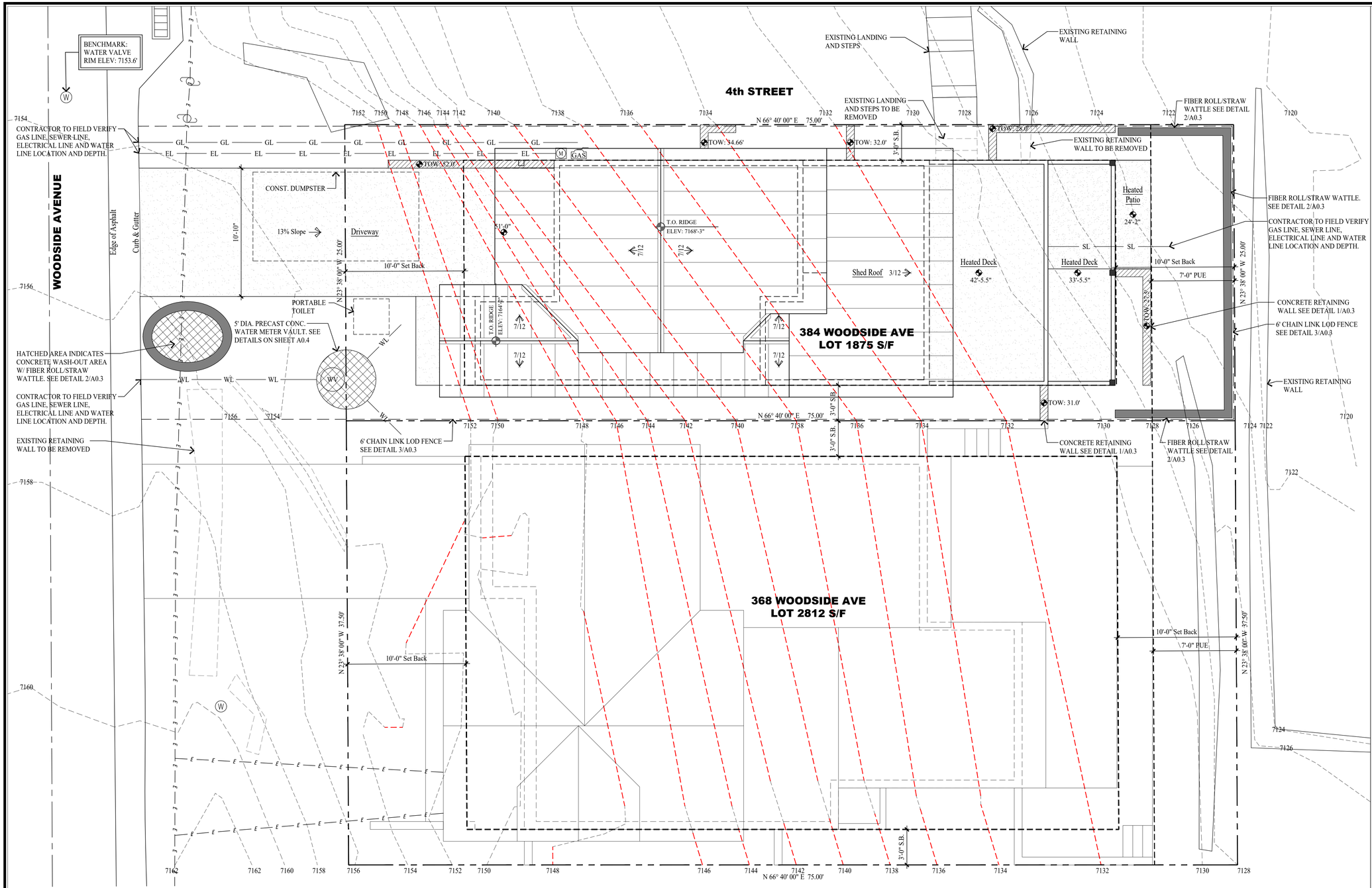
RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH

FOR: LAURA & ROB BEASLEY

DWG: 368 WOODSIDE ROS-ASB.dwg

SHEET 3 OF 3

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GENERAL NOTES

SITE PLAN NOTES:

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

STABILIZATION CONSTRUCTION ENTRANCE

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2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
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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.

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LEGEND

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- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- E — EXISTING ELECTRICAL LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- EL — ELECTRICAL LINE

0 5' 10'

GRAPHIC SCALE

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

IMPERVIOUS AREA: 1375 S/F

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

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

PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

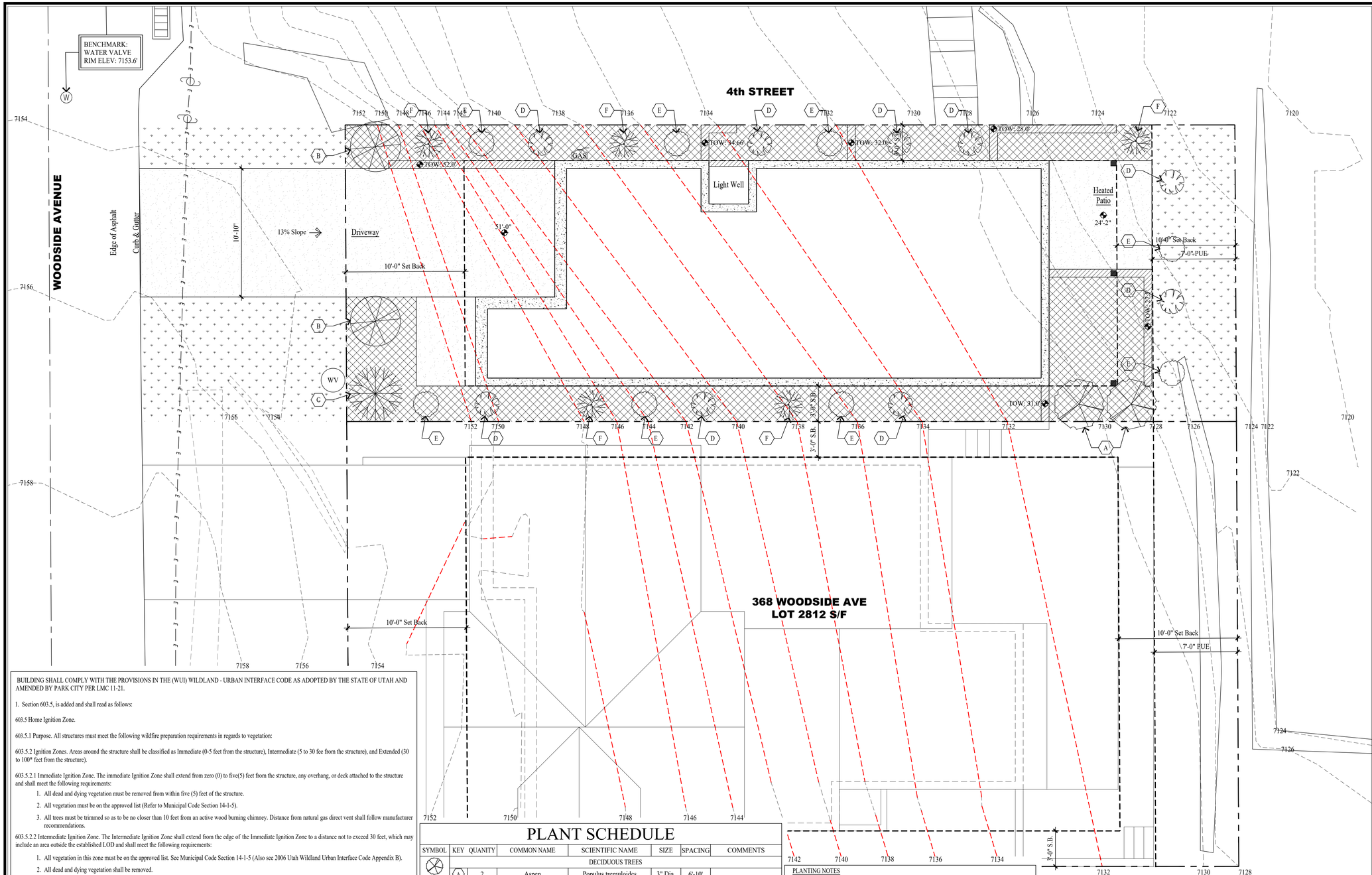
REVISIONS:

DATE:
OCTOBER 07, 2025

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A0.1

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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 fee 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.

PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
			DECIDUOUS TREES				
	A	2	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	B	2	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	C	1	Flowering Crabapple	Malus Floribunda	3" Dia.	6'-8'	6'-10' Tall
			SHRUBS				
	D	8	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	E	8	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
	F	5	Honeysuckle	Diervilla Lonicera	5 Gal.		Spacing as noted on plan
			GROUND COVER and HYDROSEEDING				
	G	30	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	H	30	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	I	100 S/F	Wood Chips		Small		3" Thick Layer
	J	414 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

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% reseeding 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.

PLANTING NOTES

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

NOTE:
THE LANDSCAPING SHALL HAVE AN IRRIGATION SYSTEM WITH A WATERSENSE LABELED SMART IRRIGATION CONTROLLER. PER LMC 15-5-5 (N).

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

GENERAL NOTES

SITE PLAN NOTES:

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0 5' 10'
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DISTURBED / GROUND COVER AREA: 514 S/F

Jonathan DeGray
Architect
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SHEET DESCRIPTION:
LANDSCAPE PLAN

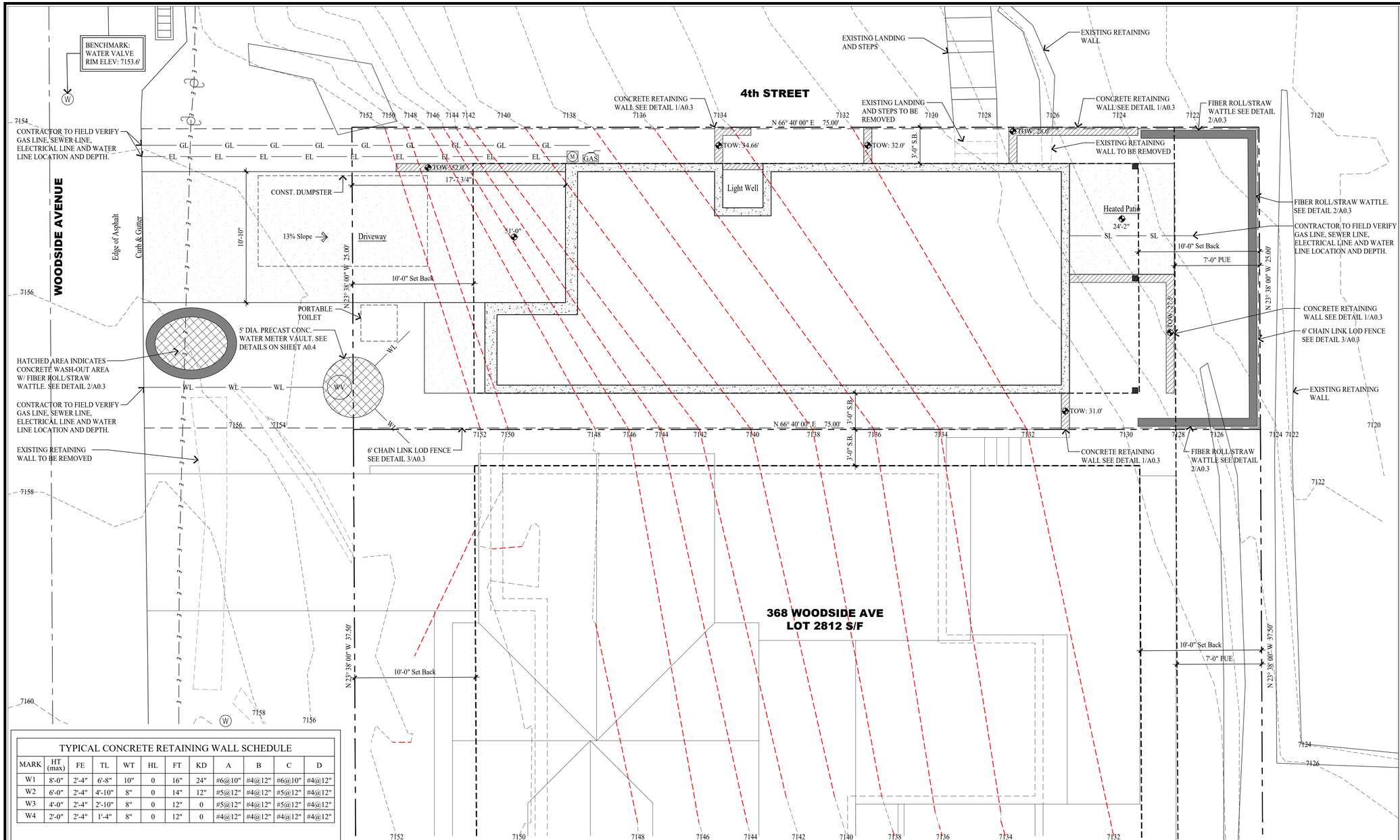
REVISIONS:

DATE:
JUNE 19, 2025

PROJECT NUMBER:
2503-01

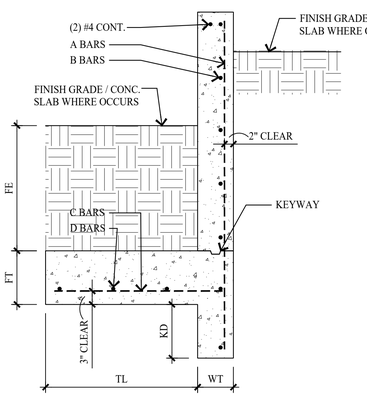
SHEET NUMBER:
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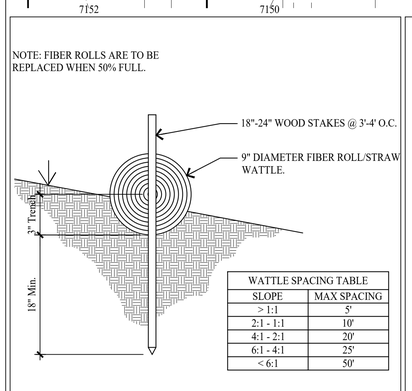


TYPICAL CONCRETE RETAINING WALL SCHEDULE

MARK	HT (max)	FE	TL	WT	HL	FT	KD	A	B	C	D
W1	8'-0"	2'-4"	6'-8"	10"	0	16"	24"	#6@10"	#4@12"	#6@10"	#4@12"
W2	6'-0"	2'-4"	4'-10"	8"	0	14"	12"	#5@12"	#4@12"	#5@12"	#4@12"
W3	4'-0"	2'-4"	2'-10"	8"	0	12"	0	#5@12"	#4@12"	#5@12"	#4@12"
W4	2'-0"	2'-4"	1'-4"	8"	0	12"	0	#4@12"	#4@12"	#4@12"	#4@12"

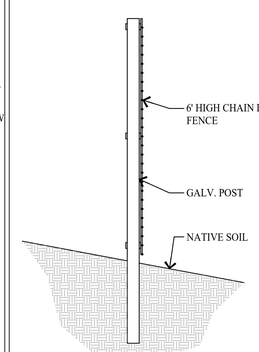


1 A0.1 L-SHAPE RETAINING WALL
NO SCALE

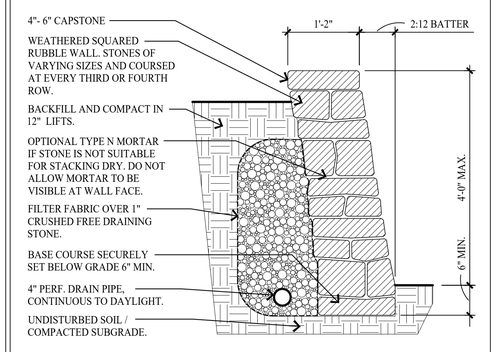


WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

2 A0.3 FIBER ROLL/STRAW WATTLE DETAIL
NO SCALE



3 A0.3 6' HIGH LOD FENCE
NO SCALE



4 A0.3 STACKED STONE RETAINING WALL
NO SCALE

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

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BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SHEET DESCRIPTION: SWPP PLAN

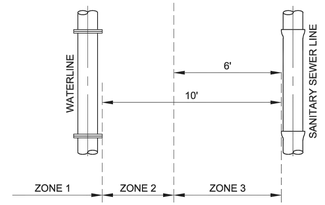
REVISIONS:

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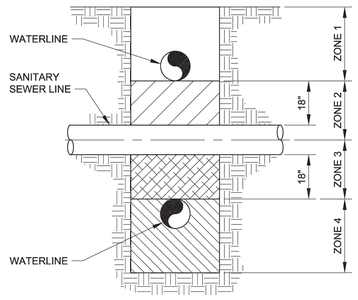
PROJECT NUMBER: 2503-01

SHEET NUMBER: A0.3

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HORIZONTAL SEPARATION REQUIREMENTS

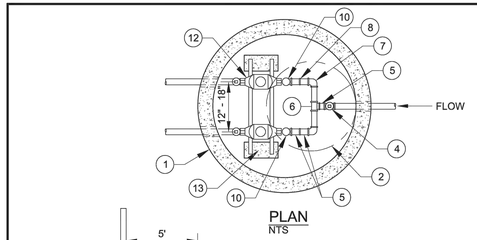


VERTICAL SEPARATION REQUIREMENTS

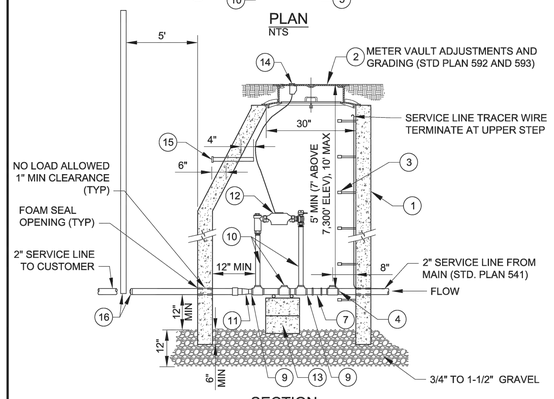
NOTES:

1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	6/2019		547-A
	REV.		
	1		



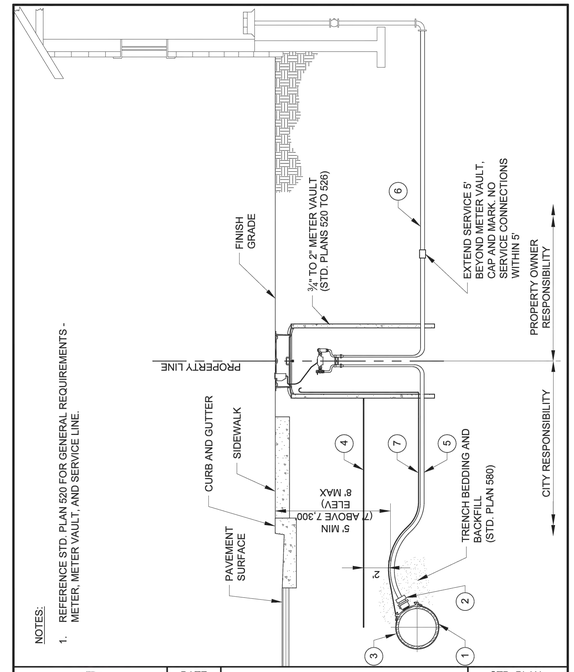
PLAN
NTS



SECTION
NTS

NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 525 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" DUAL METERS OUTSIDE SETTING	STD. PLAN
	05/2014		525
	REV.		
	0		



NOTES:
1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	03/2024		541
	REV.		
	2		

HORIZONTAL SEPARATION
NOTES:

1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS
   ZONE 2: A) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND B) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND C) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE AND SITE SPECIFIC REQUIREMENTS APPROVED BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
   ZONE 3: WATER LINE AND SEWER LINE SEPARATION LESS THAN 6 FEET - NOT ALLOWED
2. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2.
3. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
5. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION
NOTES:

1. ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER - NO SPECIAL REQUIREMENTS
   ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAT 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UNCUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS
5. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	6/2019		547-B
	REV.		
	1		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 3" LENGTH, M.I.P. (5 EA)		
⑥	2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	2" BRONZE 90º ELBOW, F.I.P., THREADED (2 EA)		
⑧	2" BRONZE UNION, F.I.P., THREADED (2 EA)		
⑨	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (2 EA)		
⑩	1-1/2" METER YOKE (2 EA) COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS **METER LAY LENGTH – 13 INCHES**	MUELLER	1-1/2"x18" B-1423-2-01N (WITH BYPASS) 1-1/2"x18" B-2422N (WITHOUT BYPASS)
		FORD	1-1/2" VBHC76-18B-11-66-NL (WITH BYPASS) 1-1/2" VBHC76-18-11-66-NL (WITHOUT BYPASS)
⑪	2" CONNECTION, F.I.P. x CTS; 2" BRASS NIPPLE x 4" LENGTH; 2"x1-1/2" BRONZE BELL REDUCER; AND 1-1/2" CLOSE BRASS NIPPLE (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑫	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	OMNI
⑬	PIPE SUPPORTS (4) 16"X8"X8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑭	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑮	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑯	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" DUAL METERS OUTSIDE SETTING	STD. PLAN
	03/2024		525 S
	REV.		
	2		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	SERVICE SADDLE: • DUCTILE IRON (DI) PIPE; DUAL STRAP • PVC PIPE; DUAL STRAP • ASBESTOS CEMENT (AC) PIPE; DUAL STRAP • PERMASTRAND PIPE; DUAL STRAP • HDPE PIPE; ELECTROFUSION	POWERSEAL	DI, PVC, AC & PERMASTRAND PIPE; STAINLESS STEEL SADDLECORP, 3450AS-POWERJOINT, 2" SERVICE
		ROMAC	PVC, AC & PERMASTRAND PIPE; STYLE 202NS DUAL STAINLESS STEEL STRAPS, 2" SERVICE, FIP THDS
		FORD	DI PIPE; BRONZE, STYLE 202B, 2" SERVICE, FIP THDS
		ISCO OR APPV'D EQUAL	HDPE PIPE; 2" SERVICE, BY APPROVAL
②	BRASS CORPORATION STOP, INLET IP THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-2-Q-NL
③	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHOD C	MCWANE OR APPV'D EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
⑤	2" WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APPV'D EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APPV'D EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	03/2024		541 S
	REV.		
	2		

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PARK CITY WATER DETAILS

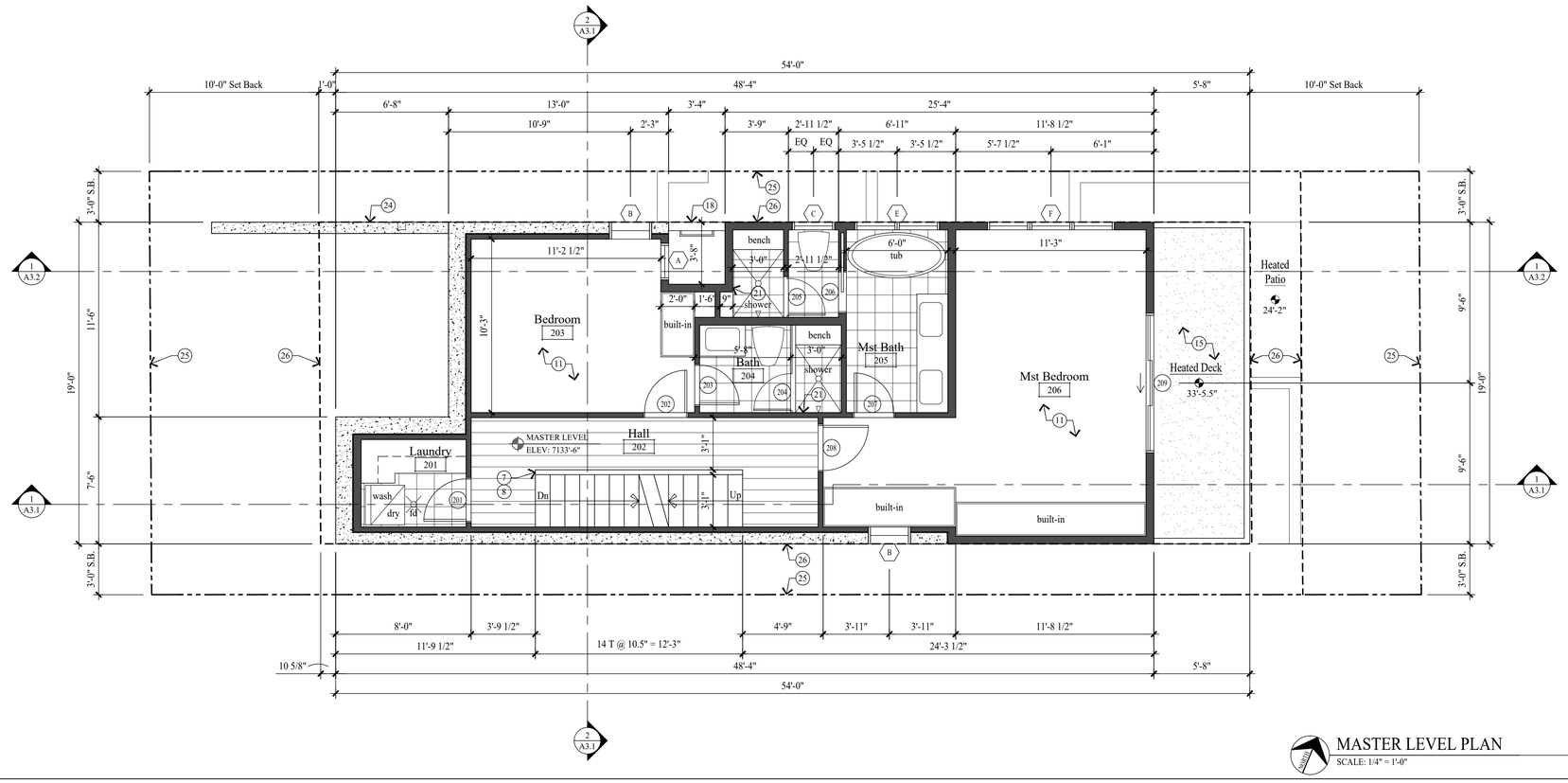
REVISIONS:

DATE:
JUNE 19, 2025

PROJECT NUMBER:
2503-01

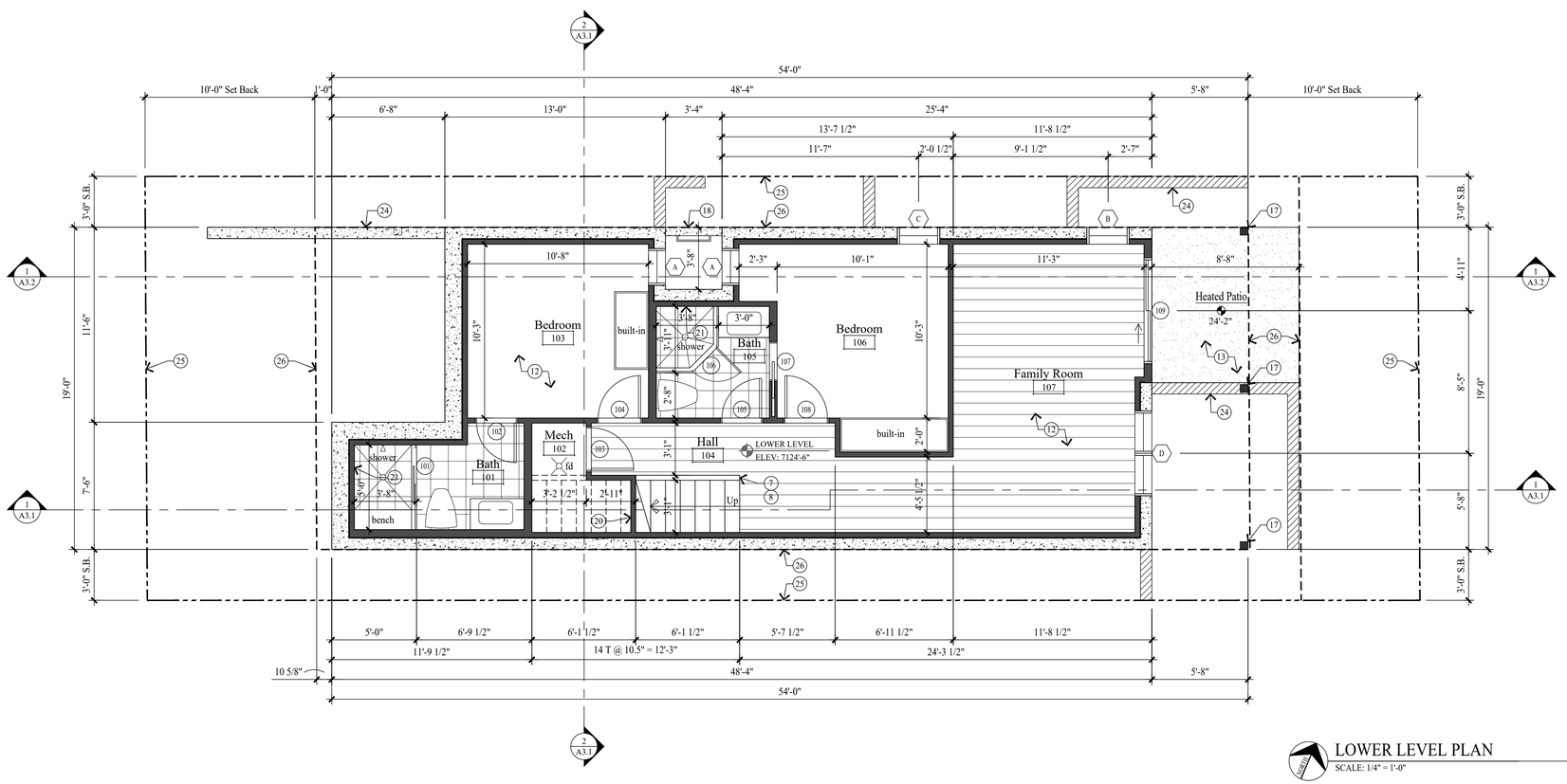
SHEET NUMBER:
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MASTER LEVEL PLAN
SCALE: 1/4" = 1'-0"

Living Area: 829 s/f
Footprint: 842.0 s/f



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

Living Area: 829 s/f
Footprint: 842.0 s/f

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 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
6. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM, CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
11. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
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.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. 6x6 TIMBER COLUMN - STAIN/PAINT.
17. 5x5 TS COLUMN - PAINT.
18. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
20. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
23. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
24. CONCRETE RETAINING WALL.
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HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER LEVEL PLAN
MASTER LEVEL PLAN

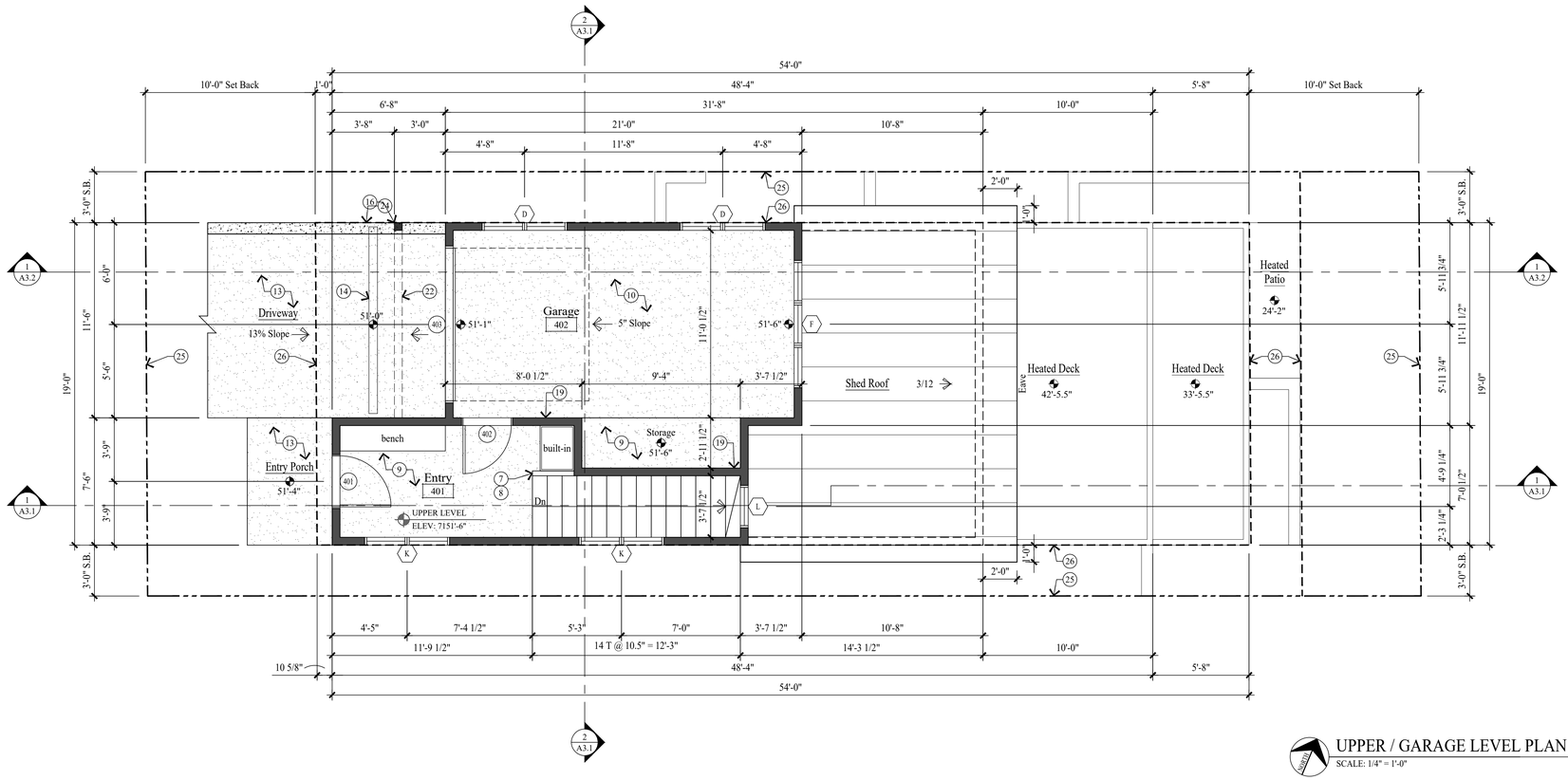
REVISIONS:

DATE:
OCTOBER 07, 2025

PROJECT NUMBER:
2503-01

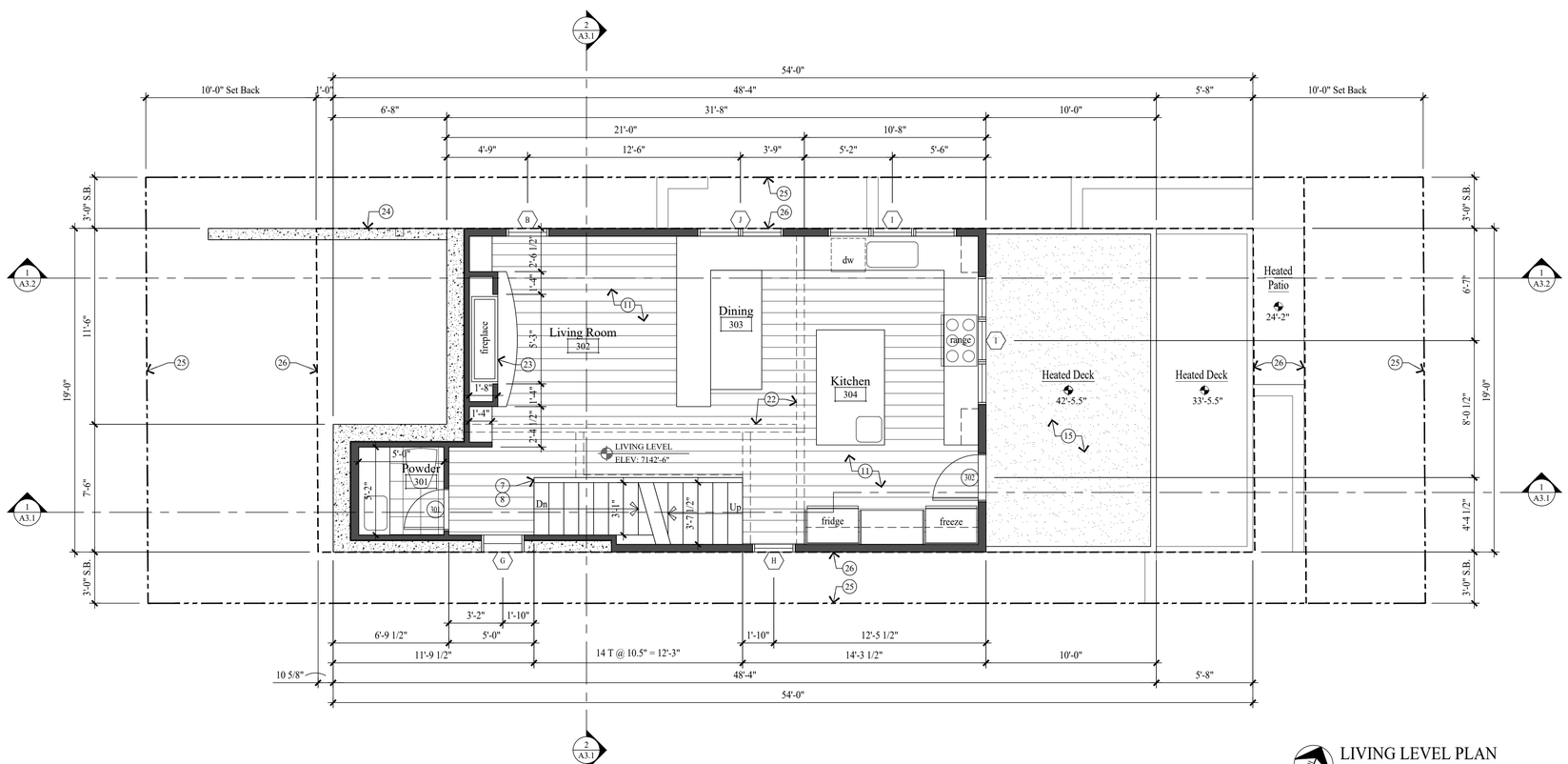
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UPPER / GARAGE LEVEL PLAN
SCALE: 1/4" = 1'-0"

Living Area: 155 s/f
Garage Area: 272 s/f



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

Living Area: 652 s/f

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
6. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM, CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
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24. CONCRETE RETAINING WALL.
25. PROPERTY LINE.
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BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LIVING LEVEL PLAN
UPPER / GARAGE LEVEL PLAN

REVISIONS:

DATE:
OCTOBER 07, 2025

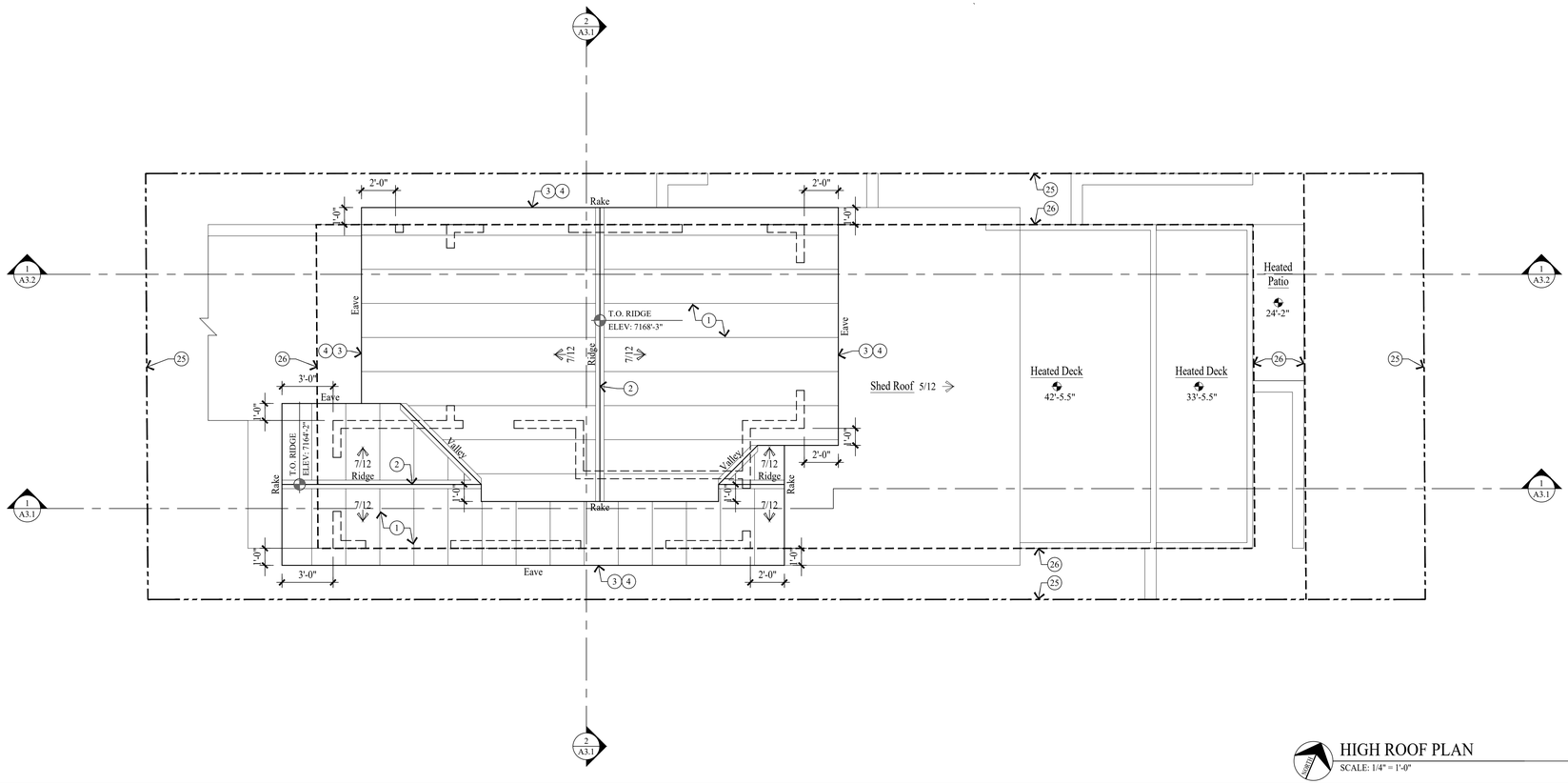
PROJECT NUMBER:
2503-01

SHEET NUMBER:
A1.2

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

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



HIGH ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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KEY NOTES

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2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
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9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
11. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
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.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. 6x6 TIMBER COLUMN - STAIN/PAINT.
17. 5x5 TS COLUMN - PAINT.
18. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
20. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
23. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
24. CONCRETE RETAINING WALL.
25. PROPERTY LINE.
26. SET BACK / PUE LINE.

