PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
December 10, 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 November 12, 2025

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. REGULAR AGENDA

5.A. **37 Hillside Avenue – Plat Amendment** – The Applicant Proposes to Combine Lot 12 and a Portion of Lot 11 of Block 19 of the Park City Survey to Create One 2,617.23 Square Foot Lot for a Significant Historic Site in the Historic Residential - 1 Zoning District. PL-25-06763 (10 mins.)
(A) Public Hearing; (B) Action

5.B. **7800 Royal Street Unit 6 – Condominium Plat Amendment** – The Applicant Proposes to Amend the Sterlingwood Condominiums Unit 6 to Convert 335 Square Feet of Common Area to Private Ownership and 30 Square Feet of Limited Common Area to Private Ownership to Reflect As-Built Conditions in the Recreation Development Zoning District, Sensitive Land Overlay, and Deer Valley Master Planned Development. PL-25-06707 (10 mins.)
(A) Public Hearing; (B) Action

5.C. **7700 Marsac Avenue (Mine Bench Site) – Modification** – The Applicant Requests to Modify the Planning Commission Conditional Use Permit for City Employee Temporary Housing on the Mine Bench Site Located in the Recreation and Open Space Zoning District to Extend the Approval to October 31, 2029. PL-25-06748 (15 mins.)
(A) Public Hearing; (B) Action

5.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

5.E. **Land Management Code Amendments** – The Planning Commission Will Review Amendments to Add Public Transit Amenity Areas as an Allowed Use and Front Setback

Exception in the Historic Residential-Medium Density (Chapter 15-2.4), Historic Recreation Commercial (Chapter 15-2.5), Estate (Chapter 15-2.10), Residential Development (Chapter 15-2.13), and Recreation Commercial (Chapter 15-2.16) Zoning Districts, and Update Requirements for Public Transit Amenity Areas (Section 15-4-24). PL-25-06762 (15 mins.)
(A) Public Hearing; (B) Potential Recommendation for City Council Consideration on February 3, 2026

6. WORK SESSION

6.A. **1500 Kearns Boulevard – Master Planned Development** – The Applicant Proposes to Redevelop 1500 Kearns Boulevard with a Mixed-Use Development Including 97 Market Rate Units and 20 Affordable Units in the General Commercial Zoning District. PL-25-06599 (60 mins.)

6.B. **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. (60 mins.)

7. 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
NOVEMBER 12, 2025

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

EX OFFICIO: Rebecca Ward, Planning Director; Virgil Lund, Planner II; Elissa Martin, Planning Project Manager; Nan Larsen, Senior Planner; Alec Barton, Senior Planner; Celia Peterson, Environmental Sustainability Project Manager; Sara Wineman, Housing and Development Coordinator; Rhoda Stauffer, Affordable Housing Project Manager; Mark Harrington, Senior City Attorney (attending virtually)

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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 were present with Commissioner Bill Johnson attending virtually.

2. MINUTES APPROVAL

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

Chair Van Dine noted that Commissioner Rick Shand was excused from the last meeting.

MOTION: Commissioner Sigg moved to APPROVE the Planning Commission Meeting Minutes from October 22, 2025, as amended. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no communications or disclosures.

4. PUBLIC COMMUNICATIONS

There were no public communications.

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5. CONTINUATIONS

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.

Planning Director, Rebecca Ward, reported that the applicant for the Clark Ranch Zone Change and Subdivision requested additional time to address previous Planning Commission comments. Initially, the applicant requested that the Commission open a public hearing and continue the items to December 10, 2025. However, there is now a request that this be continued to a date uncertain. That means when this is next scheduled for Commission review, the full public notice process will take place again.

Chair Van Dine opened the public hearing.

Jeff Iannaccone gave his zip code as 84060. He was unable to attend the City Council Meeting last week to hear the discussion on the Clark Ranch Conservation Easement in person. However, he watched the meeting recording and saw that there were many passionate speakers. This included former City Council Member, Cindy Matsumoto, who confirmed that she was against development on Clark Ranch before. She also remains against housing development now. This directly disproves the claim that some have made about there being unanimous City Council support for housing on Clark Ranch.

At the City Council Meeting, someone quoted a letter written by a former member of the Citizens Open Space Advisory Committee ("COSAC"), which helped guide the Clark Ranch purchase after it was bought with open space bond money. That letter from the former Conservation Director of the Summit Land Conservancy reinforces comments that residents have made. It was clear to anyone who has read the historical Meeting Minutes that housing of any kind was never recommended for Clark Ranch. Mr. Iannaccone thanked the Planning Commission for the time that has been dedicated to reviewing the materials and asking questions. The Planning Commission is the first line of defense when it comes to the code and land use. He expressed concerns about the information published in the Staff Reports and stated that political agendas have silenced long-time open space advocates.

Mr. Iannaccone commented that due to the last City Council Meeting, it is known that Staff and Legal negotiated a contract with The Alexander Company, giving them an exclusive opportunity to develop more than 10 acres. That is despite the Staff Report dated March 3, 2016, suggesting a carve out of up to 10 acres, and only if necessary. That is also despite well well-documented Council discussion reaffirming that limit to the

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point that a maximum of 10 acres actually became policy direction. This is a direction that Commissioner Johnson has cited himself during Planning Commission discussions.

Mr. Iannaccone was concerned that the Code and open space agreements are only as strong as whoever is currently in charge. He believed Council Member Tana Toly was advocating for the applicant at the last City Council Meeting. The concern is what will happen when a new Council is seated in January. It is not appropriate for anyone to bend the rules of parcel boundaries, development restrictions, or the required submissions.

Sue Gould gave her zip code as 84060. City Attorney, Margaret Plane, referenced good faith during the recent City Council Meeting, but The Alexander Company is aware of the 10-acre limit. Their own website states: "The Alexander Company, Park City's chosen development partner, is proposing to use no more than 10 acres of the 344-acre site for housing." Manipulation of acreage is not good faith and neither is manipulation of the planning process by Staff, who negotiated for more than 10 acres, or elected officials pushing for a last-minute 15-acre carve-out to shoehorn a deficient application into compliance. That kind of disregard for the Planning Commission, residents, former Council Members, COSAC members, and voters should make everyone uncomfortable.

The idea of putting housing on Clark Ranch did not come from COSAC or past City Councils. It began in 2021 under the current Mayor. Ms. Gould felt it was a bad idea at that time and remains a bad idea now. She believed there had been manipulation of the process ever since. The 2021 feasibility work was concealed until residents uncovered it. Last week, there was an attempt by the City, the co-developer on this project, to legislate a workaround to the land use authority. She expressed gratitude for the diligence, sound reasoning, and analysis that has been conducted by the Planning Commission throughout this process. She asked the Commission to stay grounded in the record, code, and truth.

Ms. Gould did not believe there is a legitimate path forward for the current application, as it is nowhere near compliant. If Staff cannot demonstrate that the Alexander Company development footprint fits within 10 acres, and if all of the required technical assessments and reports remain incomplete, then there is nothing for the Commission to consider.

There were no further comments. The public hearing was continued to a date uncertain.

MOTION: Commissioner Frontero moved to CONTINUE the application for Parcel PC-SS-121-X (Clark Ranch) – Zone Change – Ordinance and the public hearing to a date uncertain. The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

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B. Parcel PS-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.

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

Chair Van Dine reported that comments about either of the Clark Ranch applications can be submitted to planning@parkcity.gov. Those comments will be added to the record.

MOTION: Commissioner Sigg moved to CONTINUE the application for Parcel PC-SS-121-X (Clark Ranch) – Subdivision and the public hearing to a date uncertain. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

6. REGULAR AGENDA

A. 2026 Regular Meetings – Consideration to Adopt the Planning Commission Regular Meeting Dates for 2026.

Director Ward presented the 2026 Annual Notice of Planning Commission Regular Meetings document. She noted that there is only one meeting scheduled each month for July, November, and December. This has to do with different holidays. Due to Veterans Day, the November meeting date would be the third Wednesday of the month.

MOTION: Commissioner Shand moved to APPROVE the Planning Commission Regular Meeting Dates for 2026. The motion was seconded by Commissioner Johnson. The motion passed with the unanimous consent of the Commission.

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.

Planner II, Virgil Lund, presented the Staff Report and stated that the above item pertains to property at 2200 Monitor Drive. The applicant representative, Jason Glidden, was present and is the Executive Director of the Mountainlands Community Housing Trust. Planner Lund reported that the application is an extension of approval for the Housing for Older Persons Act (“HOPA”), Affordable Master Planned Development (“AMPD”), and Conditional Use Permit (“CUP”). Planner Lund shared background information with the Commission. On June 28, 2023, the Planning Commission approved the Holiday Village and Parkside Apartments (HOPA) AMPD and CUP to redevelop the existing apartments and construct 317 affordable units.

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The applicant proposes an extension of the previous approval until May 15, 2028, to explore alternative funding sources for the project. There are no changes proposed to the original approval. The request complies with extension requirements in Land Management Code ("LMC") 15-1-10(G) and 15-6.1-5(D). Approval of the AMPD and CUP shall expire on May 15, 2028, unless construction for the project has started. Staff recommends that the Planning Commission open a public hearing and consider approval.

Chair Van Dine opened the public hearing.

Peter Tomai reported that he is the Chairman of the Board of the Mountainlands Community Housing Trust. He encouraged the Commission to consider the request. Funding for these types of projects can be difficult, and he hopes this can move forward as quickly as possible. He thanked the Planning Commission for its consideration.

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

Commissioner Shand asked if there was anything in particular about this project that makes it more difficult to secure the funding that is being sought after. Mr. Glidden pointed out that this is a high-cost area. One of the criteria in the scoring of the Low-Income Housing Tax Credit ("LIHTC") credits is cost efficiency. There is a little bit of a disadvantage due to the higher costs. He added that parking is one of the main issues that is being worked through in the design. Commissioner Henry Sigg asked about the LIHTC financing application date and the wait period. Mr. Glidden reported that decisions are normally finalized by the end of July. The plan is to apply as part of this round of LIHTC.

MOTION: Commissioner Johnson moved to APPROVE the Extension of the HOPA AMPD and CUP, 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.

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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 no change in circumstance 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.

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

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.

Planning Project Manager, Elissa Martin, presented the Staff Report and explained that this is a Steep Slope Conditional Use Permit ("SSCUP") application for 384 Woodside Avenue. The applicant representative and architect, Jonathan DeGray, is present at the Planning Commission Meeting as well as the property owner, Rob Beasley. 384 Woodside Avenue is a 1,875 square foot lot in the Historic Residential – 1 Zoning District. It is Lot B of the recently approved Wardell Replat First Amended Subdivision. The existing single-family dwelling that is on the lot is proposed to be demolished. The lot contains steep slopes that range between 30% and 40%. The lot is 75 feet in depth by 25 feet in width. The site is graded and disturbed due to the existing dwelling.

The applicant provided some 3D renderings as part of the visual analysis, and those are included in the Meeting Materials Packet. The renderings show the proposed single-family dwelling from different viewpoints. Manager Martin reported that the development meets the Historic Residential – 1 lot and site requirements, including the maximum building footprint of 842 square feet and the front, rear, and side setbacks. The Historic Residential – 1 Zone height is 27 feet from the existing grade. However, the applicant is requesting Planning Commission approval of a building height exception to comply with the off-street parking requirement of two spaces. LMC 15-2.2-5(D)(4) – Building Height Exceptions, Garage on Downhill Lot includes the following language:

- 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 provides 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 applicant is proposing a building height of 32 feet 3 inches on the north gable end of the garage. Manager Martin pointed out that the majority of the structure and roof ridges comply with the 27-foot zone height, but there is a garage portion where an exception has been requested. Some of the site constraints were reviewed. The driveway extends out in the public right-of-way, but required parking cannot be provided in the right-of-way.

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The area where parking could be provided was indicated. It is on the property and is 18 feet in depth, which would comply with the parking dimension requirements. The garage area would provide the second parking space. Manager Martin reported that the maximum internal building height in the zone is 35 feet, measured from the lowest floor plane to the highest wall top plate. While the majority of the structure complies with this requirement, the portion of the garage on the downhill slope would exceed the internal height by 8 inches. This would be considered as part of the building height exception.

Commissioner Frontero asked why the measurement is not taken from the highest point of the building. Manager Martin explained that the building height requirements specifically call out that the measurement for the internal height is from the lowest floor plane to the highest top plate. She pointed out the top plate on the presentation slides.

The SSCUP criteria was discussed. Manager Martin explained that for the Location of Development, the development is required to be located and designed to reduce the visual and environmental impacts of the structure. The proposed single-family dwelling is built to the required setbacks and is proposed to be constructed on top of the existing footprint of the detached garage. It is designed to step with the natural grade of the slope.

As for Terracing, the SSCUP criteria requires that terrace retaining walls return to natural grade. The zone requires that final grade must be within four vertical feet of existing grade. Manager Martin reported that the proposed retaining walls are terraced and do not exceed four vertical feet from existing grade. Building Form and Scale was discussed. She noted that the structure steps with the grade and is broken into individual modules.

For Dwelling Volume, the Planning Commission may further limit volume to minimize visual mass and/or to mitigate differences in scale between a proposed structure and existing structures. Manager Martin reported that the proposed single-family dwelling is 19 feet in width if measured from the rear of the structure. It is also four stories high. When it comes to the Building Height, the Commission may require a reduction in building height to minimize visual mass or mitigate differences in scale. With the building height exception that has been requested, this would allow an additional 5 feet 3 inches in height on the downhill side of the garage, as mentioned earlier. The majority of the structure complies with the 27-foot height requirement. She reviewed a street view rendering.

The Staff recommendation is to review the SSCUP for 384 Woodside Avenue, conduct a public hearing, and consider approval of the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.

Commissioner Shand asked for clarification about the height. He believed there is compliance on the south side of the new construction but not the north side due to the downhill nature of the street. This was confirmed. Mr. DeGray explained that the topography is higher on one side than the other. Commissioner Johnson asked if it is possible to change the design so it is in compliance. He wanted to understand if an

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alternative option has been pursued. Mr. DeGray explained that the requirement for something between a 7/12 and 12/12 pitch for the first 20 feet of the structure is what dictates the requirement for the exceptions. If there was allowance for a low slope roof or a flat roof, then the exception would not need to be requested. Commissioner Sigg asked if that roof line is the contributing roof line to the building, which was confirmed.

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

Commissioner Sigg asked about the north elevation and the retaining walls shown there. He requested additional information about how the runoff will be mitigated. He is curious why there was not an intermittent wall put in that break there. Mr. DeGray explained that the building is acting as the retaining structure, so there was no need to pick up grade by adding a wall. The code requires the pitch to be sloped away from the building and into a public right-of-way. In this case, the right-of-way is adjacent and relieves the drainage. It was noted that the Landscape Plan has considered erosion control for that hillside area.

Commissioner Johnson asked how many iterations of this design were worked through during the application process. Manager Martin believed this was the third iteration. There were some changes that needed to be made after the original plans were submitted. Commissioner Johnson asked if there were discussions about ways to eliminate the need for a height exception so it could comply with the SSCUP criteria. Manager Martin confirmed this. She reported that the applicant explained the site constraints with the limited space on the driveway. Commissioner Johnson asked if the request had been made to achieve two parking spaces on the site, which was confirmed. Manager Martin shared an image with the Commission and pointed out the steepest part of the slope. That contributes to the site constraints and the need for the height exception.

Commissioner Johnson asked for additional information about the site constraints. Mr. DeGray mentioned the driveway slope. He explained that the maximum allowed is 14% and this is at 13%. The 18-foot requirement from the property line into the face of the garage door sets the parameters of the design right off the street. 18 feet in is the garage door and then the design works backwards as far as the height. The driveway is almost as steep as it can be. Then there is the 7/12 roof pitch for the first 20 feet.

Commissioner Johnson asked whether flat roofs are prohibited. Manager Martin confirmed that they are prohibited from contributing roof form. There are certain circumstances where flat roofs are allowed, where they can be visually minimized from the right-of-way. Originally, the shed roof was a flat roof, but that was modified to be a sloped shed roof. Commissioner Johnson stated that he is having a hard time with the exception request. He does not see a reason for granting the exception at this point.

Commissioner Frontero is also having a hard time with the narrative that because of the two parking space requirement, there needs to be a height exception. He asked if other

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options could be pursued. The applicant is requesting a height exception to comply with the parking requirements. That wording leads him to believe there is no other option, but he feels there must be another solution that makes sense for the site. Commissioner Frontero read the third SSCUP criterion language related to 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.

Commissioner Frontero does not believe the proposal meets the point related to the overall building scale. The access is something that he is struggling with. The Commission is being asked to increase the building scale, but he would like to see an alternative solution where there are two parking spaces without a height exception.

Commissioner Sigg asked to review the east elevation. An image was shared with the Planning Commission. Commissioner Sigg mentioned the pop-out gable. He asked if it is possible to change the contributing roof form by making changes to the gable. Mr. DeGray discussed the contributing roof form and the existing requirements. As for alternatives to what is shown, there are roof pitch requirements that need to be considered. Commissioners further discussed the suggestion from Commissioner Sigg.

Commissioner Beal noted that sometimes the planning codes conflict with one another. This is an situation where there are requirements that make sense in isolation, but when those requirements are combined, there are conflicts. In cases like this, it makes sense to look at the character of the street and see if the proposal makes sense. He finds the streetscape to be persuasive. The buildings that are out of compliance with the height do not look inconsistent on the street. Under normal circumstances, he agrees that height exceptions should be granted only under circumstances when there is no other choice. However, in this case, the building massing on the street does not appear to be out of character and the applicant has done their best to comply with the requirements.

Chair Van Dine agreed with the comments shared by Commissioner Beal. She does not find that the request for the height exception is unreasonable or changes the streetscape a significant amount. Commissioner Johnson asked if the existing garage is in compliance. He mentioned SSCUP criteria nine, which states that the Planning Commission may require a reduction in building height for all or portions of a proposed structure to minimize its mass and mitigate differences in scale. He understands the points that have been made, but the code directs the Commission to reduce. Chair Van Dine pointed out that the word “may” is used and it is not a requirement of the Commission. Commissioner Johnson asked for additional information about the garage.

The Commission reviewed an image of the west elevation, which shows the existing structure. Manager Martin highlighted the existing garage on the left. Mr. DeGray was not certain whether the accessory structure is in compliance with the 27 foot height limit.

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Commissioner Frontero asked what the maximum grade is for the driveway. Manager Martin reported that a 14% slope is the maximum for a driveway, and it is currently designed at 13%. Commissioner Frontero asked if the additional 1% would make a difference. Mr. DeGray explained that the difference would be a matter of inches. Commissioner Frontero noted that the roof on the existing garage is pitched so it looks like an A-frame standing at the street level. He asked if that design could be incorporated into the proposal. It was stated that the proposed roof form follows the grade.

Commissioner Tilson agrees with the Staff findings and believes an exception for the height can be granted in this case. The structure is designed to slope with the topography of the lot in order to comply with the driveway and parking requirements.

Commissioner Sigg mentioned the east streetscape and stated that there is a consistent massing theme. The height of the buildings and overall mass of the buildings are fairly consistent from that elevation. Commissioner Shand agreed with the comments from Commissioner Tilson. He also noted that Commissioner Beal made a strong point earlier that there is compliance with a number of code requirements. As a result, he is in support of granting the SSCUP and offered to make a motion for Commission consideration.

MOTION: Commissioner Shand moved to APPROVE the Steep Slope Conditional Use Permit for 384 Woodside Avenue, 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 slope 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

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Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.

5. A SSCUP for an SFD on Lot A (368 Woodside Avenue) is being processed concurrently, along with Historic District Design Review (HDDR) applications for both properties.

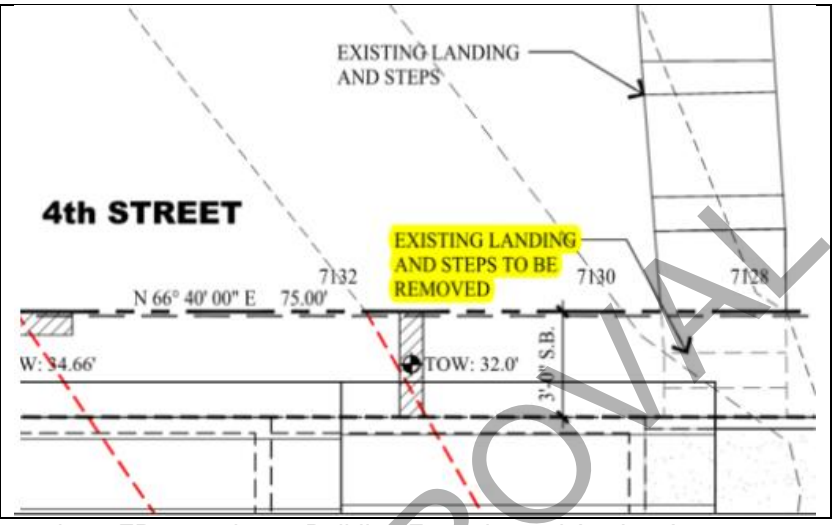
6. The proposed SFD meets the HR-1 Zoning District Lot and Site Requirements, pursuant to LMC § 15-2.2-3, according to the following findings:

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: "Fences, walls, and retaining walls not more than four feet (4') in height, or as	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

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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"	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	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 to be removed unless there is an approved encroachment agreement with the City.

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permitted on Lots with a Side Setback of less than five feet (5')" "Pathways or steps connecting to a City staircase or pathway."	

(1) MAXIMUM FP = (A/2) x 0.9A/1875 where FP = maximum Building Footprint and A = Lot Area.
(2) LMC § 15-2.2-3(F)
(3) LMC § 15-2.2-3(I)

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

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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

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Improvements, and is consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13.

- **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.
- **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.
- **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).

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- **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.
- **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.
- **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.
- **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.

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- **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.*
- **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.

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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

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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.

The motion was seconded by Commissioner Tilson. The motion passed, with Commissioner Johnson and Commissioner Frontero voting "Nay."

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.

Manager Martin presented the Staff Report and explained that this is an SSCUP application for 368 Woodside Avenue. She shared a map of the area and explained that the property is highlighted in blue. Steep slopes range between 30% and 40%. This lot is 75 feet in depth and 37.5 feet in width. 368 Woodside Avenue is a 2,812 square foot lot in the Historic Residential – 1 Zoning District. The existing single-family dwelling is proposed to be demolished. The proposed structure has a building footprint of 1,200 square feet, which complies with the maximum building footprint for this lot size.

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The setbacks are determined by the lot width and depth. Manager Martin reported that the proposed single-family dwelling complies with the setbacks. She shared an image and explained that the portion of the structure at the top level is the garage. The orange highlighted area is where the building exceeds height. There is a requested height exception for a height that is 31 feet 4 inches from existing grade rather than 27 feet. She pointed out that the majority of the structure complies with the 27-foot zone height.

The site constraints show that a large portion of the driveway is in the public right-of-way and only a small portion is actually on the property. The depth of the driveway outside of the public right-of-way is 12 feet 2 ½ inches, which would not be enough space to accommodate one compliant parking space, which is 18 feet in depth. As a result, the applicant is proposing a single-car wide garage with two parking spaces in tandem. In the Staff Report, there is a diagram to show that a different scenario was attempted. It looked at what would happen if the driveway was pushed further back to provide one parking space in the driveway. However, this would create a condition where the building still exceeds height. The internal building height for this structure is 36 feet 8 inches, which exceeds the 35-foot maximum in the Historic Residential – 1 Zoning District.

The proposed structure is built to the required setbacks and would be constructed on top of the existing footprint of the single-family dwelling. It is designed to step with the natural grade of the slope. This structure is also designed with terraced retaining walls that mirror the natural grade. As for the Building Form and Scale, there is a highlighted diagram that shows the building stepping with the grade and being broken into individual modules. For the Dwelling Volume, there were some larger decks proposed in the original plans, but the updated plans show a reduced volume in the rear decks. The overall width of the structure from the rear perspective is 32 feet in width. The proposal is four stories high.

Commissioner Johnson asked if the patios encroach into the rear setback. Manager Martin confirmed that the patio does encroach slightly. It is not the entire patio, but there is a portion that does encroach, which is approximately 2 to 3 feet. For the Building Height, the requested exception would allow an additional 4 feet 4 inches in height on the downhill side of the garage. As viewed from the street, it does not appear to be higher than the existing residences on the street. The Staff recommendation is to review the SSCUP for 368 Woodside Avenue, conduct a public hearing, and consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter. She offered to answer Commissioner questions.

Commissioner Frontero asked what the grade of the driveway is on this lot. Mr. DeGray reported that the information is on Page 7 of the Staff Report. It is 11%. Commissioner Frontero asked what would happen if that was changed to 14%. He wanted to know if it would drop the height lower. Mr. DeGray reported that it would likely lower the height by approximately 1 foot. Commissioner Frontero would like to explore that option further. The height difference is significant enough that he would like to see it looked into at least.

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Commissioner Sigg wanted to know the ceiling height for the inside of the garage. Mr. DeGray reported that there are 9 foot plates at the garage door and then the 7/12 pitch. If there was an 8-foot plate, there would be a 7-foot garage door and the 7/12 pitch. That would drop it approximately 1 foot. Commissioner Frontero thought that should be explored. Even if the proposal could not reach full compliance, it could come closer to compliance. Commissioner Beal believed everything possible under the code should be done. If appropriate, the Planning Commission can then consider an exception.

Mr. DeGray reported that the front gable of this building is in compliance with the height. Page 6 of the report shows where the proposal is over the height limit. The gable form of the main body of the garage where the 20-foot measurement is in place is well under the height limit. The issue is the rear portion where there is an 8-foot plate at the moment.

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

Chair Van Dine asked if there is consensus from the Commission that there is a desire for the applicant to look into different options to reduce the height. This was confirmed. Chair Van Dine believed a continuance would be appropriate to allow time for the applicant to explore other options. Director Ward reported that the last meeting for the year is on December 10, 2025. The applicant confirmed that the drawings can be done ahead of that meeting date, but the 3D renderings might not be completed by that time. Commissioner Shand believed 2D drawings would be suitable for the continued review.

Commissioner Johnson would like some justification for the encroachment into the roof setback. Mr. DeGray reported that the patios are allowed to be up to 1 foot from the property line, but what is proposed is 7 feet from the property line due to a sewer district easement back there. The patio is less than 30 inches above grade and meets the requirements for a patio. Commissioner Johnson thanked him for the clarification.

MOTION: Commissioner Johnson moved to CONTINUE the application for a Steep Slope Conditional Use Permit at 368 Woodside Avenue to December 10, 2025. The motion was seconded by Commissioner Sigg. The motion passed with the unanimous consent of the Commission.

7. WORK SESSION

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.

Senior Planner, Nan Larsen, explained that the Work Session item relates to the 2025 General Plan implementation. Similar to the Work Session conducted on October 8,

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2025, Staff will review potential implementation measures of the 2025 General Plan. The intention is to receive input from the Planning Commission on potential LMC updates. During this Work Session, the focus is on Sustainability and Moderate-Income Housing themes in the General Plan. She reported that Environmental Sustainability Project Manager, Celia Peterson, Housing and Development Coordinator, Sara Wineman, and Affordable Housing Project Manager, Rhoda Stauffer, are also present at the meeting.

Planner Larsen shared information about Sustainability. The General Plan includes ongoing strategies that the Sustainability Team has already started to work on, such as being a leader in environmental sustainability through collaboration with Summit County, the Chamber, Park City Community Foundation, and Recycle Utah, through the Green Business Program. That program educates and promotes efforts to mitigate waste generation and greenhouse gas emissions. 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. An ordinance is in progress that will update the code to improve waste diversion and data collection from waste haulers. It is projected that the ordinance will be enacted in Spring 2026.

In order to implement the General Plan through updates to the LMC, the Staff recommends a review of Section 11-14-4 of the Municipal Code. It includes requirements for Construction Mitigation Plans, including trash management and recycling. To meet Strategy 3A of the General Plan, the Commission may consider updates to the code to require waste reduction in Construction Mitigation Plans and possibly require Waste Diversion Plans as part of the CUP or Master Planned Development ("MPD") review.

Planner Larsen reported that a 2017 resolution adopted a climate and energy target for Park City to be net zero carbon and on 100% renewable electricity by 2030, community-wide. The Sustainability Department worked on a 2021 Strategic Action Plan for Building Decarbonization in Park City and Summit County. The 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. The plan identifies outcomes and strategies to achieve the City's goal of carbon neutrality and renewable energy by 2030. Both the Strategic Action Plan and the 2025 General Plan recommends the adoption of a Net Zero Stretch Code. Planner Larsen noted that State Code limits municipal energy code requirements that exceed State Building Code requirements. However, the Planning Commission may consider updating the code to provide incentives for compliance with the Stretch Code for projects requesting an exception from the code through a CUP or MPD.

A Soil Ordinance and Soils Ordinance Boundary was established in 2003 to address disturbance in the management of contaminated soils. The Soil Ordinance establishes regulations where development occurs within the boundary shown in the presentation slides. The Planning Commission may consider establishing criteria to address

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contaminated soils outside of the Soils Ordinance Boundary as part of the CUP or MPD processes. It is also possible to create standards within the Sensitive Land Overlay ("SLO") to stipulate areas not to be developed, to be recontoured and revegetated to promote natural drainage patterns, soil stabilization, and erosion prevention.

In 2011, the Utah Legislature adopted the 2006 edition of the Utah Wildland Urban Interface Code. In 2020, the City amended the Municipal Code and adopted the Utah Wildland Urban Interface Code following a Commission recommendation. The 2020 ordinance included definitions of Defensible Space and Firewise Landscapes/Landscaping. Strategy 2A recommends an interdepartmental implementation of actions, protocols, and policies of the most recent wildfire hazard plans.

Senior Planner, Alec Barton, discussed the Moderate-Income Housing theme. The Moderate-Income Housing theme of the General Plan is focused on housing options for various groups, including workforce, seniors, and first-time home buyers. The City Council adopted the Moderate-Income Housing Plan on June 12, 2025, which establishes goals and strategies. The Housing Team prepared a supplemental Staff Report that is included in the Meeting Materials Packet. It includes a detailed list of the actions, initiatives, and timelines to accomplish those goals and strategies. Planner Barton highlighted some of the in-process code amendments that relate to the LMC.

One of the strategies is to rezone for densities necessary to facilitate the production of moderate-income housing. The Planning Commission and City Council are currently looking at rezoning City-owned land at Clark Ranch and Bonanza Park for the development of affordable and attainable housing. Another strategy is to 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. The in-process code amendments are to refine the code to provide higher density and reduce parking requirements in the Bonanza Park Small Area Plan.

Some other potential code amendments the Planning Commission could look at include:

- Regulations governing accessory apartments;
- Updates to the AMPD code;
- Additional options for dormitory or single-room occupancy developments.

These potential code amendments address a strategy in the General Plan to provide a range of housing options at varying price levels. In 2021, the City adopted an ordinance to update accessory apartment regulations. The previous updates removed the requirement for a property owner to live on site and removed a cap on allowed apartments within a 300-foot radius of another accessory apartment. In addition, the minimum size of accessory apartments was reduced to 280 square feet, and it became an allowed use in the Community Transition Zoning District. Additional considerations include parking requirements and setback criteria, as there could be ways to further incentivize the use.

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Planner Barton reported that in 2021, the City Council adopted a resolution to update the AMPD code. The previous round of updates reduced the setback and open space requirements and also provided the potential for reduced parking and increased building height through that development process. The Planning Commission could look at development incentives and evaluate neighborhood compatibility to consider those in the context of the current market conditions. Planner Barton explained that the City resolution for Affordable Housing Guidelines and Standards establishes criteria for dormitory and single-room occupancy units. This applies to developments constructed to satisfy inclusionary zoning requirements through the MPD process. There could be opportunities to clarify allowed zones for this style of housing that are not required as part of inclusionary zoning. There could also be an opportunity to update the AMPD code or create a standalone code to incentivize this type of housing where it is appropriate.

Planner Barton summarized the possible considerations for the Planning Commission:

- Landfill diversion in Construction Mitigation Plans;
- Incentives for Zero Emissions Stretch Code;
- Soil Remediation Criteria;
- Integrated Wildland Urban Interface regulations;
- Remove accessory apartment barriers;
- Evaluate Affordable Master Planned Development for potential updates;
- Incentivize workforce housing through dormitory or single-room occupancy.

Commissioner Sigg mentioned Goal 2 on Page 6 of the Staff Report. He does not disagree with Goal 2, but does not want to make it site-specific in light of all of the Clark Ranch discussion that has taken place. Director Ward clarified that the language shown there is a quote from the adopted Moderate-Income Housing Plan. That was adopted by the City Council in June. It is required by the State to be updated on a regular basis, so that it will come back to the Planning Commission in the future. However, that language is in the adopted plan at this time. Commissioner Johnson shared comments about the prioritization slide. He believes the top four items are important, especially the Wildland Urban Interface item. He likes the idea of defining defensible space for all types of development. It makes sense to prioritize the top four items that were presented, but he pointed out that there have been discussions about updating the AMPD code for a long time. As a result, it might make sense to bump that item up slightly higher on the list.

Chair Van Dine agreed that the top four items are important and deserve attention. In addition, she agreed with moving the AMPD item up higher, because it can continue to be refined. Commissioner Johnson stated that this is his second term serving on the Planning Commission. There have been minimal updates from a sustainability standpoint. He feels more can be done, so it makes sense to prioritize those items.

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Commissioner Shand mentioned the item about incentivizing workforce housing through dormitory or single-room occupancy. He knows that this has worked fairly successfully in certain areas. There is a need for workforce housing for families who need more than a single room, but there are seasonal workers who might prefer an affordable single room.

Commissioner Beal echoed some of the comments from other Commissioners. He feels the fourth item on the list is the most important right now. When it comes to affordability and creating enough housing, he is interested in understanding whether accessory apartments have moved the needle at all in Park City. He asked if there was any data available to show whether there have been material additions to the housing stock. He thought single-room occupancy and dormitory-style housing should be moved up on the prioritization list. Commissioner Beal pointed out that whatever is done around the AMPD and workforce housing should be done in tandem with different transit solutions.

Commissioner Frontero likes the top four items listed as far as prioritization. He would consider moving the Integrated Wildland Urban Interface regulations item up so it is the number one priority. Commissioner Frontero read that in 2021, there were 40 permits for accessory use apartments, which is fairly low. It does not move the needle. He believed that there had been nine additional units permitted since 2021, which was confirmed. This means there are roughly two or three per year, so he does not believe it makes sense to focus as much time on this. With an AMPD, there could be several hundred units, so he believes the AMPD item should be higher on the list than accessory apartments.

Commissioner Frontero asked if the impact fees are reduced or eliminated when someone proposes an AMPD. Manager Stauffer confirmed this. AMPDs are qualified to receive fee waivers, but it depends on the number of affordable units and how affordable those units are. Commissioner Frontero asked about a project where there is no AMPD, but there are a significant number of affordable units provided. Manager Stauffer explained that all fee waivers have to be requested. An application has to be submitted to the Building Department. The Building Department has policies around how fee waivers are approved. For example, Studio Crossing received significant fee waivers.

Commissioner Frontero wondered whether this could be codified so that there is a clear incentive. Director Ward reported that there is a process in place. Fee waivers go to the City Council for approval. One of the considerations is the community benefit of affordable housing. However, if there is an MPD being constructed and there is a requirement to construct affordable units, those projects do not qualify for the fee waiver.

Senior City Attorney, Mark Harrington, reported that the Planning Commission can provide additional recommendations related to the Municipal Code or LMC if there is a desire to change the methodology, make it more streamlined, or make it more incentive-based. The Commission can weigh in on that process, if desired. As for accessory dwelling units (“ADU”), that is part of the State platform for addressing the affordable housing crisis statewide. It is expected that there will be more Legislation on these

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detached units, similar to what was seen previously with internal accessory dwelling units ("I-ADU"). The Utah League of Cities and Towns ("ULCT") position has been to be proactive in removing barriers. Discussions were had about the items on the list.

Commissioner Frontero asked about the item for workforce housing through a dormitory or single-room occupancy. He does not feel the City should be providing workforce housing for seasonal workers. Instead, the resorts and other users of that workforce should be providing the housing. The code should allow for that and encourage the behavior, but he does not want to see the City involved in producing those types of housing units. Manager Stauffer reported that a project from Deer Valley will be brought to the Commission in the near future, which will be similar to dormitory-style or single-room occupancy units. The units the City is developing are more focused on long-term year-round residents rather than the seasonal workforce. There is no plan for the City to build dormitory units at this time. Commissioner Frontero thanked her for the clarification.

Director Ward reported that the inclusionary zoning provides detailed standards for single-room occupancy, so those who could benefit from having that type of housing for their workforce can build them. Where there is a gap right now, is that it is not addressed in the LMC. There might be some limited zoning districts where these types of developments could be compatible. Commissioner Johnson shared an additional comment about the AMPD and stressed the importance of prioritizing the first four items.

Chair Van Dine recognized Commissioner Johnson for his efforts focusing on radon mitigation and education. She believes those efforts will have a meaningful impact.

8. ADJOURNMENT

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

The meeting adjourned at approximately 7:30 p.m.

PENDING APPROVAL

Planning Commission
Staff Report

Subject: **37 Hillside Avenue**
A Significant Historic Site
Application: **PL-25-06763**
Author: **Meredith Covey, Planner II**
Date: **December 10, 2025**
Type of Item: **Plat Amendment**

Recommendation

(I) Review the proposed 37 Hillside Avenue Plat Amendment to combine all of Lot 12 and a portion of Lot 11 of Block 19 of the Park City Survey to create a 2,617.23-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Katherine Dunleavy
Location:	37 Hillside Avenue A Significant Historic Site
Zoning District:	Historic Residential – 1 Zoning District
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Plat Amendments.[1]

LMC	Land Management Code
HDDR	Historic District Design Review
HR-1	Historic Residential – 1
SSCUP	Steep Slope Conditional Use Permit

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

Background

37 Hillside Avenue (Parcel No. PC-243) is a Significant Historic Site in the Historic Residential – 1 Zoning District. The property contains all of Lot 12 and a portion of Lot 11 of Block 19 of the Park City Survey.

[1] LMC § 15-7.1-2



Figure 1: 37 Hillside Avenue highlighted in red, the HR-1 Zoning District shown in light blue.

The Significant Historic Structure on the site was constructed circa 1885 during the Mature Mining Era and straddles Lot 12 and Lot 11 of Block 19 of the Park City Survey (Exhibit B).

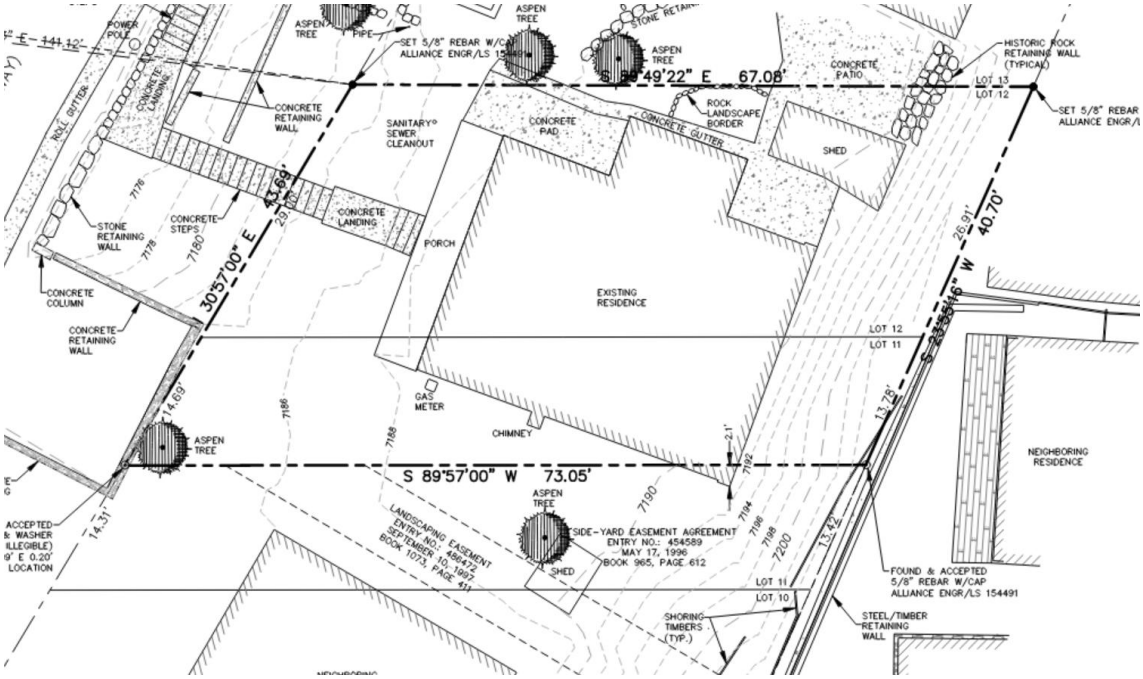


Figure 2: Existing Conditions Survey provided by the Applicant.

The Applicant proposes to combine the Lots to create one 2,617.23-square-foot Lot for the Significant Historic Site. The Applicant will be required to obtain Historic District Design Review (HDDR) and Steep Slope Conditional Use Permit (SSCUP) approval prior to making any modifications to the Historic Structure.



Figure 3: 37 Hillside Avenue viewed from Hillside Avenue, image from Google Earth.

Analysis

(I) The proposed Plat Amendment complies with the requirements of LMC Chapter 15-2.2 Historic Residential – 1 Zoning District.

The purpose of the HR-1 Zoning District is to:

1. preserve present land Uses and character of the Historic residential Areas of Park City;
2. encourage the preservation of Historic Buildings and/or Structures;
3. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
4. define Development parameters that are consistent with the General Plan policies for the Historic core; and
5. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[2]

[2] LMC § 15-2.2-1

LMC § 15-2.2-2(A) outlines the allowed Uses in the HR-1 Zoning District. A Single-Family Home (SFD) is an allowed Use and is compliant.

The below table analyses the proposed Plat Amendment for compliance with the Lot and Site requirements of the HR-1 Zoning District found in LMC § 15-2.2-3:

Requirement	Analysis of Proposal
Lot Size: The minimum Lot Area is 1,875 square feet for a Single-Family Dwelling; the maximum Lot Area is 3,750 square feet.	**Complies:** The proposed Plat Amendment creates a 2,617.23-square-foot Lot. Pursuant to LMC § 15-11-10, 37 Hillside Avenue is a Significant Historic Site. Pursuant to LMC § 15-2.2-4, any additions must comply with Building Setbacks and Footprint regulations of the HR-1 Zoning District.
Maximum Building Footprint The maximum Building Footprint formula is as follows: MAXIMUM FP = (A/2) x $0.9^{A/1875}$ Where FP = maximum Building Footprint and A= Lot Area. This is established by LMC § 15-2.2-3(E).	For a Lot that is 2,617.23 square feet, the Maximum Building Footprint is 1,129.64 square feet. Staff recommends Condition of Approval 3 that the Applicant include a Plat Note limiting the Building Footprint of the Lot to 1,129.64 square feet to comply with the Building Footprint formula regulated by LMC § 15-2.2-3(E).
Lot Width: The minimum width of a Lot is 25 feet when measured 15 feet back from the Front Lot Line.	**Complies:** The proposed Lot is 40.70 feet wide.

(II) The proposal complies with LMC § 15-7.1-3(B), Plat Amendment, as conditioned.

Plat Amendments shall be reviewed according to the requirements of LMC § 15-7-1.6 and approval shall require a finding of Good Cause.

LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities,

addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

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

Future development must comply with the HR-1 Zoning District requirements and LMC § 15-13-2 *Regulations for Historic Residential Sites.*

(III) The Development Review Committee reviewed the proposal on December 2 and requires Conditions of Approval.[3]

The Engineering Department requires Condition of Approval 4 that the Applicant obtain an Encroachment Agreement for the existing stairs, retaining walls, and landscaping in the City Right of Way prior to plat recordation.

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 November 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on November 26, 2025. The *Park Record* published notice on November 26, 2025.[4]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the 37 Hillside Avenue Plat Amendment.
- Deny the 37 Hillside Avenue Plat Amendment and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

[3] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[4] LMC § 15-1-21

Exhibits

A: Draft Final Action Letter
    Attachment 1: Proposed Plat
B: Existing Conditions Survey
C: Block 19 of the Park City Survey

Planning Department

December 10, 2025

Katherine Dunleavy

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	37 Hillside Avenue A Significant Historic Site
Zoning District:	Historic Residential – 1
Application:	Plat Amendment
Project Number:	PL-25-06695
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	December 10, 2025
Project Summary:	The Applicant Proposes to Combine Lot 12 and a Portion of Lot 11 of Block 19 of the Park City Survey to Create One 2,617.23 Square Foot Lot for a Significant Historic Site in the Historic Residential - 1 Zoning District.

Action Taken

On December 10, 2025, the Planning Commission conducted a public hearing and approved the 37 Hillside Avenue Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 37 Hillside Avenue (Parcel No. PC-243) is a Significant Historic Site in the Historic Residential – 1 (HR-1) Zoning District pursuant to Land Management Code (LMC) § 15-11-10. The property contains all of Lot 12 and a portion of Lot 11 of Block 19 of the Park City Survey.
2. The Significant Historic Structure on the site was constructed circa 1885 during the Mature Mining Era and straddles Lot 12 and Lot 11 of Block 19 of the Park City Survey.

3. The proposed Plat Amendment creates a 2,617.23-square-foot Lot. The Lot is compliant with the 3,750-square-foot maximum Lot size outlined in LMC § 15-2.2-3.
4. Pursuant to LMC § 15-2.2-4, any additions to the Significant Historic Structure must comply with Building Setbacks and Footprint regulations of the HR-1 Zoning District.
5. The proposed Lot at 37 Hillside Avenue is 40.7 feet wide and is compliant with the minimum Lot width requirement of 25 feet in the HR-1 Zoning District.
6. The Planning Commission finds Good Cause for this Plat Amendment because it reflects existing conditions 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 has been vacated or amended.

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 Land Management Code, 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's time, this approval for the plat 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 of the Lot to 1,129.64 square feet.

4. The Applicant shall obtain an Encroachment Agreement from the City Engineer for the existing stairs, retaining walls, and landscaping in the City Right of Way prior to plat recordation.

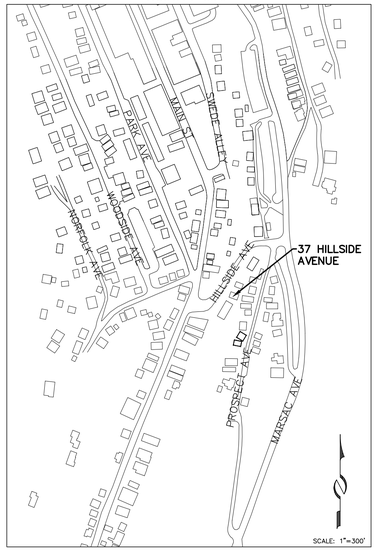
If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.gov.

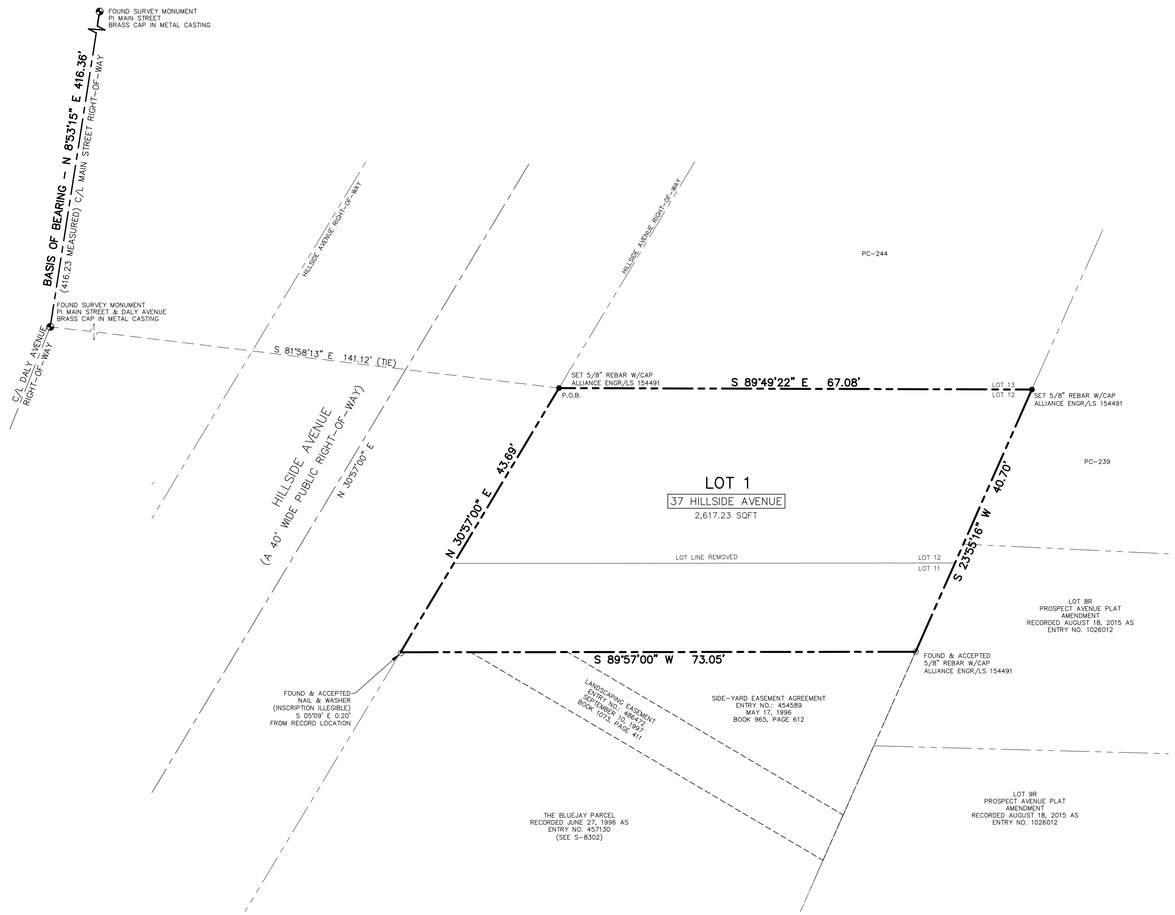
Sincerely,

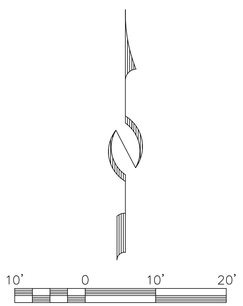
Christin VanDine
Planning Commission Chair

CC: Meredith Covey, Planner II

VICINITY MAP







LEGEND

- ● Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- ⊙ Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- Found Section monument (As-Noted)

37 HILLSIDE AVENUE PLAT AMENDMENT

WITHIN BLOCK 19, AMENDED PLAT OF PARK CITY,
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

11/20/25 JOB NO.: 10-10-14 FILE: X:\ParkCitySurvey\dwg\srv\plat2014\101014_37 Hillside.dwg

435-649-9467
ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025

BY _____

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2025

BY _____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2025

BY _____
PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____, 2025

BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

_____ FEE _____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as 37 HILLSIDE AVENUE PLAT AMENDMENT.

LEGAL DESCRIPTION

The North 1/2 of Lot 11 and all of Lot 12, Block 19, PARK CITY SURVEY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

AS-SURVEYED DESCRIPTION

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located South 81°58'13" East 141.12 feet from the Park City Survey Monument found at the intersection of Main Street and Daly Avenue, said point being the Southwest Corner of Lot 13, Block 19, Amended Plat of Park City Survey, said point also being located on the East right-of-way line of Hillside Avenue; running thence coincident with the southerly boundary of Lot 13 South 89°49'22" East 67.08 feet; thence South 23°55'16" West 40.70 feet to the Northeast Corner of The Bluejay Parcel as shown in S-8302, filed January 22, 2015 in the Summit County Recorder's Office; thence coincident with the North Boundary of The Bluejay Parcel South 89°57'00" West 73.05 feet to the Northwest Corner of the Bluejay Parcel and East right-of-way of Hillside Avenue; thence coincident with said East right-of-way North 30°57'00" East 43.69 feet to the point of beginning.

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, Katherine Dunleavy, having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this 37 HILLSIDE AVENUE PLAT AMENDMENT.

By: _____
Katherine Dunleavy

ACKNOWLEDGMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, 2025, Katherine Dunleavy personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that she signed the above Consent to Record and that she acknowledged to me that she executed the 37 HILLSIDE AVENUE PLAT AMENDMENT.

By: _____
Notary Public

A Notary Public Commissioned in _____

_____
Printed Name

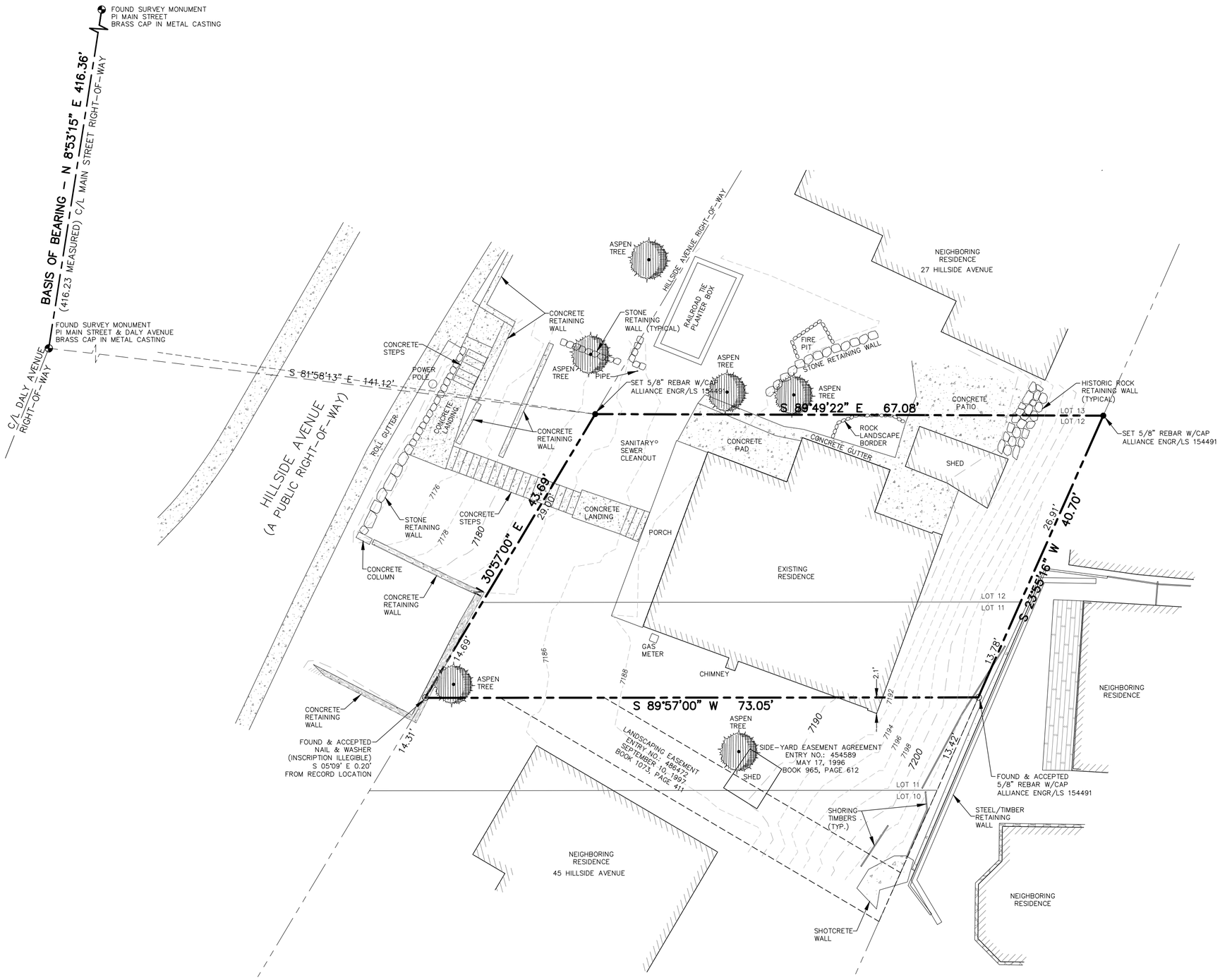
Residing in: _____

My commission expires: _____

Commission No.: _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated the _____, and on file with the Planning Department (PL-25-_____).
2. Fire sprinklers are required for all new construction, to be approved by the Chief Building Official.
3. See Survey S-_____ on file with the Summit County Surveyor's Office.
4. See Survey S-8085, which reevaluates Block 19 and alters the boundary of The Bluejay Parcel, recorded June 27, 1996 as Entry No. 457130 in the Summit county Recorder's Office.
5. See Survey S-8302, which is a revision of and supercedes the survey recorded July 21, 2014 as S-8085 in the Summit County Recorder's Office.
6. The purpose of this Plat Amendment is to remove the lot line between Lot 11 and Lot 12 to create one unified lot of record.
7. The Side-Yard Easement Agreement, recorded May 17, 1996 as Entry No. 454589 in book 965 at Page 612 grants 37 Hillside Avenue the exclusive and perpetual right to build a stand-alone garage or shed in the easement area on 45 Hillside Avenue. The garage authorized by the recorded Garage Easement is not located on the parcel being platted and therefore does not consume building footprint on the 37 Hillside parcel. Approval of this plat amendment does not approve construction of the garage structure, which will be reviewed separately under current HR-1 accessory structure standards.



NOTES

1. Basis of survey: Found survey monuments as shown
2. Property corners set or found as shown
3. Date of survey: October 21, 2014 – Updated September 18, 2025
4. Property location: Southeast quarter of Section 16, T2S, R4E, SLB&M
5. Purpose of survey: Topographical update

(435) 649-9467

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHRIS GERVAIS
MEGAN BLOSSER
ROB LOCK

DATE: 9/18/2025

EXISTING CONDITIONS UPDATE
37 HILLSIDE AVENUE
BLOCK 19, PARK CITY SURVEY

FOR: GIBBY DUNLEAVY
JOB NO.: 10-10-14
FILE: X:\ParkCitySurvey\dwg\srv\srvy2014\101014.dwg

SHEET 1 **OF** 1

Note: # Refers to Street Address

PARK CITY - BLOCKS 18,19,51,64, SECTION 16 & 21, T2S R4E, S.L.B. & M.

BOOK PAGE

SEE PAGE 8

FIRST (SEVENTH) STREET (N 66°22' E)

HILLSIDE STREET

PROSPECT STREET AVE

CHAMBERS STREET

MARSAC AVENUE RIGHT OF WAY MACSRW-B-X

Ⓑ PC-510-A
MOUNTEER WOODLAND LLC
M119-423, 1401-956-9
1868-1805

Ⓒ PC-50
WEILI CHENG
1317-945
2389-190

PC-430-R-X
PARK CITY MUNICPAL CORP
M197-720
2.25 Ac. M/L
2440-434

STANTON SUB. (2005)

PROSPECT AVENUE PLAT AMENDMENT (2015)

THE BLUEJAY PARCEL (1996)

(NOW: 36 PROSPECT AVENUE PLAT AMENDMENT) (2024)

(NOW: 44 PROSPECT PLAT SUBDIVISION) (2012)

68 PROSPECT STREET REPLAT SUB. (2010)

Now Plat #1142841 (2020) Prospect Place Plat Amendment

#1148770 (2020) Little Maggie Subdivision

(NOW: ONTARIO CANYON SUB.) (2012)

QUALLS SUB. (2004)

42 1/2 ONTARIO CANYON ROAD ONE LOT SUB. (2000)

PC-517 KEITH S. ARAN M173-835 730-1 889-264 0.10 Ac. 983-148 1209-311 1292-227

PC-225 0.09 Ac. GAREN PATTISON, WHITE RIEDEL, ETAL (JT) M218-181 2536-623 2615-1910

PC-224B-X SEE NE1/4 SEC. 21, T2S, R4E, S.L.B.&M. M113-31 850-736

PC-5-46-B-2 SEE NE1/4 NE1/4 SEC. 28, T2S, R4E, SLBM FOR OWNERS

SEE NE1/4 SEC. 21 T2S, R4E, SLBM

SEC 16
SEC 21

Approved
Utah State Tax Comm

Date By

REVISIONS - DATE AND INITIAL (In Pencil)

Engineering Associates Inc.

SUMMIT COUNTY, UTAH

SCALE
ONE INCH 40 FEET

BOOK PAGE

Planning Commission
Staff Report

Subject: **7800 Royal Street Unit 6**
Application: **PL-25-06707**
Author: **Jaron Ehlers, Planner I**
Date: **December 10, 2025**
Type of Item: **Condominium Plat Amendment**

Recommendation

(I) Review the Sterlingwood Amending Unit 6 Plat Amendment, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	The Ruh Family Trust Represented by Megan Blosser, Alliance Engineering
Location:	7800 Royal Street Unit 6
Zoning District:	Residential Development, Sensitive Land Overlay
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Condominium Plat Amendments.[1]

LMC	Land Management Code
MPD	Master Planned Development
RD	Residential Development
SLO	Sensitive Land Overlay

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

Summary

The Applicant proposes to amend Unit 6 of the Sterlingwood Condominiums Plat to convert 338 square feet of Common Area to Private Ownership and 30 square feet of Limited Common Area to Private Ownership. The Sterlingwood Condominiums are in the Recreation Development (RD) Zoning District, Sensitive Land Overlay (SLO), and the Deer Valley Master Planned Development (MPD).

7800 Royal Street Unit 6 is located on the south end of the condo development, north of the Deer Valley Club, and east of The Chateaux Deer Valley.

[1] LMC § 15-1-8(H)



Figure 1: Unit 6 is outlined by the thick orange line.

There are no exterior changes proposed as part of this Plat Amendment.

Sterlingwood Unit 6 - looking southwesterly



Figure 2: Images taken from the Applicant's Photo Exhibit (Exhibit E).

The Applicant proposes to convert:

1. 119 square feet of Common Area crawl space to Private Area on the lower level.
2. 30 square feet of Limited Common Area (platted as part of the Garage) to Private Area on the main level.
3. 219 square feet of Common Area (located above the Garage) on the upper level.



Figure 3: Floor levels from the Proposed Plat Amendment (Attachment 1) with the proposed changes highlighted. Lower Level change is in cyan, Main Level is in red, and Upper Level is in yellow.

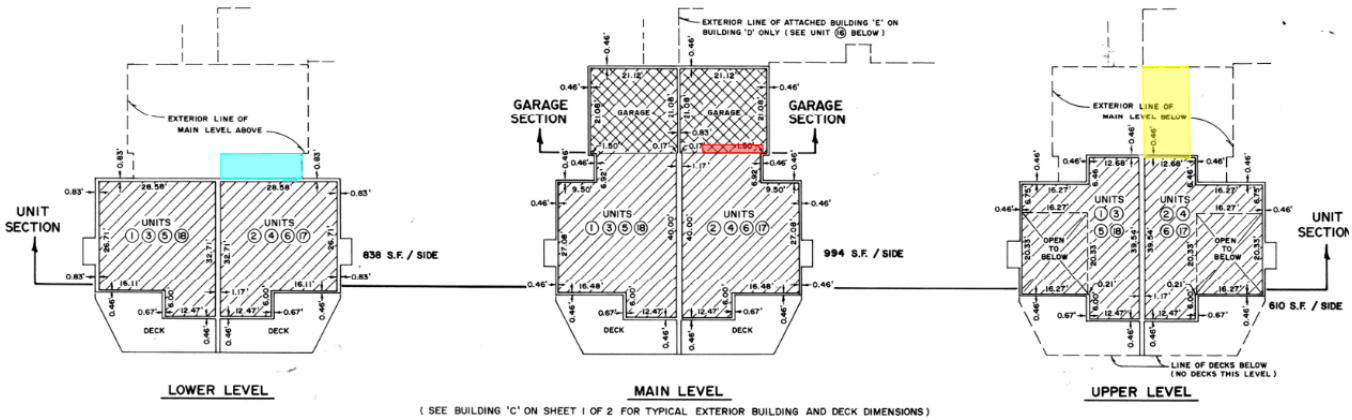


Figure 4: Floor levels from the Sterlingwood Condominiums (Exhibit B) with the proposed changes indicated using the same color scheme as Figure 3.

The proposed conversions on the main level and upper level (the garage and open area above the garage) were approved by the City as part of a 2001 Building Permit (Exhibit C) without a Plat Amendment. The proposed conversion on the lower level represents a

change from existing conditions.

Background

On December 27, 1984, the Sterlingwood Condominiums Plat was recorded, creating an 18-unit Condominium (Exhibit B, Summit County Entry #228724).

On June 6, 2001, the City issued a Building Permit for Unit 6 that allowed for an expansion into the garage and the creation of a new bedroom above the garage. Despite the scope of work requiring the removal and shifting of walls under Common Ownership, no Plat Amendment was completed.

On October 25, 2002, The Sterlingwood Condominiums First Amended Plat (Summit County Entry #635974) was recorded which affected Units 10-15 and converted Common and Limited Common Area that was used for a Deck to Private Ownership.

On August 22, 2002, the City Council adopted Ordinance No. 02-34 (Exhibit G) which amended Units 1-6 and 16-18. The approved change to Unit 6 was similar to the proposed change to the Upper Level in the pending application except there would have been an alteration to the Roof. The Plat Amendment was never recorded.

On February 3, 2017, The Sterlingwood Condominiums Second Amended Plat (Summit County Entry #1063208) was recorded which affected Unit 16, memorializing the proper ownership of the existing garage to Limited Common Area for Unit 16 as well as a change to a Common Area stairwell to private area for Unit 16.

On September 25, 2025, the Applicant applied for the Condominium Plat Amendment to reflect the work completed in 2001 and to propose new modifications to platted crawl space That included a letter affirming that 2/3rds of the members of the Homeowner's Association had approved the proposed Plat Amendment (Exhibit F). On November 6, 2025, staff deemed the application complete.

Analysis

(I) The proposal to convert Common and Limited Common Area to Private Ownership complies with the requirements of the Residential Development Zoning District pursuant to Land Management Code Chapter 15-2.13.

LMC § 15-2.13-2(B)(2) establishes Multi-Unit Dwellings as a Conditional Use in the RD when part of an MPD. Unit 6 is part of the Sterlingwood Condominiums Plat approved by the City Council and recorded with Summit County on December 27, 1984, and is part of the Deer Valley MPD.

The proposed work complies with the requirements of LMC § 15-2.13-3 *Lot and Site Requirements* and LMC § 15-2.13-4 *Building Height* and no changes to the exterior of the existing Structure are proposed with this Plat Amendment.

(II) The proposal to convert Common and Limited Common Area to Private

Ownership complies with the requirements of the Sensitive Land Overlay pursuant to Land Management Code Chapter 15-2.21.

There are no proposed changes to the exterior of the Structure and no expansion of the Building Footprint as part of this Plat Amendment. Therefore, no SLO analysis is required.

(III) The proposal to convert Common and Limited Common Area to Private Ownership complies with the requirements of Subdivision Plats pursuant to Land Management Code Section 15-7.1-6.

Plat Amendments shall be reviewed according to the requirements of LMC § 15-7-1.6 and approval shall require a finding of Good Cause.[2]

LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

Staff finds there is Good Cause for the proposed conversions of the main and upper levels because they will correct the existing conditions approved through the 2001 Building Permit.

Staff finds there is Good Cause for the proposed conversion of the lower level because it is within the existing Building Footprint, so the amount of Open Space will not be affected, and it complies with the requirements of the LMC.

(IV) The Development Review Committee reviewed the proposal on October 7, 2025, and requires Conditions of Approval.[3]

The County Recorder requires the CC&Rs be amended concurrently with the Plat Amendment recordation to reflect the changes in Ownership (Condition of Approval 3).

Department Review

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

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[2] LMC § 15-7.1-3.

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on November 26, 2025. The *Park Record* published courtesy notice on November 26, 2025.[4]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Sterlingwood Amending Unit 6 Plat Amendment.
- Deny the Sterlingwood Amending Unit 6 Plat Amendment 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
Attachment 1: Proposed Plat
B: Sterlingwood Condominiums Plat
C: 2001 Building Permit Plans
D: Applicant's Narrative
E: Photo ExhibitF: HOA Approval Vote
G: Ordinance No. 02-34

[4] LMC § 15-1-21

Planning Department

December 10, 2025

Megan Blosser, Alliance Engineering

CC: The Ruh Family Trust

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7800 Royal Street, Unit 6
Zoning District:	Residential Development Sensitive Land Overlay
Application:	Condominium Plat Amendment
Project Number:	PL-25-06707
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	December 10, 2025
Project Summary:	The Applicant Proposes to Amend the Sterlingwood Condominiums Unit 6 to Convert 338 Square Feet of Common Area and 30 Square Feet of Limited Common Area to Private Ownership in the Recreation Development Zoning District, Sensitive Land Overlay, and Deer Valley Master Planned Development.

Action Taken

On December 10, 2025, the Planning Commission conducted a public hearing and approved the Sterlingwood Amending Unit 6 Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

Procedural History

1. On December 27, 1984, the Sterlingwood Condominium Plat was recorded, creating an 18-unit Condominium.
2. While the Sterlingwood Condominium Plat has been amended twice, Unit 6 has never been affected.
3. On June 6, 2001, the City issued a Building Permit for Unit 6 that allowed for an expansion into the garage and the creation of a new bedroom above the garage.

Despite the scope of work requiring the removal and shifting of walls under Common Ownership, no Plat Amendment was completed.

4. On August 22, 2002, the City Council adopted Ordinance No. 02-34 (Exhibit G) which amended Units 1-6 and 16-18. The approved change to Unit 6 was similar to the proposed change to the Upper Level in the pending application except there would have been an alteration to the Roof. The Plat Amendment was never recorded.
5. On September 25, 2025, the Applicant applied for the Condominium Plat Amendment to reflect the work completed in 2001 and to propose new modifications to platted crawl space. That included a letter affirming that 2/3rds of the members of the Homeowner's Association had approved the proposed Plat Amendment. On November 6, 2025, staff deemed the application complete.

Findings of Fact

1. The proposed Plat Amendment is located at 7800 Royal Street Unit 6.
2. The property is located in the Recreation Development Zoning District, Sensitive Land Overlay, and Deer Valley Master Planned Development.
3. Multi-Unit Dwellings are a Conditional Use in the RD Zoning District when part of the MPD. Unit 6 is part of the Sterlingwood Condominium Plat, approved by the City Council and recorded with Summit County on December 27, 1984, and is part of the Deer Valley Master Planned Development.
4. There are no proposed changes to the exterior of the existing Structure, or expansion of the Building Footprint, as part of this Plat Amendment.
5. There are no proposed changes to the exterior of the Structure and no expansion of the Building Footprint as part of this Plat Amendment. Therefore, no SLO analysis is required.

Conclusions of Law

1. The proposal to convert Common and Limited Common Area to Private Ownership complies with the requirements of the RD Zoning District pursuant to Land Management Code (LMC) Chapter 15-2.18.
2. The proposal to convert Common and Limited Common Area to Private Ownership complies with the requirements of the Sensitive Land Overlay pursuant to LMC Chapter 15-2.21.

3. The proposal to convert Common and Limited Common Area to Private Ownership complies with the requirements of Classification of Subdivision pursuant to LMC Section 15-7.1-3.
4. There is Good Cause for the proposed conversions of the main and upper levels because they will correct the existing conditions approved through the 2001 Building Permit.
5. There is Good Cause for the proposed conversion of the lower level because it is within the existing Building Footprint, so the amount of Open Space will not be affected, and it complies with the requirements of the LMC.

Conditions of Approval

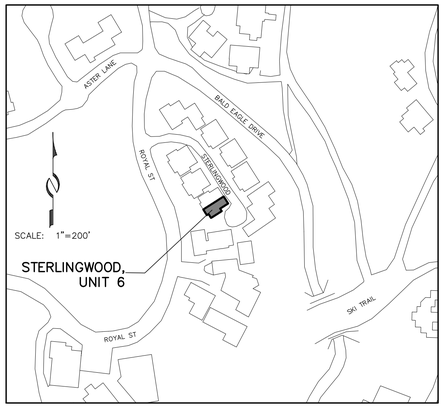
1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the LMC, and these Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record this Plat Amendment at the county within 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 record with Summit County an Amendment to the CC&Rs concurrent with the Plat Amendment recordation to reflect the changes in Ownership.

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.gov.