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HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

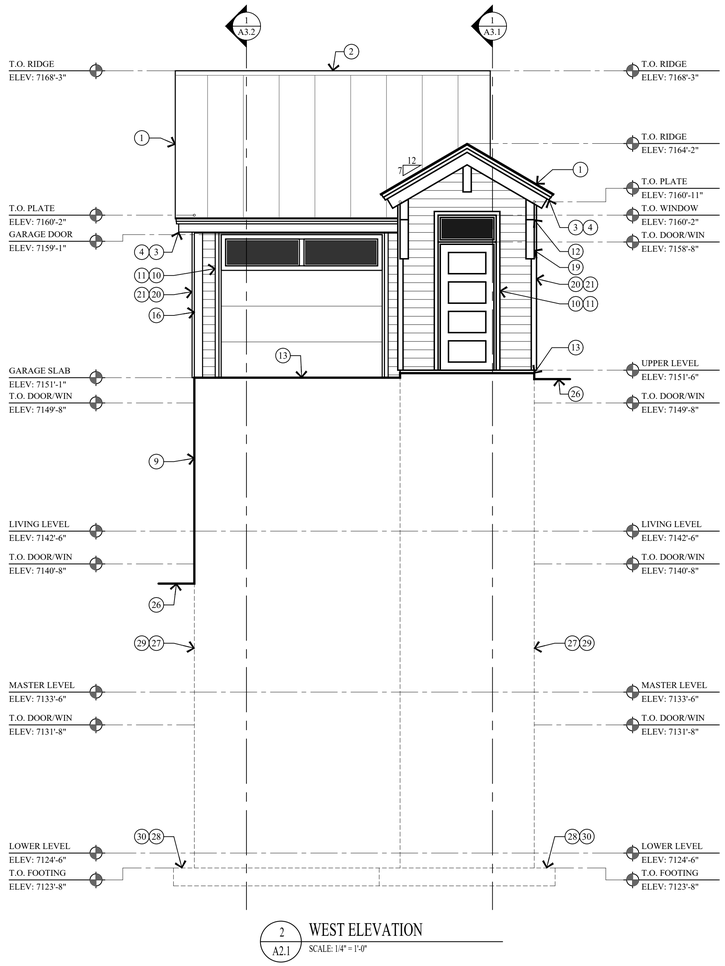
SHEET DESCRIPTION:
HIGH ROOF PLAN

REVISIONS:

DATE:
OCTOBER 07, 2025

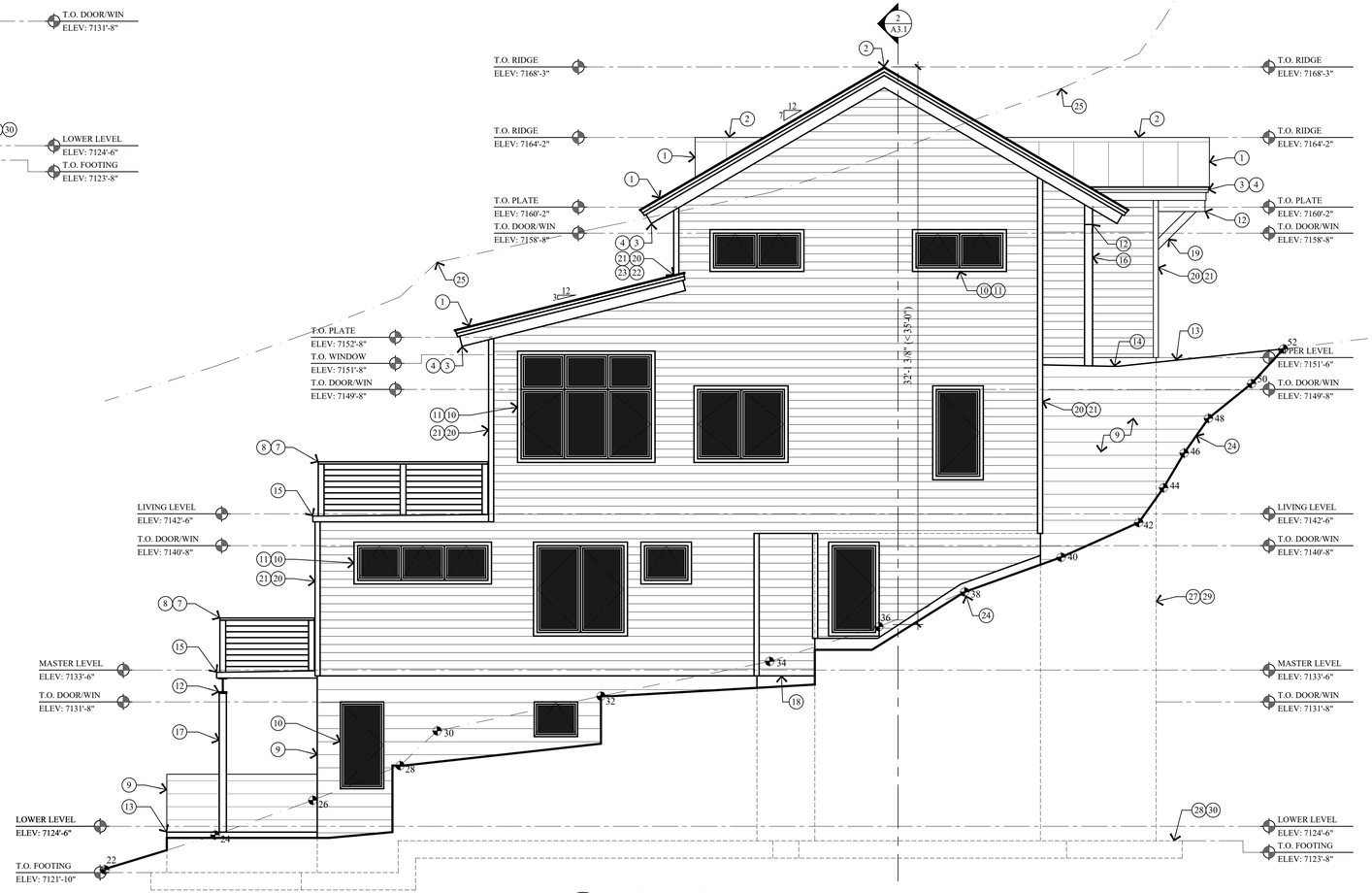
PROJECT NUMBER:
2503-01

SHEET NUMBER:
A1.3



2 A2.1 WEST ELEVATION

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



1 A2.1 NORTH ELEVATION

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

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
6. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM, CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
11. WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
12. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
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19. 6x6 TIMBER KNEE BRACE - STAIN/PAINT.
20. 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
21. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4/A4.1.
22. FLASHING AND COUNTER FLASHING - TYPICAL.
23. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
24. EXISTING GRADE LINE.
25. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
26. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
27. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
29. DRAINAGE MATT ON WATERPROOF MEMBRANE.
30. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.

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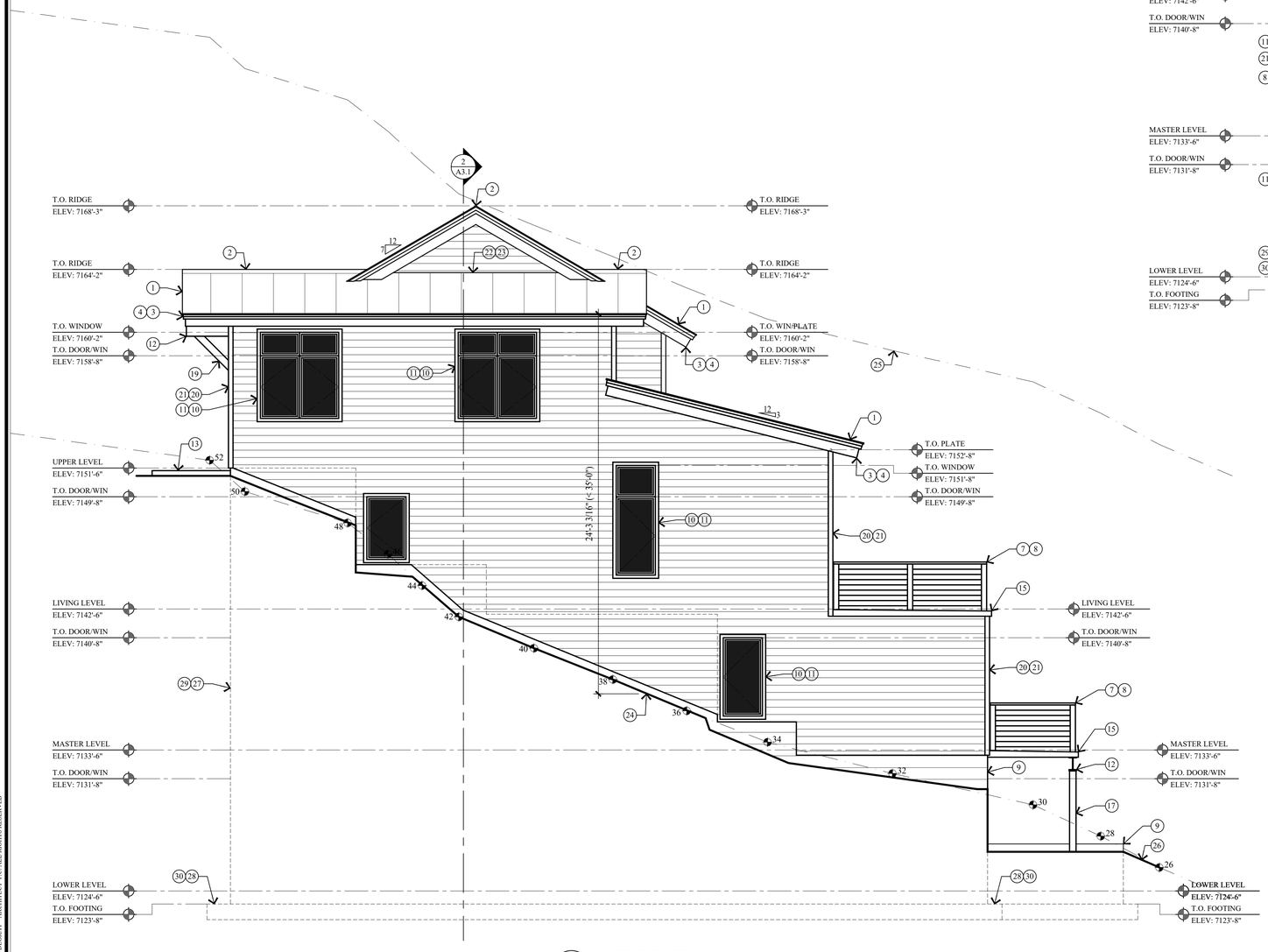
SHEET DESCRIPTION:
NORTH AND WEST ELEVATIONS

REVISIONS:

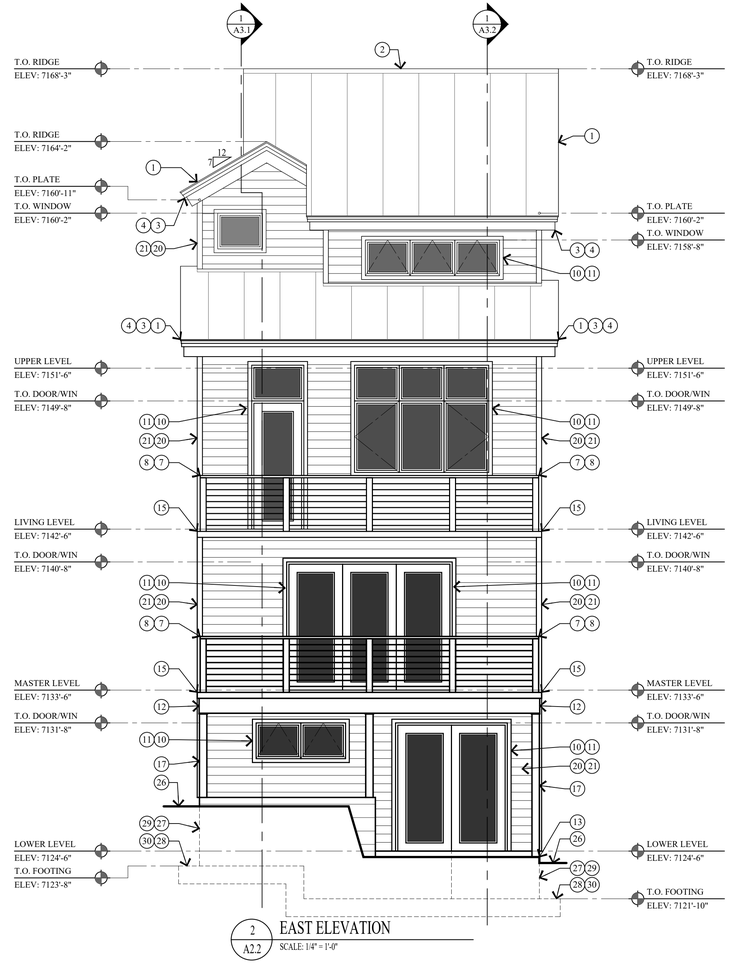
DATE:
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PROJECT NUMBER:
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SHEET NUMBER:
A2.1



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



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

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
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SHEET DESCRIPTION:
SOUTH AND EAST ELEVATIONS

REVISIONS:

DATE:
OCTOBER 07, 2025

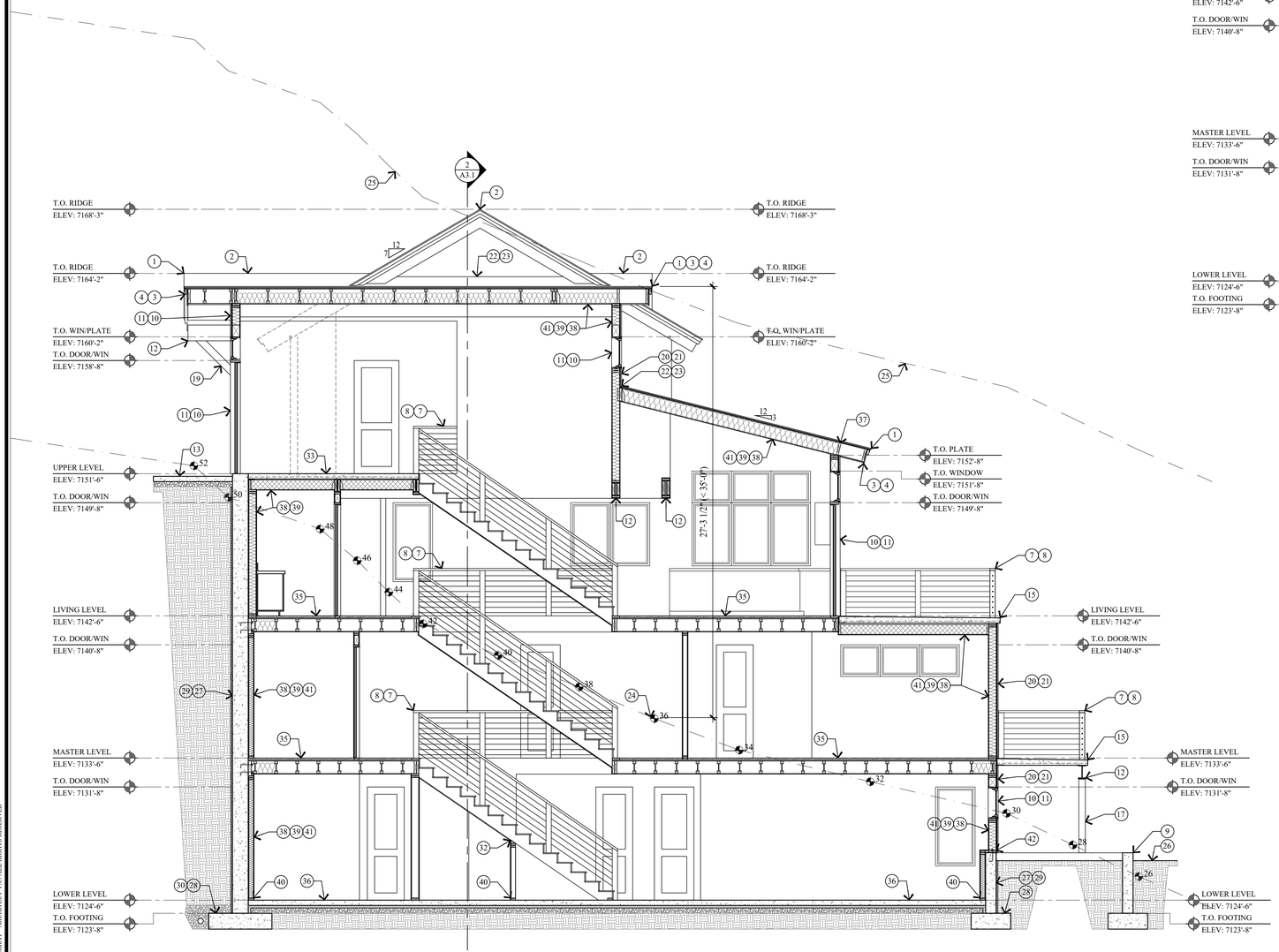
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2503-01

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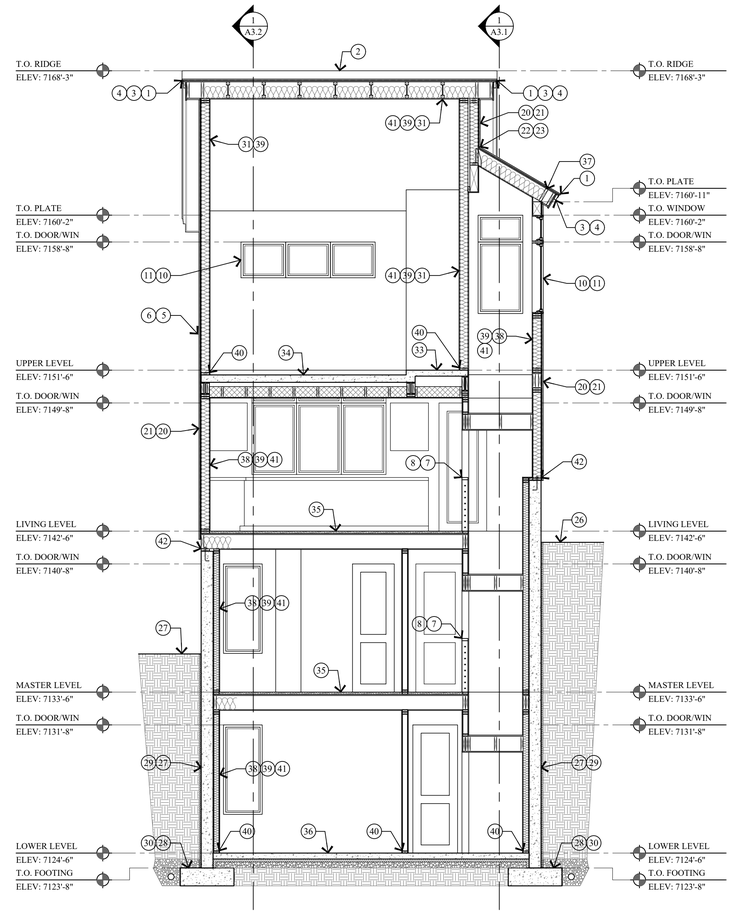
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1 A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A3.1 BUILDING SECTION
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KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
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8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
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37. SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
38. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
39. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
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 R302.11
42. 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.

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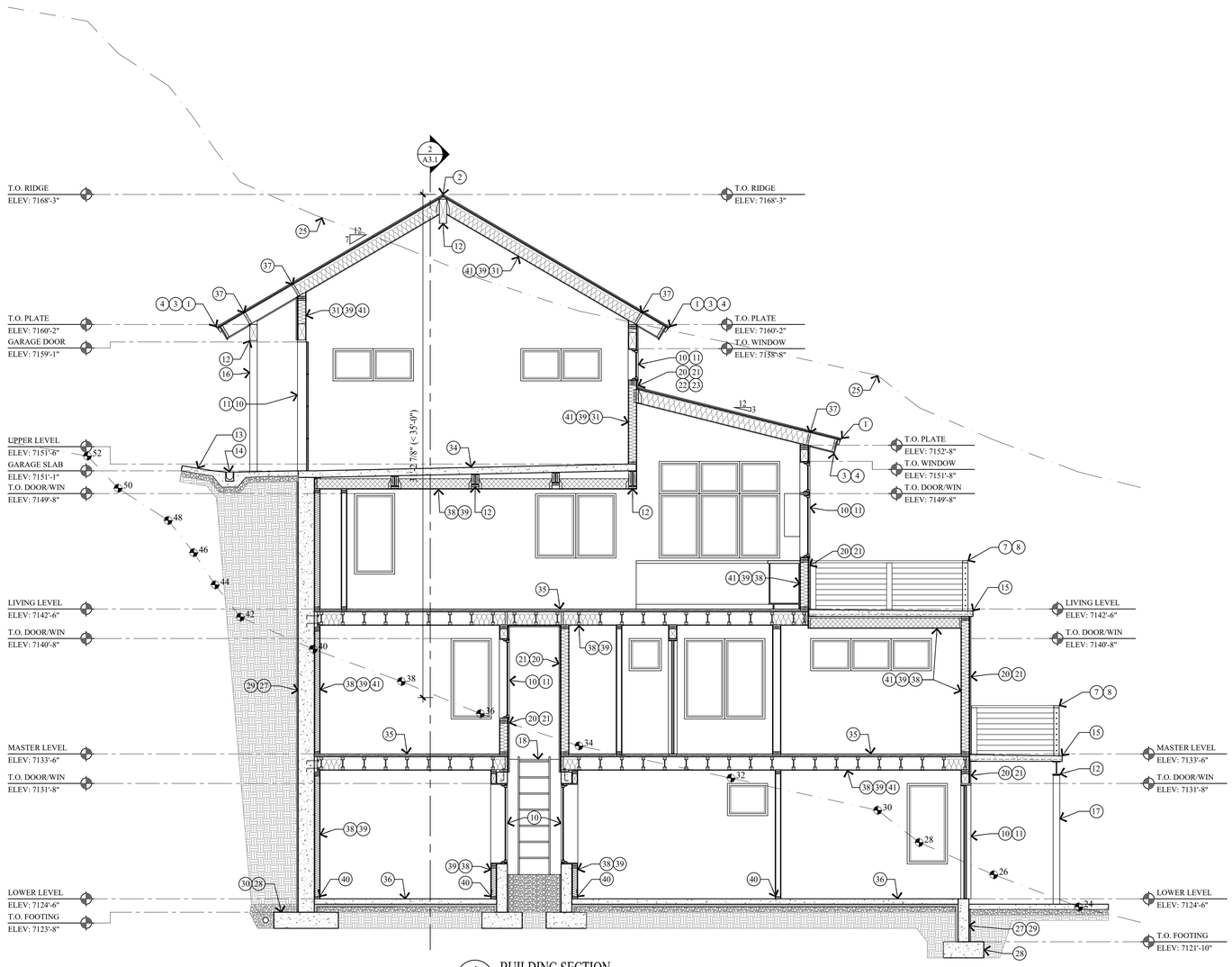
SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

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SHEET NUMBER:
A3.1



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

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34. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
35. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
36. 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.
37. SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
38. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
39. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
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 R302.11
42. 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.

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTION

REVISIONS:

DATE:
OCTOBER 07, 2025

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A3.2

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 ½ 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 ¾ 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 ⅜ 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 ⅜ 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 ⅜ 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 ⅜ 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 ½ 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

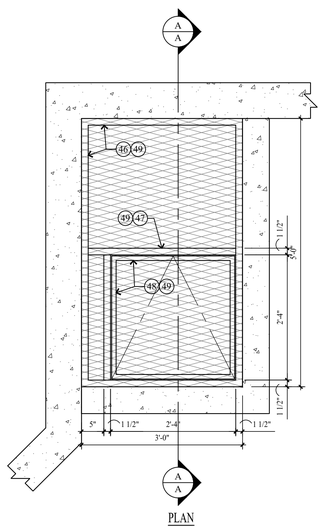
8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 ¼ INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 ¼ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ½ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST ⅝ INCH WITHIN ¾ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ⅞ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ⅛ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES TO MAXIMUM OF 2 ¾ 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

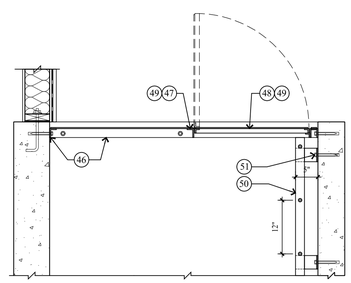
10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2

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 ¾ INCH BUT NOT MORE THAN 1 ¼ 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 ½ 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



PLAN



SCETION A/A

15 A4.1 LIGHT WELL W/ STEEL GRATE AND ACCESS LADDER FOR EGRESS
SCALE: 3/4" = 1'-0"

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.

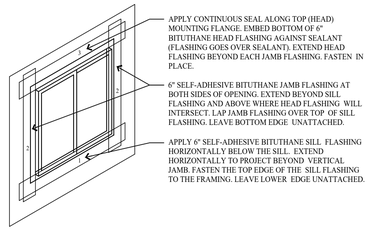
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

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 "I" 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.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" 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.

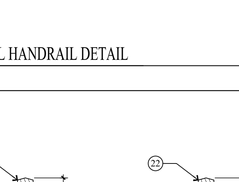
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.

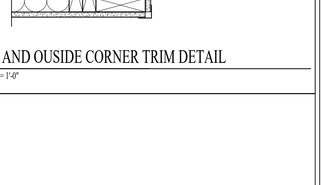


11 A4.1 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
NO SCALE


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


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


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

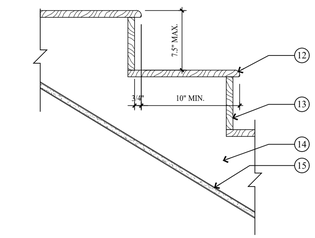

2 A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

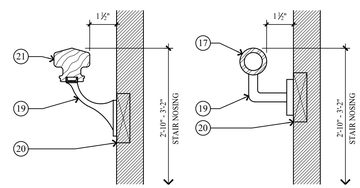


12 A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"

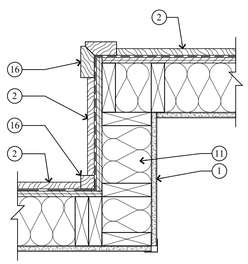
8 A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"

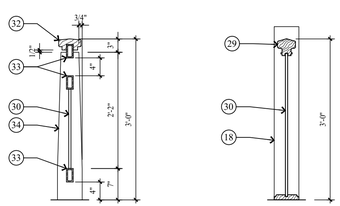
3 A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"


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

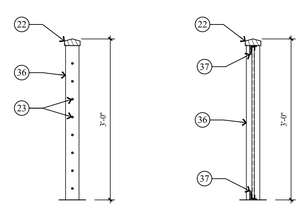


9 A4.1 TYPICAL HANDRAIL DETAIL
NO SCALE

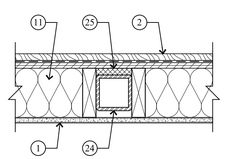

4 A4.1 INSIDE AND OUSIDE CORNER TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



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



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


5 A4.1 THREMAL BREAK DETAIL @ TUBE STEEL COLUMN
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"x ¼" STEEL ANGLE W/ 2- ½ 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 ½" x 5" SHAPE HARDWOOD, CONTINUOUS.
33. (3) TOP AND BOTTOM RAILS TO BE 1 ½" 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/ FLAT PANEL 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.
46. 1 1/2"x2"x3/16" STEEL ANGLE W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
47. 1 1/2"x2"x3/16" STEEL ANGLE @ PERIMTER OF ACCESS OPENING.
48. 1"x1"x3/16" STEEL ANGLE ACCESS DOOR, TO BE HINGED. FIELD VERIFY THAT WHEN OPEN IT WILL CLEAR EXTERIOR SIDING AND TRIM.
49. 1.5" x #6 EXPANDED STEEL MESH, DIAMOND SHAPE TO BE WELDED TO STEEL ANGLE.
50. 2"x3/8" STEEL LADDER W/ 3/4" DIA. STEEL RUNGS @ 12" O.C., FIELD VERIFY LENGTH TO BOTTOM OF GRAVEL.
51. 3"x4"x5"x3/16" STEEL ANGLE WELDED TO LADDER, BOLTED W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL DETAILS
STAIR / RAILING NOTES

REVISIONS:

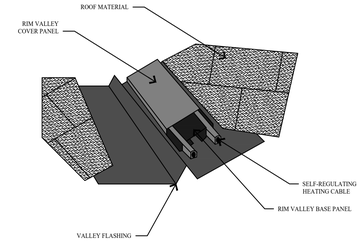
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2503-01

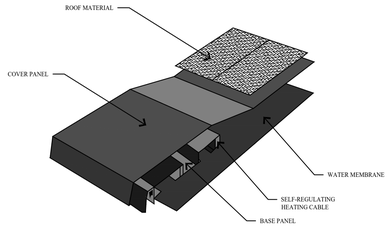
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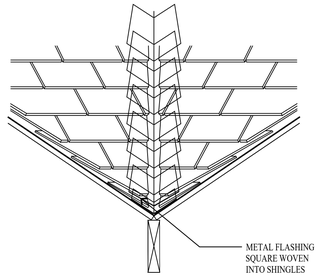
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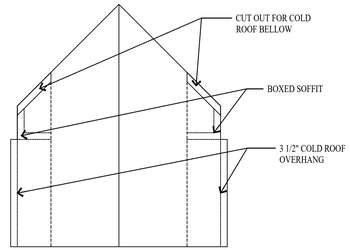
1 A4.2 VALLEY SNOW MELT DETAIL
NO SCALE



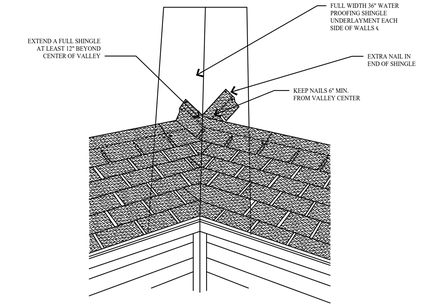
2 A4.2 EAVE SNOW MELT DETAIL
NO SCALE



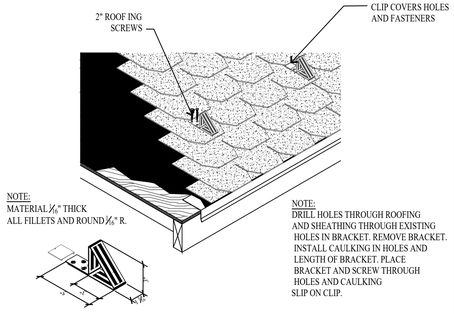
3 A4.2 CLOSED VALLEY FLASHING
NO SCALE



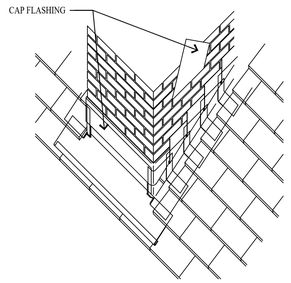
4 A4.2 DORMER ROOF
NO SCALE



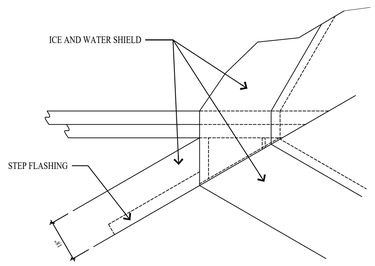
5 A4.2 WOVEN VALLEY DETAIL
NO SCALE



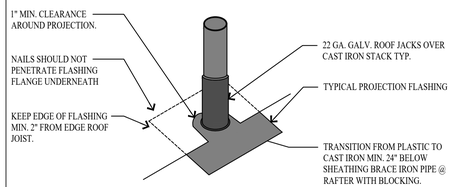
6 A4.2 SNOW BRAKET DETAIL
NO SCALE



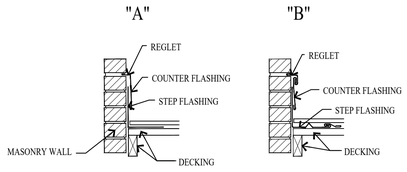
7 A4.2 CHIMNEY FLASHING
NO SCALE



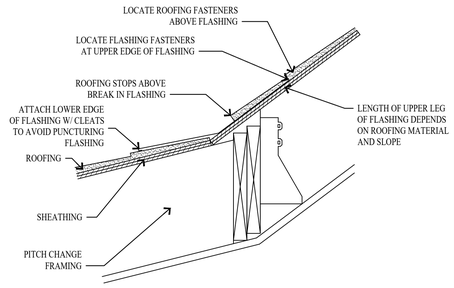
8 A4.2 DORMER FLASHING DETAIL
NO SCALE



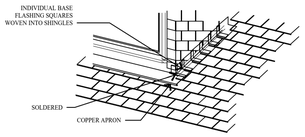
9 A4.2 VENT FLASHING DETAIL
NO SCALE



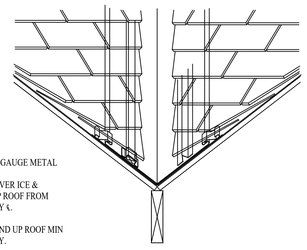
10 A4.2 RAKE WALL FLASHING DETAIL
NO SCALE



11 A4.2 ROOF PITCH TRANSITION DETAIL
NO SCALE



12 A4.2 FLASHING DETAIL
NO SCALE



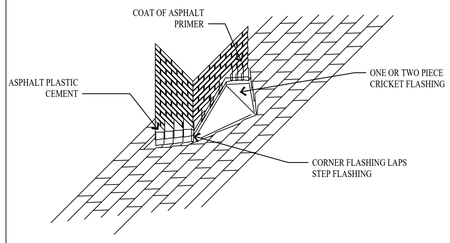
NOTE
1. FLASHING TO BE 28 GAUGE METAL

2. PLACE FLASHING OVER ICE & WATER SHIELD 36" UP ROOF FROM EACH SIDE OF VALLEY ℄.

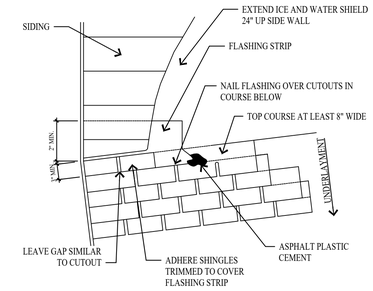
3. FLASHING TO EXTEND UP ROOF MIN 12" FROM ℄ OF VALLEY.

4. IF ROOF PITCH EXCEEDS 6:12 ENLARGE 'V' CRIMP TO 2"

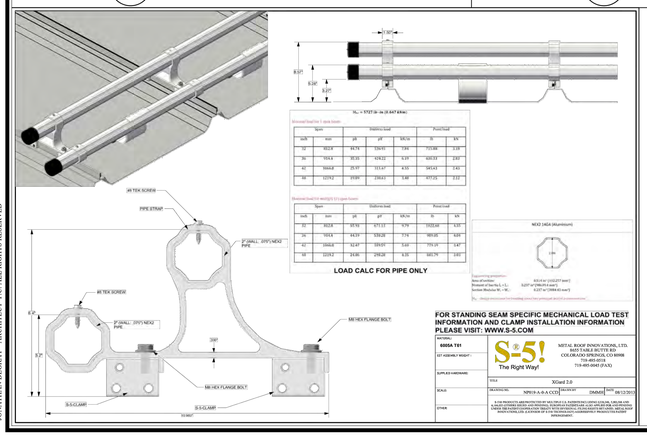
13 A4.2 OPEN VALLEY DETAIL
NO SCALE



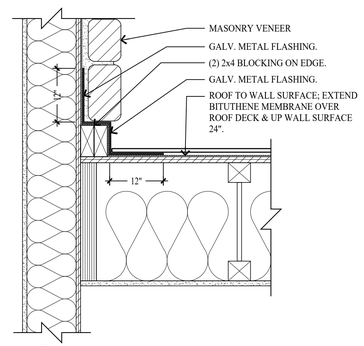
14 A4.2 CHIMNEY CRICKET FLASHING
NO SCALE



15 A4.2 ROOF/WALL FLASHING DETAIL
NO SCALE



16 A4.2 SNOW RETENSION BARS DETAIL
NO SCALE



17 A4.2 MASONRY DETAIL @ CHIMNEY
SCALE: 1 1/2" = 1'-0"

Jonathan DeGray
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF FLASHING DETAILS

REVISIONS:

DATE:
JUNE 19, 2025

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A4.2

ROOM FINISH SCHEDULE

ROOM		FLOOR		WALLS				CEILING		
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT	MAT'L	REMARKS
LOWER LEVEL										
101	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
102	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7-11 1/2" / VARIES	GYP	
103	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
104	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
105	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
106	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
107	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
MASTER LEVEL										
201	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
202	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
203	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
204	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
205	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
206	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 3/4" / 7'-9 1/2"	GYP	
LIVING LEVEL										
301	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
302	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
303	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
304	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
UPPER LEVEL										
401	ENTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
402	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE X GYPSUM BOARD

WINDOW SCHEDULE

MARK (X)	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	2'-2"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
B	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
C	2'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
D	5'-0"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 2'-0" AWNING MULLED - SEE ELEVATION
E	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
F	7'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 2'-0" AWNING MULLED - SEE ELEVATION
G	2'-6"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
H	2'-6"	7'-0"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	2'-6" x 5'-0" CASEMENT MULLED TO 2'-6" x 2'-0" TRANSOM - SEE ELEVATION
I	7'-6"	6'-0"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 4'-0" CASEMENT MULLED TO (3) 2'-6" x 2'-0" TRANSOM - SEE ELEVATION
J	5'-0"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 4'-0" CASEMENT MULLED - SEE ELEVATION
K	5'-0"	5'-6"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 4'-0" CASEMENT MULLED TO (2) 2'-6" x 1'-6" TRANSOM - SEE ELEVATION
L	2'-6"	2'-0"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	

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

MARK (1)	TYPE	SIZE			DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
		WIDTH	HEIGHT	THICK.						
LOWER LEVEL										
101	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
102	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
103	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
104	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
105	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
106	SHOWER	2'-0"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
107	STYLE & RAIL	2'-2"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
108	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
109	PATIO	6'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
MASTER LEVEL										
201	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
202	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
203	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
204	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
205	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
206	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
207	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
208	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
209	PATIO	9'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
LIVING LEVEL										
301	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
302	FRENCH	2'-8"	7'-0" / 2'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	7'-0" DOOR W/ TRANS. - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
UPPERLEVEL										
401	ENTRY	3'-0"	7'-0" / 1'-6"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	7'-0" DOOR W/ TRANS. - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
402	STYLE & RAIL	2'-10"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
403	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER - TEMP GLASS

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/NANNA 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.

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

PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
OCTOBER 07, 2025

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A5.1

SLOPES ANALYSIS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH



NORTH

GRAPHIC SCALE
10 0 5 10
1 INCH = 10FEET
THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- PRIVATE SEWER EASEMENT AS DESCRIBED ON THE WARDELL REPLAT SUBDIVISION, ENTRY 568119
- RECIPROCAL SNOW SHED EASEMENT, ENTRY 582155 BK. 1353 PG. 413-417

SLOPES LEGEND

SLOPE PERCENTAGES

- 0-15%
- 15-30%
- 30-40%
- 40% OR GREATER

NARRATIVE:
THE PURPOSE OF THIS SLOPES ANALYSIS MAP IS TO SHOW THE STEEPNESS OF THE EXISTING GROUND AT THE TIME OF SURVEY.

THIS SURVEY MAP WAS GENERATED USING 2 (TWO) FOOT CONTOURS.