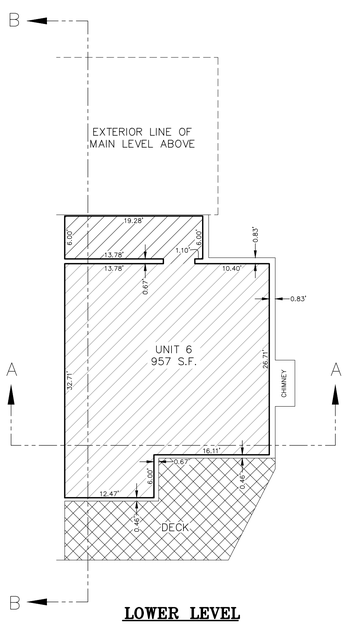
Sincerely,

Christen Van Dine, Planning Commission Chair

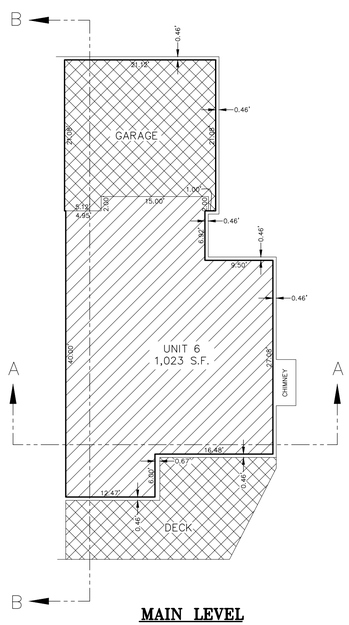
CC: Jaron Ehlers, Project Planner



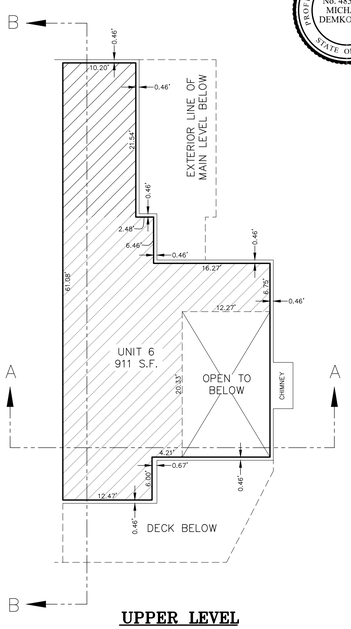
VICINITY MAP



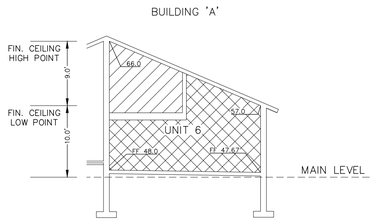
LOWER LEVEL



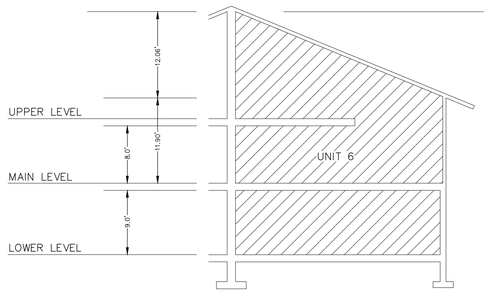
MAIN LEVEL



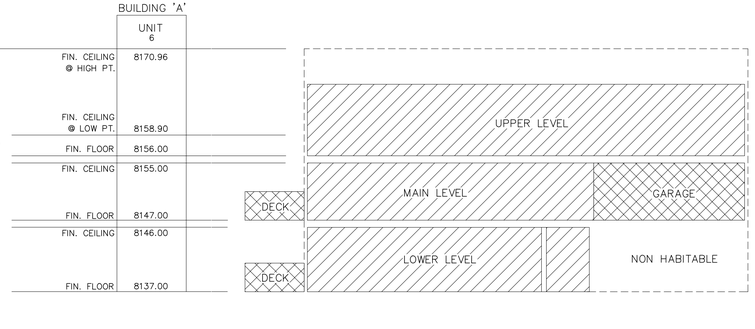
UPPER LEVEL



GARAGE SECTION



UNIT SECTION A



UNIT SECTION B

NOTES

1. This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated _____, and on file with the Planning Department (PL-25-_____).
2. The dimensions of the private spaces and square footage calculations are based on field measurements and the existing plat. The square footages shown on this plat are calculated in accordance with the Utah Condominium Act. Such calculations may differ somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the units will be as constructed.
3. The address of the units is 7800 Royal St E #6, Park City, Utah.
4. All conditions of approval of the Record of Survey Map of Sterlingwood, recorded December 27, 1984, as Entry No. 228724 in the Office of the Recorder, Summit County, Utah, shall otherwise continue to apply and remain in full force and effect.
5. This plat amendment adds 119 square feet to the Lower Level, adds 220 square feet to the Upper Level, and changes 30 square feet from Limited Common Area to Private Area on the Main Level.
6. The area labeled as "Open to Below" on the Upper Level is intended to be Private Ownership.
7. The following easements affect Sterlingwood Condominiums:

a. Encroachment Permit, Snowmelt System and Gate in City Public Utility Easement by and between PARK CITY MUNICIPAL CORPORATION (City) and Sterlingwood Condominium Owners Association, Inc. (Owner(s)), recorded AUGUST 10, 2005, as Entry No. 746493, in Book 1723, on Page 1025, to build, maintain, and use certain improvements within the City public utility easement at 7800 Royal Street East (street address).

b. Grant of Easement in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO., A COLORADO CORPORATION the right, privilege and authority to construct, operate and maintain its lines of telephone and telegraph, including the necessary, poles, cables, wires and fixtures upon, over and across the subject property. Said Easement recorded JANUARY 4, 1985 as Entry No.229184, in Book 327, at Page 179, SUMMIT County Recorder's Office.

c. Grant of Perpetual Easement, dated JANUARY 24, 1992, by and between SILVERLAKE DEVELOPMENT CORPORATION, A Delaware corporation ("Grantor") and STERLINGWOOD, a Utah Expandable Condominium Project, and the ASSOCIATION OF UNIT OWNERS OF STERLINGWOOD (by and through the STERLINGWOOD MANAGEMENT COMMITTEE), (hereinafter individually and collectively referred to as "Grantees"), recorded FEBRUARY 21, 1992, as Entry No. 354417, in Book 646, on Page 815, for: (1) Pedestrian and skier ingress to and egress from Grantee's Land over a strip of land eight (8) feet wide across the northeastern corner of Grantor's real property, including skier storage use incident thereto; and (2) an easement for any part or portion of the stairs, deck and landings of Grantee which currently encroach on Grantor's property.

UNIT ELEVATIONS

OWNERSHIP DESIGNATIONS

- PRIVATE OWNERSHIP
- COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP

UNIT #6 SQUARE FOOTAGE TABLE

LEVELS	SQUARE FOOTAGE
LOWER	957
MIDDLE	1023
UPPER	911
TOTAL	2,861
GARAGE	415

STERLINGWOOD AMENDING UNIT 6 THIRD AMENDED

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

10' 0 10' 20'
SCALE: 1"=10'

435-649-9467
ALLIANCE ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2026

BY _____

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2025

BY _____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2026

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2026

BY _____
PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____, 2026

BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

_____ FEE _____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____

SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR — No. 4857264 — MICHAEL DEMKOWICZ — STATE OF UTAH

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have verified all measurements. I do further certify that by authority of the owners, I have prepared this condominium plat amendment of the property described hereon, hereafter to be known as THIRD AMENDED STERLINGWOOD—AMENDING UNIT 6.

LEGAL DESCRIPTION

Unit No. 6, Sterlingwood Condominiums, a Utah Expandable Condominium Project, as the same is identified in the Record of Survey Map recorded recorded as Entry No. 228724, on December 27, 1984, and as further defined and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Sterlingwood Condominiums, a Utah Expandable Condominium Project, recorded December 27, 1984, as Entry No. 228723 in Book 325 at Page 387, Summit County Recorder's Office, as said Map and Declaration may be amended and/or supplemented.

Together with appurtenant undivided ownership interest in said Condominium Project's Common Areas and Facilities in accordance with the aforesaid Declaration and Survey Map and the Utah Condominium Ownership Act.

ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Sterlingwood Condominiums Homeowners' Association Inc., having complied with the requirements of both Statues and the Recorded Declaration hereby consents to the recording of this Condominium Plat Amendment.

_____
By: Richard C. Dentt, Chair
Sterlingwood Condominiums Homeowners' Association, Inc.

ACKNOWLEDGMENT

State of Utah)
: ss.
County of Summit)

On this _____ day of _____, 2026, personally appeared before me, the undersigned Notary Public, in and for said County and State, _____, being duly sworn, acknowledged to me that he is the president of The Silver King Homeowners' Association, and that he signed the above Consent to Record for, on, and in behalf of all of the unit owners at the Sterlingwood Condominiums Homeowners' Association Inc. Project acting as a group (under the name of Sterlingwood Condominiums Homeowners' Association Inc.) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1963) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for Sterlingwood Condominiums Homeowners' Association Inc. Project.

_____
A Notary Public Commissioned in _____
_____
Printed Name
Residing in: _____
My commission expires: _____
Commission No.: _____

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that William J. Ruh and Lisa A. Ruh, as trustees of the Ruh Family Trust under Trust Instrument dated December 1, 1998, as amended, for the benefit of William J. Ruh and Lisa A. Ruh, as to Unit 6 of that certain tract of land known as Sterlingwood, hereby certify that they have caused this plat amendment to be made and hereby consent to the recordation of this plat amendment.

In witness whereof, the undersigned set their hands this _____ day of _____, 2025.

The Ruh Family Trust under Trust Instrument dated December 1, 1998, as amended, for the benefit of William J. Ruh and Lisa A. Ruh.

By: _____
William J. Ruh (Trustee)

By: _____
Lisa A. Ruh (Trustee)

ACKNOWLEDGEMENT

STATE OF _____)
:ss.
COUNTY OF _____)

On this _____ day of _____, 2026, William J. Ruh personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is a Trustee of the Ruh Family Trust under Trust Instrument dated December 1, 1998, as amended, for the benefit of William J. Ruh and Lisa A. Ruh, and that said document was signed by him on behalf of said Trust by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed THIRD AMENDED STERLINGWOOD—UNIT 6.

By:_____ My commission expires:_____
Notary Public Commission No. _____
_____
Printed Name
Residing in: _____

ACKNOWLEDGEMENT

STATE OF _____)
:ss.
COUNTY OF _____)

On this _____ day of _____, 2026, Lisa A. Ruh personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Trustee of the Ruh Family Trust under Trust Instrument dated December 1, 1998, as amended, for the benefit of William J. Ruh and Lisa A. Ruh, and that said document was signed by her on behalf of said Trust by authority of its Operating Agreement or Resolution of its Members, and they acknowledged to me that she executed THIRD AMENDED STERLINGWOOD—UNIT 6.

By:_____ My commission expires:_____
Notary Public Commission No. _____
_____
Printed Name
Residing in: _____

SHEET 1 OF 1

11/3/2025 JOB NO.: 2-8-25 FILE: X:\SilverLakeVillage\dwg\srv\plat2025\020825.dwg

CERTIFICATE OF SURVEY

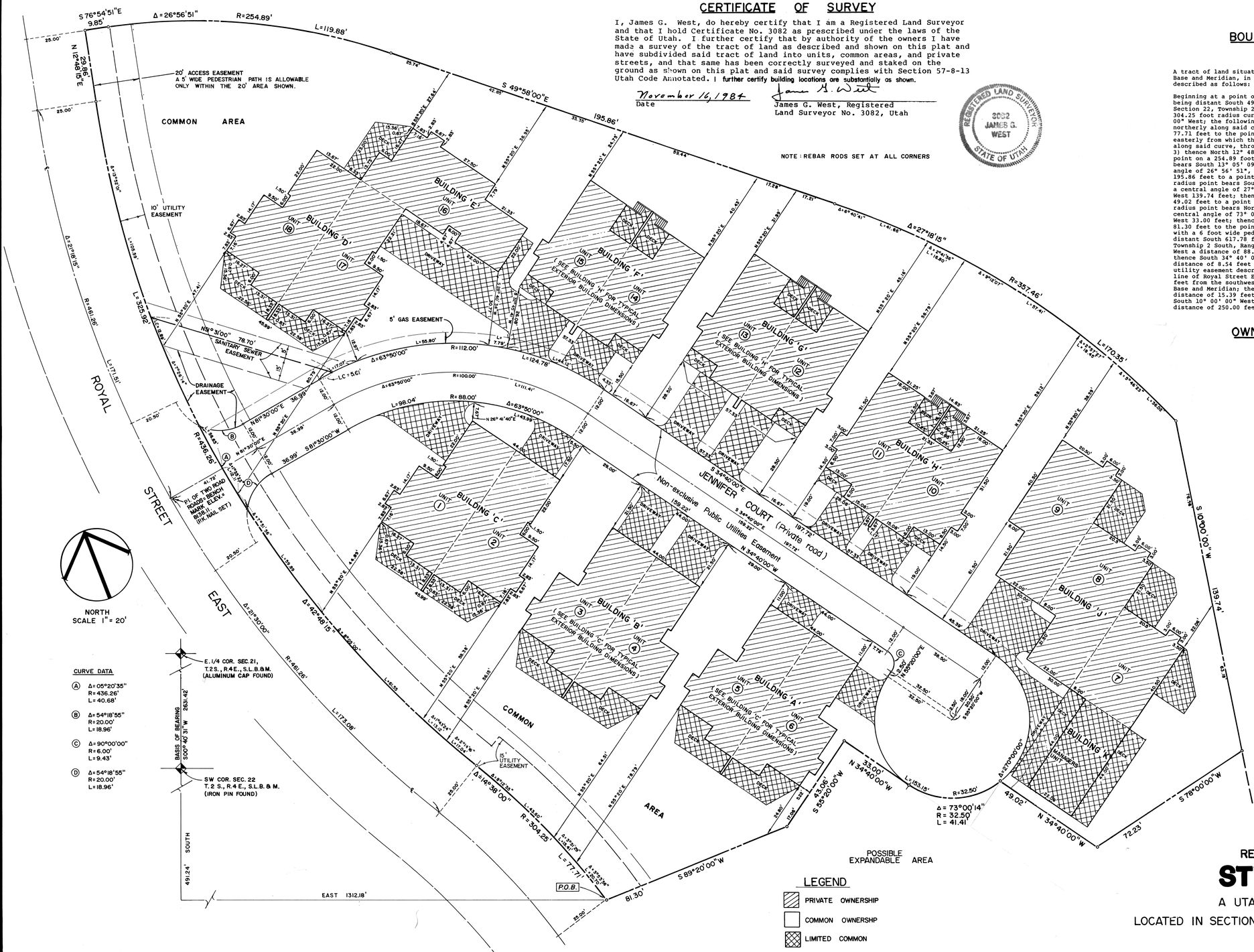
I, James G. West, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 3082 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land as described and shown on this plat and have subdivided said tract of land into units, common areas, and private streets, and that same has been correctly surveyed and staked on the ground as shown on this plat and said survey complies with Section 57-8-13 Utah Code Annotated. I further certify building locations are substantially as shown.

November 16, 1984
Date

James G. West, Registered
Land Surveyor No. 3082, Utah

REGISTERED LAND SURVEYOR 3082 JAMES G. WEST STATE OF UTAH

NOTE: REBAR RODS SET AT ALL CORNERS



CURVE DATA

- (A) Δ=05°20'35" R=436.26' L=40.68'
- (B) Δ=54°18'55" R=20.00' L=18.96'
- (C) Δ=90°00'00" R=6.00' L=9.43'
- (D) Δ=54°18'55" R=20.00' L=18.96'

LEGEND

- PRIVATE OWNERSHIP
- COMMON OWNERSHP
- LIMITED COMMON

BOUNDARY DESCRIPTION

A tract of land situated in part of Section 27, Township 2 South, Range 4 East, Salt Lake Base and Meridian, in Park City, Summit County, Utah, and being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Royal Street East, said point being distant South 491.24 feet and East 1312.18 feet from the southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and being on a 304.25 foot radius curve concave westerly from which the radius point bears South 74° 38' 00" West; the following three calls being along said right-of-way line: 1) thence northerly along said curve, through a central angle of 14° 38' 00", an arc distance of 77.71 feet to the point of reverse curvature of a 436.26 foot radius curve concave easterly from which the radius point bears North 60° 00' 00" East; 2) thence northerly along said curve, through a central angle of 42° 48' 15", an arc distance of 325.92 feet; 3) thence North 12° 48' 15" East 29.86 feet; thence South 76° 54' 51" East 9.85 feet to a point on a 254.89 foot radius curve concave southwesterly from which the radius point bears South 13° 05' 09" West; thence southeasterly along said curve, through a central angle of 26° 56' 51", an arc distance of 119.88 feet; thence South 49° 58' 00" East 195.86 feet to a point on a 357.46 foot radius curve concave southwesterly from which the radius point bears South 40° 02' 00" West; thence southeasterly along said curve through a central angle of 27° 18' 15", an arc distance of 170.35 feet; thence South 10° 00' 00" West 139.74 feet; thence South 78° 00' 00" West 72.23 feet; thence North 34° 40' 00" West 49.02 feet to a point on a 32.50 foot radius curve concave northerly from which the radius point bears North 179° 40' 14" West; thence westerly along said curve, through a central angle of 73° 00' 14", an arc distance of 41.41 feet; thence North 34° 40' 00" West 33.00 feet; thence South 55° 20' 00" West 43.06 feet; thence South 89° 20' 00" West 81.30 feet to the point of beginning; containing 2.4838 acres, more or less. Together with a 6 foot wide pedestrian easement described as follows: Beginning at a point being distant South 617.78 feet and East 1,567.43 feet from the southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 34° 40' 00" West a distance of 88.52 feet; thence North 78° 00' 00" East a distance of 6.50 feet; thence South 34° 40' 00" East a distance of 79.94 feet; thence South 10° 00' 00" West a distance of 8.54 feet to the point of beginning. Together with a 15 foot wide public utility easement described as follows: Beginning at a point on the easterly right-of-way line of Royal Street East, said point being distant South 673.21 feet and East 1,307.66 feet from the southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 13° 00' 00" East long said easterly right-of-way, a distance of 15.39 feet; thence North 90° 00' 00" East, a distance of 249.18 feet; thence South 10° 00' 00" West, a distance of 15.23 feet; thence South 90° 00' 00" West a distance of 250.00 feet to the point of beginning.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

Sterlingwood Associates, a Utah General Partnership, does hereby certify that it is the fee owner of the tract of land herein described and shown hereon and that it has caused this Record of Survey Map to be prepared for a project to be known as Sterlingwood, a Utah Expandable Condominium Project. We hereby submit the property to the provisions of the Utah Condominium Ownership Act and give consent to its recordation for the same.

In witness whereof, we have set our signature the 14th day of November, 1984.

STERLINGWOOD ASSOCIATES, A UTAH GENERAL PARTNERSHIP.

BY: Harry F. Reed
Harry F. Reed, Partner

Stephen M. Schirf
Stephen Schirf, Partner

Cosmo Iacavazzi, Partner

Attest: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT)

On the 14th day of November, 1984, personally appeared before me Harry F Reed, Stephen Schirf, Cosmo Iacavazzi, who, being by duly sworn, did say that they are general partners of Sterlingwood Associates, a Utah General Partnership, and that the within and foregoing Owners Dedication and Consent to Record was signed on behalf of Sterlingwood Associates as such general partners and said partners duly acknowledged to me that Sterlingwood Associates duly executed the same.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES MARCH 26, 1986
Residing At: Park City, Utah

NOTE:

The owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, and Park City Fire Protection District non-exclusive public utility easements, sanitary sewer easements (S.B.S.I.D. only), and private roads shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement and does further dedicate for the perpetual use by emergency and utility vehicles an ingress and egress easement over the common areas and private roads.

RECORD OF SURVEY MAP OF

STERLINGWOOD

A UTAH EXPANDABLE CONDOMINIUM PROJECT

LOCATED IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B.&M.
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 of 2

CITY COUNCIL APPROVAL

PRESENTED TO THE PARK CITY COUNCIL THIS 17TH DAY OF December A.D. 1984, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

CITY CLERK

MAYOR

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT ON THIS TENTH DAY OF DECEMBER A.D. 1984.

Eric W. DeHaan, P.E.
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 12th DAY OF DECEMBER A.D. 1984

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 20 DAY OF December A.D. 1984.

Thomas E. Clyde
CITY ATTORNEY

RECORDED

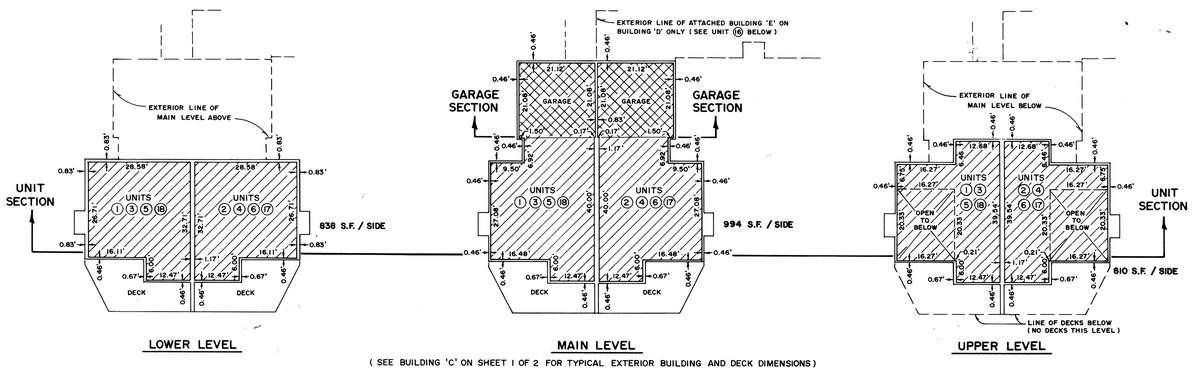
№ 228724 recorded: 12-27-84 at: 3:46
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
STERLINGWOOD ASSOCIATES, A UTAH PARTNERSHIP

$ 39.00 FEES

Susan Robinson
COUNTY RECORDER

J.J.Johnson & Associates
Park Meadows Plaza,
Highway 248
Park City, Utah 84060
(801) 649-9811

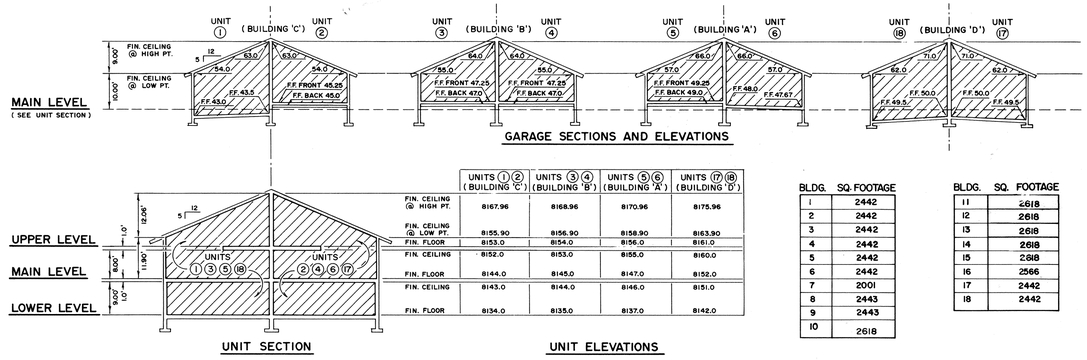
JOB No. 1-12-84



(SEE BUILDING 'C' ON SHEET 1 OF 2 FOR TYPICAL EXTERIOR BUILDING AND DECK DIMENSIONS)

TYPICAL UNIT FLOOR PLAN FOR UNITS ① THRU ⑥, ⑰ & ⑱ (BUILDINGS 'C', 'B', 'A', & 'D')

SCALE 1" = 20'



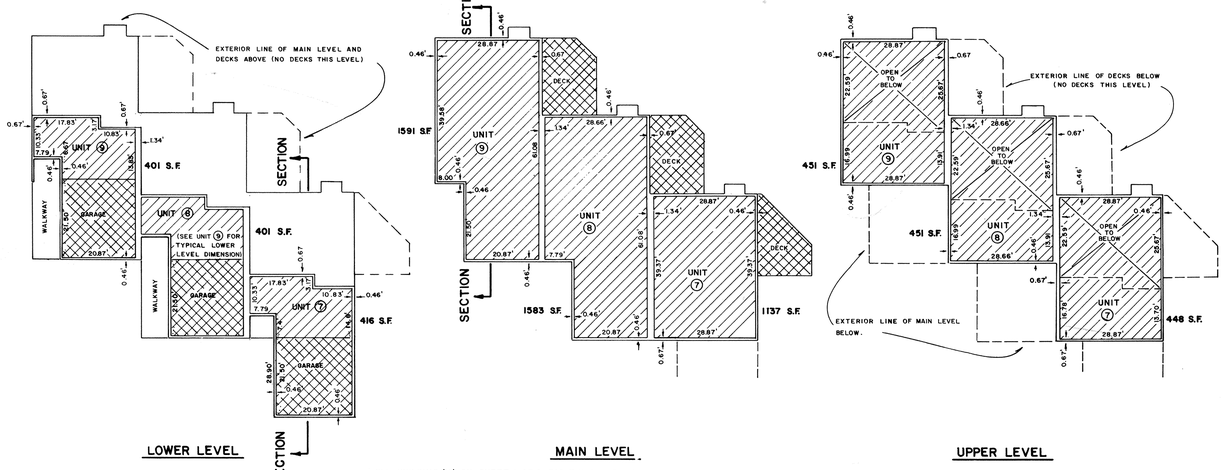
	UNITS ① ② (BUILDING 'C')	UNITS ③ ④ (BUILDING 'B')	UNITS ⑤ ⑥ (BUILDING 'A')	UNITS ⑰ ⑱ (BUILDING 'D')
FIN. CEILING @ HIGH PT.	8167.96	8168.96	8170.96	8175.96
FIN. CEILING @ LOW PT.	8155.90	8156.90	8158.90	8163.90
FIN. FLOOR	8153.0	8154.0	8156.0	8161.0
FIN. CEILING	8152.0	8153.0	8155.0	8160.0
FIN. FLOOR	8144.0	8145.0	8147.0	8152.0
FIN. CEILING	8143.0	8144.0	8146.0	8151.0
FIN. FLOOR	8134.0	8135.0	8137.0	8142.0

BLDG.	SQ. FOOTAGE
1	2442
2	2442
3	2442
4	2442
5	2442
6	2442
7	2001
8	2443
9	2443
10	2618

BLDG.	SQ. FOOTAGE
11	2618
12	2618
13	2618
14	2618
15	2618
16	2566
17	2442
18	2442

TYPICAL UNIT SECTION FOR UNITS ① THRU ⑥, ⑰ & ⑱ (BUILDINGS 'C', 'B', 'A', & 'D')

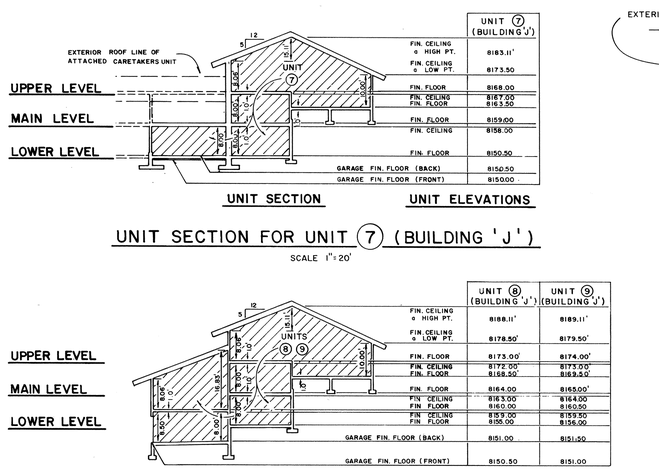
SCALE 1" = 20'



(SEE BUILDING 'J' ON SHEET 1 OF 2 FOR TYPICAL EXTERIOR BUILDING AND DECK DIMENSIONS)

TYPICAL UNIT FLOOR PLAN FOR UNITS ⑦ THRU ⑨ (BUILDING 'J')

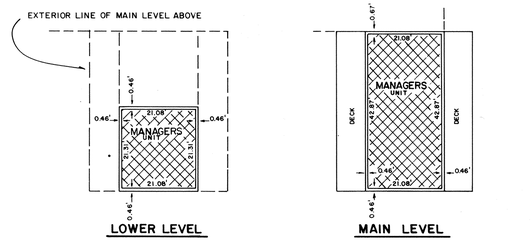
SCALE 1" = 20'



	UNIT ⑦ (BUILDING 'J')
FIN. CEILING @ HIGH PT.	8183.11'
FIN. CEILING @ LOW PT.	8173.50
FIN. FLOOR	8168.00
FIN. CEILING	8167.00
FIN. FLOOR	8163.50
FIN. FLOOR	8159.00
FIN. CEILING	8158.00
FIN. FLOOR	8150.50
GARAGE FIN. FLOOR (BACK)	8150.50
GARAGE FIN. FLOOR (FRONT)	8150.00

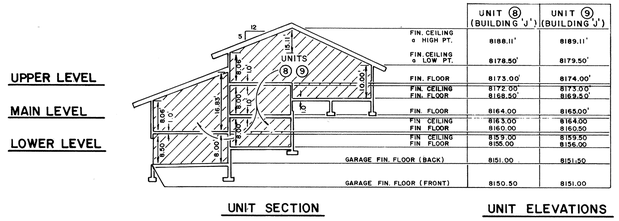
UNIT SECTION FOR UNIT ⑦ (BUILDING 'J')

SCALE 1"=20'



FLOOR PLAN FOR MANAGERS UNIT (BUILDING 'K')

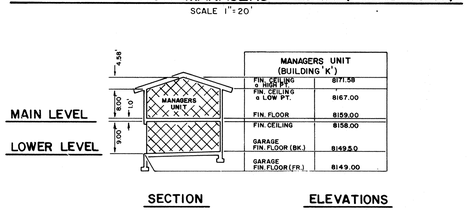
SCALE 1"=20'



	UNIT ⑧ (BUILDING 'J')	UNIT ⑨ (BUILDING 'J')
FIN. CEILING @ HIGH PT.	8188.11'	8189.11'
FIN. CEILING @ LOW PT.	8178.50'	8179.50'
FIN. FLOOR	8173.00'	8174.00'
FIN. CEILING	8172.00'	8173.00'
FIN. FLOOR	8168.50'	8169.50'
FIN. FLOOR	8164.00	8165.00'
FIN. CEILING	8163.00	8164.00
FIN. FLOOR	8160.00	8160.50
FIN. CEILING	8159.00	8159.50
FIN. FLOOR	8155.00	8156.00
GARAGE FIN. FLOOR (BACK)	8151.00	8151.50
GARAGE FIN. FLOOR (FRONT)	8150.50	8151.00

TYPICAL UNIT SECTION FOR UNITS ⑧ & ⑨ (BUILDING 'J')

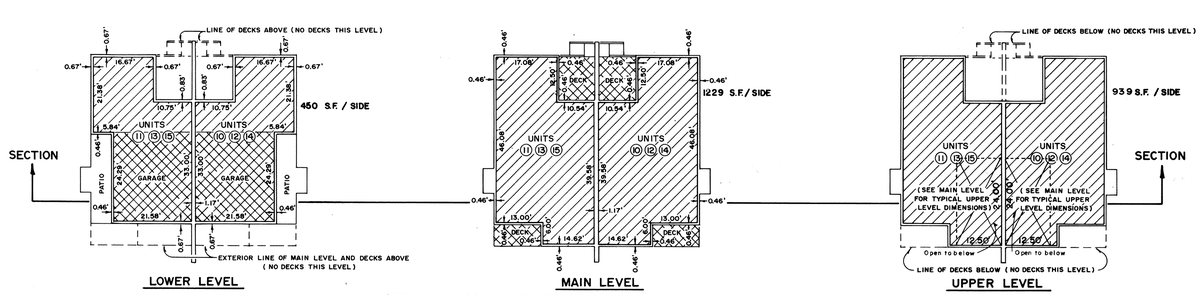
SCALE 1"=20"



	MANAGERS UNIT (BUILDING 'K')
FIN. CEILING @ HIGH PT.	8171.58
FIN. CEILING @ LOW PT.	8167.00
FIN. FLOOR	8159.00
FIN. CEILING	8158.00
GARAGE FIN. FLOOR (BK.)	8149.50
GARAGE FIN. FLOOR (FR.)	8149.00

SECTION FOR MANAGERS UNIT (BUILDING 'K')

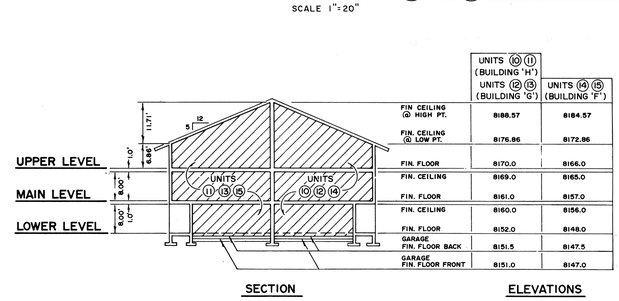
SCALE 1"=20"



(SEE BUILDING 'H' ON SHEET 1 OF 2 FOR TYPICAL EXTERIOR BUILDING AND DECK DIMENSIONS)

TYPICAL UNIT FLOOR PLAN FOR UNITS ⑩ THRU ⑮ (BUILDINGS 'F', 'G', & 'H')

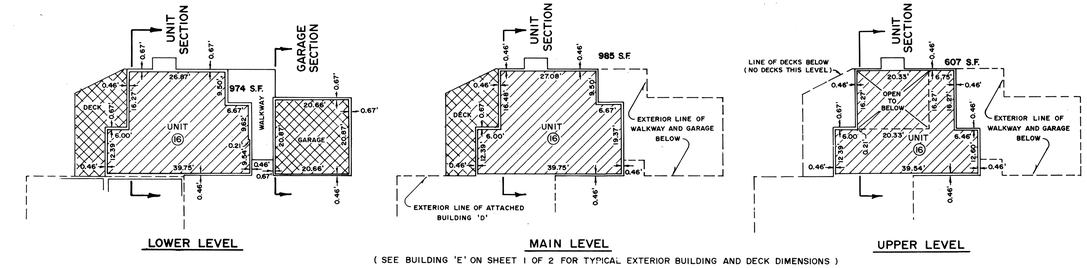
SCALE 1" = 20'



	UNITS ⑩ ⑪ (BUILDING 'H') UNITS ⑫ ⑬ (BUILDING 'G')	UNITS ⑭ ⑮ (BUILDING 'F')
FIN. CEILING @ HIGH PT.	8188.57	8184.57
FIN. CEILING @ LOW PT.	8176.86	8172.86
FIN. FLOOR	8170.0	8166.0
FIN. CEILING	8169.0	8165.0
FIN. FLOOR	8161.0	8157.0
FIN. CEILING	8160.0	8156.0
FIN. FLOOR	8152.0	8148.0
GARAGE FIN. FLOOR BACK	8151.5	8147.5
GARAGE FIN. FLOOR FRONT	8151.0	8147.0

TYPICAL UNIT SECTION FOR UNITS ⑩ THRU ⑮ (BUILDINGS 'F', 'G', & 'H')

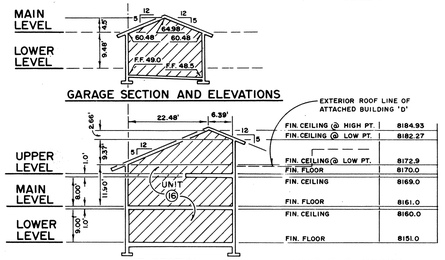
SCALE 1" = 20'



(SEE BUILDING 'E' ON SHEET 1 OF 2 FOR TYPICAL EXTERIOR BUILDING AND DECK DIMENSIONS)

TYPICAL UNIT FLOOR PLAN FOR UNIT ⑯ (BUILDING 'E')

SCALE 1" = 20'

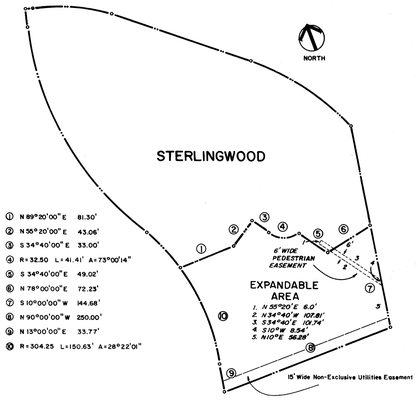


FIN. CEILING @ HIGH PT.	8184.93
FIN. CEILING @ LOW PT.	8182.27
FIN. CEILING @ LOW PT.	8172.9
FIN. FLOOR	8170.0
FIN. CEILING	8169.0
FIN. FLOOR	8161.0
FIN. CEILING	8160.0
FIN. FLOOR	8151.0

TYPICAL UNIT SECTION FOR UNIT ⑯ (BUILDING 'E')

SCALE 1" = 20'

COMMON
PRIVATE
LIMITED COMMON



STERLINGWOOD PARCEL MAP

SCALE 1" = 100'

RECORD OF SURVEY MAP OF STERLINGWOOD CONDOMINIUMS

SHEET 2 of 2

RECORDED

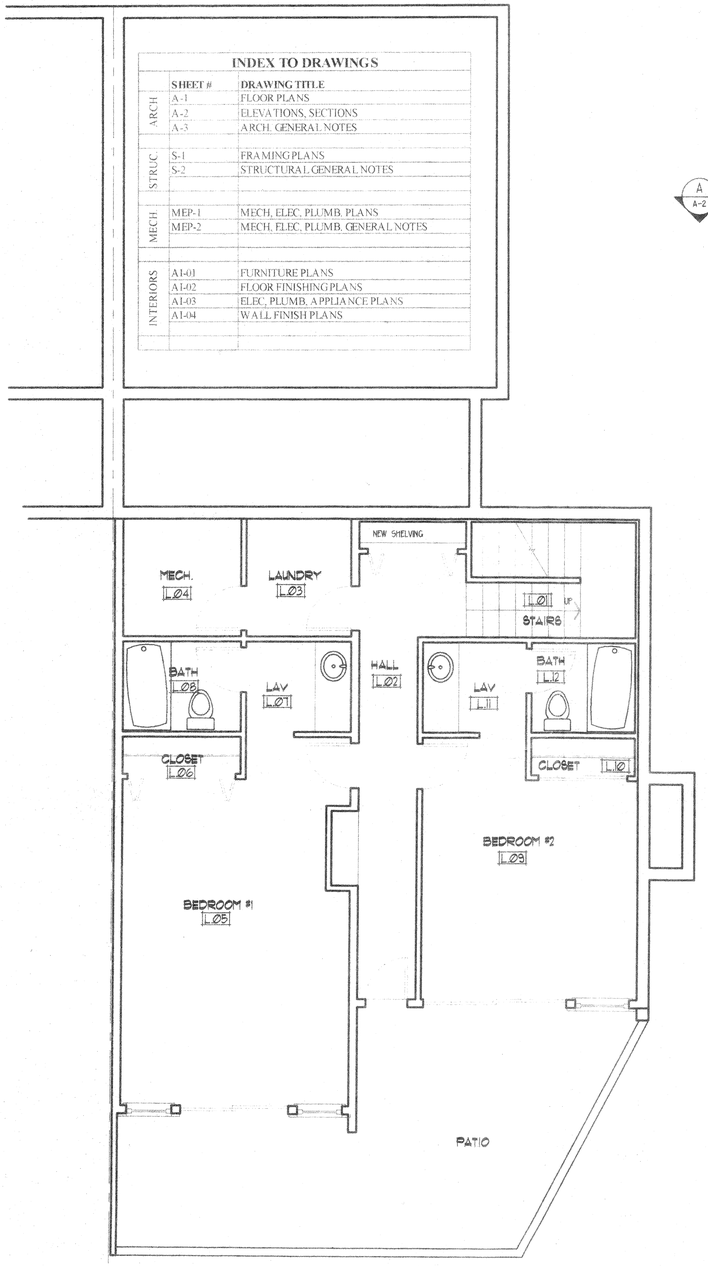
No 228224 recorded: 12-29-84
STATE OF Utah at: 3:46
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Sterlingwood Associates, a Utah Partnership
$39.00 FEES
Susan Lohman COUNTY RECORDER
Deputy

J.J.Johnson & Associates
Park Meadows Plaza,
Highway 248
P.O. Box 1661
Park City, Utah 84060
(801) 649-9811

JOB No. 1-12-84

INDEX TO DRAWINGS

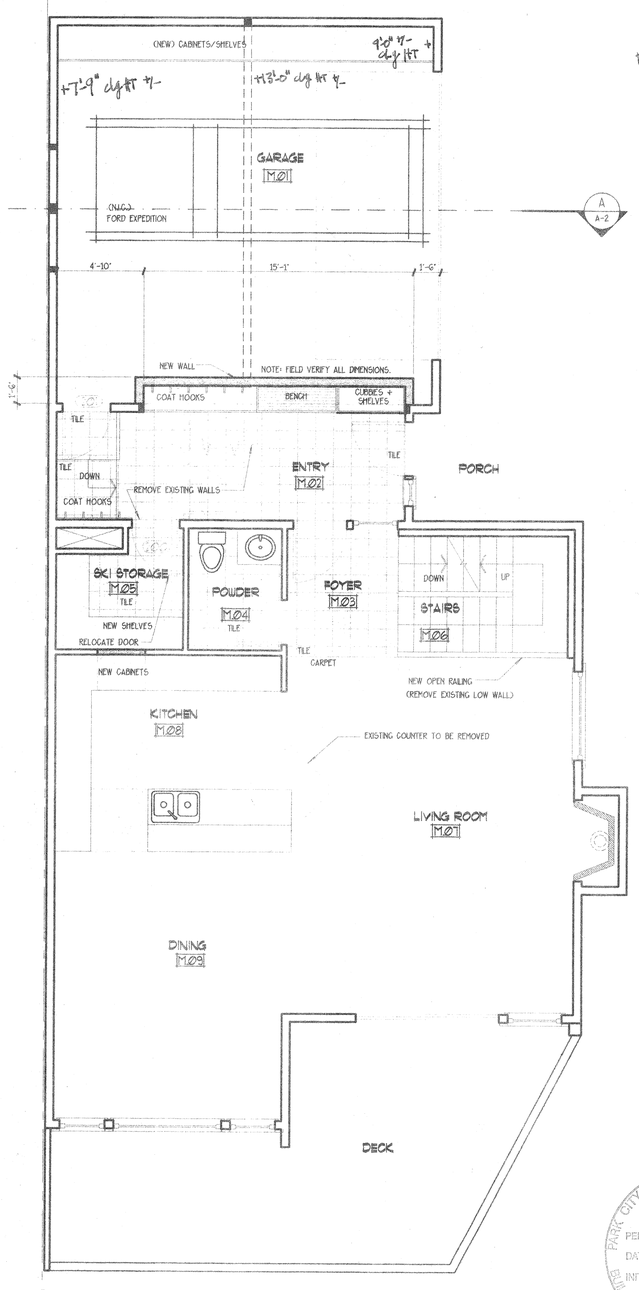
	SHEET #	DRAWING TITLE
ARCH	A-1	FLOOR PLANS
	A-2	ELEVATIONS, SECTIONS
	A-3	ARCH. GENERAL NOTES
STRUC	S-1	FRAMING PLANS
	S-2	STRUCTURAL GENERAL NOTES
MECH	MEP-1	MECH, ELEC, PLUMB. PLANS
	MEP-2	MECH, ELEC, PLUMB. GENERAL NOTES
INTERIORS	A1-01	FURNITURE PLANS
	A1-02	FLOOR FINISHING PLANS
	A1-03	ELEC, PLUMB, APPLIANCE PLANS
	A1-04	WALL FINISH PLANS



LOWER LEVEL FLOOR PLAN

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

PROJECT NORTH



MAIN LEVEL FLOOR PLAN

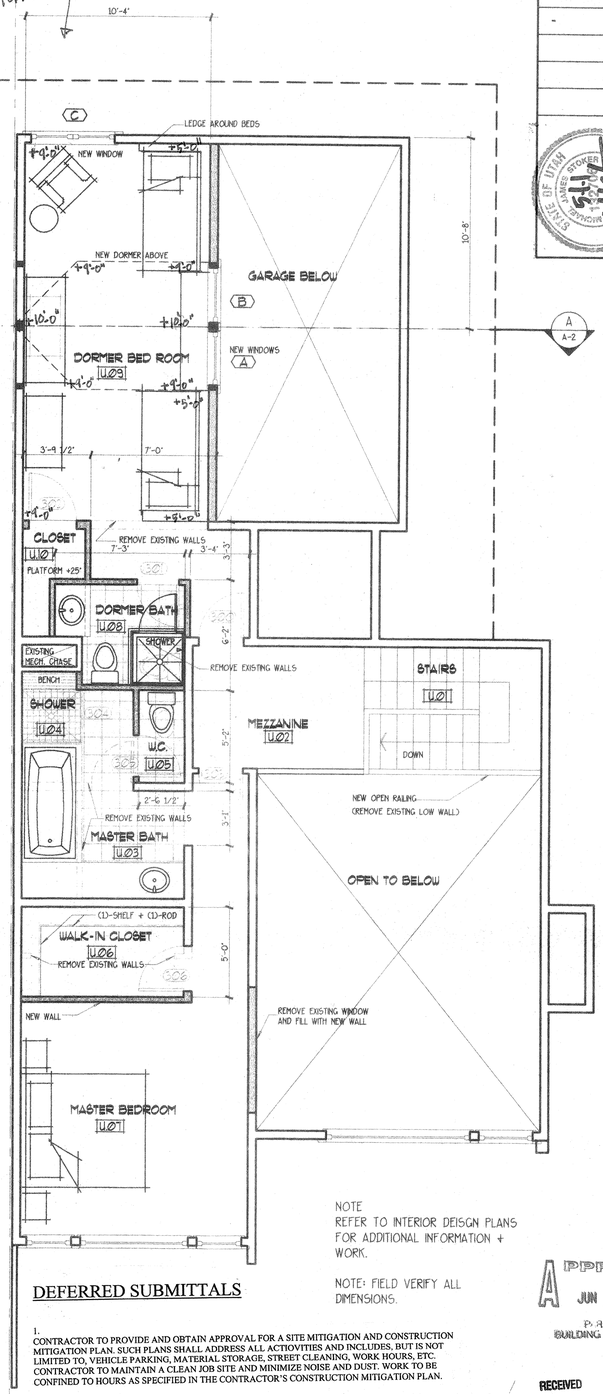
SCALE: 1/4" = 1'-0"

PROJECT NORTH

PARK CITY MUNICIPAL CORPORATION
APPROVED
PERMIT NO. P01-0615
DATE 6/6 2001
INITIAL/APPROVAL RC
BUILDING INSPECTION DEPARTMENT

+ XX = CEILING HEIGHT ~~CEILING~~ ABOVE FIN. FLR.

DORMER BEDROOM
217 SF TOTAL
57% 123.5SF >7'-6" clg
43% 93.5SF <7'-6" clg



NOTE
REFER TO INTERIOR DESIGN PLANS FOR ADDITIONAL INFORMATION + WORK.

NOTE: FIELD VERIFY ALL DIMENSIONS.

DEFERRED SUBMITTALS

1. CONTRACTOR TO PROVIDE AND OBTAIN APPROVAL FOR A SITE MITIGATION AND CONSTRUCTION MITIGATION PLAN. SUCH PLANS SHALL ADDRESS ALL ACTIOVITIES AND INCLUDES, BUT IS NOT LIMITED TO, VEHICLE PARKING, MATERIAL STORAGE, STREET CLEANING, WORK HOURS, ETC. CONTRACTOR TO MAINTAIN A CLEAN JOB SITE AND MINIMIZE NOISE AND DUST. WORK TO BE CONFINED TO HOURS AS SPECIFIED IN THE CONTRACTOR'S CONSTRUCTION MITIGATION PLAN.

2. CONTRACTOR TO PROVIDE APPLIANCE I.C.B.O. NUMBERS TO PARK CITY BUILDING DEPARTMENT.

3. CONTRACTOR TO COORDINATED FIRE SPRINKLER SYSTEM WITH OTHER RELATED WORK (REFER TO FIRE SPRINKLER DRAWINGS.) ALL SPRINKLER RELATED WORK (DESIGN, FABRICATION, AND INSTALLATION) TO BE PERFORMED BY A LICENSED FIR SPRINKLER PRACTITIONER AND APROVED

TO COMPLY W MODIFIED UFPA 13D

APPROVED
JUN 6 2001
PARK CITY
BUILDING INSPECTION

RECEIVED
MAY 11 2001
PARK CITY MUNICIPAL CORPORATION

UPPER LEVEL FLOOR PLAN

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

PROJECT NORTH

REVISION DATE:	BY:
-	-

STATE OF UTAH JAMES MICHAEL STOKER 163711 REGISTERED ARCHITECT

MICHAEL J. STOKER A.I.A. - ARCHITECT
KAREN BACKSTROM, A.I.A. - ARCHITECT
LEE SHEA, ASSOCIATE A.I.A.
P.O. BOX 788 / 1783 SUMMERS DRIVE
PARK CITY, UTAH 84060
PHONE: (435) 647-0616
FAX: (435) 658-2525

STOKER ARCHITECTURE, INC.

PROJECT:
PATTY & MARC BRUTTEN REMODEL
STERLINGWOOD CONDOMINIUMS
7800 ROYAL STREET EAST - UNIT #6
DEER VALLEY - PARK CITY, UTAH

DRAWING TITLE:
LOWER, MAIN & UPPER LEVEL FLOOR PLAN

COMPUTER FILE: PROJECTS\BRUTTEN 00-231\A01

DATE: 04/26/01
DRAWN BY: LS
PROJECT # 00-231
SHEET: A-1

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DOOR AND WINDOW NOTES

1. CONSULT OWNER FOR CUSTOM DOOR REQUIREMENTS.

2. ALL WINDOW TO BE 1" INSULATED LOW E GLAZING (U.N.O.).

3. WINDOW EXTERIOR FINISH TO BE ALUMINUM CLAD WOOD.
INTERIOR FINISH TO BE PINE OR OTHER STANDARD WOOD.

4. REFER TO WINDOW MANUFACTURER FOR R.O. DIMENSIONS.

5. REFER TO EXTERIOR ELEVATIONS FOR WINDOW CONFIGURATIONS.

6. REFER TO EXTERIOR ELEVATIONS FOR OPERABLE WINDOW LOCATIONS.

7. ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS.

8. CONTRACTOR TO COORDINATE WITH WINDOW REP ON LOCATION AND SIZE OF WINDOW / DOOR JAMB EXTENTIONS.

9. CONTRACTOR TO COORDINATE WITH WINDOW REP ON COMPLIANCE WITH EGRESS REQUIREMENTS.

10. EGRESS WINDOWS TO HAVE EGRESS HARDWARE. SILL HEIGHT TO BE MAX 44" ABOVE FINISHED FLOOR.

11. ALL WINDOWS AND EXTERIOR DOORS TO BE FLASHED AND COUNTER FLASHED ALL AROUND.

12. ALL EXTERIOR DOORS TO HAVE WEATHER-STRIPPING ALL AROUND.

PROVIDE SEALANT AT ALL EXPOSED EXTERIOR JOINTS AROUND ALL WINDOWS.

14. PROVIDE RIGID FOAM INSULATION BETWEEN WINDOWS AND DOORS AND ROUGH FRAMING.

15. COMPLIANCE OF U.B.C. 2406.4 FOR SAFETY GLAZING SHALL INCLUDE: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLASS 60" OR LESS ABOVE A WALKING SURFACE WHICH IS WITHIN 60" OF STAIRS.

16. WINDOW MANUFACTURER / SUPPLIER TO VERIFY COMPLIANCE WITH ALL EGRESS REQUIREMENTS.

17. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES.

18. CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR DIMENSIONS.

19. SLEEPING ROOMS SHALL HAVE AN OPERABLE WINDOW WITH EGRESS HARDWARE OR DOOR FOR EMERGENCY ESCAPE. ESCAPE WINDOWS SHALL HAVE A MINIMUM NET OPENABLE ARE OF 5.7 SQUARE FEET, MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20" WITH FINISHED SILL AT A MAXIMUM OF 44" ABOVE FINISH FLOOR.

20. NEW DOORS TO MATCH EXISTING DOORS.

UNIT #6 DOOR SCHEDULE (PATTY & MARC BRUTTEN REMODEL)

MARK	OVERALL SIZE +/-			MATERIAL			REMARKS
	WIDTH	HEIGHT	THICK	DOOR	FRAME	GLASS	
200	NA	NA	NA	NA	NA	NA	EXISTING DOOR TO BE REUSED
201	2'-8"	6'-8"	1 3/4"	WOOD	WOOD	NA	20 MINUTE W/ SELF CLOSER, VERIFY SIZE
300	NA	NA	NA	NA	NA	NA	EXISTING DOOR TO REMAIN
301	2'-4"	7'-0"	1 3/8"	WOOD	WOOD	NONE	
302	2'-8"	7'-0"	1 3/8"	WOOD	WOOD	NONE	DOUBLE BI-FOLD
303	NA	NA	NA	NA	NA	NA	EXISTING DOOR TO REMAIN
304	5'-0"	5'-0"	NA	GLASS	GLASS	TEMPERED	DOUBLE SHOWER DOOR (SLIDING)
305	2'-4"	7'-0"	1 3/8"	WOOD	WOOD	NONE	
306	2'-6"	7'-0"	1 3/8"	WOOD	WOOD	NONE	

UNIT #6 WINDOW SCHEDULE (PATTY & MARC BRUTTEN REMODEL)

MARK	OVERALL SIZE (W X HT)	TYPE	GLASS	HEAD HT. (A.F.F.)	REMARKS
A	3'-0" X 2'-0"	CASEMENT	TEMPERED	8'-10"	
B	3'-0" X 2'-0"	CASEMENT	TEMPERED	8'-10"	
C	4'-8 X 4'-0"	CASEMENT	TEMPERED	7'-0"	



SOUTH ELEVATION

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

NOTES:

1. ALL NEW MATERIALS, COLORS & DETAILS TO MATCH EXISTING.

2. REFER TO SHEET A-3 FOR ARCHITECTURAL GNARL NOTES.

3. PROVIDE EXTERIOR GRADE PLYWOOD @ SOFFITS.

TYPICAL FRAMED WALL SYSTEM:
IX VERTICAL WOOD BOARD W/ 2X VERTICAL WOOD BATTENS SIDING OVER "TYVEK" HOUSE WRAP OVER ½" STRUCTURAL PLYWOOD OVER 2X6 STUDS @ 16" O.C. WITH R-19 BATT INSULATION AND 4 MIL POLYETHYLENE VAPOR BARRIER (PROVIDE SOLID BLOCKING @ 24" O.C. FOR VERTICAL SIDING.)

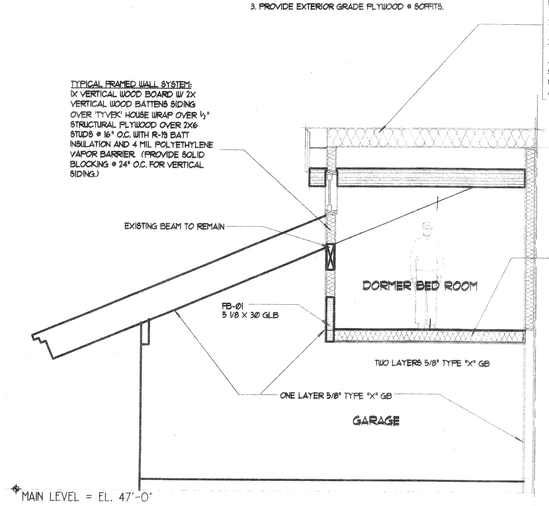
TYPICAL ROOF SYSTEM:
1. NEW ROOFING TO BE FIRE RETARDANT WOOD CEDAR SHAKES. PROVIDE "GRACE" ICE & WATER SHIELD @ ALL NEW ROOFS. ROOFING TO COMPLY W/ UBC TABLE 15A, OVER "GRACE" ICE & WATER SHIELD, OVER ⅝" STRUCTURAL PLYWOOD OVER 2X12 ROOF JOISTS WITH R-38 BATT INSULATION AND 4 MIL POLYETHYLENE VAPOR BARRIER

2. PROVIDE 30# FELT BETWEEN SHAKE COURSES.

3. PROVIDE 28 GA. MIN. GALV. CORROSION RESISTANT FLASHING.

4. MAXIMUM EXPOSURE OF TAPERED SHAKES- SEE UBC TABLE 15-G- SHINGLE NAILS TO BE GALVANIZED OR COPPER - 2 NAILS PER SHINGLE MIN. - MIN. SIDE LAP 1 1/2" IN ADJACENT COURSES & 3/4" IN ALTERNATE COURSE - EDGE SPACING 1/4" MIN. 3/8" MAX.

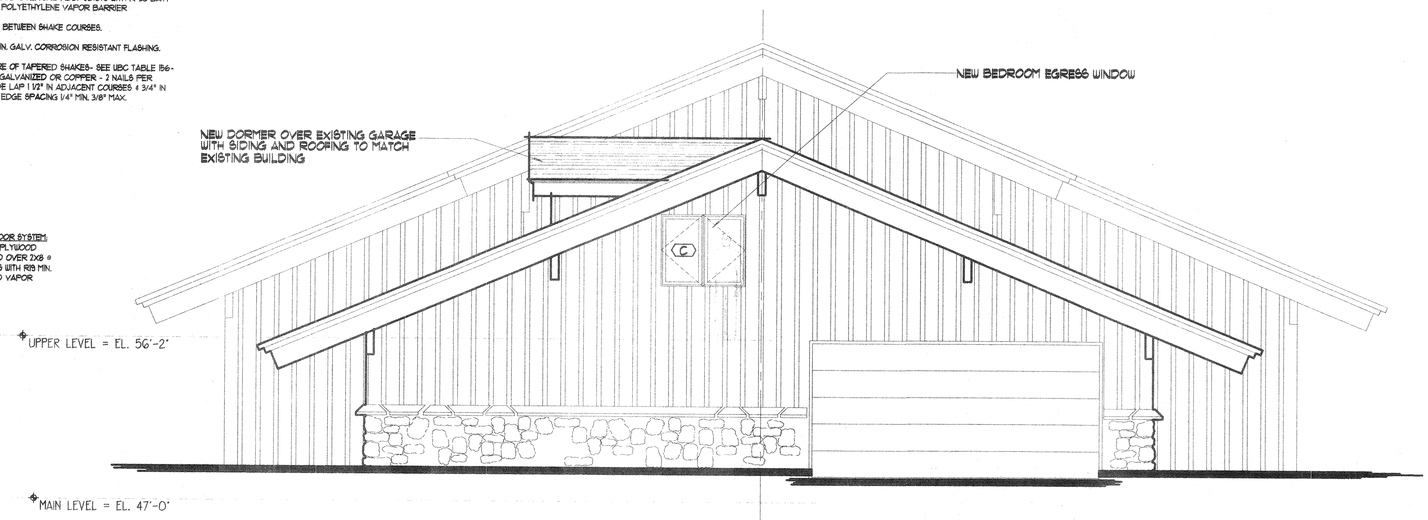
TYPICAL FRAMED FLOOR SYSTEM:
⅜" T&G STRUCTURAL PLYWOOD GLUED AND SCREWED OVER 2X8 @ 16" O.C. FLOOR JOISTS WITH R19 MIN. BATT INSULATION AND VAPOR BARRIER.



SECTION

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

A
A-2



EAST ELEVATION

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

RECEIVED
MAY 11 2001
PARK CITY MUNICIPAL CORPORATION

APPROVED
JUN 6 2001
BUILDING INSPECTION

REVISION DATE:	BY:
-	-

MICHAEL J. STOKER, A.I.A. - ARCHITECT
KAREN BACKSTROM, A.I.A. - ARCHITECT
LEE SHEA, ASSOCIATE A.I.A.
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STOKER ARCHITECTURE, INC.

PROJECT:
PATTY & MARC BRUTTEN REMODEL
STERLINGWOOD CONDOMINIUMS
7800 ROYAL STREET EAST - UNIT #6
DEER VALLEY - PARK CITY, UTAH

DRAWING TITLE:
SOUTH & EAST ELEVATIONS

COMPUTER FILE: PROJECTS\BRUTTEN 00-231.VW2

DATE: 04/26/01
DRAWN BY: LS
PROJECT # 00-231
SHEET: A-2

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ARCHITECTURAL NOTES

1.
COORDINATE ALL WORK WITH INTERIOR DESIGN DRAWINGS.

2.
MECHANICAL FURR-DOWNS AT CEILING TO OCCUR PRIMARILY IN CLOSETS, HALLWAYS, AND BATHROOMS.

3.
INSTALL A MINIMUM OF 4 MIL POLYETHYLENE OVER INSULATION ON COLD WALL APPLICATIONS AND UN-VENTED CEILINGS, PER STATE ENERGY CODE.

4.
PROVIDE FULL THICKNESS BATT INSULATION WITH VAPOR BARRIER AT ALL EXTERIOR WALLS (R-19) AND NEW ROOF (R-38). INSTALL 4 MIL VAPOR BARRIER ON WARM SIDE OF WALL AND CEILING ASSEMBLY.

5.
TO CONTROL SOUND PROVIDE FULL THICKNESS BATT INSULATION AT ALL INTERIOR WALLS AND CEILINGS (OWNER OPTION).

6.
PROVIDE A 22"X30" MIN ATTIC ACCESS OPENING AT A READILY ACCESSIBLE LOCATION. 30" MIN UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE ACCESS OPENING.

7.
EXTERIOR WALL COVERINGS TO COMPLY WITH 1997 U.B.C. CHAPTER 14.

8.
REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL GENERAL NOTES, ETC.

9.
CONTRACTOR IS TO PROVIDE WRITTEN WEEKLY PROGRESS REPORTS INDICATING WORK ACCOMPLISHED DURING THE PREVIOUS WEEK AND WORK ANTICIPATED FOR THE UPCOMING WEEK. CONTRACTOR IS TO PROVIDE ARCHITECT AND OWNER WITH A PROPOSED CONSTRUCTION SCHEDULE (START TO FINISH) THAT IS UPDATED ON A REGULAR BASIS, AS REQUIRED.

10.
OWNER, OWNER'S REPRESENTATIVE AND CONTRACTOR TO CONTRACT ARCHITECT FOR ANY PROPOSED MODIFICATIONS / ADDITIONS / DELETIONS TO THE PLANS.

11.
OWNER AND CONTRACTOR TO CONTACT ARCHITECT IF ANY DISCREPANCIES EXIST BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS OR IF QUESTIONS ARISE.

12.
ALL WORK TO CONFORM TO ALL CURRENT CODES FOR ALL TRADES.

13.
GENERAL CONTRACTOR TO COORDINATE ALL WORK FOR ALL TRADES.

14.
DO NOT SCALE DRAWINGS.

15.
CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED BUILDING INSPECTIONS.

16.
CONTRACTOR IS RESPONSIBLE FOR ALL JOBE SITE SAFETY, INCLUDING ALL TEMPORARY BRACING / SHORING OF EXISTING STRUCTURE.

17.
CONTRACTOR TO PROVIDE A TEMPORARY PORTABLE TOILET.

18.
CONTRACTOR TO PROVIDE A CONSTRUCTION TRASH DUMPSTER.

19.
CONTRACTOR TO PROVIDE AND OBTAIN APPROVAL FOR A SITE MITIGATION AND CONSTRUCTION MITIGATION PLAN. SUCH PLANS SHALL ADDRESS ALL ACTIOVITIES AND INCLUDES, BUT IS NOT LIMITED TO, VEHICLE PARKING, MATERIAL STORAGE, STREET CLEANING, WORK HOURS, ETC. CONTRACTOR TO MAINTAIN A CLEAN JOB SITE AND MINIMIZE NOISE AND DUST. WORK TO BE CONFINED TO HOURS AS SPECIFIED IN THE CONTRACTOR'S CONSTRUCTION MITIGATION PLAN.

20.
GAP WAFER BOARD 1/8" OR FOLLOW MANUFACTURER'S SPECIFICATIONS.

21.
FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOISTS LINES, AT 10' HORIZONTAL AND VERTICAL, AT OPENINGS BETWEEN ATTIC SPACES, AT CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS, AND AT ANY LOCATION WHICH COULD AFFORD THE PASSAGE OF FIRE. (INCLUDING FIREPLACE CHIMNEY CHASE.)

22.
PROVIDE 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND SOFFITS UNDER ENCLOSED STAIRWAYS.

23.
PROVIDE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE WALLS AND COLUMNS. PROVIDE (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD AT GARAGE CEILING AND BEAMS. DOORS LEADING FROM DWELLINGS TO GARAGE SHALL BE SELF-CLOSING, TIGHT-FITTING, SOLID WOOD DOORS 1 ⅜" IN THICKNESS (20 MINUTE FIRE-RATED DOOR). DOORS MAY NOT OPEN FROM THE GARAGE INTO A SLEEPING ROOM.

24.
STAIRWAYS SHALL BE A MINIMUM OF 36" IN WIDTH. LANDINGS SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. TREADS SHALL NOT BE LESS THAN 9" AND RISERS SHALL NOT BE GREATER THAN 8". HEAD CLEARANCE SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM A PLANE PARALLEL AND TANGENT TO THE STAIRWAY TREAD NOSING TO THE SOFFIT ABOVE AT ALL POINTS.

25.
TOPS OF HANDRAILS SHALL BE PLACED 34" TO 38" ABOVE TREAD NOSINGS, AT THE SAME HEIGHT EACH FLIGHT OF STAIRS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OF SHALL TERMINATED IN NEWEL POSTS OR SAFETY TERMINALS. THE HAND GRIP PORTION OF THE HANDRAIL SHALL BE 1 ¼" TO 2" DIAMETER IN CROSS SECTION OR TH SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTION FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½" BETWEEN THE WALL AND HANDRAIL.

26.
ALL UN-ENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, AND DECKS OR PORCHES WHICH ARE MORE THAN 30"ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL NOT BE LESS THAN 36" ABOVE FLOOR FOR GROUP R- OCCUPANCY DIVISION 3 AND NOT LESS THAN 42" ABOVE FLOOR IN ALL OTHER OCCUPANCIES. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR A DECORATIVE PATTERN SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH THE GUARDRAIL.

27.
MINIMUM WINDOW AREA PER ROOM SHALL EQUAL NOT LESS THAN 1/10TH OF FLOOR AREA, BUT NOT LESS THAN 10 SQUARE FEET, ONE-HALF OF WHICH SHALL OPEN (MIN OF 5 SQUARE FEET.) IN THE ABSENCE OF WINDOWS, MECHANICAL VENTILATION SYSTEM MAY BE PROVIDED WHICH IS CAPABLE OF PROVIDING TWO AIR EXCHANES PER HOUR. 1/5TH OF THE AIR SUPPLY SHALL BE TAKEN FROM THE OUTSIDE.

28.
ALL WINDOW AND EXTERIOR DOORS TO BE FLASHED AND COUNTERFLASHED ALL AROUND.

29.
PROVIDE SEALANT AT ALL EXPOSED EXTERIOR JOINTS AROUND ALL WINDOWS.

30.
PROVIDE RIGID FOAM INSULATION BETWEEN WINDOW AND DOOR FINISH GRAMES AND ROUGH OPENING STUDS.

31.
ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS.

32.
ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWERS, BATHTUB ENCLOSURE, AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC.

33.
PROVIDE WATER-RESISTANT GYPSUM BOARD AT WET AREAS.

34.
SHOWERS SHALL BE FINISHED WITH NONABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET.

35.
PROVIDE 30" VERTICAL CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT.

36.
INSTALL 'GRACE' ICE AND WATER SHIELD FULL LENGTH OF VALLEYS AND FROM EAVES UP THE ROOF TO A LINE 48" (MINIMUM) INSIDE THE EXTERIOR WALL. INSTALL AT ALL ROOF AND WALL INTERSECTIONS AND AT ALL AREAS OF CONNECTION OF EXISTING ROOF TO NEW CONSTRUCTION.

37.
VERTICAL SIDING TO BE BLOCKED AT 2'-0" O.C.

38- ALL NEW CONST: 5/8" TYPE 'X' GYP

RECEIVED
MAY 11 2001
PARK CITY MUNICIPAL CORPORATION

APPROVED
JUN 6 2001
PARK CITY
BUILDING INSPECTION

REVISION DATE:	BY:
-	-

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STOKER ARCHITECTURE, INC.

PROJECT:
PATTY & MARC BRUTTEN REMODEL
STERLINGWOOD CONDOMINIUMS
7800 ROYAL STREET EAST - UNIT #6
DEER VALLEY - PARK CITY, UTAH

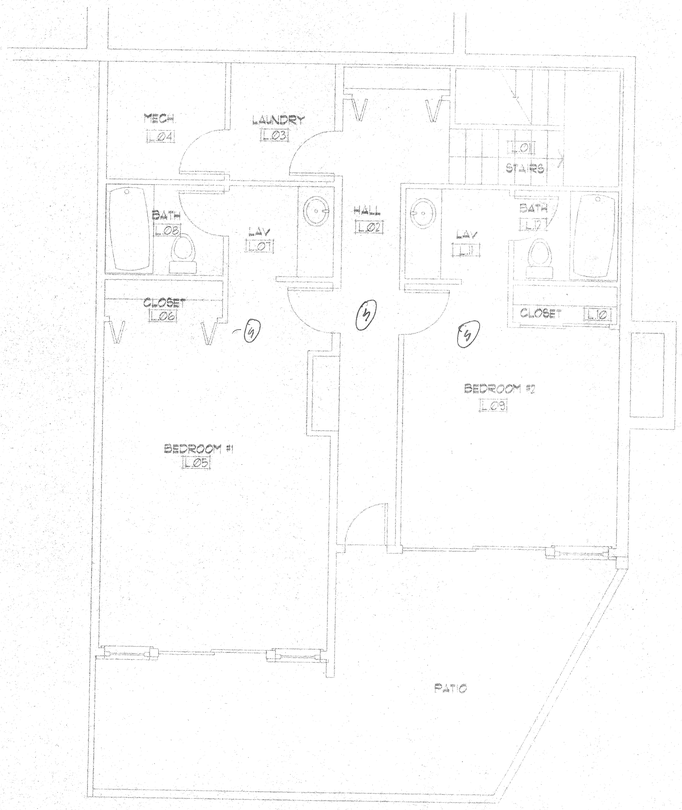
DRAWING TITLE:
GENERAL NOTES
COMPUTER FILE: PROJECTS\BRUTTEN 00-231\GENERAL NOTES

DATE: 04/26/01
DRAWN BY: LS
PROJECT #00-231
SHEET: A-3

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ELECTRICAL SYMBOLS

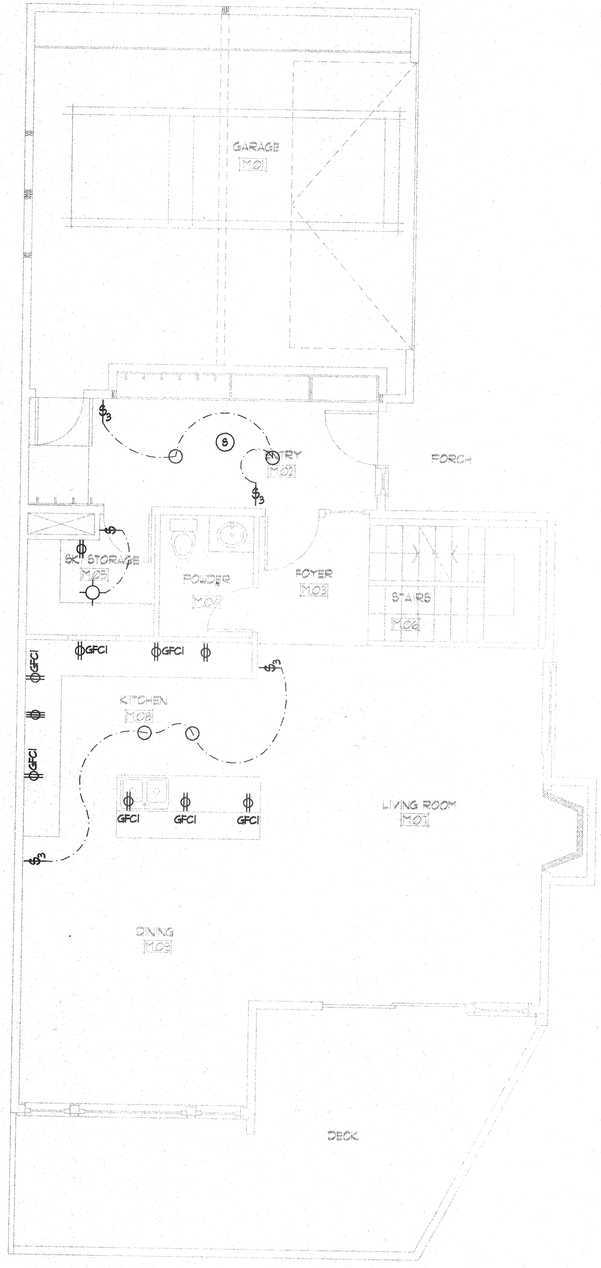
CEILING INCANDESCENT (SURFACE MOUNT)	EXHAUST FAN
PENDANT CEILING INCANDESCENT	THERMOSTAT
CEILING RECESSED	GARAGE DOOR OPENER
CEILING RECESSED- EYEBALL	DUPLEX RECEPTACLE
CEILING FLUORESCENT (SURFACE MOUNT)	SWITCHED DUPLEX RECEPTACLE
WALL INCANDESCENT	240 VOLT OUTLET
WALL SCONCE (BY OWNER)	(4) X 110V RECEPTACLE
THEATER LIGHT BAR	FLOOR DUPLEX OUTLET
UNDER CABINET FLUORESCENT	TELEVISION OUTLET
UNDER CABINET INCANDESCENT	TELEPHONE OUTLET
ELEC ELECTRICAL PANEL	FAX / MODEM OUTLET
J JUNCTION BOX	WP RECESSED CAN - EXTERIOR GRADE
S SMOKE DETECTOR	SWITCH
CO CARBON MONOXIDE DETECTOR	3-WAY SWITCH
DOOR BELL	D DIMMER SWITCH
CH CHIMES	GFCI GROUND FAULT CIRCUIT INTERRUPTOR
CEILING FAN	WP WATERPROOF



LOWER LEVEL MECHANICAL, ELECTRICAL, & PLUMBING PLAN

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

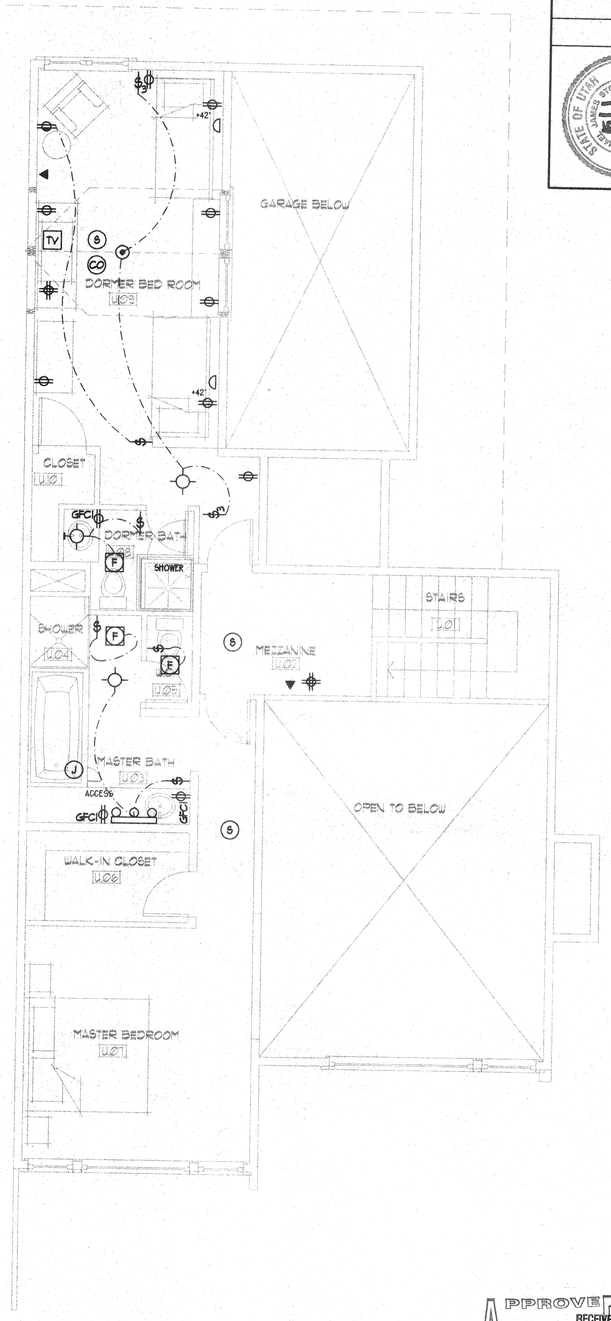
PROJECT NORTH



MAIN LEVEL MECHANICAL, ELECTRICAL, & PLUMBING PLAN

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

PROJECT NORTH



UPPER LEVEL MECHANICAL, ELECTRICAL, & PLUMBING PLAN

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

PROJECT NORTH

NOTES:
SEE SHEET MEP-2 FOR MECHANICAL, ELECTRICAL AND PLUMBING NOTES. REFER TO INTERIOR DESIGN SHEET A1-03 FOR ADDITIONAL WORK.

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MAY 11 2001
BUILDING INSPECTION
PARK CITY MUNICIPAL CORPORATION

REVISION DATE:	BY:
-	-

STATE OF UTAH — MICHAEL J. STOKER — 5-1-06 — LICENSED ARCHITECT

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STOKER ARCHITECTURE, INC.

PROJECT:
PATTY & MARC BRUTTEN REMODEL
STERLINGWOOD CONDOMINIUMS
1800 ROYAL STREET EAST - UNIT #6
DEER VALLEY - PARK CITY, UTAH

DRAWING TITLE:
LOWER, MAIN & UPPER LEVEL MECHANICAL, ELECTRICAL & PLUMBING PLAN

COMPUTER FILE: PROJECTS\BRUTTEN 00-23\MEP01

DATE: 04/26/01

DRAWN BY: LS

PROJECT # 00-23

SHEET: MEP-1

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MECHANICAL / PLUMBING NOTES

1.
HEATING SYSTEM SHALL BE GAS-FIRED FORCED AIR. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SYSTEM INCLUDING DUCT SIZING AND LAYOUT WHICH SHALL BE REVIEWED BY ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PREPARATION OF HEAT LOSS CALCULATIONS AND ENERGY ANALYSIS AND SUBMISSION OF SAME TO THE PARK CITY BUILDING DEPARTMENT.

2.
CONTRACTOR TO PROVIDE MAKE, MODEL, BTU'S, AND EFFICIENCY OF NEW FURNACE (IF ANY) AND ANY ADDITIONAL EQUIPMENT TO THE PARK CITY BUILDING DEPARTMENT.

3.
HEATING SYSTEM SHALL BE CAPABLE OF 70 DEGREES F AT 3 FEET ABOVE THE FLOOR IN ALL ROOMS WHEN THE OUTSIDE TEMPERATURE IS MINUS 20 DEGREES F. DO NOT INSTALL EQUIPMENT IN BEDROOMS, BATHROOMS, OR CLOSETS, OR WITH ACCESS ONLY THROUGH SUCH.

4.
PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A MIN RATE OF 1 SQ INCH PER 3000 BTU/HR OF INPUT. COMBUSTION AIR SHALL BE OBTAINED FROM OUTDOORS OR FROM AREAS FREELY COMMUNICATONG WITH THE OUTDOORS. COMBUSTION AIR OPENINGS MUST BE WITHING THE TOP 12" OF THE ROOM WITH A MINIMUM 1 SQ. INCH CLEARANCE AT SIDEDS AND REAR OF THE APPLIANCE, AND 6" IN FRONT OF THE EQUIPMENT. (COMPLIANCE WITH CHAPTER 7 OF THE UMC WITH STATE AMENDMENTS IS ALSO ACCEPTABLE.) PROVIDE AN EXTERIOR COVER OF 1" NON-CORROSIVE SCREEN.

5.
GAS-FIRED APPLIANCES INSTALLED IN GARAGES SHALL HAVE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES AT A MINIMUM OF 18" ABOVE THE FLOOR LEVEL AND SHALL BE SUITABLY GUARDED AGAINST MECHANICAL DAMAGE (IMC 303.4 & 304.2 AND IPC 5022)

6.
PROVIDE A 1" MINIMUM CLEARANCE BETWEEN CLASS 'B' VENTS AND COMBUTIBLE MATERIAL.

7.
ALL PLUMBING VENTS THROUGH ROOF TO BE 3" MINIMUM DIAMETER (IPC 904.2).

8.
THE OPERABLE WINDOW AREA IN BATHROOMS, TOILET COMPARTMENTS, LAUNDRY ROOMS, AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1 1" SQUARE FEET UNLESS A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE IS PROVIDED, CAPABLE OF PRODUCING 5 AIR CHANGES PER HOUR AND A DISCHARGE DISTANCE OF 3' MINIMUM FROM OPENING INTO THE BUILDING.

9.
ALL FANS SHALL BE DUCTED TO EXTERIOR IN SMOOTH DUCTS. ALL FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR.

10.
INSULATE ALL PIPES AND DUCTS IN UNCONDITIONED SPACES.

11.
PROVIDE MINIMUM 24" CLEARANCE IN FRONT OF TOILET AND MINIMUM 30" WIDE FINISHED SPACE.

12.
TOILETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER MINUTE.

13.
SHOWER HEADS TO HAVE FLOW RATE OF 2.5 GALLONS OR LESS PER MINUTE.

14.
COORDINATE MECHANICAL FURR-DOWNS AT CEILINGS WITH ARCHITECT.

15.
CONTRACTOR TO PROVIDE APPLIANCE I.C.B.O. NUMBERS TO PARK CITY BUILDING DEPARTMENT.

16.
CONTRACTOR TO COORDINATED FIRE SPRINKLER SYSTEM WITH OTHER RELATED WORK (REFER TO FIRE SPRINKLER DRAWINGS.) ALL SPRINKLER RELATED WORK (DESIGN, FABRICATION, AND INSTALLATION) TO BE PERFORMED BY A LICENSED FIR SPRINKLER FRACTITIONER AND APROVED BY PARK CITY BUILDING DEPARTMENT.
TO COMPLY W/ NFPA MODIFIED BY 13D.

17.
IF GAS PIPE SYSTEM IS OVER 4 OZ. PRESSURE, PROVIDE SPECS, PLANS, AND CALCS FOR SYSTEM AND INCLUDE PIPE SIZES, TO PARK CITY BUILDING DEPARTMENT. ALSO INCLUDE REGULATOR VALVE SPECS AND SHOW PLACEMENT ON PLANS.

18.
CONTRACTOR TO PROVIDE THE NUMBER OF "BACK FLOW PREVENTORS" TO BE INSTALLED IN THIS STRUCTURE.

ELECTRICAL NOTES

1.
RESIDENTIAL LIGHTING
ALL EXTERIOR LIGHTS ON PORCHES, GARAGE DOORS OR ENTRYWAYS SHALL BE SHIELDED TO PREVENT GLARE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT OF WAYS AND LIGHT TRESPASS INTO THE NIGHT SKY.
LIGHTS SHALL BE DIRECTED AT WALKWAYS OR ENTRIES AND SHALL NOT BE DIRECTED INTO THE NIGHT SKY. HIGH-PRESSURE SODIUM FIXTURES ARE THE RECOMMENDED LIGHT SOURCE COMPACT FLUORESCENT ARE ALSO PERMITTED.
BARE BULB LIGHT FIXTURES SUCH AS FLOOD OR SPOTLIGHTS ARE NOT PERMITTED LIGHTING EXTERIOR BUILDING FEATURES FOR ARCHITECTURAL INTEREST IS PROHIBITED.
SECURITY LIGHTING SHALL BE FULLY SHIELDED AND SHALL BE SET ON A TIMER OR MOTION DETECTOR. INFRARED SENSOR SPOTLIGHTS ARE THE RECOMMENDED LIGHT TYPE FOR SECURITY.
PRIVATE SPORT COURT FACITLITIES SHALL USE FULLY SHIELDED FUXURES AND SHALL NOT USE THE LIGHTS PAST 11 p.m.

2.
SEASONAL DISPLAY OF LIGHTS
SEASONAL RESTRICITONS APPLY TO THE HCB, GC, LI AND HRC ZONES. THE HR-1, HR-2, E, HRL, SF, RM, R-1, RDM, AND RD SONES ARE EXEMPT FROM THIS REQUIREMENT. WINTER SEASONAL DISPLAYS ARE PERMITTED FROM THE FIRST OF NOVEMBER TO THE 15TH OF APRIL. DISPLAYS SHOULD BE TURNED OFF AT MIDNIGHT. ANY COLOR OR LIGHTS MAY BE USED± HOWEVER THE LIGHTS SHALL NOT BE USED TO CREATE ADVERTISING MESSAGES OR SIGNS (e.g. SPELLING OU THE NAME OF A BUSINESS IS PROHIBITED).

3.
ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL ELECTRICAL CODES.

4.
TO CONTROL SOUND BETWEEN ROOMS, DO NOT PUT UTILITY BOXES BACK TO BACK IN THE SAME STUD PLACE.

5.
ALL RECESSED INCANDESCENT FIXTURES TO BE U.L. FIRE RATED FOR RECESS APPLICATION WITHOUT TENTING.

6.
ALL LIGHT CIRCUITS WITH DIMMERS MUST BE LESS THAN 600 WATTS.

7.
LIGHTS IN CLOSETS TO MEET N.E.C. (410-8) REQUIREMENTS.

8.
ALL EXHAUST FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR.

9.
SMOKE DETECTORS TO CONFORM TO U.B.C. REQUIREMENTS. SMOKE DETECTORS TO BE HARD-WIRED WITH BATTERY BACK-UP AND INTERCONNECTED THROUGHOUT.

10.
ELECTRICAL PANEL TO COMPLY WITH 110-16 N.E.C. 30" CLEARANCE MINIMUM WIDTH AND 6'-0" FLOOR TO HEADROOM.

11.
ELECTRICAL PANEL BOXES IN GARAGE WALL SHALL BE WRAPPED WITH 5/8" TYPE 'X' GYPSUM BOARD AT TOP, BOTTOM, SIDES, AND BACK.

12.
PROVIDE WIRING TO HOT TUB AND/OR JETTED TUBS AS REQUIRED.

13.
CONTRACTOR TO PROVIDE PARK CITY BUILDING DEPARTMENT WITH DEFERRED SUBMITTALS/SHOP DRAWINGS WHICH INDICATED COMPLIANCE WITH N.E.C. 1999 - ARTICLE 680-41 INDICATING MINIMUM CLEARANCES FROM HOT TUB FOR SWITCHES, OUTLETS, LIGHT FIXTURES, FANS DISCONNECTS, EMERGENCY SWITCHES, ETC.

14.
PROVIDE 12" MINIMUM CLEARANCE OF INTERCOM WIRES (IF ANY) FROM ALL OTHER WIRING.

15.
ALL RECEPTACLES WITHIN 6 FEET OF SINKS, IN BATHROOMS, IN GARAGE, OUTSIDE GRADE LEVEL, IN CRAWL SPACES, AND IN UNFINISHED BASEMENTS SHALL BE GFCI PROTECTED.

16.
ALL ELECTRICAL RECEPTACLES IN KITCHEN AREA TO BE GFCI PROTECTED.

17.
ALL ELECTRICAL SWITCHES, RECEPTACLES, ETC. IN GARAGE SHALL BE 18" MINIMUM ABOVE FLOOR.

18.
COORDINATE ALL ELECTRICAL LOCATIONS (FIXTURES, OUTLETS, SWITCHES, ETC.) WITH OWNER AND/OR OWNER'S REPRESENTATIVE.

19.
COORDINATE LOCATION OF DIMMER SWITCHES WITH OWNER.

20.
CONTRACTOR TO COORDINATED ALARM SYSTEM (IF ANY) WITH OTHER RELATED WORK. ALL ALARM RELATED WORK (DESIGN, FABRICATION, AND INSTALLATION) TO BE PERFORMED BY A LICENSED ALARM SYSTEM PRACTITIONER.

21.
ELECTRICIAN TO NOTIFY ARCHITECT OF ANY DESCREPANCIES IN MOUNTING LOCATIONS OR HEIGHTS.

22.
CONTRACTOR TO COORDINATE ALL REQUIREMENTS REGARDING HOME THEATER (SOUND SYSTEM, SPEAKER WIRING, ETC.) WITH OWNER.

APPROVED
JUN 6 2001
RECEIVED
BUILDING INSPECTION
MAY 1 1 2001
PARK CITY MUNICIPAL CORPORATION

REVISION DATE:	BY:
-	-

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STOKER ARCHITECTURE, INC.

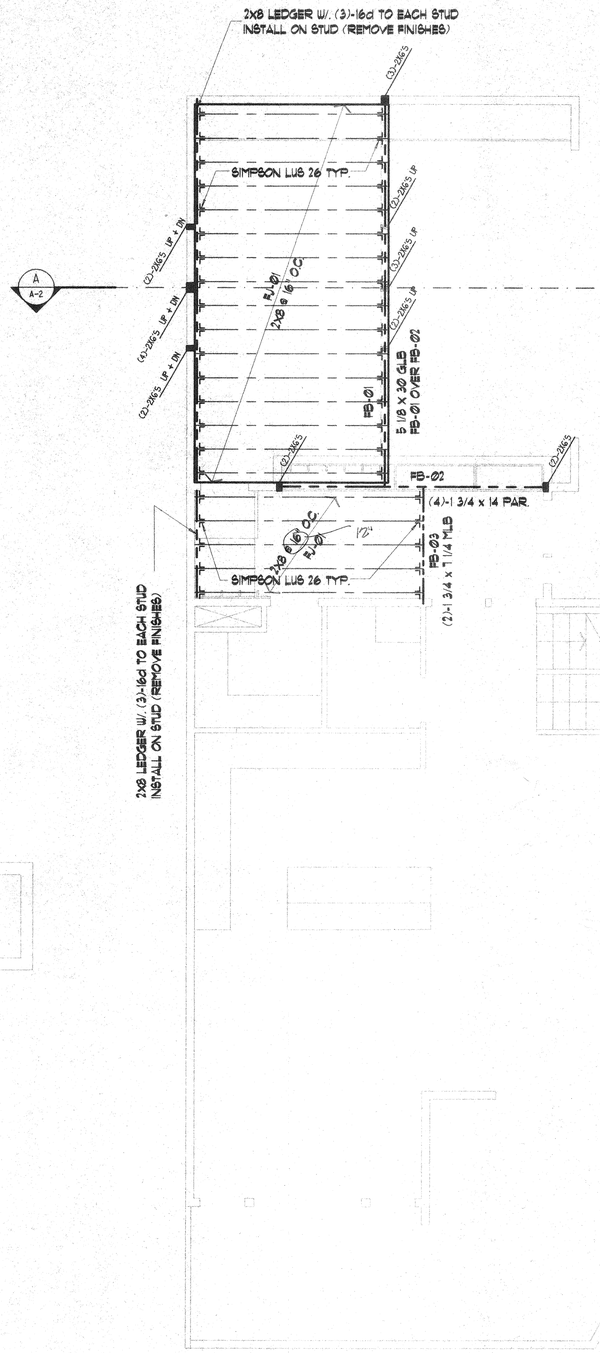
PROJECT:
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7800 ROYAL STREET EAST - UNIT #6
DEER VALLEY - PARK CITY, UTAH

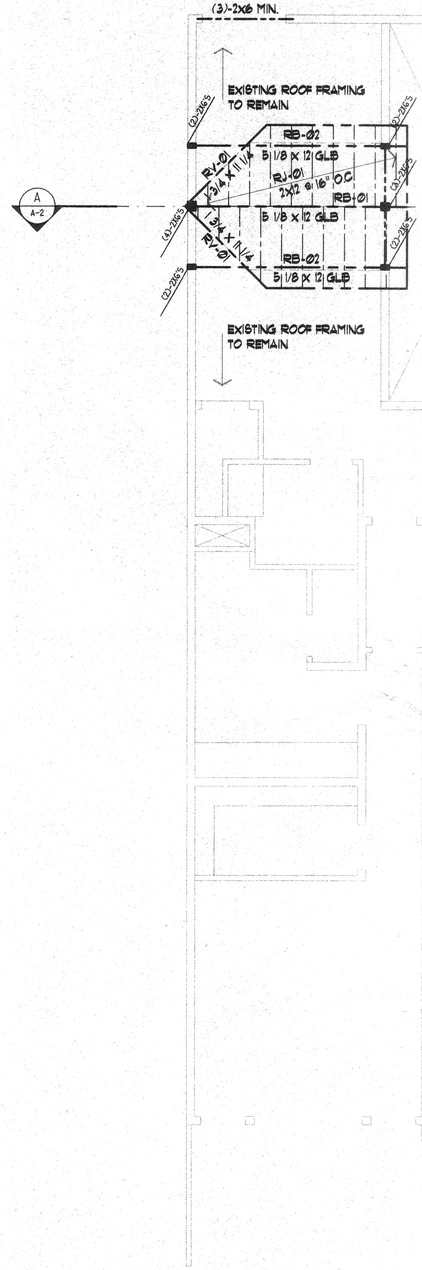
DRAWING TITLE:
MECHANICAL, ELECTRICAL AND PLUMBING NOTES

COMPUTER FILE: PROJECTS\BRUTTEN 00-231 MEP NOTES

DATE: 04/26/01
DRAWN BY: LS
PROJECT #00-231
SHEET: P-2

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FLOOR FRAMING
1. DESIGN LOADS:
   FLOOR LIVE LOAD =40PSF
   DEAD LOAD = 12 PSF
2. FLOOR SHEATHING TO BE 3/4" T&G PLYWOOD GLUED & SCREWED TO JOISTS. SCHEDULE A NAILING.
3. REFER TO SHEET "S-2" FOR TYP. STRUCTURAL NOTES & SPECIFICATIONS.

ROOF FRAMING
1. DESIGN LOADS:
   SNOW LOADS = 158 PSF
   DEAD LOAD= 15 PSF
2. ROOF SHEATHING TO BE 5/8" PLYWOOD W/. SCHED. "A" NAILING.
3. REFER TO SHEET "S-2" FOR TYP. STRUCTURAL DETAILS, NOTES & SPECIFICATIONS.

APPROVED
JUN 6 2001
Building RECEIVED
MAY 11 2001
PARK CITY MUNICIPAL CORPORATION

UPPER LEVEL FLOOR FRAMING PLAN

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

PROJECT NORTH

ROOF FRAMING PLAN

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

PROJECT NORTH

REVISION DATE:	BY:
-	-

STATE OF UTAH MICHAEL JAMES STOKER 13112 LICENSED ARCHITECT

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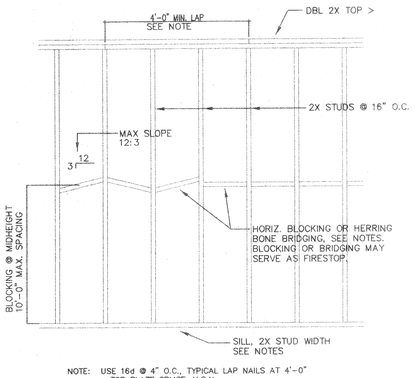
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DEER VALLEY - PARK CITY, UTAH

DRAWING TITLE:
UPPER LEVEL & ROOF FRAMING PLAN

COMPUTER FILE: PROJECTS\BRUTTEN 00-231\S01

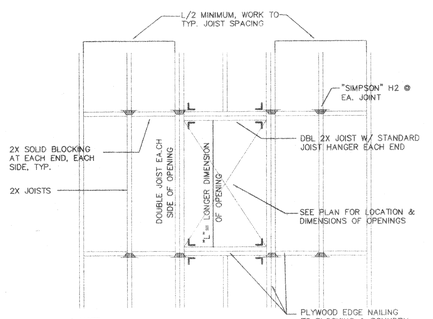
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PROJECT # 00-231
SHEET: S-1

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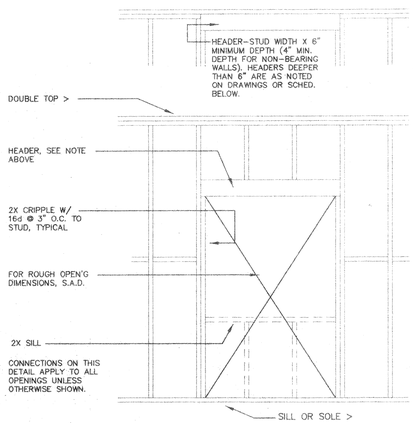
NOTE: USE 16d @ 4" O.C., TYPICAL LAP NAILS AT 4'-0" TOP PLATE SPLICE, U.O.N.

17 Typical Bearing Studwall Partitian



NOTE:
THIS DETAIL IS FOR TYPICAL CONDITION AND SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON PLANS.

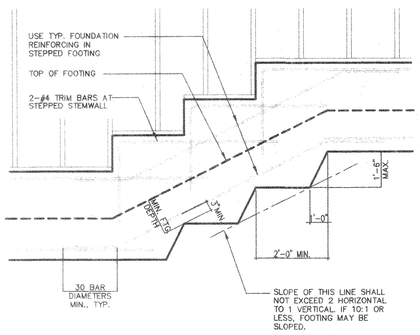
18 Framing Plan @ Typical Diaphragm Opening



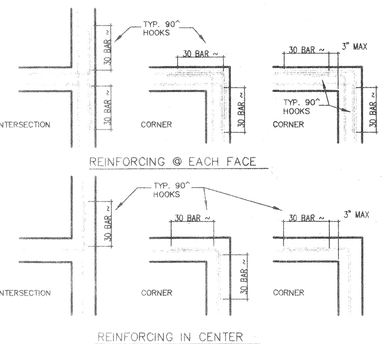
MAX. SPAN	HEADER SIZE
3'-6"	(3) 2x6 w/ (2) 1/2" PLY. (NON-BEARING ONLY)
6'-0"	(3) 2x8 w/ (2) 1/2" PLY.
8'-0"	(3) 2x10 w/ (2) 1/2" PLY.
10'-0"	(3) 2x12 w/ (2) 1/2" PLY.
OVER 10'	AS NOTED

Header sizes shown for 2x6 Walls.
Use (2) 2x w/ (1) 1/2" PLY. for 2x4 Walls

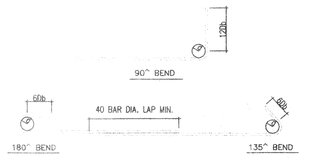
20 Typical Openings in Studwalls



13 Typical Stepped Footing

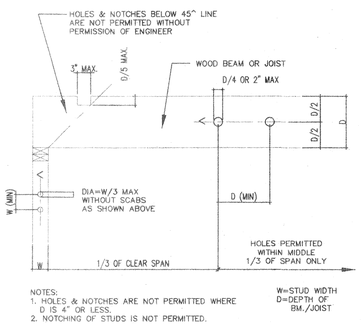


14 Typ. Horizontal Reinf. for Walls & Foundations



Db= DIAMETER OF REINFORCING BAR
d= 6 BAR DIAMETERS- #5-#8 BARS
4 BAR DIAMETERS- #3-#4 BARS

15 Standard Reinforcing Bar Hooks



NOTES:
1. HOLES & NOTCHES ARE NOT PERMITTED WHERE D IS 4" OR LESS.
2. NOTCHING OF STUDS IS NOT PERMITTED.

16 Holes & Notches in Studs, Beams & Joists

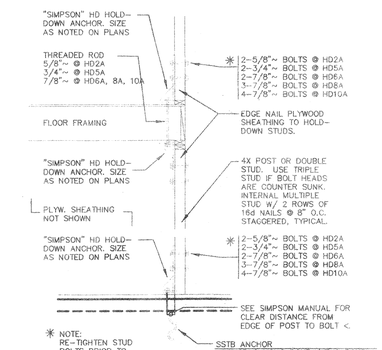
PLYWOOD THICKNESS	NAIL SIZE	PLYWOOD EDGE NAILING (IN INCHES O.C.)							
		A		B (5)		C (5)		D (5)	
		EDGE	SILL	EDGE	SILL	EDGE	SILL	EDGE	SILL
1/2"	10d	6"	4"	4"	3-1/2"	3"	2-1/2"	2"	1-1/2"
5/8"	10d	6"	4"	4"	3-1/2"	3"	2-1/2"	2"	1-1/2"
1/2"	10d	6"	4"	4"	4"	NOTE: STAGGER 2 ROWS OF 10d @ 3" O.C. AT 3X SILL PLATE			

ANCHOR BOLTING AT SHEAR WALL SILL PLATE					
BOLT SIZE		A	B (5)	C (5)	D (5)
PLYWOOD ONE SIDE	5/8"~	4'-0" O.C.	2'-8" O.C.	2'-0" O.C.	1'-3" O.C.
PLYWOOD BOTH SIDES	3/4"~	4'-0" O.C.	2'-0" O.C.	1'-3" O.C.	7/8"~ 1'-3" O.C.

SHEAR CLIPS					
		A	B (5)	C (5)	D (5)
PLYWOOD ONE SIDE		L50 @ 18" L70 @ 24"	L50 @ 12" L70 @ 16"	L70 @ 12" L90 @ 15"	L70 @ 10" L90 @ 12"
PLYWOOD BOTH SIDES		L70 @ 12" L90 @ 15"	L90 @ 10"	SEE STRUCT. DETAIL	SEE STRUCT. DETAIL

NOTES:
1. EDGE NAILING IS AT EDGE OF ALL SHEETS.
2. SILL NAILING IS AT DIAPHRAGM BOUNDARIES AND SILL PLATES.
3. NAIL SPACING AT INTERMEDIATE SUPPORTS TO BE 10" O.C. FOR FLOORS AND 12" O.C. FOR ROOFS AND SHEAR WALLS.
4. SPECIAL SHORT NAILS REQUIRED FOR DIAPHRAGM BOUNDARY NAILING INTO 2X PLATES, TYPICAL.
5. SHEAR WALL SCHED. B, C, AND D SHALL HAVE MIN. 3X MEMBERS AT FOUNDATION SILL PLATE AND ALL MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS.

9 Typical Plywood Diaphragm Details & Schedule



ANCHOR	MONO POUR	TWO POUR
HD2A	SSTB16	SSTB20
HD5A	SSTB20	SSTB24
HD6A	SSTB28	SSTB34
HD8A	SSTB28	SSTB34
HD10A	SSTB28	SSTB34

10 Holdown Detail



STRUCTURAL OBSERVATIONS:

OBSERVATIONS NOTED HERE SHALL BE PROVIDED IN ADDITION TO INSPECTIONS BY THE GOVERNING AGENCIES AS REQUIRED BY U.B.C. SECTIONS 306 & 307. OBSERVATIONS SHALL BE PROVIDED BY THE PERSONS NOTED BELOW AND SHALL BE PRECEDED BY 48 HOUR ADVANCED NOTICE.

☒	FOUNDATION EXCAVATIONS	BY: GEOTECHNICAL ENGINEER
☒	FOUNDATION REINFORCING, INSERTS, ANCHOR BOLTS, TIE-DOWN ANCHOR RODS.	BY: STRUCTURAL ENGINEER
☐	STRUCTURAL STEEL WELDING AND INSTALLATION IN THE FIELD, BRACED FRAME ANCHOR BOLTS	BY: PROFESSIONAL TESTING ENGINEER
☐	CONCRETE MIX SAMPLING AND STRENGTH TESTING	BY:
☒	SHEAR WALL CONSTRUCTION AND PLYWOOD NAILING	BY: STRUCTURAL ENGINEER
☐	ROOF AND FLOOR SHEATHING INSTALLATION AND NAILING	BY: STRUCTURAL ENGINEER
☐	STRUCTURAL FRAMING AND INSTALLATION	BY: STRUCTURAL ENGINEER

Typical Notes & Specifications:

GENERAL

Details and notes not shown on this sheet are typical and shall apply unless otherwise noted. Details of construction not fully shown shall be of the same nature as shown for similar conditions.

Comparison of structural drawings with architectural, mechanical and/or electrical drawings with reference to materials, layout, dimensions, and elevations shall be made by the General Contractor before starting work. Any discrepancies shall be refered to the Architect and Engineer for revised direction.

Contractor shall carefully check/verify the stability of all elements before removing any existing construction and provide shoring, bracing and/or support as required to maintain safe conditions at all times during and after construction.

Contractor shall be solely and completely responsible during the construction period for all conditions at the construction site including the safety of all persons and property. The Engineer's visits to the construction site are not intended, nor shall they be construed, to include a review of the adequacy of the Contractor's safety measures.

All work shall comply with the requirements of the Uniform Building Code, latest edition, as adopted by the controlling jurisdiction.

CONCRETE:

Concrete shall develop the minimum compressive strength at 28 days:
Interior slabs on grade, footings: $f'c$= 3000 psi (2500 psi used for design)
Foundations, stem walls: $f'c$= 3000 psi (2500 psi used for design)

Concrete shall be placed in a continuous operation until the section is completed between predetermined construction joints. Concrete shall be of a consistency to permit placing intimatesy around reinforcing bars and against forms.

Exposed surfaces of concrete shall be kept moist or cured by protective coverings as noted in specifications.

Forms shall be tight and clean before placing concrete. Chamfer exposed edges of concrete 3/4" unless otherwise noted.

REINFORCEMENT:

Reinforcement shall be in accordance with the requirements of ASTM A615, grade 60 for #6 bars and larger, grade 40 for #5 bars and smaller.

Reinforcing bars shall be free from loose rust or any other coating which will destroy or reduce bond. Reinforcing bars shall not be bent or straightened in a manner which will injure the material and shall be placed accurately and positively secured.

The clear distance between parallel bars in a layer shall not be less than 1-1/2 times the nominal diameter of the bars, or 1-1/3 times the maximum size aggregate or less than 1-1/2 inches.

Unless otherwise noted, lap splices of bottom footing bars shall be staggered at least 5'-0" minimum from laps/splices in other bottom footing bars. Stagger lap splices of top footing bars similarly.

Unless otherwise noted, concrete coverage of reinforcing bars shall be as follows:
3" where concrete is deposited directly against earth, except slabs on grade.
2" where concrete is exposed to earth but deposited against forms.
1-1/2" for beams, columns and exterior surfaces.
3/4" for interior slabs, joists and walls.

MASONRY:

Standard 8"x8"x16" and 8"x12"x16" hollow masonry units, grade A, in accordance with ASTM C90, as manufactured by "Basts", "Basalt" or approved equal. Mortar shall be Type S. Grout shall be one part Portland Cement with not more than one two parts gravel.

Blocks shall be laid in a running bond. Apply mortar with sufficient depth to cover vertical and horizontal face shells. Lay each block with smooth shove joint. All joints shall be 3/8" and shall be struck smooth with a trowel after laying. Reinforcing shall be as indicated on the drawings. Horizontal reinforcing shall be in bond beam units. Use extra care to locate footing reinforcing dowels to align with block cells. Fill all cells with grout. Vertical cells shall have vertical alignment sufficient to maintain clear, unobstructed continuous vertical cell measuring not less than 2"x3".

Cleanout openings shall be provided at the bottom of all cells to be filled at each pour of grout where such grout pour is in excess of 4'-0" in height. Any over-hanging mortar or other obstructions or debris shall be removed from inside of such cell walls. The cleanouts shall be sealed before grouting, after inspection.

Vertical reinforcing shall be held in place at the top, bottom and at intervals not exceeding 192 diameters of the reinforcing.

All cells containing reinforcing shall be filled solidly with grout. Grout shall be poured in lifts of 8'-0" maximum in height. All grout shall be consolidated at time of pouring by puddling or vibrating and then reconsolidated by again puddling late before plasticity is lost. When total grout pour exceeds 8'-0" in height, the grout shall be placed in 4'-0" lifts with continuous Special Inspection required. Minimum cell dimension shall be 3".

When grouting is stopped for one hour or longer, horizontal construction joints shall be formed by stopping the pour of grout 1-1/2" below the top of the uppermost unit.

All reinforcing steel shall be inspected prior to placing of grout by a licensed civil engineer. Reinforcing steel shall be ASTM A-615, grade 60. No masonry shall be laid when the temperature of the outside air is below 40 degrees F unless approved methods are used during construction to prevent damage to the masonry.

STRUCTURAL STEEL:

All structural steel plates and bolts shall be new and of basic open hearth process steel conforming to all applicable requirements of ASTM A36, "Structural Steel for Bridges and Buildings". Work shall conform to the requirements of AISC, "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings".

All steel pipes shall conform to ASTM specifications A53 Grade B, fy=35,000 psi. steel tubing shall conform to ASTM A500 Grade B, fy=46,000 psi.

All steel plates shall conform to ASTM A36, fy=36,000 psi.

All arcwelding electrodes shall be as recommended by their manufacturers for the position and other conditions of actual use. Welding shall conform to the requirements of the American Welding Society AWS D1.1.

Bolts, nuts, washers: For the connection of structural steel to concrete and where indicated on the drawings, Grade A and according to ASTM A307 unfinished.

Paint primer shall be zinc chromate, Dutch Boy 041 or approved equal.

WOOD:

Lumber used for structural purposes shall be Douglas Fir conforming to the following minimum grades and be free of heart center (FOHC):

a.	studs, plates, blocking	D.F. No. 2
b.	concealed posts, headers (U.O.N.)	D.F. No. 2
c.	joists, rafters	D.F. No. 1
d.	sill plates, deck beams, joists, posts, ledgers	P.T.D.F. No. 2 or better

Plywood shall be Douglas Fir, Structural II CDX or better.

Timber fastners indicated on the drawings shall be identified by proprietary names, or equal, and shall be fastened in accordance with the manufacturer's specifications. Fasteners are refered to by Simpson Company designations for general characteristics. Substitute fasteners must have equal or better structural properties.

FOUNDATION NOTES:

1. FOUNDATION DESIGN BASED UPON MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF.
2. CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH fc'= 3,000 PSI.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60, fy=60,000 PSI.
4. LAP ALL REINFORCING STEEL A MINIMUM OF 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
5. UNLESS NOTED OTHERWISE REINFORCE ALL CONCRETE WALLS WITH THE FOLLOWING MINIMUM STEEL:

WALL THICKNESS	HORIZONTAL REINFORCING	VERTICAL REINFORCING
6"	#4 BARS @ 16"	#4 BARS @ 18"
8"	#4 BARS @ 10"	#4 BARS @ 12"
10"	#4 BARS @ 10"	#4 BARS @ 10"
12"	#4 BARS @ 12" E.F.	#4 BARS @ 12" E.F.

6. PROVIDE FOOTING DOWELS TO MATCH VERTICAL WALL REINFORCING. DOWELS SHALL HAVE STANDARD 90° HOOK AND BE EMBEDDED A MIN. OF 9" FROM TOP OF FOOTING.
7. CONCRETE TO BE POURED DURING COLD WEATHER SHALL CONFORM TO THE REQUIREMENTS OF ACI 306 "COLD WEATHER CONCRETING".
8. BOTTOMS OF EXTERIOR FOOTINGS TO BE A MINIMUM OF 40" BELOW FINISHED GRADE.
9. TOPS OF CONCRETE WALLS TO BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED DOUGLAS FIR.

SILLS:

Sills on concrete shall be treated Douglas Fir, and where required, shall be bedded in 1:2 cement grout, 1/2" thick. Bolt to concrete or masonry with 5/8" x 10" anchor bolts at 4'-0" o.c. typical U.O.N., with an anchor bolt within 9" of the end of each sill board. Provide 2 anchor bolts minimum per sill board. Refer to the Shear Wall Schedule for anchor bolt spacing at special shear walls.

BLOCKING AND BRIDGING:

Provide solid 2" nominal x member depth blocking between all joists, rafters and purlins over points of support.

Floor joists of more than 4" nominal depth and roof joists of more than 8" nominal depth shall be supported laterally by bridging installed every 8'-0" for floor joists and 10'-0" for roof joists. Such bridging shall consist of 1" 2"x3" nominal (minimum) cross bridging of equal strength or solid 2 inch nominal x joist depth blocking between the joists.

In all stud walls and partitions, including furred spaces, provide 2" nominal x width of stud, continuous horizontal blocking placed at the mid-height of studs or so that the maximum height of any concealed stud space is no greater than 10'-0".

BOLTS:

Bolt holes in wood shall be 1/32" to 1/16" larger than the bolt, depending on the bolt size. Holes in steel shall be 1/16" oversized. Provide cut washers under head and nut unless square plate or malleable iron washers are noted on the drawings. Where noted, conform to the tables below. Length of thread shall be such that threades do not bear against wood or steel. Provide washers as required to allow nuts to be taken up tight. All nuts shall be tightened when placed and re-tightened at completion of job or immediately before closing with final construction. Bolts shall be unfinished and of sizes shown. Lengths shall be carefully checked so that the projection is not less than 1/16" nor more than 1/2" past the end of nut.

WASHERS FOR BEARING ON WOOD:

Bolt Size	Steel Plate Washers	Malleable Iron Washers
1/2"	2" x 2" x 1/4"	1/4" x 2-1/2"
5/8"	2-1/4" x 2-1/4" x 1/4"	5/16" x 2-3/4"
3/4"	3" x 3" x 3/8"	7/16" x 3"
7/8"	3-1/4" x 3-1/4" x 3/8"	7/16" x 3-1/2"
1"	3-3/4" x3-3/4" x 3/8"	1/2" x 4"
1-1/8"	4" x 4" x 1/2"	1/2" x 4-1/2"
1-1/4"	4-1/2" x4-1/2" x 1/2"	5/8" x 5"

SCHEDULE OF MINIMUM PERMISSIBLE CONNECTIONS:

Studs to bearing	2x6 and smaller	2-10d toenails each side
	2x8 and larger	3-10d toenails each side
	3x4 and 4x4	3-10d toenails each side 3-10d for heights 14' to 20', typ.
Double 2" top plates	Lower palte to stud	2-20d toenails each side 3-20d or 2-20d+2-10d toenails for heights over 12'
	Upper to lower	16d @ 16" o.c. staggered (min. lap 4'-0" with 8-16d)
	Lap @ intersections	3-16d (30d for 3" plates)
Joists/rafters to bearing	To stud side or edge	2-10d toenails ea. side 3-16d for 8" joists &add 1-16d for ea. add 4" of depth)
	To parallel members	16d @ 12" o.c.
	At laps (12" min.)	4-16d
Sole plates	To joists or blocking	16d @ 16" o.c., u.o.n.
Blocking	To joists or rafters	2-10d toenails ea. side, ea. end
	To bearings	2-10d toenails ea. side
Horizontal blocking	To studs	2-16d or 2-10d toenails ea. side
Herringbone bridging	To studs	2-10d toenails ea. side
Cross bridging	To joists or rafters	2-8d each end
Multiple studs	Each layer	16d @ 12" o.c. (staggered for studs wider than 2x4)
Built-up beams	Each layer	20d @ 32" o.c. (top & bottom and staggered + 2-20d at ends)
Double joists under	Where not blocked	16d @ 12" o.c. at partitions
	Where blocked apart	2-20d ea. side to ea. block (2x blocks @ 24" o.c.)
Ribbon to studs	1" ribbon	2-8d
	2" ribbon	2-16d
Sheathing/plywood	Horizontal & vertical diaphragms	See typical details, this sheet
2" straight T&G		

3" material (and 2" material on face on 1" sheathing) shall be nailed with 30d nails instead of 16d nails as noted in schedule. Nailing not noted above or on details shall be at least two at all contact points, using 8d through 1x material and 16d through 2x material.

All wood window and door frames shall be secured in place. Block out solidly between jambs and cripples or mullins, one near top and bottom and not over 24" o.c. between. Nail to each block with short 16D nails meeting the required penetration set forth in Table 25G of the latest edition of the U.B.C.

NAILING:

All nails shall be common wire nails, unless otherwise noted.

Nails shall have penetration into the piece receiving the point as set in Table 25G of the latest edition of the U.B.C.

Distances to the edge or end of the wood and center to center spacing of nails shall be not less than 1/2 of the required penetration.

Holes for nails, where necessary to prevent splitting of the wood, shall be subdrilled to a diameter not more than 3/4 of the nail diameter.

GLUE LAMINATED BEAMS:

At exposed locations, GW-LAM beams shall be architectural re-sawn premium appearance grade with no exposed glue pockets.

GLU-LAM beams shall be industrial Douglas Fir 24F-V4 conforming to the requirements of ANSI/AITC A190.1-1983 STRUCTURAL GLU-LAMINATED TIMBER, AITC 117 DESIGN AND MANUFACTURING AND UBC STANDARD 25-10. Each member shall bear an AITC Quality Mark and, in addition, a Certificate of Conformance shall be provided to indicate conformance with ANSI/AITC A190.1.

GLU-LAM beams shown on plans as cantilevered over supports shall have tension laminations on the top of the beam extending to 1/3 of the backspan with no camber.

ABBREVIATIONS:

A.B.	Anchor bolts	(E)	Existing	P.E.N.	Plywood edge nail
ARCH	Architectural	EA.	Each	P.T.D.F.	Pressure treated douglas fir
BLKG	Blocking	FDN	Foundation	RDWD	Redwood
BTW	Between	FLR	Floor	REQ'D	Required
CLR	Clear	FTG	Footing	S.A.D.	See architectural drawings
CONC	Concrete	JST	Joist	SHTG	Sheating
CONT	Continuous	MIN	Minimum	SIM	Similar
DIM	Dimension	(N).	New	TYP	Typical
D.F.	Douglas Fir	NTS	Not to scale	U.O.N.	Unless otherwise noted
DWGS	Drawings	PLYW	Plywood	W/	With

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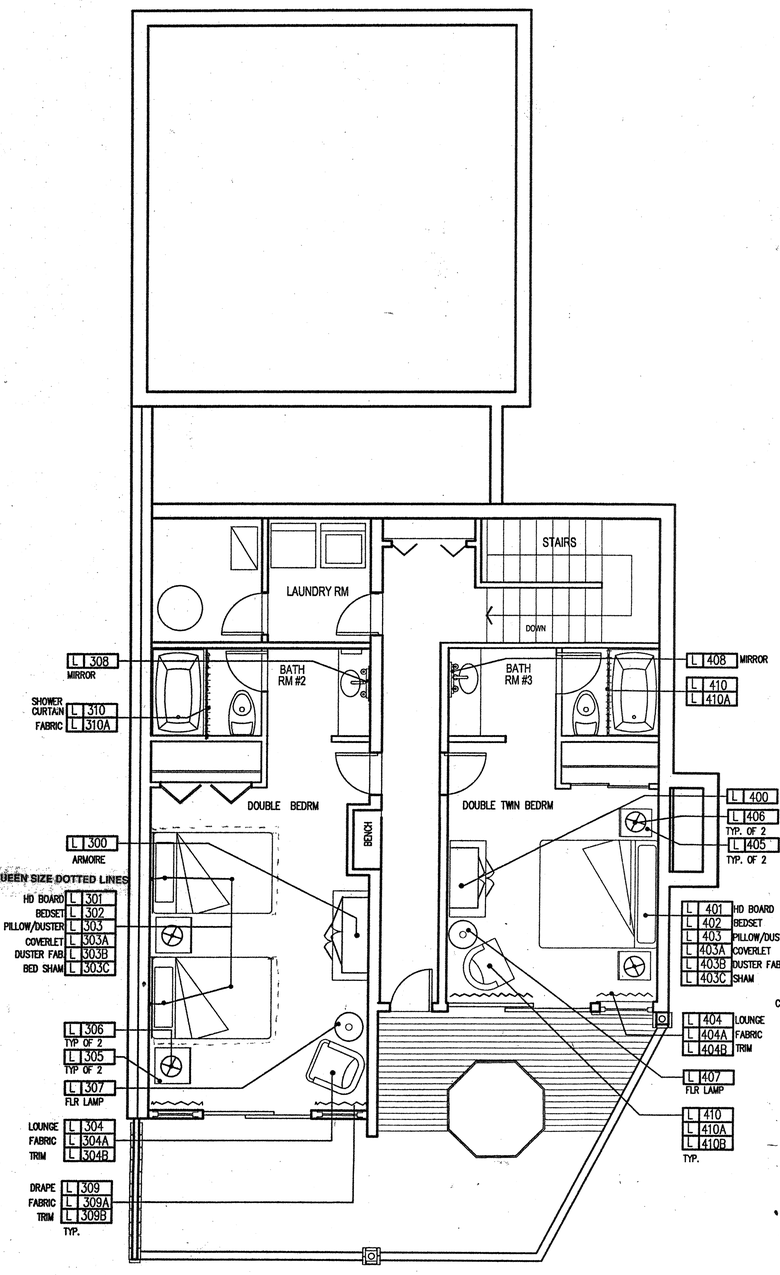
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PROJECT:
PATTY & MARC BRUTTEN REMODEL
STERLINGWOOD CONDOMINIUMS
7800 ROYAL STREET EAST - UNIT #6
DEER VALLEY - PARK CITY, UTAH

DRAWING TITLE:
TYPICAL NOTES, DETAILS AND SPECIFICATIONS

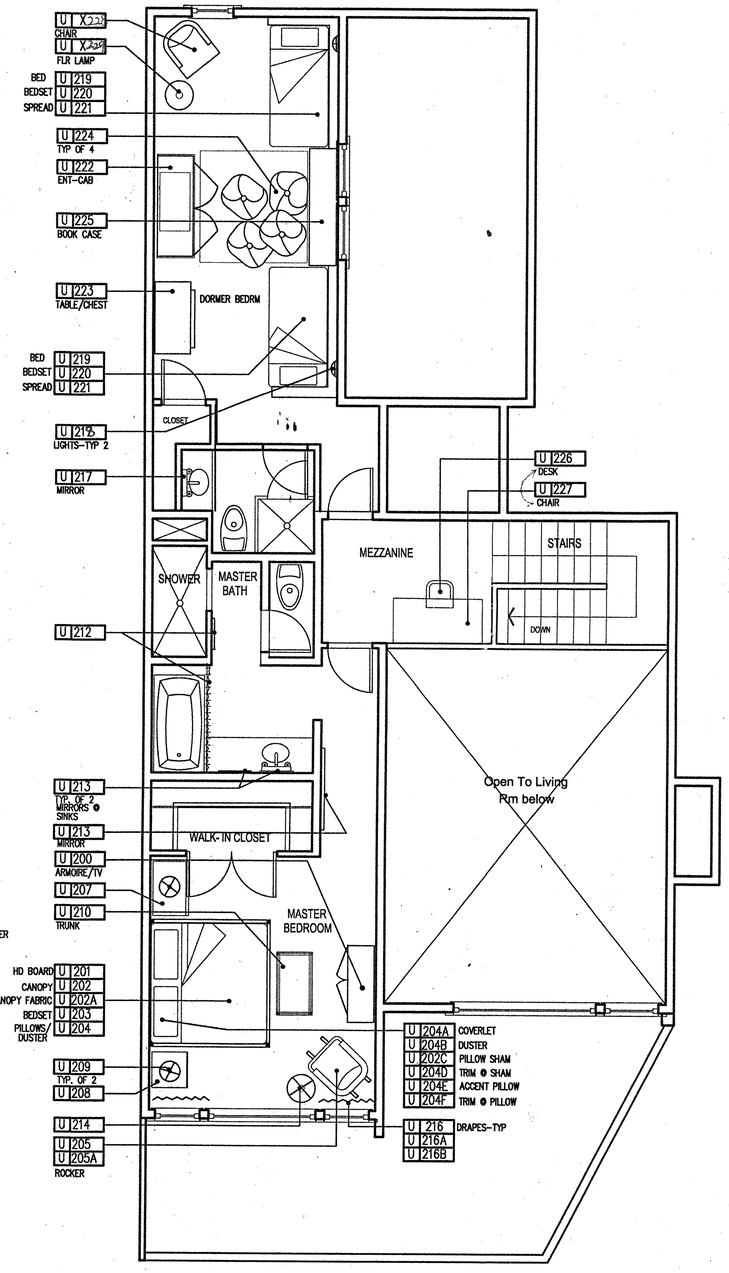
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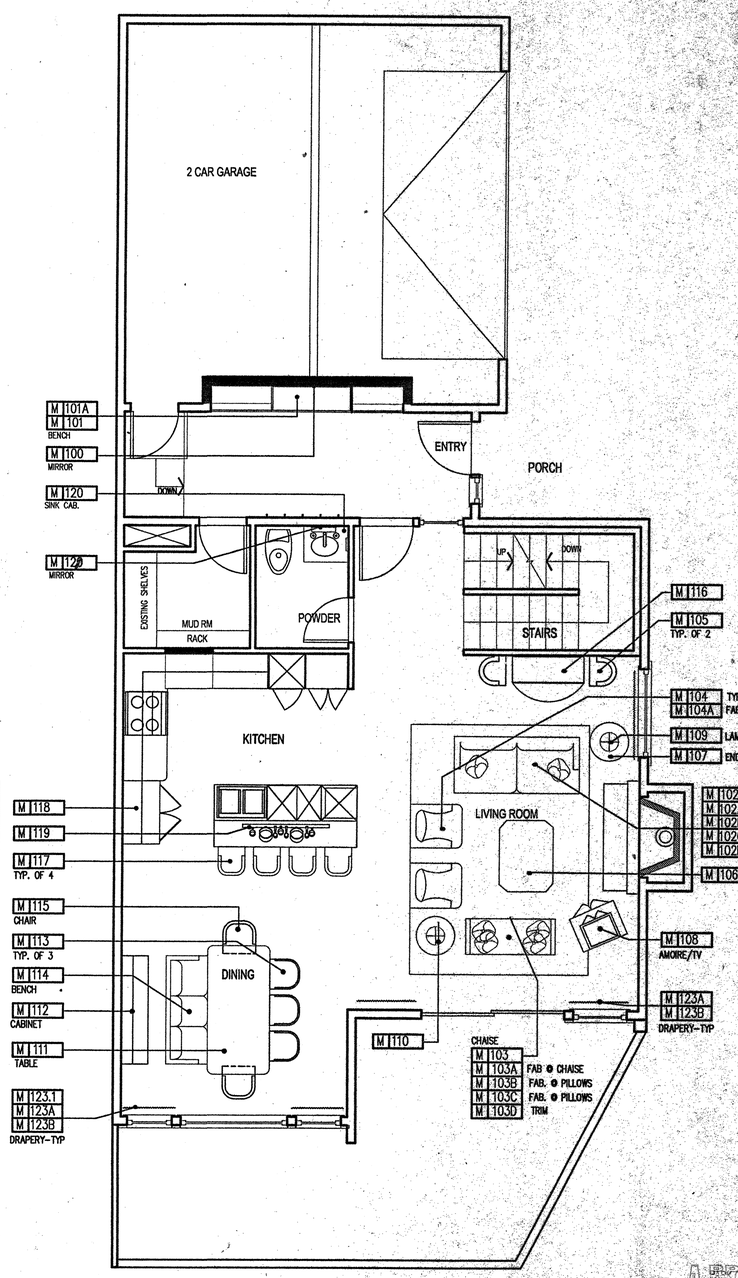
LOWER FLOOR

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



UPPER FLOOR

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



MAIN FLOOR

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

REVISIONS	BY
2-22-01 DOCUMENT SET	

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PROJECT: THE BRITTED DEER VALLEY CONDO

SHEET TITLE: FURNITURE PLANS

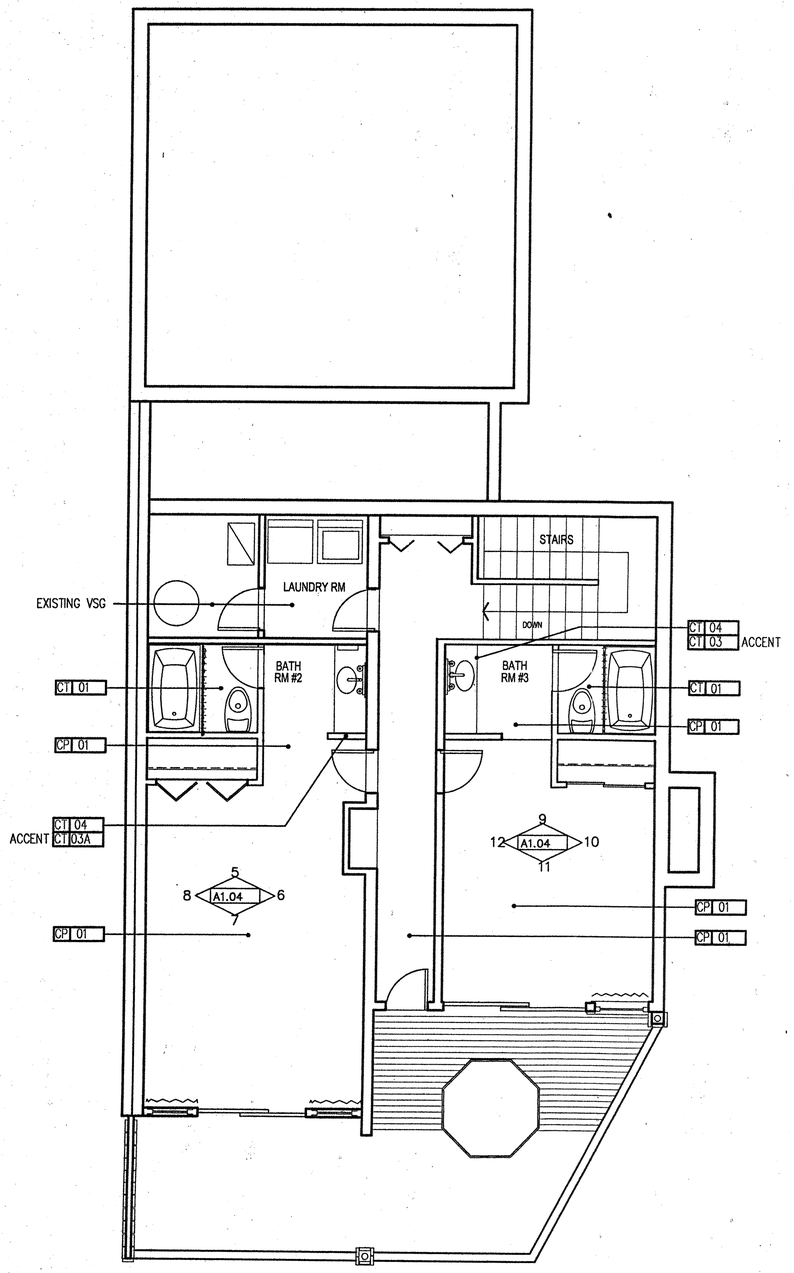
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PARK CITY
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NORTH

DATE:	03-12-01
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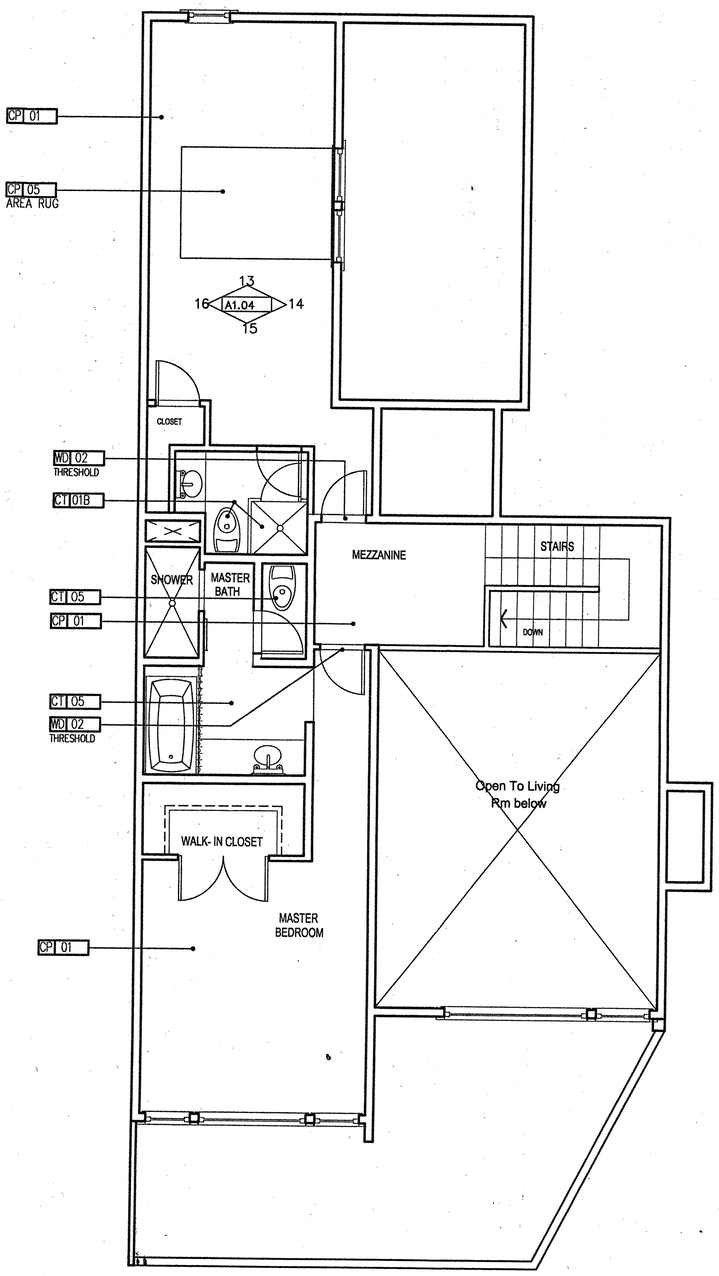
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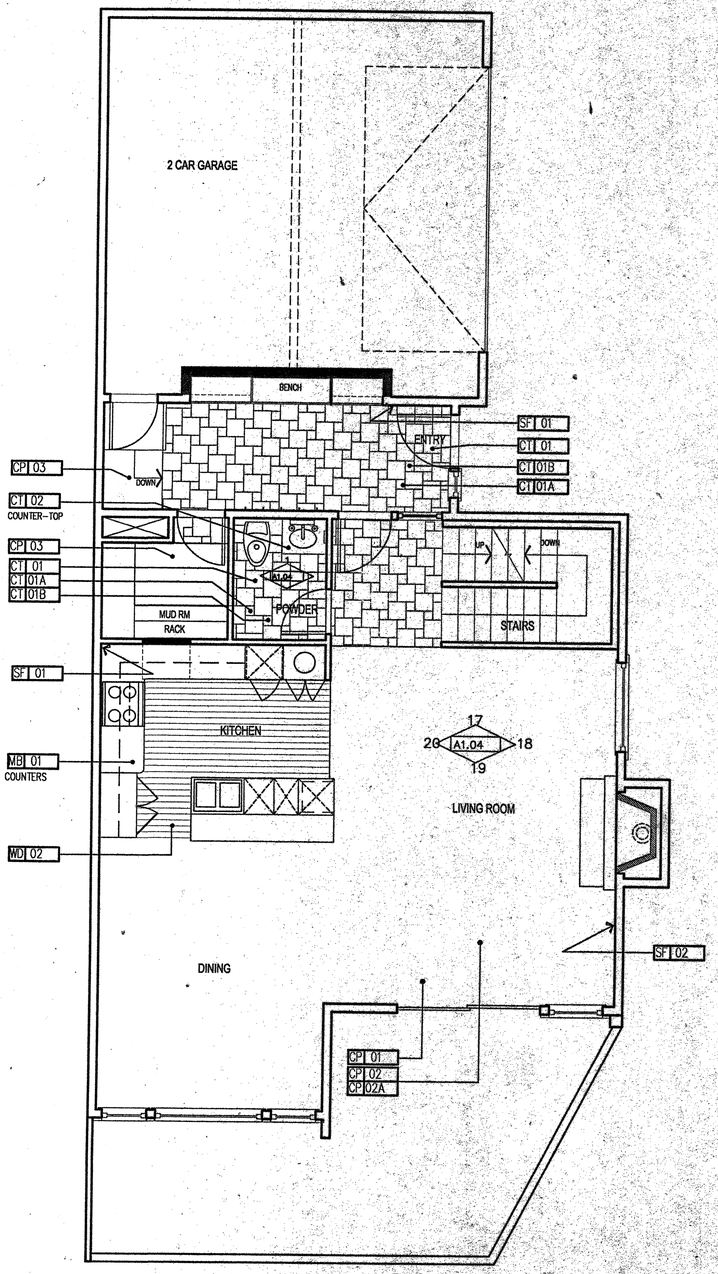
LOWER FLOOR

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



UPPER FLOOR

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



MAIN FLOOR

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

NORTH

REVISIONS BY
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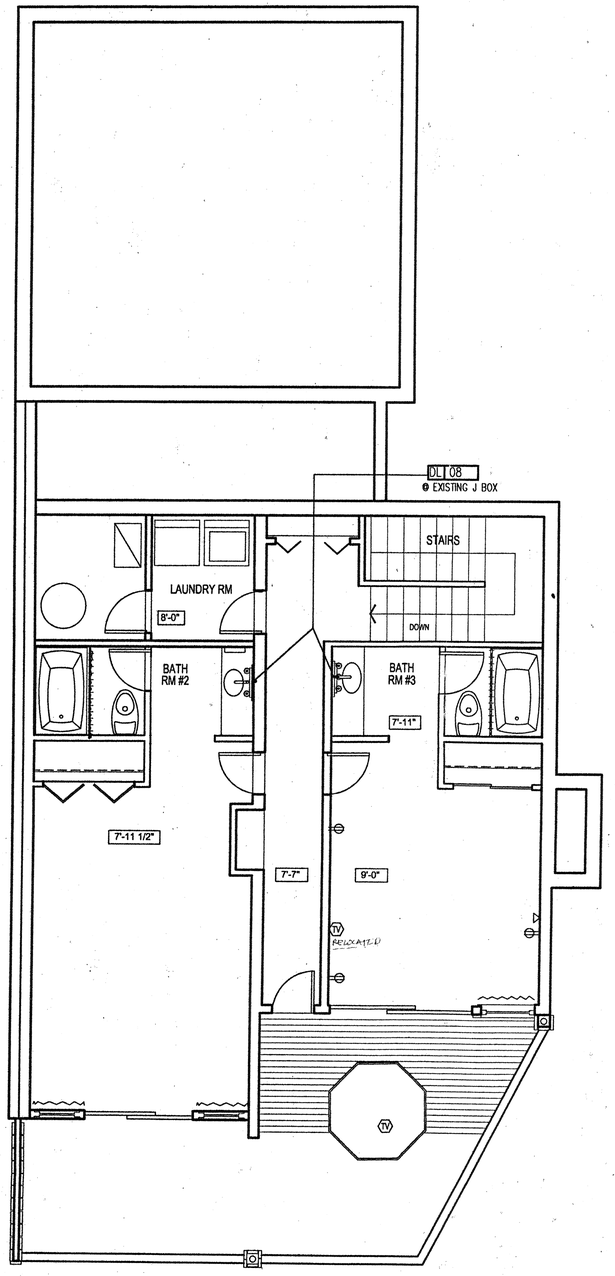
PROJECT: The BRITTEN DEER VALLEY CONDO

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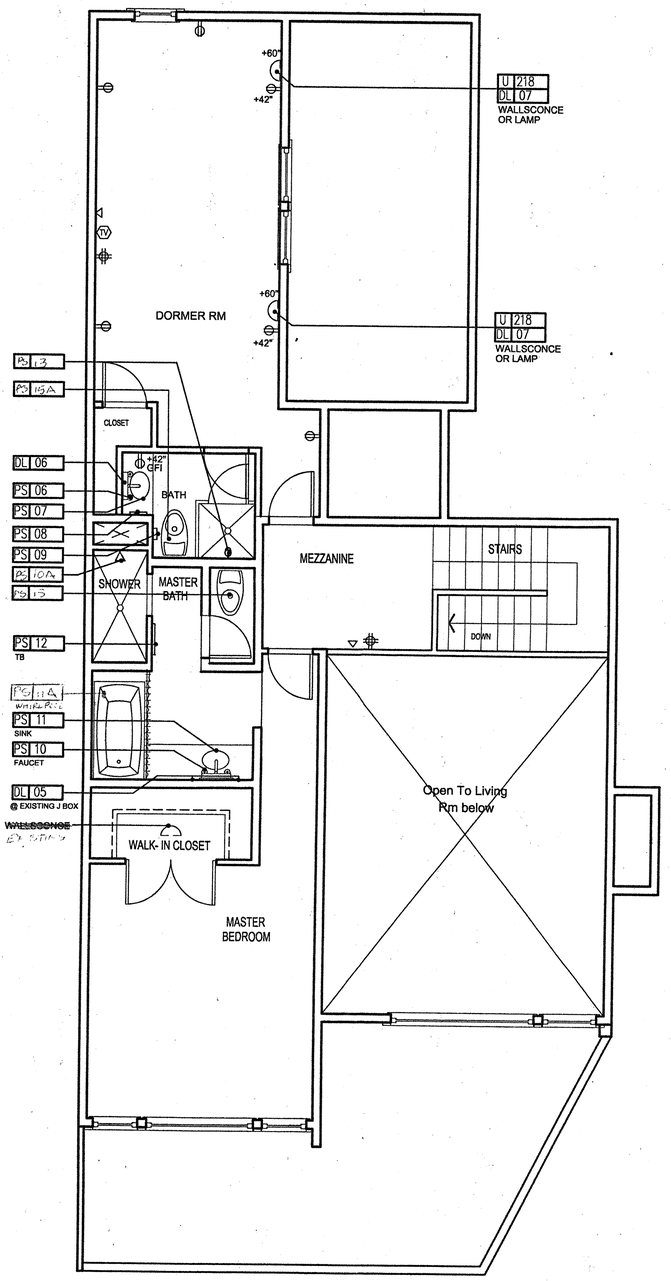
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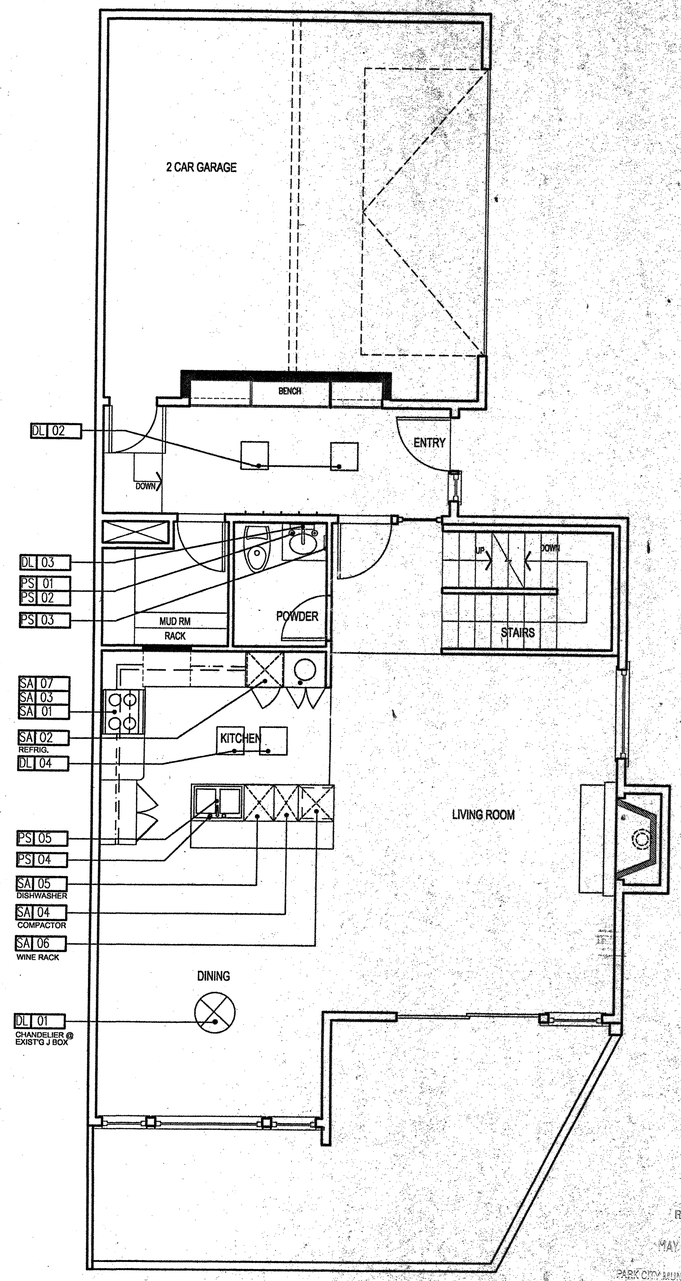
OF SHEETS



LOWER FLOOR
scale: 1/4"=1'-0"



UPPER FLOOR
scale: 1/4"=1'-0"



MAIN FLOOR
scale: 1/4"=1'-0"

RECEIVED
MAY 1 2001
PARK CITY MUNICIPAL CORPORATION

APPROVED
JUN 6 2001

CMdesign
design consultants
2037 Gloriela Lane
Las Vegas, NV. 89134
(702) 360-8853
FAX (702) 360-8857

REVISIONS	BY
3/23/01	JC

CONSULTANTS:

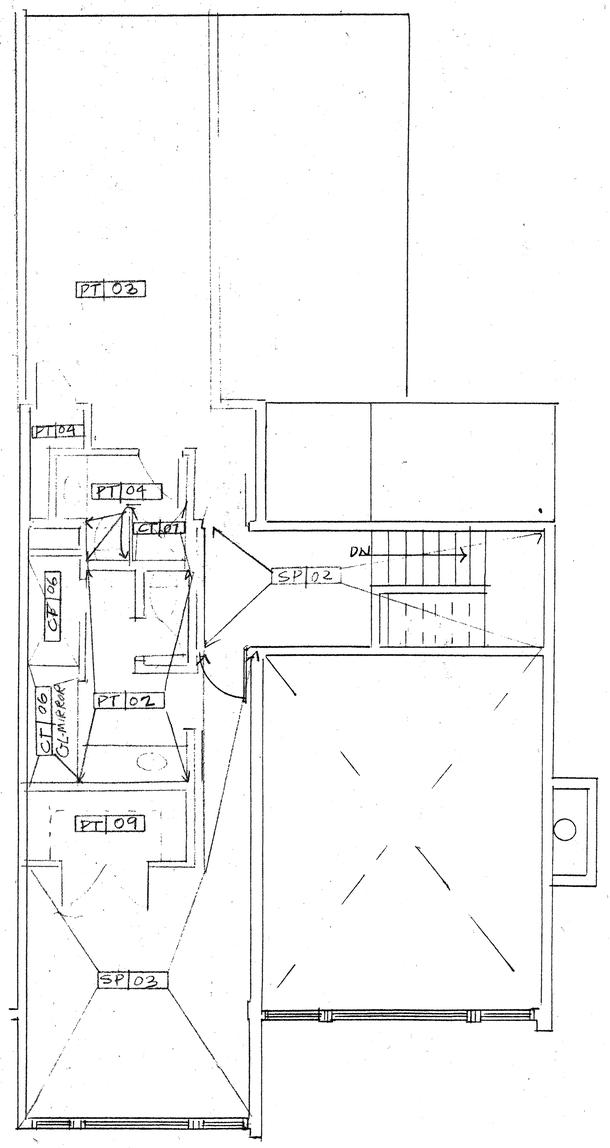
PROJECT:
THE BRUTTEN
DEER VALLEY CONDO
INTERIORS REMODEL
7800 Royal Street E #6
Sterlingwood
Deer Valley, Utah 84060

SHEET TITLE:
ELECTRICAL, PLUMB'G, APPLIANCES PLAN

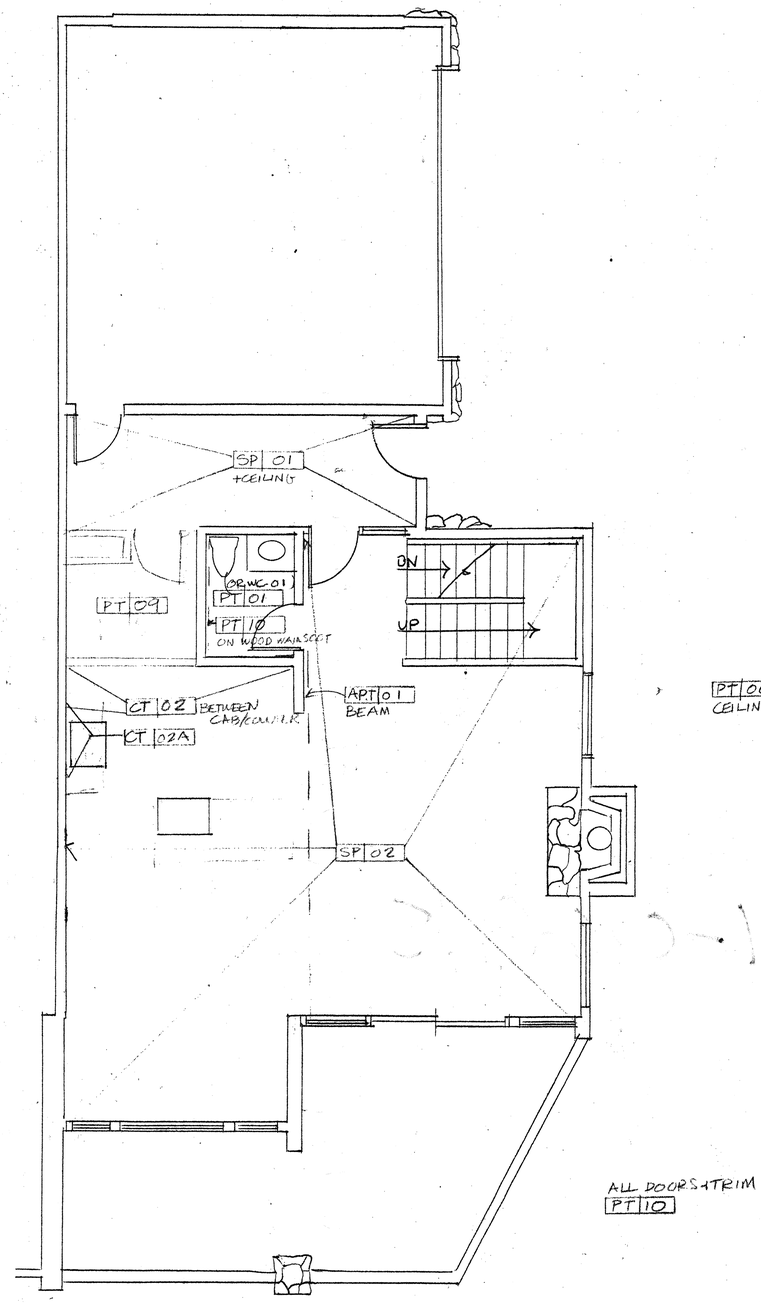
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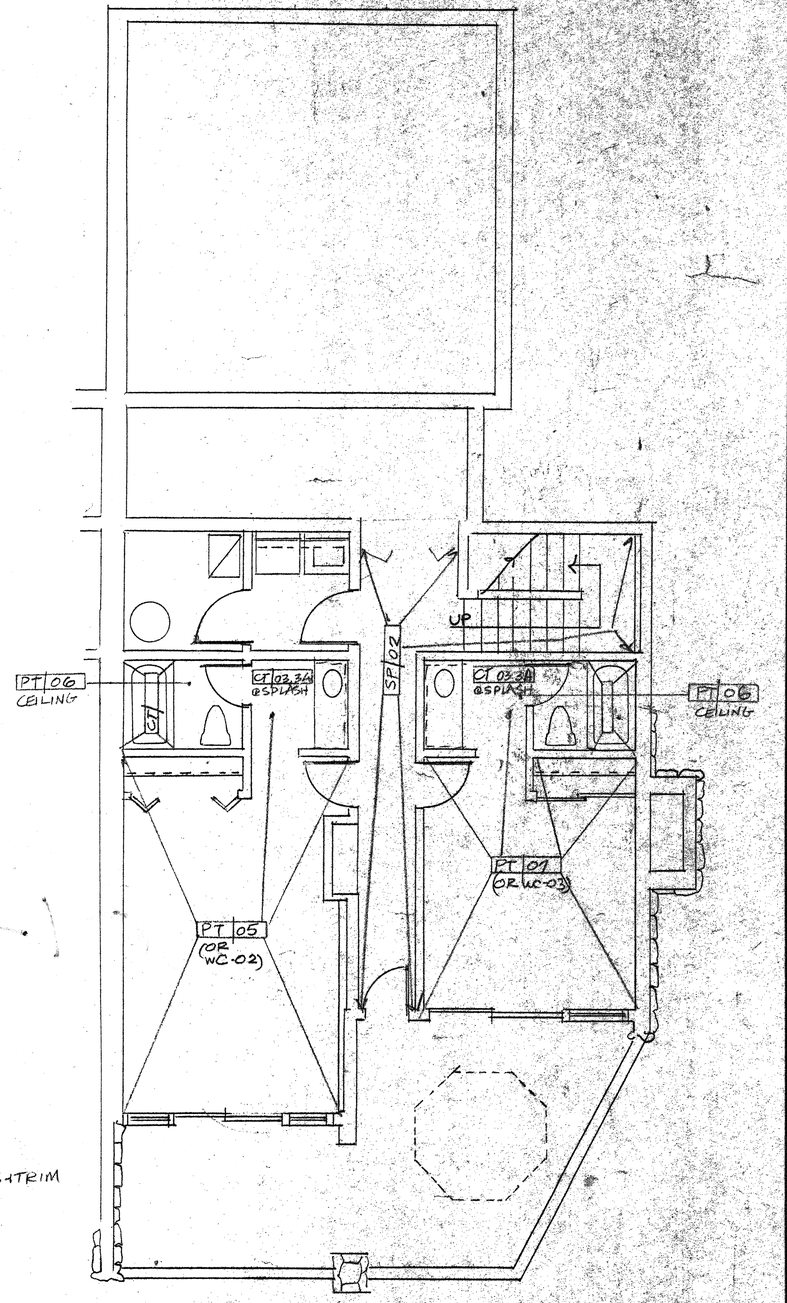


UPPER FLOOR PLAN



MAIN FLOOR PLAN

ALL DOORS & TRIM PT 10



LOWER FLOOR PLAN

NORTH

REVISIONS	BY

2037 Gordets Lane
Las Vegas, NV 89134
(702) 360-4853
FAX (702) 360-4854

CMdesign
design consultants

INTERIORS REMODEL
7800 Royal Street E. #6
Sterlingwood
Deer Valley, Utah 84060

THE BRUTTEN
DEER VALLEY CONDO

PRELIMINARY WALL FINISH PLAN

RECEIVED
MAY 1 2007
PARK CITY MUNICIPAL CORPORATION

REVISED
Date 2/25/01
Scale 1/4"=1'0"
Drawn
Job 2007
Sheet A1.04
Of Sheets

24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®

STERLINGWOOD, AMENDING UNIT 6

September 10, 2025

Sterlingwood, recorded December 27, 1984, as Entry No. 228724, is an 18-unit condominium project located in the Silver Lake area of Deer Valley.