SURVEY COMPLETED: 05/11/2020
ADDITIONAL SURVEY OF HOUSE AT 352 WOODSIDE: 08/17/2024

ELEVATION DATUM FOR THIS SURVEY IS NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)
VERTICAL N.G.S. BENCHMARK MONUMENT USED: CHISELED SQUARE 3.
PID L00236
SUMMIT COUNTY, UTAH
USGS QUAD "PARK CITY EAST" (1955)
NAVD 88 ELEVATION (ORTHO): 6563.44'
(MEASURED ELEVATION OF 6563.37' ON 05-21-2020)
THIS BENCHMARK IS ALONG THE RAIL TRAIL AND LIES WITHIN SUMMIT COUNTY PARCEL ID SS-64-A.

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARING IS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

NOTE THAT THE BOUNDARY TIE FROM THE WOODSIDE AVENUE CENTERLINE TO THE NORTHWEST CORNER OF THE WARDELL REPLAT BOUNDARY IS A 90° (NINETY DEGREE) ANGLE. THAT IS WHY THE TIE BEARING IS N 66°22'00" EAST A DISTANCE OF 25.00, WHILE THE FOURTH STREET CENTERLINE BEARING IS N 64°40'00" E.
SEE THE FOLLOWING SUBDIVISIONS OF RECORD, WHICH ECHO THIS BOUNDARY TIE BEARING:
352 WOODSIDE AVENUE SUBDIVISION, ENTRY 1086290
334 WOODSIDE REPLAT, ENTRY 518766
341 WOODSIDE AVENUE PLAT AMENDMENT, ENTRY 1114892
327 WOODSIDE PLAT AMENDMENT, ENTRY 1036926

EXISTING BUILDING LOCATION IS TO AS-BUILT LOCATION OF BUILDING WALL CORNERS. ACTUAL FOUNDATION LOCATION MAY DIFFER.

RTK GPS AND ROBOTIC TOTAL STATION INSTRUMENTS WERE USED ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PROFESSIONAL LAND SURVEYOR
No. 8910903
MARTINA NELSON
10/28/2025
STATE OF UTAH

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

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THE INFORMATION CONTAINED HEREON CANNOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PARK CITY SURVEYING.

SURVEYED BY: KR/GB/MN
DRAFTED BY: MN
CHECKED BY: MN
DATE: OCTOBER 28, 2025

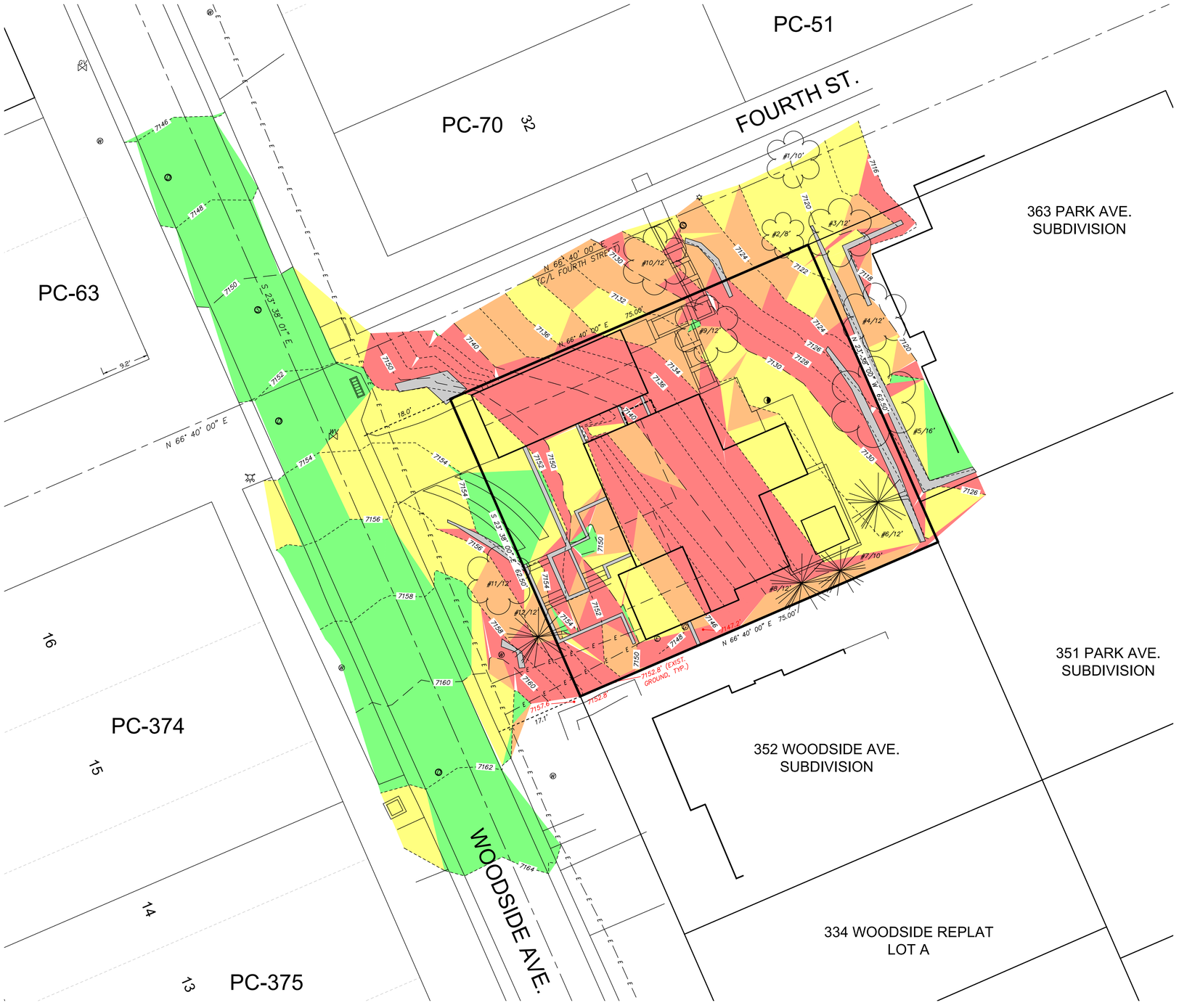
RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH
FOR: LAURA & ROB BEASLEY
DWG: 368 WOODSIDE ROS-ASB 2024.dwg

SHEET 1 OF 2

D:\Park City Surveying Dropbox\Park City Surveying Team Folder\2Drive\O'S\OLDTOWN\Park City Survey\Lots\368 Woodside SLOPES - 4 ZONES.dwg, 1:1, 11/4/2025 6:00:40 PM

SLOPES ANALYSIS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH





GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER METER
- ELECTRIC METER
- SEWER CLEAN OUT
- LAMP POST
- GAS METER
- GAS VALVE
- UTILITY POLE
- 7100.0' SPOT ELEVATION
- —E— OVERHEAD ELECTRIC (& OTHER UTILS)
- —X— FENCE

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE

- 5' CONIFEROUS TREE
- 5' DECIDUOUS TREE

SLOPES LEGEND

SLOPE PERCENTAGES

- 0–15%
- 15–30%
- 30–40%
- 40% OR GREATER

NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW SLOPES ANALYSIS ALONG WITH THE EXISTING CONDITIONS DETAILS FOR THIS SURVEY.

Park City Surveying
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Park City, UT 84068
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SURVEYED BY: KR/GB/MN
DRAFTED BY: MN
CHECKED BY: MN
DATE: AUGUST 18, 2024

SLOPES ANALYSIS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH

FOR: LAURA & ROB BEASLEY

DWG: 368 WOODSIDE ROS-ASB 2024.dwg

SHEET 2 OF 2

D:\Park City Surveying Dropbox\Park City Surveying Team Folder\ZDrive\O'S\OLDTOWN\Park City Survey\Lots\368 Woodside SLOPES - 4 ZONES.dwg, 2, 11/4/2025 6:00:44 PM



WEST ELEVATION


SOUTH ELEVATION


EAST ELEVATION


NORTH
ELEVATION



LOOKING OUT FROM WEST ELEVATION


LOOKING OUT FROM
SOUTH ELEVATION


LOOKING OUT
FROM NORTH
ELEVATION


LOOKING OUT FROM
EAST ELEVATON



Cross Canyon View



Cross Canyon 2



Streetscape

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PROJECT DESCRIPTION:
384 368 WOODSIDE AVENUE
HISTORIC DISTRICT DESIGN REVIEW
384 368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
STREETSCAPE
AND CROSS CANYON VIEWS

REVISIONS:

DATE:
October 21, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 3



NORTHEAST



NORTHWEST



SOUTHEAST



SOUTHWEST

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PROJECT DESCRIPTION:
384 WOODSIDE AVENUE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE PARK CITY UT 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
October 14, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 1

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NORTH



SOUTH



EAST



WEST

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PROJECT DESCRIPTION:
384 WOODSIDE AVENUE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSUDE AVENUE PARK CITY UT 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:

PROJECT NUMBER:
October 14, 2025

SHEET NUMBER:
3D 2

SUMMIT GEOTECH

PRELIMINARY GEOTECHNICAL INVESTIGATION

BEASLEY RESIDENCE

368/384 WOODSIDE AVENUE
PARK CITY, UTAH

PREPARED FOR:

JONATHAN DEGRAY ARCHITECT
PO BOX 1674
PARK CITY, UTAH 84060

ATTENTION: JONATHAN DEGRAY

EMAIL: DEGRAYARCH@QWESTOFFICE.NET

PROJECT NO. 25110 **JULY 14, 2025**

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FIGURES

SITE PLAN . . . . . FIGURE 1

EXECUTIVE SUMMARY

1. The Beasley residence is planned to be constructed at 368 and 384 Woodside Avenue in Park City, Utah. A residence and detached garage are planned to be removed from the property and the property will be subdivided into two residential building lots. Two new residences are planned to be constructed. The residences are planned to consist of four-story buildings. The upper level of each residence is planned to be near the elevation of Woodside Avenue. The lowest level of the residences are planned be near the finished ground surface on the east sides of the residences.

   We have assumed that structural loads for the building will consist of wall loads less than 4 kips per lineal foot and column loads less than 50 kips.

2. It is difficult to access the property due to the steep slope and residence on the property. We previously observed the foundation excavation for the existing residence for another geotechnical firm in 2001. The reported conditions indicate the soil below the residence ranges from clayey sand with gravel to clayey gravel with sand. This is consistent with our experience in the area.

   We anticipate fill will be encountered above the natural soil due to previous construction of the residence and nearby Woodside Avenue.

   An engineer from Summit Geotech should observe the foundation excavations at the time of construction to determine whether the subsurface conditions encountered are similar to what has been assumed.

3. Based on previous experience in the area, there is a potential for subsurface water to flow through more permeable layers of the subsurface materials in a perched condition. A subsurface drain should be constructed around the below-grade portion of the building.

4. The proposed residences may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

   Footings bearing on the undisturbed natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot (psf). Footings bearing on at least 3 feet of undisturbed natural clayey gravel or on at least 3 feet of compacted structural fill that extends down to the undisturbed natural soil may be designed using a net allowable bearing pressure of 3,500 psf.

Executive Summary (continued)

5. With the steep slope on the property and nearby residences, we anticipate it will be necessary to construct shoring. Recommendations for shoring design and construction are presented in the report.

6. Geotechnical information related to foundations, subgrade preparation, and materials is included in the report.

SCOPE

This report presents the results of a preliminary geotechnical investigation for the Beasley residence to be constructed at 368 and 384 Woodside Avenue in Park City, Utah. The report presents the conditions observed at the time of our site visit and provides preliminary recommendations.

Subsurface conditions have been assumed based on previous experience at the property and our observations during a visit to the site. The assumed subsurface conditions were used for our engineering analysis and to develop recommendations for the proposed building foundation. Summit Geotech should be requested to visit the site during construction to determine whether the observed subsurface conditions are similar to what has been assumed.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the assumed subsurface conditions. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

An engineer from Summit Geotech visited the property on July 7, 2025. There is a residence on the property. The residence consists of a multi-level, wood-frame and concrete building. The upper level of the residence is approximately 10 feet lower in elevation than Woodside Avenue. There is a detached garage in the north portion of the property. The garage consists of one-story building.

The ground surface along the north and south sides of the residence slopes steeply down to the east. Vegetation consists of landscaped areas around the residence with grass, some shrubs, and a few trees.

There are residences to the north, south, and east of the property. Residences consist of multi-level buildings. Woodside Avenue extends along the west side of the property. It consists of a narrow, two-lane, asphalt-paved road.

ANTICIPATED SUBSURFACE CONDITIONS

It is difficult to access the property due to the steep slope and existing residence. We previously observed the foundation excavation for the existing residence for another geotechnical firm in 2001. The reported subsurface conditions indicate the soil below the residence ranges from clayey sand with gravel to clayey gravel with sand. The reported conditions are consistent with our experience in the area.

We anticipate fill will be encountered above the natural soil due to previous construction of the residence and nearby Woodside Avenue.

SUBSURFACE WATER

Based on our experience in the area, subsurface water may occur in a perched condition during the spring and early summer as snow melts.

PROPOSED CONSTRUCTION

The Beasley residence is planned to be constructed at 368 and 384 Woodside Avenue in Park City, Utah. A residence and detached garage are planned to be removed from the property and the property will be subdivided into two residential building lots. Two new residences are planned to be constructed as shown on Figure 1. The residences are planned to consist of four-story buildings. The upper level of each residence is planned to be near the elevation of Woodside Avenue. The lowest level of the residences are planned be near the finished ground surface on the east sides (back yard) of the residences.

We have assumed that structural loads for the building will consist of wall loads less than 4 kips per lineal foot and column loads less than 50 kips.

If the proposed construction or building loads are significantly different from those described above, we should be notified so that we can reevaluate the recommendations given.

RECOMMENDATIONS

Assuming the subsurface conditions consist range from clayey sand with gravel to clayey gravel with sand and the proposed construction is as described above, the following recommendations are given:

A. Site Grading

Construction plans indicate a cut of up to approximately 30 feet will be needed to accommodate the proposed construction. We anticipate the ground surface will be raised less than 2 feet higher than the existing ground surface.

1. Subgrade Preparation

   Prior to placing grading fill, the topsoil, unsuitable fill, organic material, and other deleterious materials should be removed.

   Care should be taken to not disturb the natural soil to remain below the proposed building, concrete flatwork, and other structures.

2. Temporary Excavation Slopes

   Temporary unretained excavation slopes up to 30 feet in height in the undisturbed natural soil may be constructed at 1 horizontal to 1 vertical or flatter. Flatter excavation slopes may be needed, depending on the type of soil encountered and whether subsurface water is present.

   The excavator is responsible to provide safe working conditions around temporary excavation slopes.

3. Long-term Slopes

   Long-term unretained slopes may be constructed at 2 horizontal to 1 vertical or flatter. Fill placed on slopes steeper than 5 horizontal to 1 vertical should be keyed

into the slope with a key for every 4 feet of vertical rise. Prior to placement of fill, the subgrade should be prepared by removing the topsoil, unsuitable fill, debris, and other deleterious materials.

Slopes should be protected from erosion by revegetation, erosion control mats, or other methods.

4. Shoring

Based on the proposed construction, we anticipate it will be necessary to construct shoring. We anticipate shoring would likely consist of soil nails with a shotcrete face. Soldier piles with lagging may also be used if there is not sufficient space to construct soil nails.

Shoring should be designed to retain the load of the soil along with any surcharge and other loading conditions located above and adjacent to the excavation. The amount of lateral movement of the shoring and its potential impact on adjacent structures and utilities should be considered in the design.

Lateral loads used in design of the shoring should be increased due to sloping excavations above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall.

Details and calculations of proposed shoring and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation.

5. Excavation

We anticipate excavation in the fill and natural soil can be accomplished using heavy-duty excavation equipment. Additional difficulty should be expected in confined excavations, such as utility trenches.

6. Materials

Materials used as fill for the project are anticipated to consist of imported fill and the on-site soil. Recommendations for these materials are shown below.

a. Imported Fill

Listed below are materials recommended for imported structural fill.

Fill Location	Recommendation
Below Footings	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit < 30% Maximum size 3 inches
Below Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Below Floor Slabs (Deeper than 4 inches)	Non-expansive granular soil Passing No. 200 Sieve <50% Liquid Limit <30% Maximum size 3 inches

b. On-Site Materials

The on-site fill and natural soil may be considered for use as structural fill below the proposed residences if they meet the criteria presented above for

imported structural fill. These materials may also be considered for use as fill below concrete flatwork and as foundation wall backfill.

Topsoil, oversize material, and other deleterious material should be removed from the materials described above that will be used as fill.

c. Moisture Conditioning

Depending on the moisture content of the soil at the time of construction, the soil may require wetting or drying prior to use as fill. Drying of the soil may not be practical during cold or wet times of the year.

7. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill Location	Compaction
Below Foundations	≥ 95%
Below Concrete Flatwork	≥ 90%
Foundation Wall Backfill	≥ 90%
Utility Trench Backfill (Outside building area)	≥ 90%
Landscaping	≥ 85%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Fill placed for the project should be frequently tested for compaction.

8. Drainage

The ground surface surrounding the proposed building should be sloped to drain away from the building in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

The proposed residences may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

The topsoil, organics, debris, and other deleterious materials should be removed from below proposed foundations.

2. Bearing Pressure

Footings bearing on the undisturbed natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot (psf). Footings bearing on at least 3 feet of undisturbed natural clayey gravel or on at least 3 feet of compacted structural fill that extends down to the undisturbed natural soil may be designed using a net allowable bearing pressure of 3,500 psf.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Minimum Footing Width and Embedment

Footings should have a width of at least 2 feet and a depth of embedment of at least 1 foot.

5. Settlement

We estimate total and differential settlement will be less than ½ inch for footings bearing on the undisturbed natural soil or on compacted structural fill as described above.

Care should be taken to not disturb the natural soil at the base of footing excavations so that settlement can be maintained within tolerable limits.

6. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 40 inches below grade for frost protection.

7. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to fill or concrete placement. Loose soil in the base of the excavation should be removed or be compacted.

8. Construction Observation

A geotechnical engineer from Summit Geotech should observe footing excavations for the residences prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

Unsuitable fill, topsoil, organics or other deleterious materials should be removed from below the proposed slabs.

2. Underslab Sand and/or Gravel

A 4-inch layer of free draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the concrete slabs for ease of construction and to promote even curing of the slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for footings is controlled by sliding resistance between the footing and the foundation soil. A friction value of 0.45 may be used in design for ultimate lateral resistance for footings. The passive resistance of the soil adjacent footings may also be considered in design for lateral resistance of footings.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for the design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

Material Type	Active	At-Rest	Passive
Clayey Gravel, Clayey Sand, or Granular Fill	40 pcf	55 pcf	300 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 21 pcf for the active condition, increased by 6 pcf for the at-rest condition and decreased by 21 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.34g which represents a 2 percent probability of exceedance in a 50-year period.

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve ultimate soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Seismic Design Considerations

1. Building Code Parameters

Listed below are site-specific parameters that may be used with the 2021 International Building Code:

Description	Value
Site Class	D[1]
S_s - MCE_R ground motion (period=0.2s)	0.58g
S_1 - MCE_R ground motion (period=1.0s)	0.21g
F_a - Site amplification factor at 0.2s	1.33
PGA - MCE_G peak ground acceleration	0.26g
PGA_M - Site modified peak ground acceleration	0.34g

[1]Site Class D was selected based on the subsurface conditions encountered and our understanding of the geology in the area.

2. Faulting

No active faults are mapped as being located on the property. The nearest mapped active fault is the Salt Lake City segment of the Wasatch fault located approximately 16 miles west of the site (Utah Geological Survey, 2025).

3. Liquefaction

Based on our experience in the area and the subsurface conditions encountered, liquefaction is not a potential hazard at the site.

F. Water Soluble Sulfates

Based on published literature and previous experience in the area, the natural soil possesses negligible sulfate attack potential on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

G. Subsurface Drain

With the potential for perched water conditions to develop during the wet times of the year, we recommend that a subsurface drain be provided around the below-grade portion of the residences. The subsurface drain systems should consist of at least the following items.

1. The subsurface drain systems should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of the residences. A geosynthetic drain could be used as an alternative. The drain should extend up the foundation walls high enough (to within approximately 3 feet of the ground surface) to intercept potential subsurface water.

2. Consideration should be given to increasing the gravel thickness below the floor slabs to facilitate drainage. The gravel should connect the perimeter drainage pipe.

3. The flow line of the pipe should be placed at least 14 inches below the finished floor levels and should slope to a sumps or outlets where water can be removed by pumping or by gravity flow.

4. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1:1 (horizontal to vertical) so as not to disturb the soil below the building.

5. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.

6. Consideration may be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.

7. If requested, we could observe the subsurface drain construction.

H. Additional Services

It is important that Summit Geotech be involved during design and construction of the residences. There are several items where we can provide value, help the design of the geotechnical aspects of the project be more efficient, and help reduce the risk to the design team and the owner.

We recommend that at least the following additional services be provided:

1. Observe the foundation excavation for the residences.
2. Review construction plans for the project to determine whether recommendations in this report have been incorporated into the design.
3. Observe fill placement and compaction during construction. This is especially important in the area of the proposed building and concrete flatwork, including the driveway.
4. Provide other testing and inspections that may be required by the building code or local jurisdiction.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from a visit to the site and our experience in the area. Variations in the subsurface conditions will not become evident until exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate the recommendations given.

SUMMIT GEOTECH



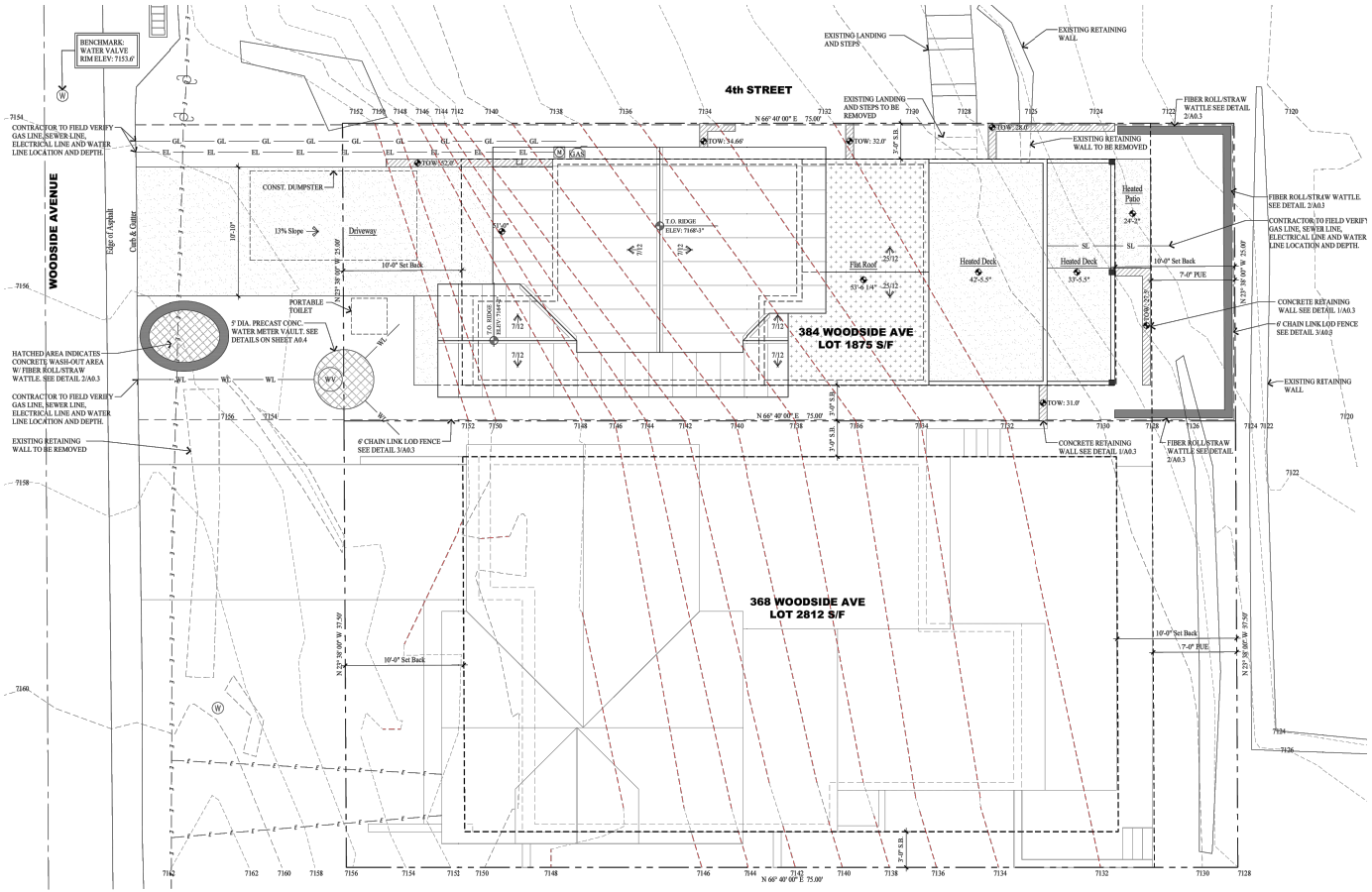
Scott D. Anderson, P.E.

Reviewed by Derek A. Wolfe, P.E.

REFERENCES

International Code Council 2020, 2021 International Building Code, Falls Church, Virginia.

Utah Geological Survey, 2025; Utah Quaternary Fault and Fold Database, https://geology.utah.gov/apps/hazards/ accessed July 12, 2025.



SUMMIT GEOTECH

BEASLEY RESIDENCE
368/384 WOODSIDE AVENUE
PARK CITY, UTAH

0 10' 20'
Approximate Scale

SITE PLAN

Project Number 25110
Figure 1

From: Tomilee Tilley
To: Elissa Martin
Subject: [External] public hearing - 368 and 384 woodside avenue
Date: Tuesday, September 23, 2025 4:24:04 PM

Warning: Replies to this message will go to ttilley@executivesunlimited.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Dear Elisa,
I am emailing you regarding the proposed Steep Slope Conditional Use Permit for 368 and 384 Woodside Avenue, Park City 84060.
The approved division of property and the steep slope conditional use permit is highly supported. The Beasleys proposed plans and construction will greatly improve the neighborhood.
If you have any questions, please do not hesitate to call.
Thank you in advance for your planning work on this project and presenting it to City Counsel.
Warm regards

Tomilee Tilley
President
Executives Unlimited, Inc.
Connecting Companies With Leaders
SALT LAKE CITY: [redacted] | TOLL FREE: [redacted] | CELL: [redacted] FAX: [redacted]
EMAIL: [redacted] | [redacted]
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Planning Commission
Staff Report

Subject: **368 Woodside Avenue**
Application: **PL-25-06609**
Author: **Elissa Martin, Planning Project Manager**
Date: **November 12, 2025**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation

(I) Review the Steep Slope Conditional Use Permit (SSCUP) for 368 Woodside Avenue, (II) conduct a public hearing, and (III) consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Rob and Laura Beasley Represented by Jonathan DeGray
Location:	368 Woodside Avenue
Zoning District:	Historic Residential -1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Steep Slope Conditional Use Permits.[1]

HDDR	Historic District Design Review
HR-1	Historic Residential-1
LMC	Land Management Code
ROW	Right-of-Way
SFD	Single-Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant requests a SSCUP to construct a Single-Family Dwelling (SFD) on a Steep Slope on Lot A (368 Woodside Avenue) of the Wardell Replat First Amended Subdivision approved by the Planning Commission on April 2, 2025 (Planning Commission Packet, Item 6C; Minutes, p.11).[2] The property is adjacent to 384 Woodside Avenue, Lot B of the Wardell Replat First Amended Subdivision.

Background

The Wardell Replat First Amended Subdivision contains two non-historic sites (368 and

[1] LMC § 15-1-8(K)
[2] The Plat has not yet been recorded, and this SSCUP approval is conditioned upon the recordation of the Plat with Summit County.

384 Woodside Avenue) in the Historic Residential-1 (HR-1) Zoning District. An existing SFD straddles the common Lot line and is proposed to be demolished. SSCUP and Historic District Design Review (HDDR) applications are being processed concurrently for both properties.



Figure 1: 384 (green) and 368 (blue) Woodside Avenue (Lot A and B of the Wardell First Amended Plat Amendment)



Figure 2: 384 and 368 Woodside Avenue proposed SFDs within the Streetscape

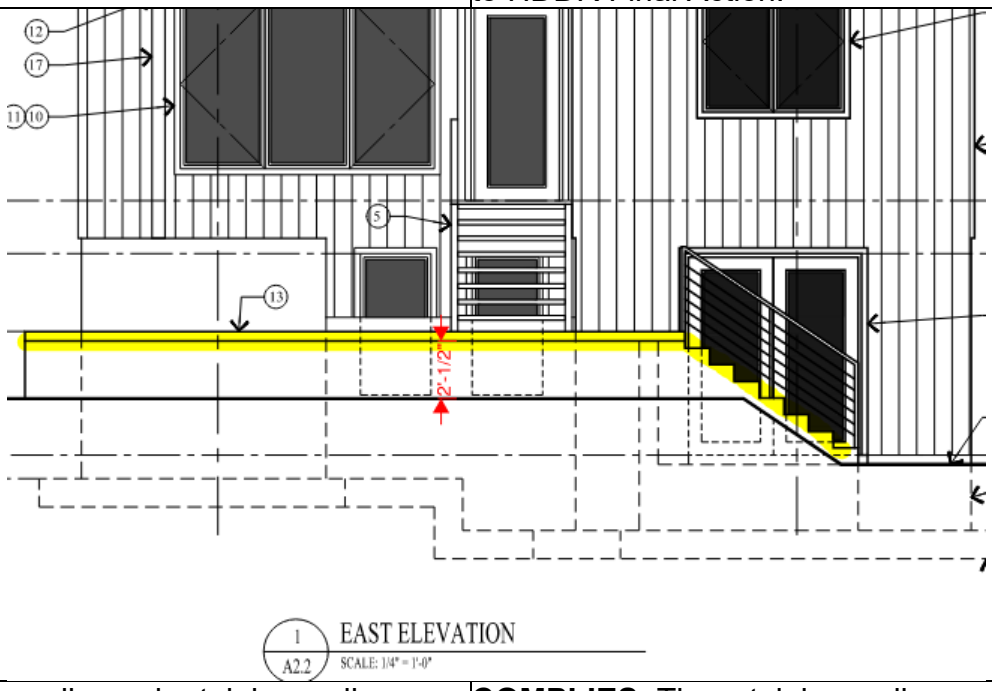
Analysis

(I) As conditioned, the proposal to construct a SFD complies with the Historic Residential-1 Zoning District Lot and Site requirements pursuant to Land Management Code Chapter 15-2.2-3.

The below table outlines compliance with Land Management Code (LMC) § 15-2.2-3 HR-1 Zoning District *Lot and Site Requirements*:

Zoning Requirement	Analysis
LMC § 15-2.2-3(A): Minimum Lot Size for an SFD – 1,875 square feet	**COMPLIES:** The SFD is proposed on a 2,812-square-foot Lot.
Maximum Lot Size – 3,750 square feet	**COMPLIES:** The area of the Lot is under 3,750 square feet, at 2,812 square feet.
LMC § 15-2.2-3(B): Minimum Lot Width is 25 feet, measured 15 feet back from the Front Lot Line	**COMPLIES:** The Lot measures 37.5 feet in width.
LMC § 15-2.2-3(E): Maximum Building Footprint – 1200.5 square feet[3]	**COMPLIES:** The proposed Structure has a Building Footprint of 1,200 square feet.
LMC § 15-2.2-3(F): Lots that are 75 feet in depth require 10-foot Front and Rear Setbacks[4]	**COMPLIES**: The Lot is 75 feet in depth. The proposed Structure and decks are set back 10 feet from the Front and Rear Lot lines.
LMC § 15-2.2-3(G): the Front Setback must be open and free of any Structure except: "Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Retaining Walls." "Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback" "Hard-surfaced driveways leading to a Garage"	**COMPLIES**: There are two retaining walls that encroach into the Front Setback that do not exceed four feet in height. **COMPLIES**: The roof of the proposed SFD overhangs two feet into the Front Setback. **COMPLIES**: The proposed driveway is within the Front Setback and leads to an approved garage (see below Analysis Section II Off-Street Parking for additional requirements related to the driveway).
LMC § 15-2.2-3(H): the Rear Setback must be open and free of any Structure except: "Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, not	**COMPLIES AS CONDITIONED**: Applicant's plans show a patio and steps that encroach 2 feet 3 inches into the Rear Setback. The patio and stairs are located over seven feet from the Rear Lot Line. The patio and stairs must not exceed 30" in height above Final Grade in the Rear Setback.

[3] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.
[4] LMC § 15-2.2-3(F)

including any required handrail, and located at least one foot (1') from the Rear Lot Line"	Condition of Approval 8(a) requires the plans be updated to clearly show Final Grade that is no more than 30 inches below the top of the patio and stairs in the Rear Setback prior to HDDR Final Action.
 1 A2.2 EAST ELEVATION SCALE: 1/4" = 1'-0"	
"Fences, walls, and retaining walls as permitted in Section 15-4-2, Fences and Retaining Walls are permitted within the Rear Setback. Pursuant to LMC § 15-4-2, Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Setback."	**COMPLIES**: The retaining wall proposed in the Rear Setback is 4 feet, 10 inches in height from Final Grade.
"Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line are allowed in the Rear Setback."	**COMPLIES**: The plans show a 12-foot by 8-foot swim spa on the rear patio. The 96-square-foot swim spa is considered a hot tub or similar Structure, which may encroach into the Rear Setback and must be no more than three feet from the Rear Lot Line. The swim spa is located approximately 1 foot, 10 inches from the Rear Lot Line and is recessed into the patio.

	
LMC § 15-13-2.2-3(I): Side Setbacks for Lots up to 25 feet in width require three-foot Setbacks on each side[5] LMC § 15-2.2-3(J): the Side Setback must be open and free of any Structure except: "A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5')" LMC § 15-4-2(A): "Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Setback or Side Setback." "Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails."	**COMPLIES**: The Structure is set back three feet from the side Lot Lines. **COMPLIES**: The roof overhang extends one foot into the Side Setbacks on each side. **COMPLIES**: The Applicant proposes retaining walls that encroach into the Side Setback that do not exceed six feet in height. **COMPLIES**: two small stairways are proposed within each Side Setback. The steps do not exceed 30" in height above Final Grade.

(II) The SFD complies with the Off-Street Parking Requirements pursuant to LMC Chapter 15-3, with an approved Building Height Exception in accordance with LMC § 15-2.2-5(D)(4) *Building Height Exceptions, Garage on Downhill Lot.*

Pursuant to Off-Street Parking standards outlined in LMC § 15-3-6(A), one SFD requires two parking spaces. Parking Spaces must be at least nine feet in width by 18 feet in length.[6]

COMPLIES, WITH BUILDING HEIGHT EXCEPTION: The Applicant requests Planning Commission approval of a Building Height exception to meet the minimum Off-Street Parking requirement of two Parking Spaces. LMC § 15-2.2-5 (D)(4) *Building Height Exceptions, Garage on Downhill Lot*, which states:

[5] LMC § 15-2.2-3(I)
[6] LMC § 15-3-3(F)(1)

***GARAGE ON DOWNHILL LOT**. The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Chapter 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.*

The proposed Building Height for the downhill side of the garage is 31 feet 4 inches, measured from Existing Grade, which exceeds the Zone Height of 27 feet by 4 feet 4 inches. Due to the site's limited depth on the Very Steep Slope, the driveway is partially in the City's public Right-of-Way (ROW), which may not be used to provide required Off-Street Parking spaces. The required Off-Street Parking is limited to the portion of the driveway that is not in the public ROW as well as the garage. The depth of the driveway outside the public ROW is 12 feet 2 ½ inches, which is not deep enough to accommodate one compliant Parking Space, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions,* which is 18 feet in depth. Thus, the Applicant proposes to accommodate the two required Parking Spaces in tandem within a single-car wide garage that is 36 feet in depth.

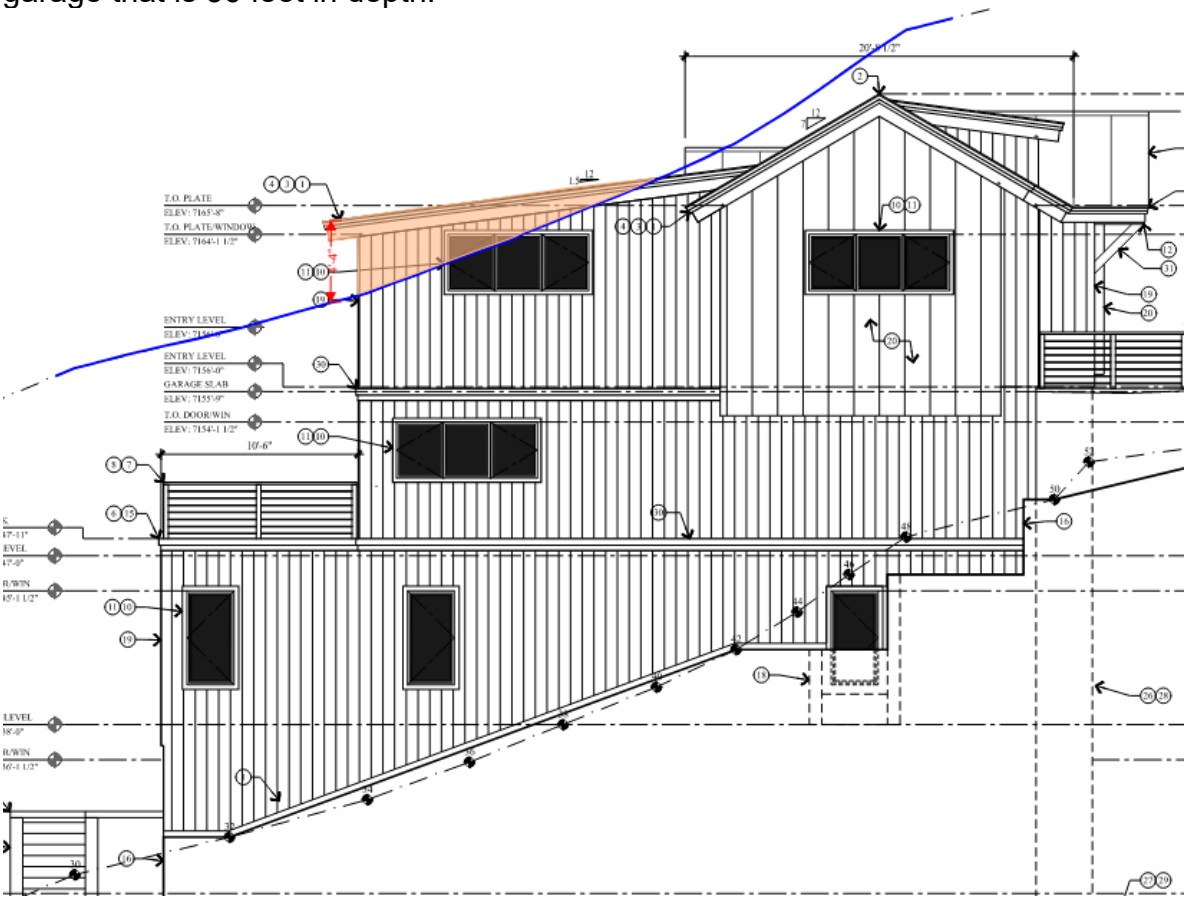


Figure 3: Applicant's plans with staff markup showing the 27-foot maximum Zone Height in blue and the portion of the garage that exceeds the zone height by approximately 4 feet 4 inches shaded in orange.

The Building Height exception for Garages on a Downhill Lot requires the depth of the garage not to exceed the minimum depth for internal Parking Space(s). Pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*, the minimum depth for a Parking Space is 18 feet.

COMPLIES, WITH BUILDING HEIGHT EXCEPTION: The interior dimension of the proposed single-car wide garage with two Parking Spaces in tandem is 11 feet in width by 36 feet in depth.

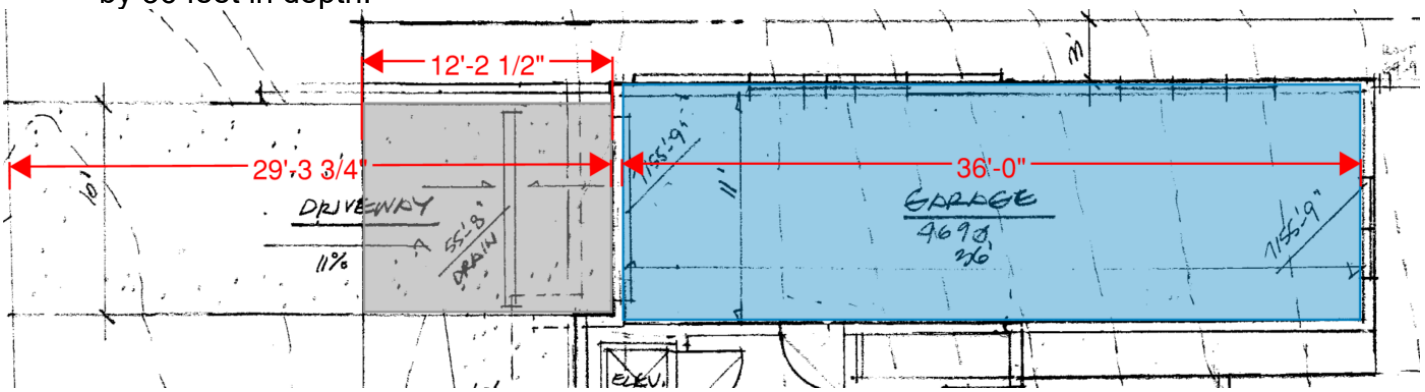


Figure 5: Applicant's plans with staff's markup showing the depth of the driveway that is outside the public ROW shaded gray and the 36-foot-deep garage shaded blue

The potential for extending the driveway further into the Lot to accommodate a compliant 18-foot-deep Parking Space in the driveway and thereby reducing the two-car tandem garage to a one car garage, 18 feet in depth, would still necessitate a building height exception, due to site constraints of the Downhill Lot.

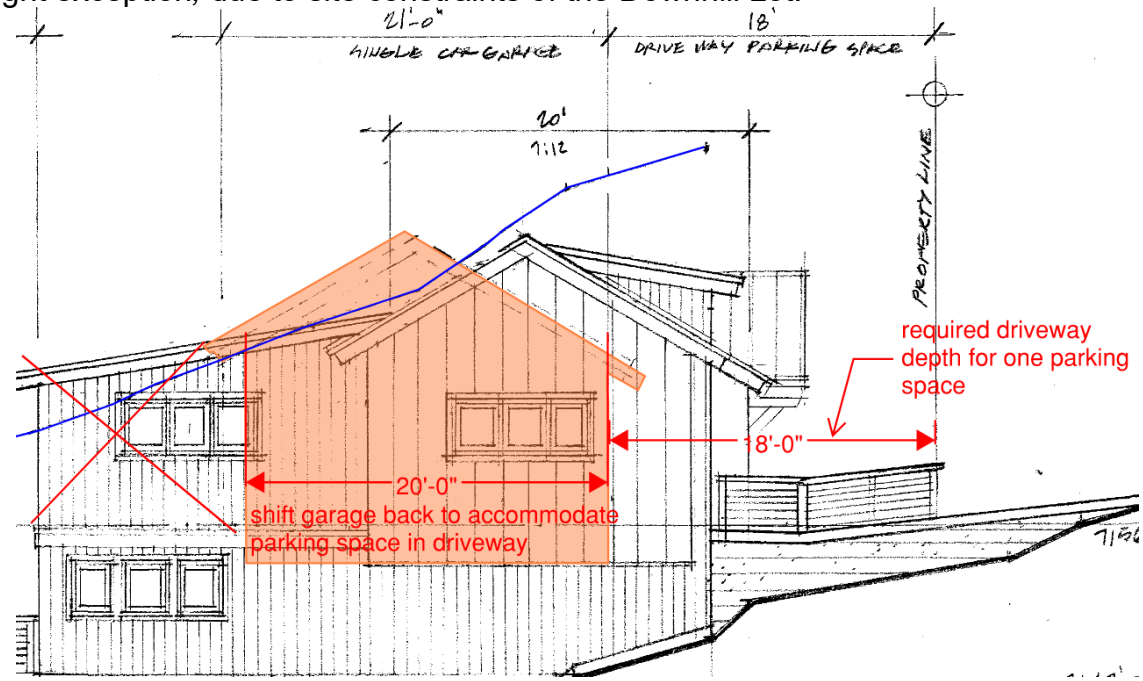


Figure 4: Applicant's plans with staff's markup showing an alternate scenario if the driveway extended further into the Lot, to provide one 18-foot-deep Parking Space in the driveway, thereby reducing the need for a two Parking Spaces in the garage (the crossed out portion of the garage would be removed) – this scenario would exceed zone height slightly more than the proposed two-car tandem garage scenario.

Chapter 15-3, *Off-Street Parking,* also requires compliance with Chapter 15-13 Historic District Regulations.

Pursuant to LMC § 15-13-8(B)(1)(h), new driveways shall not exceed ten (10) feet in width.

COMPLIES: The proposed driveway is 10 feet in width and encroaches into the City ROW. The driveway may require an encroachment agreement with the City if it is a heated driveway (See Condition of Approval 12).

Pursuant to LMC § 15-13-8(B)(6)(d)(8), "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 attached garage does not require excavation and is designed to be offset behind the pedestrian entrance.

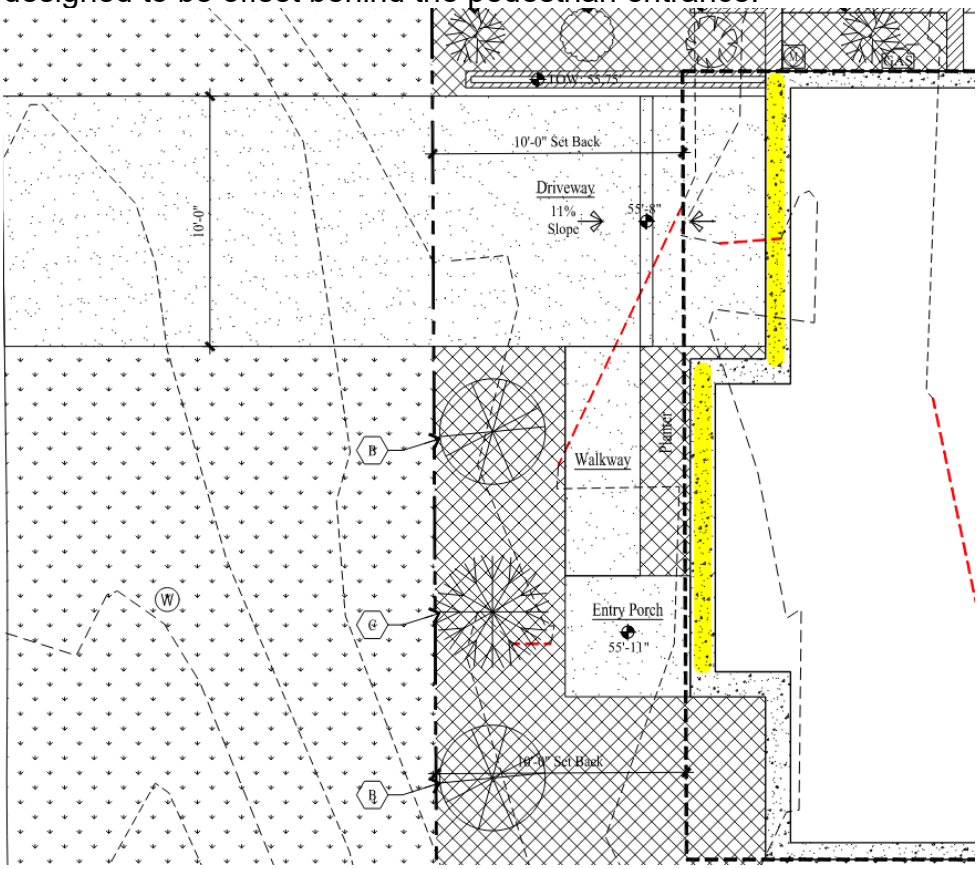


Figure 6: Excerpt from Applicant's plans with staff markup showing the pedestrian entrance is proud of the garage

(III) The proposed SFD meets the HR-1 Zoning District Building Height requirements outlined in LMC § 15-2.2-5, with a Building Height Exception,

pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*:

The HR-1 Zone Height is a maximum of 27 feet measured from Existing Grade.

EXCEPTION REQUESTED: While most of the Building, as measured from Existing Grade, meets the HR-1 Zone height of 27 feet, the Applicant requests a Building Height exception to allow a height of 31 feet 4 inches from Existing Grade, for the downhill side of the garage, pursuant to LMC § 15-2.2-5(D)(4), which grants heights up to 35' to accommodate a single-car-wide garage in a Tandem Parking configuration, with Planning Commission approval (see above Analysis Section II).

Pursuant to LMC § 15-2.2-5(A), a Structure shall have a maximum interior height of 35 feet.

WITH APPROVED HEIGHT EXCEPTION, COMPLIES: The interior height measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 36 feet 8 inches. The Applicant's proposed external Building Height, requested through a Building Height exception, results in the internal Building Height exceeding the maximum 35-foot internal height requirement.

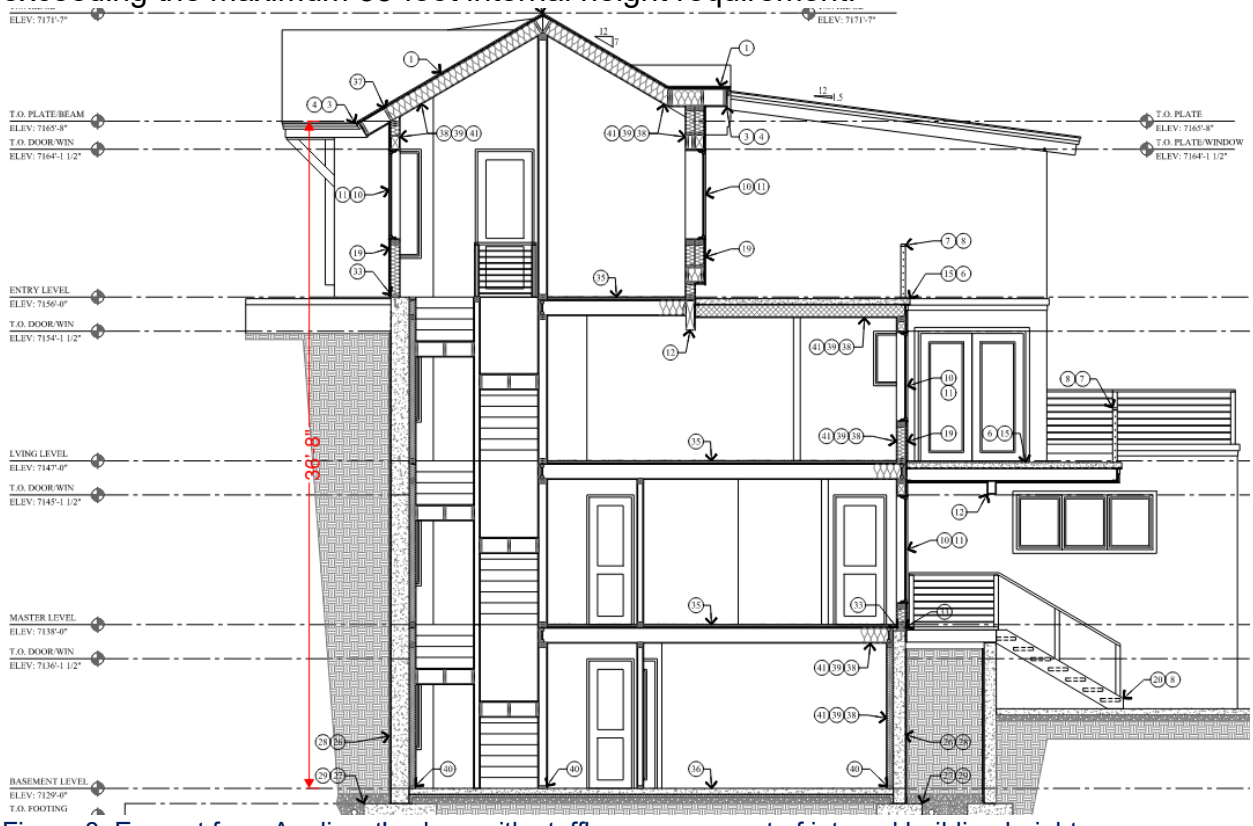


Figure 8: Excerpt from Applicant's plans with staff's measurement of internal building height

Pursuant to LMC § 15-2.2-5(B), "A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on

all sides of the Structure. The horizontal step shall take place at a maximum height of 23 feet from where the Building Footprint meets the lowest point of existing Grade."

COMPLIES: Both the south and north elevations of the building have a 10-foot step back in the downhill façade, where the Building Footprint meets the lowest point of Existing Grade, the height of the Structure does not exceed 23 feet in height before it steps back at least 10 feet horizontally.

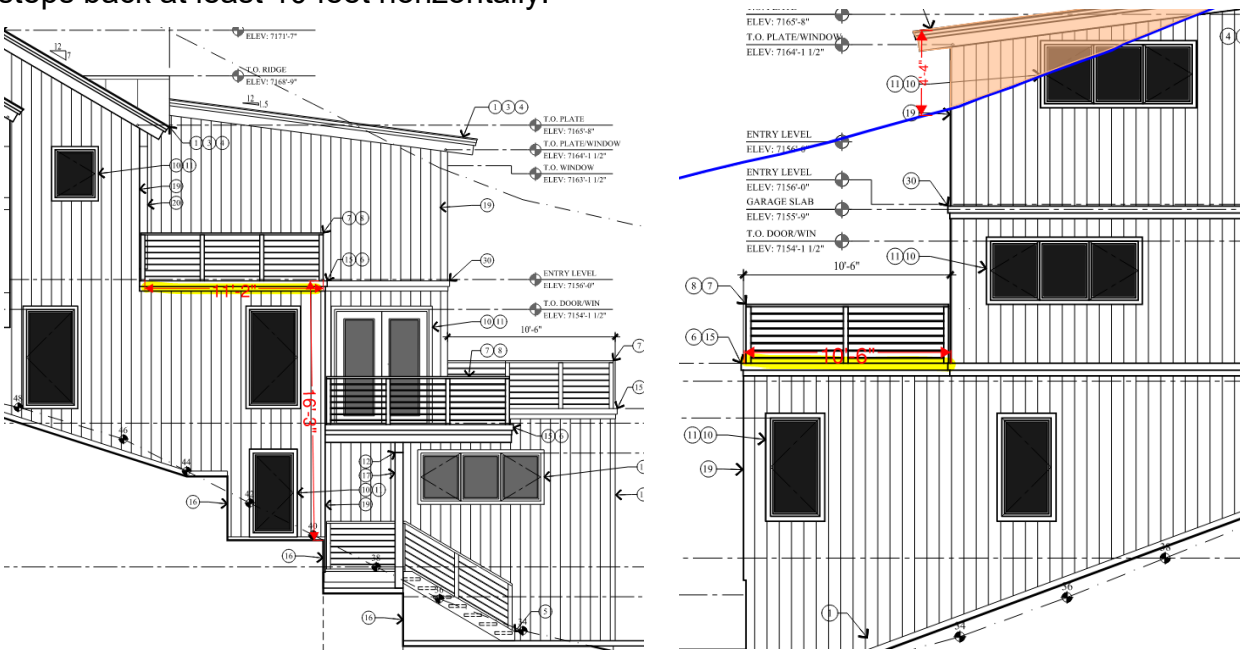


Figure 9: Excerpt from Applicant's plans showing the south and north elevation step back in the downhill façade.

Pursuant to LMC § 15-2.2-5(C), "The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12)."

COMPLIES: The proposed Contributing Roof Form is 7:12. The rear of the Structure contains a shed roof.

Pursuant to LMC § 15-2.2-5, Final Grade must be within 4 feet of Existing Grade.

COMPLIES: The proposed Final Grade is within 4 feet of Existing Grade.

(III) As conditioned, the proposal to construct a Single-Family Dwelling complies with Steep Slope development criteria outlined in LMC § 15-2.2-6.

Pursuant to LMC § 15-2.2-6, "a Steep Slope Conditional Use Permit is required 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."

The proposed SFD is on a Lot that contains over 30% slopes.

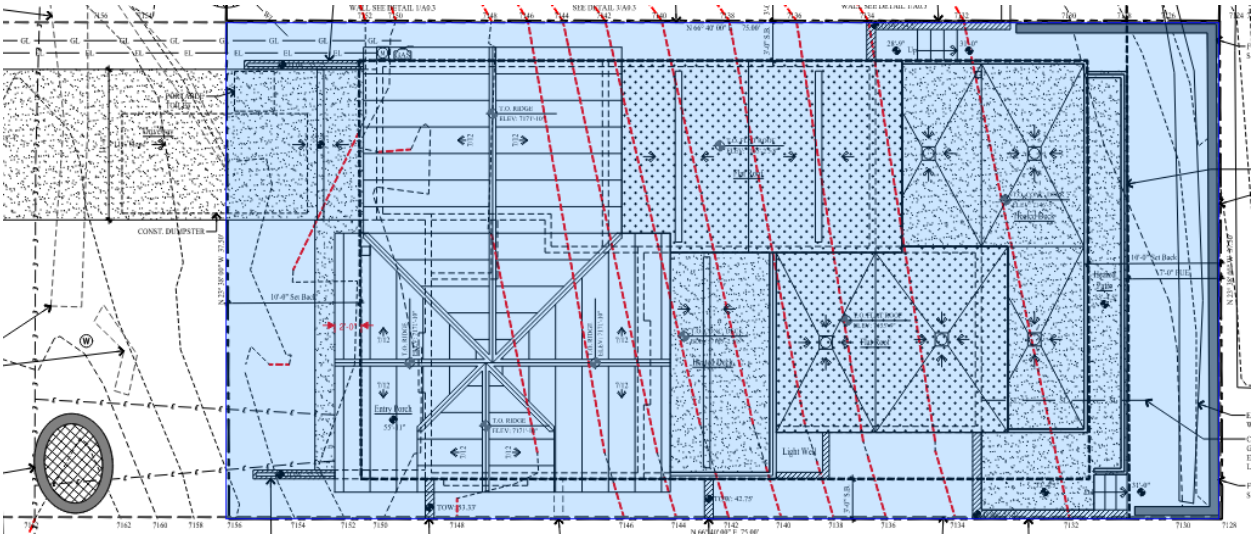


Figure 10: Excerpt from Applicant's Plans showing topographic lines overlaid with proposed SFD

LMC § 15-2.2-6 *Development on Steep Slopes* states, "Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13.

Pursuant to LMC § 15-2.2-6(B)(1), a SSCUP application shall include submittal of a Geotechnical Analysis prepared by a licensed geotechnical engineer, engineering geologist, or other qualified professional. The report must include information such as soils characteristics and preliminary structural recommendations intended to inform the design and mitigation of soils conditions, slope limitations, and/or ground water. The Engineering or Building Department may request additional information in the form of a geotechnical survey if additional information is deemed necessary.

COMPLIES: The Applicant submitted a Geotechnical Analysis for the subject property and proposed SFD, which includes information on soils characteristics, structural recommendations and potential mitigation of soils conditions, slope limitations (Exhibit D). The Engineering Department has reviewed the Analysis and may require additional modifications to the proposed structural components prior to Building Permit (Condition of Approval 10).

Additionally, pursuant to LMC § 15-2.2-6(B)(2), a Slope or Topographic Map shall be submitted in the form of a certified boundary survey depicting contours at an interval of two feet or less that identifies Very Steep Slopes within 50 feet of the Property boundary and highlights areas of high geologic hazard, areas subject to land sliding, and all Steep Slopes for areas with a rise of at least 25 feet vertically and a run of at least 50 horizontally. The Slope Map shall be color coded to show the different categories of slope, according to the specific requirements outlined in LMC § 15-2.2-6(B)(2).

COMPLIES: The Applicant submitted a certified boundary survey with topographic

contour lines and color-coded slope categories per the above specifications (Exhibit C).

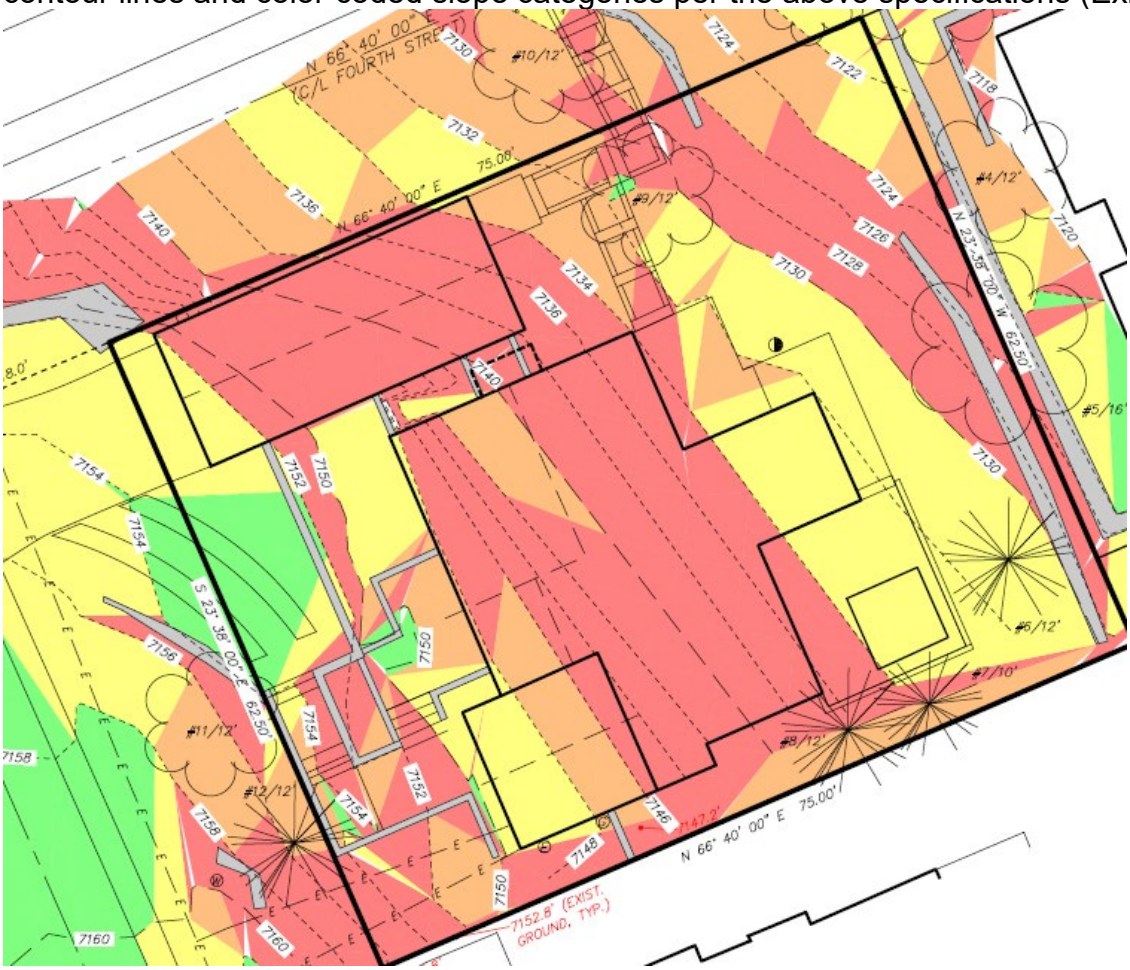


Figure 11: Slope Analysis showing disturbed grade and topographic lines

Pursuant to LMC § 15-2.2-6(C), SSCUP applications are subject to the following criteria:

1. ***LOCATION OF DEVELOPMENT*** *– Development is located and designed to reduce visual and environmental impacts of the Structure.*

   NO UNMITIGATED IMPACTS: The proposed Structure maximizes the full extent of the allowed Building Footprint of 1,200 square feet and is built to the required Setbacks. The SFD is designed to step up the hillside in a similar pattern to adjacent properties on the street, consistent with the horizontal step-back requirement of the HR-1 Zoning District.

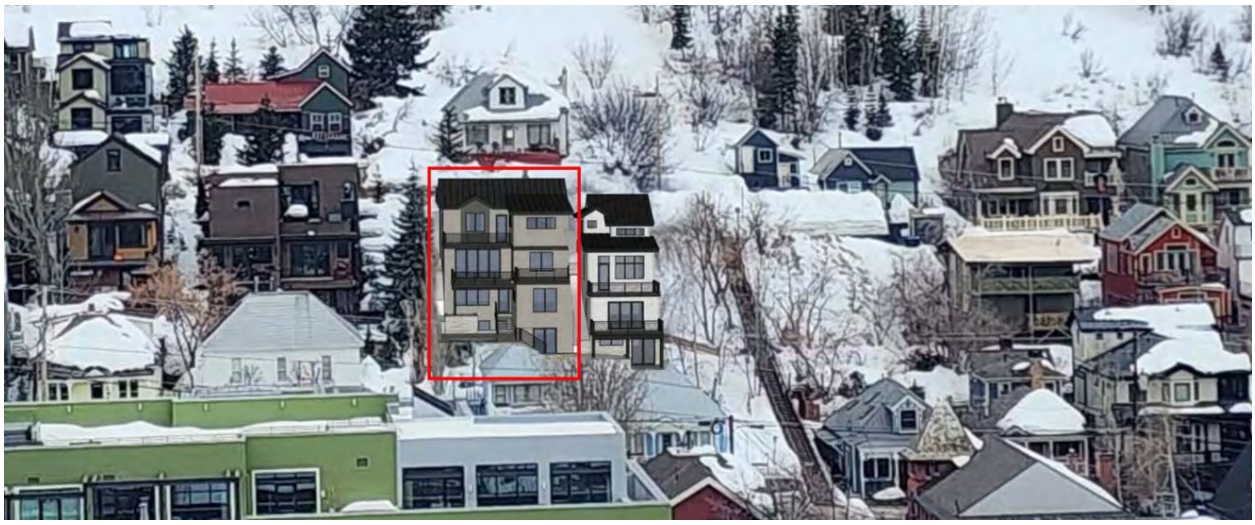


Figure 12: 368 Woodside as viewed from Ontario Avenue

2. ***VISUAL ANALYSIS*** *– The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

COMPLIES: The Applicant provided a visual analysis of the proposed development, that includes four panoramic views of the existing site as viewed looking away from the site as well as four panoramic views looking towards the site, a streetscape elevation view, a 3D massing model and a rendering that superimposes the proposed project on the site, according to the SSCUP visual analysis requirements (Exhibit C).[7] The Visual Analysis shows the proposed SFD is highly visible from cross canyon views.

Screening
The proposed retaining walls surrounding the SFD are minimally visible from cross-canyon Vantage Points.

Condition of Approval 7 requires all retaining walls to be screened with vegetation.

Soil Stabilization
The City Engineer has reviewed the Applicant's submitted Geotechnical and Soils Investigation Report to ensure soil stabilization and drainage impacts are mitigated and may require additional modifications to the structural components of the SFD prior to Building Permit (Condition of Approval 10).

Vegetation Protection
The site includes an existing SFD which is planned to be demolished; therefore the site is already disturbed, though there is some natural vegetation that surrounds the existing SFD.

[7] LMC § 15-2.2-6(C)(2)

Condition of Approval 6 requires that impacts to existing vegetation be minimized. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.

3. ***ACCESS*** *– Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.*

   NO UNMITIGATED IMPACTS: Driveway access is from Woodside Avenue at the highest elevation of the Lot, which allows the SFD to appear relatively small in scale, as viewed from the Street. The driveway will require minimal grading due to the existing SFD and driveway. The proposed driveway is 10 feet in width and approximately 29 feet in depth, with 12 feet 2 ½ inches of driveway outside the public ROW. The Applicant proposes a single-car-wide garage with two Parking Spaces in Tandem. The garage would require a Building Height exception pursuant to LMC § 15-2.2-5(D)(4) (see above Analysis Section II on Parking Regulations and Building Height Exception).

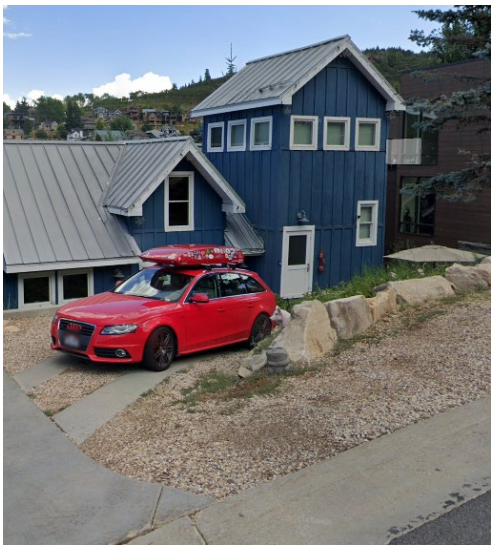


Figure 13: Existing SFD driveway



Figure 14: Proposed driveway

4. ***TERRACING*** *– The Applicant shall terrace retaining walls to return to Natural Grade. The proposed Plans shall include detailed information, including height from Existing Grade, width, and length of all proposed retaining walls. A Building Permit, including drawings stamped by a licensed engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height.*

   NO UNMITIGATED IMPACTS: The Applicant submitted plans that include detailed information on the Structure's height from Existing Grade, width, and length of the proposed retaining walls. The proposed retaining walls do not exceed four feet in

height. The Natural Grade of the site was disturbed with the construction of the original SFD. The proposed development on the site is designed to integrate with the existing grading on the site to restore Natural Grade.

Condition of Approval 9 requires a modification application be filed with the Planning Department and return to Planning Commission for review and Final Action if the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, or if there are modifications of pervious material to impervious material or changes to excavation depths, pursuant to LMC § 15-2.2-6(4) *Terracing*.

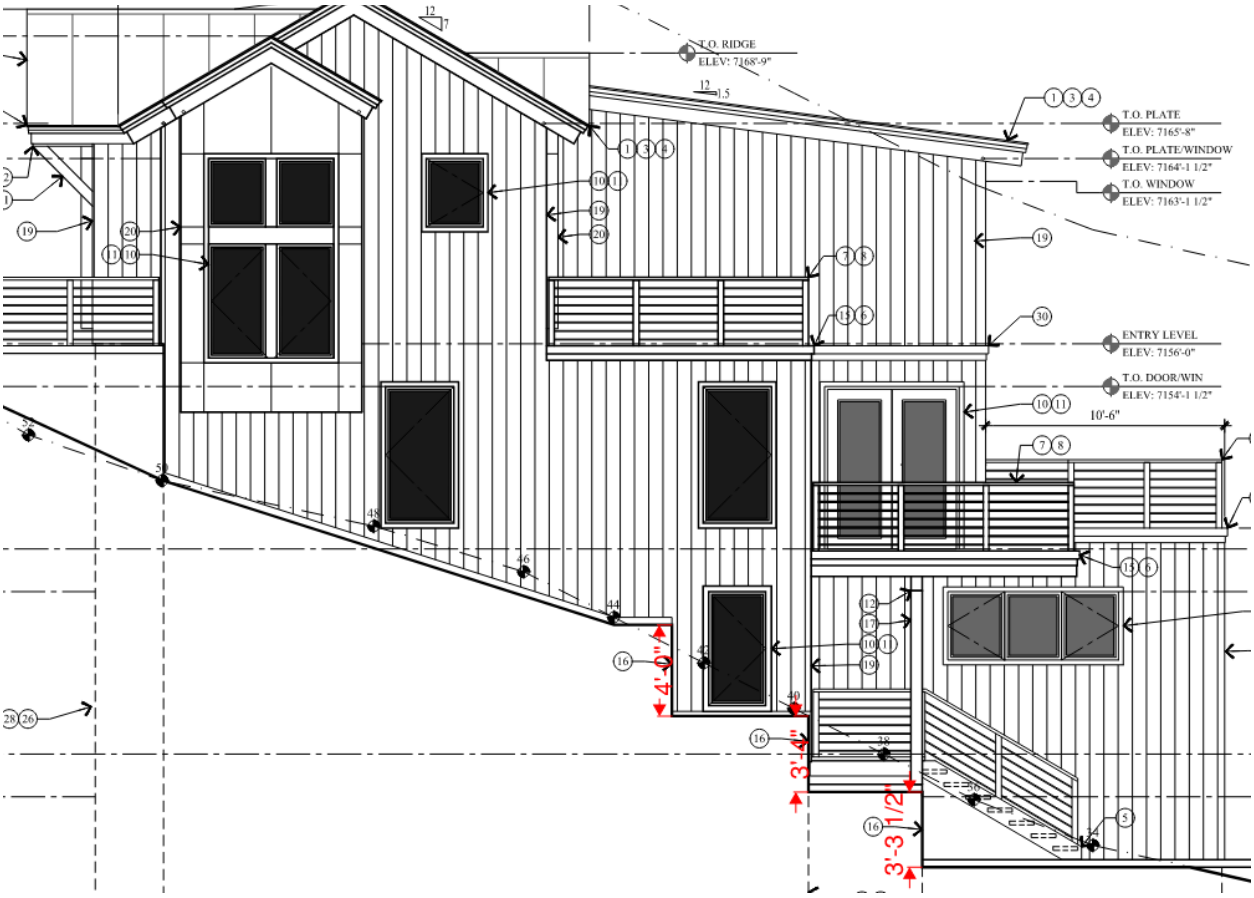


Figure 15: Southeast Elevation view showing stepped retaining walls

5. ***BUILDING LOCATION*** – *Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard*.

   NO UNMITIGATED IMPACTS: The proposed SFD will be built within the existing site disturbance and will utilize the existing Parking Areas for the new driveway.

6. ***BUILDING FORM AND SCALE*** *– Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.*

   NO UNMITITGATED IMPACTS: The building mass of the proposed Structure steps with the Grade and is broken into a series of smaller volumes that are compatible with the Historic District.



Figure 36: Applicant's 3D rendering showing Building Scale and Massing of proposed SFD

7. ***SETBACKS –*** *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*

   NO UNMITIGATED IMPACTS: The proposed structure is compliant with the

required Setbacks of the HR-1 Zoning District and is sited in a distance like adjacent properties.



Figure 4: Streetscape view of proposed SFDs and adjacent existing residences

8. ***DWELLING VOLUME –*** *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

   The proposed SFD is approximately 32 feet in width and four stories. There are three decks on the rear façade that are visible from cross canyon views.

   Pursuant to LMC § 15-13-8(B)(7), *decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade.*

   COMPLIES: The decks are proposed on the tertiary façade and are not visible from the primary public ROW.

   NO UNMITIGATED IMPACTS: The proposed Structure is four stories. The original plans proposed decks on the tertiary façade that were 17 feet in width and 14 feet in depth. While the decks are not visible from the primary public ROW, they are visible from cross canyon views, contributing to the overall dwelling volume on the Steep Slope. The Applicant provided updated plans that show decks on the tertiary façade that are reduced in size. The deck on the main level, north elevation is 14 ½ feet in width and 11 feet 5 inches in depth. The deck on the main level is 13 ½ feet in width and 10 feet 3 inches in depth.

9. ***BUILDING HEIGHT | STEEP SLOPE*** *– The Zone Height in HR-1 is 27 feet for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

   NO UNMITIGATED IMPACTS WITH BUILDING HEIGHT EXCEPTION: The Applicant's proposed Building Height is 31 feet 4 inches from Existing Grade at the downhill side of the garage, which exceeds the Zone height of 27 feet; the Applicant requests a height exception pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exceptions, Garage on Downhill Lot*, which grants heights up to 35 feet for a single-car-wide garage in a Tandem Parking configuration on a downhill Lot, with Planning Commission approval.

The minimum Off-Street parking requirement of two parking spaces and site constraints of the downhill Lot necessitate a building height exception for the attached garage. Staff recommends approval of the height exception to accommodate the two required parking spaces. (See above Analysis Section II).

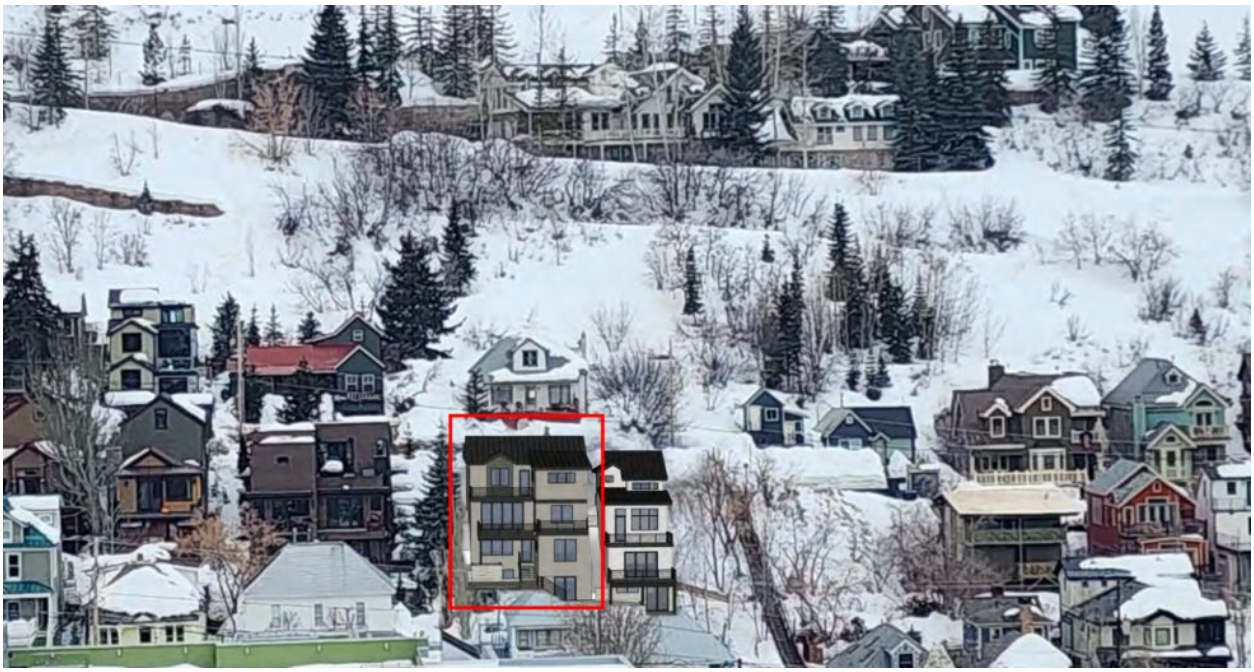


Figure 57: Applicant's Visual Analysis of proposed SFD as viewed from cross canyon.

(IV) The Development Review Committee reviewed the proposal on August 5, 2025 and requires a Condition of Approval.[8]

For the sides of the SFD that are adjacent to another property, a Snow Shed Agreement and Access Agreement are required to be submitted to the Building Department, along with the Applicant's Building Permit.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

For the September 24, 2025 Planning Commission public hearing, staff posted notice on the City's website and the Utah Public Notice website on September 5, 2025, the *Park Record* published courtesy notice on September 10, 2025, and staff mailed a notice to property owners within 300 feet and posted notice at the property on

[8] 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).

September 10, 2025. At the September 24, 2025 meeting, the Planning Commission opened a public hearing and continued the item to the October 22, 2025 meeting. During the October 22, 2025 meeting, the Planning Commission continued the item to a date uncertain.

For the November 12, 2025 Planning Commission meeting, staff posted notice on the City's website and the Utah Public Notice website on October 29, 2025, the *Park Record* published courtesy notice on October 29, 2025, and staff mailed courtesy notice to property owners within 300 feet and posted notice at the property on October 29, 2025.[9]

Public Input

See Exhibit E.

Alternatives

The Planning Commission may:

- Approve the SSCUP Application at 368 Woodside Avenue.
- Deny the SSCUP Application at 368 Woodside 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: Proposed Plans
C: Slope Map and Visual Analysis
D: Geotechnical Report
E: Public Comment

[9] LMC § 15-1-21

Planning Department

November 12, 2025

Rob and Laura Beasley

CC: Jonathan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	368 Woodside Avenue
Zoning District:	Historic Residential-1
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-25-06609
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 12, 2025
Project Summary:	The Applicant proposes to construct a 3,915-square-foot Single-Family Dwelling on a Very Steep Slope.

Action Taken

On November 12, the Planning Commission conducted a public hearing and approved the 368 Woodside Avenue Steep Slope Conditional Use Permit (SSCUP), according to the following findings of fact, conclusions of law, and conditions of approval:

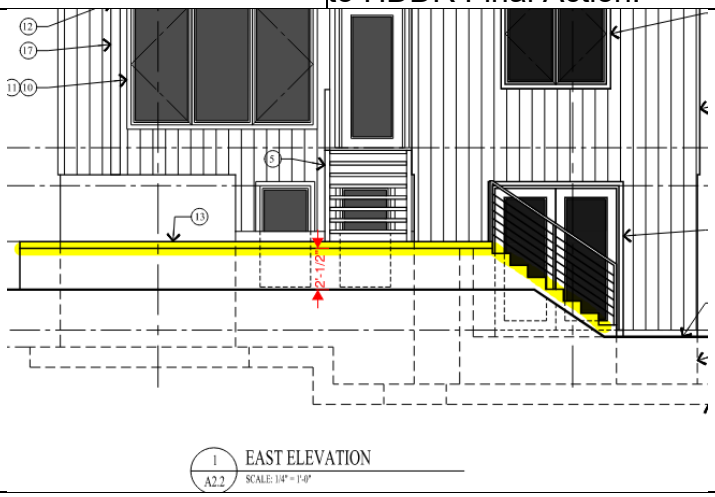
Findings of Fact

1. 368 Woodside Avenue is Lot A of the Wardell Replat First Amended Subdivision within the Historic Residential-1 (HR-1) Zoning District.
2. The Planning Commission approved the Wardell Replat First Amended Subdivision on April 2, 2025, which created the 2,812.5-square-foot Lot A (368 Woodside Avenue) and the 1,875-square-foot Lot B (368 Woodside Avenue); the plat has not been recorded and this SSCUP approval is conditioned upon the recordation of the Plat with Summit County.