The owner desires to add square footage by modifying currently existing common area ownership in the crawlspace on the Lower Level.

On the Upper Level, an area above the garage is currently common area ownership, but is being used as private area ownership. This application proposes to update the plat to reflect this area as private ownership. The Upper Level is proposed to be expanded into the “open to below” area above the living room on the Main Level to allow for additional living space in the main bedroom on the Upper Level.

Sterlingwood Unit 6 - looking southwesterly



Sterlingwood Unit 6 - looking westerly



Sterlingwood Unit 6 - looking northerly



Sterlingwood Unit 6 - looking southeasterly



Sterlingwood Unit 6 - looking northeasterly



Sterlingwood Condominiums, a Utah Condominium Project

Confirmation of Condominium Homeowners Association Vote of Approval for Amending Unit 6

September 19, 2025

Sterlingwood Condominiums, a Utah Condominium Project was recorded December 27, 1984 as Entry No. 228724 in the Summit County Recorder's Office.

This letter is to certify that the members of Sterlingwood Condominium Homeowners Association have voted to approve the condominium plat amendment for Unit 6 of Sterlingwood Condominiums, depicting additional square footage on the Lower Level and additional square footage above the Garage on the Upper Level of Unit 6.

There are 18 units in Sterlingwood Condominiums. Of the 18 units, 15 units voted to approve the condominium amendment. 4 units ~~either~~ did not vote, ~~or voted against the amendment~~. 82

83 % of members voted to approve the amendment for Unit 6.

Sterlingwood Condominium Homeowners Association

By: _____

Printed Name: BERNARD LONDON

Title: Board Member Sterlingwood HOA

Notary Public Ingrid Quamina

Commissioned In: Kings County

Residing In: Brooklyn, New York

My commission expires: May 2, 2029

INGRID QUAMINA
Notary Public, State of New York
No. 01QU6126260
Qualified in Kings County
Commission Expires May 2, 2029

Ordinance No. 02-34

AN ORDINANCE APPROVING AN AMENDED RECORD OF SURVEY FOR STERLINGWOOD CONDOMINIUMS LOCATED AT 7800 ROYAL STREET EAST, PARK CITY, UTAH

WHEREAS, the owners of the property located at 7800 Royal Street East have petitioned the City Council for approval of an amended Record of Survey plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on June 12, 2002, to receive input on the proposed record of survey plat;

WHEREAS, the Planning Commission, on June 12, 2002, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 27, 2002, the City Council held a public hearing and approved the proposed record of survey plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey plat.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL. The Record of Survey plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The Planning Commission heard this application at its regular meeting on August 14, 2002, held a public hearing at which they received no input, and forwarded a positive recommendation to the City Council.
2. This application is to amend the floor plan for units 1-6, 16 - 18.
3. Portions of existing deck area for these units are indicated on the existing condominium record of survey plat as "Common Area".
4. At this time the Homeowners Association proposes to amend the existing condominium record of survey plat to allow common deck areas to be converted to "Convertible Space" and subsequently converted to "private ownership" at the discretion of the individual owner subject to HOA approval.

5. Units 1-6, 17 and 18 are 2,443 s.f.. The conversions of all deck areas to private ownership will add 122 square feet to each unit resulting in 2,565 s.f. for each unit. Unit 16 is 2,566 s.f. This amendment potentially will add 275 s.f. to the unit.
6. The parking requirement for multi-unit dwellings stipulates that any unit over 2,500 s.f. requires three parking spaces. Each unit addressed in this application can provide at least three on-site parking spaces.
7. The applicant has provided confirmation of a home owners vote exceeding 2/3 majority to support this application.
8. If the convertible areas are privatized, the 66.6% open space for the entire project will still be maintained.

Conclusions of Law:

1. There is good cause for this Amended Record of Survey.
2. The Amended Record of Survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed Amended Record of Survey.
4. Approval of the Amended Record of Survey, 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 Attorney and City Engineer will review and approve the final form and content of the Amended Record of Survey and declaration of condominium for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the Amended Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Sterlingwood Condominiums project continue to apply.
4. Converted Private area cannot be used to create a lockout unit.
5. A note shall be added to the plat outlining the administrative process whereby building permits may be issued to unit owners desiring to construct additions in the convertible space created by this plat. The plat note shall provide that no building permits shall be issued for unit additions within the convertible space unless and until: (1) The Park City Community Development Department (CDD) has received a copy of the recorded Notice of Conversion descripted as plat note number 5; (2) The CDD has reviewed the application for compliance with any underlying Conditional Use Permit, Master Planned Development, or other conditions of approval; and (3) Notice of the application has been sent to all Sterlingwood unit owners stating that anyone objecting to the application may file written objection within ten days of the date of notice. Anyone filing such objection shall be entitled to an administrative hearing before the CDD director.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 22th day of August, 2002.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Dana Williams, MAYOR

ATTEST:

Janet M. Scott

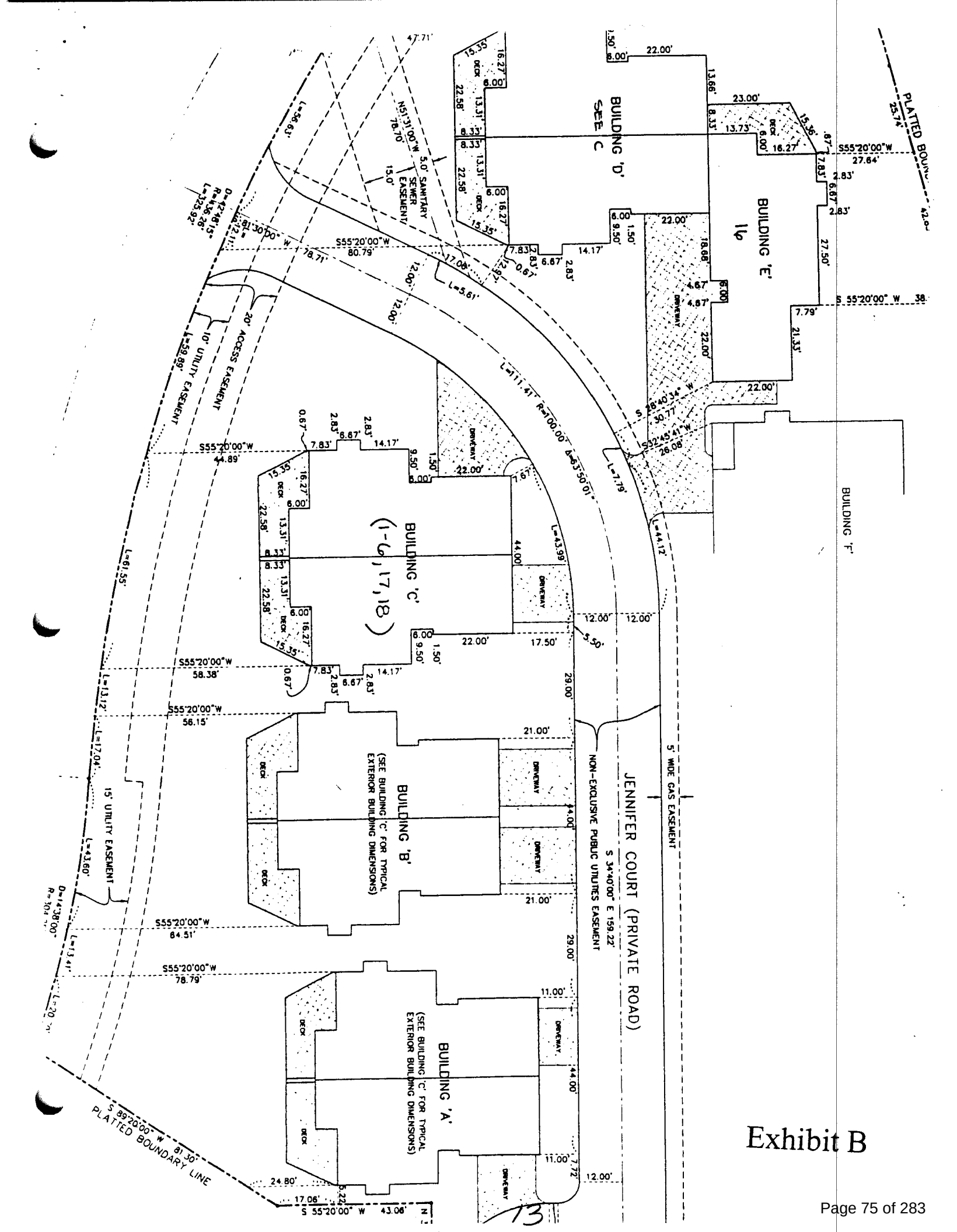
Janet M. Scott, City Recorder

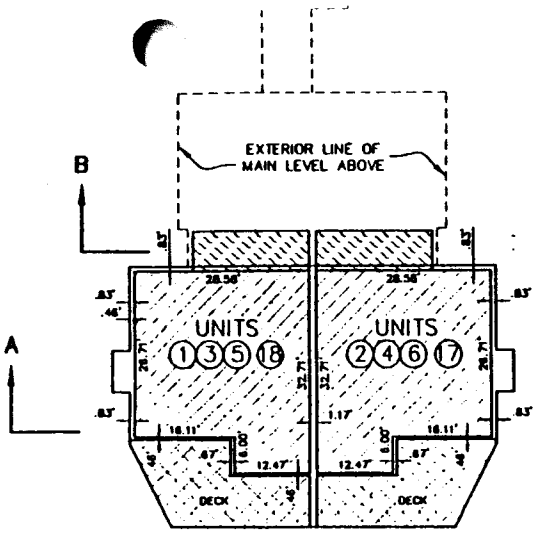
APPROVED AS TO FORM:

Mark D. Harrington

Mark D. Harrington, City Attorney

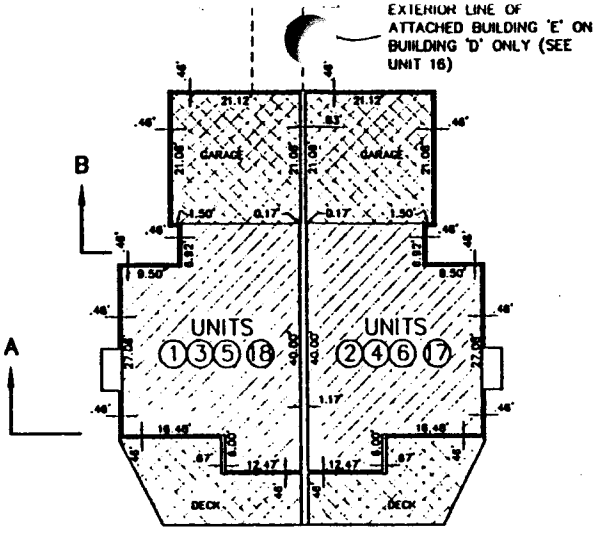
PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884


BUILDING 'A'
BUILDING 'B'
BUILDING 'C'
BUILDING 'D'
BUILDING 'E'
BUILDING 'F'
(1-6, 17, 18)
(SEE BUILDING 'C' FOR TYPICAL EXTERIOR BUILDING DIMENSIONS)
JENNIFER COURT (PRIVATE ROAD)
NON-EXCLUSIVE PUBLIC UTILITIES EASEMENT
5' WIDE GAS EASEMENT
20' ACCESS EASEMENT
10' UTILITY EASEMENT
15' UTILITY EASEMENT
5.0' SANITARY SEWER EASEMENT
PLATTED BOUNDARY LINE
DECK
DRIVEWAY
S 89°20'00" W 81.30'
S 55°20'00" W 43.06'
S 34°40'00" E 159.22'
S 55°20'00" W 80.79'
S 55°20'00" W 64.51'
S 55°20'00" W 58.38'
S 55°20'00" W 56.15'
S 55°20'00" W 44.89'
S 55°20'00" W 78.79'
N 51°31'00" W 78.70'
S 32°45'41" W 26.08'
S 28°40'34" W 30.77'
L=61.55'
L=56.63'
L=39.89'
L=13.12'
L=17.04'
L=43.60'
L=13.41'
L=5.67'
L=111.41' R=100.00' Δ63°50'01"
L=43.99'
L=44.12'
L=7.79'
Exhibit B
13



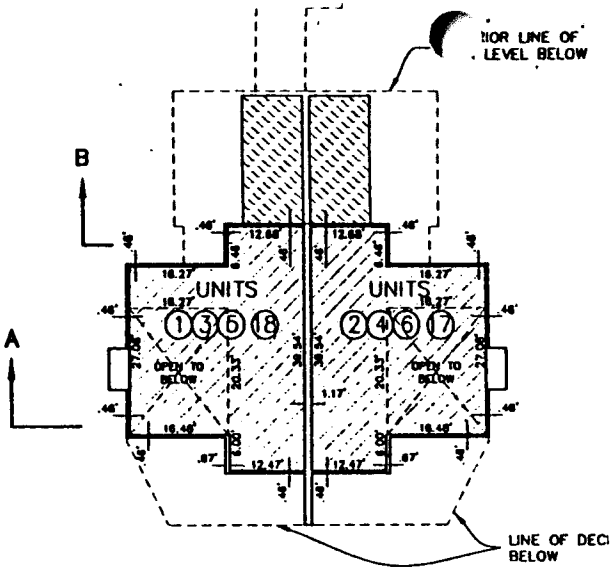
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UNITS 1-6, 17 & 18

836 SQ. FT. / SIDE



AMENDED MAIN LEVEL
UNITS 1-6, 17 & 18

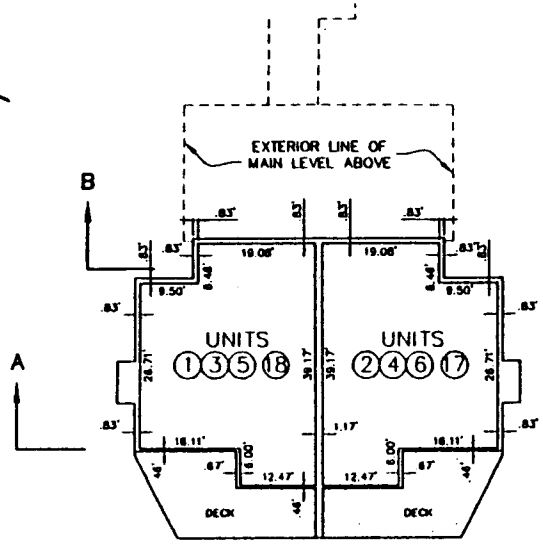
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AMENDED UPPER LEVEL
UNITS 1-6, 17 & 18

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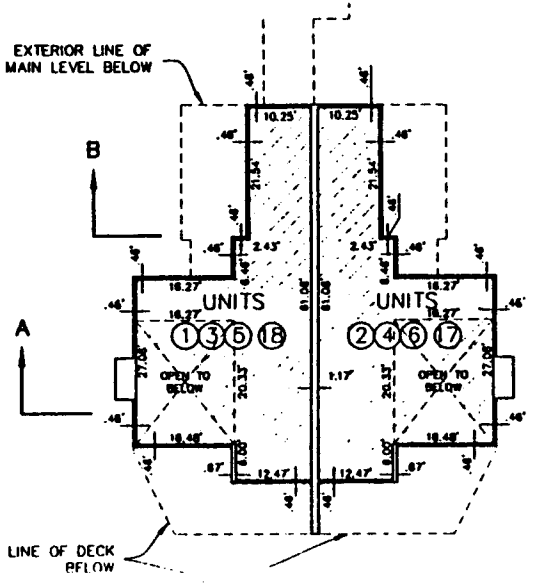
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CONVERTED LOWER LEVEL
UNITS 1-6, 17 & 18

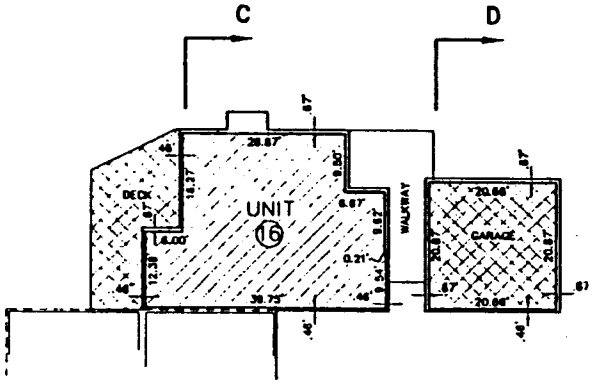
961 SQ. FT. / SIDE

FLOOR PLANS PROPOSED
UNITS 1-6, 17 & 18



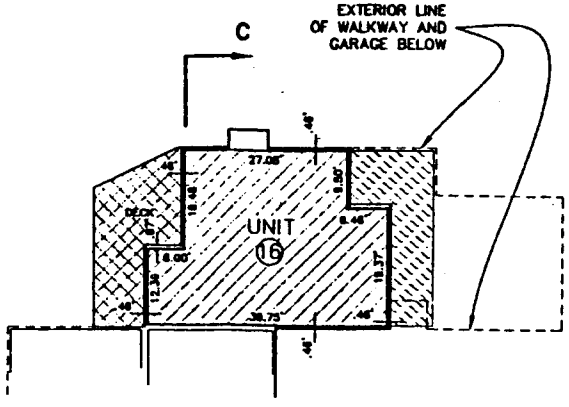
CONVERTED UPPER LEVEL
UNITS 1-6, 17 & 18

831 SQ. FT. / SIDE



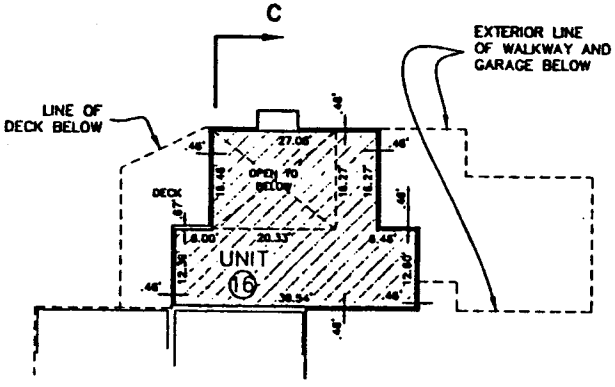
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974 SQ. FT.



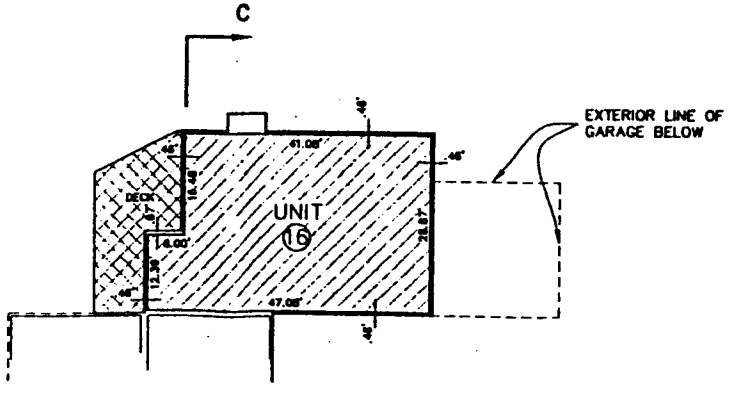
AMENDED MAIN LEVEL UNIT 16

985 SQ. FT.



AMENDED UPPER LEVEL UNIT 16

607 SQ. FT.

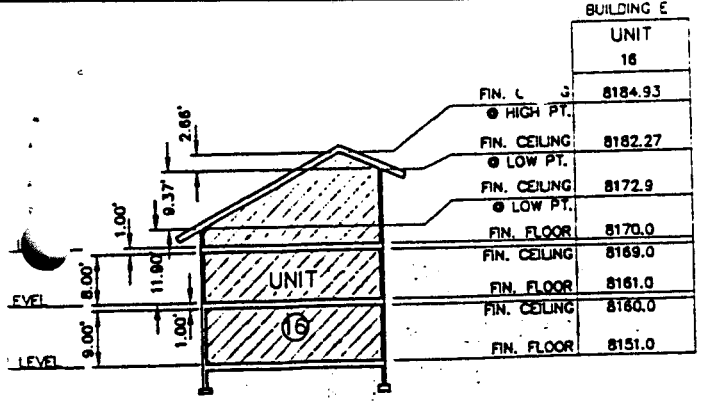


CONVERTED MAIN LEVEL UNIT 16

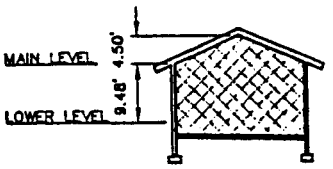
1260 SQ. FT.

PROPOSED
FLOOR PLANS
UNIT 16

15

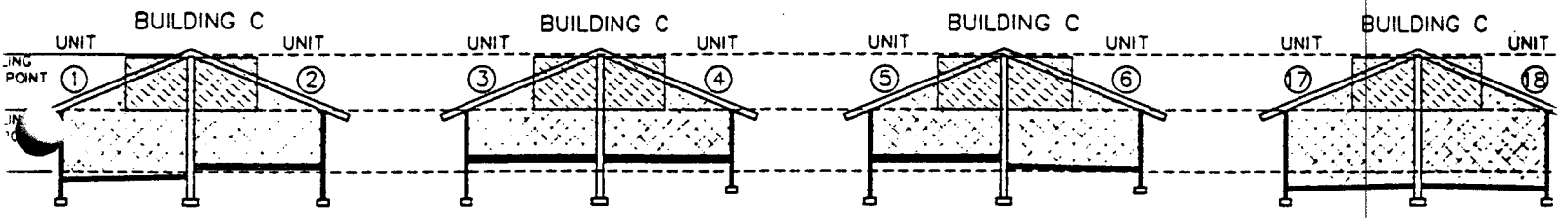


AMENDED TYPICAL SECTION C
UNIT 16

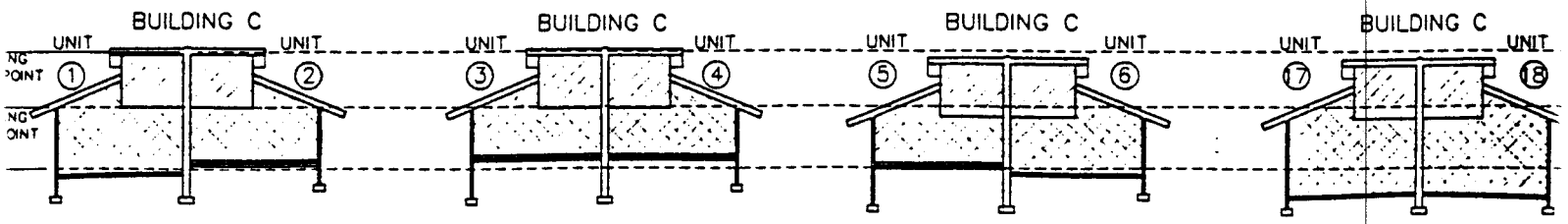


AMENDED TYPICAL SECTION D
UNIT 16

BUILDING C		BUILDING B		BUILDING A		BUILDING D	
UNIT		UNIT		UNIT		UNIT	
1	2	3	4	5	6	17	18



AMENDED TYPICAL SECTION B
UNITS 1-6, 17 & 18



CONVERTED TYPICAL SECTION B
UNITS 1-6, 17 & 18

ELEVATIONS - PROPOSED

Planning Commission
Staff Report

Subject: **7700 Marsac Avenue - Mine Bench Site**
Application: **PL-25-06748**
Author: **Lillian Zollinger, Planner III**
Date: **December 10, 2025**
Type of Item: **Modification to Conditional Use Permit**

Recommendation

(I) Review the request to modify the Conditional Use Permit for two 400-square-foot Essential Municipal Structure Temporary Housing Trailers through October 31, 2029, (II) conduct a public hearing, and (III) consider approving the modification based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Park City Municipal Corporation Rhoda Stauffer, Affordable Housing Program Manager
Location:	7700 Marsac Avenue – Mine Bench Site
Zoning District:	Recreation and Open Space
Adjacent Land Uses:	Single-Family Dwellings; Multi-Unit Dwellings, Open Space
Reason for Review:	The Planning Commission reviews and approves requests to modify Conditional Use Permits.[1]

CUP	Conditional Use Permit
LMC	Land Management Code
ROS	Recreation and Open Space

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

Summary

7700 Marsac Avenue is a 29-acre parcel owned by Park City Municipal Corporation, also known as the Mine Bench Site. Parcel PCA-S-98-L-X is a 1.99-acre parcel owned by Jordanelle Special Service District (JSSD) within the City-owned parcel in the Recreation and Open Space (ROS) Zoning District. In 2022, the Park City Fire District (PCFD), and later in 2023, Park City Municipal, leased space on



Figure 1: 7700 Marsac Avenue highlighted in blue and Parcel PCA-S-98-L-X highlighted in red.

[1] LMC § 15-1-8

parcel PCA-S-98-L-X to house two 400-square-foot Essential Municipal Structure Temporary Housing Trailers. The Housing Team requests modifying the original approval for the trailers to extend the term through October 31, 2029. No other changes are proposed.



Figure 2: 7700 Marsac Avenue on an excerpt from the parcel viewer. PCA-S-98-L-X is highlighted in red and the Temporary Trailers are highlighted in yellow.

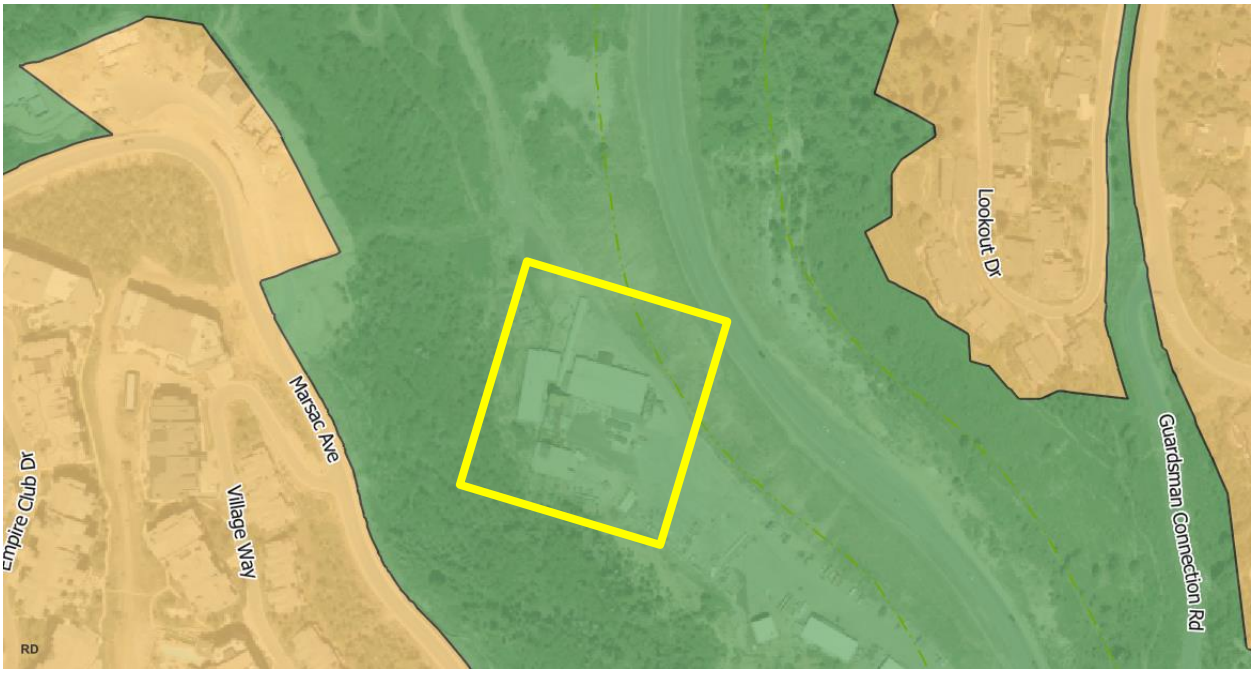


Figure 3: Excerpt from the Zoning Map with ROS Zoning shown in green; site highlighted in yellow by Staff.

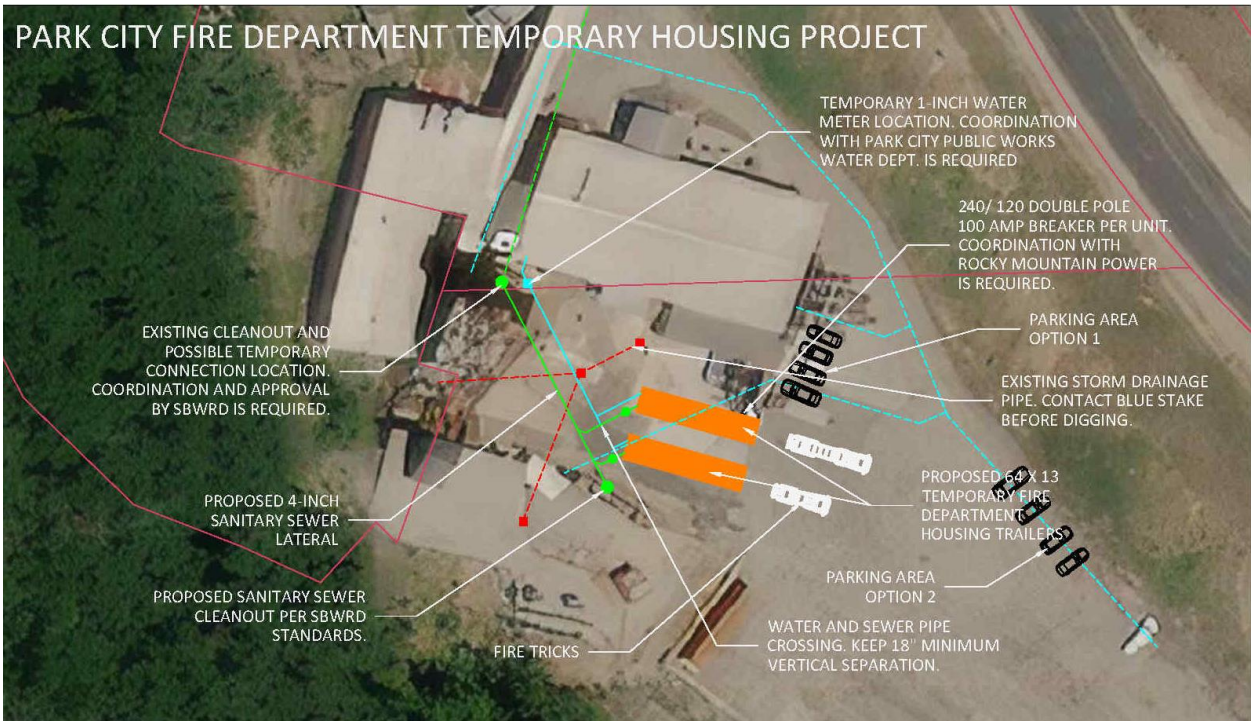


Figure 4: Original site plan from the 2022 CUP approval. No changes are proposed.



Figure 5: Existing Temporary housing trailers on the Mine Bench Site.

Background

In the ROS Zoning District, Essential Municipal Public Utility Uses, Facilities, Services, and Structures greater than 600 square feet are a Conditional Use.[2]
On March 23, 2022, the Planning Commission reviewed a CUP for PCFD's proposal to install two Temporary Housing Trailers for personnel living quarters and storage of two fire trucks on the Mine Bench property during the construction of Fire Station 34 in Upper Deer Valley (Agenda Item 6.A; Meeting Minutes, p. 10). Condition of Approval 7 states: "If construction of Fire Station 34 is delayed beyond the expiration of this CUP, which is January 1, 2023, then PCFD shall request the Planning Commission consider extending the CUP approval to accommodate the updated construction timeline" (Exhibit D). PCFD did not request an extension and the approval expired.

PCFD had no further use for the Housing Trailers and offered the City the opportunity to purchase them. On July 27, 2023, the City Council authorized the Housing Team to acquire the Housing Trailers (New Business Item 5; Meeting Minutes, p. 10).

On September 27, 2023, the Planning Commission approved a modification to the 2022 CUP to continue the use of the Housing Trailers to provide housing for City employees associated with Essential Municipal Services at the Mine Bench Property while the City searched for a permanent location (Agenda Item 3.B; Meeting Minutes, p. 2).

Since 2023, the Housing Trailers have housed Public Works employees at the Mine Bench Site. According to the Housing Team, these arrangements have worked well since the Mine Bench property also houses Public Works' equipment and maintenance facilities. The Housing Team requests a modification to extend the CUP approval to October 31, 2029, while the future location of the Housing Trailers is identified.

Staff recommends this approval be the last temporary approval and that if continued use of the Mine Bench site is considered beyond 2029 for the Housing Trailers, the Applicant apply for a permanent installation or remove the Housing Trailers (see Condition of Approval 3).

Analysis

(I) The proposed modification complies with the Recreation and Open Space Zoning District requirements outlined in Land Management Code Chapter 15-2.7.

Land Management Code (LMC) § 15-2.7-3 establishes a 25-foot Front, Side, and Rear Setback from the boundary line of the lot, district, or public Right-of-Way for Structures in the Recreation and Open Space (ROS) Zoning District. The temporary trailers meet the 25-foot Setback requirements when considered in the context of both the JSSD parcel and the larger City-owned portion.

LMC § 15-2.7-4 establishes a 28-foot Building Height limit. The trailers do not exceed 16 feet, two inches in height, and are compliant.

[2] LMC § 15-2.7-2(C)(13)

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

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

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

1. **Size and location of the site:**

   Complies – Since 2022, the two 400-square-foot Housing Trailers have been located within the JSSD parcel of the Mine Bench site. They will remain in the same location.

2. **Traffic considerations including capacity of the existing Streets in the Area:**

   No unmitigated impacts – The Mine Bench is accessed from Marsac Avenue. Traffic Impact Studies are required for developments that generate 25 new vehicle trips. The Housing Trailers are limited to one person or a couple per unit and do not generate more than 25 new vehicle trips.

3. **Utility capacity, including Storm Water run-off:**

   No unmitigated impacts – PCFD worked with the Snyderville Basin Water Reclamation District and the Engineering and Public Works Departments to coordinate connections to existing sanitary sewer and water lines. The Housing Trailers are connected to existing onsite power sources.

4. **Emergency vehicle access:**

   No unmitigated impacts - On May 25, 2023, and November 18, 2025, PCFD confirmed the proposal meets their requirements.

5. **Location and amount of off-Street parking:**

   No unmitigated impacts – Public Utility Uses require:
   - One space per five seats; or,
   - Two spaces per three employees; or,

- One space per 1,000 square feet or floor Area, whichever is greater. [3]

The Site does not have dedicated parking, but there is ample unused space adjacent to the Housing Trailers to provide up to eight parking spaces. Public Works limits occupancy of the Housing Trailers to one person or couple per unit, and vehicles shall not exceed one per person or two per couple.

6. **Internal vehicular and pedestrian circulation system:**

   No unmitigated impacts – The previous and continued use of the Housing Trailers have not and will not impact internal vehicle or pedestrian circulation.

7. **Fencing, Screening, and landscaping to separate the Use from adjoining Uses:**

   No unmitigated impacts – The existing site is well-screened from Marsac Avenue by the existing topography of the site; there is no new fencing or landscaping proposed.

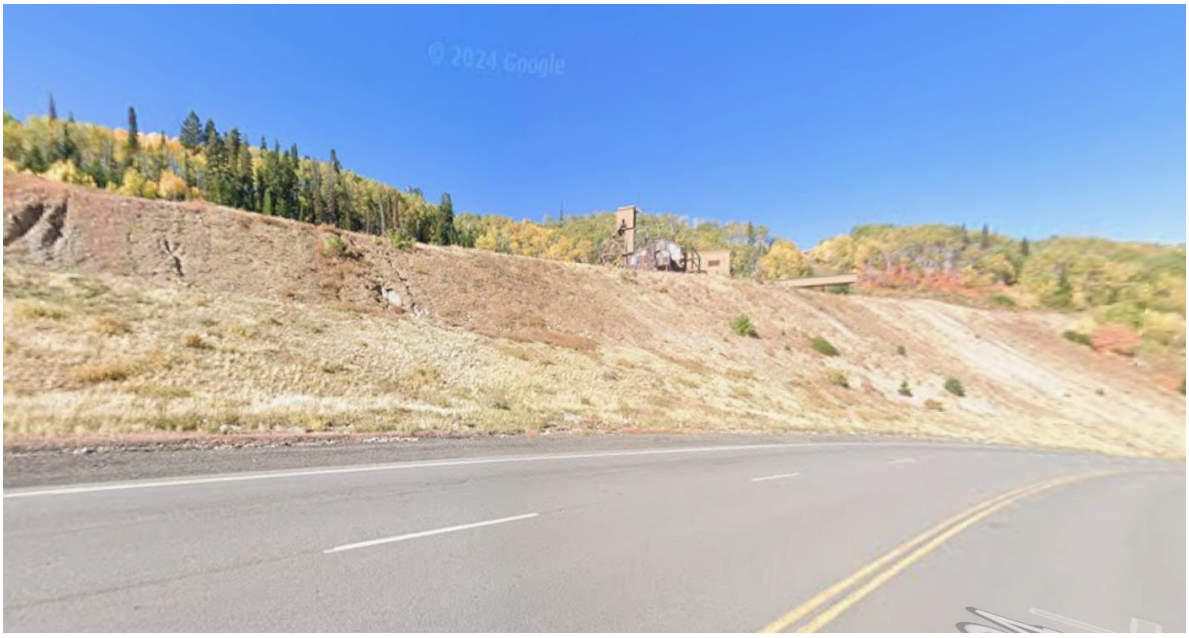


Figure 6: Image of 7700 Marsac from Google Maps.

8. **Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots:**

   No unmitigated impacts – The Housing Trailers are 38 feet long by 10.5 feet wide (400 square feet) each, are set back more than 25 feet from the property line, and are not visible from Marsac Avenue or the entrance of Mine Bench.

[3] LMC § 15-3-6(B)

9. **Usable Open Space:**

   No unmitigated impacts – The proposed use does not change or disturb the site's Open Space because the two Temporary Housing Trailers will remain in the same approved location.

10. **Signs and Lighting:**

    No unmitigated impacts – No signs or lighting are proposed.

11. **Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing:**

    No unmitigated impacts - The Housing Trailers are modern and compatible in style, scale, and mass with the industrial-type structures on the site.

12. **Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site:**

    See Condition of Approval 1 - The current Use as two Temporary Housing Trailers for PCFD has not produced any known noise complaints. The surrounding buildings are industrial in nature and are more than 400 feet away. However, staff recommends including a Condition of Approval that requires compliance with Municipal Code Chapter 6-3, Noise.

13. **Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas:**

    See Condition of Approval 2 - Delivery and service vehicles do not need to access the site and do not require mitigation for loading and unloading zones. However, the occupants of the two Temporary Housing Trailers shall ensure trash and recycling is disposed of properly on site and removed weekly.

14. **Expected ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities:**

    See Condition of Approval 3 and 5 - Park City Municipal owns 29.07 acres of the Mine Bench property. In 2002, approximately two acres within the Mine Bench property was conveyed to JSSD (Parcel PCA-S-98-L-X). The City is currently looking to acquire the parcel from JSSD.

    Prior to the March 23, 2022, CUP approval, JSSD and PCFD entered into an agreement to use JSSD's parcel for the Housing Trailers. In 2023, PCMC purchased the Housing Trailers and the Housing team manages their occupancy and maintenance. Condition of Approval 5 requires the Housing team to acquire

an extended agreement with JSSD.

15. **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:**

    No unmitigated impacts – The Housing Trailers are located on a level concrete pad and will not disturb mine hazards or mine waste. No physical changes are proposed to the site.

16. **Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding:**

    Complies – Item H2 of the General Plan states the City will prioritize housing for 15% of the total workforce. The proposal provides on-site housing for Public Works employees.

17. **Radon mitigation; the Planning Director or Planning Commission shall require residential Conditional Uses to include the installation of a basic radon remediation system that allows for the installation of a radon remediation air handler if or when radon mitigation is required for the space in accordance with residential building codes.**

    Not required for temporary structures – Any permanent structure will need to be equipped with radon mitigation.

(V) The Development Review Committee reviewed the proposal on November 18, 2025.[4]

The Development Review Committee (DRC) reviewed the proposal and confirmed the Housing Trailers comply with required standards. The DRC had concerns about extending the Housing Trailers beyond 2029 due to existing water easements and potential future water infrastructure improvements planned for the site. Staff recommends Condition of Approval 3 to limit this approval through 2029 and to then require either a new application process or removal of the Housing Trailers from the site.

Department Review

The Planning Department, City Attorney's Office, and Executive Department reviewed

[4] 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).

this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on November 26, 2025. The *Park Record* published courtesy notice on November 26, 2025.[5]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the modified Conditional Use Permit,
- Deny the modified Conditional Use Permit and direct staff to make Findings for the denial, or
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
B: Existing Site Plan
C: Sept. 27, 2023 CUP Modification Final Action Letter
D: March 23, 2022 CUP Final Action Letter

[5] LMC § 15-1-21

Planning Department

December 10, 2025

Rhoda Stauffer
Affordable Housing Program Manager

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7700 Marsac Avenue
Zoning District:	Recreation and Open Space
Application:	Modification of Approval
Project Number:	PL-25-06748
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	December 10, 2025
Project Summary:	The Applicant Requests to modify the Conditional Use Permit approval for two 400-square-foot Essential Municipal Structure Temporary Housing Trailers for a term through October 31, 2029.

Action Taken

On December 10, 2025, the Planning Commission conducted a public hearing and approved the Modification of Approval according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The property is located at 7700 Marsac Avenue in the Recreation and Open Space (ROS) Zoning District.
2. On March 23, 2022, the Planning Commission reviewed a Conditional Use Permit (CUP) for Park City Fire District's (PCFD) proposal to temporarily install two Temporary Housing Trailers for personnel living quarters and storage of two fire trucks on the Mine Bench property during the construction of Fire Station 34 in Upper Deer Valley.

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3. Condition of Approval 7 from the 2022 approval required PCFC to request an extension of the approval from the Planning Commission if the use of the site extends beyond January 1, 2023.
4. PCFD did not request an extension prior to the expiration of the CUP, and the approval expired.
5. PCFD offered the City the opportunity to purchase the two Temporary Housing Trailers.
6. On July 27, 2023, the City council authorized the Housing Team to acquire the two Temporary Housing Trailers in the amount of $180,000.
7. The Housing Team requests to modify the March 23, 2022, approval to continue to use the Mine Bench site until October 31, 2029 for temporary employee housing while the City searches for a permanent location for the two Temporary Housing Trailers.
8. Park City's Public Works Department currently uses portions of the Mine Bench site for storage and maintenance of equipment.
9. The City leases portions of the Mine Bench property for other uses and the City provided notice to their existing tenants that City Employees will possibly occupy the two Temporary Housing Trailers.
10. The ROS Zoning District establishes a 25-foot front, side, and rear setback from the boundary line of the lot, district, or public right-of-way. The two Temporary Housing Trailers were installed in such a way they meet the required 25-foot setback.
11. LMC § 15-2.7-4 establishes a 28-foot Building Height limit. The tallest trailer is 16 feet, two inches.
12. Essential Municipal Public Utility Uses, Facilities, Services, and Structures greater than 600 square feet in the ROS Zoning District are a Conditional Use.
13. The two Temporary Housing Trailers are 400 square feet each.
14. The proposal, as conditioned, complies with the criteria outlined in LMC section 15-1-10(E).
    a. Size and Location of the Site - Since 2022, the two 400-square-foot Housing Trailers have been located within the JSSD parcel of the Mine Bench site. They will remain in the same location.
    b. Traffic Capacity - The Mine Bench is accessed from Marsac Avenue. Traffic Impact Studies are required for developments that generate 25 new vehicle trips. The Housing Trailers are limited to one person or a couple per unit and do not generate more than 25 new vehicle trips.

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c. Utility Capacity - PCFD worked with the Snyderville Basin Water Reclamation District and the Engineering and Public Works Departments to coordinate connections to existing sanitary sewer and water lines. The Housing Trailers are connected to existing onsite power sources.
d. Emergency Vehicle Access - On May 25, 2023 and November 18, 2025, PCFD confirmed the proposal meets their requirements.
e. Off-Street Parking - Public Utility Uses require:
    i. One space per five seats; or,
    ii. Two spaces per three employees; or,
    iii. One space per 1,000 square feet or floor Area, whichever is greater.

    The Site does not have dedicated parking, but there is ample unused space adjacent to the two Temporary Housing Trailers to provide up to eight parking spaces. Public Works will limit occupancy of the two Temporary Housing Trailers to one person or couple per unit.
f. Internal Vehicular and Pedestrian Circulation - The continued use of the two Temporary Housing Trailers will not detrimentally impact internal vehicle or pedestrian circulation.
g. Fencing, Screening, and Landscaping - The existing site is well-screened from Marsac Avenue by the existing topography of the site; there is no new fencing or landscaping proposed.
h. Building Mass, Bulk, and Orientation - The two Temporary Housing Trailers are 38 feet long by 10.55 feet wide (400 square feet) each. They are set back more than 25 feet from the property line and are not visible from Marsac Avenue or the entrance of the Mine Bench.
i. Useable Open Space - The proposed use does not change or disturb the site's Open Space because the tiny homes will remain in the same approved location.
j. Signs and Lighting - No signs or lighting are proposed.
k. Physical Design and Compatibility with Surrounding Structures - The Housing Trailers are modern and compatible in style, scale, and mass with the industrial-type structures on the site.
l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors - See Condition of Approval 1 - The current Use as two Temporary Housing Trailers for PCFD has not produced any known noise complaints. The surrounding buildings are industrial in nature and are more than 400 feet

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away. However, staff recommends including a Condition of Approval that requires compliance with Municipal Code Chapter 6-3, Noise.

m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and screening of Trash and Recycling Pickup Areas - See Condition of Approval 2 - Delivery and service vehicles do not need to access the site and do not require mitigation for loading and unloading zones. However, the occupants of the two Temporary Housing Trailers shall ensure trash and recycling is disposed of properly on site and removed weekly.

n. Expected Ownership and Management of the Project - See Condition of Approval 3 and 5 - Park City Municipal owns 29.07 acres of the Mine Bench property. In 2002, approximately two acres within the Mine Bench property was conveyed to JSSD (Parcel PCA-S-98-L-X). The City is currently looking to acquire the parcel from JSSD. Prior to the March 23, 2022, CUP approval, JSSD and PCFD entered into an agreement to use JSSD's parcel for the Housing Trailers. In 2023, PCMC purchased the Housing Trailers and the Housing team manages their occupancy and maintenance. Condition of Approval 5 requires the Housing team to acquire an extended agreement with JSSD.

o. Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes - The Housing Trailers are located on a level concrete pad and will not disturb mine hazards or mine waste. No physical changes are proposed to the site.

p. General Plan Consistency - Item H2 of the General Plan outlines that Park City will prioritize housing for 15% of the total workforce within the City boundary. The proposal assists with reaching that goal.

q. Radon Mitigation - Not required for temporary structures. Any permanent structure will need to be equipped with radon mitigation.

15. Staff published notice on the City's website, the Utah Public Notice website, and posted notice on the property on November 25, 2025.
16. The Park Record published notice on November 25, 2025.

Conclusions of Law

1. The application is consistent with the Land Management Code, including LMC Chapter 15-2.7 *Recreation and Open Space (ROS) District*, LMC § 15-1-10

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Conditional Use Review, and LMC Chapter 15-2.21 *Sensitive Land Overlay Zone (SLO)* Regulations.
2. The Use is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Use of the two Temporary Housing Trailers shall comply with Municipal Code Chapter 6-3 *Noise.*
2. The occupants of the two Temporary Housing Trailers shall ensure trash and recycling is disposed of properly on site and removed weekly.
3. This Approval expires on October 31, 2029, and the two Temporary Housing Trailers shall either be removed, relocated, or the Applicant shall obtain Planning Commission approval for permanent use.
4. Use of the two Temporary Housing Trailers is limited to City Public Works employees, or those employees associated with the Essential Municipal Services provided in association with the Mine Bench Site. Public Works shall limit occupancy of the two Temporary Housing Trailers to one person or couple per unit.
5. The Housing Team shall acquire an extended agreement to October 31, 2029 with JSSD within 30 days of this approval, or the approval is void.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2038 or email lillian.zollinger@parkcity.gov.

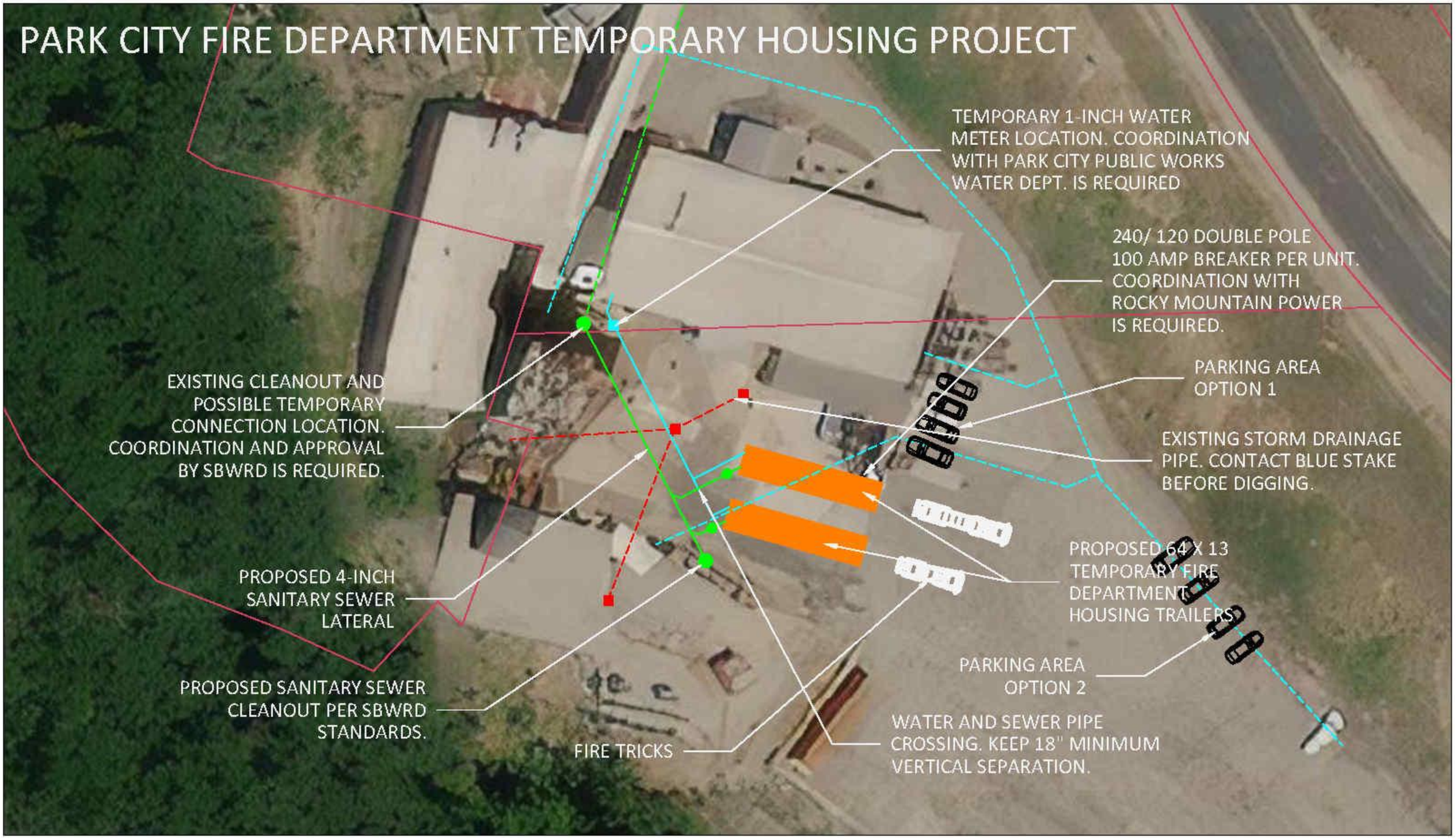
Sincerely,

Christin Van Dine,
Planning Commission Chair

CC: Lillian Zollinger, Project Planner

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PARK CITY FIRE DEPARTMENT TEMPORARY HOUSING PROJECT



Planning Department

September 27, 2023

Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060
435-615-5000

CC: Browne Sebright, Housing Program Manager

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7700 Marsac Avenue
Zoning District:	Recreation and Open Space
Application:	Modification of Approval
Project Number:	PL-23-05733
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	September 27, 2023
Project Summary:	Park City's Housing Team requests to continue the use of two Temporary Housing Trailers installed by the Park City Fire District to meet the demand for City employee housing associated with Essential Municipal Services located at the Mine Bench site.

Action Taken

On September 27, 2023, the Planning Commission conducted a public hearing and approved the Modification of Approval according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located at 7700 Marsac Avenue in the Recreation and Open Space (ROS) Zoning District.
2. On March 23, 2022, the Planning Commission reviewed a Conditional Use Permit (CUP) for Park City Fire District's (PCFD) proposal to temporarily install two Temporary Housing Trailers for personnel living quarters and storage of two

fire trucks on the Mine Bench property during the construction of Fire Station 34 in Upper Deer Valley.

3. Condition of Approval 7 from the 2022 approval required PCFD to request an extension of the approval from the Planning Commission if the use of the site extends beyond January 1, 2023.
4. PCFD did not request an extension prior to the expiration of the CUP, and the approval has expired.
5. PCFD offered the City the opportunity to purchase the two Temporary Housing Trailers.
6. On July 27, 2023, the City Council authorized the Housing Team to acquire the two Temporary Housing Trailers in the amount of $180,000.
7. The Housing Team requests to modify the March 23, 2022, approval to continue to use the Mine Bench site for temporary employee housing while the City searches for a permanent location for the two Temporary Housing Trailers.
8. Park City's Public Works Department currently uses portions of the Mine Bench site for storage and maintenance of equipment.
9. The City leases portions of the Mine Bench property for other uses and the City provided notice to their existing tenants that City Employees will possibly occupy the two Temporary Housing Trailers.
10. The ROS Zoning District establishes a 25-foot front, side, and rear setback from the boundary line of the lot, district, or public right-of-way. The two Temporary Housing Trailers were installed in such a way they meet the required 25-foot setback.
11. Essential Municipal Public Utility Uses, Facilities, Services, and Structures greater than 600 square feet in the ROS Zoning District are a Conditional Use.
12. The two Temporary Housing Trailers are 400 square feet each.
13. The proposal, as conditioned, complies with the criteria outlined in LMC section 15-1-10(E).
    a. Size and Location of the Site – The two Temporary Housing Trailers are located on the 29.07-acre City owned Mine Bench site. PCFD installed two Temporary Housing Trailers to the east of the Ontario Mine/JSSD parcel. The two Temporary Housing Trailers are 400 square feet each (800 square feet total) and will remain in the same location on the site.
    b. Traffic Capacity – Continued use of the temporary housing Structures will not impact existing traffic conditions. The Mine Bench is accessed directly off the State owned Marsac Avenue.
    c. Utility Capacity – PCFD worked with the Engineering and Public Works Departments to coordinate connections to existing sanitary sewer and water lines. The two Temporary Housing Trailers are connected to existing on-site power sources.

d. Emergency Vehicle Access – PCFD confirmed the proposal meets their requirements.
e. Off-Street Parking – Public Utility Uses require:
    i. One space per five seats; or,
    ii. Two spaces per three employees; or,
    iii. One space per 1,000 square feet or floor Area, whichever is greater.

    The Site does not have dedicated parking, but there is ample unused space adjacent to the two Temporary Housing Trailers to provide up to eight parking spaces. Public Works will limit occupancy of the two Temporary Housing Trailers to one person or couple per unit.
f. Internal Vehicular and Pedestrian Circulation – The continued use of the two Temporary Housing Trailers will not impact internal vehicle or pedestrian circulation beyond the current standard.
g. Fencing, Screening, and Landscaping – Not applicable.
h. Building Mass, Bulk, and Orientation – The two Temporary Housing Trailers are 38 feet long by 10.55 feet wide (400 square feet) each. They are set back more than 25 feet from the property line and are not visible from Marsac Avenue or the entrance of the Mine Bench.
i. Useable Open Space – The proposed use does not change or disturb the site's Open Space because the tiny homes will remain in the same approved location.
j. Signs and Lighting – No signs or lighting are proposed.
k. Physical Design and Compatibility with Surrounding Structures – Due to the industrial feeling of the site, the two Temporary Housing Trailers are similar in style to the rest of the site. Because the location is temporary, the structures are adaptable in design and style.
l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors – The current Use as temporary housing for PCFD has not produced any known noise complaints. The surrounding buildings are industrial in use and more than 400 feet away.
m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and screening of Trash and Recycling Pickup Areas – Delivery and service vehicles do not need to access the site and do not require mitigation for loading and unloading zones.
n. Expected Ownership and Management of the Project – Park City Municipal owns 29.07 acres of the Mine Bench property. In 2002, approximately two acres within the Mine Bench property was conveyed to Jordanelle Special Service District (JSSD). Prior to the March 23, 2022, CUP approval, JSSD and PCFD entered into a storage agreement for use

of the portion of the Mine Bench property owned by JSSD. PCMC will purchase the two Temporary Housing Trailers and manage their occupancy and maintenance. The Housing Team is searching for a permanent location for the two Temporary Housing Trailers.

o. Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes – This site is within the Sensitive Land Overlay and must comply with requirements of LMC Chapter 15-2.21. See Analysis Section III. The two Temporary Housing Trailers are located on a level concrete pad. The tiny homes will not disturb mine hazards or mine waste. No physical changes are proposed to the site.

p. General Plan Consistency – Goal 8 of the General Plan is to increase affordable housing opportunities and associated service for the workforce of Park City.

14. Staff published notice on the City's website, the Utah Public Notice website, and posted notice on the property on September 13, 2023.
15. The *Park Record* published notice on September 13, 2023.

Conclusions of Law

1. The application is consistent with the Land Management Code, including LMC Chapter 15-2.7 *Recreation and Open Space (ROS) District*, LMC § 15-1-10 *Conditional Use Review*, and LMC Chapter 15-2.21 *Sensitive Land Overlay Zone (SLO) Regulations*.
2. The Use is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Use of the two Temporary Housing Trailers shall comply with Municipal Code Chapter 6-3 *Noise.*
2. The occupants of the two Temporary Housing Trailers shall ensure trash and recycling is disposed of properly on site and removed weekly.
3. PCMC and JSSD shall enter into a new storage agreement that will remain active until permanent relocation of the two Temporary Housing Trailers.
4. This Approval expires on October 1, 2025, and the two Temporary Housing Trailers shall either be relocated, or the Applicant shall obtain Planning Commission approval for extended use.
5. Use of the two Temporary Housing Trailers is limited to City Public Works employees, or those employees associated with the Essential Municipal Services provided in association with the Mine Bench Site.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email spencer.cawley@parkcity.org.

Sincerely,



Sarah Hall
Planning Commission Chair

CC: Spencer Cawley, Project Planner

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Planning Department

March 23, 2022

Park City Fire District
Attn: Brett Colgan, Logistics Officer
736 Bitner Road
Park City, UT 84098
(385) 235-1632

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7700 Marsac Avenue
Zoning District:	Recreation and Open Space
Application:	Administrative Conditional Use Permit
Project Number:	PL-22-05163
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 23, 2022
Project Summary:	While Silver Lake Fire Station 34 undergoes significant updates, the Applicant, Park City Fire District (PCFD), proposes to use the Mine Bench site as temporary storage for apparatus and sleeping quarters for the firefighters. Two (2) trailers (64' x 13' each) are planned for living quarters and will remain on site for approximately nine (9) months.

Action Taken

On March 23, 2022, the Planning Commission conducted a public hearing and approved a Conditional Use Permit according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The subject property is located at 7700 Marsac Avenue in the Recreation and Open Space (ROS) Zoning District.
2. The property was annexed into the City in 1999 under the June 24, 1999 Flagstaff Mountain area annexation.

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3. In 2002, a portion of the Silver Mine Bench property was conveyed to Jordanelle Special Service District (JSSD) and conveyed by deed.
4. The Applicant proposes using the site to store firefighting apparatus and two trailers for temporary living quarters from April 2022 – December 2022.
5. Essential Municipal Public Utility Uses, Facilities, Services, and Structures greater than 600 square feet in the ROS Zoning District are considered a Conditional Use.
6. Each trailer is 64’ x 13’, approximately 1,664 square feet total.
7. JSSD and PCFD have entered into a storage agreement for the Use of the property.
8. All Structures in the ROS Zoning District must be no less than 25 feet from the boundary line of the Lot, district, or public Right-of-Way.
9. Conditional Use Permits require review pursuant to the criteria outlined in Land Management Code § 15-1-10(E).
    a. Size and Location of Site—No unmitigated impacts. Storage of the apparatus is proposed to be near the temporary trailers for quick access and daily maintenance. The temporary trailers are proposed to be on the JSSD portion of the property and are situated in a way that allows for connection to electricity, sewer, and water.
    b. Traffic Capacity—No unmitigated impacts. Apart from answering emergency calls, there is no significant increase in traffic.
    c. Utility Capacity—No unmitigated impacts. PCFD has worked with the Engineering Department to coordinate temporary connections to the sanitary sewer and water lines. There is an existing permit for connecting the power.
    d. Emergency Vehicle Access—No unmitigated impacts. Parking on-site is limited to existing parking stalls. Emergency vehicles will have the required distance to enter and exit the site.
    e. Off-Street Parking—Condition of Approval 1. Public Utility Uses require one (1) space per five (5) seats, or two (2) spaces per three (3) employees, or one (1) space fer 1,000 square feet of floor Area, whichever is greater.
    f. Internal Vehicular and Pedestrian Circulation—Condition of Approval 2. The Use shall not impede vehicular or pedestrian circulation.
    g. Fencing, Screening, and Landscaping—Not applicable.
    h. Building mass, bulk, and orientation—No unmitigated impacts. The temporary trailers are 64’ x 13’ each and are appropriate in scale and location for the Mine Bench Site.

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i. Useable Open Space—Condition of Approval 3. PCFD will limit the Use to the Mine Bench Site as approved in the site plan. Any deviation from this plan will require additional review.
j. Signs and Lighting—Condition of Approval 4. No signs or lighting are proposed or approved under this CUP.
k. Physical Design and Compatibility with Surrounding Structures—Note applicable.
l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors—Condition of Approval 5. The Use shall comply with Municipal Code 6-3, *Noise*.
m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and screening of Trash and Recycling Pickup Areas—Condition of Approval 6. PCFD shall manage the storage and collection of all trash and recycling associate with the temporary Use of the Site.
n. Expected Ownership and Management of the Project— The Mine Bench property is owned by Park City Municipal and JSSD. On February 3, 2022, the City Council received a Staff Communication regarding the temporary location of the trailers for PCFD use. JSSD and PCFD entered into a storage agreement for use of the Mine Bench Property. PCFD will manage the project.
o. Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes—No unmitigated impacts. The temporary trailers are proposed to be located on a level portion of the site that is paved. The temporary trailers will not permanently alter or further disturb the paved area.
p. General Plan Consistency—Complies. In the General Plan, Goal 14 states “The future of the City includes limits to foster innovative sustainable development, protect for community vision, and prevent negative impacts to the region.” To meet this goal, Objective 14A states the City will provide reliable public resources to ensure the health welfare, and safety of residents and visitors.

Conclusions of Law

1. The Application complies with all requirements of the LMC.
2. The Use is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. PCFD shall ensure three (3) off-street parking space are available for the firefighters staying at the Mine Bench site.

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2. The Use shall not impede vehicular or pedestrian circulation.
3. PCFD shall limit the Use to the Mine Bench Site as approved in the site plan. Any minor deviation shall be approved by the Planning Department.
4. No signs or outdoor lighting are proposed or approved with this Application.
5. The Use shall comply with Municipal Code Chapter 6-3, Noise.
6. PCFD shall manage the storage and collection of all trash and recycling associated with the temporary Use of the Site.
7. If construction of Fire Station 34 is delayed beyond the expiration of this CUP, which is January 1, 2023, then PCFD shall request the Planning Commission consider extending the CUP approval to accommodate the updated construction timeline.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email spencer.cawley@parkcity.org.

Sincerely,

DocuSigned by:
Laura Suesser
BA63A50339EA482...

Laura Suesser
Planning Commission Chair Pro Tem

CC: Spencer Cawley, Project Planner

Planning Commission
Staff Report

Subject: **368 Woodside Avenue**
Application: **PL-25-06609**
Author: **Elissa Martin, Planning Project Manager**
Date: **December 10, 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 at 368 Woodside Avenue, Lot A of the Wardell Replat First Amended Subdivision, in the Historic Residential-1 (HR-1) Zoning District. The Wardell Replat First Amended Subdivision was approved by the Planning Commission on April 2, 2025 (Meeting Packet, Item 6C; Minutes, p.11).[2]

[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.



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



Figure 2: 368 Woodside Avenue proposed SFD within the Streetscape

Background

The Planning Commission reviewed the SSCUP application for a SFD at 368 Woodside Avenue on November 12, 2025, and continued the item to December 10, 2025, with direction to the Applicant to reduce the external and internal Building Height of the proposed SFD to meet height requirements of the HR-1 Zoning District (Meeting Packet, Item 6D; Media). The Applicant's plans, reviewed at the November 12, 2025 meeting, included a Building Height exception of 4 feet 4 inches of the rear corner of the garage shed roof and an internal Building Height that exceeded the maximum 35 feet by 1 feet 8 inches. The Building Height exception was rejected by the Planning Commission because not all design alternatives had been exhausted to minimize the external and internal height of the SFD to the greatest extent possible, including by increasing the slope of the driveway and reducing floor-to-ceiling heights.

In response to the Planning Commission's input, the Applicant submitted updated plans

that increased the driveway slope downwards to the maximum 14% allowed according to the Land Management Code (LMC) and adjusted floor-to-ceiling heights of each level of the SFD. The result is a reduced Building Height of the Garage shed roof on the downhill slope from 31 feet 4 inches to 29 feet 6 inches. Additionally, the internal height was reduced to meet the 35-foot maximum height requirement.