3. The existing Single-Family Dwelling (SFD) that straddles the common Lot line is proposed to be demolished and two new SFDs are proposed to be constructed on Lot A and B.
4. The property owner submitted a SCCUP application for 368 Woodside Avenue to construct a 3,915-square-foot SFD on slopes over 30% in accordance with Land Management Code (LMC) § 15-2.2-6, which requires a Steep Slope Conditional Use Permit for construction of any Structure with a Building Footprint in excess of two hundred square feet if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
5. A SSCUP for a SFD on Lot B (384 Woodside Avenue) is being processed concurrently, along with Historic District Design Review (HDDR) applications for both properties.
6. As conditioned, the proposed SFD meets the HR-1 Zoning District Lot and Site Requirements, pursuant to LMC § 15-2.2-3, according to the following findings:

Zoning Requirement	Analysis
LMC § 15-2.2-3(A) Minimum Lot Size for an SFD – 1,875 square feet	COMPLIES: The SFD is proposed on a 2,812-square-foot Lot
Maximum Lot Size – 3,750 square feet	COMPLIES: The area of the Lot is under 3,750 square feet, at 2,812 square feet.
LMC § 15-2.2-3(B) Minimum Lot Width is 25 feet, measured 15 feet back from the Front Lot Line	COMPLIES: The Lot measures 37.5 feet in width.
LMC § 15-2.2-3(E) Maximum Building Footprint – 1200.5 square feet[1]	COMPLIES: The proposed Structure has a Building Footprint of 1,200 square feet.
LMC § 15-2.2-3(F) Lots that are 75 feet in depth require 10-foot Front and Rear Setbacks[2]	COMPLIES: The Lot is 75 feet in depth. The proposed Structure and decks are set back 10 feet from the Front and Rear Lot lines.
LMC § 15-2.2-3(G), the Front Setback must be open and free of any Structure except:	

[1] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.
[2] LMC § 15-2.2-3(F)

“Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Retaining Walls.” “Roof overhangs, eaves or cornices projecting not more than three feet (3’) into the Front Setback” “Hard-surfaced driveways leading to a Garage”	COMPLIES: There are two retaining walls that encroach into the Front Setback that do not exceed four feet in height. COMPLIES: The roof overhang extends two feet into the Front Setback. COMPLIES: The proposed driveway is within the Front Setback and leads to an approved garage (see Analysis Section II Off-Street Parking below for additional requirements related to the driveway).
LMC § 15-2.2-3(H), the Rear Setback must be open and free of any Structure except: “Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line”	**COMPLIES AS CONDITIONED**: Applicant’s plans show a patio and steps that encroach 2 feet 3 inches into the Rear Setback. The patio and stairs are located over seven feet from the Rear Lot Line. The patio and stairs must not exceed 30” in height above Final Grade in the Rear Setback. Condition of Approval 8(a) requires the plans be updated to clearly show Final Grade that is no more than 30 inches below the top of the patio and stairs in the Rear Setback prior to HDDR Final Action.
	

"Fences, walls, and retaining walls as permitted in Section 15-4-2, Fences and Retaining Walls are permitted within the Rear Setback. Pursuant to LMC § 15-4-2, Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Setback."	COMPLIES: The retaining wall proposed in the Rear Setback is 4 feet, 10 inches in height from Final Grade.
"Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line are allowed in the Rear Setback."	COMPLIES: The plans show a 12-foot by 8-foot swim spa on the rear patio. The 96-square-foot swim spa is considered a hot tub or similar Structure, which may encroach into the Rear Setback and must be no more than three feet from the Rear Lot Line. The swim spa is located approximately 1 foot, 10 inches from the Rear Lot Line and is recessed into the patio. 
LMC § 15-13-2.2-3(I) Side Setbacks for Lots up to 25 feet in width require three-foot Setbacks on each side[3] LMC § 15-2.2-3(J), the Side Setback must be open and free of any Structure except: "A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5')"	COMPLIES: The Structure is set back three feet from the side Lot Lines COMPLIES: The roof overhang extends one foot into the Side Setbacks on each side.

[3] LMC § 15-2.2-3(I)

LMC § 15-4-2(A),"Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Setback or Side Setback."	COMPLIES: The Applicant proposes retaining walls that encroach into the Side Setback that do not exceed six feet in height.
"Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails."	COMPLIES: two small stairways are proposed within each Side Setback. The steps do not exceed 30" in height above Final Grade.

7. The SFD complies with the Off-Street Parking Requirements pursuant to LMC Chapter 15-3, with an approved Building Height Exception in accordance with LMC § 15-2.2-5(D)(4) Building Height Exceptions, Garage on Downhill Lot, according to the following findings:
    a) To meet the minimum Off-Street Parking requirement of two Parking Spaces, pursuant to Off-Street Parking standards outlined in LMC § 15-3-6(A), the Applicant requests Planning Commission approval of a Building Height exception pursuant to LMC § 15-2.2-5 (D)(4) *Building Height Exceptions, Garage on Downhill Lot*.
    b) The site is limited in depth and contains Very Steep Slopes; additionally, the required Off-Street Parking is limited to the portion of the driveway that is outside the public ROW and the garage.
    c) The depth of the driveway outside the public ROW is 12 feet 2 ½ inches, which is not deep enough to accommodate Parking Spaces with the required dimension of 18 feet in depth, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*.
    d) The Applicant proposes to accommodate the two required Parking Spaces in tandem within a single-car wide garage that has a Building Height of 31 feet 4 inches, measured from Existing Grade. The proposed garage would exceed the 27-foot Zone Height, by 4 feet 4 inches.
    e) The Building Height exception for Garages on a Downhill Lot require that the garage does not exceed the minimum depth for an internal Parking Space, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*, which is 18 feet; the depth of the proposed single-car-wide garage with two Parking Spaces in tandem is 36 feet.

f) The proposed driveway and garage meet the standards outlined in Chapter 15-13 Historic District Regulations, as required by Chapter 15-3, Off-Street Parking in the following ways:
   i. The proposed driveway is 10 feet in width
   ii. The proposed attached garage does not require excavation and is designed to be offset behind the pedestrian entrance.

8. The proposed SFD meets the HR-1 Zoning District Building Height requirements outlined in LMC § 15-2.2-5, with a Building Height Exception, pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*, in the following ways:
   a) While most of the Building, as measured from Existing Grade, meets the HR-1 Zone height of 27 feet, the Applicant requests a Building Height exception to allow a height of 31 feet 4 inches from Existing Grade, for the downhill side of the garage, pursuant to LMC § 15-2.2-5(D)(4), which grants heights up to 35' to accommodate a single car wide garage in a Tandem Parking configuration, with Planning Commission approval.
   b) The interior height, as measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 36 feet 8 inches. The Applicant's proposed external Building Height, requested through a Building Height exception, results in the internal Building Height exceeding the HR-1 maximum 35-foot internal height requirement.
   c) The proposed SFD meets the requirement for a 10-foot horizontal step in the downhill façade.
   d) The proposed Contributing Roof Form meets the requirement to be between seven: twelve (7:12) and twelve: twelve (12:12) pitch, with a 7:12 pitch roof. The rear of the Structure contains a shed roof.
   e) The proposed Final Grade is within four feet of Existing Grade, consistent with LMC § 15-2.2-5.
9. The Applicant submitted a Geotechnical Analysis and a Topographic Map, in accordance with the requirements outlined in LMC § 15-2.2-6(B) *Development on Steep Slopes, Steep Slopes Review*.
10. As conditioned, the proposed SFD meets the SSCUP criteria outlined in LMC § 15-2.2-6 *Development on Steep Slopes,* which requires Development on Steep Slopes to be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and is

consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13.

1. **LOCATION OF DEVELOPMENT** – *Development is located and designed to reduce visual and environmental impacts of the Structure.*

   NO UNMITIGATED IMPACTS: The proposed Structure maximizes the full extent of the allowed Building Footprint of 1,200 square feet and is built to the required Setbacks. The SFD is designed to step up the hillside in a similar pattern to adjacent properties on the street, consistent with the horizontal step-back requirement of the HR-1 Zoning District.

2. ***VISUAL ANALYSIS*** *– The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

   COMPLIES: The Applicant provided a visual analysis of the proposed development that includes four panoramic views of the existing site as viewed looking away from the site as well as four panoramic views looking towards the site, a streetscape elevation view, a 3D massing model and a rendering that superimposes the proposed project on the site, according to the SSCUP visual analysis requirements. The Visual Analysis shows the proposed SFD is highly visible from cross canyon views.

   Screening
   The proposed retaining walls surrounding the SFD are minimally visible from cross-canyon Vantage Points.

   Soil Stabilization
   The City Engineer has reviewed the Applicant's submitted Geotechnical and Soils Investigation Report to ensure soil stabilization and drainage impacts are mitigated and may require additional modifications to the plans of the SFD prior to Building Permit.

   Vegetation Protection
   The site includes an existing SFD which is planned to be demolished; the site is already disturbed though there is some natural vegetation that surrounds the existing SFD.

3. ***ACCESS*** *– Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.*

   NO UNMITIGATED IMPACTS: Driveway access is from Woodside Avenue, at the highest elevation of the Lot, which allows the SFD to appear relatively small in scale, as viewed from the Street. The driveway will require minimal grading due to the existing SFD and driveway. The proposed driveway is 10 feet in width and approximately 29 feet in depth, with 12 feet 2 ½ inches of driveway outside the public ROW. The Applicant proposes a single-car-wide garage with two Parking Spaces in Tandem. The garage would require a Building Height exception pursuant to LMC § 15-2.2-5(D)(4).

4. ***TERRACING*** *– The Applicant shall terrace retaining walls to return to Natural Grade. The proposed Plans shall include detailed information, including height from Existing Grade, width, and length of all proposed retaining walls. A Building Permit, including drawings stamped by a licensed engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height.*

   NO UNMITIGATED IMPACTS: The Applicant submitted plans that include detailed information on the Structure's height from Existing Grade, width and length of the proposed retaining walls. The proposed retaining walls do not exceed four feet in height. The Natural Grade of the site was disturbed with the construction of the original SFD. The proposed development on the site is designed to integrate with the existing grading on the site to restore Natural Grade.

   Condition of Approval 8 requires a modification application be filed with the Planning Department and return to Planning Commission for review and Final Action if the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, or if there are modifications of pervious material to impervious material or changes to excavation depths, pursuant to LMC § 15-2.2-6(4) Terracing.

5. ***BUILDING LOCATION*** *– Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard*.

   NO UNMITIGATED IMPACTS: The proposed SFD will be built within the

existing site disturbance. The site is adjacent to public unbuilt ROW which is used as pedestrian access – the proposed development will not impact the adjacent public access and ROW.

6. ***BUILDING FORM AND SCALE*** *– Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.*

   NO UNMITIGATED IMPACTS: The building mass of the proposed Structure steps with the Grade and is broken into a series of smaller volumes that are compatible with the Historic District.

7. ***SETBACKS –*** *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*

   NO UNMITIGATED IMPACTS: The proposed structure is compliant with the required Setbacks of the HR-1 Zoning District and is sited in a distance like adjacent properties.

8. ***DWELLING VOLUME –*** *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

   Pursuant to LMC § 15-13-8(B)(7), *decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade*.

   COMPLIES: The decks are proposed on the tertiary façade and are not visible from the primary public ROW.

9. NO UNMITIGATED IMPACTS: The proposed Structure is four stories. The original plans proposed decks on the tertiary façade that were 17 feet in width and 14 feet in depth. While the decks are not visible from the primary public ROW, they are visible from cross canyon views, contributing to the overall dwelling volume on the Steep Slope. The Applicant provided updated plans that show decks on the tertiary façade that are reduced in size. The deck on

the main level, north elevation is 14 ½ feet in width and 11 feet 5 inches in depth. The deck on the main level is 13 ½ feet in width and 10 feet 3 inches in depth.

10. ***BUILDING HEIGHT | STEEP SLOPE*** *– The Zone Height in HR-1 is 27 feet for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

    NO UNMITIGATED IMPACTS WITH APPROVED HEIGHT EXCEPTION:

    The Applicant's proposed Building Height is 31 feet 4 inches from Existing Grade at the downhill side of the garage, which exceeds the Zone height of 27 feet; the Applicant requests a height exception pursuant to LMC § 15-2.2-5(D)(4) Building Height Exceptions, Garage on Downhill Lot, which grants heights up to 35' feet for a single-car-wide garage in a Tandem Parking configuration on a downhill Lot, with Planning Commission approval.

    The minimum Off-Street parking requirement of two parking spaces and site constraints of the downhill Lot necessitate a building height exception for the attached garage. Staff recommends approval of the height exception to accommodate the two required parking spaces.

11. The Development Review Committee reviewed the proposal on August 5, 2025 and requires Conditions of Approval.

Conclusions of Law

1. As conditioned, the proposal complies with the LMC requirements in Chapter 15-2.2, *Historic Residential - 1 (HR-1) Zoning District*.
2. As conditioned, the proposal complies with the Steep Slope Conditional Use Permit criteria outlined in LMC § 15-2.2-6, *Development on Steep Slopes*.
3. As conditioned, the proposal complies with the LMC requirements in Chapter 15-3, *Off-Street Parking*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed November 12, 2025, by the Planning Commission, with staff redlines and required modifications in the Conditions of Approval of this Final Action Letter and pending additional design modifications required as part of the Historic District Design Review.

2. The proposed SFD shall meet all applicable standards outlined in LMC § 15-13-8. Prior to application for a Building Permit the Applicant shall obtain approval of the Historic District Design Review application, which may require additional modifications to the design of the SFD to comply with LMC Chapter 15-13, *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.
3. If the Applicant does not obtain a 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. Residential fire sprinklers are required for all new construction on this Lot, per requirements of the Chief Building Official.
5. The Wardell Replat First Amended Subdivision shall be recorded with the Summit County Recorder prior to submitting for a Building Permit.
6. Impacts to existing vegetation shall be minimized. Prior to HDDR approval, a landscape plan shall be submitted that shows all Significant Vegetation within twenty feet (20') of proposed Development, pursuant to LMC § 15-2.2-10 *Vegetation Protection*; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
7. The landscape plan, submitted prior to HDDR Final Action, shall include vegetative screening to reduce visibility of the retaining walls.
8. Prior to HDDR Final Action, the plans shall be modified to address the following items:
    a. Clarify on the plans to show that Final Grade is no more than 30 inches below the rear patio and stairs.
    b. Plans shall be updated to address any non-compliance with the HDDR standards, including glazing and external siding.
9. If the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, the Applicant shall file a modification application with the Planning Department and return to the Planning Commission for review and Final Action. Additionally, modifications of pervious material to impervious material or changes to excavation depths require a modification application and Planning Commission review and Final Action.
10. Additional modifications to the proposed structural components may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to applying for a Building Permit.

11. The Applicant will be required to provide intermediary shoring plans at the building permit phase.
12. If a heated driveway is installed in the portion of the driveway that encroaches into the City ROW, an encroachment agreement with the City is required.
13. For the sides of the homes that are adjacent to another property, a Snow Shed Agreement and Access Agreement are required to be submitted to the Building Department, along with the Applicant's Building Permit.
14. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans; any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
15. 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.

If you have questions or concerns regarding this Final Action Letter, please call Elissa Martin at 435-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Elissa Martin

Attachment: 368 Woodside Avenue Plans

BEASLEY RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

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LEGEND

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

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

CODE ANALYSIS

APPLICABLE CODES

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

OCCUPANCY: R2

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

AREA CALCULATION
BASEMENT LEVEL LIVING AREA: 1187 S/F
MASTER LEVEL LIVING AREA: 1187 S/F
LIVING LEVEL LIVING AREA: 1040 S/F
ENTRY LEVEL LIVING AREA: 384 S/F
TOTAL LIVING AREA: 3798 S/F
GARAGE AREA: 470 S/F
ALLOWABLE FOOTPRINT: 1201 S/F
PROPOSED FOOTPRINT: 1200 S/F
LOT AREA: 2812 S/F
DISTURBED/GROUND COVER AREA: 1180 S/F
IMPERVIOUS AREA: 2086 S/F

INDEX TO DRAWINGS

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24	A5.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

Jonathan DeGray
Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

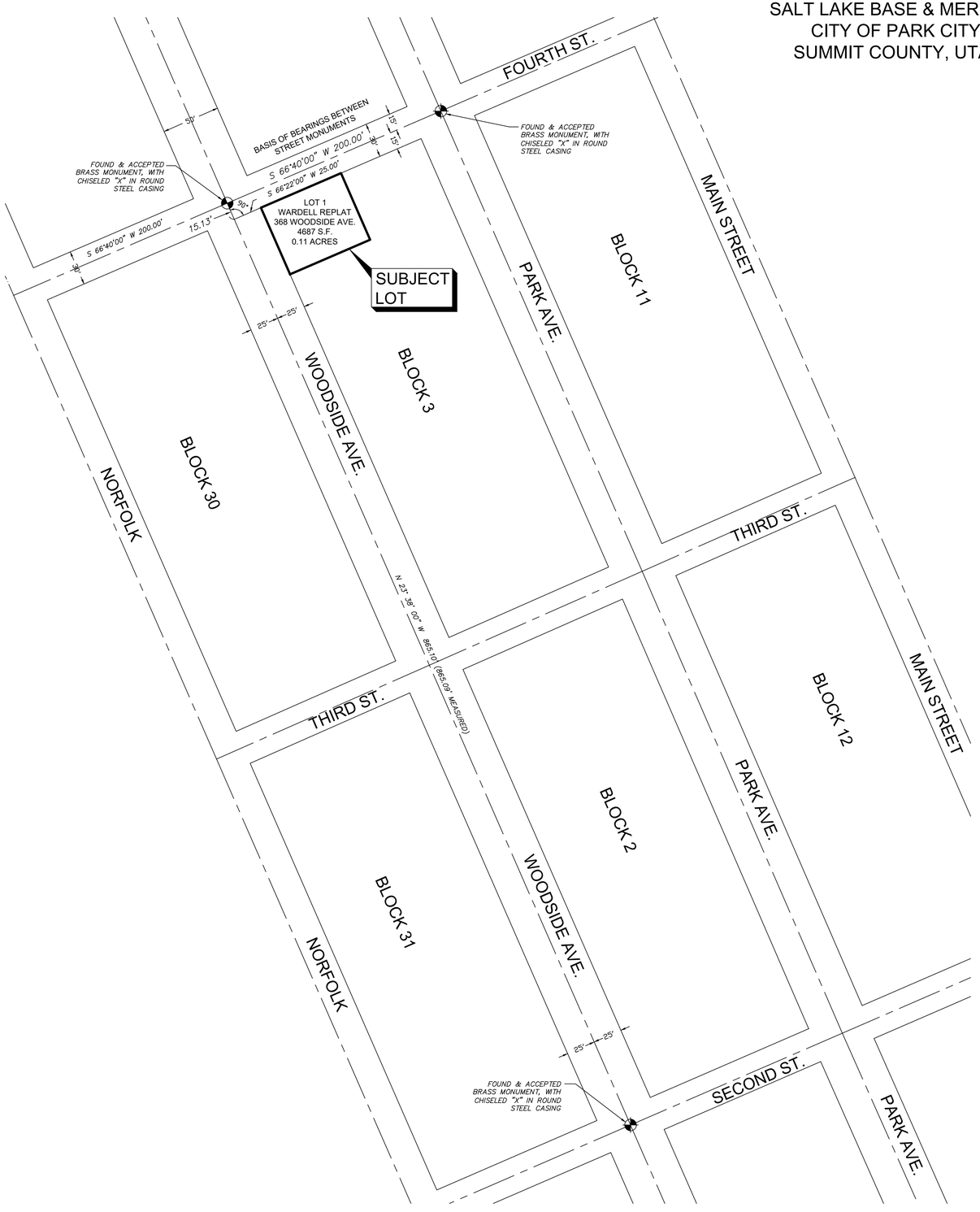
DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
Aa

RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH





GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES & EXISTING CONDITIONS OF THE SUBJECT PROPERTY IN ANTICIPATION OF A POSSIBLE REMODEL OF THE EXISTING HOUSE.

THIS SURVEY MAP WAS GENERATED USING 2 (TWO) FOOT CONTOURS.

ELEVATION DATUM FOR THIS SURVEY IS NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)
VERTICAL N.G.S. BENCHMARK MONUMENT USED: CHISELED SQUARE 3.
PID LO0236
SUMMIT COUNTY, UTAH
USGS QUAD "PARK CITY EAST" (1955)
NAVD 88 ELEVATION (ORTHO): 6563.44'
(MEASURED ELEVATION OF 6563.37' ON 05-21-2020)
THIS BENCHMARK IS ALONG THE RAIL TRAIL AND LIES WITHIN SUMMIT COUNTY PARCEL ID SS-64-A.

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARING IS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

NOTE THAT THE BOUNDARY TIE FROM THE WOODSIDE AVENUE CENTERLINE TO THE NORTHWEST CORNER OF THE WARDELL REPLAT BOUNDARY IS A 90° (NINETY DEGREE) ANGLE. THAT IS WHY THE TIE BEARING IS N 66°22'00" EAST A DISTANCE OF 25.00, WHILE THE FOURTH STREET CENTERLINE BEARING IS N 64°40'00" E.
SEE THE FOLLOWING SUBDIVISIONS OF RECORD, WHICH ECHO THIS BOUNDARY TIE BEARING:
352 WOODSIDE AVENUE SUBDIVISION, ENTRY 1086290
334 WOODSIDE REPLAT, ENTRY 518766
341 WOODSIDE AVENUE PLAT AMENDMENT, ENTRY 1114892
327 WOODSIDE PLAT AMENDMENT, ENTRY 1036926

EXISTING BUILDING LOCATION IS TO AS-BUILT LOCATION OF BUILDING WALL CORNERS. ACTUAL FOUNDATION LOCATION MAY DIFFER.

RTK GPS AND ROBOTIC TOTAL STATION INSTRUMENTS WERE USED ON THIS SURVEY.

SURVEY COMPLETED: 05-11-2020

ZONING FOR THIS LOT IS HISTORIC RESIDENTIAL (HR-1), PER PARK CITY ARCGIS ZONING MAP ACCESSED ON 05/18/2020.
HTTPS://PARKCITY.MAPS.ARCGIS.COM/HOME/WEBMAP/VIEWER.HTML?WEBMAP=AA328E9CFDFB4CBEB8E8A542ADDF9A03

THIS SITE IS IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD MAP SERVICE ACCESSED ON 05/26/2020 AT 12:24 pm MOUNTAIN TIME
WWW.FEMA.GOV
FIRM MAP NUMBER 49043C0938C
PANEL 938 OF 1250
EFFECTIVE DATE MARCH 16, 2006

SEE SAID OFFICIAL WARDELL REPLAT SUBDIVISION FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.
NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL FOUND EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

THIS SURVEY IS IN COMPLIANCE WITH THE GENERALLY ACCEPTED STANDARDS OF CARE AND STANDARDS OF ACCURACY FOR THIS TYPE OF SURVEY IN THIS LOCALE.

LEGAL DESCRIPTION
LOT 1 OF THE WARDELL REPLAT SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. ENTRY 568119, RECORDED 06/27/2000.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



MARTINA NELSON
P.L.S. 8910903

Park City Surveying
PO Box 682993
Park City, UT 84068
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DRAFTED BY:
MN/KR
CHECKED BY:
MN
DATE:
MAY 26, 2020

RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH

FOR: LAURA & ROB BEASLEY

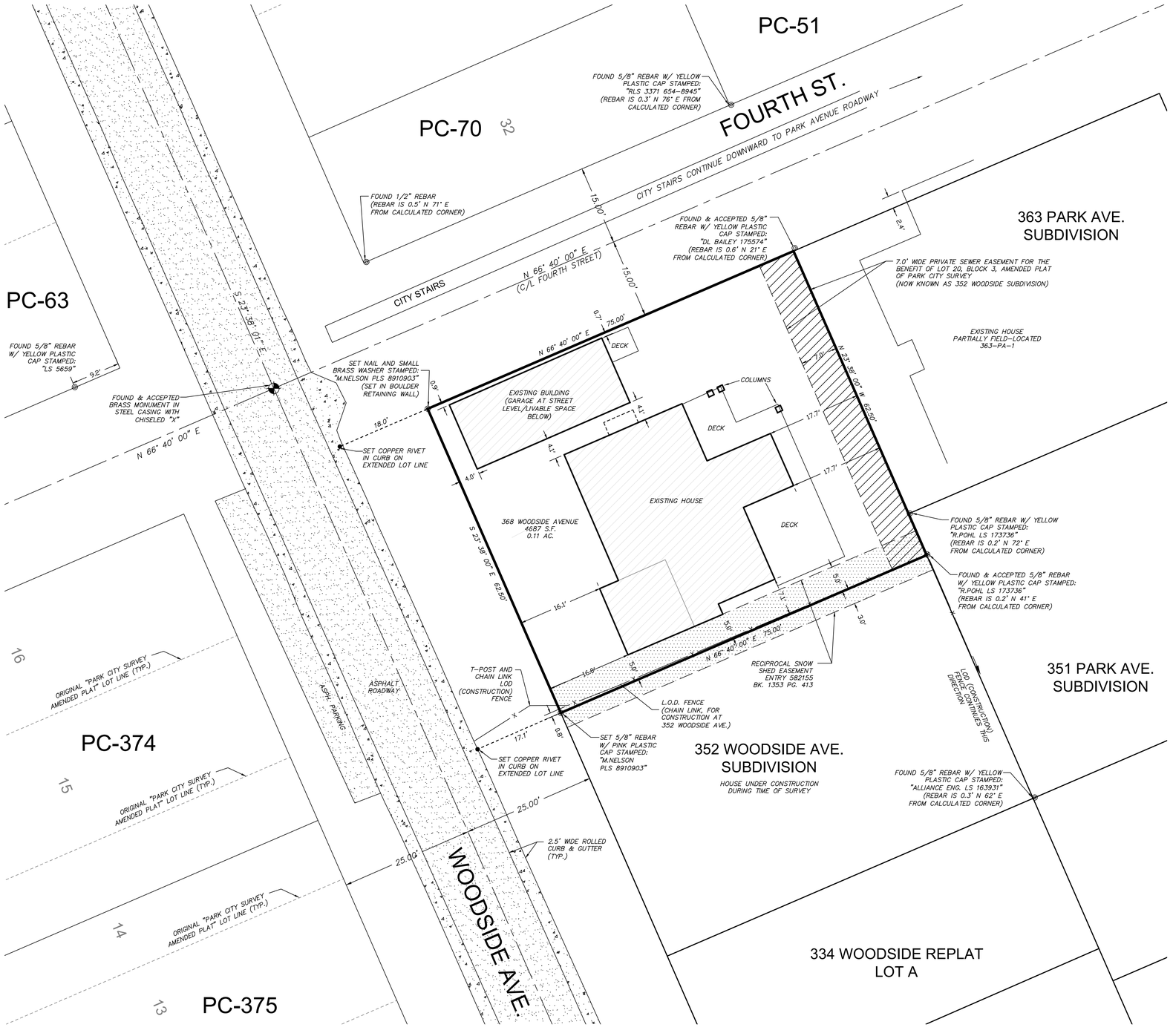
DWG: 368 WOODSIDE ROS-ASB.dwg

SHEET 1 OF 3

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RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH



NORTH

GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- PRIVATE SEWER EASEMENT AS DESCRIBED ON THE WARDELL REPLAT SUBDIVISION, ENTRY 568119
- RECIPROCAL SNOW SHED EASEMENT, ENTRY 582155 BK. 1353 PG. 413-417

NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE HOUSE, FENCES, EASEMENTS AND INFORMATION IN RELATION TO THE BOUNDARY.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PROFESSIONAL LAND SURVEYOR No. 8910903 MARTINA NELSON 05/26/2020 STATE OF UTAH

MARTINA NELSON
P.L.S. 8910903

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SURVEYED BY: KR/GB/MN
DRAFTED BY: MN/KR
CHECKED BY: MN
DATE: MAY 26, 2020

RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH

FOR: LAURA & ROB BEASLEY

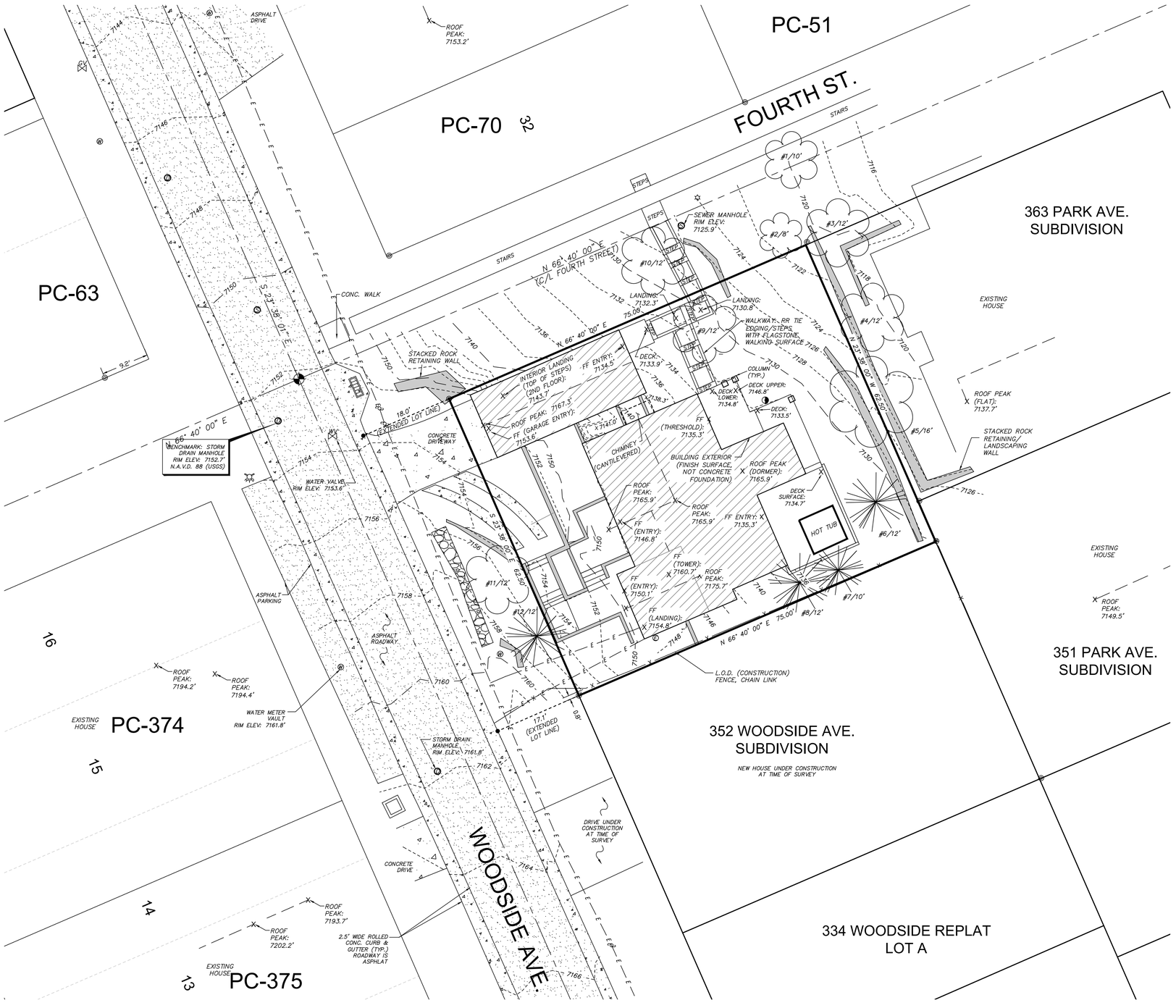
DWG: 368 WOODSIDE ROS-ASB.dwg

SHEET 2 OF 3

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RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH



NORTH

GRAPHIC SCALE
10 0 5 0 10
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- WV WATER VALVE
- S SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- CATCH BASIN
- W WATER METER
- E ELECTRIC METER
- SEWER CLEAN OUT
- LAMP POST
- G GAS METER
- GV GAS VALVE
- UTILITY POLE
- 7100.0' SPOT ELEVATION
- E OVERHEAD ELECTRIC (& OTHER UTILS)
- X FENCE

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE

- 5' CONIFEROUS TREE
- 5' DECIDUOUS TREE

NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE EXISTING CONDITIONS DETAILS FOR THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

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P.L.S. 8910903

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SURVEYED BY: KR/GB/MN
DRAFTED BY: MN/KR
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DATE: MAY 26, 2020

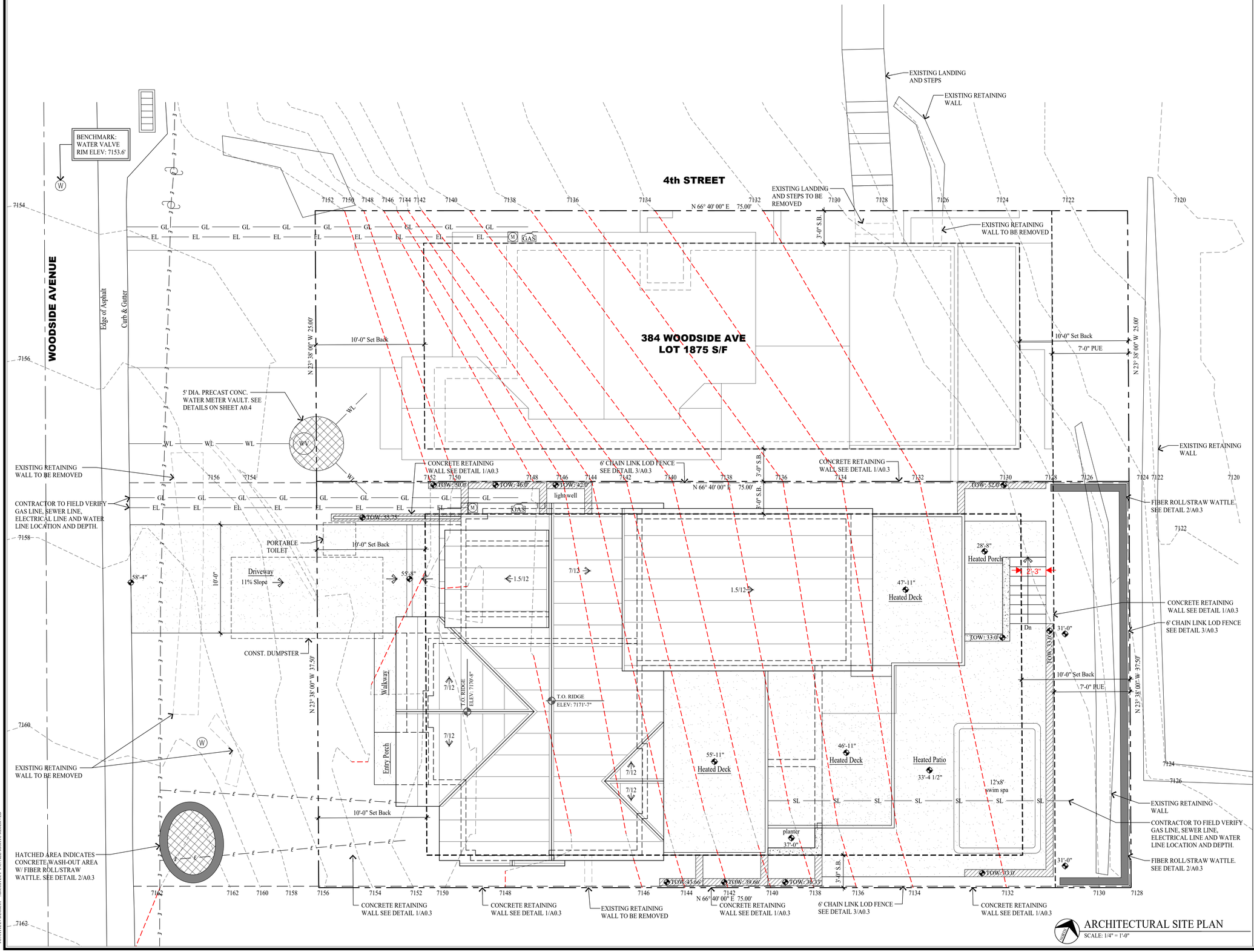
RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH

FOR: LAURA & ROB BEASLEY

DWG: 368 WOODSIDE ROS-ASB.dwg

SHEET 3 OF 3

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GENERAL NOTES

SITE PLAN NOTES:

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

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- E — EXISTING ELECTRICAL LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- EL — ELECTRICAL LINE

0 5' 10'

GRAPHIC SCALE

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

IMPERVIOUS AREA: 2086 S/F

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

Jonathan DeGray
Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A0.1

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PLANTING NOTES

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

NOTE:
THE LANDSCAPING SHALL HAVE AN IRRIGATION SYSTEM WITH A WATERSENSE LABELED SMART IRRIGATION CONTROLLER. PER LMC 15-5-5 (N).

PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
				DECIDUOUS TREES			
	A	2	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	B	2	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	C	1	Flowering Crabapple	Malus Floribunda	3" Dia.	6'-8'	6'-10' Tall
				SHRUBS			
	D	8	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	E	7	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
	F	8	Honeysuckle	Diervilla Lonicera	5 Gal.		Spacing as noted on plan
				GROUND COVER and HYDROSEEDING			
	G	30	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	H	30	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	I	340 S/F	Wood Chips		Small		3" Thick Layer
	J	840 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

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% reseeding 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 fee 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.

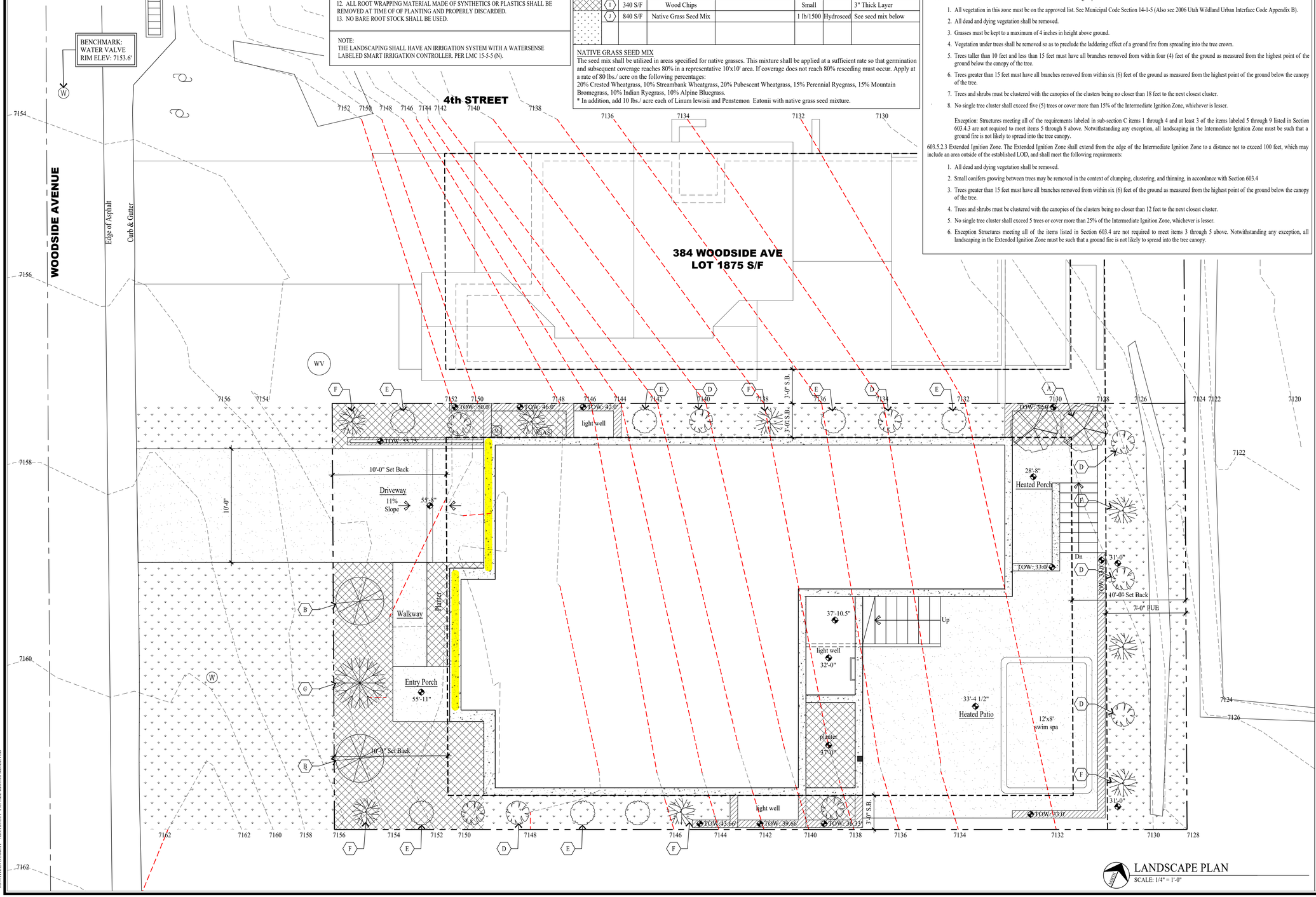
603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 30 feet, which may include an area outside the established LOD and shall meet the following requirements:

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.



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

GENERAL NOTES

SITE PLAN NOTES:

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

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- E — EXISTING ELECTRICAL LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- EL — ELECTRICAL LINE

0 5' 10'
GRAPHIC SCALE

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

DISTURBED / GROUND COVER AREA: 1180 S/F

Jonathan DeGray
Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:

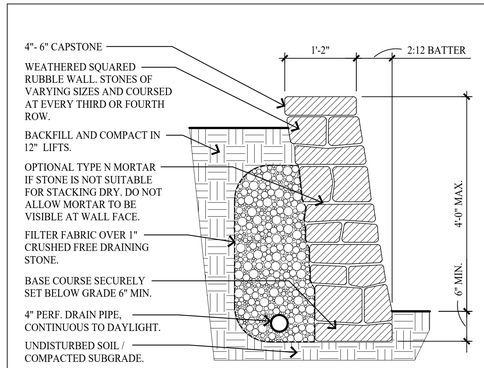
DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

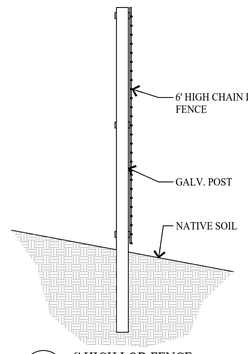
SHEET NUMBER:
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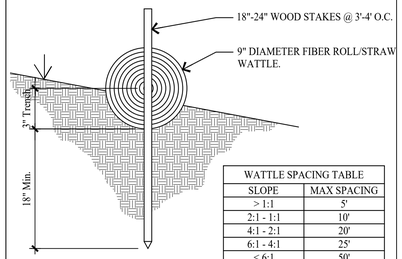


4 A0.3 STACKED STONE RETAINING WALL
NO SCALE



3 A0.3 6' HIGH LOD FENCE
NO SCALE

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

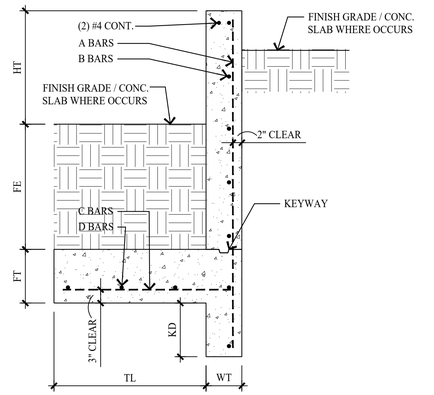


WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

2 A0.3 FIBER ROLL/STRAW WATTLE DETAIL
NO SCALE

TYPICAL CONCRETE RETAINING WALL SCHEDULE

MARK	HT (max)	FE	TL	WT	HL	FT	KD	A	B	C	D
W1	8'-0"	2'-4"	6'-8"	10"	0	16"	24"	#6@10"	#4@12"	#6@10"	#4@12"
W2	6'-0"	2'-4"	4'-10"	8"	0	14"	12"	#5@12"	#4@12"	#5@12"	#4@12"
W3	4'-0"	2'-4"	2'-10"	8"	0	12"	0	#5@12"	#4@12"	#5@12"	#4@12"
W4	2'-0"	2'-4"	1'-4"	8"	0	12"	0	#4@12"	#4@12"	#4@12"	#4@12"



1 A0.1 L-SHAPE RETAINING WALL
NO SCALE

GENERAL NOTES

SITE PLAN NOTES:

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UTILITY NOTES

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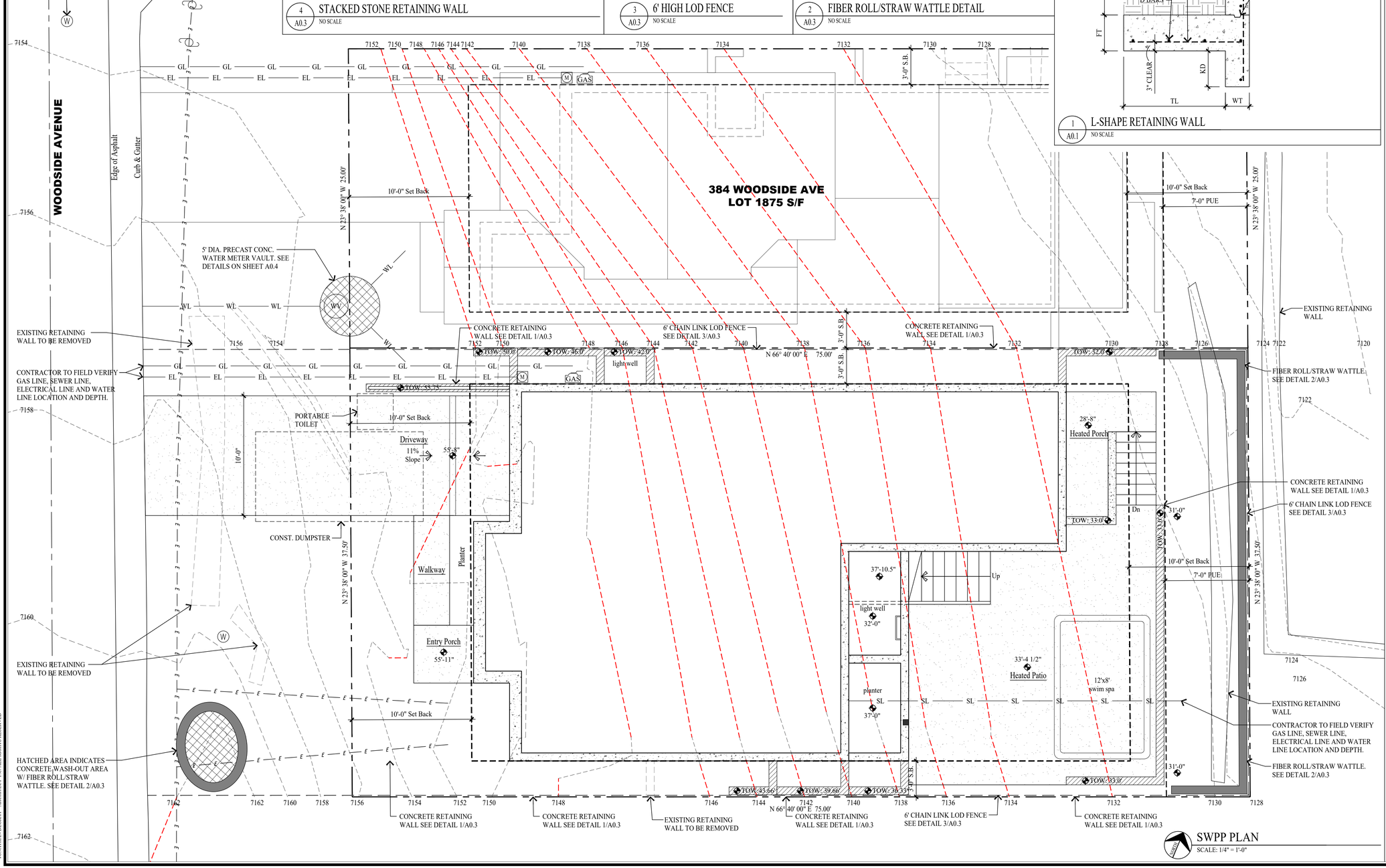
LEGEND

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- ELECTRIC METER BOX
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- WATER VALVE
- WATER METER
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- WATER METER VAULT
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- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- EL — ELECTRICAL LINE

0 5' 10'
GRAPHIC SCALE

NOTE:
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2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

IMPERVIOUS AREA: 2086 S/F



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

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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

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HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

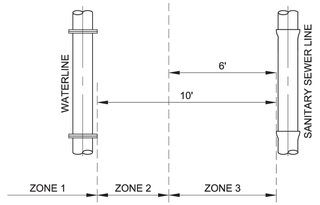
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SWPP PLAN

REVISIONS:

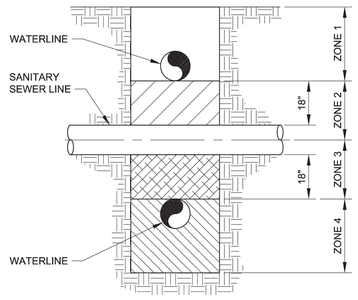
DATE:
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2506-01

SHEET NUMBER:
A0.3



HORIZONTAL SEPARATION REQUIREMENTS

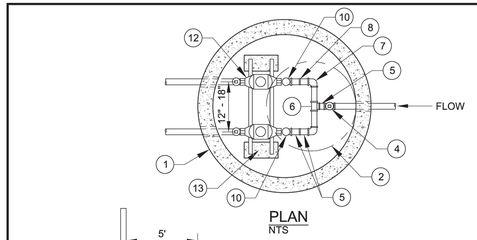


VERTICAL SEPARATION REQUIREMENTS

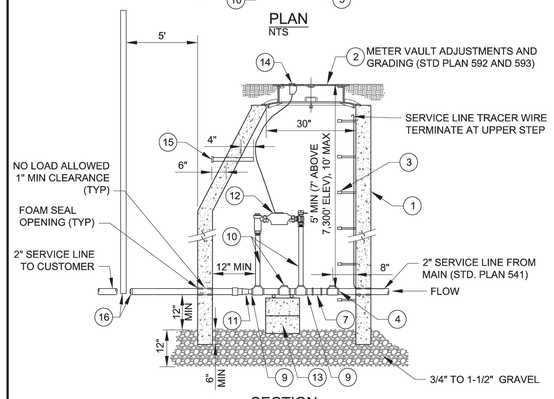
NOTES:

1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	6/2019		547-A
	REV.		
	1		



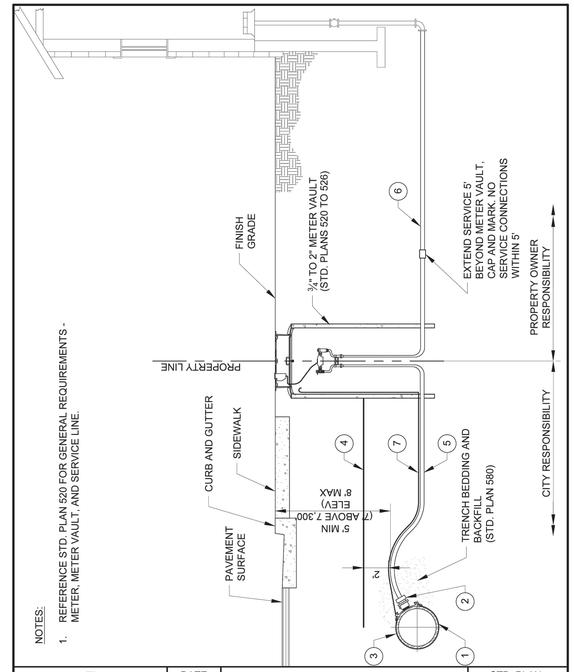
PLAN
NTS



SECTION
NTS

NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 525 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" DUAL METERS OUTSIDE SETTING	STD. PLAN
	05/2014		525
	REV.		
	0		



NOTES:
1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	03/2024		541
	REV.		
	2		

HORIZONTAL SEPARATION
NOTES:

1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS
   ZONE 2: A) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND
   B) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND
   C) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE AND
   SITE SPECIFIC REQUIREMENTS APPROVED BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
   ZONE 3: WATER LINE AND SEWER LINE SEPARATION LESS THAN 6 FEET - NOT ALLOWED
2. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2.
3. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
5. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION
NOTES:

1. ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER - NO SPECIAL REQUIREMENTS
   ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAT 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UNCUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS
5. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	6/2019		547-B
	REV.		
	1		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 3" LENGTH, M.I.P. (5 EA)		
⑥	2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	2" BRONZE 90º ELBOW, F.I.P., THREADED (2 EA)		
⑧	2" BRONZE UNION, F.I.P., THREADED (2 EA)		
⑨	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (2 EA)		
⑩	1-1/2" METER YOKE (2 EA) COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS **METER LAY LENGTH – 13 INCHES**	MUELLER	1-1/2"x18" B-1423-2-01N (WITH BYPASS) 1-1/2"x18" B-2422N (WITHOUT BYPASS)
		FORD	1-1/2" VBHC76-18B-11-66-NL (WITH BYPASS) 1-1/2" VBHC76-18-11-66-NL (WITHOUT BYPASS)
⑪	2" CONNECTION, F.I.P. x CTS; 2" BRASS NIPPLE x 4" LENGTH; 2"x1-1/2" BRONZE BELL REDUCER; AND 1-1/2" CLOSE BRASS NIPPLE (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑫	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	OMNI
⑬	PIPE SUPPORTS (4) 16"X8"X8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑭	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑮	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑯	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" DUAL METERS OUTSIDE SETTING	STD. PLAN
	03/2024		525 S
	REV.		
	2		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	SERVICE SADDLE: • DUCTILE IRON (DI) PIPE; DUAL STRAP • PVC PIPE; DUAL STRAP • ASBESTOS CEMENT (AC) PIPE; DUAL STRAP • PERMASTRAND PIPE; DUAL STRAP • HDPE PIPE; ELECTROFUSION	POWERSEAL	DI, PVC, AC & PERMASTRAND PIPE; STAINLESS STEEL SADDLECORP, 3450AS-POWERJOINT, 2" SERVICE
		ROMAC	PVC, AC & PERMASTRAND PIPE; STYLE 202NS DUAL STAINLESS STEEL STRAPS, 2" SERVICE, FIP THDS
		FORD	DI PIPE; BRONZE, STYLE 202B, 2" SERVICE, FIP THDS
		ISCO OR APPV'D EQUAL	HDPE PIPE; 2" SERVICE, BY APPROVAL
②	BRASS CORPORATION STOP, INLET IP THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-2-Q-NL
③	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHOD C	MCWANE OR APPV'D EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
⑤	2" WATER SERVICE LINE; HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APPV'D EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APPV'D EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	03/2024		541 S
	REV.		
	2		

Jonathan DeGray
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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PARK CITY WATER DETAILS

REVISIONS:

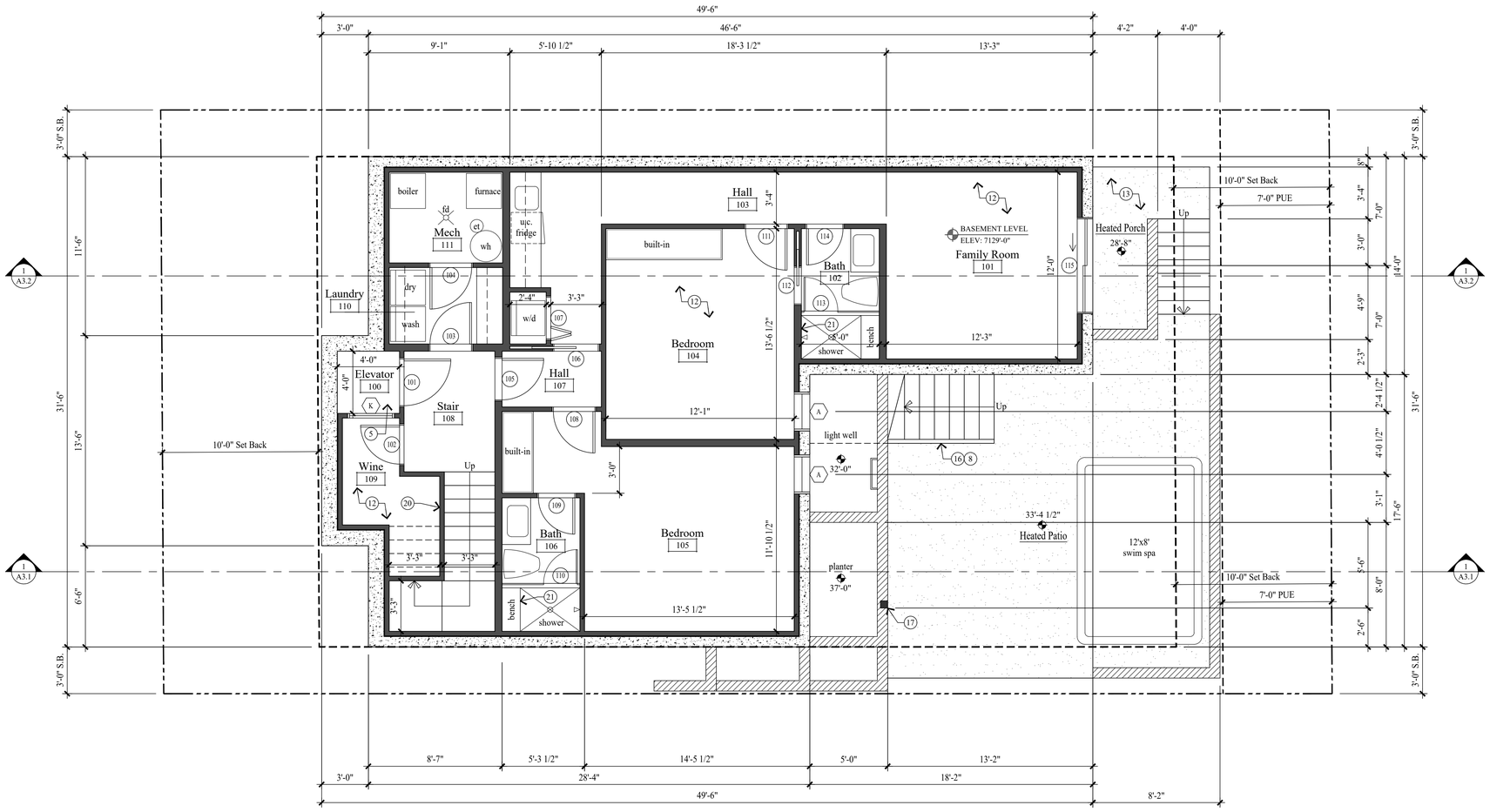
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BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"

Total Living Area: 3798 s/f
Footprint: 1200 s/f
Living Area: 1187 s/f

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 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. 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.
6. ROOF / DECK DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
11. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
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.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. PATIO / DECK STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
17. 5x5 TS COLUMN - PAINT.
18. 6"-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
20. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
23. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
24. BOARD FORM CONCRETE RETAINING WALL.
25. PROPERTY LINE.
26. SET BACK / PUE LINE.

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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BASEMENT LEVEL PLAN

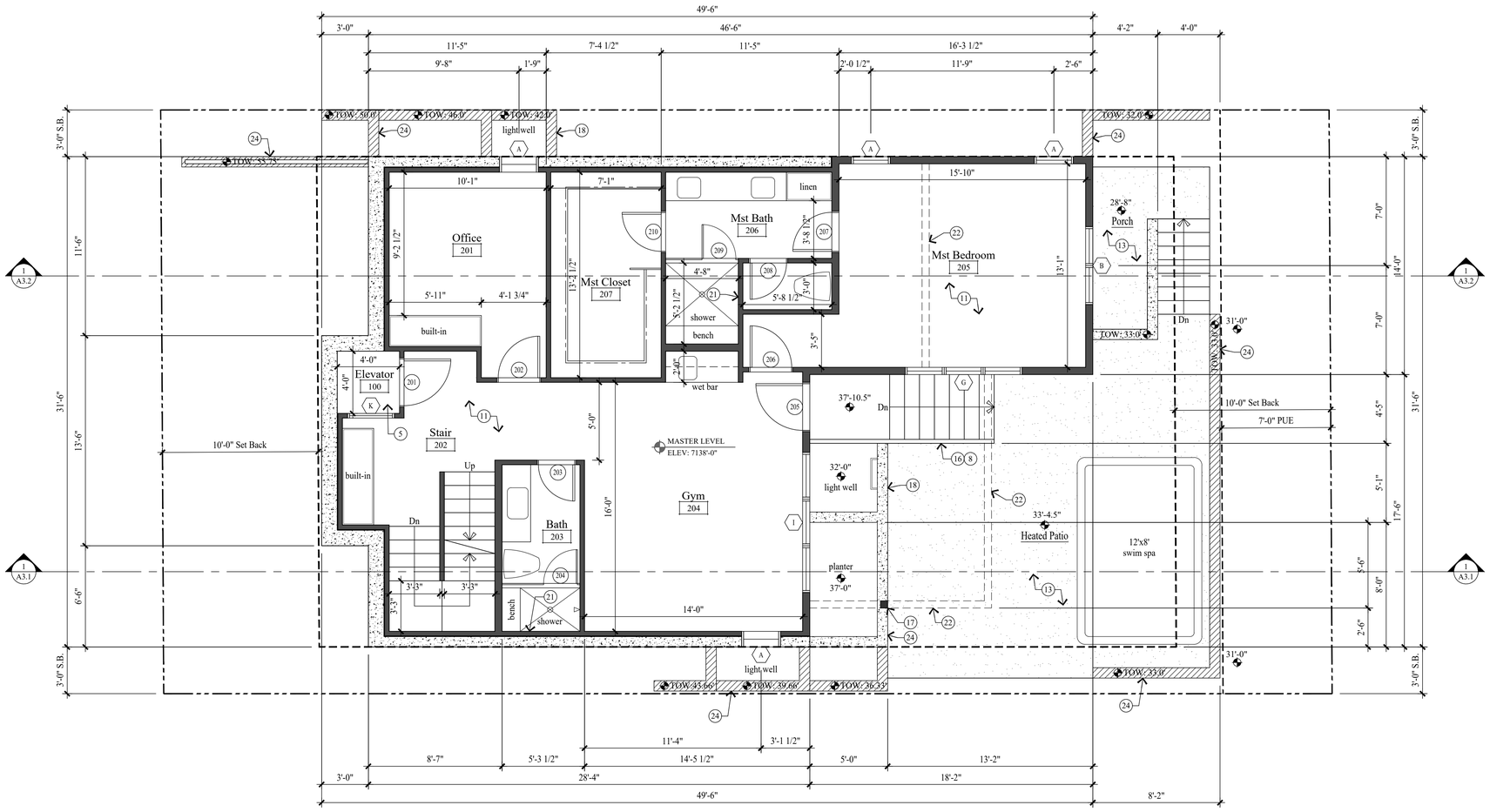
REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.1

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MASTER LEVEL PLAN
SCALE: 1/4" = 1'-0"
Living Area: 1187 s/f

GENERAL NOTES

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NEW 2x FRAMED WALL

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BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MASTER LEVEL PLAN

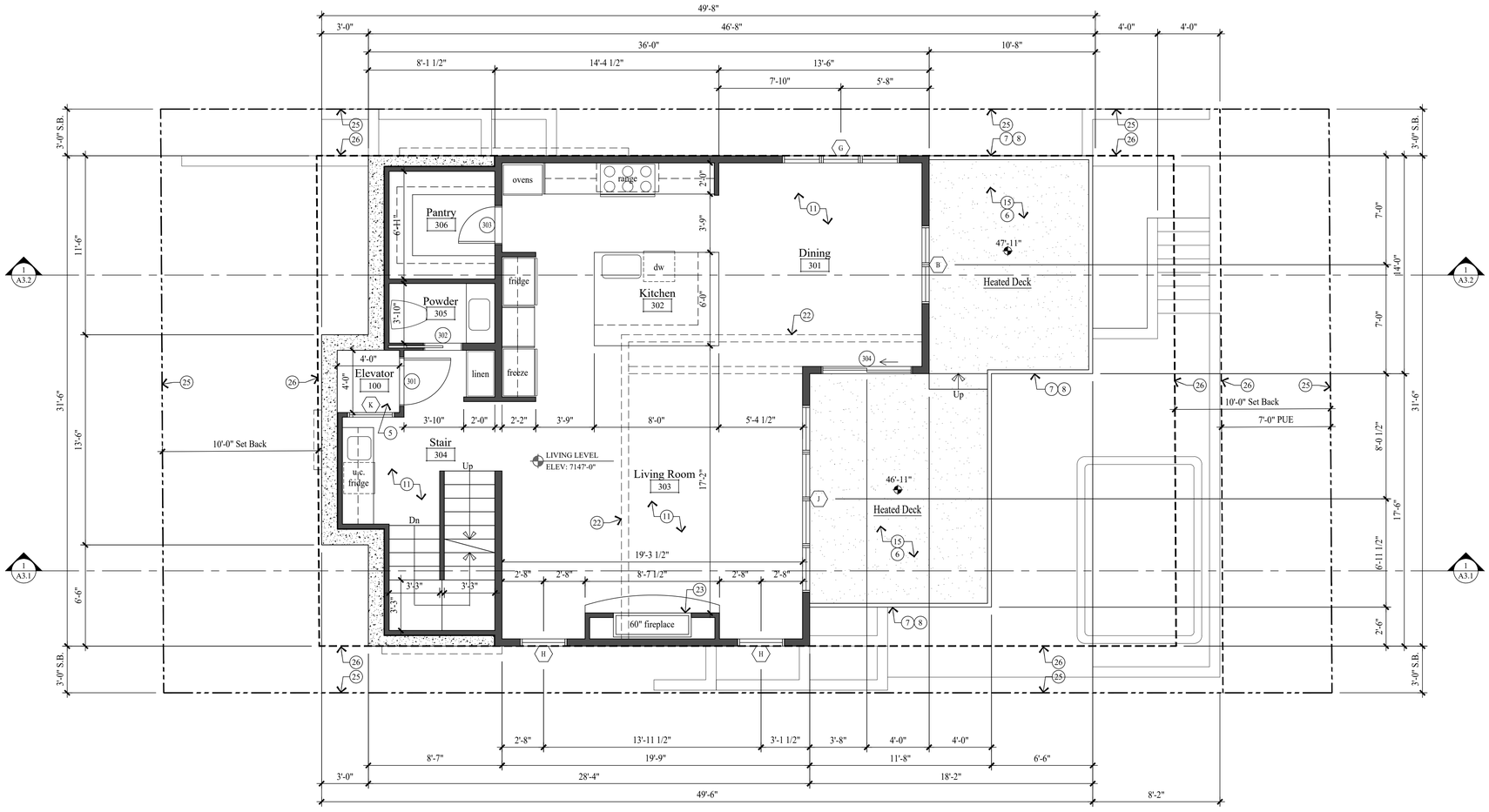
REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.2

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LIVING LEVEL PLAN
SCALE: 1/4" = 1'-0"
Living Area: 1040 s/f

GENERAL NOTES

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NEW 2x FRAMED WALL

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LIVING LEVEL PLAN

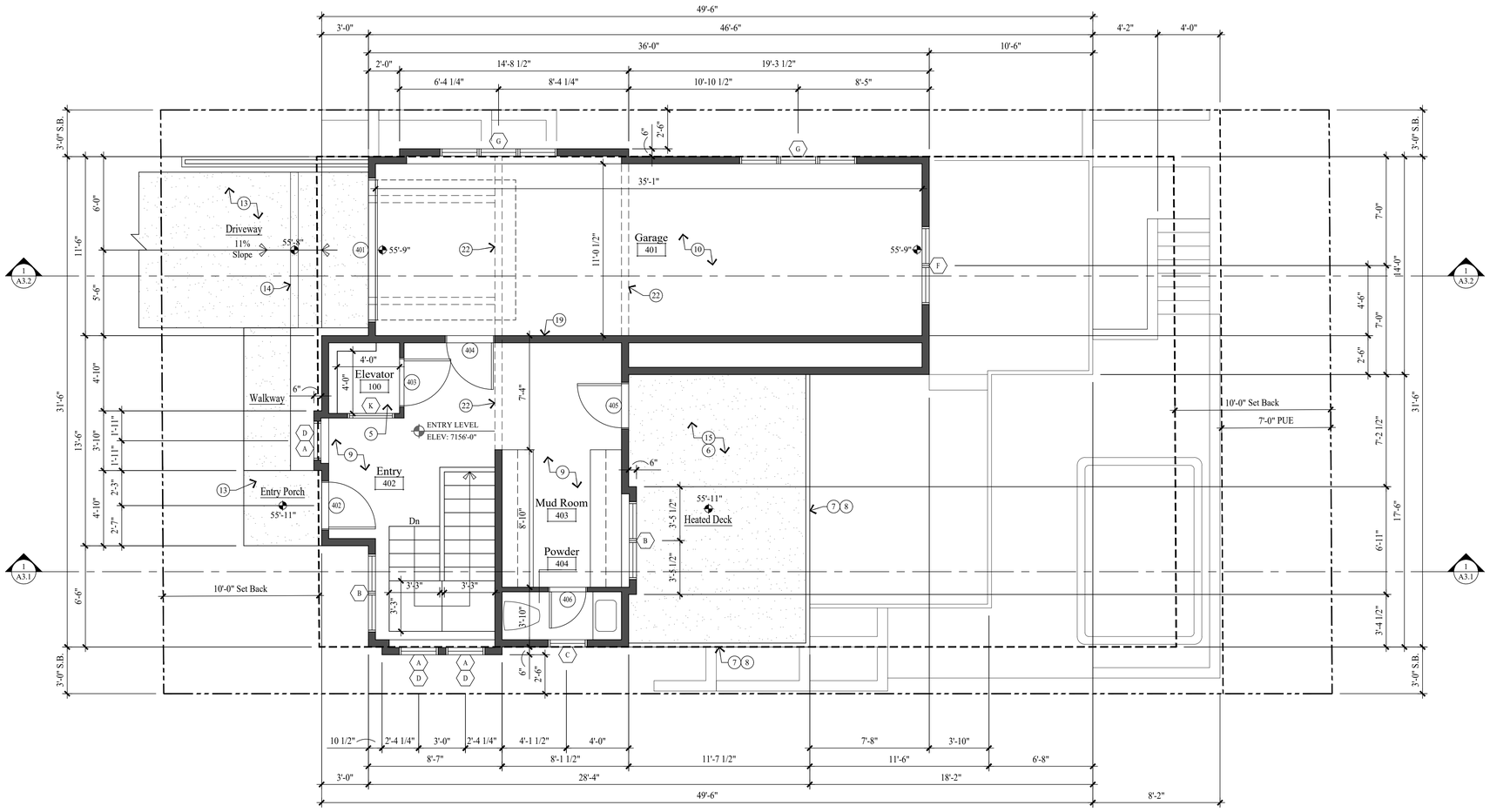
REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.3

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

Garage: 470 s/f
Living Area: 384 s/f

GENERAL NOTES

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BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ENTRY / GARAGE LEVEL PLAN

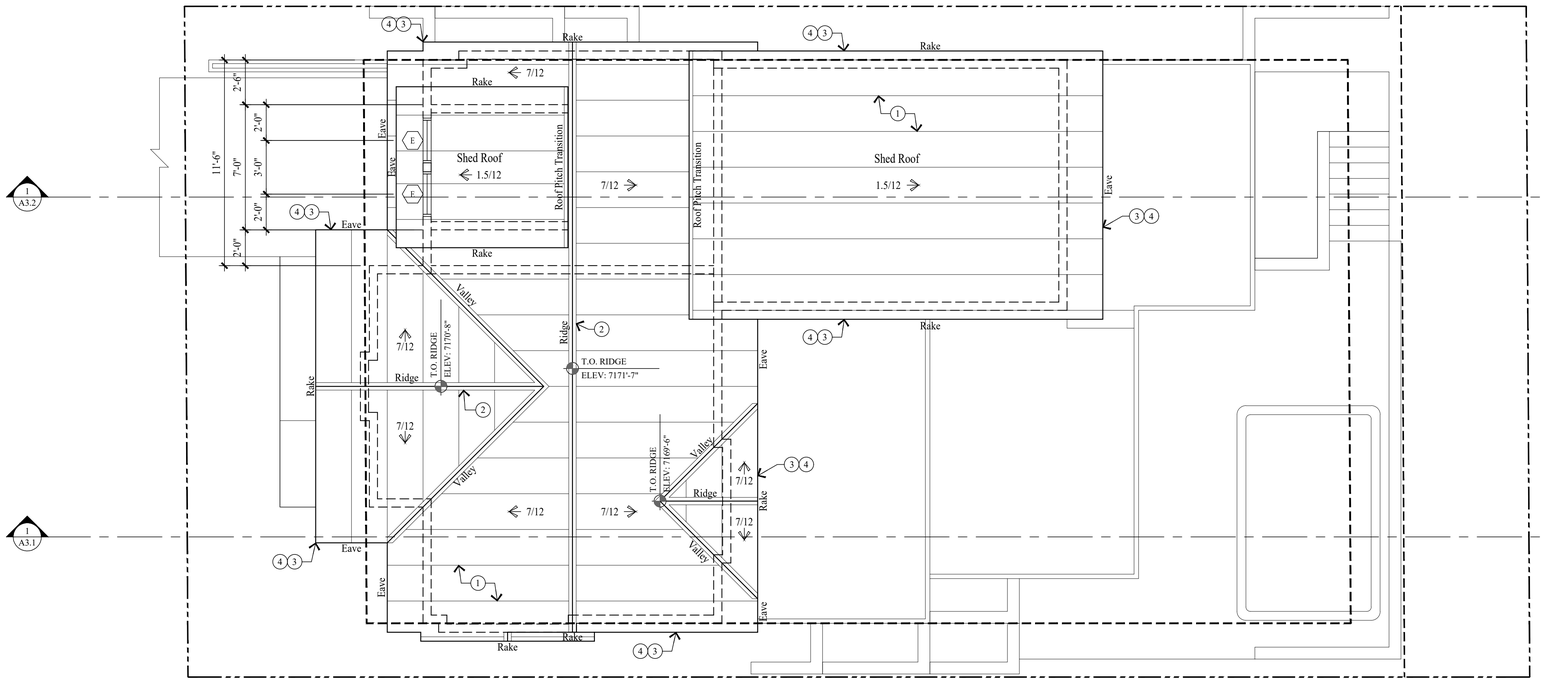
REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.4

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

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

NOTE:
EAST AND WEST ROOF OVER HANG TO BE 6" TYPICAL OVER HANG U.N.O.

NORTH AND SOUTH ROOF OVER HANG TO BE 2'-0" TYPICAL OVER HANG 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 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. 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.
6. ROOF / DECK DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
11. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
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.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. PATIO / DECK STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
17. 5x5 TS COLUMN - PAINT.
18. 6"-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
20. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
23. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
24. BOARD FORM CONCRETE RETAINING WALL.
25. PROPERTY LINE.
26. SET BACK / PUE LINE.

Jonathan DeGray
Architect
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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF PLAN

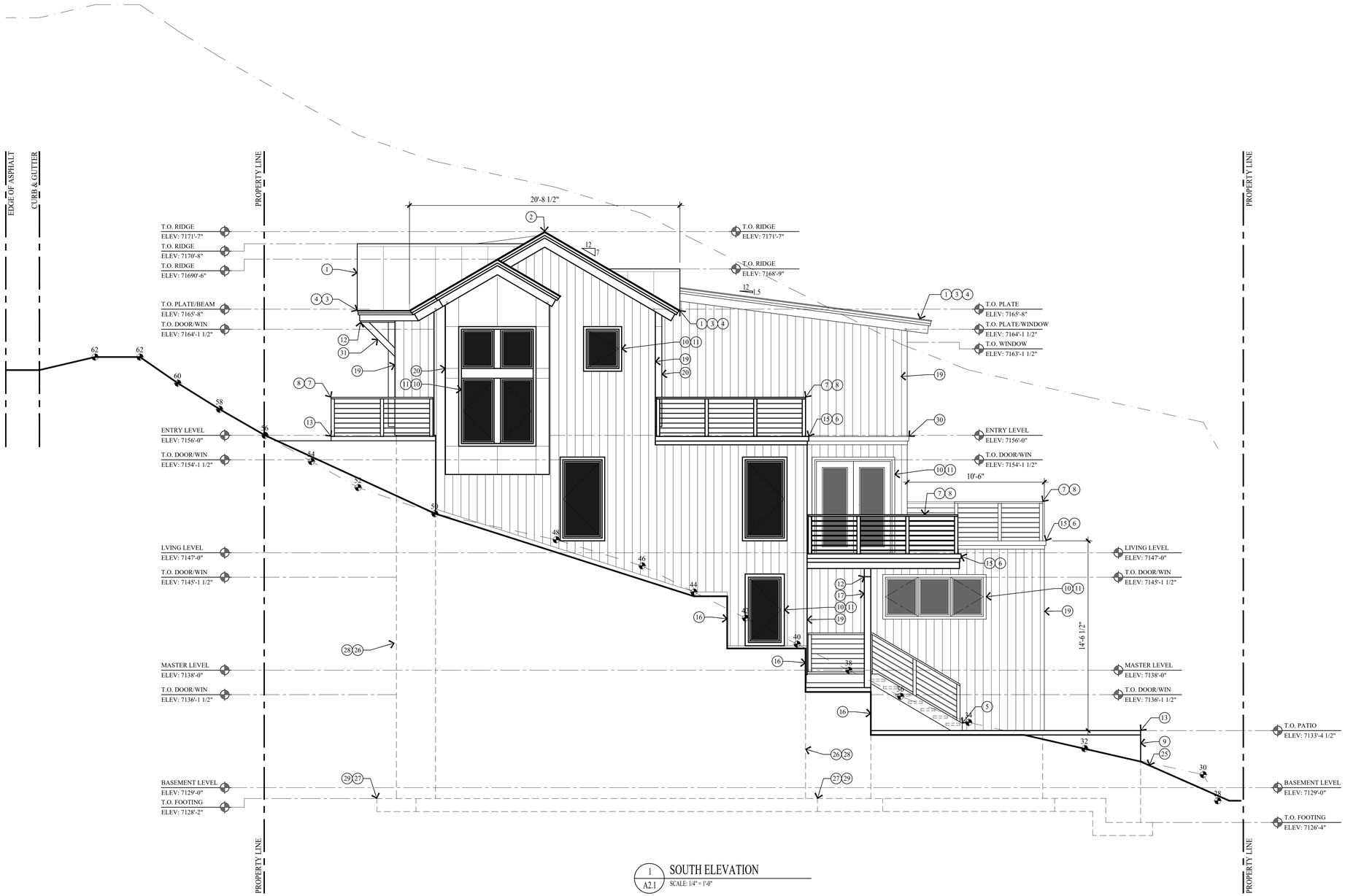
REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.5

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

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. PATIO / DECK STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
6. ROOF / DECK DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
11. WINDOW & DOOR TRIM @ METAL SIDING TO BE 1 1/2" METAL @ HEAD, JAMB & SILL. WINDOW & DOOR TRIM @ WOOD SIDING TO BE 2x3 WOOD HEAD, JAMB & SILL - STAIN/PAINT.
12. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK- 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. CONCRETE RETAINING WALL.
17. 5x5 TS COLUMN - PAINT.
18. 6'-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
20. NON-REFLECTIVE 16" VERTICAL METAL PANEL SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C. METAL SIDING @ (3) WINDOW BAYS TO BE FLAT METAL PANELS.
21. FLASHING AND COUNTER FLASHING - TYPICAL.
22. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
23. EXISTING GRADE LINE.
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
26. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
27. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE.
29. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
30. HORIZONTAL ACCENT BAND TO MATCH FLAT HEATED DECK PROFILE: 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
31. 6x6 TIMBER KNEE BRACE - STAIN/PAINT.