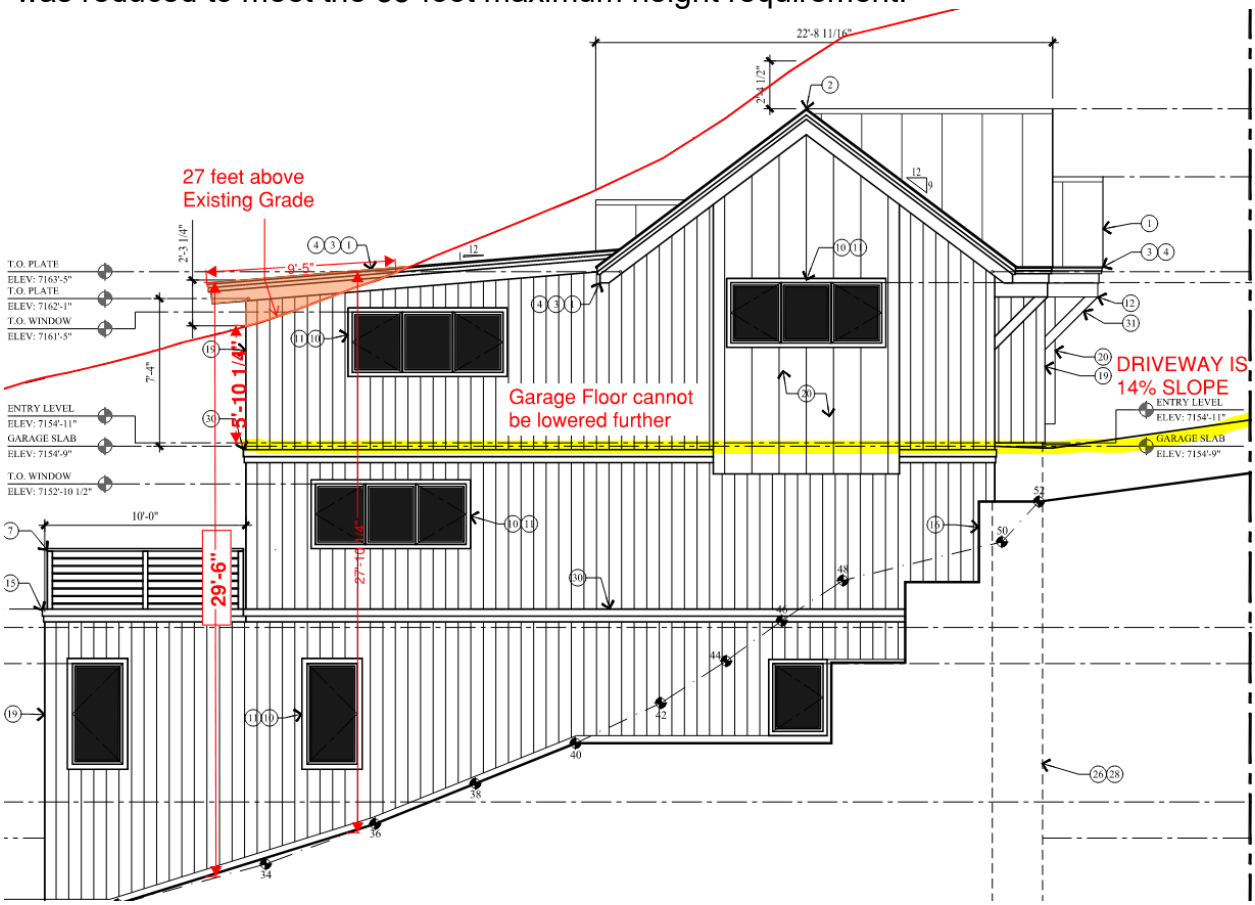


Figure 3: Applicant's plans with staff's markup highlighting the driveway elevation and building height exception

Overall, the SFD meets the HR-1 Zone height of 27 feet, measured from Existing Grade, except for a small portion of the garage shed roof on the downhill slope. The Applicant's revised Building Height exception is for 2 feet 6 inches and is limited to the rear corner of the Garage shed roof, which is not visible from the Street. The Garage shed roof has been reduced to the greatest extent possible, given the site constraints. An additional design alternative is evaluated in Analysis Section II below.

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.

See Analysis provided in the draft Final Action Letter (Exhibit A).

(II) With an approved Building Height exception in accordance with LMC § 15-2.2-

5(D)(4) *Building Height Exceptions, Garage on Downhill Lot,* the Off-Street Parking Requirements pursuant to LMC Chapter 15-3, can be met.

Pursuant to Off-Street Parking standards outlined in LMC § 15-3-6(A), one SFD requires two parking spaces.

COMPLIES, WITH AN APPROVED 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:

> ***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 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.

Due to the site's limited depth and 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 9¾ inches, which is not deep enough to accommodate one compliant Parking Space of 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 and 11 feet in width.

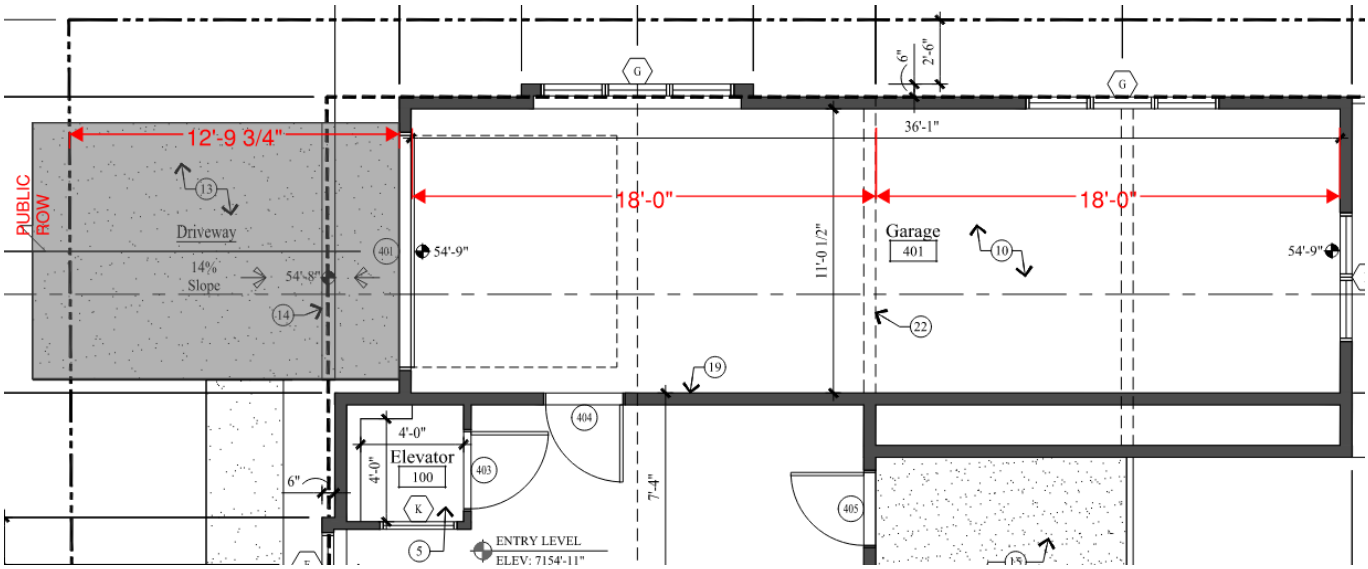


Figure 3: Applicant's plans with staff's markup showing the depth of the driveway that is outside the public ROW shaded gray and the 36-foot-deep Garage shaded blue

The plans reviewed at the November 12, 2025 Planning Commission meeting showed a building height of 31 feet 4 inches where the back of the Garage's shed roof extended above the 27-foot zone height by 4 feet 4 inches:

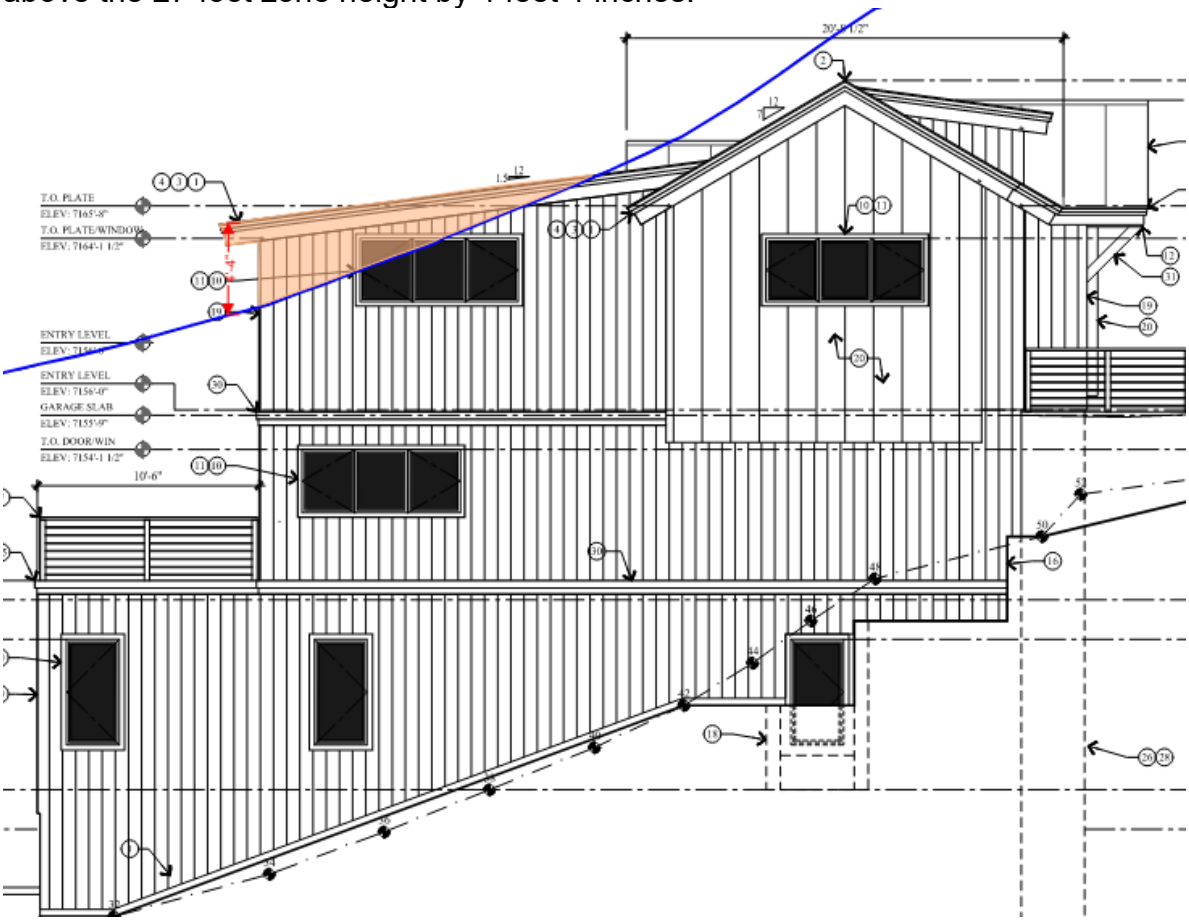


Figure 4: Plans reviewed at 11/12/2025 Planning Commission meeting, with staff markup showing the requested Building Height exception shaded in orange; the 27-foot zone height is the blue line.

The updated plans show the rear portion of the garage shed roof is 29 feet 6 inches, measured from Existing Grade:

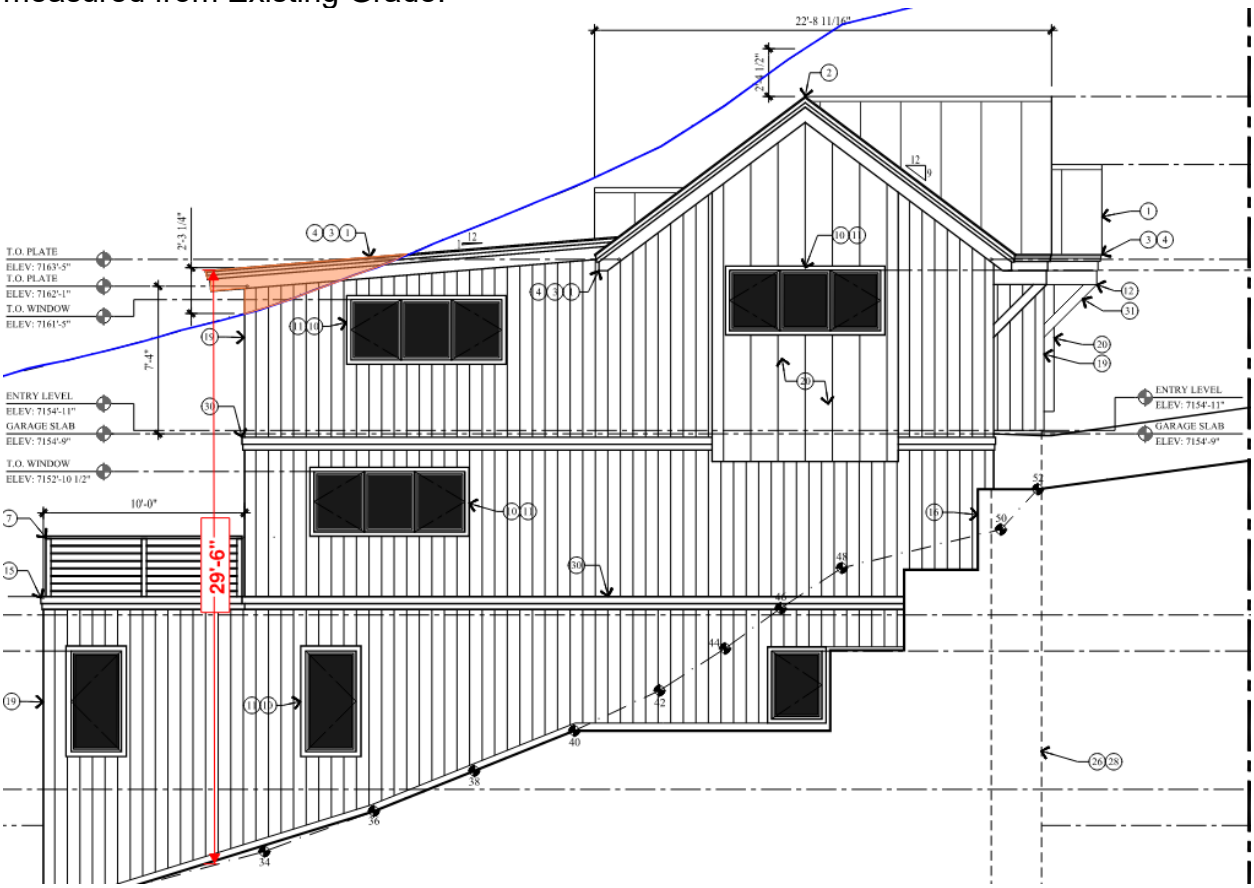


Figure 5: Applicant's updated plans show Building Height that exceeds the 27-foot HR-1 Zone height by 2 feet 3¼ inches.

The Applicant requests a Building Height Exception of 2 feet 6 inches for the downhill side of the Garage.

The potential for extending the driveway further into the Lot by pushing the Garage back to accommodate a compliant 18-foot-deep Parking Space in the driveway and thereby reducing the two-car-deep Garage to a one-car-deep Garage, 18 feet in depth, would still necessitate a Building Height exception, due to the roof form and site constraints of the downhill Lot. This would not be a simple change to the design of the SFD, as the roof form over the Garage is the Contributory Roof of the entire entry level, which would mean shifting the entire entry level floor back into the Lot by six feet, or a complete overhaul of the roof structure, causing additional alterations to the design that could result in non-compliance with other requirements of the LMC.

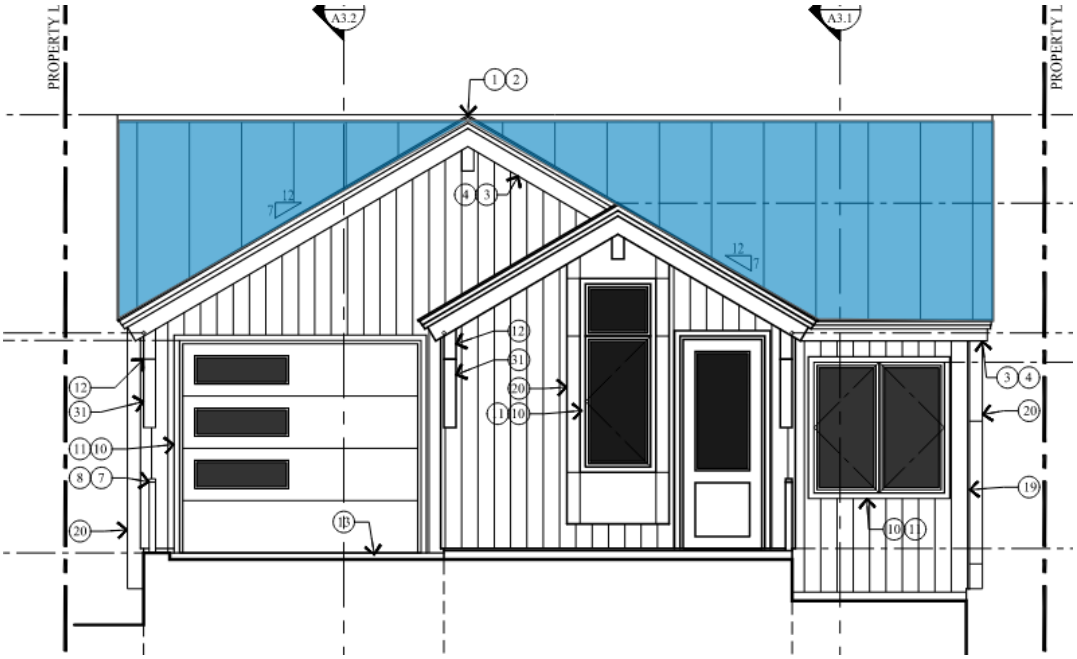


Figure 6: Entry level contributory roof form, shaded blue, as viewed from the street.

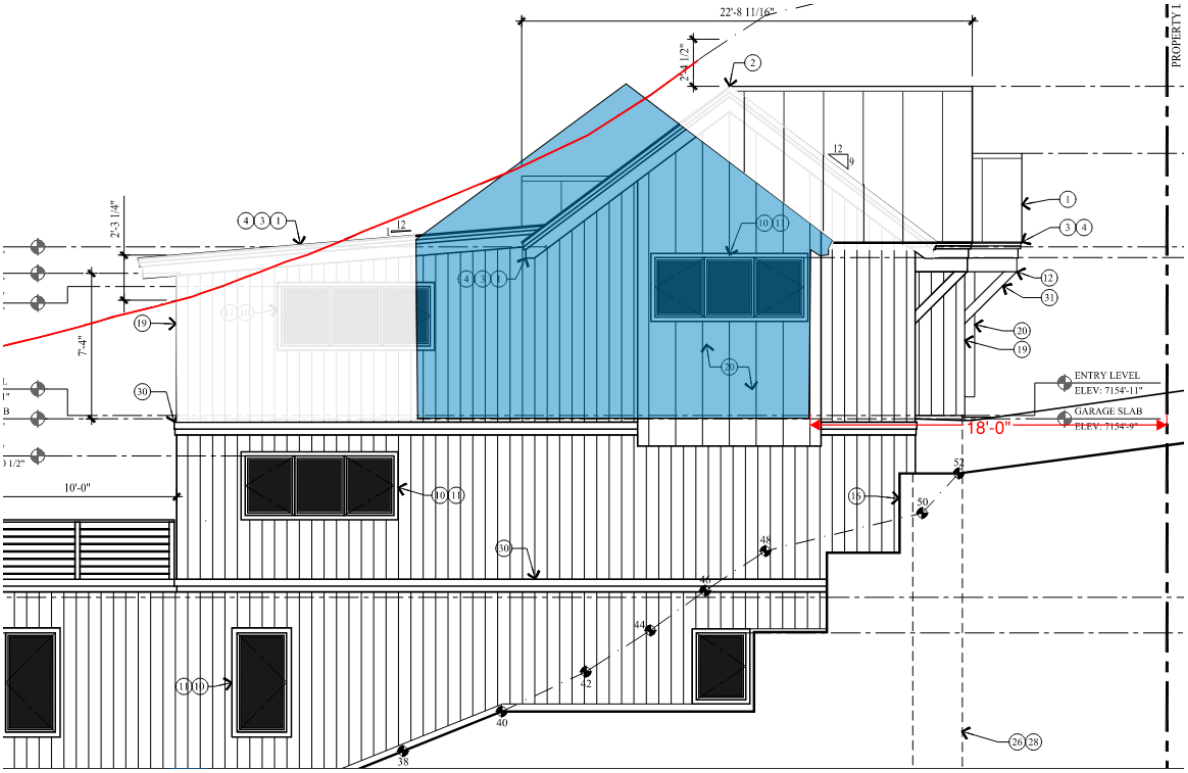


Figure 7: staff's markup of Applicant's plans showing the shift of the Garage and Contributory Roof form back into the Lot to allow an 18-foot-deep Parking Space in the driveway

The Applicant also adjusted the internal height of each floor to reduce the overall internal Building Height. The internal height of the Garage at its lowest point is 7 feet 6 inches and the average internal height per floor of habitable space is 7 feet 10 inches.

The Building Code requires minimum 7 feet 6 inches floor to ceiling height for habitable spaces.[3]

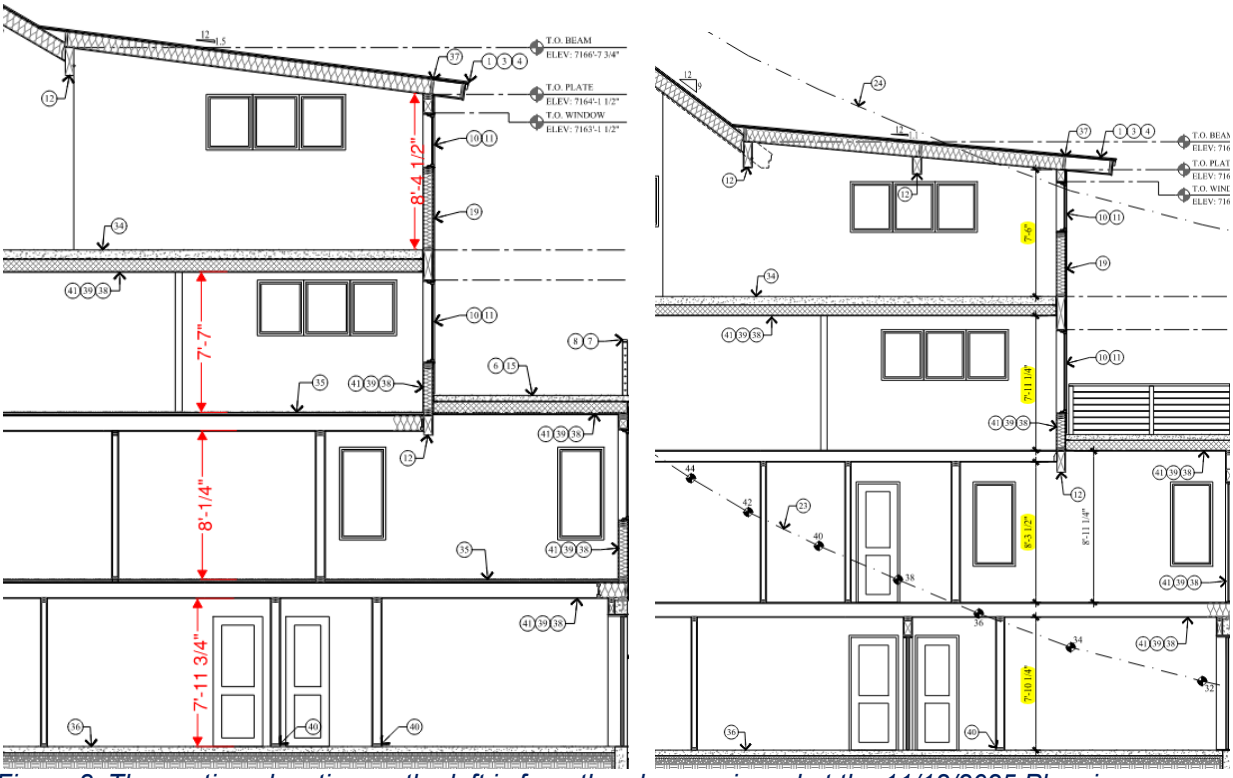


Figure 8: The section elevation on the left is from the plans reviewed at the 11/12/2025 Planning Commission meeting; the section elevation on the right is from the updated plans with reduced overall floor height.

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.

[3] https://codes.iccsafe.org/

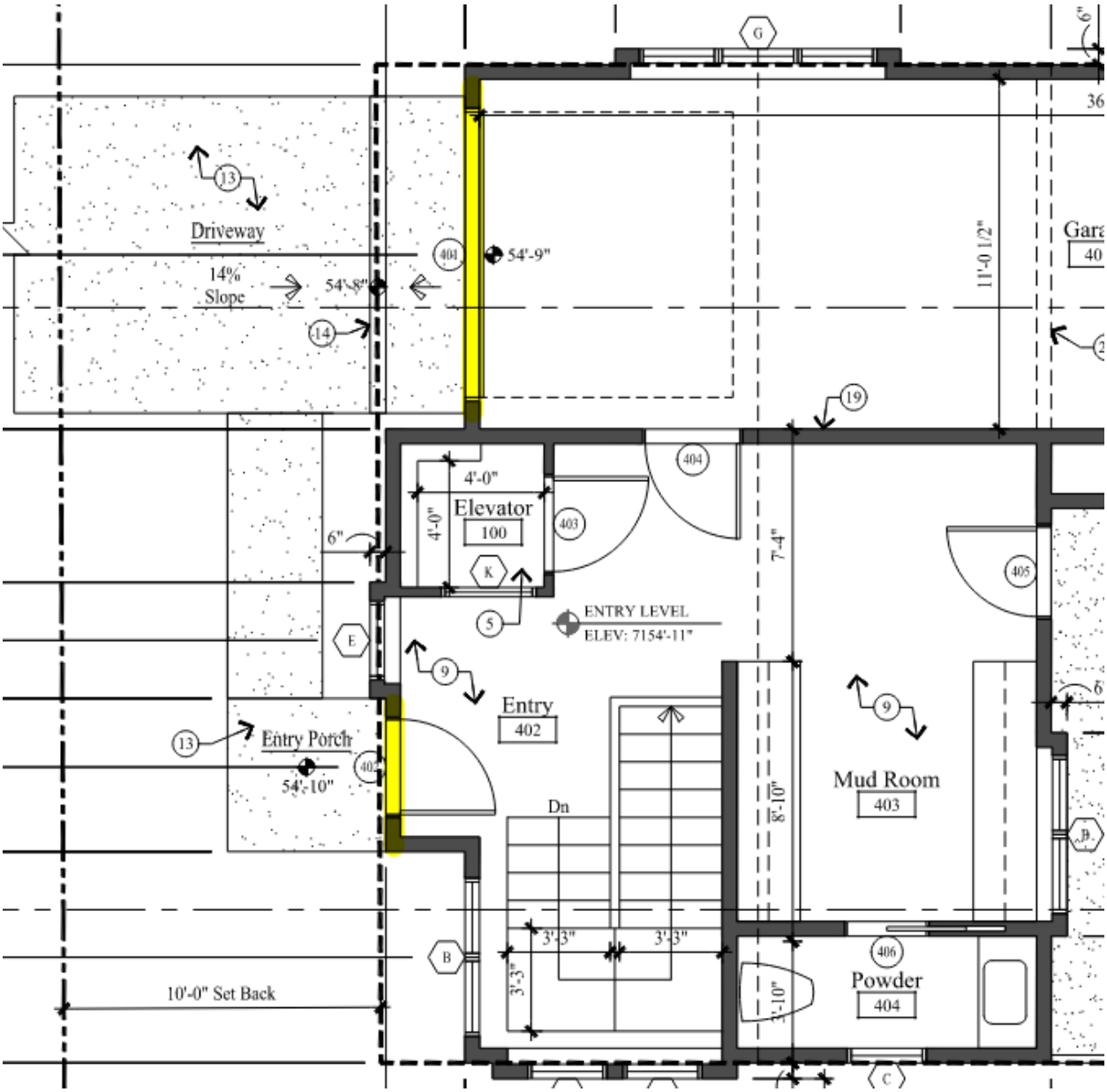


Figure 9: Excerpt from Applicant's plans with staff markup showing the pedestrian entrance is proud of the Garage

(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 29 feet 6 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.

COMPLIES: The interior height of the proposed SFD, measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 35 feet. The plans reviewed at the November 25, 2025 Planning Commission meeting showed an internal Building Height that exceeded 35 feet by 1 foot 8 inches. The plans have been updated to comply.

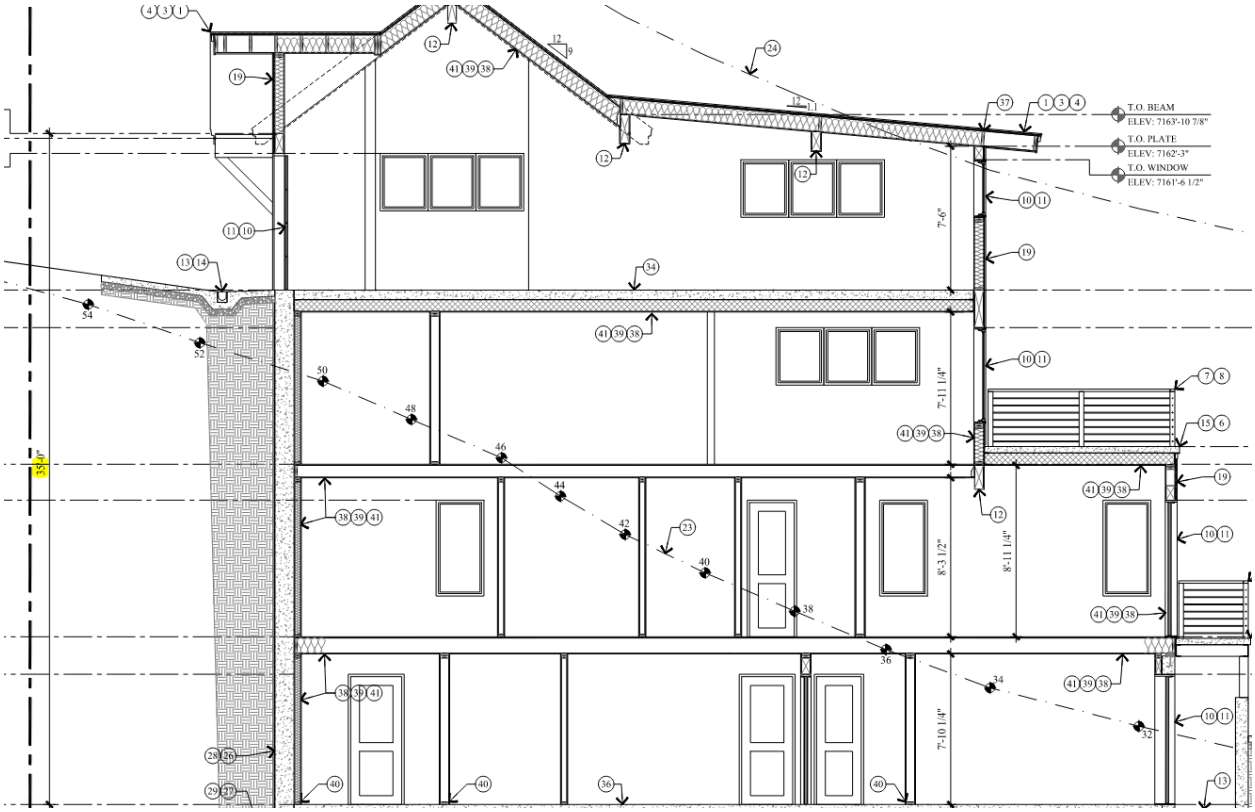


Figure 10: Excerpt from Applicant's plans with staff's measurement of internal building height

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.

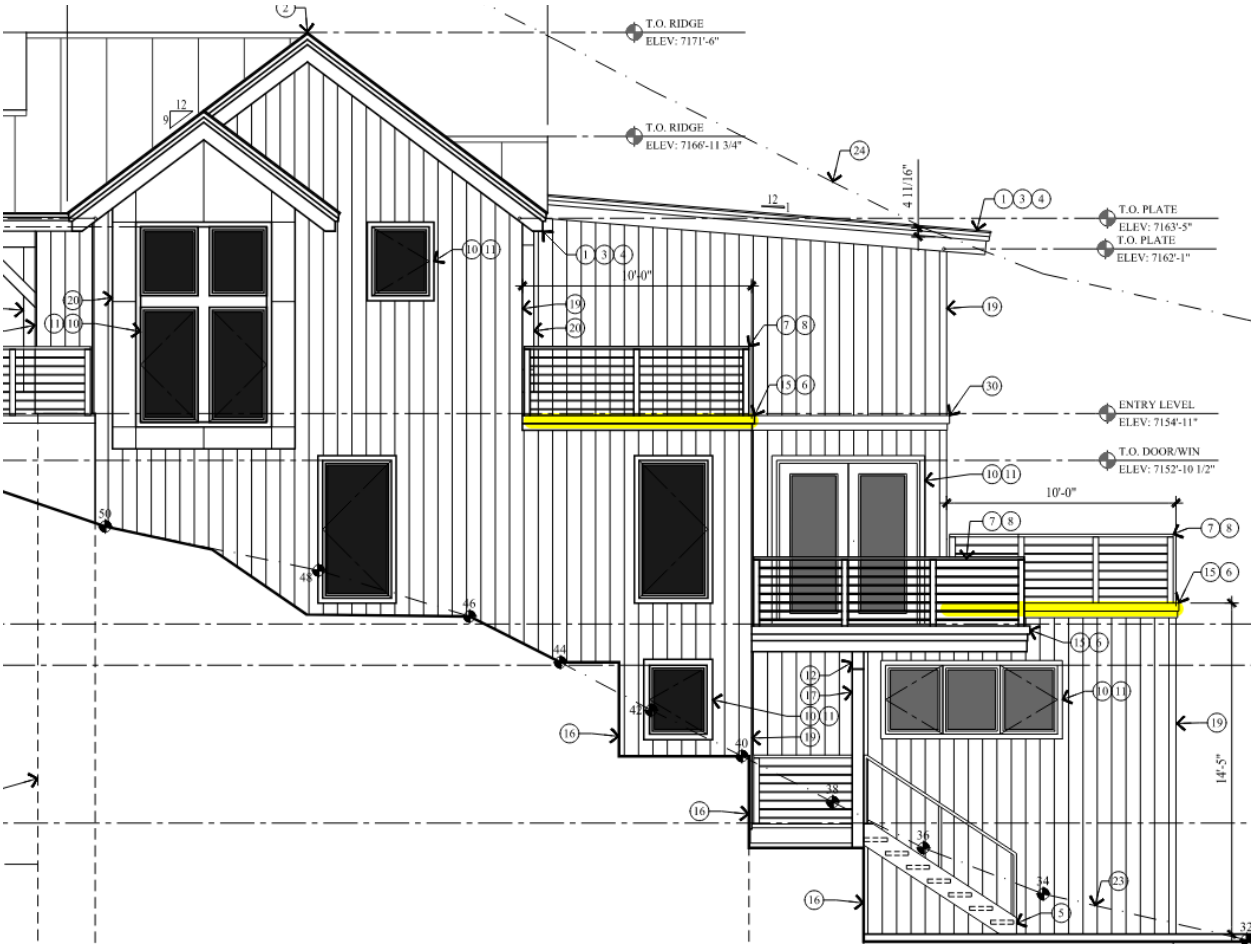


Figure 11: Excerpt from Applicant's plans showing the south and north elevation step back in the downhill façade.

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) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade.”

COMPLIES: The proposed Contributing Roof Form is 7:12 and is has a horizontal distance that is over 20 feet, measured from the primary façade to the rear of the building, as viewed from the primary public ROW. The secondary roof form on the rear of the Structure is a sloping shed roof.

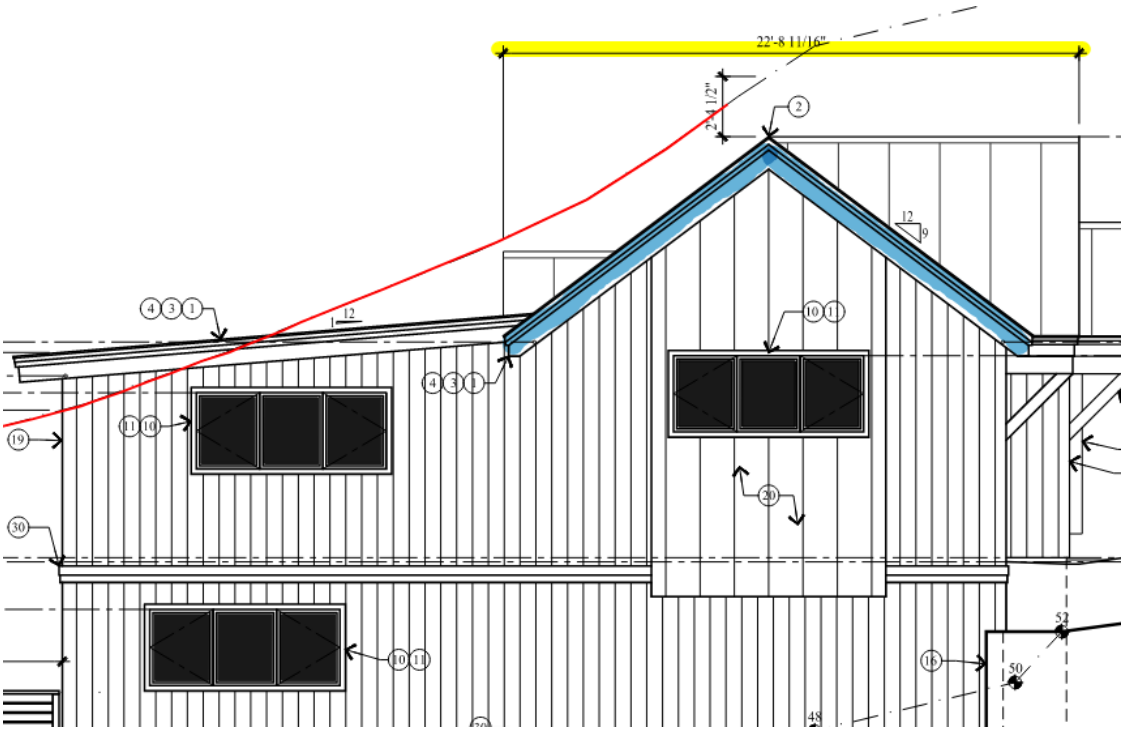


Figure 12: Excerpt from Applicant's plans showing the Contributory roof form with a 7:12 pitch

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.

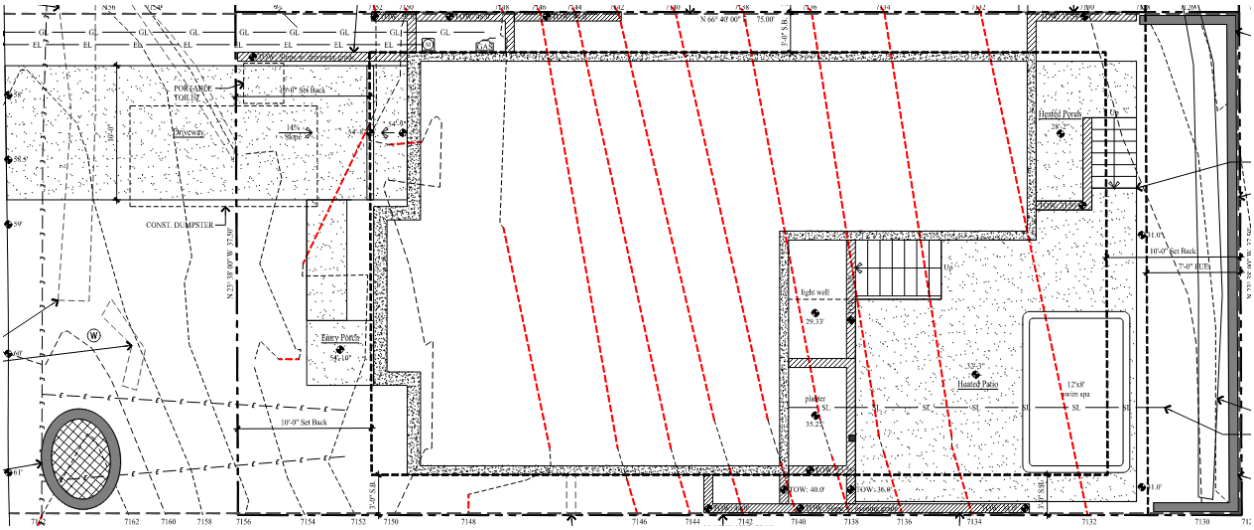


Figure 13: Excerpt from Applicant's Plans showing topographic lines overlaid with proposed SFD

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 Report for the subject property and proposed SFD, which includes information on soils characteristics, structural recommendations and potential mitigation of soils conditions and 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).

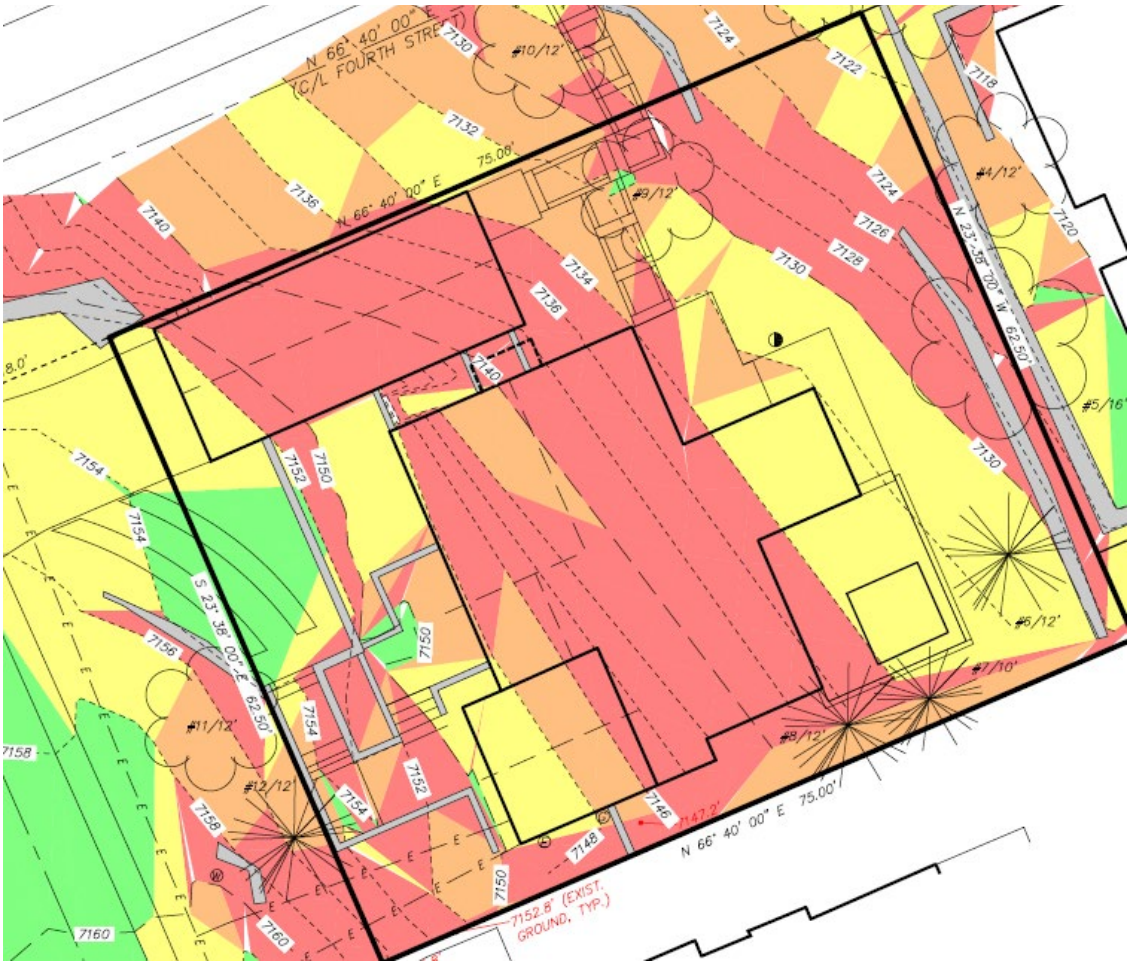


Figure 14: Slope Analysis showing disturbed grade and topographic lines

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 and is consistent with the horizontal step-back requirement of the HR-1 Zoning District.

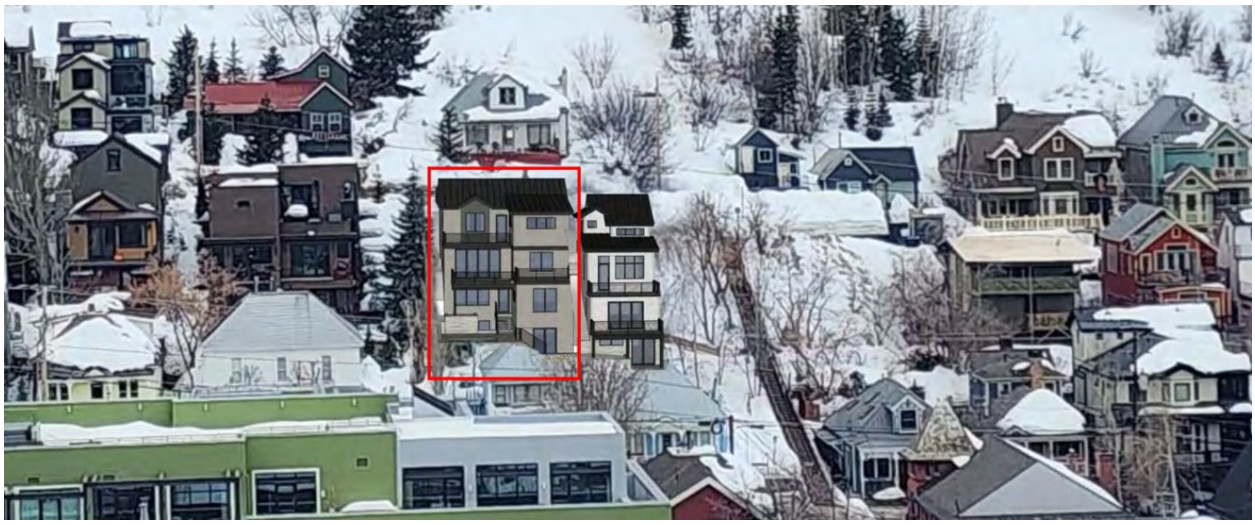


Figure 15: 368 Woodside as viewed from Ontario Avenue

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).[4] The Visual Analysis shows the proposed SFD is highly visible from cross canyon views.

   Screening
   The proposed retaining walls surrounding the SFD are 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

[4] LMC § 15-2.2-6(C)(2)

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 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).

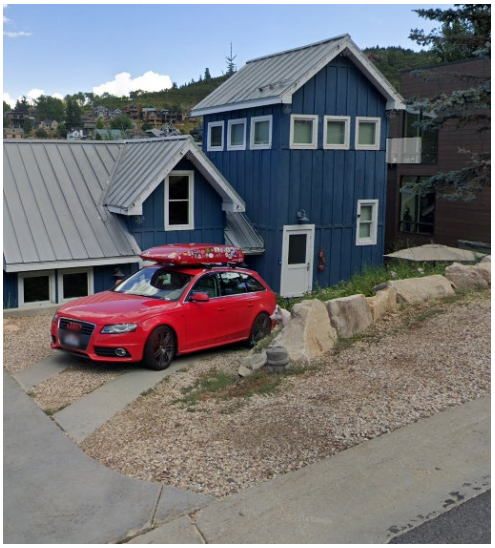


Figure 16: Existing SFD driveway



Figure 17: 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 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 step with Natural Grade; the proposed retaining walls do not exceed four feet in height.

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*.

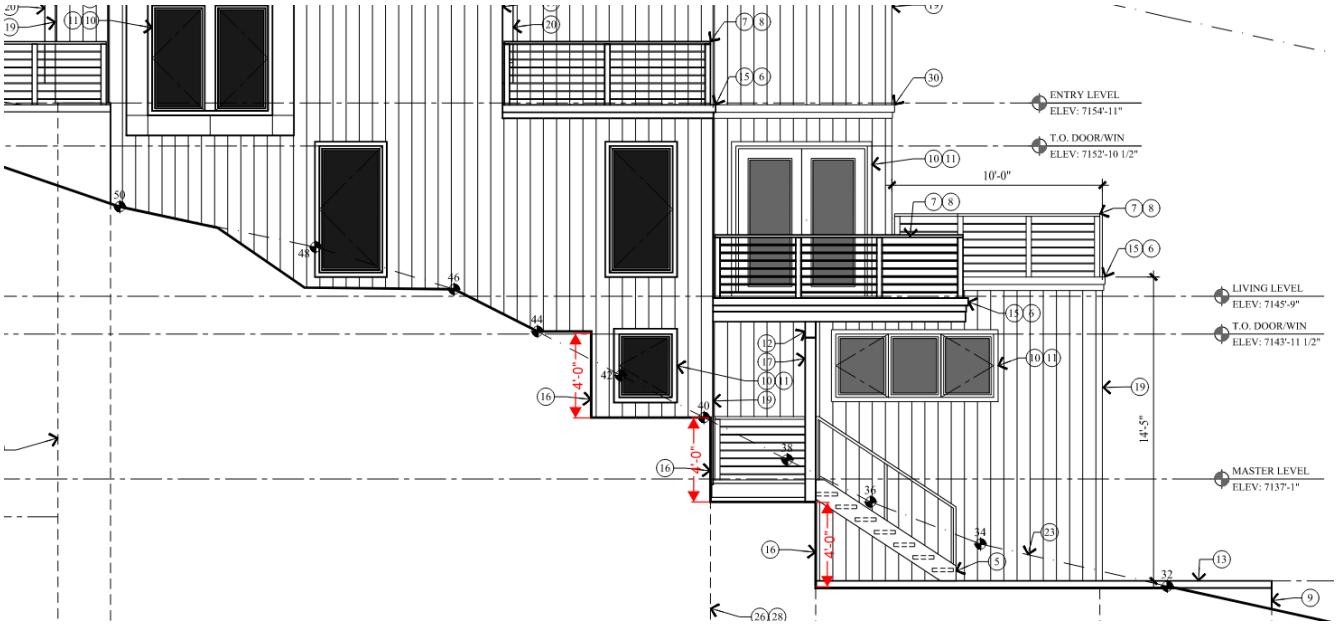


Figure 18: Southeast Elevation view showing stepped retaining walls

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, minimizing cut and fill that would alter the perceived natural topography of the Site.

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 19: 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.

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 rear of the proposed SFD is approximately 32 feet in width as viewed from cross canyon views and is 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 original iteration of the plans included 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 feet 9 inches 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 APPROVED BUILDING HEIGHT EXCEPTION: The Applicant's proposed Building Height for most of the Structure meets the 27-foot Zone Height and is consistent with the scale of existing residential Structures and Historic character.



Figure 20: Streetscape view of proposed SFDs and adjacent existing residences

A portion of the downhill side of the Garage shed roof, which is only visible from the side and rear of the Structure, is 29 feet 6 inches; the Applicant requests a height exception pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exceptions, Garage on Downhill Lot*, for the additional 2 feet 6 inches. Staff recommends approval of the exception to accommodate the two required parking spaces (see above Analysis Section II).

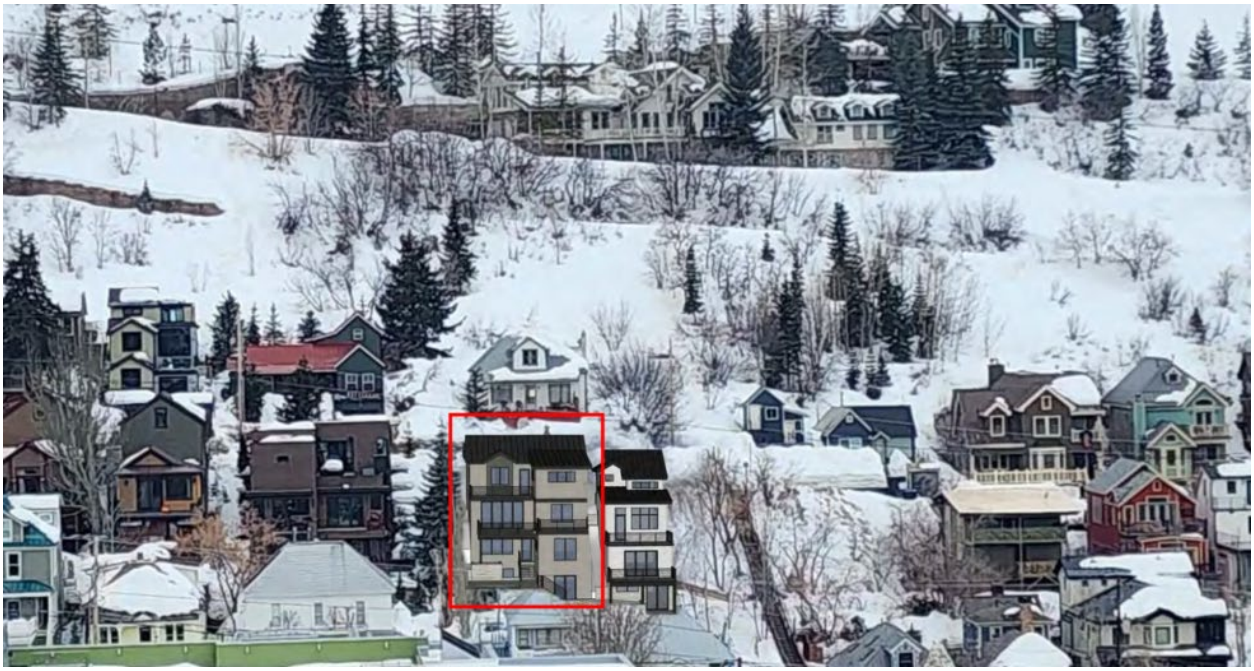


Figure 21: Applicant's Visual Analysis of proposed SFD as viewed from cross canyon.

(IV) The Development Review Committee reviewed the proposal on August 5, 2025 and requires a Condition of Approval.[5]

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.

[5] 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).

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.[6] During the November 12, 2025 Planning Commission public hearing, the Commission continued the item to the December 10, 2025 meeting.

For the December 10, 2025 Planning Commission public hearing, staff posted notice on the City's website and the Utah Public Notice website on November 26, 2025; the *Park Record* published courtesy notice on November 26, 2025.

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

[6] LMC § 15-1-21

Planning Department

December 10, 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:	December 10, 2025
Project Summary:	The Applicant proposes to construct a Single-Family Dwelling on a Very Steep Slope.

Action Taken

On December 10, 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:

Background Facts:

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.

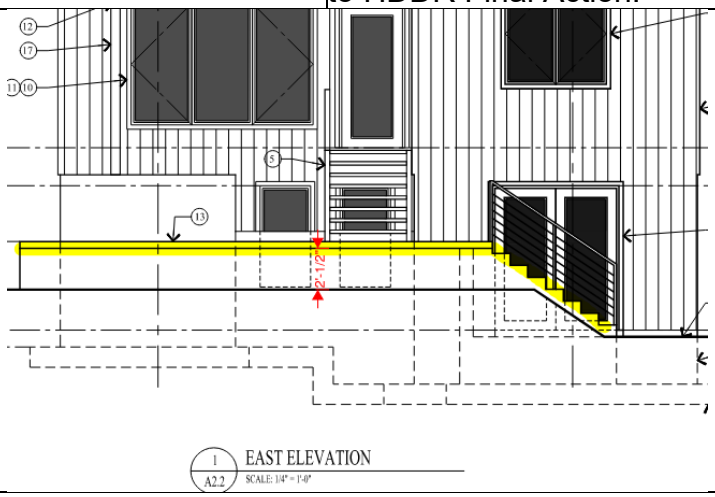
3. The existing Single-Family Dwelling (SFD) that straddles the common Lot line is proposed to be demolished and two new SFDs are proposed to be constructed on Lots A and B.
4. A Historic District Design Review application is being processed concurrently.

Findings of Fact

1. The property owner submitted a SCCUP application for 368 Woodside Avenue to construct a SFD on slopes over 30% in accordance with Land Management Code (LMC) § 15-2.2-6, which requires a SSCUP 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.
2. 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: “Fences, walls, and retaining walls not	

[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)

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.

3. 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 Building Height exception for Garages on a Downhill Lot requires 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
    d) The depth of the driveway outside the public ROW is 12 feet 9¾ 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*.
    e) The Applicant proposes to accommodate the two required Parking Spaces in tandem within a single-car wide garage that is 36 feet in depth and 11 feet in width. The proposed garage would exceed the 27-foot Zone Height, by 2 feet 6 inches.

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.

4. 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 29 feet 6 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 35 feet.
   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 pitch and has a horizontal distance that is over 20 feet, measured from the primary façade to the rear of the building, as viewed from the primary public ROW, which meets the HR-1 Building Height requirement according to LMC § 15-2.2-5(C).
   e) The proposed Final Grade is within four feet of Existing Grade, consistent with LMC § 15-2.2-5.
5. 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*.
6. 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 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 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 is disturbed by the existing SFD, 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 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 step with Natural Grade; the proposed retaining walls do not exceed four feet in height.

   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 and will utilize the existing Parking Areas for the new driveway, minimizing cut and fill that would alter the perceived natural topography of the Site.

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.*

   The rear of the proposed SFD is approximately 32 feet in width as viewed from cross canyon views and is 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 original iteration of the plans included 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 feet 9 inches 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 APPROVED BUILDING HEIGHT EXCEPTION: The Applicant's proposed Building Height for the majority of the Structure meets the 27-foot Zone height and is consistent with the scale of Structures and Historic character of existing residential Structures.

   A portion of the downhill side of the garage shed roof, which is only visible from the side and rear of the Structure, is 29 feet 6 inches; the Applicant requests a height exception pursuant to LMC § 15-2.2-5(D)(4) Building Height Exceptions, Garage on Downhill Lot, for the additional 2 feet 6 inches of height. The LMC 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, including the limited depth of the driveway, necessitate a building height exception for the attached garage.

7. The Development Review Committee reviewed the proposal on August 5, 2025, and requires Condition of Approval 13.

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 December 10, 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 a Building Permit application.
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 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: 368 Woodside Avenue Plans

BEASLEY RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

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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: 1190 S/F
MASTER LEVEL LIVING AREA: 1190 S/F
LIVING LEVEL LIVING AREA: 1050 S/F
ENTRY LEVEL LIVING AREA: 419 S/F
TOTAL LIVING AREA: 3849 S/F
GARAGE AREA: 476 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

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	1 of 3	RECORD OF SURVEY AND EXISTING CONDITIONS MAP
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	A0.1	ARCHITECTURAL SITE PLAN
8	A0.2	LANDSCAPE PLAN
9	A0.3	STORM WATER POLLUTION PREVENTION PLAN
10	A0.4	PARK CITY WATER DETAILS
11	A1.1	BASEMENT LEVEL PLAN
12	A1.2	MASTER LEVEL PLAN
13	A1.3	LIVING LEVEL PLAN
14	A1.4	ENTRY / GARAGE LEVEL PLAN
15	A1.5	ROOF PLAN
16	A2.1	SOUTH ELEVATION
17	A2.2	WEST AND EAST ELEVATIONS
18	A23	NORTH ELEVATION
19	A3.1	BUILDING SECTION
20	A3.2	BUILDING SECTION
21	A4.1	ARCHITECTURAL NOTES AND DETAILS
22	A4.2	ROOF FLASHING DETAILS
23	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
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
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

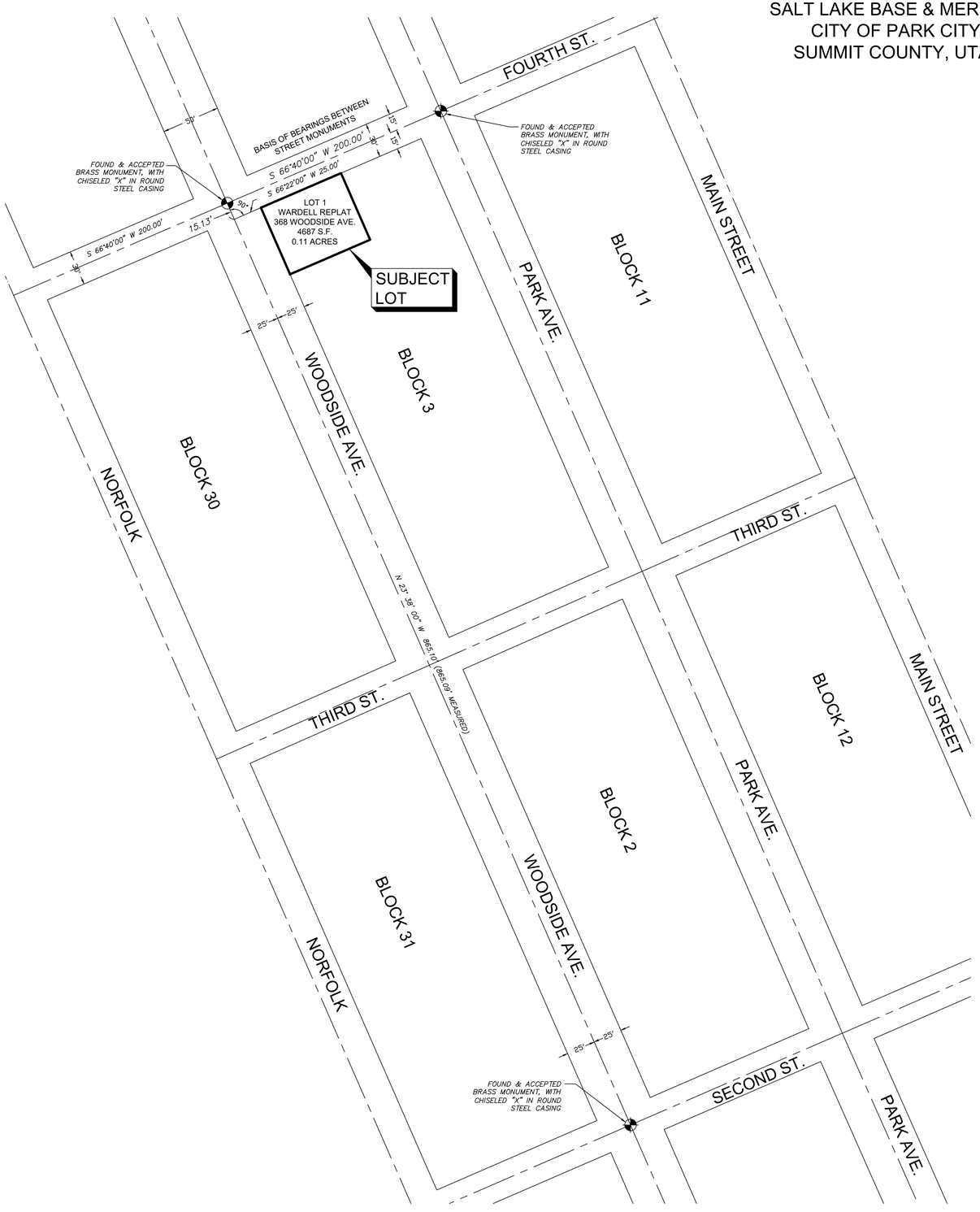
DATE:
DECEMBER 05, 2025

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



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.

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

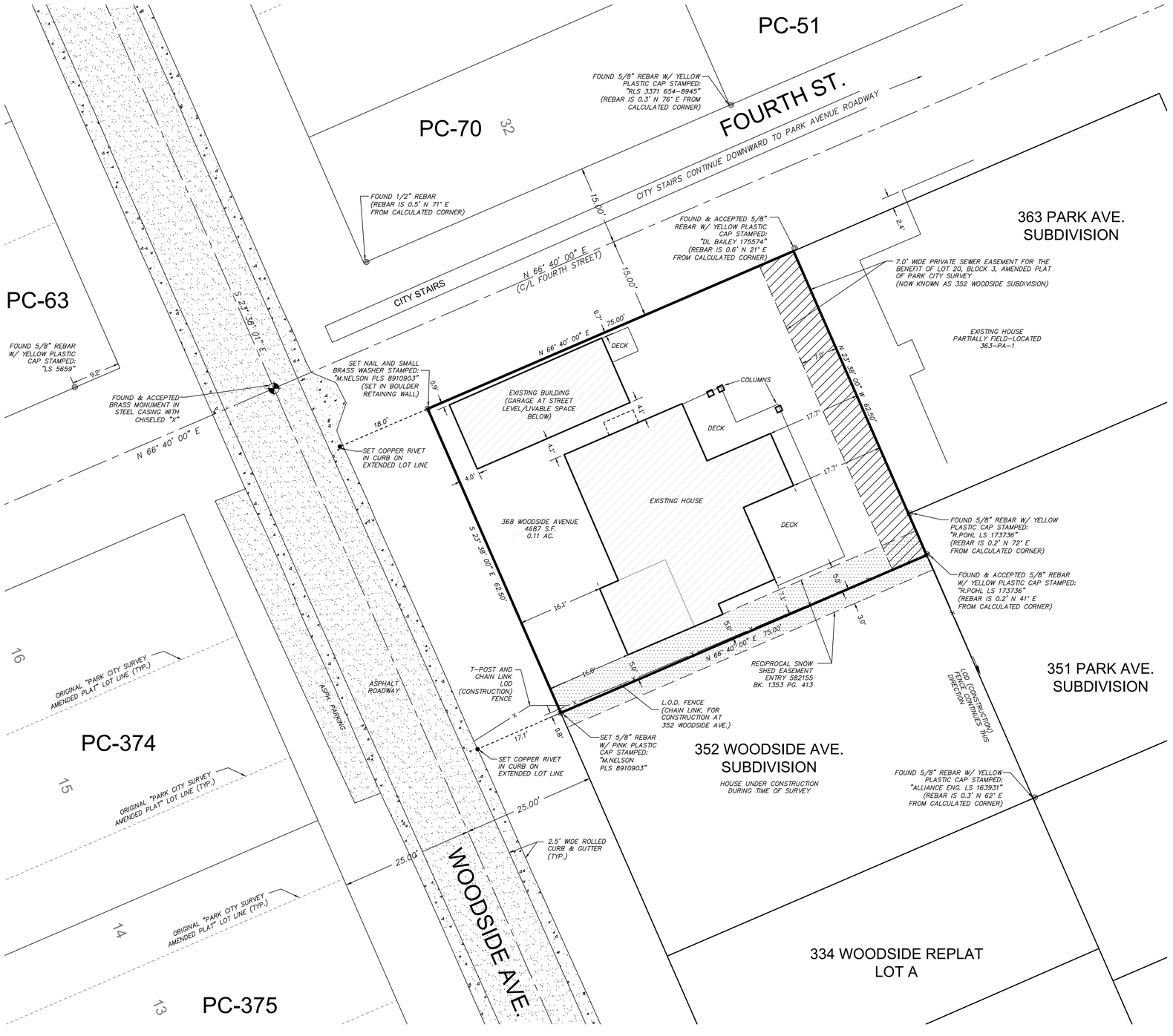
DWG: 368 WOODSIDE ROS-ASB.dwg

SHEET 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

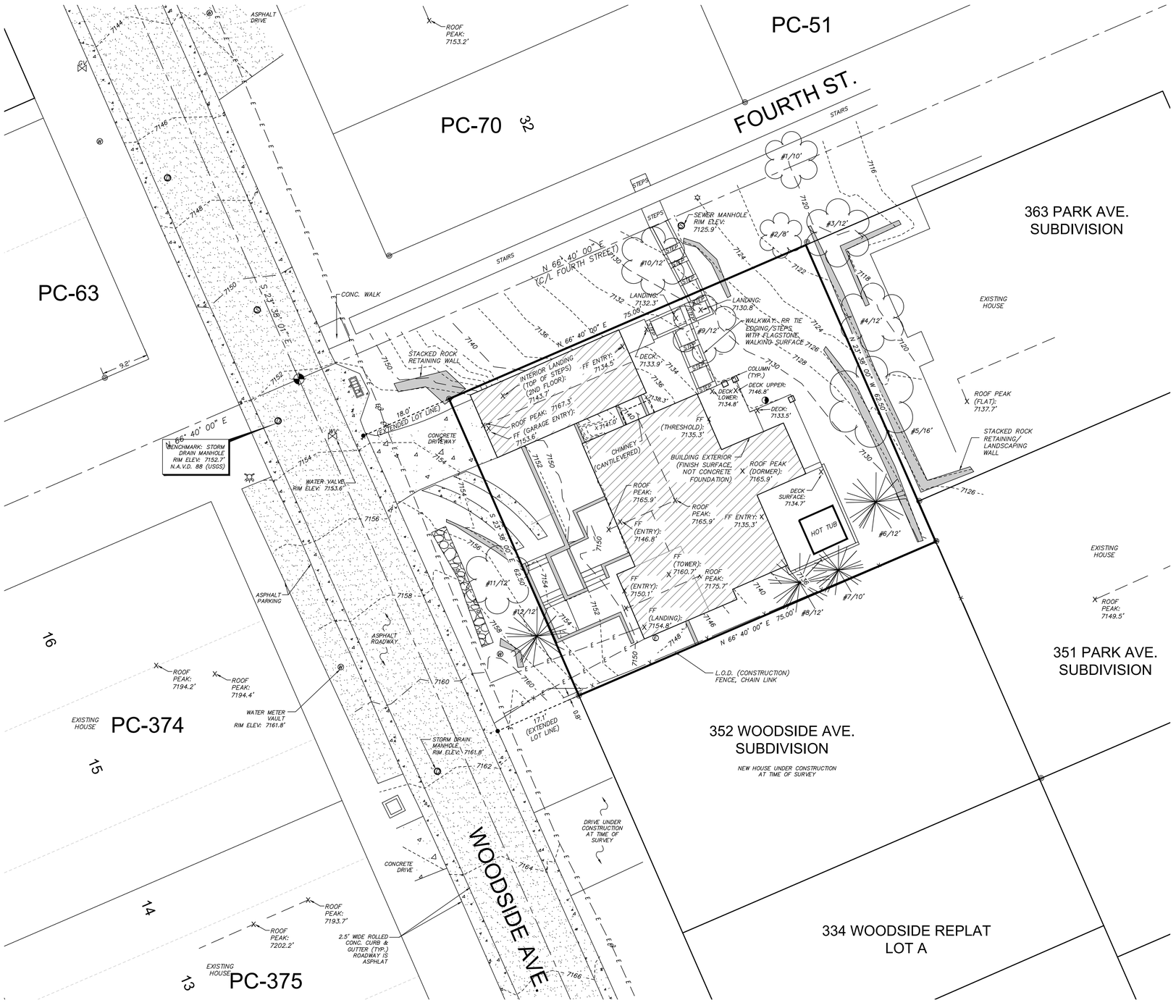
DWG: 368 WOODSIDE ROS-ASB.dwg

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





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
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER METER
- ELECTRIC METER
- SEWER CLEAN OUT
- LAMP POST
- 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.

MARTINA NELSON
P.L.S. 8910903

PROFESSIONAL LAND SURVEYOR No. 8910903 MARTINA NELSON 05/26/2020 STATE OF UTAH

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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

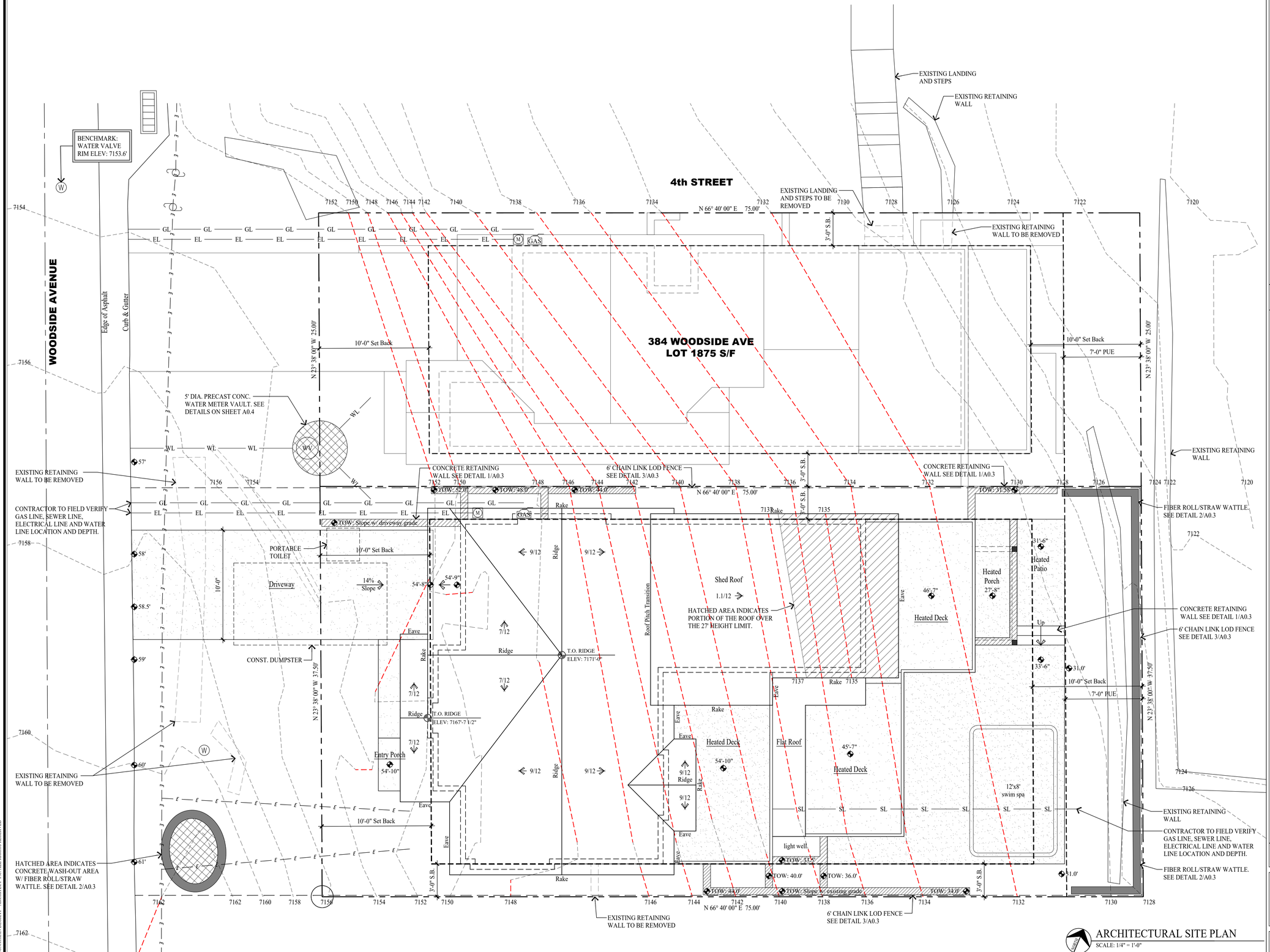
FOR: LAURA & ROB BEASLEY

DWG: 368 WOODSIDE ROS-ASB.dwg

SHEET 3 OF 3

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ARCHITECTURAL SITE 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.

IMPERVIOUS AREA: 2086 S/F

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
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
DECEMBER 05, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A0.1

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

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.

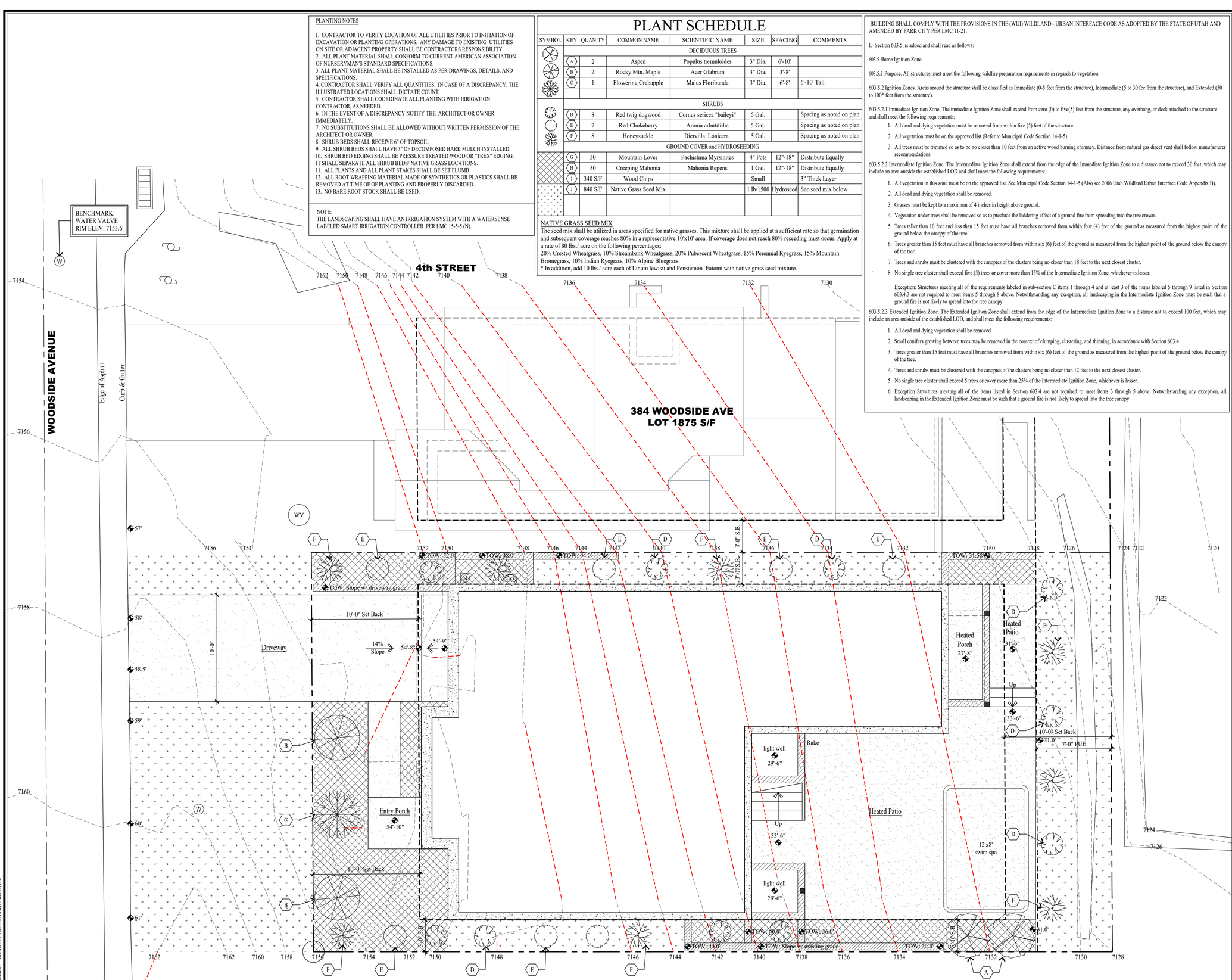
603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 30 feet, which may include an area outside the established LOD and shall meet the following requirements:

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
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
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LANDSCAPE PLAN

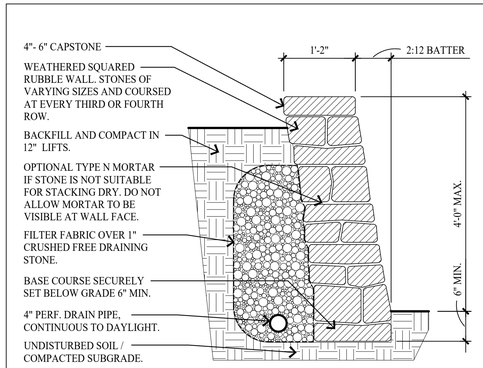
REVISIONS:

DATE:
DECEMBER 05, 2025

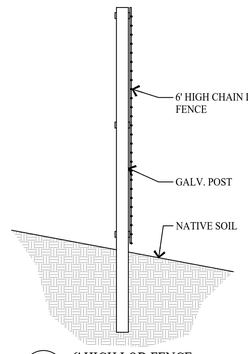
PROJECT NUMBER:
2506-01

SHEET NUMBER:
A0.2

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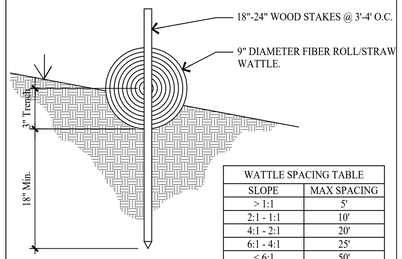


4 / A0.3 STACKED STONE RETAINING WALL
NO SCALE



3 / A0.3 6' HIGH LOD FENCE
NO SCALE

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

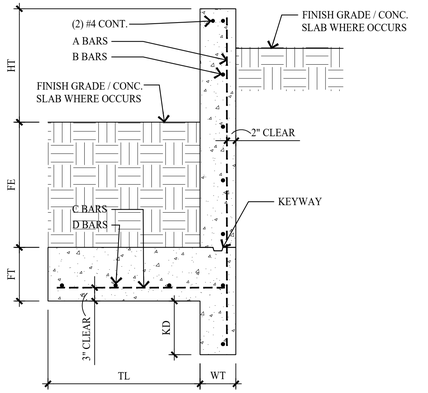


WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

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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SNOW REMOVAL

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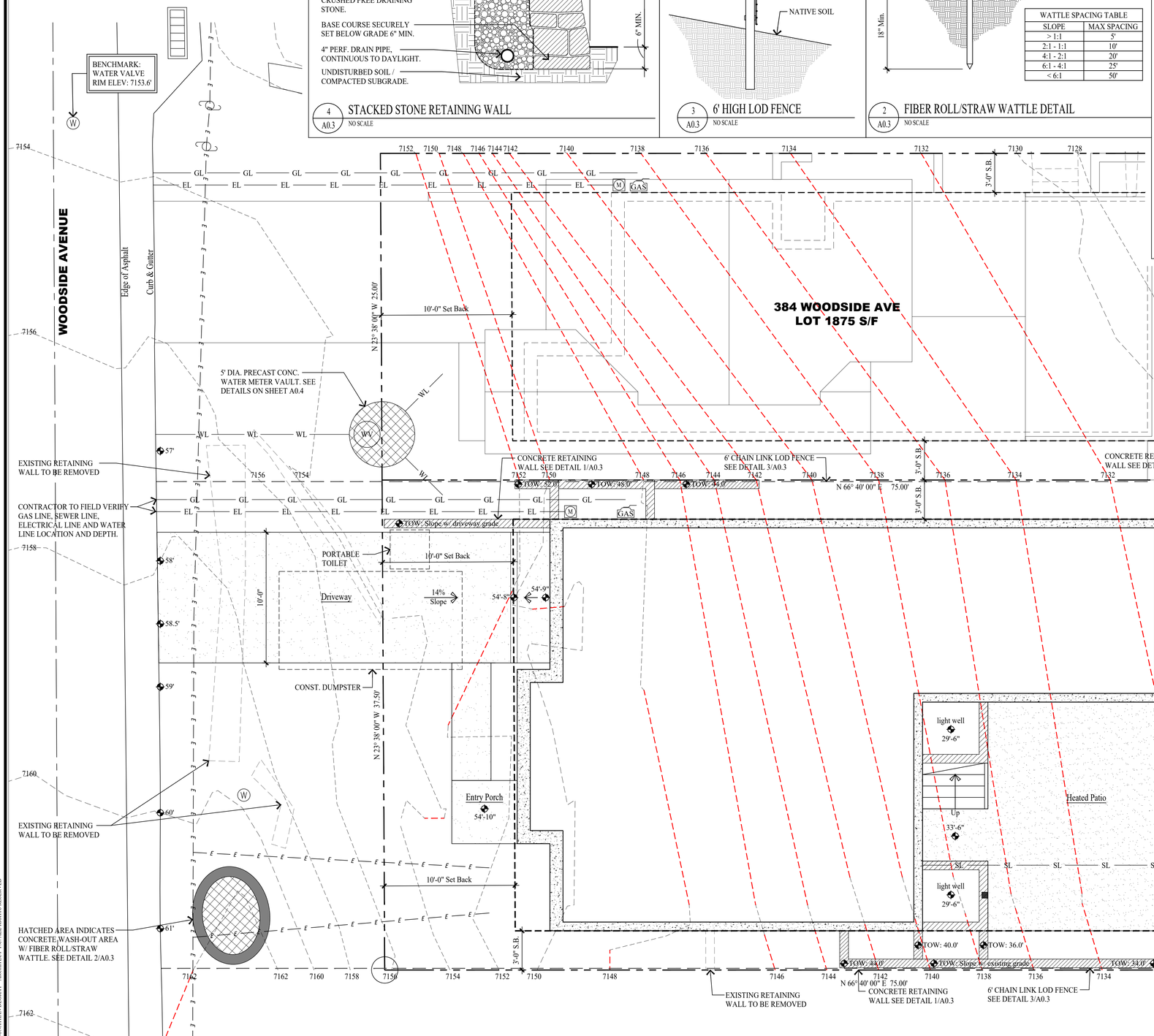
LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
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- EXISTING HOUSE FOOTPRINT
- EXISTING ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- 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



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

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

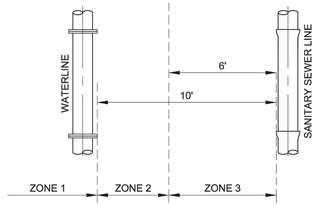
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SWPP PLAN

REVISIONS:

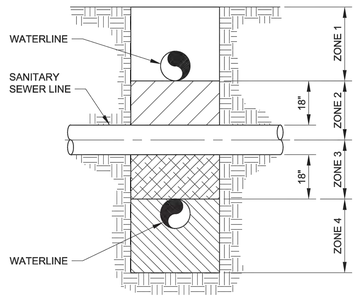
DATE:
DECEMBER 05, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A0.3



HORIZONTAL SEPARATION REQUIREMENTS

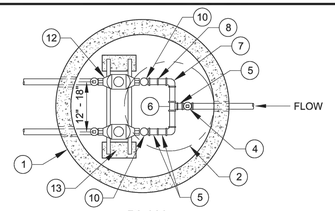


VERTICAL SEPARATION REQUIREMENTS

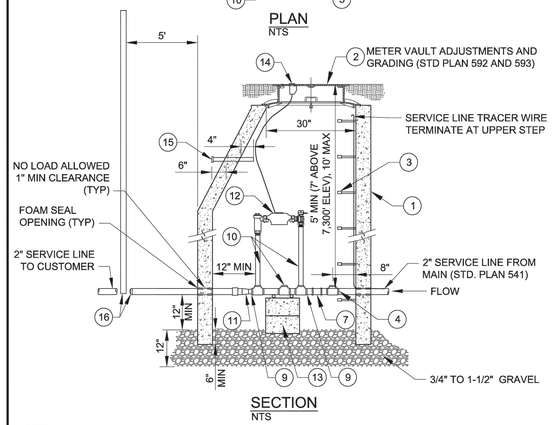
NOTES:

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		



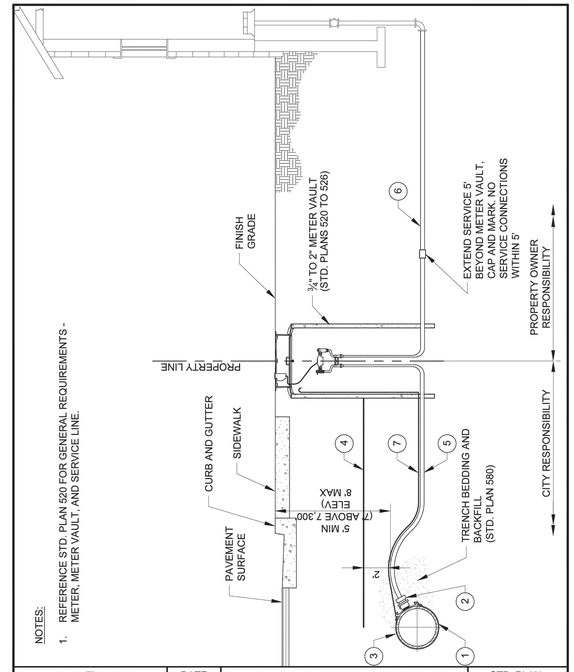
PLAN
NTS



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		

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
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PARK CITY WATER DETAILS

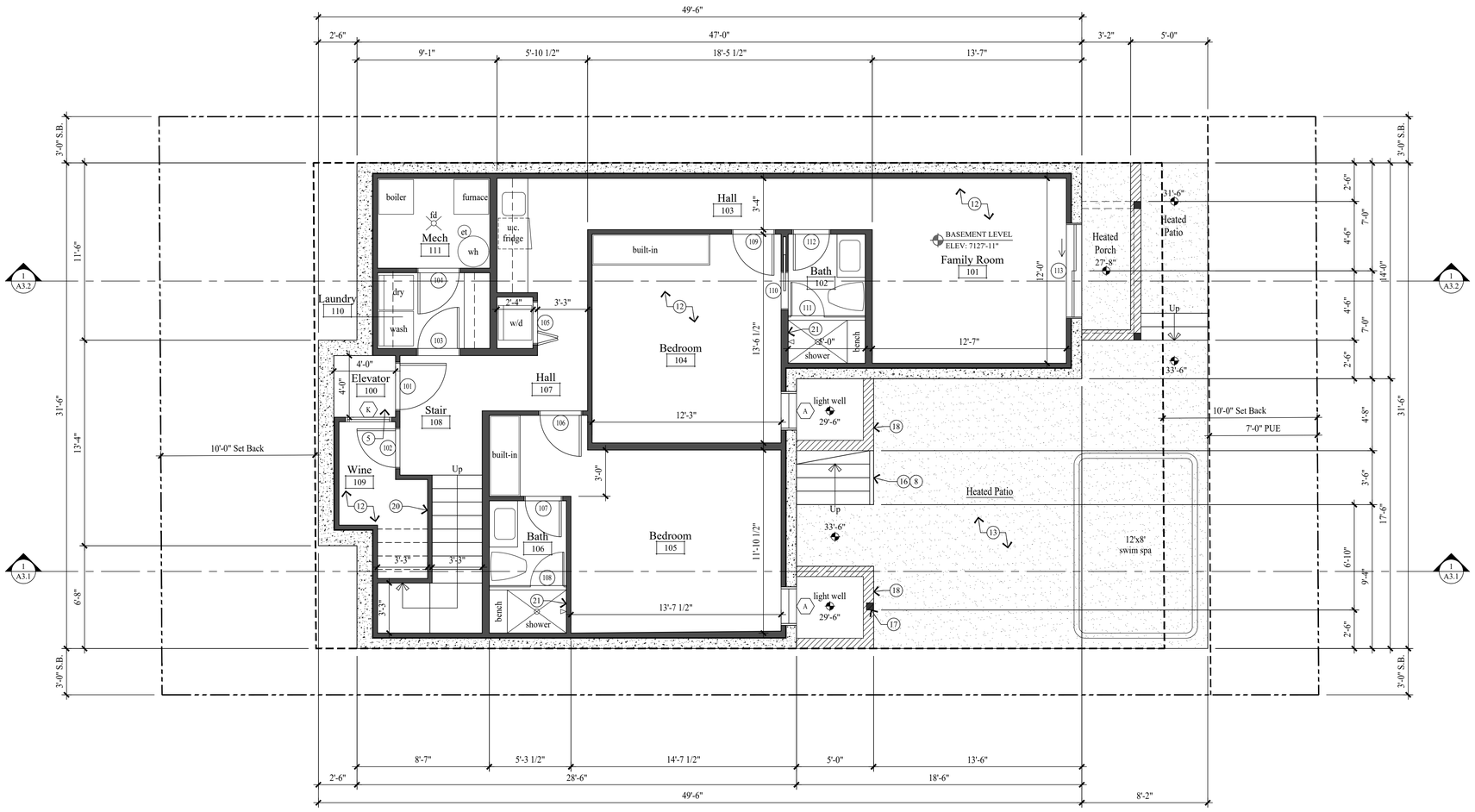
REVISIONS:

DATE:
DECEMBER 05, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A0.4

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BASEMENT LEVEL PLAN

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

Total Living Area: 3892 s/f
Footprint: 1200 s/f
Living Area: 1190 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.
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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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HISTORIC DISTRICT DESIGN REVIEW
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SHEET DESCRIPTION:
BASEMENT LEVEL PLAN

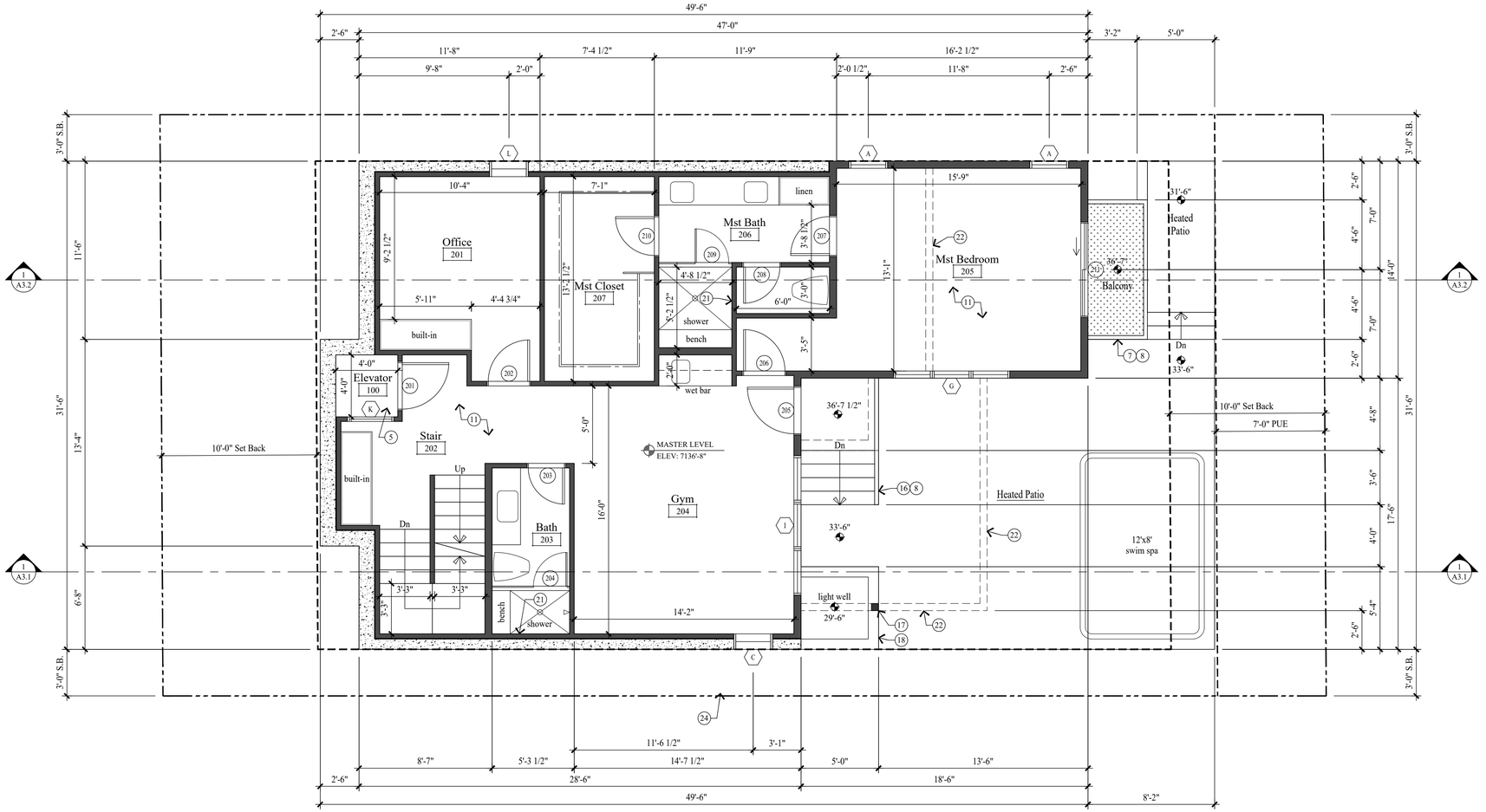
REVISIONS:

DATE:
DECEMBER 05, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.1

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

Living Area: 1190 s/f

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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MASTER LEVEL PLAN

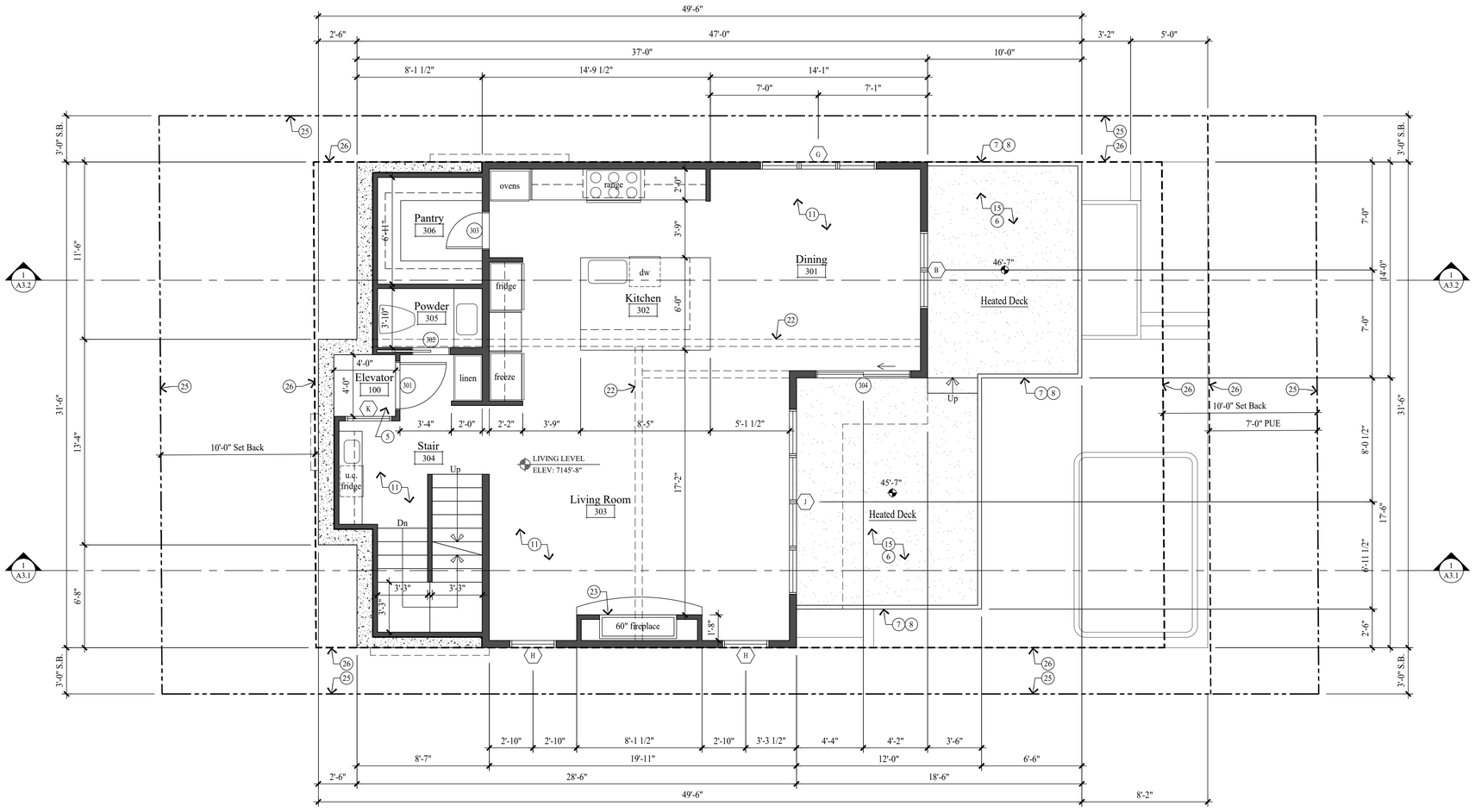
REVISIONS:

DATE:
DECEMBER 05, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.2

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LIVING LEVEL PLAN
SCALE: 1/4" = 1'-0"
Living Area: 1050 s/f

GENERAL NOTES

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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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BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LIVING LEVEL PLAN

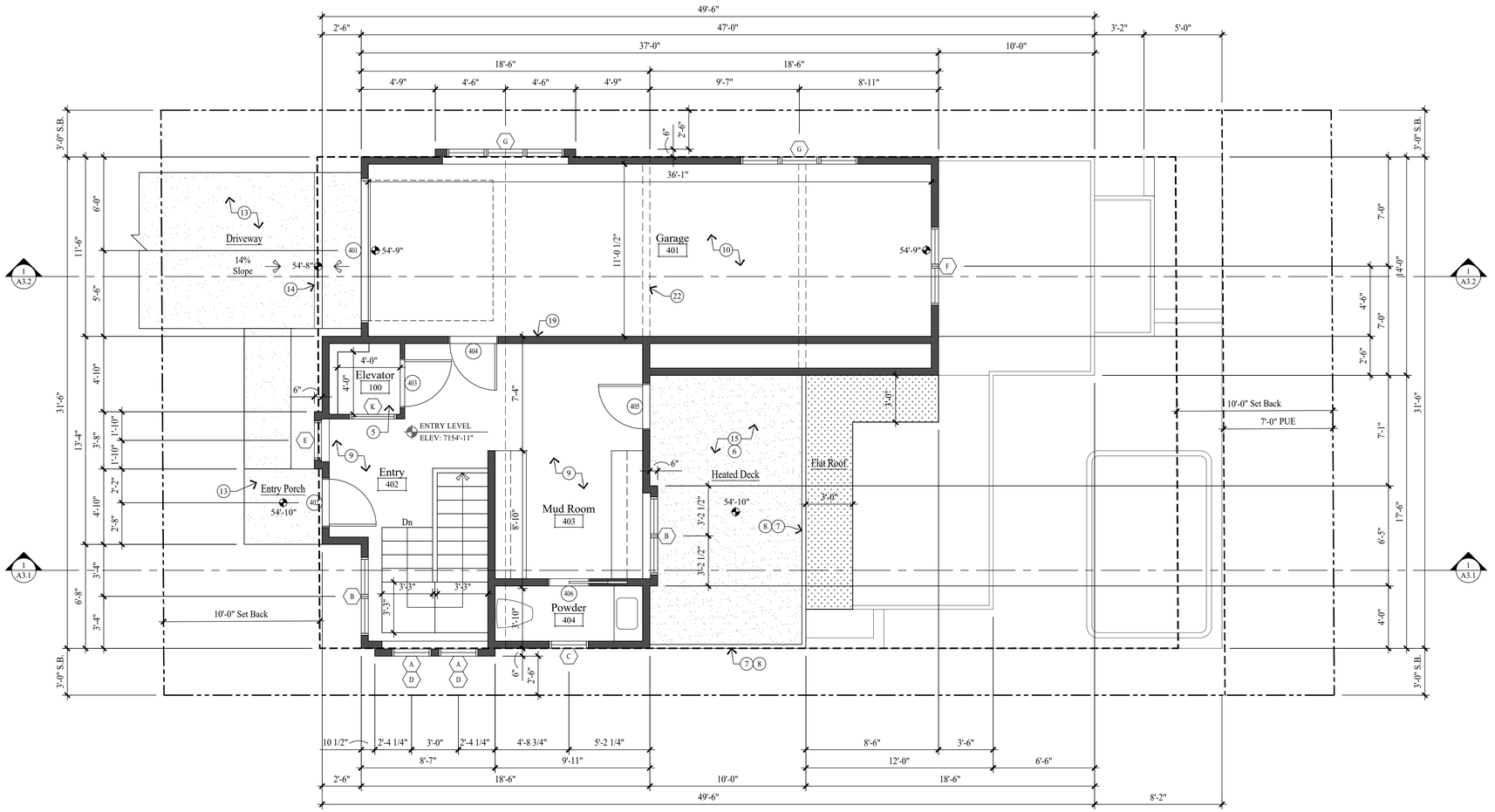
REVISIONS:

DATE:
DECEMBER 05, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.3

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

Garage: 462 s/f
Living Area: 419 s/f

GENERAL NOTES

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NEW 2x FRAMED WALL

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368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ENTRY / GARAGE LEVEL PLAN

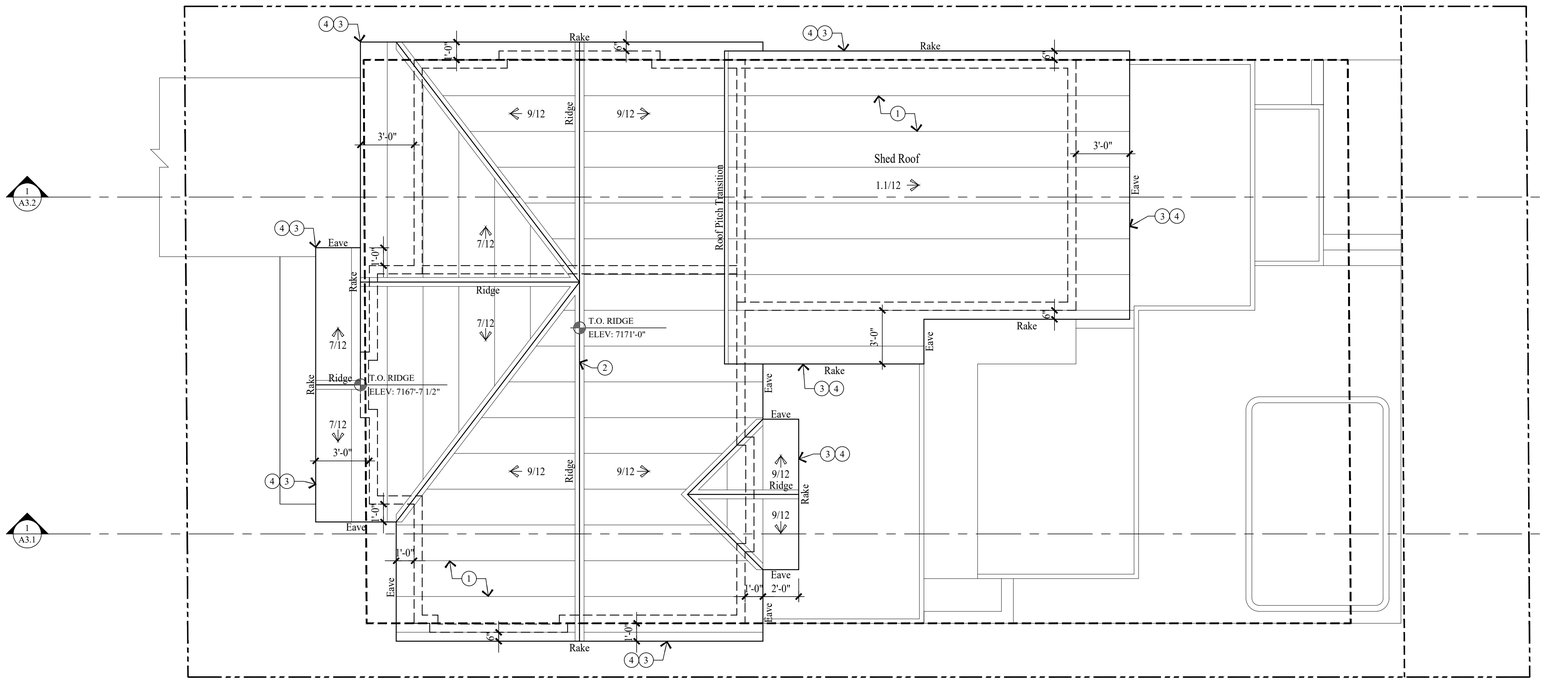
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ROOF PLAN
SCALE: 1/4" = 1'-0"

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.

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BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF PLAN

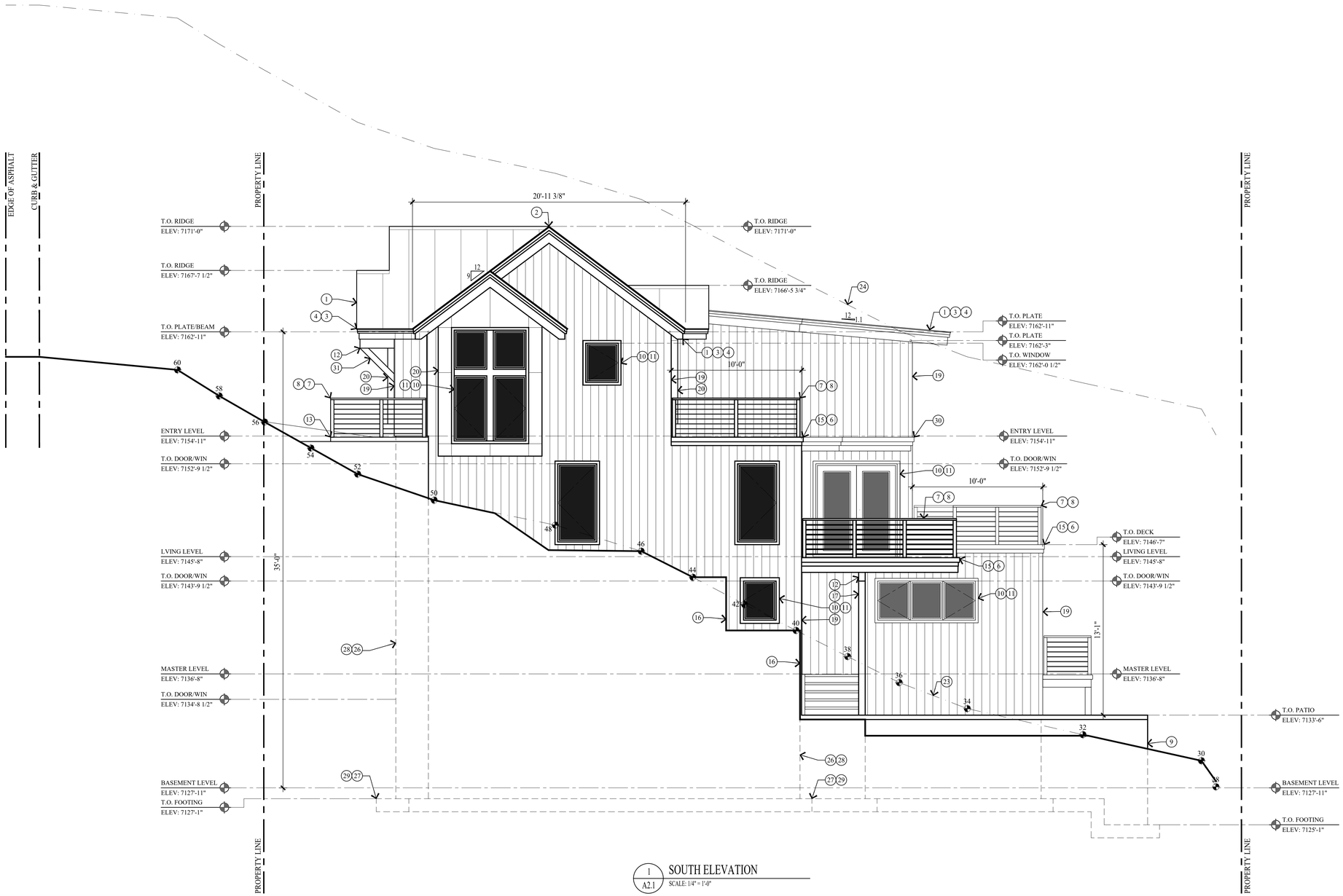
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1 A2.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

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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.
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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.
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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368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

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SOUTH ELEVATION

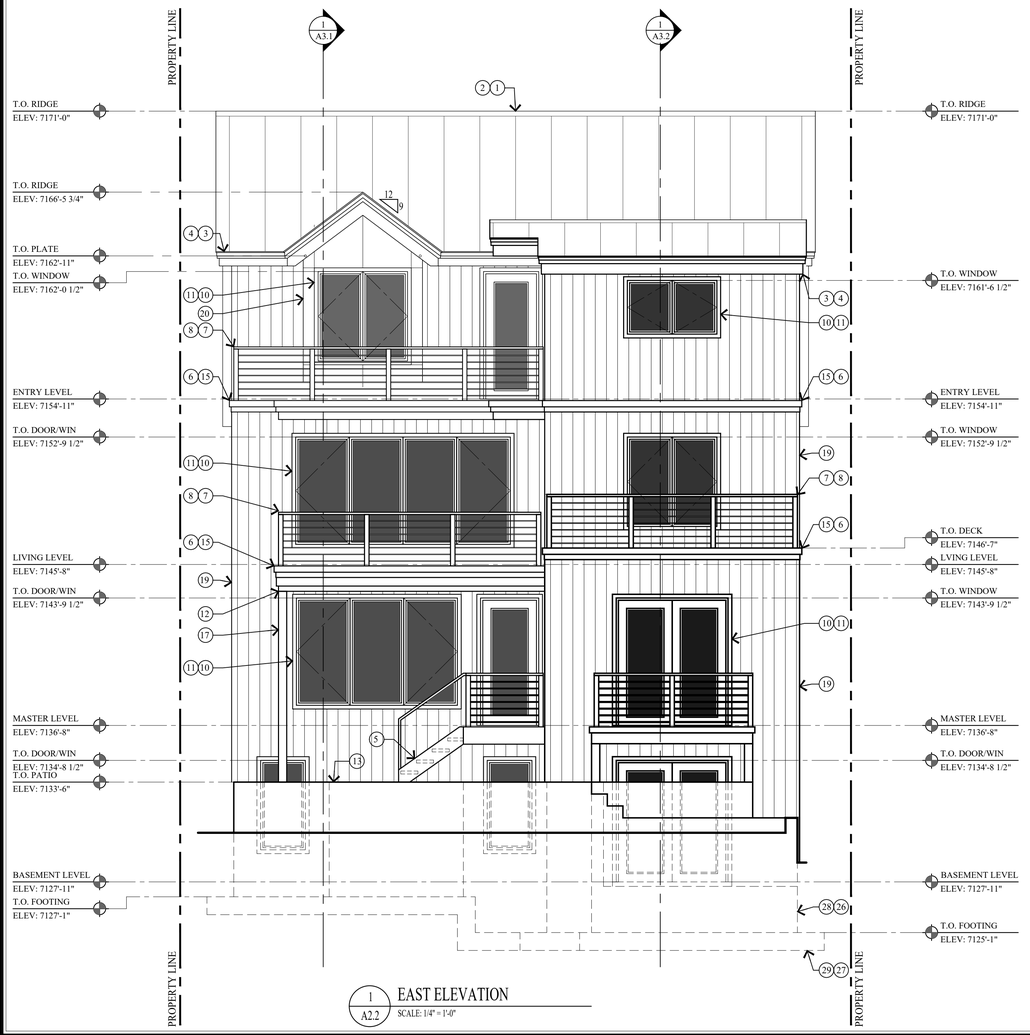
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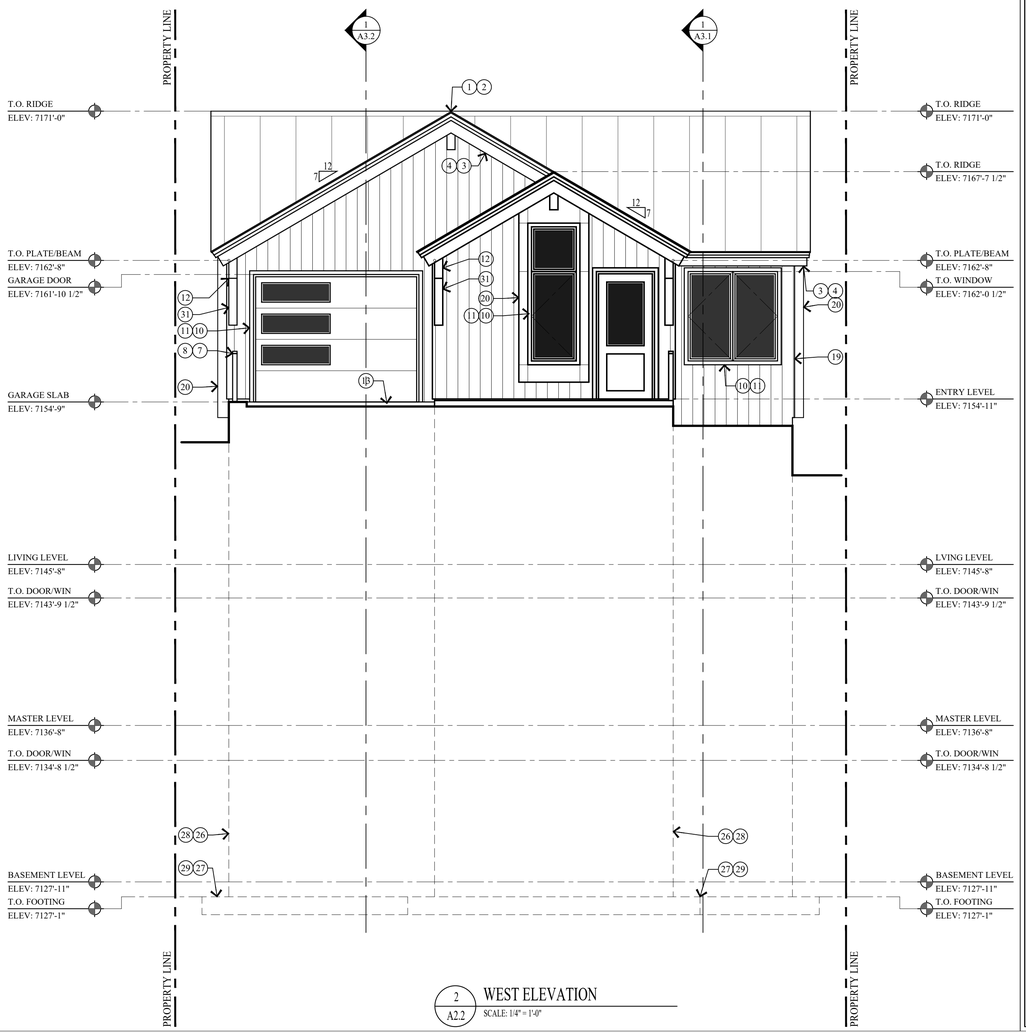
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PROJECT DESCRIPTION:
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HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
WEST ELEVATION
EAST ELEVATION

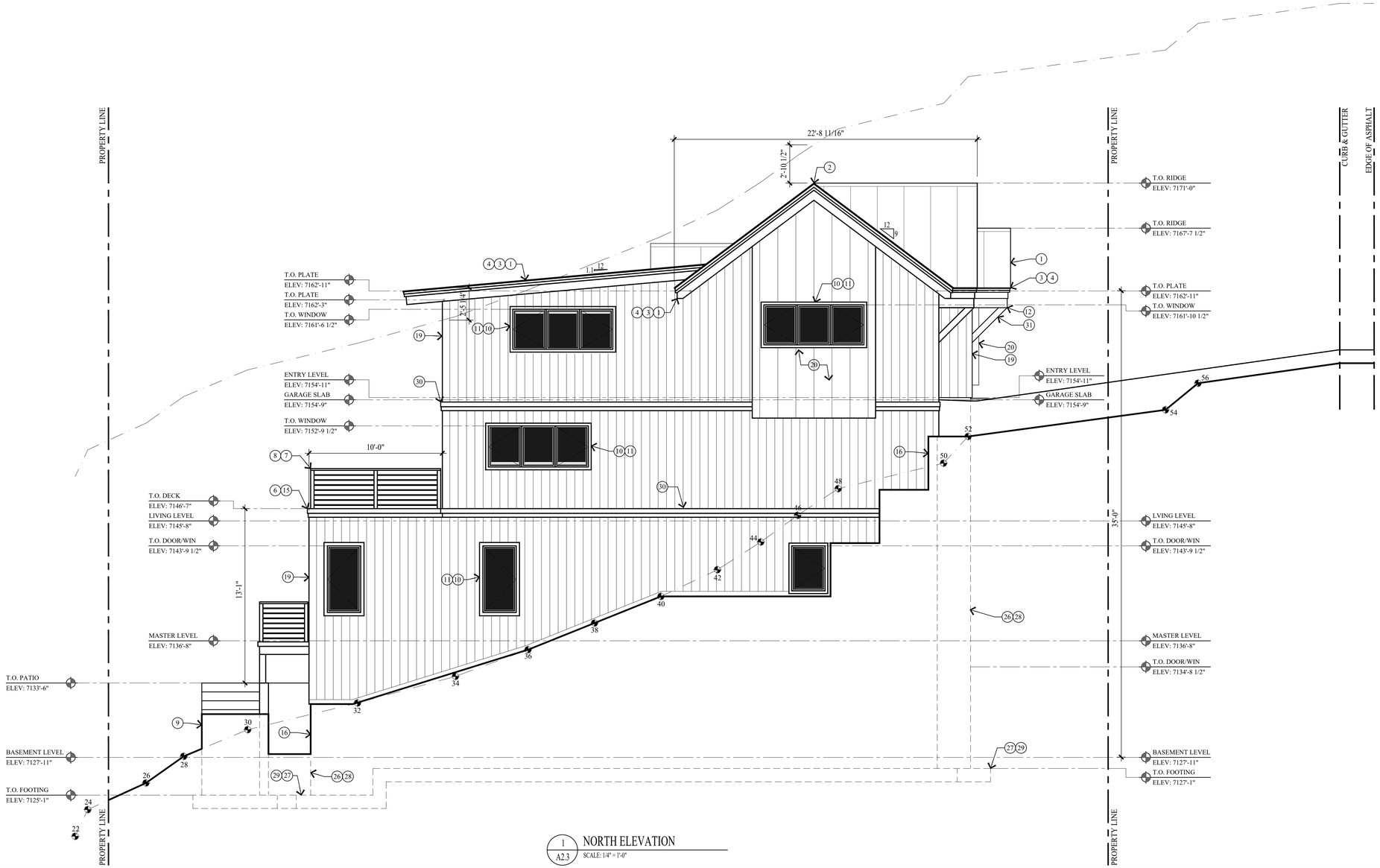
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1 A2.3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

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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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368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
NORTH ELEVATION

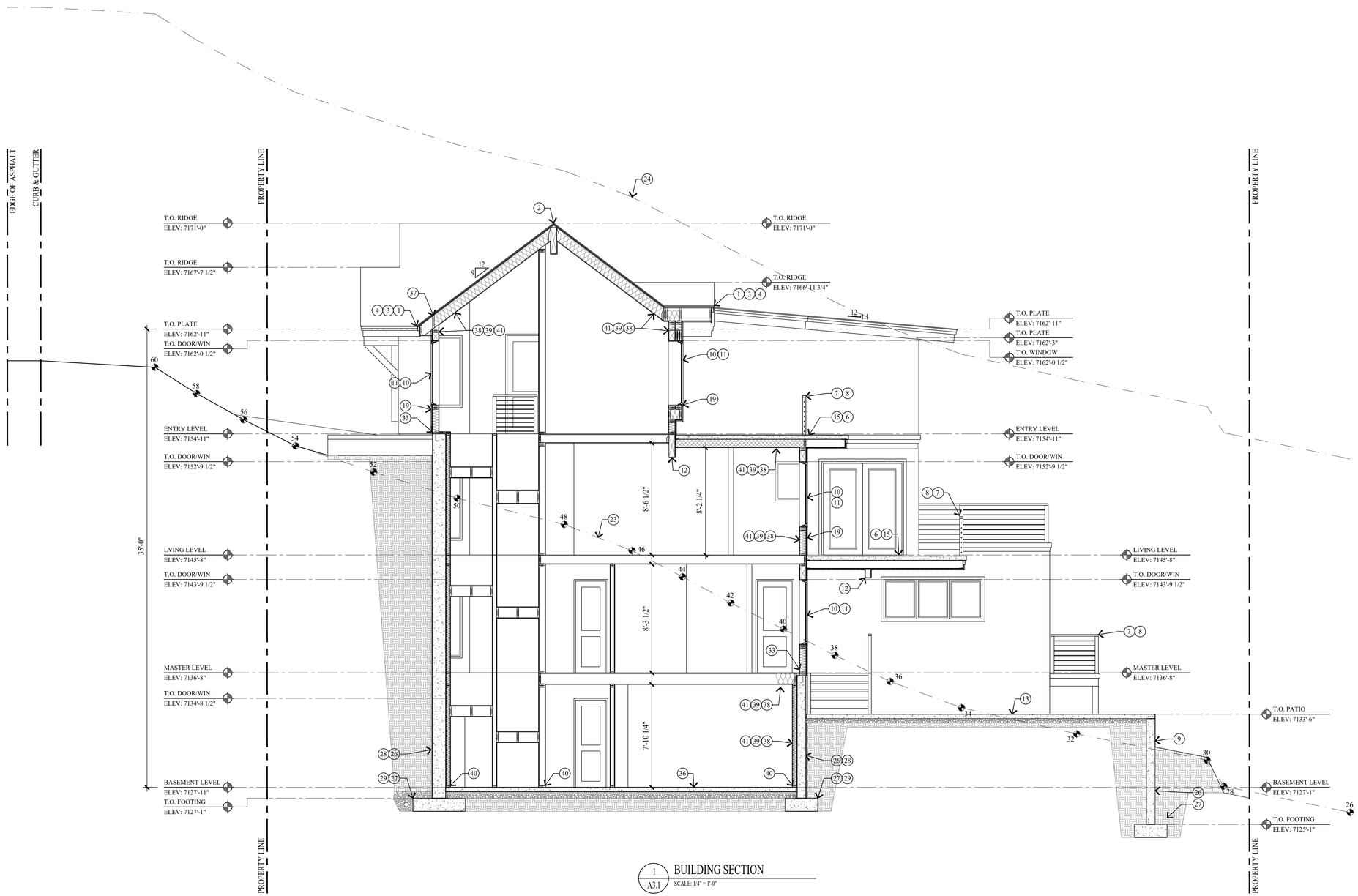
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1 A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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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.
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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.
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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
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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.
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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTIONS

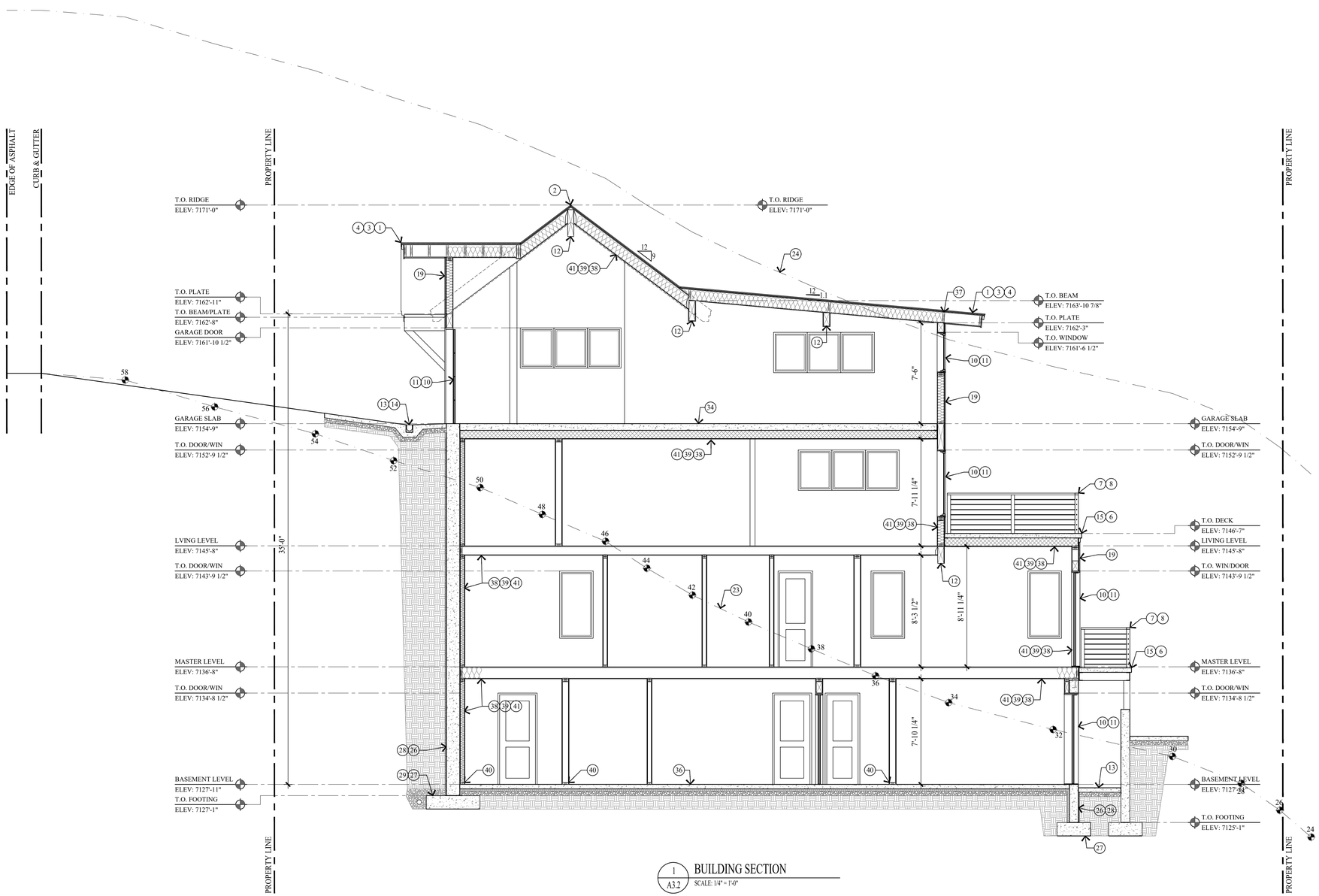
REVISIONS:

DATE:
DECEMBER 05, 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.
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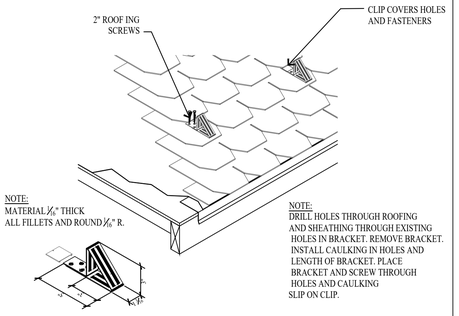
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DECEMBER 05, 2025

PROJECT NUMBER:
2506-01

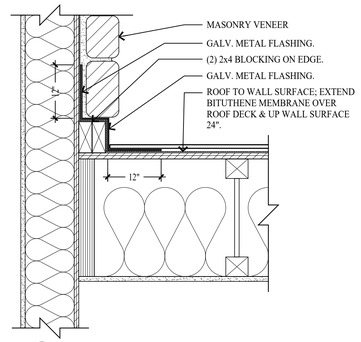
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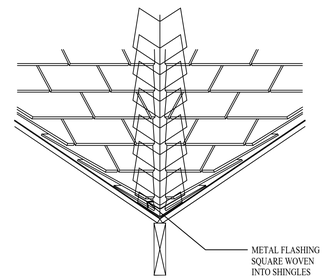
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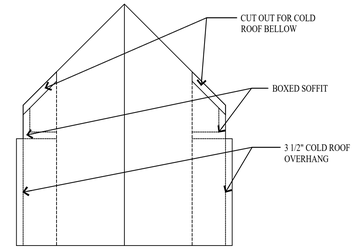
17 / A4.2 SNOW BRAKET DETAIL
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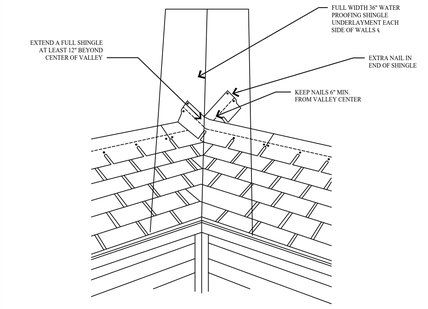
13 / A4.2 MASONRY DETAIL @ CHIMNEY
SCALE: 1 1/2" = 1'-0"



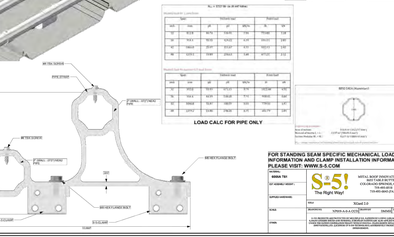
9 / A4.2 CLOSED VALLEY FLASHING
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5 / A4.2 DORMER ROOF
NO SCALE

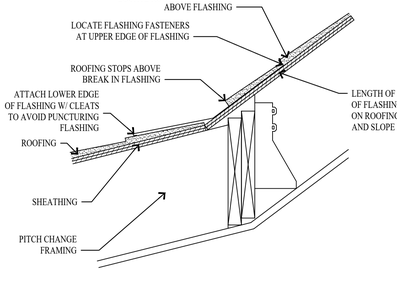


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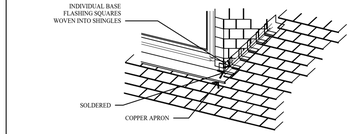


18 / A4.2 EAVE SNOW MELT DETAIL
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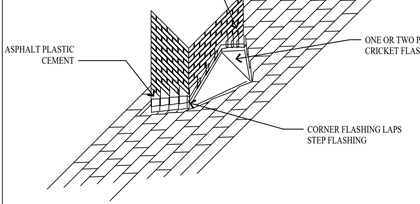
14 / A5.2 METAL CHIMNEY SHROUD
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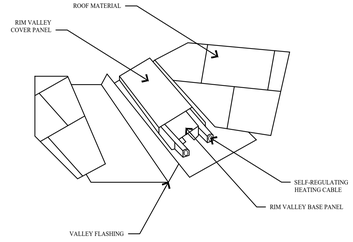
10 / A4.2 DORMER FLASHING DETAIL
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6 / A4.2 VENT FLASHING DETAIL
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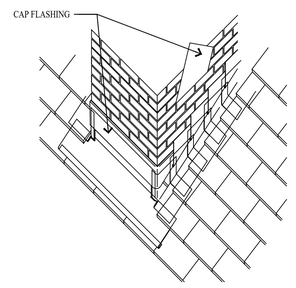


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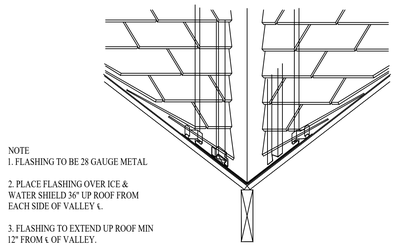


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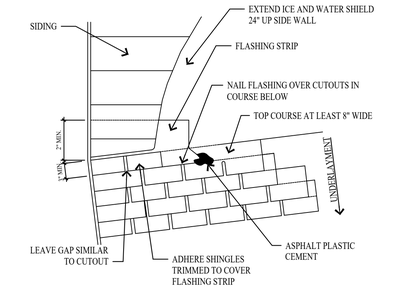
20 / A4.2 SNOW RETENSION BARS DETAIL
NO SCALE



11 / A4.2 CHIMNEY FLASHING
NO SCALE



7 / A4.2 OPEN VALLEY DETAIL
NO SCALE



3 / A4.2 ROOF/WALL FLASHING DETAIL
NO SCALE

12 / A4.2 ROOF PITCH TRANSITION DETAIL
NO SCALE

8 / A4.2 FLASHING DETAIL
NO SCALE

4 / A4.2 CHIMNEY CRICKET FLASHING
NO SCALE

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STAIR / RAILING NOTES

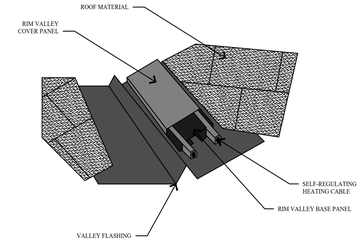
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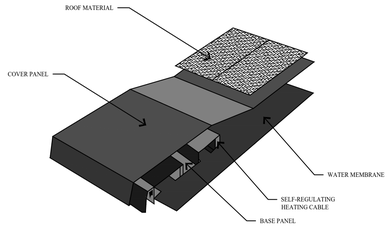
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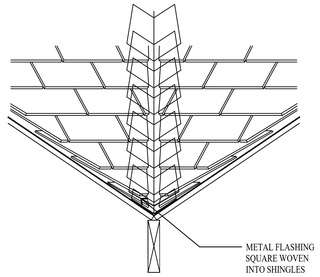
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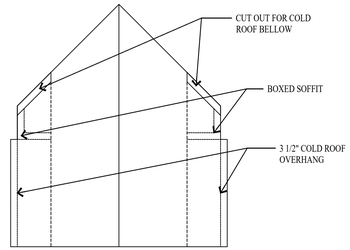
1 A4.2 VALLEY SNOW MELT DETAIL
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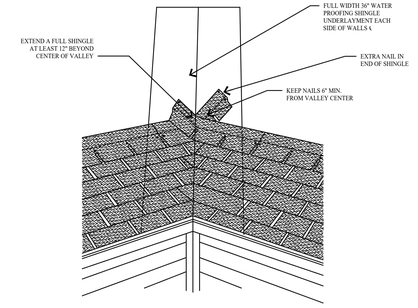
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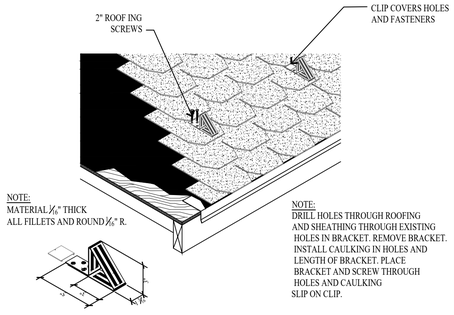
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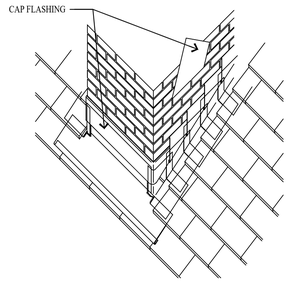
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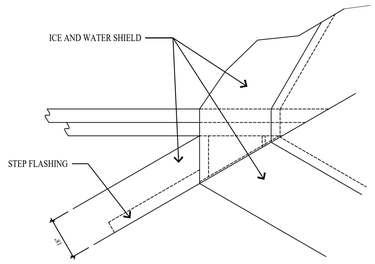
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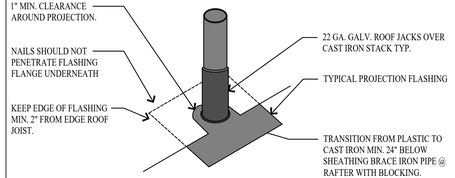
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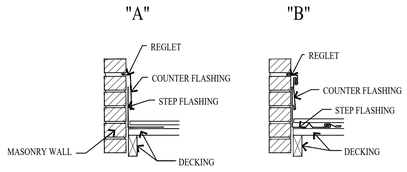
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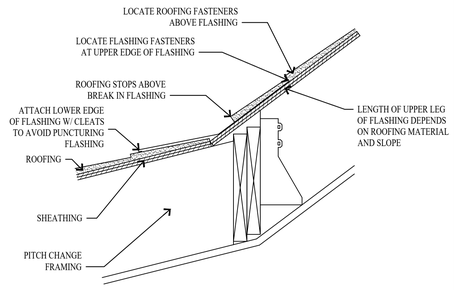
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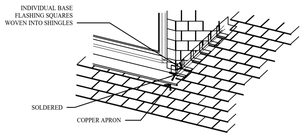
9 A4.2 VENT FLASHING DETAIL
NO SCALE



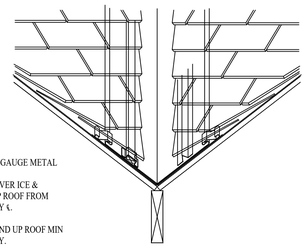
10 A4.2 RAKE WALL FLASHING DETAIL
NO SCALE



11 A4.2 ROOF PITCH TRANSITION DETAIL
NO SCALE



12 A4.2 FLASHING DETAIL
NO SCALE



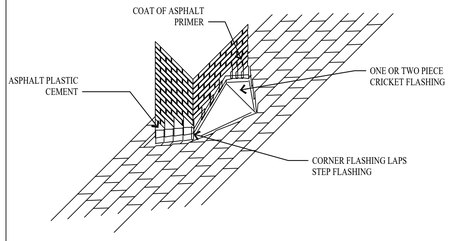
NOTE
1. FLASHING TO BE 28 GAUGE METAL

2. PLACE FLASHING OVER ICE & WATER SHIELD 36" UP ROOF FROM EACH SIDE OF VALLEY ¢.

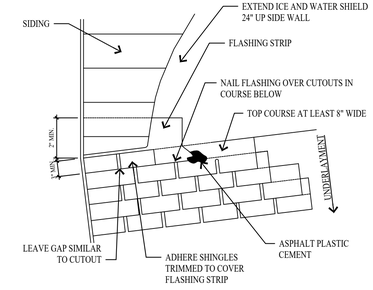
3. FLASHING TO EXTEND UP ROOF MIN 12" FROM ¢ OF VALLEY.

4. IF ROOF PITCH EXCEEDS 6:12 ENLARGE 'V' CRIMP TO 2"

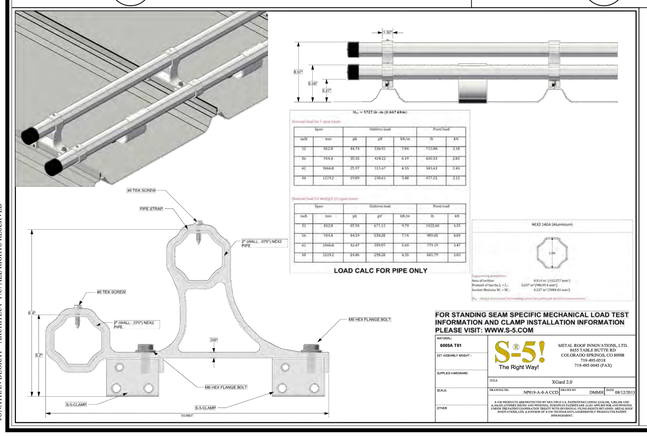
13 A4.2 OPEN VALLEY DETAIL
NO SCALE



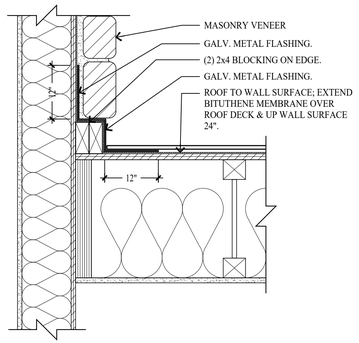
14 A4.2 CHIMNEY CRICKET FLASHING
NO SCALE



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
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF FLASHING DETAILS

REVISIONS:

DATE:
DECEMBER 05, 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	35'-4" / 38'-6"	GYP	5/8" TYPE X GYPSUM BOARD
101	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
102	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
103	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
104	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
105	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
106	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
107	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 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'-7 3/4"	GYP	
111	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
MASTER LEVEL										
201	OFFICE	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
202	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
203	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
204	GYM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
205	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4" / 8'-6 1/2"	GYP	
206	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
207	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
LIVING LEVEL										
301	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-9 1/2" / 8'-1 3/4"	GYP	
302	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-9 1/2" / 8'-1 3/4"	GYP	
303	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-0 1/2" / 8'-1 3/4"	GYP	
304	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
305	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7'-9 1/2" F.V.	GYP	
306	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-9 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 ⟨X⟩	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"	7'-0"	CASEMENT/PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	2'-6" x 5'-0" CASEMENT MULLED TO 2'-6" x 2'-0" PICTURE - SEE ELEVATION
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
L	2'-6"	3'-4"	CASEMENT	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 WIDTH	SIZE HEIGHT	THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
BASEMENT LEVEL										
101	STYLE & RAIL	3'-0"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
102	FRENCH	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
103	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
104	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
105	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	BIFOLD DOOR
106	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
107	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
108	SHOWER	2'-2"	6'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
109	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
110	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
111	SHOWER	2'-2"	6'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
112	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
113	PATIO	6'-0"	6'-8"	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'-0"	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'-0"	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	
211	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.
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	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.
ENTRY / GARAGE LEVEL										
401	OVERHEAD DOOR	9'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER - TEMP GLASS
402	ENTRY	3'-0"	7'-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"	7'-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'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR

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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Architect
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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:
DECEMBER 05, 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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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

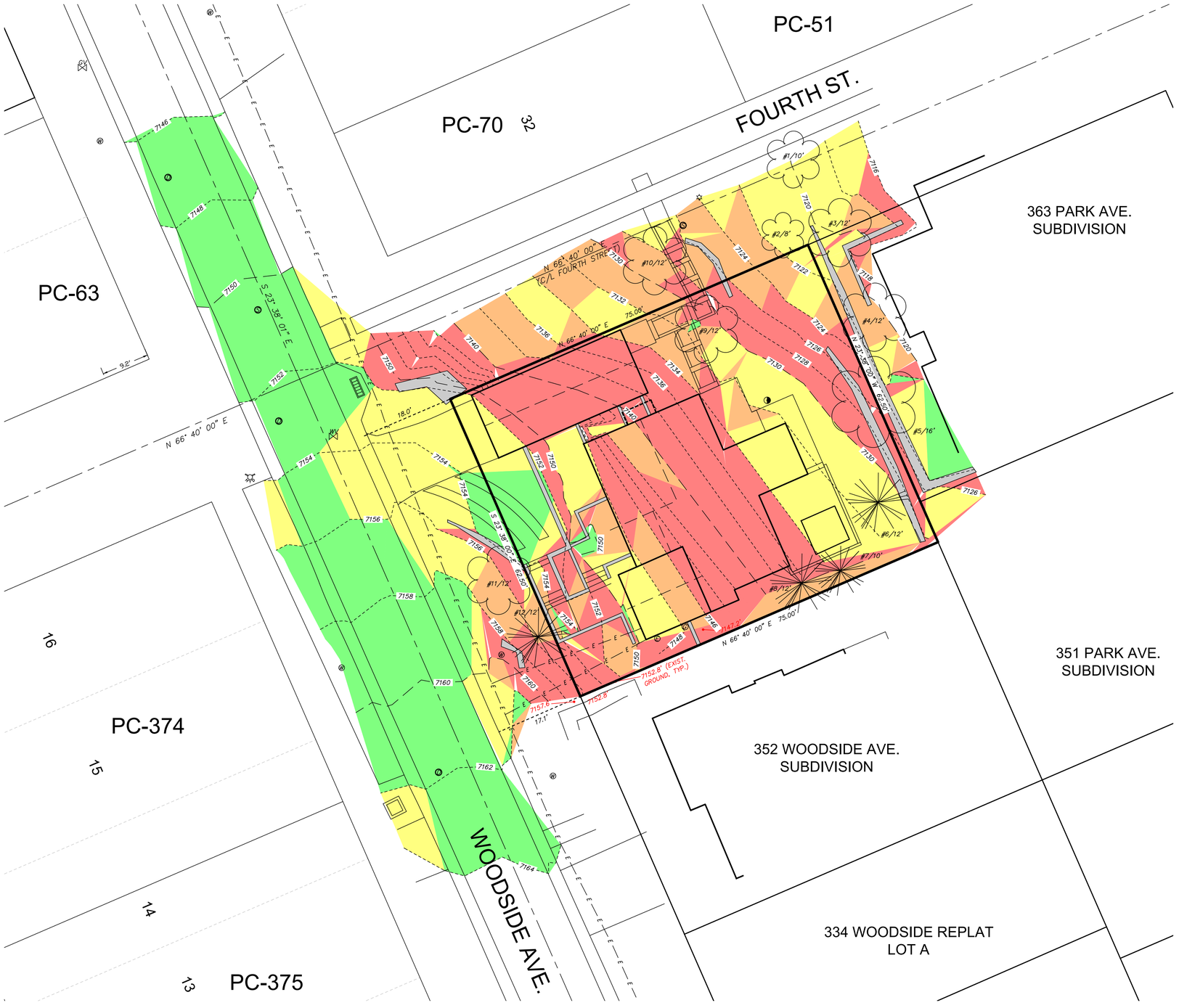
RECORD OF SURVEY & EXISTING CONDITIONS MAP
368 WOODSIDE AVENUE
WARDELL REPLAT SUBDIVISION LOT 1
PARK CITY, UTAH
FOR: LAURA & ROB BEASLEY
DWG: 368 WOODSIDE ROS-ASB 2024.dwg

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, 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
PO Box 682993
Park City, UT 84068
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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

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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:
December 1, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 3



NORTHEAST



NORTHWEST



SOUTHEAST



SOUTHWEST

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368 WOODSIDE AVENUE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE PARK CITY UT 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
December 1, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 1



NORTH



SOUTH



EAST



WEST

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368 WOODSIDE AVENUE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSUDE AVENUE PARK CITY UT 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:

PROJECT NUMBER:
December 1, 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



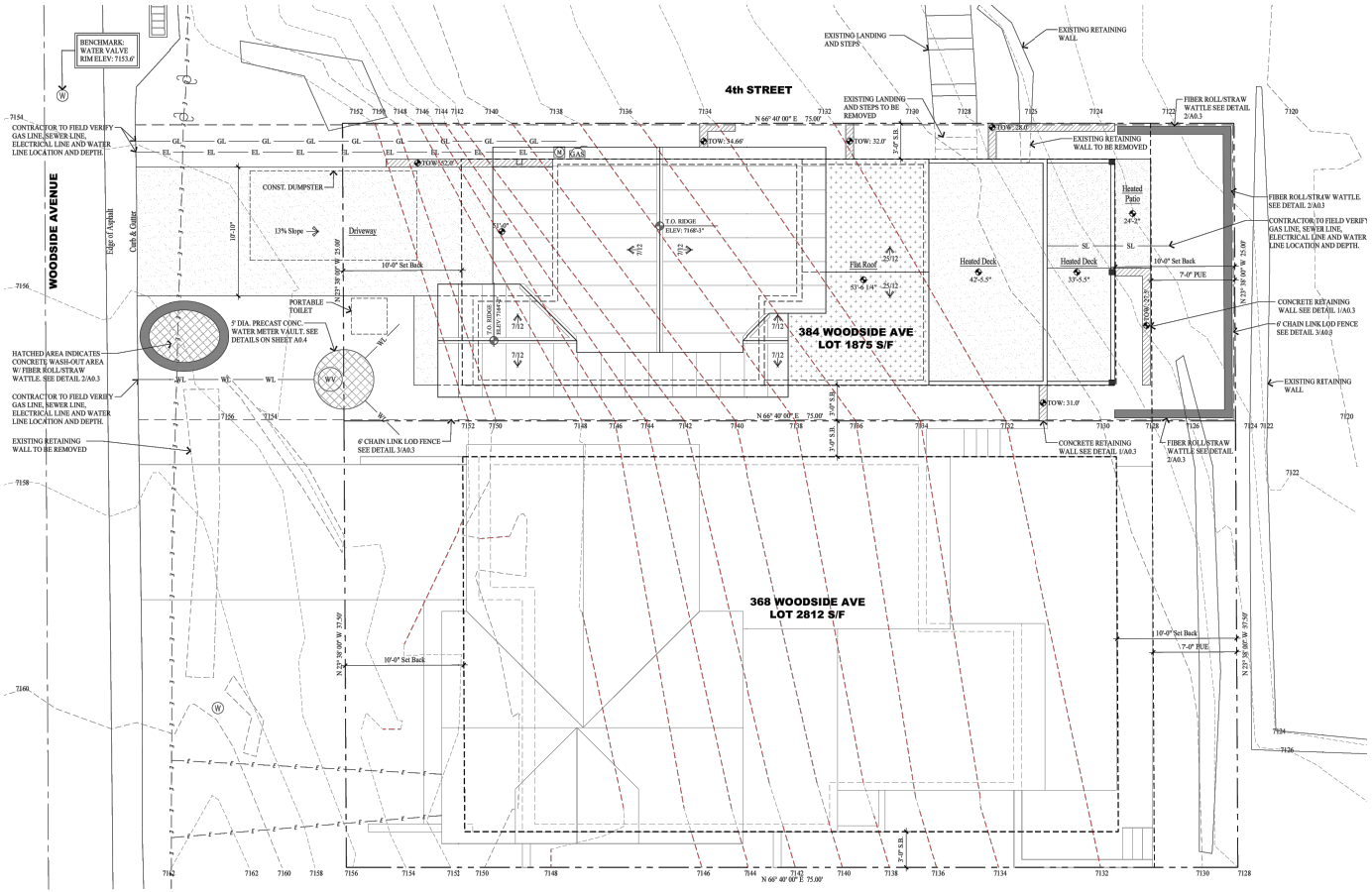
Scott D. Anderson, P.E.