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BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SOUTH ELEVATION

REVISIONS:

DATE:
NOVEMBER 06, 2025

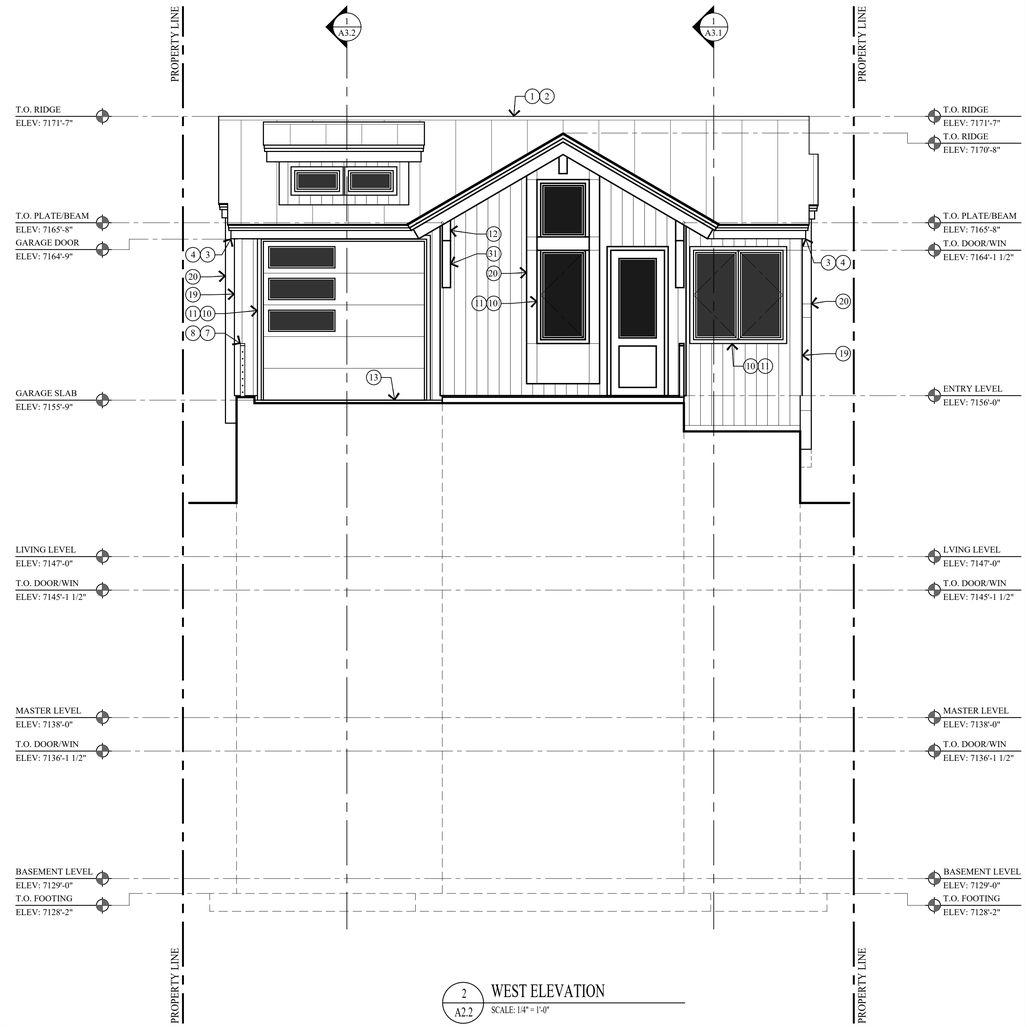
PROJECT NUMBER:
2506-01

SHEET NUMBER:
A2.1

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



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

KEY NOTES

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HISTORIC DISTRICT DESIGN REVIEW
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SHEET DESCRIPTION:
WEST ELEVATION
EAST ELEVATION

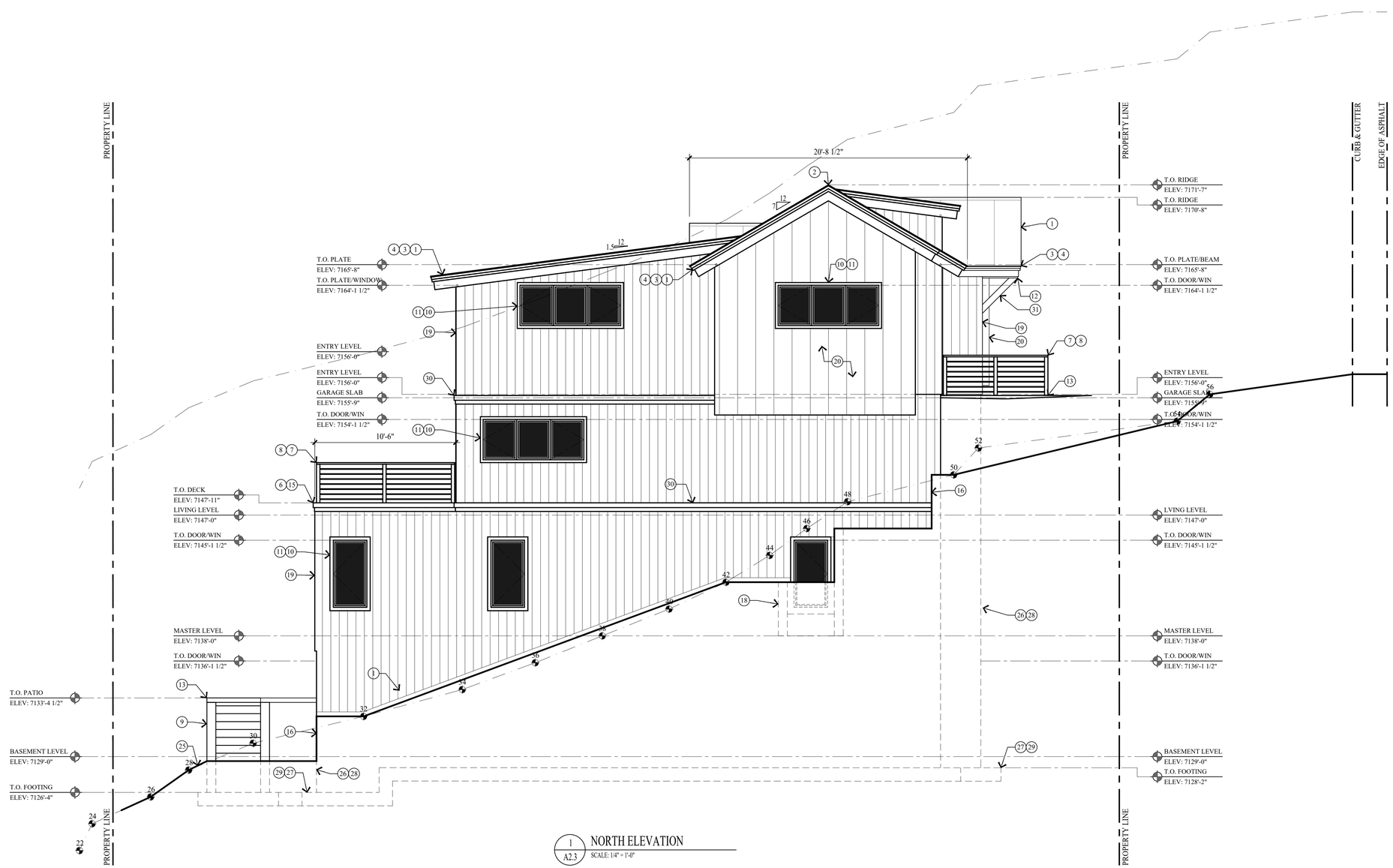
REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A2.2

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

KEY NOTES

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10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
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24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
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NORTH ELEVATION

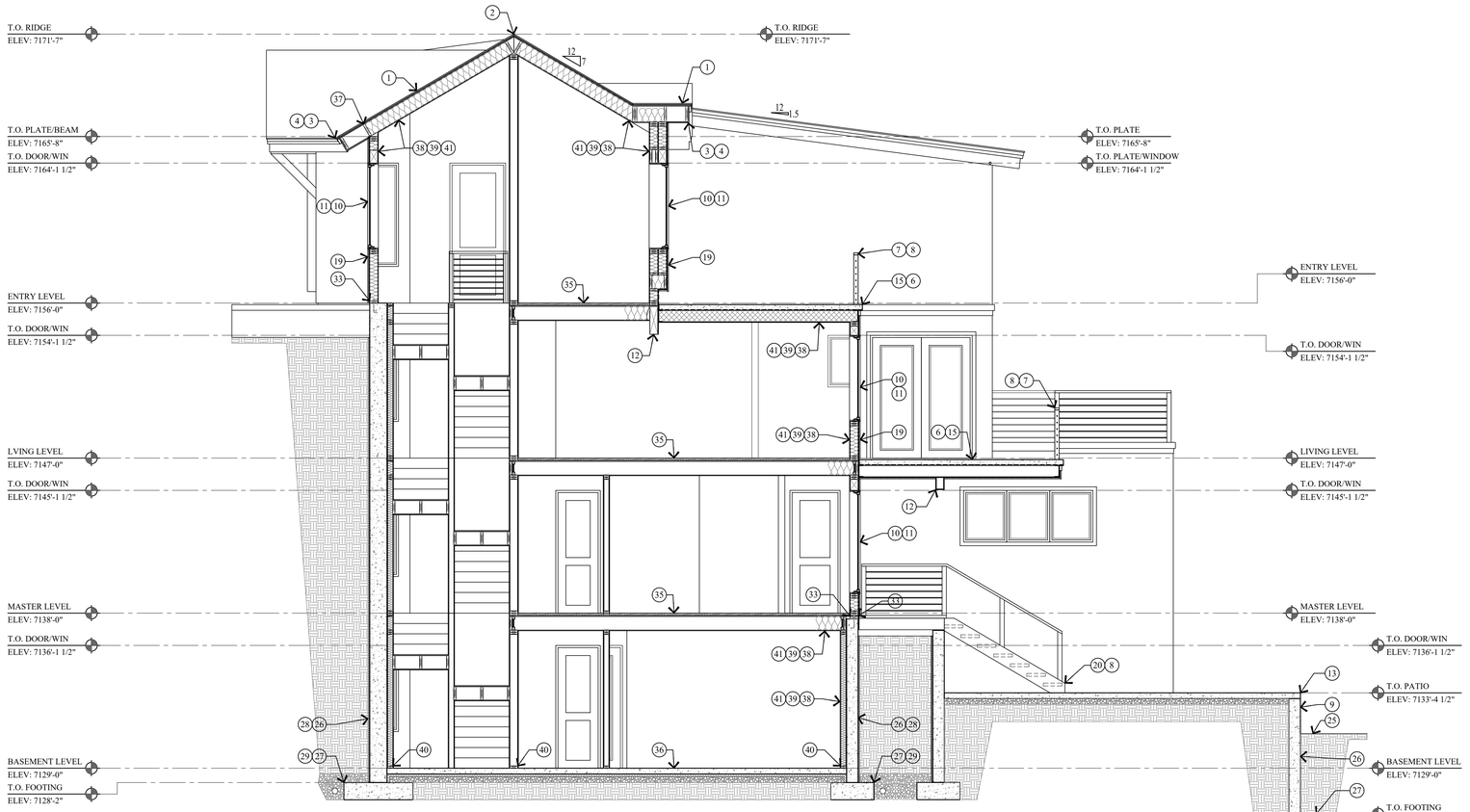
REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A2.3

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

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9. CONCRETE RETAINING WALL, EXPOSED CONC. WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
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15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
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32. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
33. 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.
34. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
35. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
36. 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.
37. SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
38. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
39. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
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 R302.11

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTIONS

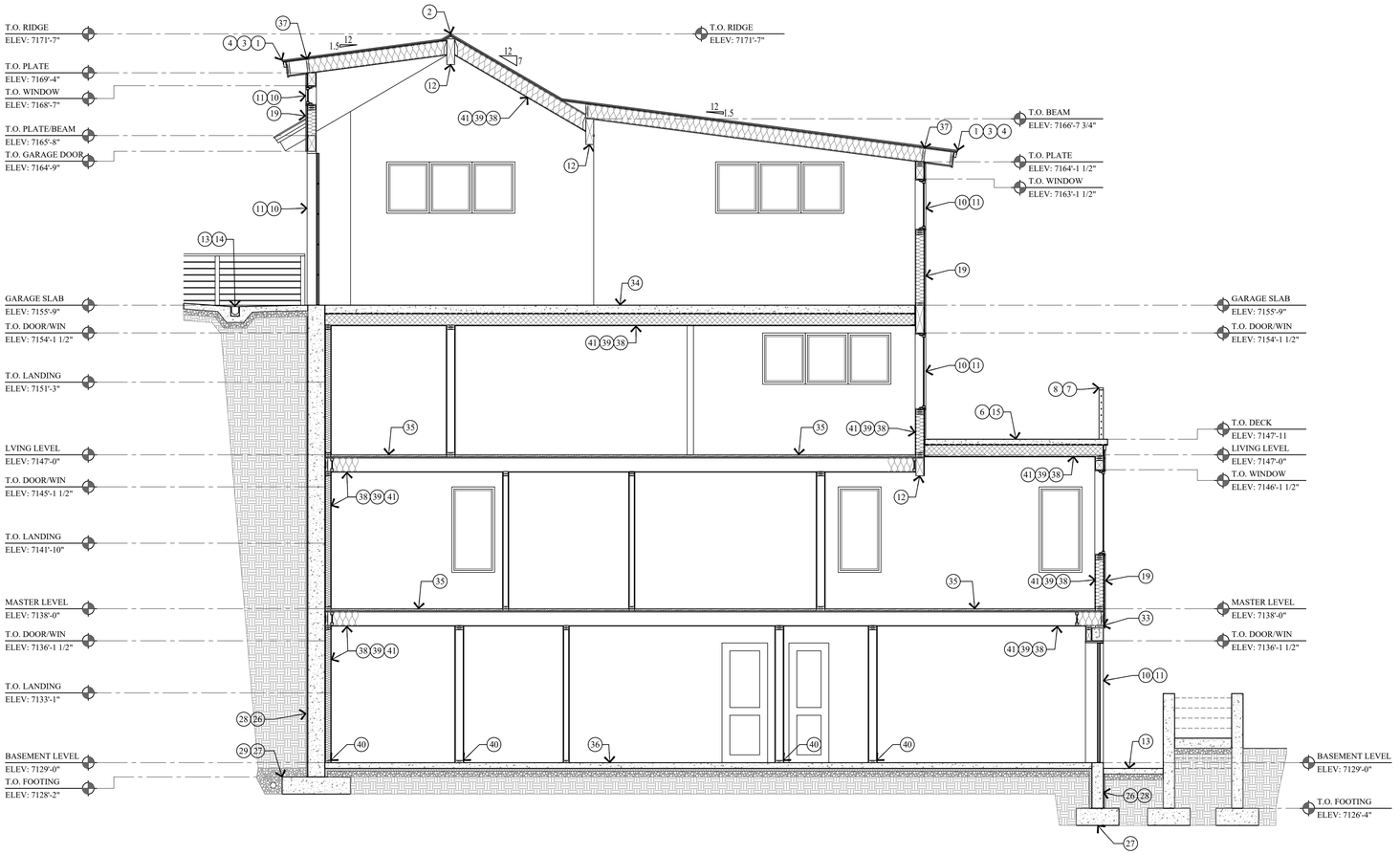
REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A3.1

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

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3"x CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. HORIZONTAL ACCENT BAND TO MATCH FLAT HEATED DECK PROFILE: 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
6. ROOF / DECK DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. CONCRETE RETAINING WALL, EXPOSED CONC. WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
11. WINDOW & DOOR TRIM @ METAL SIDING TO BE 1 1/2" METAL @ HEAD, JAMB & SILL. WINDOW & DOOR TRIM @ WOOD SIDING TO BE 2x3 WOOD HEAD, JAMB & SILL - STAIN/PAINT.
12. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. 6x6 TIMBER KNEE BRACE - STAIN/PAINT.
17. 5x5 TS COLUMN - PAINT.
18. 6"-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. EXTERIOR SIDING - SEE ELEVATIONS.
20. PATIO / DECK STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
21. FLASHING AND COUNTER FLASHING - TYPICAL.
22. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
23. EXISTING GRADE LINE.
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
26. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
27. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE.
29. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
30. 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.
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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 ½ 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 ¾ 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 ⅜ 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 ⅜ 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 ⅜ 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 ⅜ 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 ½ 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 ¼ 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 ¼ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ¾ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST ⅝ INCH WITHIN ⅞ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ⅞ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ⅛ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES TO MAXIMUM OF 2 ¾ 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 ¾ INCH BUT NOT MORE THAN 1 ¼ 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 ½ 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.

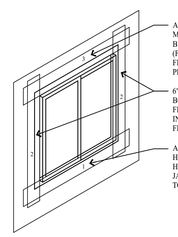
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 16" 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.

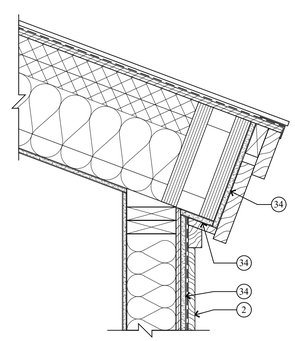
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING 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.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" 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.

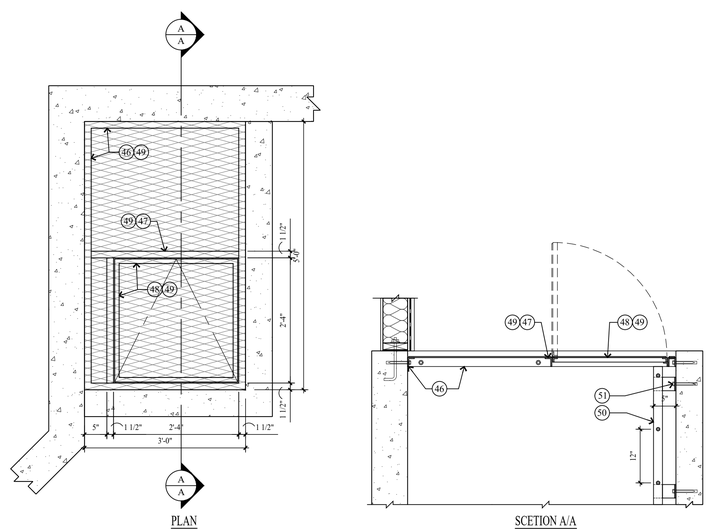
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



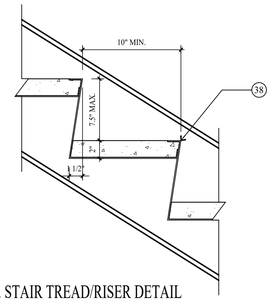
16 A4.1 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
NO SCALE



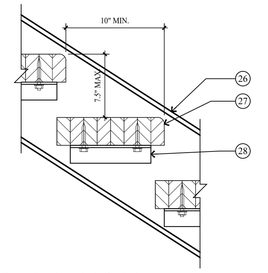
17 A4.1 ROOF OVER HANG - TYP.
SCALE: 1 1/2" = 1'-0"



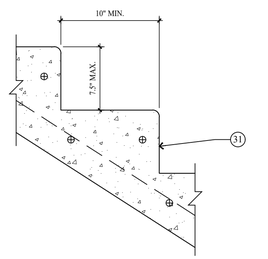
18 A4.1 LIGHT WELL W/ STEEL GRATE AND ACCESS LADDER FOR EGRESS
SCALE: 3/4" = 1'-0"



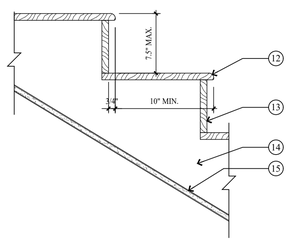
11 A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



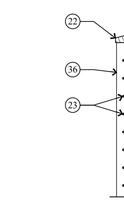
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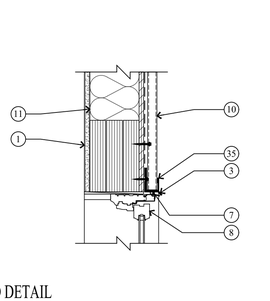
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SCALE: 1 1/2" = 1'-0"



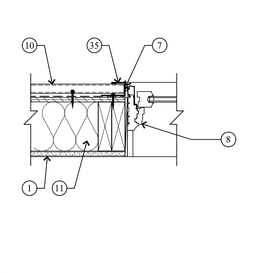
14 A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



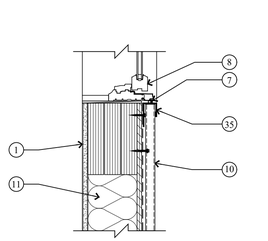
15 A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 1'-0"



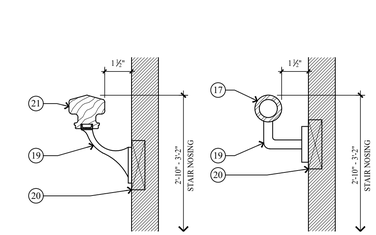
6 A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



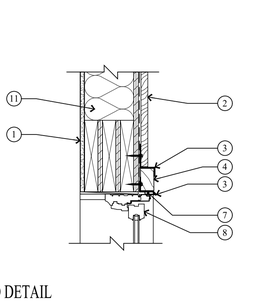
7 A4.1 JAMB DETAIL
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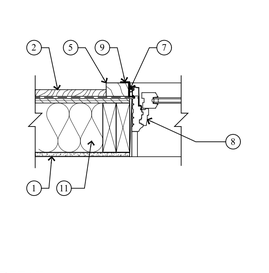
8 A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



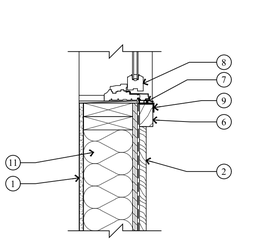
9 A4.1 TYPICAL HANDRAIL DETAIL
NO SCALE



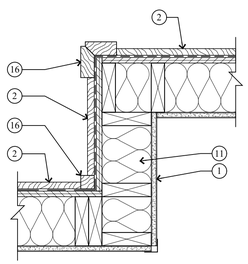
1 A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



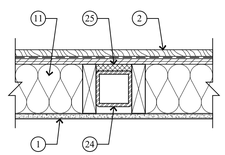
2 A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



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



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



5 A4.1 THREMAL BREAK DETAIL @ TUBE STEEL COLUMN
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"x ¼" STEEL ANGLE W/ 2- ½ 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 ½" x 5" SHAPE HARDWOOD, CONTINUOUS.
33. (3) TOP AND BOTTOM RAILS TO BE 1 ½" 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/ FLAT PANEL 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.
46. 1 1/2"x2"x3/16" STEEL ANGLE W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
47. 1 1/2"x2"x3/16" STEEL ANGLE @ PERIMTER OF ACCESS OPENING.
48. 1"x1"x3/16" STEEL ANGLE ACCESS DOOR, TO BE HINGED. FIELD VERIFY THAT WHEN OPEN IT WILL CLEAR EXTERIOR SIDING AND TRIM.
49. 1.5" x #6 EXPANDED STEEL MESH, DIAMOND SHAPE TO BE WELDED TO STEEL ANGLE.
50. 2"x3/8" STEEL LADDER W/ 3/4" DIA. STEEL RUNGS @ 12" O.C., FIELD VERIFY LENGTH TO BOTTOM OF GRAVEL.
51. 3"x4"x5"x3/16" STEEL ANGLE WELDED TO LADDER, BOLTED W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL DETAILS
STAIR / RAILING NOTES

REVISIONS:

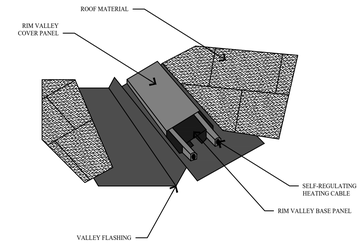
DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

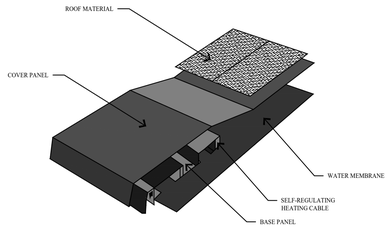
SHEET NUMBER:
A4.1

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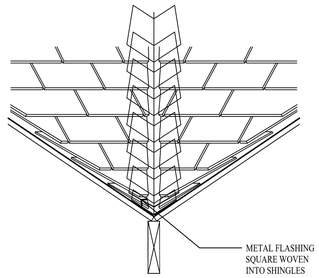
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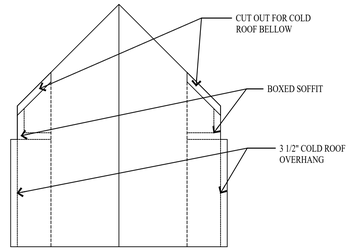
1 A4.2 VALLEY SNOW MELT DETAIL
NO SCALE



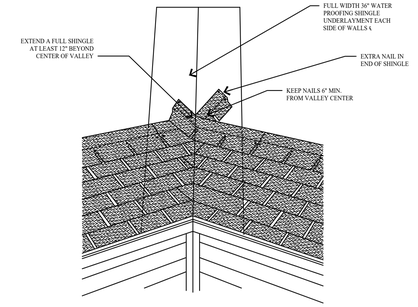
2 A4.2 EAVE SNOW MELT DETAIL
NO SCALE



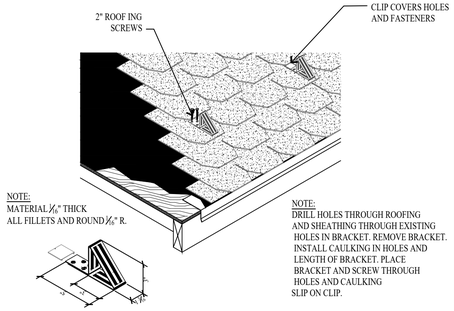
3 A4.2 CLOSED VALLEY FLASHING
NO SCALE



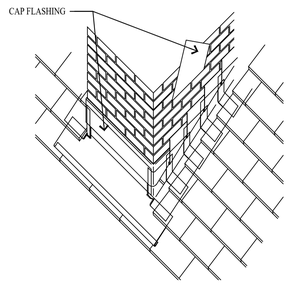
4 A4.2 DORMER ROOF
NO SCALE



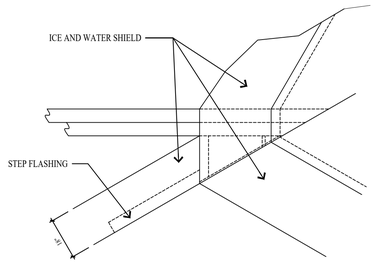
5 A4.2 WOVEN VALLEY DETAIL
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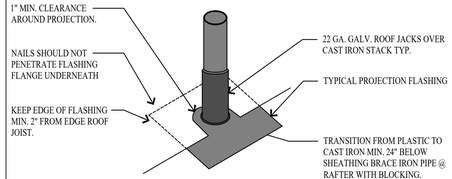
6 A4.2 SNOW BRAKET DETAIL
NO SCALE



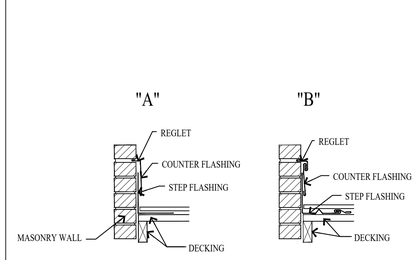
7 A4.2 CHIMNEY FLASHING
NO SCALE



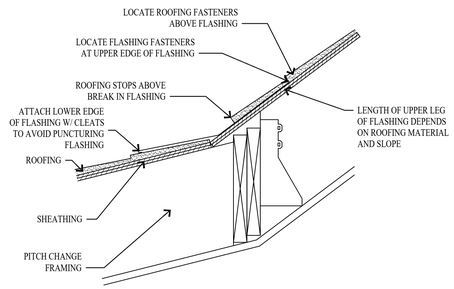
8 A4.2 DORMER FLASHING DETAIL
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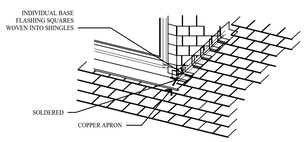
9 A4.2 VENT FLASHING DETAIL
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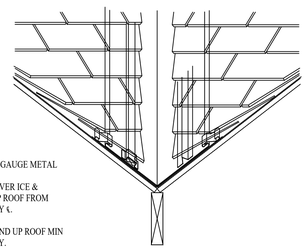
10 A4.2 RAKE WALL FLASHING DETAIL
NO SCALE



11 A4.2 ROOF PITCH TRANSITION DETAIL
NO SCALE



12 A4.2 FLASHING DETAIL
NO SCALE



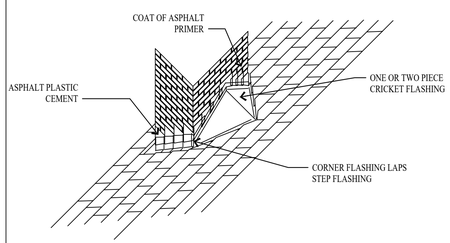
NOTE
1. FLASHING TO BE 28 GAUGE METAL

2. PLACE FLASHING OVER ICE & WATER SHIELD 36" UP ROOF FROM EACH SIDE OF VALLEY ¢.

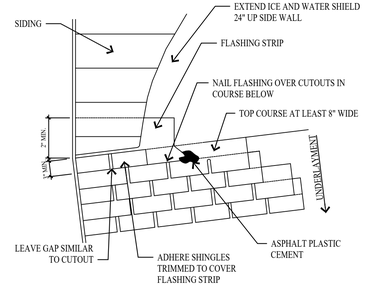
3. FLASHING TO EXTEND UP ROOF MIN 12" FROM ¢ OF VALLEY.

4. IF ROOF PITCH EXCEEDS 6:12 ENLARGE 'V' CRIMP TO 2"

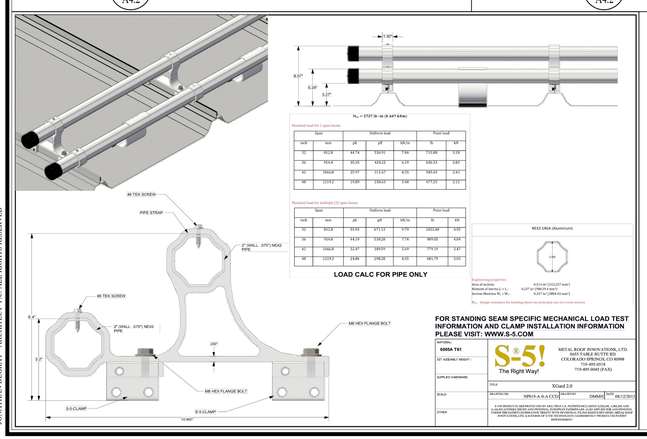
13 A4.2 OPEN VALLEY DETAIL
NO SCALE



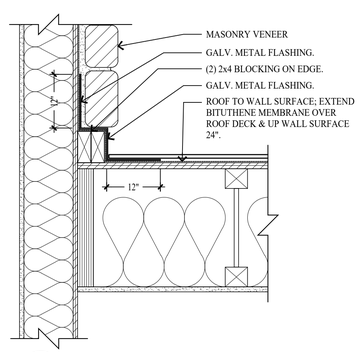
14 A4.2 CHIMNEY CRICKET FLASHING
NO SCALE



15 A4.2 ROOF/WALL FLASHING DETAIL
NO SCALE



16 A4.2 SNOW RETENSION BARS DETAIL
NO SCALE



17 A4.2 MASONRY DETAIL @ CHIMNEY
SCALE: 1 1/2" = 1'-0"

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF FLASHING DETAILS

REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A4.2

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT'L	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING HEIGHT	CEILING MAT'L	REMARKS
BASEMENT LEVEL										
100	ELEVATOR	CONCRETE	WOOD	GYP	GYP	GYP	GYP	36'-0" / 37'-10"	GYP	5/8" TYPE X GYPSUM BOARD
101	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
102	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
103	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
104	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
105	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
106	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
107	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
108	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
109	WINE ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
110	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
111	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
MASTER LEVEL										
201	OFFICE	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
202	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
203	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
204	GYM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
205	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4" / 8'-10 1/2"	GYP	
206	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
207	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
LIVING LEVEL										
301	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-6 1/2" F.V.	GYP	
302	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-6 1/2" F.V.	GYP	
303	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4" / 7'-10 1/2"	GYP	
304	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
305	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7'-6 1/2" F.V.	GYP	
306	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-6 1/2" F.V.	GYP	
ENTRY / GARAGE LEVEL										
401	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE X GYPSUM BOARD
402	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
403	MUD ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
404	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	

WINDOW SCHEDULE

MARK (1)	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
B	5'-0"	5'-0"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" PICTURE MULLED - SEE ELEVATION
C	2'-6"	3'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
D	2'-6"	3'-0"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
E	2'-6"	1'-4"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
F	5'-0"	3'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 3'-0" CASEMENT MULLED - SEE ELEVATION
G	7'-6"	3'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 3'-0" CASEMENT MULLED - SEE ELEVATION
H	3'-0"	6'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
I	9'-0"	6'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 3'-0" x 6'-0" CASEMENT MULLED - SEE ELEVATION
J	12'-0"	6'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(4) 3'-0" x 6'-0" CASEMENT MULLED - SEE ELEVATION
K	3'-0"	6'-0"	PICTURE	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED	CONTRACTOR TO FIELD VERIFY

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

MARK (1)	TYPE	SIZE WIDTH	SIZE HEIGHT	THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
BASEMENT LEVEL										
101	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
102	FRENCH	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
103	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
104	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
105	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
106	STYLE & RAIL	2'-10"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	POCKET DOOR
107	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	BIFOLD DOOR
108	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
109	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
110	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
111	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
112	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
113	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
114	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
115	PATIO	6'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
MASTER LEVEL										
201	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
202	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
203	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
204	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
205	FRENCH	3'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
206	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
207	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
208	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
209	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
210	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
LIVING LEVEL										
301	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
302	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
303	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
304	PATIO	5'-8"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 2'-10" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
ENTRY / GARAGE LEVEL										
401	OVERHEAD DOOR	9'-0"	9'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER - TEMP GLASS
402	ENTRY	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
403	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
404	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
405	FRENCH	2'-10"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
406	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	

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/NANNA 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.

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
NOVEMBER 06, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A5.1

SLOPES ANALYSIS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH



NORTH

GRAPHIC SCALE
10 0 5 10
1 INCH = 10FEET
THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- PRIVATE SEWER EASEMENT AS DESCRIBED ON THE WARDELL REPLAT SUBDIVISION, ENTRY 568119
- RECIPROCAL SNOW SHED EASEMENT, ENTRY 582155 BK. 1353 PG. 413-417

SLOPES LEGEND

SLOPE PERCENTAGES

- 0-15%
- 15-30%
- 30-40%
- 40% OR GREATER

NARRATIVE:
THE PURPOSE OF THIS SLOPES ANALYSIS MAP IS TO SHOW THE STEEPNESS OF THE EXISTING GROUND AT THE TIME OF SURVEY.

THIS SURVEY MAP WAS GENERATED USING 2 (TWO) FOOT CONTOURS.

SURVEY COMPLETED: 05/11/2020
ADDITIONAL SURVEY OF HOUSE AT 352 WOODSIDE: 08/17/2024

ELEVATION DATUM FOR THIS SURVEY IS NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)
VERTICAL N.G.S. BENCHMARK MONUMENT USED: CHISELED SQUARE 3.
PID L00236
SUMMIT COUNTY, UTAH
USGS QUAD "PARK CITY EAST" (1955)
NAVD 88 ELEVATION (ORTHO): 6563.44'
(MEASURED ELEVATION OF 6563.37' ON 05-21-2020)
THIS BENCHMARK IS ALONG THE RAIL TRAIL AND LIES WITHIN SUMMIT COUNTY PARCEL ID SS-64-A.

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS WERE USED TO REESTABLISH THE PROPERTY CORNERS.

THE BASIS OF BEARING IS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

NOTE THAT THE BOUNDARY TIE FROM THE WOODSIDE AVENUE CENTERLINE TO THE NORTHWEST CORNER OF THE WARDELL REPLAT BOUNDARY IS A 90° (NINETY DEGREE) ANGLE. THAT IS WHY THE TIE BEARING IS N 66°22'00" EAST A DISTANCE OF 25.00, WHILE THE FOURTH STREET CENTERLINE BEARING IS N 64°40'00" E.
SEE THE FOLLOWING SUBDIVISIONS OF RECORD, WHICH ECHO THIS BOUNDARY TIE BEARING:
352 WOODSIDE AVENUE SUBDIVISION, ENTRY 1086290
334 WOODSIDE REPLAT, ENTRY 518766
341 WOODSIDE AVENUE PLAT AMENDMENT, ENTRY 1114892
327 WOODSIDE PLAT AMENDMENT, ENTRY 1036926

EXISTING BUILDING LOCATION IS TO AS-BUILT LOCATION OF BUILDING WALL CORNERS. ACTUAL FOUNDATION LOCATION MAY DIFFER.

RTK GPS AND ROBOTIC TOTAL STATION INSTRUMENTS WERE USED ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PROFESSIONAL LAND SURVEYOR
No. 8910903
MARTINA NELSON
10/28/2025
STATE OF UTAH

Park City Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

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SURVEYED BY: KR/GB/MN
DRAFTED BY: MN
CHECKED BY: MN
DATE: OCTOBER 28, 2025

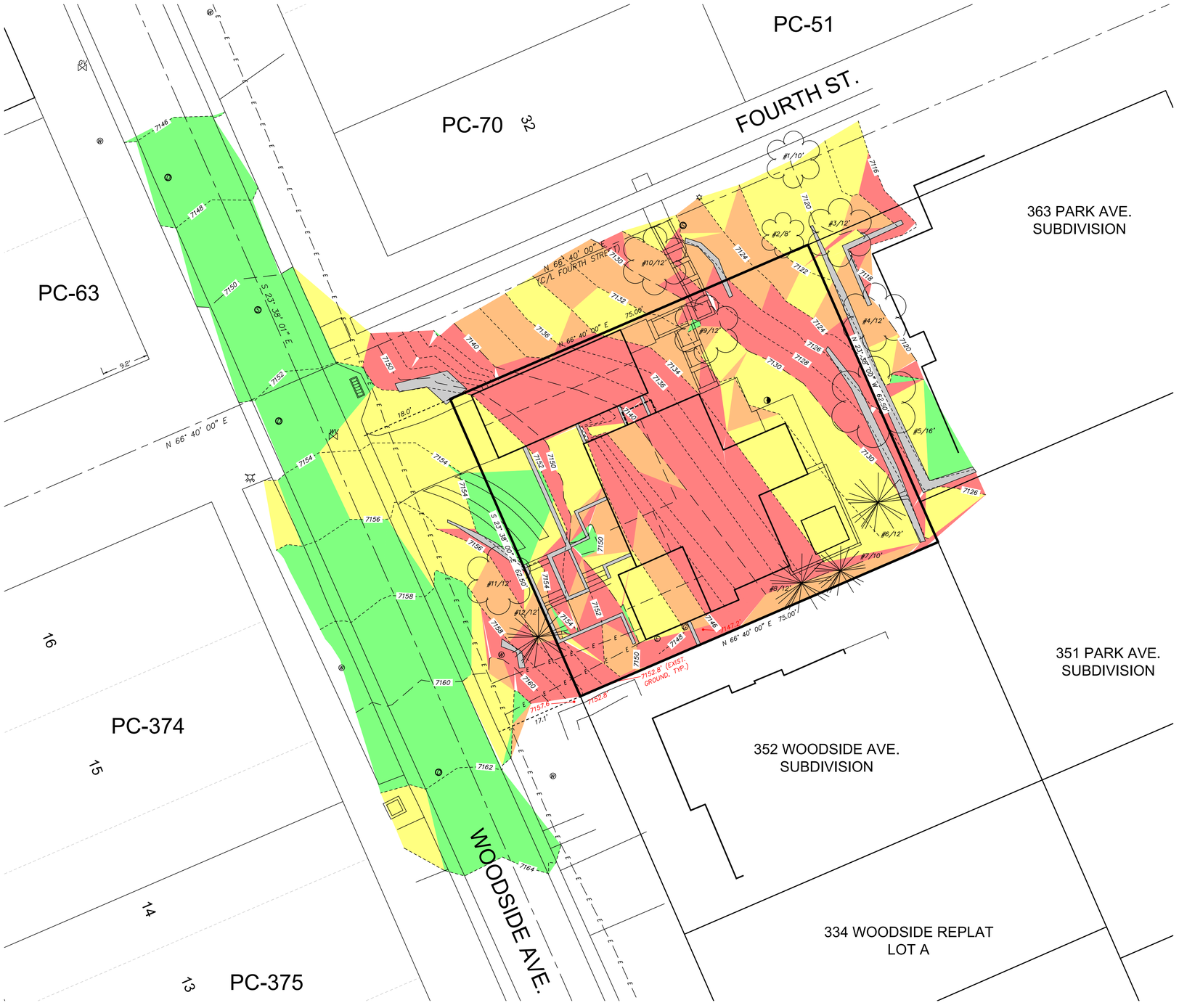
RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH
FOR: LAURA & ROB BEASLEY
DWG: 368 WOODSIDE ROS-ASB 2024.dwg

SHEET 1 OF 2

D:\Park City Surveying Dropbox\Park City Surveying Team Folder\2Drive\O'S\OLDTOWN\Park City Survey\Lots\368 Woodside SLOPES - 4 ZONES.dwg, 11/4/2025 6:00:40 PM

SLOPES ANALYSIS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
CITY OF PARK CITY,
SUMMIT COUNTY, UTAH



NORTH

GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE AT SIZE 24"X36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER METER
- ELECTRIC METER
- SEWER CLEAN OUT
- LAMP POST
- GAS METER
- GAS VALVE
- UTILITY POLE
- 7100.0' SPOT ELEVATION
- —E— OVERHEAD ELECTRIC (& OTHER UTILS)
- —X— FENCE

TREE DIAMETER ANNOTATED TO EDGE OF DRIPLINE

- 5' CONIFEROUS TREE
- 5' DECIDUOUS TREE

SLOPES LEGEND

SLOPE PERCENTAGES

- 0–15%
- 15–30%
- 30–40%
- 40% OR GREATER

NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW SLOPES ANALYSIS ALONG WITH THE EXISTING CONDITIONS DETAILS FOR THIS SURVEY.