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:	**Land Management Code Amendments** **Public Transit Amenity Areas**
Application:	**PL-25-06762**
Authors:	**Jaron Ehlers, Planner I** **Alec Barton, Senior Planner**
Date:	**December 10, 2025**
Type of Item:	**Legislative – Land Management Code Amendments**

Recommendation

(I) Review proposed amendments to the Land Management Code (LMC) to allow Public Transit Amenity Area improvements within Front Setbacks to facilitate improvements to existing bus stops, and to establish an Administrative Permit process with site design and landscaping requirements, (II) conduct a public hearing, and (III) consider forwarding a positive recommendation to the City Council for consideration on February 3, 2026, as outlined in the Draft Ordinance (Exhibit A).

Description

Applicant:	Engineering Department
Zoning Districts:	Historic Residential-Medium Density (HRM) Historic Recreation Commercial (HRC) Estate (E) Residential Development (RD) Recreation Commercial (RC)
Code Sections Amended:	**Historic Residential-Medium Density** 15-2.4-2 *Uses* 15-2.4-3 *Lot And Site Requirements* **Historic Recreation Commercial** 15-2.5-2 *Uses* 15-2.5-3 *Lot And Site Requirements* **Estate** 15-2.10-2 *Uses* 15-2.10-3 *Lot And Site Requirements* **Residential Development** 15-2.13-2 *Uses* 15-2.13-3 *Lot And Site Requirements* **Recreation Commercial** 15-2.16-2 *Uses*

15-2.16-3 *Lot And Site Requirements*

Supplemental Regulations
15-4-24 *Public Transit Amenity Areas*

Reason for Review: The Planning Commission holds a public hearing and forwards a recommendation to the City Council regarding Land Management Code Amendments. The City Council holds a public hearing and takes Final Action.[1]

ECPO	Entry Corridor Protection Overlay
E	Estate
FPZ	Frontage Protection Zone
GC	General Commercial
HRC	Historic Recreation Commercial
HRM	Historic Residential-Medium Density
LI	Light Industrial
LMC	Land Management Code
RC	Recreation Commercial
RD	Residential Development
ROW	Right-of-Way

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

Background

Park City is using federal, state, and county grants to enhance access to transit and add amenities at 84 bus stops by December 2027. These improvements—collectively known as the Bus Stop Improvement Project—are occurring on a four-year timeline:

2024 – Constructed 18 bus stops, including nine with shelters, and amenities including benches and trash cans at select stops.
2025 – Planned and designed 66 bus stops to be constructed in 2026-27.
2026 – Construct 46 bus stops, including 15 with shelters, and amenities including bike racks, ski racks, and trash cans at select stops.
2027 – Construct 20 bus stops, including six with shelters, and amenities including bike racks, ski racks, and trash cans at select stops.

During the next phase of construction, 10 bus shelters are proposed in nine locations that are partially or fully outside of the Right-of-Way (ROW) and on private property, subject to the regulations of the Land Management Code (LMC). Seven of these shelters are proposed within the Front Setback in Zoning Districts where Public Transit Amenity Areas are not an allowed exception:

Bus Stop ID	Location	Parcel ID	Setback Issue / Zone
20080	PC MARC	PCRCS-1-X	Yes (RD)

[1] LMC § 15-1-7

15070	PC High School North	PCA-2-2300-X	No (ROS, FPZ)[4]
15060	Learning Center	PCA-2-2300-X	No (ROS, FPZ)[4]
50040	Bonanza at Rail Trail	SA-UP-X	Yes (Estate)
1615	All Seasons Condos	[2]	Yes (RD)
1485	Silver King Condos	[3]	Yes (RC)
1250	Library East	SA-372-X	Yes (HRM)
777	Town Lift East[1]	CWST-B4	Yes (HRC)
90070	Montage	HRECRC-LOTC	No (RD; well outside of setbacks)

NOTES

[1] Town Lift East includes two proposed bus shelters on either side of Park Avenue (see Attachment 1)

[2] Common area from plat

[3] Convertible land from plat

[4] The proposed bus shelters are in the Frontage Protection Zone (FPZ). Pursuant to LMC Section 15-2.20-4(D), essential public facilities including bus shelters are allowed in the FPZ with approval of an Administrative Permit or Administrative Conditional Use Permit.



Figure 1: Locations of proposed bus shelters in Old Town, Resort Center, Bonanza Park, and Park Meadows (left) and at the Montage in Upper Deer Valley (inset).

On April 10, 2024, the Planning Commission unanimously forwarded a positive recommendation to the City Council to amend the LMC to:

- Define Public Transit Amenity Area;
- Create LMC Section 15-4-24 establishing an administrative permit and criteria for Public Transit Amenity Areas; and,
- Update LMC Chapters 15-2.4, 15-2.5, 15-2.6, 15-2.16, 15-2.19, and 15-2.20 to include Public Transit Amenity Areas as Allowed Uses and Front Setback Exceptions in the HRM, HRC, Historic Commercial Business (HCB), General Commercial (GC), Light Industrial (LI), Frontage Protection (FPZ), and Entry Corridor Protection Overlay (ECPO) Zoning Districts and Overlay Zones (Meeting Packet, Item 6.G.; Minutes, p. 30).

On May 16, 2024, the City Council expressed concerns about allowing Public Transit Amenity Areas in the proposed Zoning Districts and adopted Ordinance No. 2024-09, limiting Public Transit Amenity Areas in the GC Zoning District only, and within the FPZ and ECPO, and establishing a definition and review criteria for Public Transit Amenity Areas (Minutes, p. 13).

On October 17, 2025, the Engineering Department submitted an analysis request form concerning proposed work on bus shelters outside the ROW. The Planning Department determined updates to the LMC are necessary to allow bus shelters within Front Setbacks on private property in the HRM, HRC, E, RD, and RC Zoning Districts. Staff recommends modifications to the proposed Public Transit Amenity Area criteria to address some of the concerns expressed by the City Council in 2024.

Public Transit Amenity Areas require an administrative permit in the GC Zoning District. The proposed code amendments extend this requirement to the additional Zoning Districts where Public Transit Amenity Areas are a proposed Use and Front Setback exception. The administrative permit process gives outside agencies an opportunity to review projects and confirm compliance with their standards.

Analysis

(I) The proposed updates to the Land Management Code help accomplish the General Plan's goals by helping improve the transit network as well as the recommended Action to accomplish the improvements to the local bus stops by the end of 2026.

The Mission Statement of the General Plan (p. 5) states "We will not increase our road network and look at creative-multimodal solutions to address traffic and mobility." Transportation is also one of the themes of the General Plan (p. 6), with Transportation Strategy 2B to "Build on the Short-Range Transit Plan and Park City Forward to expand the transit network, increase transit frequence and improve regional connections" (General Plan (p. 10)). One of the recommended Actions for Strategy 2B is to "Complete planned upgrades for local bus stops with improved amenities and accessibility features, including relevant route information, by 2026 and begin planning for the next round of improvements starting in 2026" (General Plan Appendix (p. 17)). The proposed LMC Amendments further this Action and the broader General Plan as they will allow for the installation of upgraded bus shelters, which are otherwise prohibited outside the ROW in most Zoning Districts.

(II) The proposed updates to the Land Management Code include allowing Public Transit Amenity Areas as a Use and Front Setback exception in five Zoning Districts and updating the requirements for Public Transit Amenity Areas in LMC Section 15-4-24.

The LMC is designed, enacted, restated and reorganized to implement the goals and policies of the General Plan.[2] One of the purposes of the General Plan is to "provide for well-planned commercial and residential centers, ***safe and efficient traffic and pedestrian circulation***, preservation of night skies and efficient delivery of municipal services." (emphasis added)

Update the Uses and Front Setback Exceptions

Staff recommends updating the LMC to include "Public Transit Amenity Area" as an allowed Use subject to an administrative permit in the HRM, HRC, E, RD, and RC Zoning Districts. Because Public Transit Amenity Areas are intended only on streets with active transit routes, staff recommends limiting where Public Transit Amenity Areas may be allowed:

- In the HRM, HRC, RD, and RC Zoning Districts, new language states, "Limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director." (lines 17-19, 127-129, 351-353, and 523-525)
- Only one parcel in the E Zoning District requires a bus shelter on private property. This parcel is located on the east side of Bonanza Drive, adjacent to the Rail Trail. Because this parcel is an outlier portion of the E Zoning District (see Figure 2), new language is recommended: "Limited to Parcel SA-UP-X." (line 258)



Figure 2: A bus shelter is proposed in the area zoned E (yellow) adjacent to the Rail Trail.

Staff also recommends updating the LMC to allow Public Transit Amenity Areas as Front Setback Exceptions in the HRM, HRC, E, RD, and RC Zoning Districts (lines 100-102,

[2] LMC Section 15-1-2

236-238, 330, 495-497, and 630-632). Public Transit Amenity Areas within Front Setbacks are limited to streets currently served by Park City Transit, identified for future service in the Short-Range Transit Plan, or as approved by the Transportation Director, except in the E Zoning District where they are limited to Parcel SA-UP-X.

Public Transit Amenity Areas

The proposed amendments to LMC § 15-4-24 consist of:

- Updating the first paragraph to include all proposed Zoning Districts where Public Transit Amenity Areas are Allowed Uses subject to an administrative permit (lines 635-636).
- The Transportation Department recommends removing the requirement for trash and recycling for Public Transit Amenity Areas (line 663). Criteria 3 now states, "Trash and recycling, if provided, shall be screened from neighboring properties and the Right-of-Way" (lines 664-665).
- Changing review criteria 6 to reduce the allowed Height from Existing Grade to 12 feet the height of the proposed bus shelters (lines 668-669). There are two proposed exceptions:
    - Overhead electric bus charging infrastructure is allowed in the GC Zoning District only and shall not exceed 20 feet in Height from Existing Grade (lines 670-672).
    - Public Art displays as approved by the Public Art Advisory Board which shall not exceed four feet in Height from the highest point of the bus shelter (lines 673-675), which shall be allowed anywhere a Public Transit Amenity Area is.
- Adding review criteria 9 to clarify that Public Transit Amenity Areas must comply with the Landscaping Code in LMC § 15-5-5(N) for all non-Impervious Surfaces (lines 680-682).

Department Review

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

Public Input

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

Alternatives

The Planning Commission may:

- Forward a positive recommendation for City Council's consideration on February 3, 2026;
- Forward a negative recommendation for City Council's consideration on February 3, 2026;
- Request additional information and continue discussion of the item to a date certain or uncertain.

Exhibit

A: Draft Ordinance

Ordinance No. 2026-XX

AN ORDINANCE AMENDING LAND MANAGEMENT CODE CHAPTERS 15-2.4 *HISTORIC RESIDENTIAL – MEDIUM DENSITY DISTRICT*, 15-2.5 *HISTORIC RECREATION COMMERCIAL DISTRICT*, 15-2.10 *ESTATE DISTRICT*, 15-2.13 *RESIDENTIAL DEVELOPMENT DISTRICT*, 15-2.16 *RECREATION COMMERCIAL DISTRICT*, AND SECTION 15-4-24 *PUBLIC TRANSIT AMENITY AREAS* TO ALLOW PUBLIC TRANSIT AMENITY AREAS TO BE CONSTRUCTED AND MAINTAINED IN SETBACKS

WHEREAS, the Mission Statement of the Park City General Plan states that "We will not increase our road network and look at creative-multimodal solutions to address traffic and mobility;"

WHEREAS, Transportation is one of the themes of the General Plan;

WHEREAS, Transportation Strategy 2B is to "Build on the Short-Range Transit Plan and Park City Forward to expand the transit network, increase transit frequency, and improve regional connections;"

WHEREAS, a recommended Action for Transportation Strategy 2B is to "Complete planned upgrades for local bus stops with improved amenities and accessibility features, including relevant route information, by 2026 and begin planning for the next round of improvements starting in 2026;"

WHEREAS, the Land Management Code implements the goals and policies of the General Plan in part to promote the health, safety, and welfare of the present and future inhabitants, to protect and enhance the vitality of the City's resort-based economy, to provide for safe and efficient traffic and pedestrian circulation, and to protect the Small Town experience;

WHEREAS, for over 50 years, Park City Transit has provided fare-free, safe, efficient, and reliable public transit for residents and visitors;

WHEREAS, the Land Management Code limits transit installations to the Frontage Protection Zone and General Commercial Zone and does not establish transit equipment, infrastructure, or amenities as an Allowed Use in Zoning Districts encompassing major transit stops;

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WHEREAS, these amendments add Public Transit Amenities as an Allowed Use in certain Zoning Districts, and update requirements to construct and maintain a Public Transit Amenity Area;

WHEREAS, on December 10, 2025, the Planning Commission conducted a duly noticed public hearing;

WHEREAS, on December 10, 2025, the Planning Commission forwarded a _____ recommendation for City Council's consideration;

WHEREAS, on February 3, 2026, the City Council conducted a duly noticed public hearing;

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. Municipal Code of Park City Title 15 Land Management Code Chapters 15-2.4, 15-2.5, 15-2.10, 15-2.13, 15-2.16, and Section 15-4-24, as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 3rd Day of February 2026.

PARK CITY MUNICIPAL CORPORATION

Ryan Dickey, Mayor

Attest:

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City Recorder

Approved as to form:

City Attorney's Office

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ATTACHMENT 1

15-2.4-2 Uses

A. **ALLOWED USES**.

1. Single Family Dwelling
2. Duplex Dwelling
3. Secondary Living Quarters
4. Lockout Unit[1]
5. Accessory Apartment[2]
6. Nightly Rental[3]
7. Home Occupation
8. Child Care, In-Home Babysitting
9. Child Care, Family Group[4]
10. Accessory Building and Use
11. Conservation Activity
12. Agriculture
13. Parking Area or Structure with four (4) or fewer spaces
14. Internal Accessory Dwelling Unit[11]
15. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director

B. **CONDITIONAL USES**.

1. Triplex Dwelling
2. Multi-Unit Dwelling

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3. Group Care Facility
4. Child Care Center[4]
5. Public and Quasi-Public Institution, Church, and School
6. Essential Municipal and Public Utility Use, Facility Service, and Structure
7. Telecommunication Antenna[5]
8. Satellite Dish, greater than thirty-nine inches (39") in diameter[6]
9. Bed and Breakfast Inn[7]
10. Boarding House, Hostel[7]
11. Hotel, Minor[7]
12. Office, General[8]
13. Retail and Service Commercial, Minor[8]
14. Retail and Service Commercial, personal improvement[8]
15. Neighborhood Market, without gasoline sales[8]
16. Cafe, Deli[8]
17. Café, Outdoor Dining[9]
18. Parking Area or Structure with five (5) or more spaces
19. Temporary Improvement[10]
20. Recreation Facility, Public
21. Recreation Facility, Private[12]
22. Outdoor Events[10]
23. Fences greater than six feet (6') in height from Final Grade[10]
24. Temporary Structures, excluding yurts.[13]

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C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

[1]Nightly rental of Lockout Units requires a Conditional Use permit.

[2]Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

[3]Nightly Rentals do not include the Use of dwellings for Commercial Uses.

[4]See Section 15-4-9 Child Care and Child Care Facilities. Family Group Child Care and Child Care Center Uses require an Administrative Conditional Use permit

[5]See Section 15-4-14, Telecommunications Facilities.

[6]See Section 15-4-13, Placement of Satellite Receiving Antennas.

[7]Allowed only in Historic Buildings and/or Structures or historically Compatible Structures.

[8]Allowed only in Historic Buildings and/or Structures.

[9]Requires an Administrative Conditional Use permit. Allowed in association with a Café or Deli.

[10]Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

[11]See Section 15-4-7.1, Internal Accessory Dwelling Units. Single-Family Dwellings designated Significant or Landmark Historic Sites on the Park City Historic Sites Inventory are subject to an Administrative Conditional Use Permit.

[12]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

[13]Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in Historic Districts.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 15-35 on 10/12/2015

Amended by Ord. 2020-42 on 9/17/2020

Amended by Ord. 2021-38 on 9/23/2021

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Amended by Ord. 2021-51 on 12/16/2021

Amended by Ord. 2022-08 on 4/28/2022

Amended by Ord. 2024-11 on 5/23/2024

Amended by Ord. 2025-11 on 6/5/2025

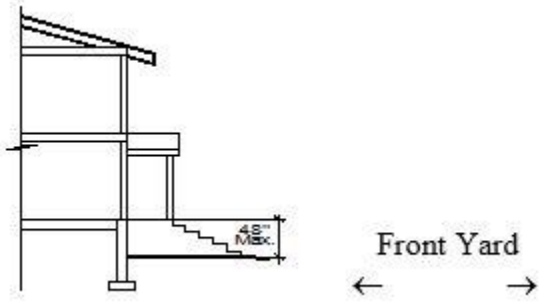
15-2.4-3 Lot And Site Requirements

. . .

E. **FRONT SETBACK EXCEPTIONS**. The Front Setback must be open and free of any Structure except:

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.

2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of a Street or intersection.



3. Decks, porches, and Bay Windows, not more than ten feet (10') wide and projecting not more than three feet (3') into the Front Setback.

4. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.

5. Sidewalks, patios, and pathways.

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6. Driveways leading to a garage or approved Parking Area. No portion of a Front Yard except for approved driveways and patios, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.

7. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director.

. . .

15-2.5-2 Uses

Uses in the HRC are limited to the following:

A. **ALLOWED USES**.[10]

1. Single Family Dwelling[5]
2. Duplex Dwelling[5]
3. Secondary Living Quarters[5]
4. Lockout Unit[1,5]
5. Accessory Apartment[2,5]
6. Nightly Rental[5]
7. Home Occupation[5]
8. Child Care, In-Home Babysitting
9. Child Care, Family Group[3]
10. Child Care Center[3]
11. Accessory Building and Use
12. Conservation Activity
13. Agriculture
14. Bed and Breakfast Inn[4,5]

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15. Boarding House, hostel[5]

16. Hotel, Minor, fewer than sixteen (16) rooms[5]

17. Office, General[5]

18. Parking Area or Structure, with four (4) or fewer spaces[5]

19. Food Truck Location[11]

20. Enclosed Mobile Business Location[14]

21. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director

B. **CONDITIONAL USES.**[9, 10]

1. Triplex Dwelling[5]

2. Multi-Unit Dwelling[5]

3. Guest House, on Lots one (1) acre[5]

4. Group Care Facility[5]

5. Public and Quasi-Public institution, church, or school

6. Essential Municipal public utility Use, facility, service, and Structure

7. Telecommunication Antenna[6]

8. Satellite dish, greater than thirty-nine inches (39") in diameter[7]

9. Plant and Nursery stock products and sales

10. Hotel, Major[5]

11. Timeshare Projects and Conversions[5]

12. Private Residence Club Project and Conversion[4,5]

13. Office, Intensive[5]

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14. Office and clinic, Medical[5]
15. Financial institution, without drive-up window[8]
16. Commercial Retail and Service, Minor[8]
17. Commercial Retail and Service, Personal Improvement[8]
18. Neighborhood Convenience Commercial, without gasoline sales
19. Café or Deli[8]
20. Restaurant, General[8]
21. Restaurant and Café, outdoor dining[4]
22. Outdoor Events and Uses[4]
23. Bar
24. Parking Area or Structure, with five (5) or more spaces[5]
25. Temporary Improvement[4]
26. Passenger Tramway station and ski base facility
27. Ski tow, ski lift, ski run, and ski bridge
28. Recreation Facility, Commercial, Public, and Private[12]
29. Entertainment Facility, Indoor
30. Fences greater than six feet (6') in height from Final Grade[4]
31. Private Residence Club, Off-Site[5]
32. Private Event Facility[5]
33. Temporary Structures, excluding yurts.[13]

C. **PROHIBITED USES**. Unless otherwise allowed herein, any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

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[1]Nightly rental of Lockout Units requires a Conditional Use permit.

[2]Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

[3]See Section 15-4-9, Child Care And Child Care Facilities. Family Group Child Care and Child Care Center Uses require an Administrative Conditional Use permit.

[4]Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

[5]Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue, excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street, 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within Storefront Property; however access, circulation, and lobby areas are permitted within Storefront Property.

[6]See Section 15-4-14, Telecommunication Facilities.

[7]See Section 15-4-13, Placement Of Satellite Receiving Antennas.

[8]If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed Use.

[9]No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

[10]Within the HRC Zoning District, no more than seven (7) Conventional Chain Businesses are permitted in Storefront Properties.

[11]The Planning Director or designee shall upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

[12]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

[13]Requires an Administrative Permit. See Section 15-13-10, Standards for Temporary Structures in Historic Districts.

[14]See Section 15-4-24, Mobile Businesses.

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HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 04-39 on 3/18/2004

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 07-55 on 8/30/2007

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 16-02 on 1/7/2016

Amended by Ord. 2017-45 on 8/17/2017

Amended by Ord. 2018-55 on 10/23/2018

Amended by Ord. 2020-36 on 7/30/2020

Amended by Ord. 2020-42 on 9/17/2020

Amended by Ord. 2021-51 on 12/16/2021

Amended by Ord. 2022-08 on 4/28/2022

Amended by Ord. 2022-16 on 5/26/2022

Amended by Ord. 2022-21 on 10/27/2022

Amended by Ord. 2023-16 on 4/27/2023

Amended by Ord. 2024-11 on 5/23/2024

Amended by Ord. 2025-11 on 6/5/2025

15-2.5-3 Lot And Site Requirements

. . .

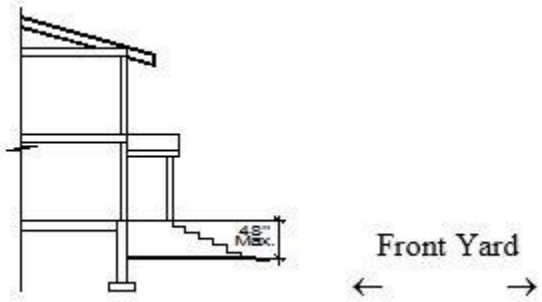
B. FRONT SETBACK EXCEPTIONS. The Front Setback must be open and free of any Structure except:

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.

2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by

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obstructing the view of a Street or intersection.



3. Decks, porches, and Bay Windows, not more than ten feet (10') wide and projecting not more than three feet (3') into the Front Setback.
4. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.
5. Sidewalks, patios, and pathways.
6. Driveways leading to a garage or approved Parking Area. No portion of a Front Yard except for approved driveways and patios, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.
7. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director.

. . .

15-2.10-2 Uses

Uses in the Estate (E) District are limited to the following:

A. **ALLOWED USES**.

1. Single Family Dwelling
2. Duplex Dwelling
3. Secondary Living Quarters

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4. Lockout Unit[1]
5. Accessory Apartment[2]
6. Nightly Rental[1,3]
7. Home Occupation
8. Child Care, In-Home Babysitting[4]
9. Child Care, Family Group[4]
10. Accessory Building and Uses
11. Conservation Activity
12. Agriculture
13. Raising, grazing of horses
14. Parking Area or Structure with four (4) or fewer spaces
15. Internal Accessory Dwelling Unit[12]
16. Public Transit Amenity Area, limited to Parcel SA-UP-X

B. **CONDITIONAL USES.**

1. Guest House
2. Group Care Facility
3. Child Care Center[4]
4. Public and Quasi-Public institution, church, or school
5. Essential municipal public utility Use, facility, service, and Structure
6. Telecommunication Antenna[5]
7. Satellite dish, greater than thirty-nine inches (39") in diameter[6]
8. Plant and Nursery stock products and sales
9. Raising, grazing of livestock

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10. Cemetery
11. Bed and Breakfast Inn
12. Hotel, Minor[7]
13. Hotel, Major[7]
14. Parking Area or Structure with five (5) or more spaces
15. Temporary Improvement[8]
16. Passenger Tramway Station and Base Facility[9]
17. Ski Tow Rope, Ski Run, Ski Lift, and Ski Bridge
18. Outdoor Event[7]
19. Recreation Facility, Public and Private[13]
20. Recreation Facility, Commercial
21. Commercial Stables, Riding Academy
22. Mines and Mine Exploration
23. Vehicle Control Gates[10]
24. Fences greater than six feet (6') in height from Final Grade[8]
25. Support Retail and Minor Service Commercial[11]

C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

[1]Nightly Rental of Lockout Units requires a Conditional Use permit

[2]Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

[3]Nightly Rentals do not include the Use of dwellings for Commercial Uses.

[4]See Section 15-4-9, Child Care and Child Care Facilities. Family Group Child Care and Child Care Center Uses require an Administrative Conditional Use permit.

[5]See Section 15-4-14, Telecommunication Facilities.

[6]See Section 15-4-13, Placement of Satellite Receiving Antennas.

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[7]Subject to regulations of Chapter 15-6, Master Planned Developments.

[8]Requires an Administrative Conditional Use permit.

[9]See Section 15-4-18 Passenger Tramways and Ski Base Facilities.

[10]See Section 15-4-19 Review Criteria for Vehicle Control Gates.

[11]Subject to a Master Planned Development approval. See Chapter 15-6.

[12]See Section 15-4-7.1, Internal Accessory Dwelling Units.

[13]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 04-08 on 3/18/2004

Amended by Ord. 2020-45 on 9/17/2020

Amended by Ord. 2021-51 on 12/16/2021

Amended by Ord. 2022-08 on 4/28/2022

Amended by Ord. 2025-11 on 6/5/2025

15-2.10-3 Lot And Site Requirements

. . .

D. FRONT SETBACK EXCEPTIONS. The required Front Setback must be open and free of any Structure except for the following:

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Walls. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection at back of curb.
2. Uncovered steps leading to the Main Building provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of a Street or intersection.
3. Decks, porches, and Bay Windows, not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Setback.
4. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.

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5. Sidewalks, patios, and pathways.
6. Driveways leading to a garage or Parking Area. No portion of a Front Setback, except for patios, driveways, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.
7. Circular driveways meeting all requirements stated in Section 15-3-4.
8. Public Transit Amenity Area, limited to Parcel SA-UP-X.

. . .

15-2.13-2 Uses

Uses in the RD District are limited to the following:

A. **ALLOWED USES**.

1. Single-Family Dwelling
2. Duplex Dwelling
3. Secondary Living Quarters
4. Lockout Unit[1]
5. Accessory Apartment[2]
6. Nightly Rental[3]
7. Home Occupation
8. Child Care, In-Home Babysitting[4]
9. Child Care, Family Group[4]
10. Accessory Building and Use
12. Conservation Activity Agriculture
13. Parking Area or Structure with four (4) or fewer spaces
14. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays[5]
15. Food Truck Location[16]
16. Internal Accessory Dwelling Unit[17]

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17. Enclosed Mobile Business Location[19]

18. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director

B. **CONDITIONAL USES**.

1. Triplex Dwelling[6]
2. Multi-Unit Dwelling[6]
3. Guest House
4. Group Care Facility
5. Child Care Center[4]
6. Public and Quasi-Public Institution, Church, and School
7. Essential Municipal Public Utility Use, Facility, Service, and Structure
8. Telecommunication Antenna[7]
9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter[8]
10. Raising, grazing of horses
11. Cemetery
12. Bed and Breakfast Inn
13. Hotel, Minor[6]
14. Hotel, Major[6]
15. Private Residence Club Project and Conversion[10]
16. Office, General[6,9]
17. Office, Moderate Intensive[6,9]
18. Office, Medical[6,9]

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19. Financial Institution without drive-up window[6,9]
20. Commercial Retail and Service, Minor[6,9]
21. Commercial, Resort Support[6,9]
22. Café or Deli[6,9]
23. Restaurant, Standard[6,9]
24. Restaurant, Outdoor Dining[10]
25. Outdoor Event[10]
26. Bar[6,9]
27. Hospital, Limited Care Facility[6,9]
28. Parking Area or Structure with five (5) or more spaces
29. Temporary Improvement[10]
30. Passenger Tramway Station and Ski Base Facility[11]
31. Ski Tow, Ski Lift, Ski Run, and Ski Bridge[11]
32. Commercial Parking Lot or Structure
33. Recreation Facility, Public
34. Recreation Facility, Commercial[6]
35. Recreation Facility, Private[18]
36. Entertainment Facility, Indoor[6,9]
37. Commercial Stables, Riding Academy[12]
38. Heliport[12]
39. Vehicle Control Gate[13]
40. Fences and walls greater than six feet (6') in height from Final Grade[10]
41. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays[14]

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42. Amenities Club

43. Club, Private Residence Off-Site[15]

C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

[1]Nightly rental of Lockout Units requires a Conditional Use permit.

[2]Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

[3]Nightly Rentals do not include the Use of dwellings for Commercial Uses. Nightly Rentals are not permitted in the April Mountain, Mellow Mountain Estates Subdivisions, Meadows Estates Subdivision Phases #1A and #1B, Fairway Meadows Subdivision, Hidden Oaks at Deer Valley Phases 2 and 3, Chatham Crossing Subdivision, and West Ridge and West Ridge Phase 2 Subdivision.

[4]See Section 15-4-9, Child Care and Child Care Facilities. Family Group Child Care and Child Care Center Uses require an Administrative Conditional Use permit.

[5]Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License

[6]Subject to provisions of LMC Chapter 15-6, Master Planned Development

[7]See Section 15-4-14, Telecommunication Facilities.

[8]See Section 15-4-13, Placement of Satellite Receiving Antennas.

[9]Allowed only as a secondary or support Use to the primary Development or Use and intended as a convenience for residents or occupants of adjacent or adjoining residential Developments.

[10]Requires an Administrative Conditional Use permit.

[11]As part of an approved Ski Area Master Plan. See Section 15-4-18 Passenger Tramways and Ski Base Facilities.

[12]Omitted.

[13]See Section 15-4-19, Review Criteria For Control Vehicle Gates.

[14]Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic

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Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

[15]Only allowed within a Master Planned Development. Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more units with approved Support Commercial space. A Parking Plan shall be submitted to determine site specific parking requirements.

[16]The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with Municipal Code 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

[17]See Section 15-4-7.1, Internal Accessory Dwelling Units.

[18]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

[19]See Section 15-4-24, Mobile Businesses.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000
Amended by Ord. 02-38 on 9/12/2002
Amended by Ord. 04-08 on 3/4/2004
Amended by Ord. 05-39 on 6/30/2005
Amended by Ord. 06-76 on 11/9/2006
Amended by Ord. 11-05 on 1/27/2011
Amended by Ord. 14-35 on 6/26/2014
Amended by Ord. 2018-23 on 5/17/2018
Amended by Ord. 2018-55 on 10/23/2018
Amended by Ord. 2020-38 on 7/30/2020
Amended by Ord. 2020-45 on 10/1/2020
Amended by Ord. 2021-16 on 4/15/2021
Amended by Ord. 2021-38 on 9/23/2021
Amended by Ord. 2021-52 on 12/16/2021
Amended by Ord. 2021-51 on 12/16/2021
Amended by Ord. 2022-08 on 4/28/2022

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Amended by Ord. 2022-21 on 10/27/2022

Amended by Ord. 2023-16 on 4/27/2023

Amended by Ord. 2025-11 on 6/5/2025

15-2.13-3 Lot And Site Requirements

. . .

C. **FRONT SETBACK EXCEPTIONS**.

1. Within any subdivision, the Planning Commission may designate specific Single Family and Duplex Dwelling Lots on which the Front Setback is ten feet (10') for the Main Building and fifteen feet (15') for the new Front Facing Garage or garage element, including any Habitable Space above the garage. This exception may be granted to:

    a. solve Access problems to Lots with relatively steep Grades,

    b. preserve Significant Vegetation,

    c. eliminate or minimize cut and fill Areas,

    d. promote Clustered Development, and

    e. preserve Open Space.

Lots to which this exception applies must be so designated on the Subdivision Plat at the time the plat is approved.

2. **EXCEPTIONS FOR STRUCTURES.** The Front Setback must be open and free of any Structure except:

    a. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection at back of curb.

    b. Uncovered steps leading to the Main Building, provided the steps are not more than four feet (4') in height from Final Grade, not

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including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of a Street or intersection.

c. Decks, porches, and Bay Windows, not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Setback.

d. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.

e. Sidewalks, patios, and pathways.

f. Driveways leading to a garage or Parking Area. No portion of a Front Yard, except for approved driveways, patios, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.

g. Circular driveways, meeting all requirements stated in Section 15-3-4 herein.

h. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director.

. . .

15-2.16-2 Uses

Uses in the LI District are limited to the following:

A. **ALLOWED USES**.

1. Single Family Dwelling
2. Duplex Dwelling
3. Triplex Dwelling
4. Secondary Living Quarters
5. Lockout Unit[1]
6. Accessory Apartment[2]

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7. Nightly Rental[3]
8. Home Occupation
9. Child Care, In-Home Babysitting[4]
10. Child Care, Family Group[4]
11. Child Care Center[4]
12. Accessory Building and Use
13. Conservation Activity
14. Agriculture
15. Bed and Breakfast Inn
16. Boarding House, Hostel
17. Hotel, Minor
18. Parking Area or Structure with four (4) or fewer spaces
19. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays[5]
20. Food Truck Location[12]
21. Enclosed Mobile Business Location[14]
22. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director

B. **CONDITIONAL USES**.

1. Multi-Unit Dwelling
2. Group Care Facility
3. Public and Quasi-Public institution, church, and school
4. Essential municipal and public utility Use, facility, service, and Structure

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5. Telecommunications Antenna[6]
6. Satellite dish Antenna, greater than thirty-nine inches (39”) in diameter[7]
7. Raising, grazing of horses
8. Cemetery
9. Hotel, Major
10. Timeshare Project and Conversion
11. Timeshare Sales Office
12. Private Residence Club Project and Conversion[9]
13. Office, General[8]
14. Office, Moderate[8]
15. Office and clinic, Medical[8]
16. Financial institution without drive-up window[8]
17. Minor Retail and Service Commercial[8]
18. Retail and Service Commercial, Personal Improvement[8]
19. Transportation Service[8]
20. Neighborhood Market, without gasoline sales[8]
21. Café or Deli[8]
22. Restaurant, General[8]
23. Restaurant, outdoor dining[8,9]
24. Bar[8]
25. Hospital, Limited Care Facility[8]
26. Parking Area or Structure with five (5) or more spaces
27. Temporary Improvement[9]

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28. Passenger Tramway station and ski base facility[10]

29. Ski tow rope, ski lift, ski run, and ski bridge[10]

30. Outdoor Events and Uses[9]

31. Recreation Facility, Public and Private[8,13]

32. Recreation Facility, Commercial[8]

33. Entertainment Facility, Indoor[8]

34. Commercial Riding Stable(s), riding academy[8]

35. Heliport[8]

36. Amenities Club

37. Club, Private Residence Off-Site[11]

C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

[1]Nightly Rental of Lockout Units requires a Conditional Use permit.

[2]Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

[3]Nightly Rentals do not include the Use of dwellings for Commercial Uses.

[4]See Section 15-4-9, Child Care And Child Care Facilities. Family Group Child Care and Child Care Center Uses require an Administrative permit.

[5]Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License. Requires an Administrative Permit.

[6]See Section 15-4-14, Telecommunication Facilities.

[7]See Section 15-4-13, Placement of Satellite Receiving Antennas.

[8]As support Use to primary Development or Use, subject to provisions of LMC Chapter 15-6, Master Planned Developments.

[9]Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

[10]As part of an approved Ski Area Master Plan.

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[11]Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial spaces or Developments that have ten (10) or more units with approved Support Commercial space. A Parking Plan shall be submitted to determine site specific parking requirements.

[12]The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

[13]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

[14]See Section 15-4-24, Mobile Businesses.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000
Amended by Ord. 02-38 on 9/12/2002
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Amended by Ord. 09-10 on 3/5/2009
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Amended by Ord. 15-35 on 10/12/2015
Amended by Ord. 2018-23 on 5/17/2018
Amended by Ord. 2018-55 on 10/23/2018
Amended by Ord. 2020-36 on 7/30/2020
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Amended by Ord. 2023-16 on 4/27/2023
Amended by Ord. 2025-11 on 6/5/2025

15-2.1 6-3 Lot And Site Requirements

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D. **FRONT SETBACK EXCEPTIONS**. The Front Setback must be open and free of any Structure except:

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection at back of curb.

2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause danger or hazard to traffic by obstructing the view of a Street or intersection.

3. Decks, porches, and Bay Windows not more than ten feet (10') wide, projecting not more than five feet (5') into the Front Yard.

4. Roof overhangs, eaves and cornices projecting not more than three feet (3') into the Front Yard.

5. Sidewalks, patios, and pathways.

6. Driveways leading to a garage or Parking Area. No portion of a Front Yard except for approved driveways, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.

7. Circular driveways meeting all requirements stated in Section 15-3-4 herein.

8. Public Transit Amenity Area, limited to streets currently served by Park City Transit, identified in the Short-Range Transit Plan for future service, or as approved by the Transportation Director.

. . .

15-4-24 Public Transit Amenity Areas

Public Transit Amenity Areas are an Allowed Use in the ~~[General Commercial]~~ HRM, HRC, E, RD, RC, and GC Zoning Districts, subject to the limitations in Chapter 15-2.

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A. ADMINISTRATIVE PERMIT REQUIRED. A Public Transit Amenity Area requires an Administrative Permit approval by the Planning Director and City Engineer prior to submittal for a Building Permit.

1. NOTICE. Staff shall mail courtesy notice pursuant to Sections 15-1-12 and 15-1-21.

B. APPLICATION. Applicants shall submit the following:

1. GENERAL DESCRIPTION. An overview of the proposed scope of work, including construction timeline, materials, lighting, signs, landscaping, and Structures.
2. SITE PLAN. The site plan shall be to scale not to exceed one inch to 100 feet, indicating in detail how the proposal will comply with the International Building Code and this Section. The site plan shall:
    a. Indicate the location of the Public Transit Amenity Area on the Property and clearly show distances from all Property Lines and Existing Structures.
    b. Identify elevation contours using United States Geological Survey (USGS) measurements.
    c. Detail all encroachments into the Right-of-Way.
    d. Identify all existing Significant Vegetation within twenty feet (20') of the proposed Public Transit Amenity Area.
    e. Identify dedicated snow storage Areas.

C. REVIEW CRITERIA.

1. The Applicant shall provide written notice of the Property Owner's permission.
2. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
3. ~~[Trash and recycling shall be provided.]~~
3. Trash and recycling, if provided, shall be ~~[sufficiently]~~ screened from neighboring properties and the Right-of-Way.
4. Signs shall comply with Municipal Code Title 12.
5. Lighting shall comply with Section 15-5-5(J).

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6. Except as outlined below, Structures shall not exceed [~~20~~] 12 feet in Height from Existing Grade.
    a. Overhead electric bus charging infrastructure is allowed in the GC Zoning District only and shall not exceed 20 feet in Height from Existing Grade.
    b. Public Art displays on top of a bus shelter approved by the Public Art Advisory Board shall not exceed four feet in Height from the highest point of the bus shelter.
7. Installations shall comply with Site Distance Triangle requirements with review and approval by the Engineering Department.
8. The Planning Department shall determine the Limits of Disturbance and shall require mitigation for loss of Significant Vegetation.
9. All areas affected by the Construction Activity of the Public Transit Amenity Area which are not Impervious Surfaces shall be restored in compliance with Section 15-5-5(N).

HISTORY

Adopted by Ord. 2024-09 on 5/16/2024

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Planning Commission
Staff Report

Subject: **Park Meadows Plaza**
1500 Kearns Boulevard
Application: **PL-25-06599**
Authors: **Virgil Lund, Planner II**
Alec Barton, Senior Planner
Date: **December 10, 2025**
Type of Item: **Work Session – Conditional Use Permit**
Master Planned Development

Recommendation

Review the proposed Park Meadows Plaza Master Planned Development and provide input on whether additional information is needed to evaluate the Applicant's requested Building Height and Setback exceptions.

Description

Applicant:	SMP 1500, LLC Ed Lewis, CEO Kensington Investment Company Shane Rensmon, President of Real Estate Development
Location:	1500 Kearns Boulevard
Zoning District:	General Commercial and Frontage Protection Zone
Adjacent Land Uses:	North and East – Future HOPA Affordable Housing site, Park City High School South – Prospector Square West – Wells Fargo Bank
Reason for Review:	The Planning Commission reviews, conducts a public hearing, and takes Final Action on Conditional Use Permits and Master Planned Developments.[1]

CUP	Conditional Use Permit
FPZ	Frontage Protection Zone
GC	General Commercial
LMC	Land Management Code
MPD	Master Planned Development
ROW	Right-of-Way

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

[1] LMC § 15-1-8

Summary

See the August 27, 2025 Staff Report for background and history on 1500 Kearns Boulevard.



Figure 1: 1500 Kearns Boulevard.

The Applicant proposes to redevelop the Park Meadows Plaza at 1500 Kearns Boulevard, which includes restaurant, retail, and office Uses, with a mixed-use development that will have 117 residential Units (97 market rate and 20 affordable) totaling 106,231 net square feet, 9,486 square feet of commercial space, and 20,032 square feet of amenity space including rooftop decks and patios. The Applicant proposes Off-Street Parking in an underground garage.

The Planning Commission reviewed a prior submittal for 1500 Kearns Boulevard at a work session on August 27, 2025 (Meeting Packet, Item 5.A; Minutes, p. 3). Regarding the Applicant's requested Building Height exception and the criteria required to be met for the Planning Commission to grant an exception, the Planning Commission provided the following input:

- Applicant must provide increased Setbacks and separations from adjacent projects to qualify for a Building Height exception, and the Applicant does not meet this requirement – rather, they request reduced Setbacks.
- Applicant must provide more than the minimum Open Space required and the Open Space must be publicly accessible to qualify for a Building Height exception – the Applicant does not meet this requirement.
- A Site-specific analysis including a solar study is needed to determine whether Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation must be mitigated.

The Commission's feedback on the requested Setback reductions included:

- The Applicant must better justify their request for a 15-foot Side Setback reduction.
- The Applicant's request for a 15-foot Setback reduction conflicts with the Building Height exception criteria.

- The Applicant must either increase the Setbacks or reduce the Building Height.
- Increased architectural interest and variation along Monitor Drive is needed.
- The site plan must provide improved and increased circulation and Open Space (Minutes).

Following the work session, the Applicant prepared an updated submittal with minor changes to publicly accessible Open Space and a solar/shadow study (Exhibit A). The Applicant also now proposes controlled daytime pedestrian access from Monitor Drive to Kearns Boulevard via the project's central plaza. The updated submittal includes six additional affordable units and decreases both residential and commercial square feet. However, no changes to Building Height or Setbacks are proposed. The Applicant continues to request a nearly 15-foot exception from the maximum 35-foot Building Height and a 15-foot reduction in the required 25-foot perimeter Setback. At staff's request, the Applicant provided an alternative site design and volumetrics indicating a potential project layout when the 25-foot perimeter Setback requirement is met (Exhibit C).



Figure 2: Proposed Level 1 Site Plan (Left) and Alternate Site Plan Complying with 25-Foot Side Setbacks (Right).



Figure 3: Proposed Renderings (Left) and Alternate Volumetrics for Structure Complying with 25-Foot Side Setbacks (Right).

The table on page 4 outlines the square footage and unit count changes between the previous and the current proposal.

	Previous Submittal	Current Proposal	Change
Affordable Units	14	20	+6
Total Units	113	117	+4
Residential Square Feet	109,099	106,231	-2,826
Commercial Square Feet	11,536	9,486	-2,050
Amenity Square Feet	24,208	20,032	-4,176
Building Height	49’ 6”	49’ 6”	No change
Front Setback	30’	30’	No change
Side Setback	10’	10’	No change
Rear Setback	25’	25’	No change
Parking Spaces	211	214	+3

This staff report addresses the Applicant’s requested exceptions to Building Height and Setbacks.

Analysis

The Applicant requests 15 feet of additional Building Height to reach nearly 50 feet in the General Commercial Zoning District, which limits Building Height to 35 feet. Applicants must provide increased Setbacks to qualify for a Building Height exception. However, the Applicant also requests the Planning Commission grant a 15-foot reduction to Side Setbacks.

The maximum Building Height in the General Commercial (GC) Zoning District is 35 feet from Existing Grade.[2] The Applicant is requesting Building Height up to 49 feet 6 inches above the Site’s current grade.[3]

For Master Planned Developments, the Planning Commission may grant additional Building Height if the Applicant demonstrates they meet the six criteria in LMC § 15-6-5(F) based upon site-specific review. The Applicant bears the burden of proof.

The six criteria are listed below with the Applicant’s updated responses in quotations (Exhibit B – Applicant’s Narrative for Increased Building Height and Reduced Setbacks). Staff analysis is included in *italics*.

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

[2] LMC § 15-2.18-4

[3] Because the Site is disturbed, a Determination of Natural Grade is required. The Applicant submitted—and the City is evaluating—a survey prepared by Talisman Civil Consultants showing interpolated Natural Grade and the current grade of the Site. Once the City’s evaluation is complete, the survey will be used to establish Existing Grade, and the proposed Building Height may vary accordingly.

increased square footage or Building volume is from the Transfer of Development Credits.

The GC Zoning District is a volume-based zone. This means density is determined by Setbacks, Building Height, parking, and Open Space. In response to this criterion, the Applicant provided the following:

According to the Applicant, "[t]he additional building height does not result in increased square footage over what is allowed by the underlying zone."

The Applicant proposes underground parking, so volume is established by Setbacks, Building Height, and Open Space. LMC § 15-2.20-4(A) establishes a Setback of 30 feet in the Frontage Protection Zone. LMC § 15-6-5(C) requires a 25-foot Setback around the exterior boundary of an MPD for Parcels greater than two acres. LMC § 15-2.18-4 establishes a Zone Height of 35 feet from Existing Grade in the GC Zoning District. LMC § 15-6-5(D) establishes the minimum Open Space requirement for redevelopment of existing Developments as 30%.

Based on the required Setbacks, Building Height, and Open Space, the maximum Building volume for the site is approximately 243,000 square feet. The Applicant proposes Buildings with a gross floor area of 181,742 square feet and is under the allowable density.

LMC § 15-5-8 requires Structures that exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the Structure at each 120 foot interval, or less if the Developer desires, reflecting a change in function or scale. The Applicant's plans comply with this requirement of the LMC. The Planning Commission must find "desired architectural interest and variation" for a reduction of Setbacks, and this may include additional adjustments to massing and façade variation beyond the minimum requirements of LMC § 15-5-8.

2. **Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site-specific analysis.**

In response to this criterion, the Applicant states:

"The additional building height has been stepped back from the adjacent properties to minimize and mostly eliminate any additional shadows or loss of solar access or air circulation. Please see the solar study. The stepping back also minimizes views of the additional height as seen from the surrounding properties."

The Applicant submitted a solar/shadow study illustrating the impacts of the proposed project at 9 a.m., noon, and 5 p.m. during the summer and winter solstices and spring and fall equinoxes:

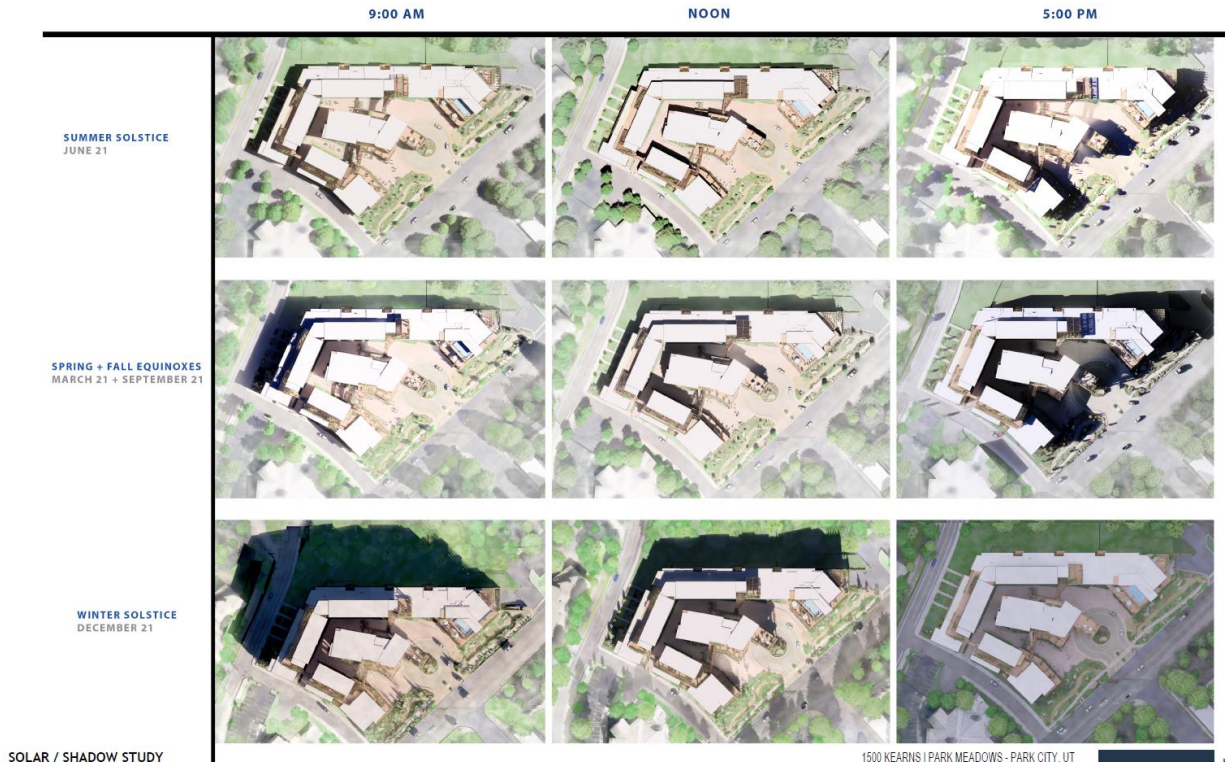


Figure 4: Applicant's Solar Study for 1500 Kearns.

While there is not a significant loss of solar access to the property to the north (the future HOPA development) during most seasons, staff finds the Applicant's solar study shows significant shading of the north during the morning hours of the Winter Solstice.

3. **There is adequate Landscaping and buffering from adjacent Properties and Uses.**

In response to this criterion, the Applicant states:

"More than adequate landscaping and buffering has been provided around the perimeter of the property."

LMC § 15-6-5(C)(1) states that the minimum Setback around the exterior boundary of an MPD is 25 feet for Parcels greater than two acres. The Applicant proposes a 15-foot reduction in Setbacks to 10 feet for both Side Yards adjacent to the property to the north (the future HOPA project) and Wells Fargo (southwest), minimizing the landscaped buffer that is otherwise required through code.

Additionally, landscaping along adjacent properties where the Setback reduction is requested is paved to accommodate existing and future drive aisles and fire access lanes. The Side Yard adjacent to the Wells Fargo property abuts a 25-foot drive aisle

and fire access lane on adjacent property. The Side Yard adjacent to the future HOPA property abuts a proposed 19-foot fire access lane on the adjacent property.

The 25-foot Rear Yard abuts Monitor Drive and includes sidewalks and landscaping. The 100-foot FPZ impacts the property's Front Yard. The Front Yard includes landscaping, sidewalks, and a multi-use trail.

4. Increased Setbacks and separations from adjacent projects are proposed.

In response to this criterion, the Applicant states:

"Increased setbacks (beyond the setbacks of the three-story portions) have been provided for the additional-height portions of the building. To compensate for the additional height- building mass, height and density has been greatly reduced along the most public facing elevation along Kearns Blvd" (Exhibit B – Applicant's Narrative for Increased Building Height and Reduced Setbacks).

The minimum Setback around the exterior boundary of an MPD is 25 feet for Parcels greater than two acres.[4] 1500 Kearns Boulevard is 2.71 acres and requires a 25-foot perimeter Setback and a 30-foot Setback along the Frontage Protection Zone. The Applicant proposes a 30-foot Setback on the South property line to comply with the FPZ and a 25-foot Setback on the North property line along Monitor Drive.

The Planning Commission may decrease the required perimeter Setback from 25 feet for MPDs greater than two acres to the zone-required Setback ***if it is necessary to provide desired architectural interest and variation.*** *The Applicant requests Setback reductions from the required MPD perimeter Setback of 25 feet to the GC Zoning District Setback of 10 feet.*

A Building Footprint encroachment of 15 feet into what would otherwise serve as a buffer between developments conflicts with LMC § 15-6-5(F) criterion numbers 3 and 4 which require landscaping and ***increased*** *Setbacks from adjacent properties.*

The images below show the changes the Applicant has made to the north side of the Structure. The building cutouts increased from 203 square feet each to 308 square feet each, and the exterior deck has been reduced from 1,247 square feet to 1,039 square feet.

[4] LMC § 15-6-5(C)

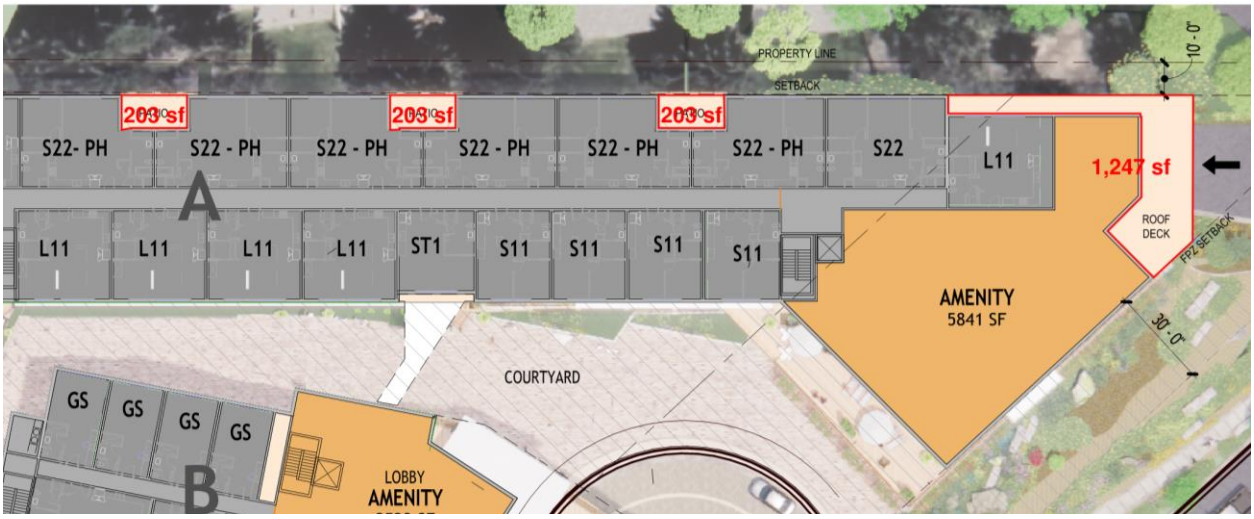


Figure 5: August 27, 2025 Plans Reviewed by Planning Commission.

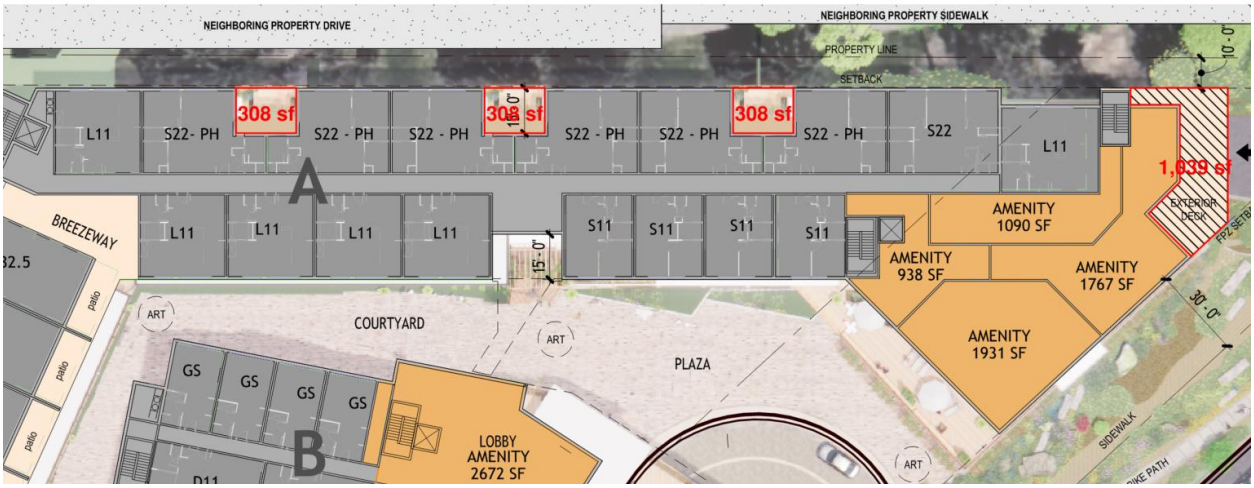


Figure 6: Applicant's Updated Plans.

The Applicant provided a Site plan showing it is possible to design the site to comply with the 25-foot perimeter Setback:



Figure 7: Alternate Site Plan with 25-Foot Side Setbacks.

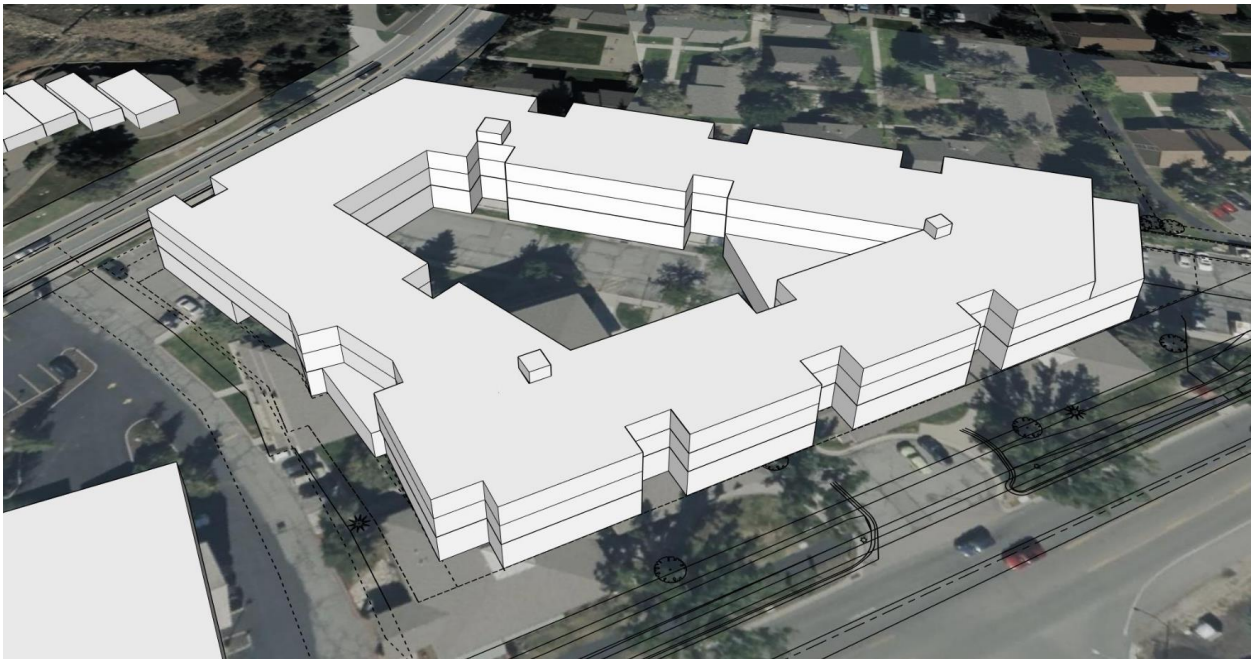


Figure 8: Alternate Volumetrics for a Structure Meeting the 25-Foot Perimeter Setbacks.

The Applicant's alternate site plan and volumetrics do not include Building Height exceptions and illustrate that the 25-foot perimeter Setback can be met. The Applicant requests the Planning Commission consider allowing an exception to both Building

Height and Setbacks to provide desired architectural interest and variation to open the interior plaza. Another option could be a site plan that combines limited Setback exceptions and increased Building Height internal to the plaza area while satisfying the criteria required in the code for such exceptions.

5. **The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible.**

In response to this criterion, the Applicant states:

"More open space has been provided than the minimum required, as shown on the revised Open Space Diagram sheet."



Figure 9: Applicant's Updated Open Space Plan, Open Space Highlighted in Green.

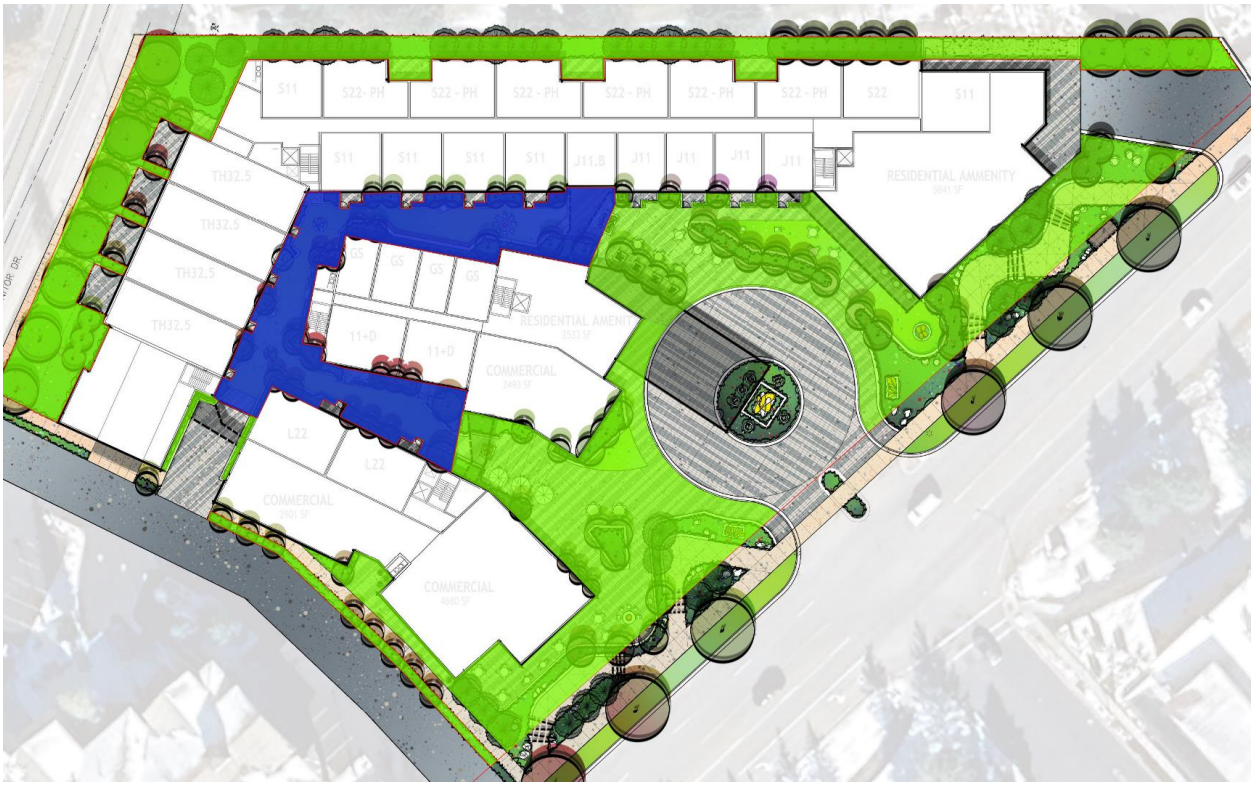


Figure 10: Applicant's Open Space Plan Showing the Open Space Area in Blue that will have Gated Access.

The Applicant proposes 46,516 square feet of Open Space, or 39.41 percent. However, the internal portion of the courtyard shaded in blue in Figure 4 will be restricted to tenants of Park Meadows Plaza after sunset and before sunrise. The Applicant indicates this area will be gated and include a roaming security guard. If this area is excluded from Open Space calculations, the amount of publicly accessible Open Space proposed for the site is approximately 32 percent.

LMC § 15-15-1 defines Open Space:

- *Landscaped Open Space: Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures.*
- *Natural Open Space: A natural, undisturbed Area with little or no improvements. Open space may include, but is not limited to, such Areas as Ridge Line Area, Slopes over thirty percent (30%), wetlands, Stream Corridors, trail linkages, Subdivision or Condominium Common Area, or view corridors.*

LMC § 15-6-5(D) states the minimum required Open Space for redevelopment of existing Developments is 30 percent. To grant additional Building Height, the Planning Commission must find the project results in more than the minimum Open Space required and results in Open Space that is publicly accessible.

Staff finds that the Applicant's proposal to include 8,321 square feet of Open Space that is not publicly accessible between sunset and sunrise is not consistent with the definitions for Open Space. With 8,321 square feet of Open Space excluded from the required Open Space calculations, the amount of Open Space for the Development is 32 percent.

6. **The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review.**

In response to this criterion, the Applicant states:

"All additional building height has been designed to step back from the perimeter of the site to provide a terracing approach to the roof elements, particularly along Kearns Blvd."

The project consists of three Buildings connected by pedestrian bridges. Portions of each Building are proposed to exceed the Zone Height of 35 feet from Existing Grade. Roofs are flat.

Is more information needed to evaluate the six criteria to determine whether the Planning Commission may consider granting the Applicant a Building Height exception?