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SURVEYED BY: KR/GB/MN
DRAFTED BY: MN
CHECKED BY: MN
DATE: AUGUST 18, 2024

SLOPES ANALYSIS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH

FOR: LAURA & ROB BEASLEY

DWG: 368 WOODSIDE ROS-ASB 2024.dwg

SHEET 2 OF 2

D:\Park City Surveying Dropbox\Park City Surveying Team Folder\ZDrive\O'S\OLDTOWN\Park City Survey\Lots\368 Woodside SLOPES - 4 ZONES.dwg, 2, 11/4/2025 6:00:44 PM



WEST ELEVATION


SOUTH ELEVATION


EAST ELEVATION


NORTH
ELEVATION



LOOKING OUT FROM WEST ELEVATION

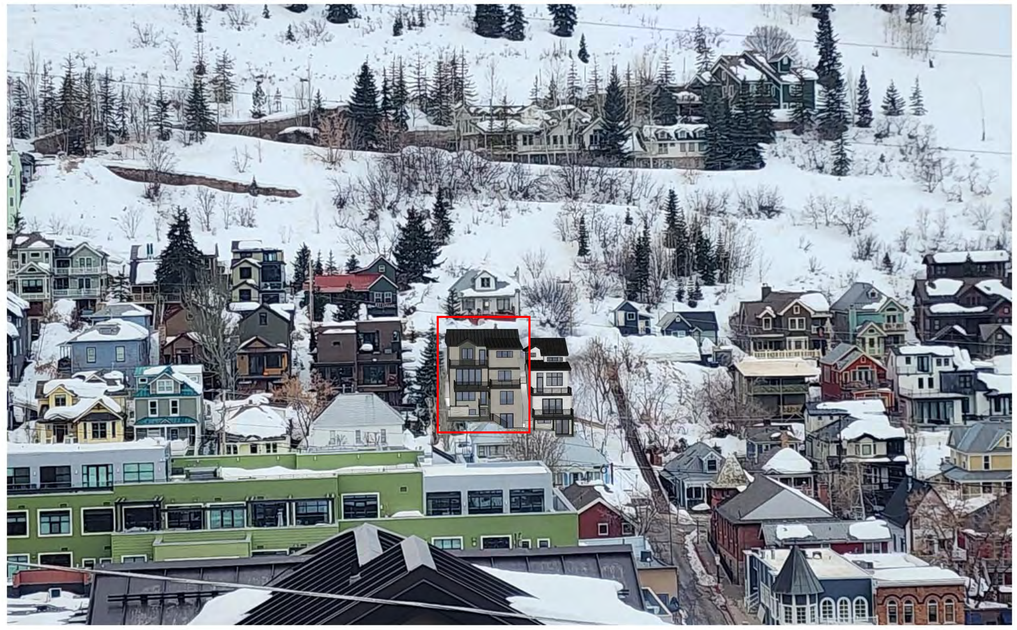

LOOKING OUT FROM
SOUTH ELEVATION


LOOKING OUT
FROM NORTH
ELEVATION

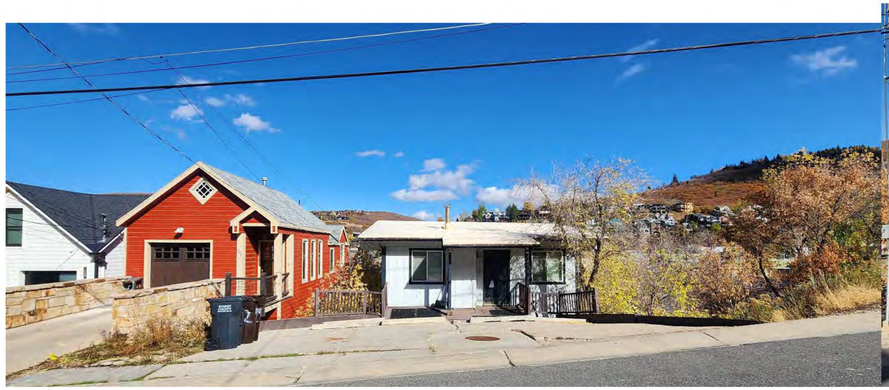

LOOKING OUT FROM
EAST ELEVATON



Cross Canyon View



Cross Canyon 2







Streetscape

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PROJECT DESCRIPTION:
384 368 WOODSIDE AVENUE
HISTORIC DISTRICT DESIGN REVIEW
384 368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
STREETSCAPE
AND CROSS CANYON VIEWS

REVISIONS:

DATE:
October 21, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 3



NORTHEAST



NORTHWEST



SOUTHEAST



SOUTHWEST

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PROJECT DESCRIPTION:
368 WOODSIDE AVENUE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE PARK CITY UT 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
October 21, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 1

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NORTH



SOUTH



EAST



WEST

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PROJECT DESCRIPTION:
368 WOODSIDE AVENUE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSUDE AVENUE PARK CITY UT 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
October 21, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 2

SUMMIT GEOTECH

PRELIMINARY GEOTECHNICAL INVESTIGATION

BEASLEY RESIDENCE

368/384 WOODSIDE AVENUE
PARK CITY, UTAH

PREPARED FOR:

JONATHAN DEGRAY ARCHITECT
PO BOX 1674
PARK CITY, UTAH 84060

ATTENTION: JONATHAN DEGRAY

EMAIL: DEGRAYARCH@QWESTOFFICE.NET

PROJECT NO. 25110 **JULY 14, 2025**

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FIGURES

SITE PLAN . . . . . FIGURE 1

EXECUTIVE SUMMARY

1. The Beasley residence is planned to be constructed at 368 and 384 Woodside Avenue in Park City, Utah. A residence and detached garage are planned to be removed from the property and the property will be subdivided into two residential building lots. Two new residences are planned to be constructed. The residences are planned to consist of four-story buildings. The upper level of each residence is planned to be near the elevation of Woodside Avenue. The lowest level of the residences are planned be near the finished ground surface on the east sides of the residences.

   We have assumed that structural loads for the building will consist of wall loads less than 4 kips per lineal foot and column loads less than 50 kips.

2. It is difficult to access the property due to the steep slope and residence on the property. We previously observed the foundation excavation for the existing residence for another geotechnical firm in 2001. The reported conditions indicate the soil below the residence ranges from clayey sand with gravel to clayey gravel with sand. This is consistent with our experience in the area.

   We anticipate fill will be encountered above the natural soil due to previous construction of the residence and nearby Woodside Avenue.

   An engineer from Summit Geotech should observe the foundation excavations at the time of construction to determine whether the subsurface conditions encountered are similar to what has been assumed.

3. Based on previous experience in the area, there is a potential for subsurface water to flow through more permeable layers of the subsurface materials in a perched condition. A subsurface drain should be constructed around the below-grade portion of the building.

4. The proposed residences may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

   Footings bearing on the undisturbed natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot (psf). Footings bearing on at least 3 feet of undisturbed natural clayey gravel or on at least 3 feet of compacted structural fill that extends down to the undisturbed natural soil may be designed using a net allowable bearing pressure of 3,500 psf.

Executive Summary (continued)

5. With the steep slope on the property and nearby residences, we anticipate it will be necessary to construct shoring. Recommendations for shoring design and construction are presented in the report.

6. Geotechnical information related to foundations, subgrade preparation, and materials is included in the report.

SCOPE

This report presents the results of a preliminary geotechnical investigation for the Beasley residence to be constructed at 368 and 384 Woodside Avenue in Park City, Utah. The report presents the conditions observed at the time of our site visit and provides preliminary recommendations.

Subsurface conditions have been assumed based on previous experience at the property and our observations during a visit to the site. The assumed subsurface conditions were used for our engineering analysis and to develop recommendations for the proposed building foundation. Summit Geotech should be requested to visit the site during construction to determine whether the observed subsurface conditions are similar to what has been assumed.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the assumed subsurface conditions. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

An engineer from Summit Geotech visited the property on July 7, 2025. There is a residence on the property. The residence consists of a multi-level, wood-frame and concrete building. The upper level of the residence is approximately 10 feet lower in elevation than Woodside Avenue. There is a detached garage in the north portion of the property. The garage consists of one-story building.

The ground surface along the north and south sides of the residence slopes steeply down to the east. Vegetation consists of landscaped areas around the residence with grass, some shrubs, and a few trees.

There are residences to the north, south, and east of the property. Residences consist of multi-level buildings. Woodside Avenue extends along the west side of the property. It consists of a narrow, two-lane, asphalt-paved road.

ANTICIPATED SUBSURFACE CONDITIONS

It is difficult to access the property due to the steep slope and existing residence. We previously observed the foundation excavation for the existing residence for another geotechnical firm in 2001. The reported subsurface conditions indicate the soil below the residence ranges from clayey sand with gravel to clayey gravel with sand. The reported conditions are consistent with our experience in the area.

We anticipate fill will be encountered above the natural soil due to previous construction of the residence and nearby Woodside Avenue.

SUBSURFACE WATER

Based on our experience in the area, subsurface water may occur in a perched condition during the spring and early summer as snow melts.

PROPOSED CONSTRUCTION

The Beasley residence is planned to be constructed at 368 and 384 Woodside Avenue in Park City, Utah. A residence and detached garage are planned to be removed from the property and the property will be subdivided into two residential building lots. Two new residences are planned to be constructed as shown on Figure 1. The residences are planned to consist of four-story buildings. The upper level of each residence is planned to be near the elevation of Woodside Avenue. The lowest level of the residences are planned be near the finished ground surface on the east sides (back yard) of the residences.

We have assumed that structural loads for the building will consist of wall loads less than 4 kips per lineal foot and column loads less than 50 kips.

If the proposed construction or building loads are significantly different from those described above, we should be notified so that we can reevaluate the recommendations given.

RECOMMENDATIONS

Assuming the subsurface conditions consist range from clayey sand with gravel to clayey gravel with sand and the proposed construction is as described above, the following recommendations are given:

A. Site Grading

Construction plans indicate a cut of up to approximately 30 feet will be needed to accommodate the proposed construction. We anticipate the ground surface will be raised less than 2 feet higher than the existing ground surface.

1. Subgrade Preparation

   Prior to placing grading fill, the topsoil, unsuitable fill, organic material, and other deleterious materials should be removed.

   Care should be taken to not disturb the natural soil to remain below the proposed building, concrete flatwork, and other structures.

2. Temporary Excavation Slopes

   Temporary unretained excavation slopes up to 30 feet in height in the undisturbed natural soil may be constructed at 1 horizontal to 1 vertical or flatter. Flatter excavation slopes may be needed, depending on the type of soil encountered and whether subsurface water is present.

   The excavator is responsible to provide safe working conditions around temporary excavation slopes.

3. Long-term Slopes

   Long-term unretained slopes may be constructed at 2 horizontal to 1 vertical or flatter. Fill placed on slopes steeper than 5 horizontal to 1 vertical should be keyed

into the slope with a key for every 4 feet of vertical rise. Prior to placement of fill, the subgrade should be prepared by removing the topsoil, unsuitable fill, debris, and other deleterious materials.

Slopes should be protected from erosion by revegetation, erosion control mats, or other methods.

4. Shoring

Based on the proposed construction, we anticipate it will be necessary to construct shoring. We anticipate shoring would likely consist of soil nails with a shotcrete face. Soldier piles with lagging may also be used if there is not sufficient space to construct soil nails.

Shoring should be designed to retain the load of the soil along with any surcharge and other loading conditions located above and adjacent to the excavation. The amount of lateral movement of the shoring and its potential impact on adjacent structures and utilities should be considered in the design.

Lateral loads used in design of the shoring should be increased due to sloping excavations above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall.

Details and calculations of proposed shoring and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation.

5. Excavation

We anticipate excavation in the fill and natural soil can be accomplished using heavy-duty excavation equipment. Additional difficulty should be expected in confined excavations, such as utility trenches.

6. Materials

Materials used as fill for the project are anticipated to consist of imported fill and the on-site soil. Recommendations for these materials are shown below.

a. Imported Fill

Listed below are materials recommended for imported structural fill.

Fill Location	Recommendation
Below Footings	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit < 30% Maximum size 3 inches
Below Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Below Floor Slabs (Deeper than 4 inches)	Non-expansive granular soil Passing No. 200 Sieve <50% Liquid Limit <30% Maximum size 3 inches

b. On-Site Materials

The on-site fill and natural soil may be considered for use as structural fill below the proposed residences if they meet the criteria presented above for

imported structural fill. These materials may also be considered for use as fill below concrete flatwork and as foundation wall backfill.

Topsoil, oversize material, and other deleterious material should be removed from the materials described above that will be used as fill.

c. Moisture Conditioning

Depending on the moisture content of the soil at the time of construction, the soil may require wetting or drying prior to use as fill. Drying of the soil may not be practical during cold or wet times of the year.

7. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill Location	Compaction
Below Foundations	≥ 95%
Below Concrete Flatwork	≥ 90%
Foundation Wall Backfill	≥ 90%
Utility Trench Backfill (Outside building area)	≥ 90%
Landscaping	≥ 85%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Fill placed for the project should be frequently tested for compaction.

8. Drainage

The ground surface surrounding the proposed building should be sloped to drain away from the building in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

The proposed residences may be supported on spread footings bearing on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

The topsoil, organics, debris, and other deleterious materials should be removed from below proposed foundations.

2. Bearing Pressure

Footings bearing on the undisturbed natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot (psf). Footings bearing on at least 3 feet of undisturbed natural clayey gravel or on at least 3 feet of compacted structural fill that extends down to the undisturbed natural soil may be designed using a net allowable bearing pressure of 3,500 psf.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Minimum Footing Width and Embedment

Footings should have a width of at least 2 feet and a depth of embedment of at least 1 foot.

5. Settlement

We estimate total and differential settlement will be less than ½ inch for footings bearing on the undisturbed natural soil or on compacted structural fill as described above.

Care should be taken to not disturb the natural soil at the base of footing excavations so that settlement can be maintained within tolerable limits.

6. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 40 inches below grade for frost protection.

7. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to fill or concrete placement. Loose soil in the base of the excavation should be removed or be compacted.

8. Construction Observation

A geotechnical engineer from Summit Geotech should observe footing excavations for the residences prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil.

Unsuitable fill, topsoil, organics or other deleterious materials should be removed from below the proposed slabs.

2. Underslab Sand and/or Gravel

A 4-inch layer of free draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the concrete slabs for ease of construction and to promote even curing of the slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for footings is controlled by sliding resistance between the footing and the foundation soil. A friction value of 0.45 may be used in design for ultimate lateral resistance for footings. The passive resistance of the soil adjacent footings may also be considered in design for lateral resistance of footings.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for the design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

Material Type	Active	At-Rest	Passive
Clayey Gravel, Clayey Sand, or Granular Fill	40 pcf	55 pcf	300 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 21 pcf for the active condition, increased by 6 pcf for the at-rest condition and decreased by 21 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.34g which represents a 2 percent probability of exceedance in a 50-year period.

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve ultimate soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Seismic Design Considerations

1. Building Code Parameters

Listed below are site-specific parameters that may be used with the 2021 International Building Code:

Description	Value
Site Class	D[1]
S_s - MCE_R ground motion (period=0.2s)	0.58g
S_1 - MCE_R ground motion (period=1.0s)	0.21g
F_a - Site amplification factor at 0.2s	1.33
PGA - MCE_G peak ground acceleration	0.26g
PGA_M - Site modified peak ground acceleration	0.34g

[1]Site Class D was selected based on the subsurface conditions encountered and our understanding of the geology in the area.

2. Faulting

No active faults are mapped as being located on the property. The nearest mapped active fault is the Salt Lake City segment of the Wasatch fault located approximately 16 miles west of the site (Utah Geological Survey, 2025).

3. Liquefaction

Based on our experience in the area and the subsurface conditions encountered, liquefaction is not a potential hazard at the site.

F. Water Soluble Sulfates

Based on published literature and previous experience in the area, the natural soil possesses negligible sulfate attack potential on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

G. Subsurface Drain

With the potential for perched water conditions to develop during the wet times of the year, we recommend that a subsurface drain be provided around the below-grade portion of the residences. The subsurface drain systems should consist of at least the following items.

1. The subsurface drain systems should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of the residences. A geosynthetic drain could be used as an alternative. The drain should extend up the foundation walls high enough (to within approximately 3 feet of the ground surface) to intercept potential subsurface water.

2. Consideration should be given to increasing the gravel thickness below the floor slabs to facilitate drainage. The gravel should connect the perimeter drainage pipe.

3. The flow line of the pipe should be placed at least 14 inches below the finished floor levels and should slope to a sumps or outlets where water can be removed by pumping or by gravity flow.

4. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1:1 (horizontal to vertical) so as not to disturb the soil below the building.

5. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.

6. Consideration may be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.

7. If requested, we could observe the subsurface drain construction.

H. Additional Services

It is important that Summit Geotech be involved during design and construction of the residences. There are several items where we can provide value, help the design of the geotechnical aspects of the project be more efficient, and help reduce the risk to the design team and the owner.

We recommend that at least the following additional services be provided:

1. Observe the foundation excavation for the residences.
2. Review construction plans for the project to determine whether recommendations in this report have been incorporated into the design.
3. Observe fill placement and compaction during construction. This is especially important in the area of the proposed building and concrete flatwork, including the driveway.
4. Provide other testing and inspections that may be required by the building code or local jurisdiction.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from a visit to the site and our experience in the area. Variations in the subsurface conditions will not become evident until exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate the recommendations given.

SUMMIT GEOTECH



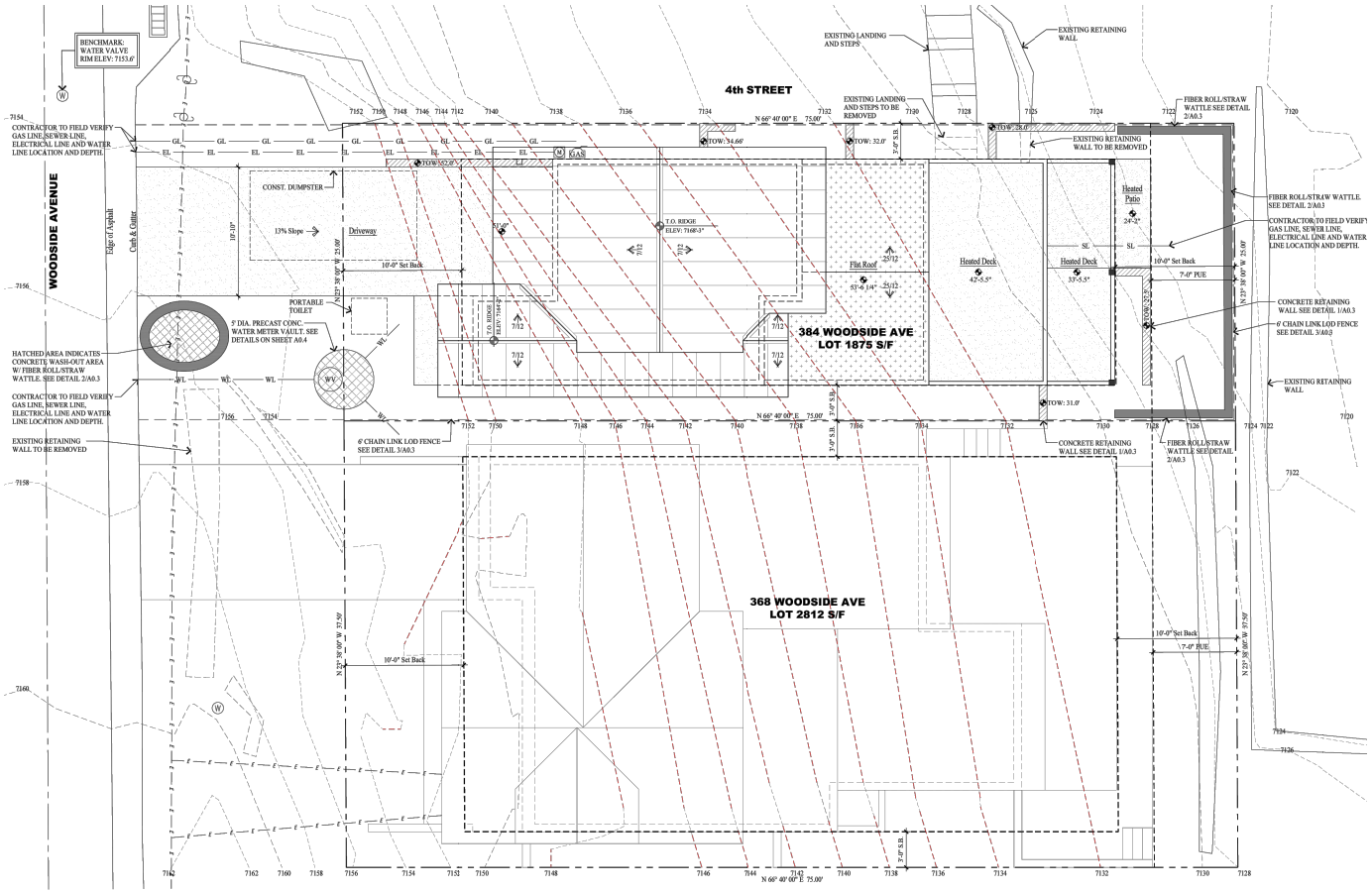
Scott D. Anderson, P.E.

Reviewed by Derek A. Wolfe, P.E.

REFERENCES

International Code Council 2020, 2021 International Building Code, Falls Church, Virginia.

Utah Geological Survey, 2025; Utah Quaternary Fault and Fold Database, https://geology.utah.gov/apps/hazards/ accessed July 12, 2025.



SUMMIT GEOTECH

BEASLEY RESIDENCE
368/384 WOODSIDE AVENUE
PARK CITY, UTAH

0 10' 20'
Approximate Scale

SITE PLAN

Project Number 25110
Figure 1

From: Tomilee Tilley
To: Elissa Martin
Subject: [External] public hearing - 368 and 384 woodside avenue
Date: Tuesday, September 23, 2025 4:24:04 PM

Warning: Replies to this message will go to ttilley@executivesunlimited.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Dear Elisa,
I am emailing you regarding the proposed Steep Slope Conditional Use Permit for 368 and 384 Woodside Avenue, Park City 84060.
The approved division of property and the steep slope conditional use permit is highly supported. The Beasleys proposed plans and construction will greatly improve the neighborhood.
If you have any questions, please do not hesitate to call.
Thank you in advance for your planning work on this project and presenting it to City Counsel.
Warm regards

Tomilee Tilley
President
Executives Unlimited, Inc.
Connecting Companies With Leaders
SALT LAKE CITY: [redacted] | TOLL FREE: [redacted] | CELL: [redacted] FAX: [redacted]
EMAIL: [redacted] | [redacted]
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Planning Commission
Staff Report

Subject:	**2025 General Plan Implementation**
Authors:	**Nan Larsen, Senior Planner**
	Alec Barton, Senior Planner
Date:	**November 12, 2025**
Type of Item:	**General Plan Implementation Work Session**

Recommendation

Staff recommends the Planning Commission review and provide input on potential Sustainability and Moderate-Income Housing Land Management Code updates to begin implementing the 2025 General Plan.

Summary

The October 8 Planning Commission Staff Report summarizes the five key themes and associated goals and strategies of the General Plan. The Planning Commission reviewed potential amendments related to Community Character to (I) update residential Zoning District regulations outside of the Historic Districts for compatible infill and (II) update conduit, fiber, and Telecommunication Facility requirements and regulations to proactively address emerging technology (Minutes, p. 18).

An additional work session is scheduled for December 10 to discuss implementation of the Transportation, Community Character, and Water and Open Space Preservation elements of the General Plan.

This staff report outlines projects in progress and potential Land Management Code (LMC) updates related to (I) Sustainability and (II) Moderate-Income Housing.

Analysis

(I) Sustainability Theme – *We value our natural environment and preserve and protect natural areas.*

The 2025 General Plan specifies four core community values, including “natural setting” and the importance of preserving the natural environment. Community feedback emphasized a strong commitment to protect natural open spaces and environmental preservation with proactive planning. Wildfire protection and a proactive approach were also identified as critical concerns to address.

Sustainability Team Projects in Progress

The 2025 General Plan recommends continuation of Sustainability team projects, including:

Focus Area S1 – **ENVIRONMENTAL LEADERSHIP** – *Park City leads efforts for environmental sustainability through programs, collaboration, partnerships, and training.*

Strategy 1C – Develop a Climate Action and Resilience Plan and implement actions to further establish climate action efforts and environmental stewardship.

Action: *Work with community partners and conservation groups, such as the Green Business Program, to increase the effectiveness of the City's practices supporting its mission of environmental stewardship. Ensure that public participation continues to be integral to the City's environmental best practices.*

The Sustainability team continues to work with Summit County, the Chamber, Park City Community Foundation, and Recycle Utah through the Green Business Program to educate and promote efforts to mitigate waste generation and Greenhouse Gas (GHG) emissions, creating and sharing resources.

Additionally, the Sustainability team partners with organizations for energy reduction advisory services, including the University of Utah's Center for Renewables, Efficiency, and Workforce (U-CREW) program to engage large building owners, and Utah Clean Energy on policy development.

Focus Area S3 – **WASTE REDUCTION** – *Park City works to reduce its environmental footprint by reducing, reusing, and recycling.*

Strategy 3A – Establish waste reduction and diversion actions.

Action: *Facilitate waste reduction and improved landfill diversion programs in coordination with businesses.*

An ordinance drafted and presented to City Council during a work session in October reviewed potential updates to the Municipal Code of Park City (MCPC) Chapter 6 to improve waste diversion and data collection of more accurate waste and recycling amounts from waste haulers and requiring businesses to have active accounts for waste and recycling (Staff Report). The projected timeframe for ordinance enaction is spring 2026.

In addition to the items in progress outlined above, staff recommends consideration of General Plan strategies and actions through updates to the LMC:

(a) Consider requiring landfill diversion in construction mitigation plans to be reviewed as part of the Conditional Use Permit and Master Planned Development process; (b) Consider incentives for projects that meet a Zero Emissions Stretch Code; (c) Consider remediation criteria for sites that contain contaminated soil but are outside of the Soils Ordinance Boundary; and (d) Consider updates to the Wildland Urban Interface regulations and Architectural Guidelines to better integrate landscaping standards and fire-resistant structural materials.

(a) Consider requiring landfill diversion in construction mitigation plans to be reviewed as part of the Conditional Use Permit and Master Planned Development process.

Focus Area S3 – **WASTE REDUCTION** – *Park City works to reduce its environmental footprint by reducing, reusing, and recycling.*

Strategy 3A – Establish waste reduction and diversion actions.

Action: *Require waste reduction in construction mitigation plans through strategies such as minimizing the amount of materials where possible and waste diversion through material reuse, sorting, and recycling procedures.*

MCPC Section 11-14-4 outlines current requirements for Construction Mitigation Plans, including trash management and recycling: "Construction sites shall provide adequate storage and a program for trash removal." The Planning Commission may consider prioritizing updates to the MCPC to require waste reduction in construction mitigation and may also review amendments to the LMC to require waste diversion plans as part of Conditional Use Permit or Master Planned Development reviews.

(b) Consider incentives for projects that meet a Zero Emissions Stretch Code.

The 2025 General Plan establishes goals and actions that further the strategies and outcomes envisioned by the Sustainability Department's 2021 *Strategic Action Plan for Building Decarbonization in Park City and Summit County* (Strategic Action Plan). While not adopted, this strategic action plan was developed in collaboration with the Park City Sustainability Department, Summit County Sustainability Department, Utah Clean Energy, the Park City Community Foundation, and over 50 community stakeholders including representatives from the resorts, businesses, and residents, including residents of affordable housing. Its purpose was to identify specific strategies and desirable outcomes necessary to achieve the City's goal to achieve carbon neutrality and run on 100% renewable energy by 2030 (Resolution 28-2017).

While most recommendations of the Strategic Action Plan include implementation of policy for existing buildings, some suggestions are related to new development:

New Construction Strategies: #1 Adopt a Net-Zero Stretch Code

Strategy: Adopt a Net Zero Stretch Code for new commercial and residential buildings (and major building retrofits). To implement this strategy the City and County Councils would adopt a resolution recognizing a voluntary electric-ready

Net Zero Stretch Code as the preferred energy code for new homes and buildings. This resolution would include a formal (though non-binding) goal for all new construction in Park City and Summit County to achieve net-zero status by 2030.

Outcome: Drive increased adoption of electric-ready net zero building construction and operational practices in Park City and Summit County with a goal for all new construction projects and major renovations to voluntarily achieve net zero by 2030.

A similar strategy is outlined in the General Plan recommendations:

Focus Area S4 – **ENERGY EFFICIENCY** – *Park City works to achieve net zero energy emissions through policy, technology, and action.*

Strategy 4A – Prioritize policies that support next steps in achieving energy use reduction, adoption of renewable electricity, and future carbon neutrality.

Action: *Adopt a Zero Emissions Stretch Code that is integrated with ASHRAE 90.1 standard and International Energy Conservation Code best practices to promote greater energy efficiency and emission reduction than the base energy code.*

While there are state limitations on municipal energy code requirements that exceed those adopted by the state, the Planning Commission may consider updating the code to include and provide incentives for compliance with an Energy Stretch Code for projects requesting an exception from the code – for example, a request for additional building height as part of the Master Planned Development review, or a request for reduced parking through the Conditional Use Permit review.

(c) Consider remediation criteria for sites that contain contaminated soil but are outside of the Soils Ordinance Boundary.

Focus Area S1 – **ENVIRONMENTAL LEADERSHIP** – *Park City leads efforts for environmental sustainability through programs, collaboration, partnerships, and training.*

Strategy 1E – Continue to promote soil health through comprehensive soil remediation actions and monitoring programs.

Action: *For areas not intended for redevelopment, advance planning efforts to recontour and revegetate contaminated soils to promote natural drainage patterns, stabilize the soil, and prevent erosion.*

MCPC Chapter 11-15 establishes requirements for properties within the designated Soils Ordinance Boundary. While properties undergoing development within this

boundary must comply with established regulations, there are opportunities to update and clarify criteria applied to properties with contaminated soil outside of the boundary. For example, the Conditional Use Permit criteria require evaluation of "Environmentally Sensitive Lands" but these are not defined, and no criteria is established.[1] Additionally, the Master Planned Development review requires evaluation of historic mine waste mitigation for properties within the Soils Ordinance Boundary, yet there are no criteria for properties outside of this boundary.[2]

The Planning Commission may consider prioritizing the establishment of criterion to address areas with contaminated soils within projects to remediate contaminated soils, including a new section of standards within the Sensitive Land Overlay (SLO). Such criterion for these areas may be stipulated to be recontoured and revegetated to promote natural drainage patterns, stabilize soil, and prevent erosion.

(d) Consider updates to the Wildland Urban Interface regulations and Architectural Guidelines to better integrate landscaping standards and fire-resistant structural materials.

Focus Area S2 – **WILDFIRES** – *Park City works proactively to reduce wildfire risk and support emergency efforts.*

Strategy 2A – Collaborate interdepartmentally to implement actions, protocols, and policies present in the most recent wildfire hazard plans, such as the 2023 Community Wildfire Risk Assessment.

Action: *Integrate wildfire mitigation techniques like Defense Zones into the city's landscaping standards.*

Action: *Update building design and material standards to increase wildfire resiliency.*

The Utah Legislature adopted the 2006 edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, in 2011[3], with alternatives approved by the Utah Division of Foresty, Fire, and State Lands. On July 9, 2020, the City amended the MCPC to adopt the 2006 Utah Wildland Urban Interface (WUI) Code (Ordinance 2020-35, Minutes, p. 20) following the recommendation of Planning Commission on June 10, 2020 (Minutes, p. 32). The Ordinance adopted Wildland Urban Interface standards and added Firewise designations to MCPC Section 14-1-5 plant lists. The LMC was also updated to define *Defensible Space* and *Firewise Landscapes/Landscaping*, and to implement Wildland Urban Interface standards for the Sensitive Lands Overlay, Annexations, and Master Planned Developments.

[1] LMC Section 15-1-10
[2] LMC Section 15-6-5(L)
[3] H.B. 203

The Planning Commission may consider updating LMC § 15-5-5 *Architectural Design Guidelines* and *Landscaping* to better integrate landscaping standards and fire-resistant structural materials in areas in the Wildland Urban Interface (WUI), including updates to *Defensible Space* landscaping within 0 to 30 feet of a structure and fire-resistant structure materials and limiting home exteriors and roofing materials.

(II) Moderate-Income Housing Theme – *We will provide housing options for various groups, including workforce, seniors, and first-time home buyers.*

The 2025 General Plan establishes goals and strategies to support the Moderate Income Housing Plan (MIHP), a supplement to the General Plan, which is required by the state to be updated on a regular basis and focuses on affordable and attainable housing.

The City Council adopted the MIHP on June 12, 2025 (Minutes, p. 12), following a recommendation by the Planning Commission on May 14, 2025 (Minutes, p. 7), to prioritize implementation through 2027. A detailed list of actions, initiatives, and timelines to accomplish these goals and strategies is included in the Housing Team's supplemental staff report (Exhibit A).

Those projects in process that require amendments to the LMC are outlined below:

Goal 2 – Enact zoning changes and amend the Land Management Code to incentivize the development of affordable housing.

Strategy – Rezone for densities necessary to facilitate production of moderate-income housing.

- Rezone the City-owned land at Clark Ranch to provide higher density and reduced parking for the development of affordable and attainable housing.
  - In progress.

- Rezone the City-owned land at Bonanza Park to provide higher density and reduced parking for the development of affordable and attainable housing.
  - In progress.

Strategy – Amend land use regulations to allow for higher density and reduce parking for new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

- Refine the code to provide higher density in the Bonanza Park Small Area Plan to facilitate development of affordable housing within the area.
  - In progress.

- Refine the code to reduce parking requirements in the Bonanza Park

Small Area Plan to facilitate affordable housing development within the area.

- In progress.

In addition to those outlined in the 2025 MIHP, the Planning Commission could consider LMC amendments that more broadly address housing options and workforce housing within the community: (a) consider evaluation of Accessory Apartment regulations to remove barriers to development; (b) evaluate the Affordable Master Planned Development Code for potential updates; and (c) consider establishment of dormitory or Single-Room Occupancy developments to incentivize for seasonal workforce housing.

(a) Consider evaluation of Accessory Apartment regulations to remove barriers to development.

Focus Area H1 – **Variety of Housing Options** – *Park City will incentivize housing options for all residents.*

Strategy 1A – Provide a range of housing options at varying price levels that address a tiered approach (affordable, attainable) to provide diverse housing options for all ages and groups of the population.

***Action**: Evaluate Accessory Apartment regulations to understand obstacles to development.*

LMC Section 15-15-1 defines *Accessory Apartment*:

A self-contained Apartment, with cooking, sleeping, and sanitary facilities, created by adding on to or within a detached Single-Family Dwelling or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of the Property and are an Accessory Use to the primary Dwelling.

In 2021, the City adopted Ordinance No. 2021-51 updating Accessory Apartment regulations to incentivize development, including removal of the requirement that the property owner live on site, removal of a cap on the number of Accessory Apartments allowed within a 300-foot radius, reducing the minimum size to 280 square feet, and allowing Accessory Apartments in the Community Transition Zoning District.

The state requires the City to track the number of Accessory Apartments permitted each year. In 2021, the City estimated approximately 40 permitted Accessory Apartments. Since adoption of the code, 9 additional units have been permitted. To further incentivize these infill units in neighborhoods where they may be compatible, evaluation of parking and setback criteria may reduce barriers to development.

(b) Evaluate the Affordable Master Planned Development Code for potential updates.

Focus Area H1 – **Variety of Housing Options** – *Park City will incentivize housing options for all residents.*

Strategy 1A – Provide a range of housing options at varying price levels that address a tiered approach (affordable, attainable) to provide diverse housing options for all ages and groups of the population.

***Action**: Regularly evaluate the Affordable Master Planned Development Code to ensure compatible projects and to update to reflect current market conditions.*

Since 1984, the LMC offered a 20-unit density bonus for projects providing 100% affordable housing. However, in 37 years, this density bonus was not enough to incentivize affordable housing development by a private developer or through a public-private partnership. On February 25, 2021, the City Council adopted Ordinance No. 2021-10, establishing a new Affordable Master Planned Development (AMPD) code that reduces setbacks and open space with a potential for reduced parking, and increases building height, for developments that include more than 50% of the residential square footage as deed restricted affordable units. In April of 2021, the City Council extended these incentives to the Historic Commercial Districts (Ordinance No. 2021-18).

Since the City Council's 2021 adoption of the AMPD code, the Planning Commission approved two: EngineHouse with 99 affordable and 24 market-rate units, and HOPA with 317 affordable units.

A comprehensive review of the AMPD code to evaluate the incentives of development and neighborhood compatibility is needed in the context of today's market conditions.

(c) Consider establishment of dormitory or Single-Room Occupancy developments to incentivize for seasonal workforce housing.

Focus Area H2 – Workforce Housing – *Park City will prioritize housing for 15% of the total workforce within the City boundary.*

Strategy 2A – Continue to facilitate workforce housing in the City and increase incentives for employment centers to incorporate workforce housing in new developments.

***Action**: Create land use regulations for seasonal workforce housing typologies like single-room occupancy or dormitory-style projects that reflect best practices, provide quality amenities for tenants, and are compatible in scale, massing, and design.*

The City's Resolution for Affordable Housing Guidelines and Standards (Resolution No. 12-2025) establishes criteria for dormitory and Single-Room Occupancy seasonal units.

This applies to developments constructed to satisfy inclusionary zoning requirements through the Master Planned Development process.

However, the LMC does not establish clarity on the zones wherein these may be required, the review process, or criteria to establish baseline requirements. For example, Resolution No. 12-2025 requires minimum net livable square footage per person, limits the number of tenants who may share a bathroom or kitchen facility, and must include a storage area. Establishment of criteria for these developments that are not required as part of inclusionary zoning could be considered as part of the AMPD code, or a standalone code, to incentivize workforce housing in neighborhoods where dormitory or Single-Room Occupancy seasonal units may be compatible and appropriate, near services and transit.

Planning Commission Staff Report

Subject: Projects, Initiatives, and Timelines to meet the goals of the 2025 Amendment to the 2022 Five-Year Moderate Income Housing Plan, Housing Element of the General Plan
Author: Rhoda Stauffer
Department: Affordable Housing
Date: November 12, 2025

Executive Summary

At their annual Planning Retreat on February 13, 2025 (minutes), the City Council provided direction to update housing goals and priorities. Subsequently, at a Work Session on April 24, 2025, Council reviewed the drafted Moderate Income Housing Plan (MIHP) and provided additional revisions. The revised MIHP was then presented to the Planning Commission on May 15, 2025, which forwarded a favorable recommendation for adoption. On June 12, 2025 (minutes), Council accepted the Planning Commission's recommendation and adopted the 2025 Update to the 2022 MIHP as the Housing Element of the new General Plan. A final, clean version is attached as Exhibit A.

Goals and Implementation Strategies for years 2025 to 2027:

GOAL I: Facilitate the production of a mix of new housing units to meet the needs of the local workforce, maintain vibrancy, and increase the diversity of the community.

State Strategy C: Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate-income housing.

- By Spring 2026, complete the rehabilitation of the city-owned property at 516 Marsac Avenue to preserve moderate-income housing in Park City and provide three rental units for City Employees.
- By December 2026, complete the renovation of all city-owned employee housing units to preserve moderate-income housing for local employees. Four are completed and three are in the pipeline.

State Strategy L: Reduce, waive, or eliminate impact fees related to moderate-income housing.

- Fees have been waived for Studio Crossing and EngineHouse and units will be available for occupation between November 2025 and January 2026.
- In future years, consider fee waivers for the Clark Ranch and HOPA projects to support the development of additional moderate income housing units.

State Strategy P: Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

- Lower Park Avenue RDA (now CRA) and affordable housing bond financing have been used to complete the development of EngineHouse.

- In the next two years, additional RDA/CRA and bond financing will support the development of moderate-income housing to complete the design and development of Clark Ranch, Bonanza Park 5-Acre Parcel, and HOPA.

GOAL II: Enact zoning changes and amend the Land Management Code to incentivize the development of affordable housing.

State Strategy A: Rezone for densities necessary to facilitate production of moderate-income housing.

- A Bonanza Park Mixed Use District, a re-zone, is under consideration and will be adopted by early 2026. This will allow more density for the development of moderate-income housing on the Bonanza Park 5-Acre Parcel.

- Re-zone the City-owned land at Clark Ranch to provide higher density and reduced parking for the development of affordable and attainable housing.

State Strategy G & H: Amend land use regulations to allow for higher density and reduce parking for new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

- A Bonanza Park Mixed Use District, a re-zone, is under consideration and will be adopted by early 2026 to allow for higher density and less parking near a major transportation hub in the redevelopment of the Bonanza Park 5-Acre Parcel.

The graph below illustrates the planned progression toward meeting the 2032 workforce housing goal. This pipeline provides a roadmap for tracking unit production, identifying gaps, and coordinating incentives to achieve Council priorities.

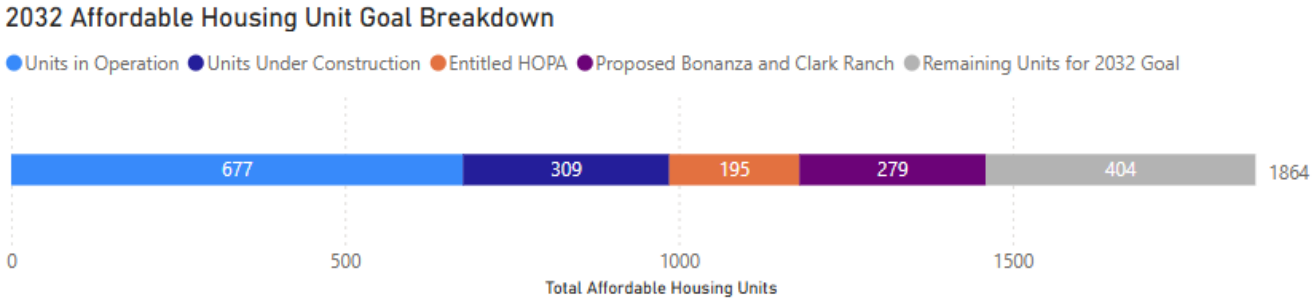


Figure 1: 2032 PCMC Affordable Housing Unit Goal Breakdown