Is the Planning Commission willing to consider a Building Height and/or Setback exception for this 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 November 24, 2025. Staff mailed courtesy notice to property owners within 300 feet on November 25, 2025. The *Park Record* published courtesy notice on November 26, 2025.[5]

Public Input

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

Exhibits

A: Park Meadows Plaza Proposal
B: Applicant's Narrative for Increased Building Height and Reduced Setbacks
C: Alternate Site Plan and Volumetrics
D: Applicant's ALTA Survey

[5] LMC § 15-1-21

E: Housing Mitigation Plan



SHEET INDEX

- Cover Sheet
- Surrounding Context Overlay
- Open Space Diagram
- Site Circulation Diagram
- Solar/Shadow Study
- Level -1 Subgrade Parking Plan
- Level 01 / Site Plan
- Level 02 Floor Plan
- Level 03 Floor Plan
- Level 04 Floor Plan
- Roof Plan
- Building Information

1500 KEARNS - Conceptual Design for Park Meadows Plaza

MASTER PLANNED DEVELOPMENT SUBMITTAL

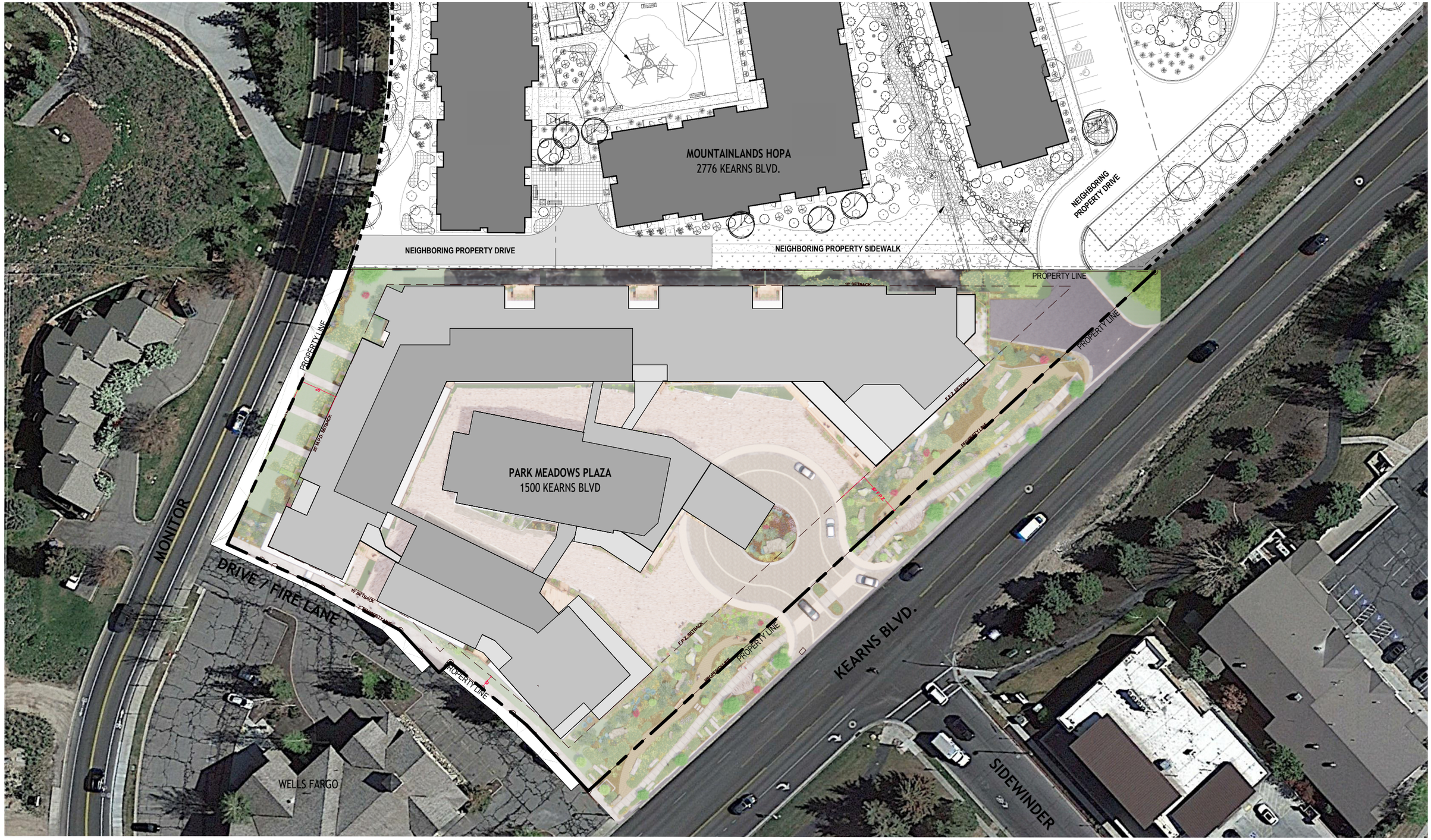
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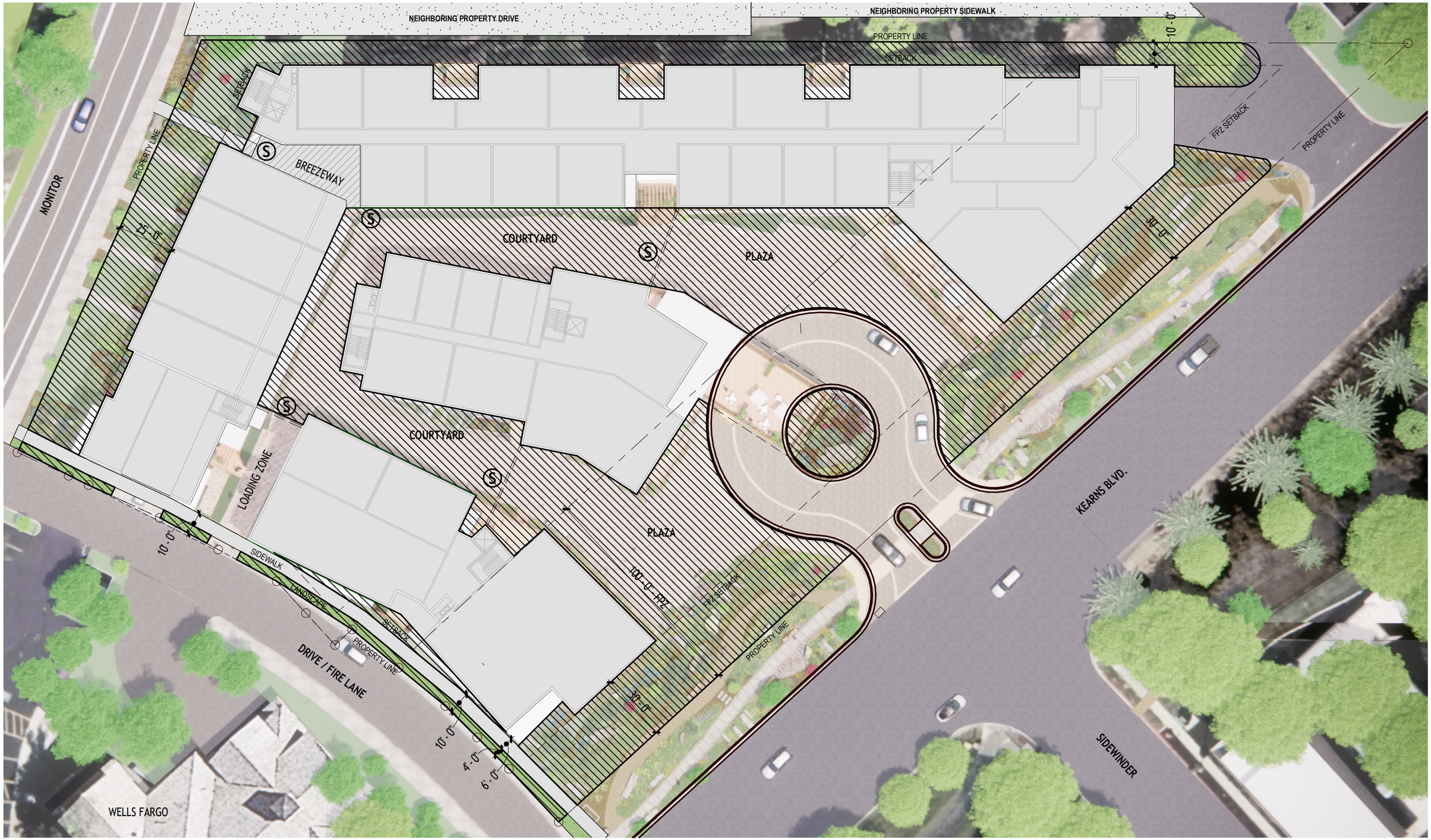
A SURROUNDING CONTEXT PLAN
1" = 60'-0"

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B OPEN SPACE DIAGRAM
1" = 40'-0"

PUBLICLY ACCESSIBLE OPEN SPACE

(S) SECURED ACCESS TO COURTYARDS AFTER DARK

AREA CALCULATIONS:
LOT AREA = 118,030 SF | REQUIRED 30% OPEN SPACE = 35,411 SF
OPEN SPACE (PRIVATE) ABOVE GROUND-LEVEL = 11,500 SF (10%)

GROUND-LEVEL OPEN SPACE PROVIDED = 45,500 SF (39%)

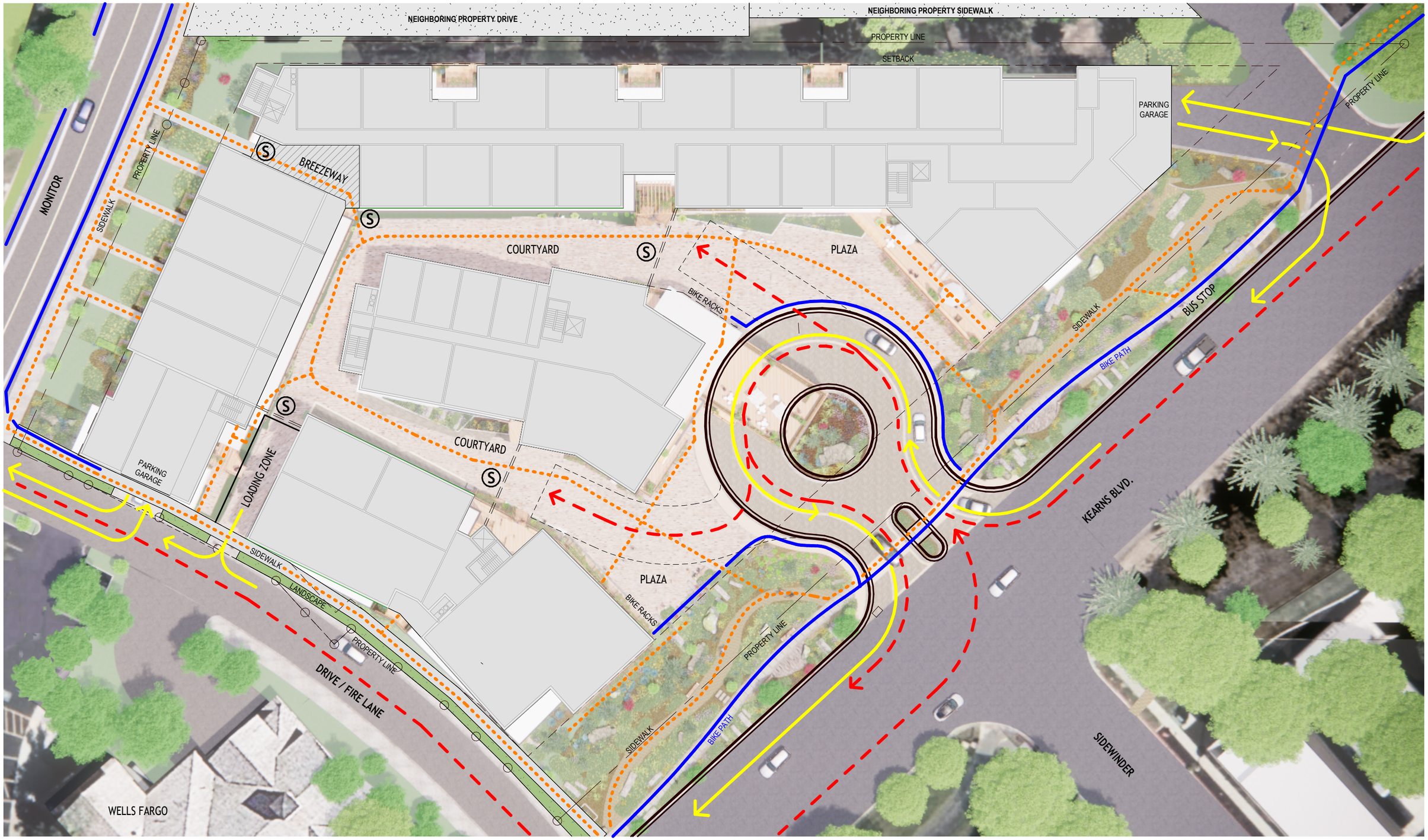
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C SITE CIRCULATION DIAGRAM
1" = 40'-0"

PEDESTRIANS | BIKES | FIRE | AUTO | (S) SECURED ACCESS AFTER DARK

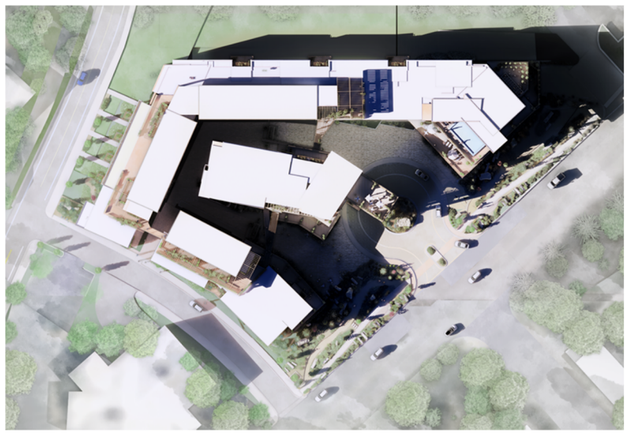
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	9:00 AM	NOON	5:00 PM
SUMMER SOLSTICE JUNE 21			
SPRING + FALL EQUINOXES MARCH 21 + SEPTEMBER 21			
WINTER SOLSTICE DECEMBER 21			

SOLAR / SHADOW STUDY

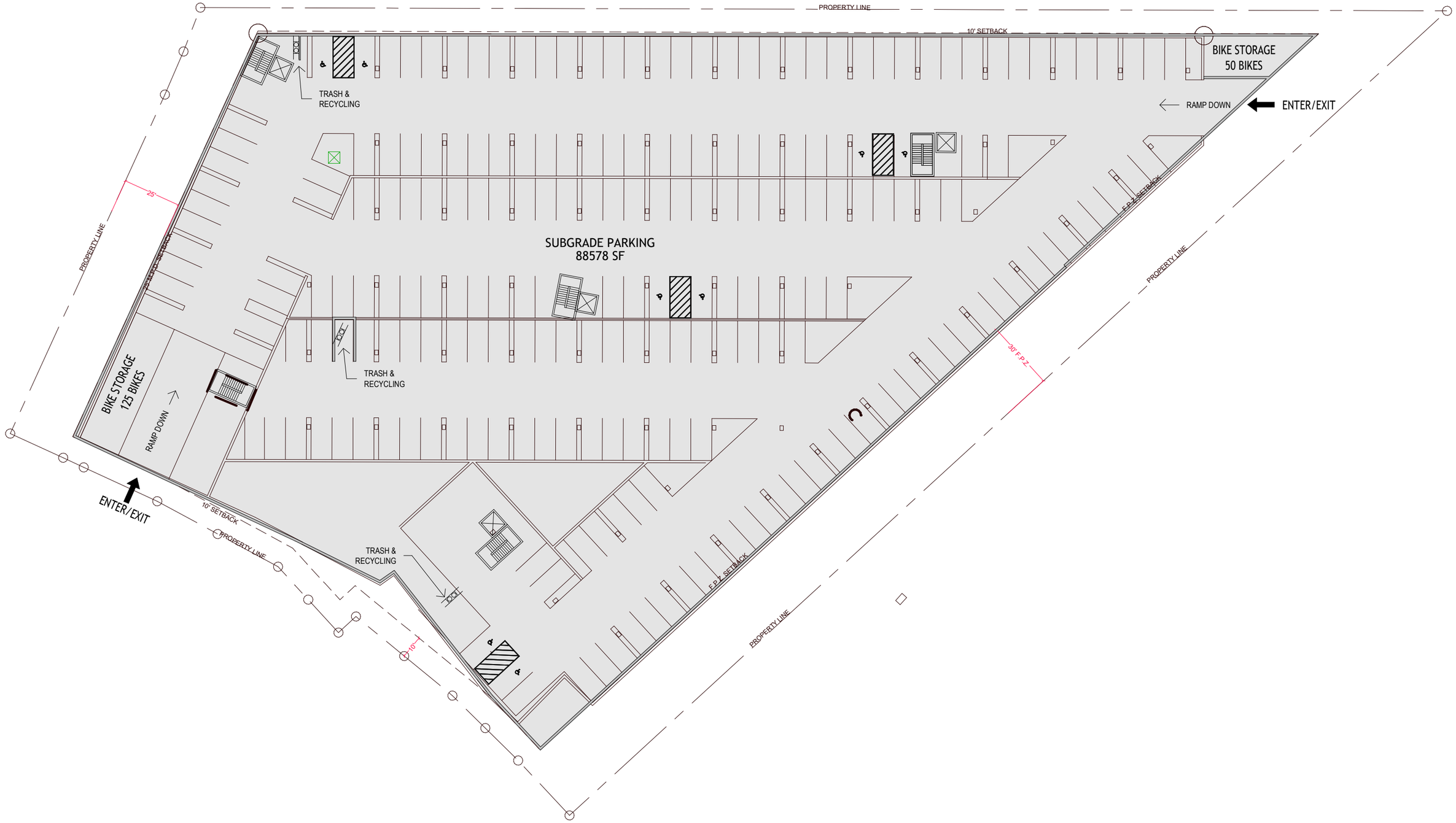
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-1 SUBGRADE PARKING PLAN
1" = 40'-0"

Parking Requirements
210 parking stalls (8 accessible)
56 EV charging stations
125 enclosed bike stalls

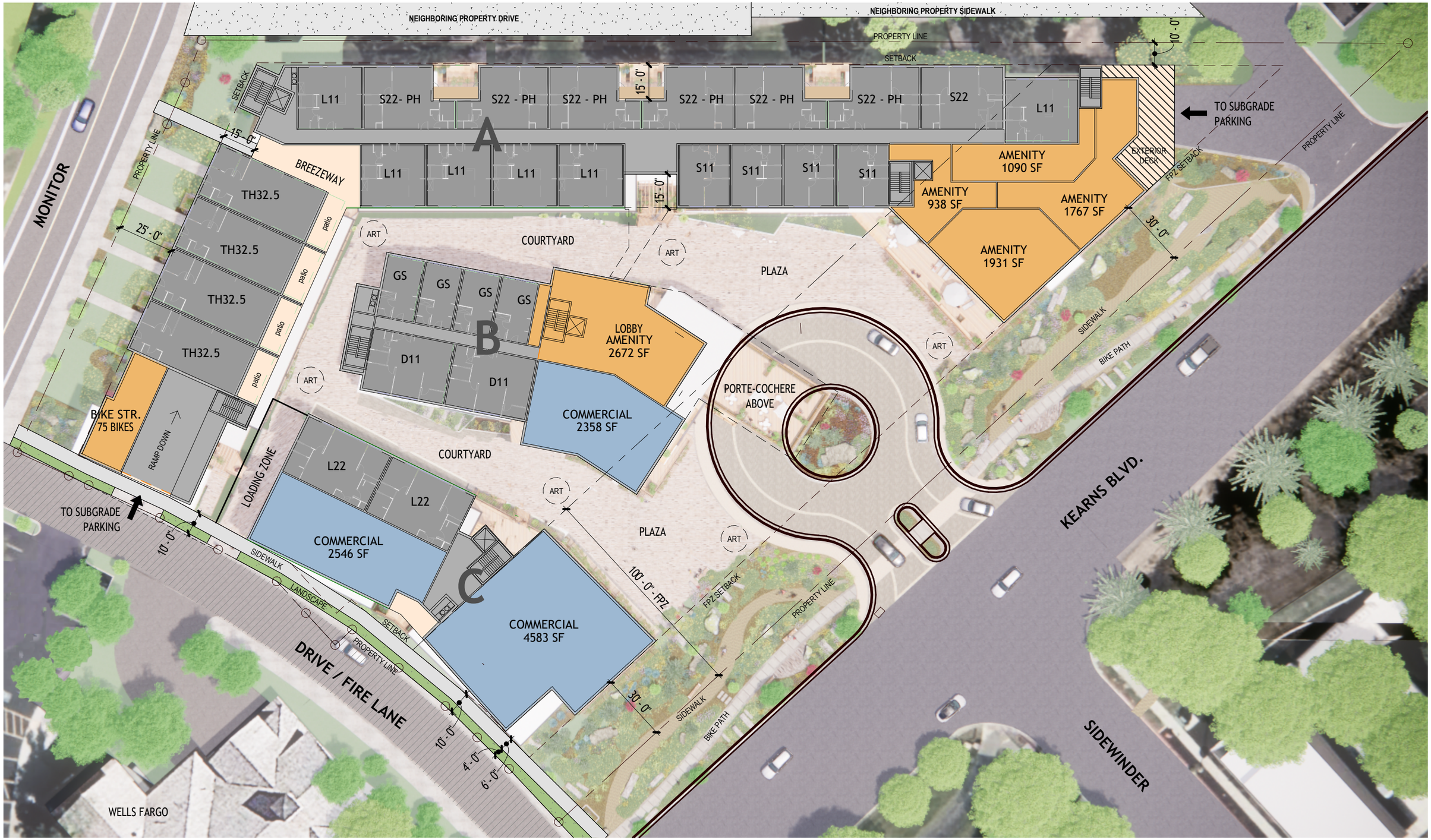
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1 LEVEL 01 / SITE PLAN
1" = 40'-0"

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2 LEVEL 02 PLAN
1" = 40'-0"

N

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3 LEVEL 03 PLAN
1" = 40'-0"

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4 LEVEL 04 PLAN
1" = 40'-0"

N

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5 ROOF PLAN
1" = 40'-0"

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GROSS BUILDING AREA		
LEVEL	**BUILDING**	**AREA**
BUILDING A AREA		
L4	BUILDING A AREA	8,317 SF
L3	BUILDING A AREA	31,200 SF
L2	BUILDING A AREA	32,503 SF
L1	BUILDING A AREA	34,616 SF
BUILDING B AREA		106,635 SF
L4	BUILDING B AREA	8,985 SF
L3	BUILDING B AREA	11,210 SF
L2	BUILDING B AREA	11,203 SF
L1	BUILDING B AREA	10,236 SF
BUILDING C AREA		41,634 SF
L4	BUILDING C AREA	3,488 SF
L3	BUILDING C AREA	9,620 SF
L2	BUILDING C AREA	9,663 SF
L1	BUILDING C AREA	10,703 SF
		33,473 SF
Grand total		181,742 SF

AMENITY & COMMERCIAL SPACES	
SPACE	**AREA**
AMENITY	20,032 SF
COMMERCIAL	9,486 SF

BUILDING INFORMATION

Applicant’s narrative response to each of the six criteria for increased building height in LMC § 15-6-5(F).

The six criteria and responses are:

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

- The additional building height does not result in increased square footage over what is allowed by the underlying zone.

2. Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site specific analysis;

- The additional building height has been stepped back from the adjacent properties to minimize and mostly eliminate any additional shadows or loss of solar access or air circulation. Please see the solar study. The stepping back also minimizes views of the additional height as seen from the surrounding properties.

3. There is adequate Landscaping and buffering from adjacent Properties and Uses;

- More than adequate landscaping and buffering has been provided around the perimeter of the property.

4. Increased Setbacks and separations from adjacent projects are proposed;

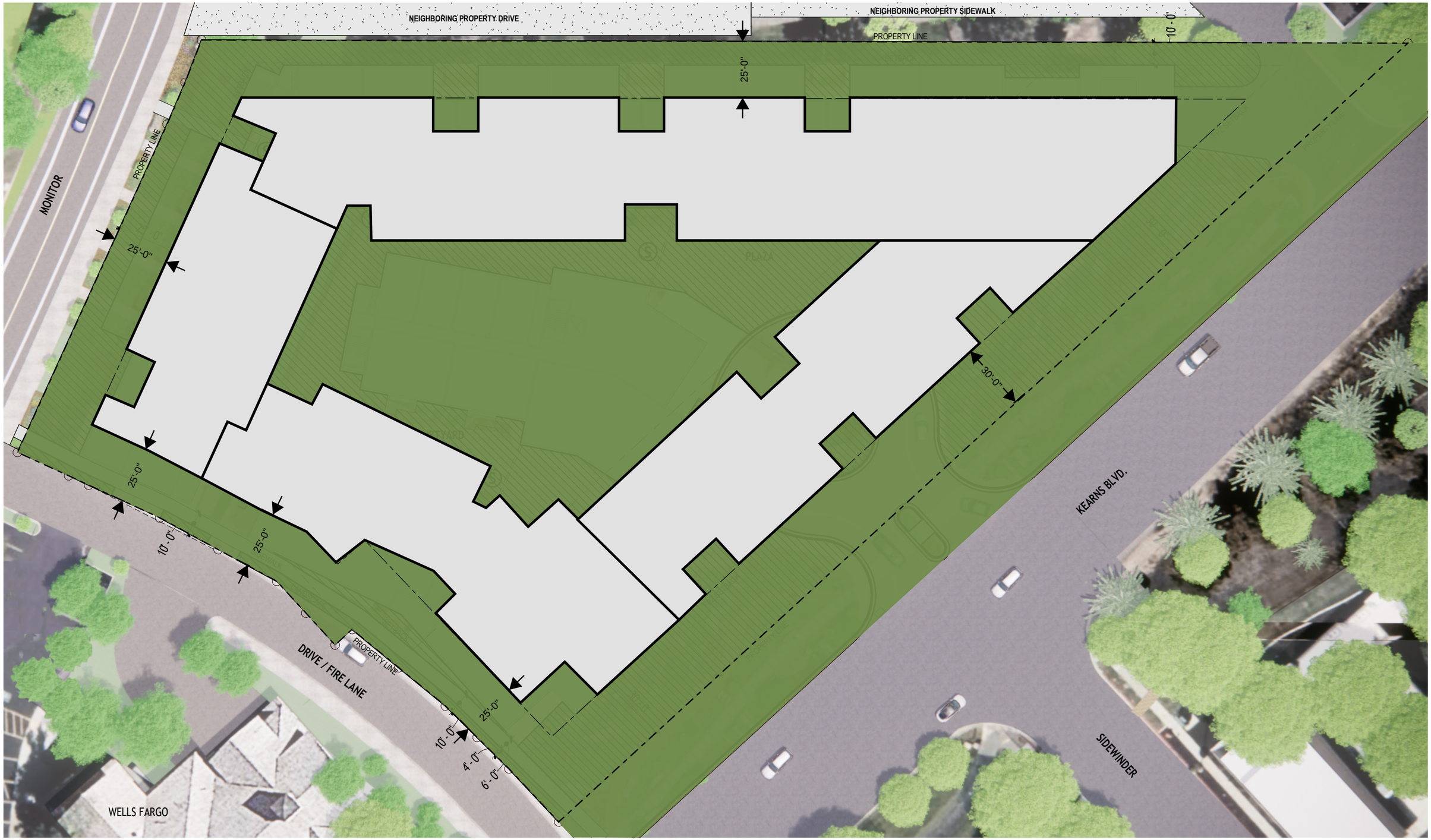
- Increased setbacks (beyond the setbacks of the three-story portions) have been provided for the additional-height portions of the building. To compensate for the additional height- building mass, height and density has been greatly reduced along the most public facing elevation along Kearns Blvd.

5. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible;

- More open space has been provided than the minimum required, as shown on the revised Open Space Diagram sheet.

6. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review.

- All additional building heights have been designed to step back from the perimeter of the site to provide a terracing approach to the roof elements, particularly along Kearns Blvd.



BUILDING W/ 25' SETBACKS

1" = 40'-0"

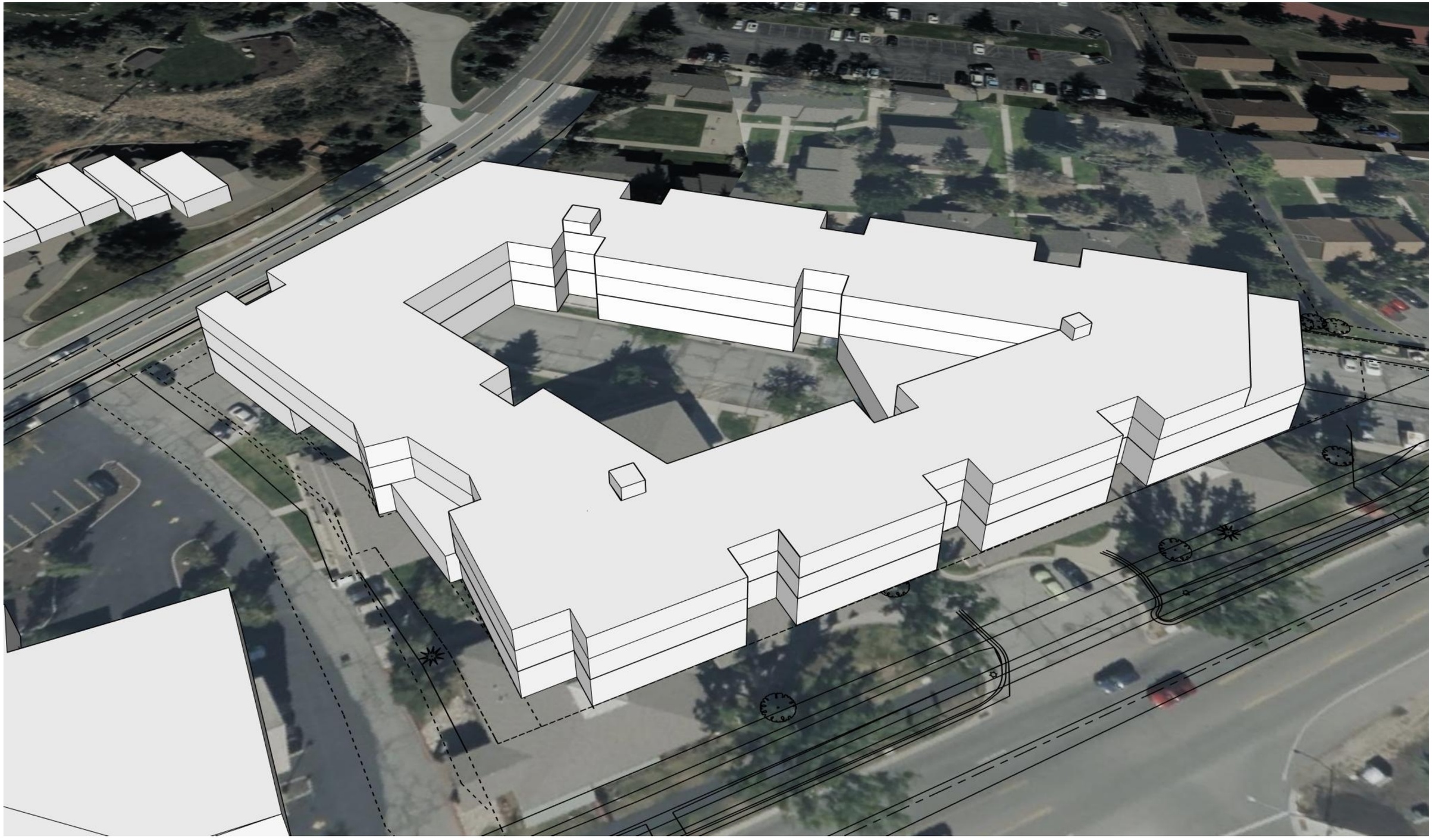
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MASSING W/ 25' SETBACKS

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ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SURVEY CERTIFICATE

COMMITMENT NO.: 33304, COMMITMENT DATE: FEBRUARY 20, 2025

THE FOLLOWING PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

- PARK CITY TITLE COMPANY
- SMP 1500 LLC, A DELWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE 1, 2, 3, 4, 5, 7a, 8,11a, 13, AND 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 21, 2025.

DATE OF PLAT OR MAP: MARCH 27, 2025

NATHAN CHRISTENSEN
P.L.S. 10175991

NATIONAL LAND SURVEYOR — NATHAN CHRISTENSEN — No. 10175991 — STATE OF UTAH

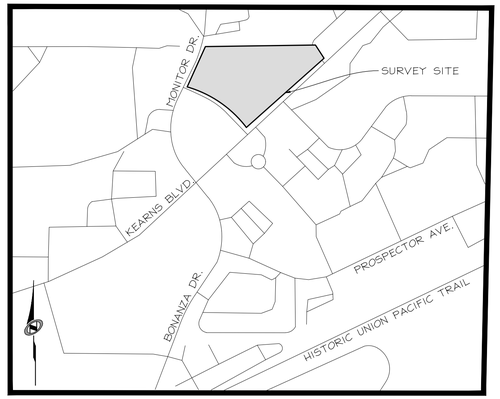
LEGAL DESCRIPTION:
(COMMITMENT NO: 33304)

ALL OF LOT 2, PARK MEADOWS PLAZA SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD AS ENTRY NO. 374332 ONE FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH.

TOGETHER WITH THE EASEMENTS, RIGHTS AND BENEFITS CONTAINED IN THAT CERTAIN EASEMENT RECORDED AS ENTRY NO. 263066 IN BOOK 412 AT PAGE 140, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH.

GENERAL NOTES:

1. BASIS OF BEARING MEASURED BETWEEN THE CENTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MONUMENTED WITH A 3" BRASS CAP, AND THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,MONUMENTED WITH A 3" ALUMINUM CAP AND IS CONSIDERED TO BEAR S89°38'30"W 2656.02 FEET. THE RECORD AREA REFERENCE PLAT BEARING OF THIS LINE IS S89°44'40"W 2656.06 FEET AS ON RECORD WITH THE SUMMIT COUNTY RECORDER.
2. THE PROJECT BENCHMARK IS LOCATED FOUND 3" BRASS CAP CENTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAS AN ELEVATION OF 6813.13 FEET.
3. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. FIELD WORK FOR THIS SURVEY WAS COMPLETED MARCH 21, 2025.
5. PROPERTY ADDRESS: 1500 KEARNS BLVD, PARK CITY, UTAH 84060.
PARCEL NO. PMP-2
6. THE FLOOD ZONE CLASSIFICATION FOR THE SUBJECT PROPERTY IS ZONE "X" AREA DETERMINED TO BE A 0.2% ANNUAL CHANCE FLOOD HAZARD. FEMA MAP NUMBER 49043C0917D AND 49043C0936D, EFFECTIVE DATED MARCH 23, 2021.
7. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK OF THE SUBJECT PROPERTY.
8. AT THE TIME OF THE SURVEY THERE IS NO PROPOSED CHANGES TO THE STREET ROW. AND THERE AS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THERE HAS NOT BEEN A WETLAND STUDY OF THE SUBJECT PROPERTY. NO DELINEATION MARKERS WERE FOUND OR OBSERVED.
10. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR ENCROACHMENTS.
11. NO PLOTTABLE OFFSITE EASEMENTS WERE DISCLOSED IN ANY DOCUMENTS PROVIDED OR OBTAINED BY THE SURVEYOR.



VICINITY MAP

N.T.S.

SCHEDULE B - PART II, EXCEPTIONS
(COMMITMENT NO. 33304)

9. THIS PROPERTY IS WITHIN PARK CITY, THE WEBER BASIN WATER CONSERVANCY DISTRICT, THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, THE PARK CITY FIRE SERVICE DISTRICT AND THE PARK CITY WATER SERVICE DISTRICT, AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF.
10. EXCEPTING ALL OIL, GAS, AND OTHER MINERALS OF EVERY KIND AND DESCRIPTION UNDERLYING THE SURFACE OF THE SUBJECT PROPERTY.
11. CLAIM, RIGHT, TITLE OR INTEREST TO WATER OR WATER RIGHTS WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
12. SUBJECT TO THE TERMS, CONDITIONS AND ASSESSMENTS CONTAINED IN THAT CERTAIN DOCUMENT WHICH ESTABLISHED THE PARK CITY, UTAH PROSPECTOR SPECIAL IMPROVEMENT DISTRICT, (RESOLUTION NO. 85-8) RECORDED APRIL 23, 1985 AS ENTRY NO. 233352 IN BOOK 339 AT PAGE 332-47, RECORDS OF SUMMIT COUNTY, UTAH. SUBJECT TO THE TERMS, CONDITIONS AND ASSESSMENTS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED ORDINANCE 85-13, AN ORDINANCE CONFIRMING THE EQUALIZED ASSESSMENT ROLLS AND LEVYING A TAX PROVIDING FOR THE ASSESSMENT OF PROPERTY IN PARK CITY, UTAH, PROSPECTOR SPECIAL IMPROVEMENT DISTRICT ORDINANCE RECORDED NOVEMBER 25, 1985 AS ENTRY NO. 242198 IN BOOK 362 AT PAGE 449-555, RECORDS OF SUMMIT COUNTY, UTAH. NOTE: ALL CHARGES PAID AND CURRENT.
13. PROSPECTOR LANDSCAPING AND MAINTENANCE OF SOIL COVER ORDINANCE RECORDED AUGUST 1, 1989 AS ENTRY NO. 311124 IN BOOK 529 AT PAGE 755, RECORDS OF SUMMIT COUNTY, UTAH.
14. AN ORDINANCE AMENDING TITLE 11, CHAPTER 14, SECTION 1, OF THE MUNICIPAL CODE OF PARK CITY TO EXPAND THE AREA SUBJECT TO PROSPECTOR MINIMUM LANDSCAPING AND TOPSOIL REQUIREMENTS, RECORDED AUGUST 10, 1994 AS ENTRY NO. 412146 IN BOOK 828 AT PAGE 294, RECORDS OF SUMMIT COUNTY, UTAH.

15. GRANT OF EASEMENT FOR SIDEWALK AND BICYCLE PATH GRANTED TO PARK CITY MUNICIPAL CORPORATION, RECORDED JUNE 3, 1985 AS ENTRY NO. 234694 IN BOOK 343 AT PAGE 303, RECORDS OF SUMMIT COUNTY, UTAH, AND AS SHOWN ON THE SURVEY
(SIDEWALK AND BICYCLE PATH SHOWN HEREON)

16. TERM AND CONDITIONS OF THAT CERTAIN EASEMENT RECORDED AS ENTRY NO. 263066 IN BOOK, 412 PAGE 140, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH AND AS SHOWN ON THE SURVEY.
(AS SHOWN HEREON)

17. MATTERS SHOWN ON THE PLAT FOR PARK MEADOWS PLAZA SUBDIVISION RECORDED FEBRUARY 19, 1993 AS ENTRY NO. 374332, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH.
(AS SHOWN HEREON)

18. THE FOLLOWING MATTERS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY OF "1500 KEARNS BOULEVARD PARK CITY, UTAH," PREPARED BY CHARLES GALATI, PLS NO. 7248891 OF ALLIANCE ENGINEERING, INC., DATED APRIL 7, 2020, DESIGNATED JOB NO. 8-1-19 (THE "SURVEY"): SIGN STRUCTURE, STORM DRAIN GRATE, TWO ASPHALT DRIVEWAYS ALONG THE SOUTHEASTERLY BOUNDARY; DUMPSTER PAD, VEHICULAR ACCESS LOCATION TO ADJOINING PROPERTY AND ASPHALT PATH AT THE NORTHEAST CORNER IF THE PROPERTY; ASPHALT DRIVEWAY ON THE WESTERLY BOUNDARY AS WELL AS ALONG THE SOUTHWESTERLY BOUNDARY; AND 10-FOOT SET-BACK LINE ALONG ALL BOUNDARIES.
19. RIGHTS OF PARTIES IN POSSESSION BY VIRTUE OF ANY UNRECORDED LEASES.
20. A DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILLING, DATED MAY 18, 2020 EXECUTED BY SMP 1500 LLC, A DELEWARE LIMITED LIABILITY COMPANY, AS TRUSTOR, AND WELLS FARGO TRUST COMPANY, NA, AS TRUSTEE, TO WELLS FARGO BANK, NA, AS BENEFICIARY, TO SECURE THE PAYMENT OF $4,063,379.00 AND INTEREST, AND RECORDED MAY 18, 2020 AS ENTRY NO. 1132314, IN BOOK 2571 AT PAGE 204, RECORDS OF SUMMIT COUNTY, UTAH.

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
LOT 2, PARK MEADOWS PLAZA SUBDIVISION
PARK CITY, SUMMIT COUNTY, UTAH

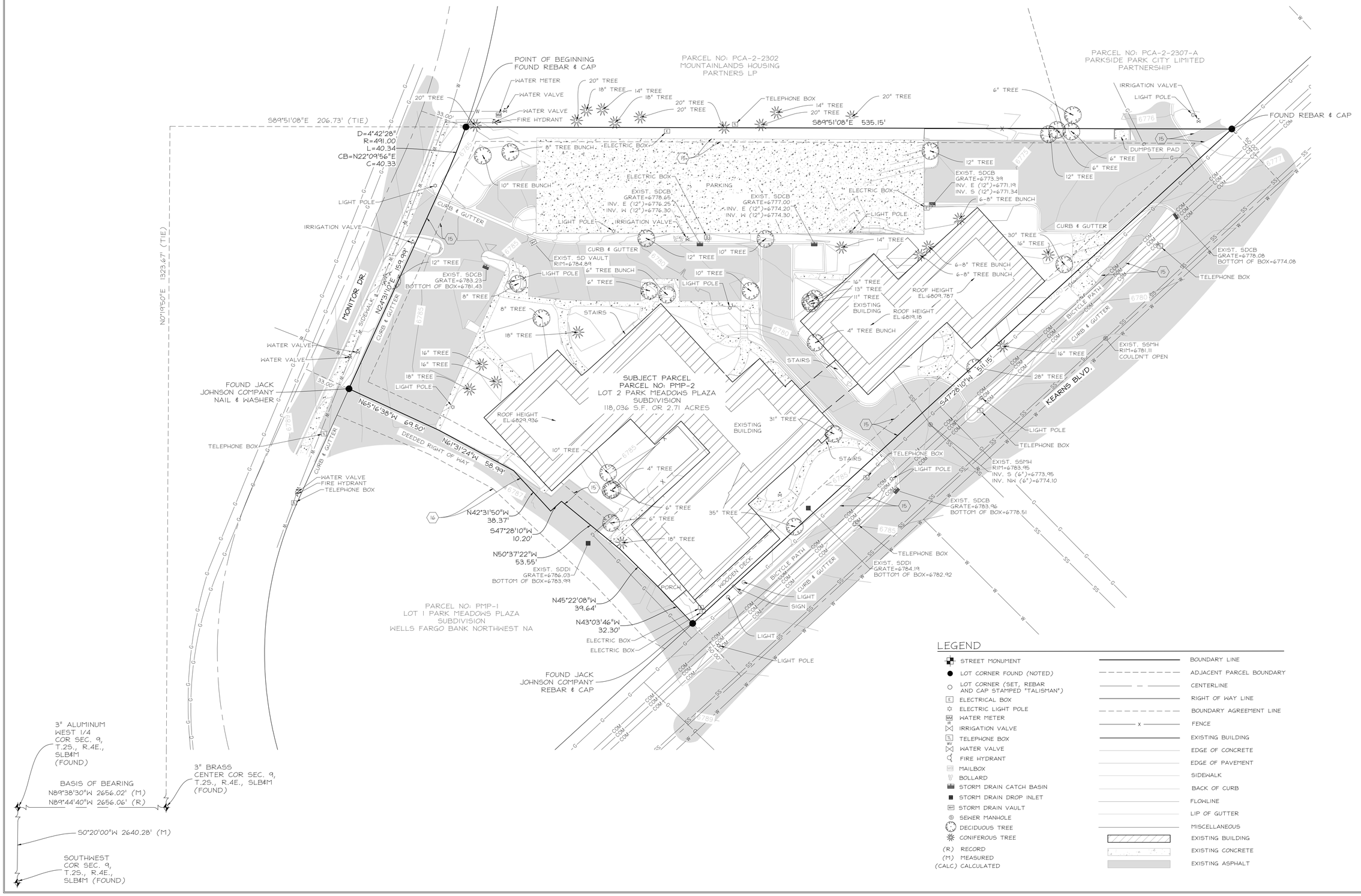
TCC JOB NUMBER: 25-030

DATE SUBMITTED: 2025-03-27

SHEET NUMBER
1
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



LEGEND

- STREET MONUMENT
- LOT CORNER FOUND (NOTED)
- LOT CORNER (SET, REBAR AND CAP STAMPED "TALISMAN")
- ELECTRICAL BOX
- ELECTRIC LIGHT POLE
- WATER METER
- IRRIGATION VALVE
- TELEPHONE BOX
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- BOLLARD
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN VAULT
- SEWER MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- (R) RECORD
- (M) MEASURED
- (CALC) CALCULATED

- BOUNDARY LINE
- ADJACENT PARCEL BOUNDARY
- CENTERLINE
- RIGHT OF WAY LINE
- BOUNDARY AGREEMENT LINE
- FENCE
- EXISTING BUILDING
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- SIDEWALK
- BACK OF CURB
- FLOWLINE
- LIP OF GUTTER
- MISCELLANEOUS
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:

ALTA/NSPS LAND TITLE SURVEY
LOT 2, PARK MEADOWS PLAZA SUBDIVISION
PARK CITY, SUMMIT COUNTY, UTAH

TCC JOB NUMBER: 25-030

DATE SUBMITTED: 2025-03-27

SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

SHEET NUMBER
2
2 OF 2

Kensington Investment Company
1796 Prospector Avenue
Park City, UT 84060

November 7, 2025

PARK MEADOWS PLAZA HOUSING MITIGATION PLAN

Submitted by:
Ed Lewis
CEO
Kensington Investment Company

Project Name: Park Meadows Plaza
Project Location: 1500 Kearns Boulevard, Park City, UT 84060

Entitlement Type: Master Planned Development
Jurisdiction: Park City, Utah
Reference: Park City Municipal Resolution 12-2025 – Affordable Housing Guidelines

---

This detailed Housing Mitigation Plan is for the redevelopment of Park Meadows Plaza ("PMP") located at 1500 Kearns Boulevard in Park City, UT. The plan reflects Kensington Investment Company's ("KIC") commitment to the Park City community by delivering high-quality, integrated affordable housing that aligns with Park City's workforce and community housing goals and needs set forth by the Park City Municipal Corporation ("PCMC"). In this plan, the following are outlined:

- Calculation and Method
- Unit Descriptions
- Construction Timing
- Timing of Occupancy
- Good Faith Marketing
- Rental Procedures
- Term of Affordability
- Financial and Administrative Relief

---

1. Calculation and Method

This Housing Mitigation Plan has been prepared in compliance with Park City Municipal Resolution 12-2025 – Affordable Housing Guidelines using the City's official Housing Mitigation Checklist and the methodology outlined in Section 8 – Calculation of Minimum Affordable Housing Requirements, Section 9 – Methods to Fulfill Housing Obligations, and Section 13 – Housing Mitigation Plan.

Residential Mitigation Calculation

Net residential square footage: 102,234 SF

- Residential Unit Equivalent (RUEs): 2,000 SF

Total RUEs: 102,234 ÷ 2,000 = 51.1 RUEs

- Residential mitigation rate: 20%

Total AUEs: (51.1 × 0.20) = 10.2 AUEs

- AUE conversion factor: 900 SF per AUE

Total net livable AUEs: 10.2 × 900 = 9,180 SF

Commercial Mitigation Calculation

Total commercial space**:** 9,486 SF

- 2,360 SF Restaurant Use
  - 6.5 employees per 1,000 SF

Total employees: (2,360 ÷ 1,000) x 6.5 = 15.3 employees

- 7,126 SF Personal Services
  - 1.3 employees per 1,000 SF

Total employees: (7,126 ÷ 1,000) x 1.3 = 9.3 employees

- Total number of employees: 24.6
- Mitigation rate: 20%

Total number of employees: 25.2 x .20 = 4.9 employees

- Total number of employees: 4.9
- Workers per household: 1.5

Total Commercial AUEs: 4.9 ÷ 1.5 = 3.3

- AUE conversion factor: 900 SF per AUE

Total net livable area of AUEs: 3.3 × 900 = 2,970 SF

Total Housing Obligation

Source	AUEs	Net Livable Area
Residential	10.2	9,180
Commercial	3.3	2,970
Total AUEs	13.5	12,150

KIC proposes to fulfill this obligation through on-site construction of deed-restricted affordable housing units, consistent with Section 9 – Methods to Fulfill Housing Obligations.

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2. Unit Descriptions

Kensington will provide twenty (required 13.5) AUEs with a total of approximately 15,768 net livable square feet (above the required 12,150 SF). These units will:

- Be a mix of studios, one and two-bedroom layouts
- Reflect AUE-equivalent sizes totaling more than the required 12,150 SF
- Be integrated into the site plan and distributed throughout the project to ensure a mixed-income character
- Meet or exceed Park City's affordability guidelines at 56% AMI for rental.

Details provided in the following exhibits:

- Exhibit A – Site and Floor Plans
  Exhibit B – Rent and Pricing Schedule

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3. Construction Timing

Pursuant to Section 14 – Construction Timing of the Housing Resolution:

- KIC is planning to construct the market and affordable units simultaneously and be made available for occupancy on approximately the same schedule as the project's market units.
- Certificates of Occupancy (temporary or permanent) for the last ten (10%) percent of the market units may be withheld until Certificates of Occupancy have been issued for all of the affordable units.

4. Timing of Occupancy

As required by Section 11 – Timing of Occupancy of the Housing Resolution:

- Affordable units will be constructed in parallel with market-rate units.
- The affordable units shall be ready for occupancy no later than the date of the initial or temporary occupancy of the free market portion of the project.
- If the free-market units are to be developed in phases, then the affordable housing can be developed in proportion to the phasing of the free market units as approved in this Housing Mitigation plan.

In the event this plan must be amended, KIC will communicate any changes with PCMC and what the potential impacts the changes may have on the affordable units.

5. Good Faith Marketing

KIC will engage in a good faith effort each time a deed restricted unit is rented such that members of the public who are qualified to rent such units have a fair chance of becoming informed of the availability of such units. KIC will submit a marketing plan for the initial leasing of the units. This plan will be submitted to PCMC sixty (60) days prior to any leasing of the units.

The marketing plan will include qualifications as outlined in Section 16 – Household Qualifications of the Housing Resolutions, which include but are not limited to, if applicable:

- Meet the Employment Requirements;
- Meet the Income Limits;
- Meet the Residency Standard;
- Meet the Net Asset standard; and
- Meet Park City Building Code regarding occupancy limits.

6. Rental Procedures

PMP will be comprised entirely of rental Housing Units. As outlined in Section 19 Rental Procedures, the general guidelines will be:

- Standards for the rental of Housing Units:
    - Affordability Standards are based on Maximum Rental Rates which are targeted at thirty percent (30%) of Household Income for the target group.
    - Maximum Rental Rates will not include the cost of utilities, or any other fees associated with living at PMP. KIC shall submit the lease which includes the proposed monthly rental rate along with proof of utility costs and associated

fees to PCMC staff. PCMC staff will evaluate the lease and either approve or deny the rental rate proposed based on the standards established in the Housing Resolution.
    - KIC, its cost and expense, will keep and maintain the interior and exterior of the total structure (including all residential units therein) and the adjacent open areas in a safe and clean condition and in a state of good order and repair, reasonable wear and tear. Any cost or expenses associated with negligent or intentional damage by tenants will be borne by the tenant.
- Households shall include all Tenants occupying the Housing Unit.
    - Households shall meet the Household Initial Qualification criteria as set forth in Section 16 – Household Qualifications of the Housing Resolution.
    - PCMC staff shall recertify Household Qualifications upon any lease renewal or at any time there is a change in Household.
- All tenants shall meet the employment qualifications found in Section 16 – Household Qualifications.
    - PCMC staff shall certify the qualification of all Tenants prior to tenancy and/or the signing of a lease.
    - Tenants shall meet the Income Eligibility Criteria designated by the Housing Unit's Income Eligibility at time of tenancy.
- Rental of Housing Units will be memorialized by a written Lease signed by both the prospective tenant and KIC's onsite operator.
    - All leases shall be for twelve (12) calendar months.
    - Executed copies of leases shall be sent to PCMC to file during the period in which the Housing Unit is being rented.
- At the time of any Lease renewal, Maximum Rental Rate may be adjusted in conformity with amendments to this Resolution. Requirements for occupancy of a Housing Unit.

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7. Term of Affordability

The Term of Affordability shall be for a period of not less than forty (40) years. At the expiration of the initial forty (40) year term, Affordable Housing Units shall be reviewed for additional consecutive ten (10) year terms, unless the City determines, based on an independent housing needs assessment, that the AUEs are no longer necessary to satisfy the affordable/employee housing needs in Park City. If the City makes no such determination, the Term of Affordability shall automatically renew for one or more additional consecutive ten (10) year terms. At no point after the acceptance of this Housing Mitigation Plan shall PCMC increase the number of AUEs required onsite.

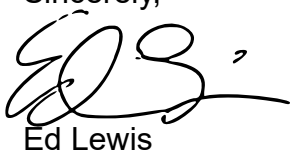
8. Financial and Administrative Relief

KIC may seek approval from PCMC to waive all or part of the requirements of the Housing Resolution upon KIC establishing clear and convincing financial data and other evidence relating to the character of the development or surroundings that the imposition of the requirements set forth in the Housing Resolution have created an economic hardship for KIC and the property. PCMC shall use the same standards that it has applied to other properties of similar use to make their determination of economic hardship. A waiver under this section shall be granted only to the extent necessary to relieve the hardship or difficulties that serve as the basis for the requested waiver.

8. Conclusion

This Housing Mitigation Plan reflects Kensington Investment Company's commitment to delivering high-quality, integrated affordable housing in alignment with Park City's workforce and community housing goals. We respectfully submit this Housing Mitigation Plan for Planning Commission review and recommendation to the City Council as part of KIC's Master Planned Development application.

Sincerely,



Ed Lewis
CEO
Kensington Investment Company

EXHIBIT A – SITE AND FLOOR PLANS



1 LEVEL 01 / SITE PLAN
1" = 40'-0"

1500 KEARNS | PARK MEADOWS - PARK CITY, UT

method studio
architecture | interiors | planning

KIC KENSINGTON INVESTMENT COMPANY INC. | SINCE 1983

11/12/2025



2 LEVEL 02 PLAN
1" = 40'-0"

N

1500 KEARNS | PARK MEADOWS - PARK CITY, UT

method studio
architecture | interiors | planning

KIC KENSINGTON INVESTMENT COMPANY INC. | SINCE 1983

11/12/2025



3 LEVEL 03 PLAN
1" = 40'-0"

N

1500 KEARNS | PARK MEADOWS - PARK CITY, UT

method studio

architecture | interiors | planning

KIC KENSINGTON INVESTMENT COMPANY INC. | SINCE 1983

11/12/2025

EXHIBIT B – RENT AND PRICING SCHEDULE

Unit Type	Unit Count	Net SF/Unit	AUEs per Unit	Total AUEs	Market Rent [1]	Assumed Occ. [2]	56% AMI Rent [1,3]
Studio	5	540	0.6	3.00	$2,950	1	$1,304
1-BR	7	756	0.84	5.88	$3,150	2	$1,490
Sm. 2-BR	8	972	1.08	8.64	$3,600	3	$1,676
	20	**15,768**		**17.5**	**$65,600**		**$30,358**

[1] 2025 USD figures

[2] Based on typical household size for each unit type

[3] Assumes maximum rent is 30% of the 100% WFW (56% AMI) household income

Planning Commission
Staff Report

Subject: 2025 General Plan Implementation
Authors: Nan Larsen, Senior Planner
Alec Barton, Senior Planner
Date: December 10, 2025
Type of Item: Work Session

Recommendation

Staff recommends the Planning Commission review current transportation initiatives (Exhibit A) and potential Land Management Code (LMC) amendments to consider for prioritization in 2026 to implement the General Plan. Also, the Economic Development team provided an overview of the Main Street Area Plan, including roadway and circulation projects in progress, and evaluation of snowmelt system and aerial transit feasibility (Exhibit B).

Summary

The General Plan was adopted on September 25, 2025, following more than a year of public input, workshops, neighborhood consultation, and advisory committee review. Each year, the Planning Commission conducts an annual evaluation process to prioritize implementation of the General Plan.

This is the third General Plan implementation work session scheduled with the Planning Commission. The October 8 Staff Report summarizes five key themes and associated goals and strategies of the General Plan. The Planning Commission reviewed potential updates to (I) residential Zoning District regulations outside of the Historic Districts for compatible infill and (II) Telecommunication Facility regulations (Minutes, p. 18).

On November 12, 2025, the Planning Commission heard a summary of the ongoing work and plans for the Sustainability and Housing Departments in 2026 (Meeting Packet, Item 7.A; Recording). The Commission recommended:

- Prioritizing integration of State Wildland Urban Interface regulations in the LMC
- Evaluating the Affordable Master Planned Development (AMPD) code for potential updates
- Updating the code to include landfill diversion requirements in construction mitigation plans, soil remediation criteria, and incentives for a zero emissions stretch code
- Reviewing the code to add incentives for workforce housing and remove barriers to the development of Accessory Apartments

This staff report outlines projects in progress and potential LMC amendments related to Transportation.

Analysis

The LMC is designed, enacted, restated and reorganized to implement the goals and policies of the General Plan.[1] One of the purposes of the General Plan is to "provide for well-planned commercial and residential centers, ***safe and efficient traffic and pedestrian circulation***, preservation of night skies and efficient delivery of municipal services." (emphasis added)

The General Plan Transportation Theme states "[w]e value a connected community with great access to recreation and open spaces and a variety of transportation options for visitors, workforce, and residents" (General Plan, p. 16) To support this theme, the General Plan includes nine focus areas:

- Data-backed decision making
- Transit improvements
- Traffic management
- Parking
- Preserve Park City's small-town feel
- Walkable and bikeable neighborhoods
- Special events
- Emergency planning
- Innovation and technology

Strategies and actions associated with each focus area are included in the General Plan Appendix. A detailed list of projects currently underway is included in the Transportation Planning and Transit Teams' supplemental staff report (Exhibit A).

Those projects in process that require amendments to the LMC are outlined below:

Focus Area T2 – Transit Improvements – *Park City will prioritize an efficient transit system that provides convenient, predictable, and reliable connections for visitors, the workforce, and residents.*

> **Strategy 2B** – Build on the Short-Range Transit Plan and Park City Forward to expand the transit network, increase transit frequency, and improve regional connections.
>
> > ***Action:*** Complete planned upgrades for local bus stops with improved amenities and accessibility features, including relevant route information, by 2026 and begin planning for the next round of improvements starting in 2026.
> >
> > - In progress. The Planning Commission is reviewing potential LMC updates to allow Public Transit Amenity Areas in Front Setbacks in five Zoning Districts on December 10, 2025.

[1] LMC Section 15-1-2

Focus Area T3 – Traffic Management – *Park City will enhance transit, walking, biking, and other active travel modes and utilize dynamic travel demand methods to ease vehicular congestion without expanding roads.*

Strategy 3D – Strengthen policies that reduce reliance on single-occupancy vehicles by requiring and incentivizing multimodal transportation through planning, development, and transportation initiatives.

Action: Require major employers to appoint Transportation Demand Management coordinators to oversee and promote sustainable commute options and collaborate with City staff or an approved third-party entity to monitor compliance and trip reduction goals.

Action: Continue developing clear policies for new developments, resorts, and major employers to integrate trip reduction strategies, establish mode-shift targets, and reduce parking through formal City mechanisms.

Strategy 2B – Build on the Short-Range Transit Plan and Park City Forward to expand the transit network, increase transit frequency, and improve regional connections.

Action: Incentivize employer-based shuttles in new master plans for private developments.

- In progress. The City is working with a third-party consultant to update the Traffic Impact Study Guidelines and establish Transportation Demand Management (TDM) standards. The Planning Commission will review proposed TDM standards and associated LMC updates early in 2026. On August 27, 2025, the Planning Commission conducted a work session and expressed interest in updating the code to reflect effective mitigation strategies for traffic and provide flexible solutions in a complex traffic environment (Meeting Packet, Item 5.B; Minutes, p. 12).

The Planning Commission could also consider LMC amendments to (a) update the Off-Street Parking requirements to prohibit separate leasing of parking spaces, replace parking minimums with parking maximums, and eliminate excess surface parking in core areas, (b) evaluate bicycle parking and storage requirements and consider incentives to bring existing developments into compliance, and (c) recommend a pilot parking permit program that provides residents access to transit stops in their neighborhood.

(a) Update the Off-Street Parking requirements to prohibit separate leasing of parking spaces, replace parking minimums with parking maximums, and eliminate excess surface parking in core areas.

Focus Area T4 – Parking – *Park City will prioritize parking access for non-single occupancy vehicle modes to support the existing character.*

Strategy 4A – Use parking pricing and policy updates to support mode shift goals, reduce vehicle congestion, and prioritize access for residents and high-occupancy travel.

Action: Update parking code to prohibit the leasing of parking spaces for uses other than those intended for the development.

Action: Update the Land Management Code to include parking maximums instead of parking minimums.

Action: Eliminate excess surface parking lots in core areas, such as in Old Town, to make room for streetscape elements, active transportation, and transit.

The Planning Commission could consider recommending updates to the Off-Street Parking requirements in LMC Chapter 15-3:

- Prohibit the leasing of parking spaces for Uses other than those intended for the development. Amendments should be carefully crafted to allow the continued implementation of shared parking agreements within MPDs.[2]
- Replace minimum parking requirements in LMC Section 15-3-6 with maximum parking allowances. The draft code amendments for the Bonanza Park Mixed Use (BPMX) Zoning District prohibit the construction of more than 100% of the minimum required parking for new non-residential, mixed-use, or Multi-Unit Dwelling developments within one-quarter mile of a transit stop, unless an exception is approved by the Planning Commission (lines 910-918). This could be extended to all Zoning Districts.
- Consider incentives for existing developments to eliminate excess surface parking. For example, the draft BPMX code amendments establish a Conditional Use Permit (CUP) review process to replace surplus parking with sidewalk and trail easements, transit improvements, uses that activate the space, and publicly accessible or green community outdoor spaces (lines 182-199).

(b) Evaluate bicycle parking and storage requirements and consider incentives to bring existing developments into compliance.

Focus Area T4 – Parking – *Park City will prioritize parking access for non-single occupancy vehicle modes to support the existing character.*

Strategy 4B – Regularly evaluate bike parking requirements and bike charging infrastructure regulations for new development and incentives for improvements to existing bike parking.

[2] LMC Section 15-6-5(E)

Action: Regularly evaluate the bike parking and bike storage requirements of Ordinance No. 2023-18 to ensure they reflect best practices. Identify incentives to bring existing developments into compliance.

Ordinance No. 2023-18 was adopted in April 2023, marking the first updates to the bicycle parking requirements in LMC Section 15-3-9 in 17 years. The code requires outdoor bicycle parking and enclosed bicycle storage commensurate with the number of Off-Street Parking Spaces, Dwelling Units, and employees associated with a development. The Planning Commission could evaluate existing requirements to ensure they reflect best practices and consider whether incentives to bring existing developments into compliance should be codified.

(c) Recommend a pilot parking permit program that provides residents access to transit stops in their neighborhood.

Focus Area T2 – Transit Improvements – *Park City will prioritize an efficient and effective transit system that provides convenient, predictable, and reliable connections for visitors, the workforce, and residents.*

Strategy 2B – Build on the Short-Range Transit Plan and Transportation Master Plan Park City Forward to build the transit network, increase transit frequency, and improve regional connections.

Action: 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.

The General Plan recommends exploring limited parking options near transit stops for residents not proximate to transit. The Planning Commission could consider recommending the City Council adopt a pilot parking permit program in one or more neighborhoods and evaluate the effectiveness of the program. Neighborhoods where resident parking near transit is specifically recommended in the General Plan include Lower Deer Valley, Masonic Hill, Old Town, Park Meadows, and Thaynes.

Planning Commission

Staff Report

Subject:	**Transportation/Transit Update**
Author:	**Tim Sanderson, Transportation Director; Conor Campobasso, Senior Transportation Planner**
Department:	**Transportation Planning/Transit**
Date:	**December 10, 2025**

Summary

The Commission is asked to review status updates for key transportation initiatives. This Staff Report is a brief overview of key transportation initiatives and outlines anticipated next steps for 2026. No action is requested.

Topics Covered

1. High Valley Transit (HVT) - SR-224 Bus Rapid Transit (BRT)
2. Re-Create 248 (SR-248 Multimodal/Transit Study)
3. Transit System Updates (Service, Fleet, Facilities)
4. Park-and-Ride at Quinn's (Location & Timeline)
5. Transportation Demand Management (TDM) – Peak Season
6. Bike & Pedestrian Plan – Implementation
7. Bus Stop Improvements
8. Other Relevant Initiatives

1) HVT's SR-224 Bus Rapid Transit (BRT)

Purpose: Led by HVT, the SR-224 BRT project builds off the existing 10X route, providing service between Kimball Junction and the Old Town Transit Center (OTTC) by a combination of dedicated bus and mixed-flow lanes. The project aims to provide premium, reliable transit on SR 224. Other routes that use the corridor will be able to utilize the dedicated lane where available.

Status (as of Q4 2025):

- The 60% design package has been submitted.
- Final design package is in development; utility coordination and ROW/easement due diligence underway.
- Traffic control and construction staging plans under refinement with UDOT and partners.
- Early work has been started on medians in the Summit County section.
- Construction will consist of two seasons (26/27), subject to final approvals and bid/award.
- Awareness campaign including multiple open houses, media spots, and a service naming contest

2026 Focus

- Complete 90–100% design.
- Advance permits and utility relocations.
- Finalize station architecture/amenities and winter operations details.
- Continued outreach on construction phasing, business access, and detours.

Project Website: https://www.hvtutah.gov/sr224-brt
Additional project information should be coordinated through HVT.

2) Re-Create 248 (SR-248 Multimodal/Transit Study)

Purpose: Identify a corridor solution that improves safety, capacity management, transit reliability along SR-248, and is implementable by the 2034 Olympics.
Status (2025 Q4):

- Level-2 screening criteria prepared; alternatives under evaluation; ongoing partner coordination with UDOT and stakeholders.
- Public outreach and materials development underway.
- Staff tracking interactions with school access planning to reduce bus-related delays impacting corridor reliability.

2026 Focus

- Complete Level-2 screening and finalize Locally Preferred Alternative (LPA)
- Initiate environmental documentation and early design scoping.
- Structure decision milestones for Council consideration and partner concurrence.
- Align with Park-and-Ride strategy and resort peak-day operations.

Project Website: https://parkcity.gov/departments/transportation-planning/re-create-248

3) Transit System Updates (Service, Fleet, Facilities)

Highlights (2025):

- Seasonal service adjustments to improve peak reliability.
- Fleet transition planning (low/zero-emission readiness) and facility needs assessment.
- Ongoing coordination with High Valley Transit on interlined services and GTFS/data improvements.

Planned 2026 Focus (for awareness):

- Targeted frequency boosts on high-demand corridors (operator availability/funding dependent).
- Fleet replacements and charging/fueling infrastructure scoping.
- Rider information upgrades (real-time, wayfinding, stop amenities).
- KPIs: on-time performance, passenger loads, travel time variability.

Park City Transit Website: https://parkcity.gov/departments/transit-bus

4) Park-and-Ride East

Objective: Provide a high-quality intercept park and ride lot at the Quinn's Junction entry to reduce in-town parking demand and corridor congestion.
Status:

- Site planning and project schedule in development.
- Coordination with Richardson Flat existing and future service, Re-Create 248, and Public Works considerations.
- Evaluate various concept elements: access/egress, bus turnaround and layover, snow storage, lighting, ADA, restroom facilities, and bus operator break room.

Next Steps (for awareness):

- Confirm site(s), stall requirements, and phasing.
- Finalize concept plan alternatives and cost ranges.

- Secure approvals/permitting and lock construction window.
- Coordinate with service plan and wayfinding/communications.

5) Transportation Demand Management (TDM) – Peak Season

Goal: Reduce single-occupant trips during resort peaks and special events.

- Dynamic parking management and pricing; employee parking programs.
- Targeted employer outreach; real-time travel information and incentives.
- Event-specific operations plans;
- Gamification of sustainable commutes, offering incentives and resources to support walking, biking, vanpooling, and transit amongst both city staff and the broader community through Ride On;
- Request-a-Rack, which enables property owners to request free bike racks;
- An expanding vanpool program.

Park City Transportation Planning Website:
https://parkcity.gov/departments/transportation-planning

6) Bike & Pedestrian Plan – Implementation

Purpose: Progress the 2024-adopted Bike and Pedestrian Plan's recommended project list.

Focus Areas: Filling network gaps, improving existing networks, safe crossings, winter maintenance planning, and wayfinding.

2026 Candidate Projects:

- Priority segments connecting neighborhoods to transit stations/stops.
- Intersection safety upgrades based on the new Crosswalk Treatment Guidelines
- Leveraging existing projects to implement bike and pedestrian improvements, such as along Park Avenue and in Park Meadows.
- Traffic-calming along corridors with speeding issues.
- Quick-build pilots with evaluation for permanent treatments, in coordination with the Neighborhoods First Streets Program.

Discussion (optional): Project prioritization, design standards consistency, and maintenance considerations.

Bike & Pedestrian Plan Website: https://parkcity.gov/departments/transportation-planning/transportation-plans/bike-and-pedestrian-plan

7) Bus Stop Improvement Project

- Upgrade approximately 65% of our bus stops citywide – 84 bus stops – enhance access to transit, ADA accessibility, and add amenities.
- Funded through federal, state, and county grants.
- Key bike and pedestrian enhancements will be made adjacent to many bus stops, which will include multi-use paths in the Park Meadows neighborhood.
- The first phase of construction was completed in 2024, with 18 bus stops being upgraded. The remaining improvements are scheduled for 2026 and 2027.

Bus Stop Improvement Website: https://engageparkcity.org/bus-stop-improvements

8) Other Relevant Initiatives

- Coordination with resort redevelopment (e.g., Deer Valley) and construction traffic management.
- Coordination with School Redevelopment
- Data & Modeling: O/D analytics, travel demand/model updates, seasonal peak monitoring, ridership modeling.
- Grants & Funding: Track state/federal opportunities; align with environmental/design readiness.
    - Park City Municipal's Transportation Department manages nearly $60M in active federal, state, and county transportation grants.
    - These grants fund key projects like bus stop upgrades, pathways, corridor planning, electric buses, and chargers.
    - Over 93% of the Bus Stop Project is supported by grants, demonstrating how the Transportation Department leverages external funding to deliver major improvements.
- Robust community engagement to ensure community support for transit and active transportation projects.

Planning Commission Staff Report

Subject: MSAP Progress Report
Author: Matt Lee
Department: Economic Development
Date: December 10, 2025

Summary

Provide a progress update on the Main Street Area Plan (MSAP) projects:

Background

ROADWAY AND CIRCULATION PROJECTS

The Council prioritized and directed a study of pedestrian-friendly street and sidewalk improvements within the Historic Commercial Business (HCB) District on Main Street (south of Heber Avenue) and Swede Alley. A Request for Statement of Qualifications (RSOQ) was used to select Kimley-Horn and Associates (Kimley-Horn) for a feasibility analysis to redesign Main Street and Swede Alley, prioritizing improvements to the pedestrian experience, and including items identified within the transportation and circulation recommendations presented at the February 13, 2025, City Council Retreat Work Session. Kimley-Horn's scope includes the following:

1) Collect topographical survey, right of way, and existing utility (wet/dry) horizontal/vertical data;
2) Prepare and submit a feasibility analysis report highlighting all required right-of-way, utility impacts, and potential long lead items that would impact delivery of the project;
3) Analysis of potential impacts to public and private adjacent landowners;
4) Prepare concept-level plans for street design;
5) Prepare opinion of probable improvement costs; and
6) Prepare a preliminary schedule considering design, relocation of utilities, and an estimated construction schedule.

The contract with Kimley-Horn was executed on August 21, 2025, with a project kick-off meeting held on August 25, and a LiDAR survey scan on Main Street was completed on September 15 to provide base map data for concept design work.

A Main Street Traffic & Circulation Workshop with City departments, Historic Park City Alliance (HPCA), and other stakeholders was held on October 6, 2025. The goals of the workshop were to:

1) Establish a common understanding of the Feasibility Study scope of work.
2) Review, refine, and confirm Main Street and Swede Alley goals and objectives.
3) Gather perspectives and input about constraints and issues.
4) Brainstorm ideas and design concepts for Main Street and Swede Alley.

Feedback from the workshop participants addressed many topics, including landscape and streetscape, street design & infrastructure, pedestrian safety, space allocation, ADA compliance, transportation modes, transit & emergency access, parking, maintenance & safety, historic preservation, and economic development.

The exercise identified Core Principles/Priorities for the project team, including:

- Flexibility & Adaptability
- Futureproofing
- Safety
- Destination Appeal
- Transit Priority
- Parking Strategy
- Pedestrian Experience
- Business Activation
- Winter Activation
- Snow removal and event readiness

The project team is working to integrate the workshop feedback into potential concept designs and will coordinate with Planning, Engineering, and Public Safety representatives to refine those concepts prior to returning to the Council for a Work Session to present potential concepts and request further direction in early 2026.

SNOWMELT SYSTEM FEASIBILITY

Sustainability staff have been exploring opportunities to transition Park City toward highly efficient district-scale heating and cooling systems that utilize waste heat. Earlier this year, the Sustainability staff commissioned a Phase 1 desktop study to assess the potential for thermal energy networks in several districts. The analysis identified two promising areas for further development: the Bonanza Park neighborhood and the Main Street district, both of which could tap waste heat from the City's wastewater and water systems. To advance to Phase 2, Sustainability staff issued a Request for Statements of Qualifications (RSOQ) and received six submissions. A five-member selection committee—representing Water, Economic Development, Environmental, Sustainability, and Planning—evaluated and scored the proposals. The Grey Edge Group, which completed Phase 1, received the highest score. The firm is also supporting the Town of Vail as it transitions its heated streets from expensive natural gas systems to highly efficient, carbon-free alternatives. Sustainability staff, along with other relevant departments, are now negotiating a contract with Grey Edge for Phase 2. The Phase 2 contract is expected to be executed by the end of 2025, with anticipated duration of approximately 9 months for the Phase 2 Study. This scope will include further development of the Bonanza Park and Main Street districts, including evaluation of snowmelt systems for street heating.

AERIAL TRANSIT FEASIBILITY

Pursuant to the Council's input given at the June 26 Work Session (minutes), our feasibility study will focus on two potential alignments – from Deer Valley's Snow Park Village to China Bridge Parking Garage area (Main Street), and also from Snow Park to Richardson Flats parking lot.

Two consultants have been engaged to produce the Aerial Transit feasibility study. Procurement was completed and the contracts were executed on September 22, 2025, with Kimley-Horn, and on October 17, 2025, with SE Group.

Kimley-Horn's scope includes the following:

1) Evaluate the feasibility of new aerial transit alignments from Deer Valley Snow Park Village to Richardson Flats and Main Street.
2) Conduct right-of-way analyses of parcels across potential alignments.
3) Assess landowner impacts and property ownership details for aerial spans and touchdown points.
4) Estimate probable cost of right-of-way acquisitions.

SE Group's scope includes the following:

1) Evaluate potential aerial transit alignments for technical feasibility.
2) Create an overall aerial transit concept design plan and detail plans for each aerial transit corridor, including layout, profile, system specifications and system performance details.
3) Create a Terminus station concept design plan for the potential terminal sites, including existing conditions plan at affected areas, required size and recommended configuration of station and required buildings/equipment.
4) Prepare detailed analysis including advantages and disadvantages of the three primary options for aerial transit technology – monocable, bi-cable, and three-cable.
5) Provide detailed cost estimates for construction of the aerial transit system options, including costs for ongoing operations and maintenance.

We anticipate bringing preliminary findings to Council for a Work Session in February 2026 to present an update and request further direction.