



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
January 15, 2026**

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

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

1. REGULAR AGENDA - 12:00PM

- 1.A. **1251 Kearns Boulevard – Conditional Use Permit Extension** – The Applicant Requests a One-Year Extension of the Conditional Use Permit Approved by the Planning Commission on November 13, 2024, for an Addition to the Blind Dog Restaurant in the General Commercial Zoning District and the Frontage Protection Zone. PL-25-06747
(A) Public Hearing; (B) Action
- 1.B. **841 Lowell Avenue – Historic District Design Review** – The Applicant Proposes to Construct a Single Family Dwelling in the Historic Residential - 1 Zoning District. PL-25-06632
(A) Public Hearing; (B) Action
- 1.C. **2900 Deer Valley Drive – Administrative Conditional Use Permit** – The Applicant Proposes to Construct a 40-foot by 60-foot (2,400 square feet) Temporary Tent for a Reception Venue During the 2026 Brand Storytelling Event. The Tent Will be Installed in a Private Plaza Area, January 21-24, 2026, in the Residential Development Zoning District. PL-25-06774
(A) Public Hearing; (B) Action
- 1.D. **7520 Royal Street – Administrative Conditional Use Permit** – The Applicant is Proposing a 400-Square-Foot Temporary Structure as a Pop-Up Vendor at the Goldner Hirsch in the Residential Development Zoning District and Sensitive Land Overlay. PL-25-06796
(A) Public Hearing; (B) Action

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

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

Planning Department Staff Report



Subject: 1251 Kearns Boulevard
Application: PL-25-06747 (original CUP PL-22-05240)
Author: Elissa Martin, Planning Project Manager
Date: January 15, 2026
Type of Item: Extension of Conditional Use Permit

Recommendation

(I) Review the proposed Conditional Use Permit (CUP) Extension for the addition to the Blind Dog Restaurant at 1251 Kearns Boulevard in the Frontage Protection Zone (FPZ), (II) conduct a public hearing, and (III) consider approving the CUP Extension for one year based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: 1251 Kearns Blvd, LLC c/o Mark Fischer
Applicant Represented by: Jonathan DeGray

Location: 1251 Kearns Boulevard

Zoning District: General Commercial, Frontage Protection Zone

Adjacent Land Uses: Commercial, Retail, Multifamily Residential

Reason for Review: The Planning Director reviews and takes final action on Extensions of Conditional Use Permits.¹

CUP Conditional Use Permit
GC General Commercial
FPZ Frontage Protection Zone
LMC Land Management Code

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

Background

On October 23, 2024, the Planning Commission reviewed a CUP for a 3,795-square-foot addition to the Blind Dog Restaurant at 1251 Kearns Boulevard in the GC Zoning District and the FPZ, and directed staff to draft a Final Action Letter approving the CUP ([Packet](#), Item 5B; [Minutes](#), p.20). On November 13, 2024, the Planning Commission conducted a public hearing and approved the CUP for the Blind Dog addition.

¹ LMC [§ 15-1-10](#)

The Blind Dog Restaurant is one of three commercial tenants that occupy the multi-unit commercial complex known as the “Yard”. The Planning Commission’s November 13, 2024 Final Action Letter (Exhibit B) contains several Conditions of Approval requiring the Applicant to mitigate the parking deficiency at the Yard, and complete improvements to the Parking Area to meet the standards outlined in the Off-Street Parking [Chapter 15-3](#) of the Land Management Code (LMC). The Applicant explains in their CUP Extension request letter that due to timing issues with their general contractor schedule and additional expenses caused by water impact fees they need additional time to complete the Conditions of Approval (Exhibit C).

Analysis

Pursuant to LMC [§ 15-1-10\(G\)](#), CUPs expire one year from the date of Planning Commission approval unless the Conditional Use has commenced on the project or a Building Permit for the Use has been issued. The Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in LMC [§ 15-1-10\(E\)](#) or other provisions of the LMC in effect at the time of the extension request.

The Applicant proposes no changes to the original approval and there have been no changes in circumstance, including no changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance with the LMC.

The CUP would expire on November 13, 2025 unless the Applicant submitted an extension request in writing prior to the expiration of the CUP.² The Applicant submitted the CUP extension request in writing on October 28, 2025 (Exhibit C).

Department Review

The Planning and Executive Departments and the City Attorney’s Office reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website on December 23, 2025, and mailed a public notice postcard and posted notice to the property on December 31, 2025. The *Park Record* published courtesy notice on December 24, 2025.³

Public Input

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

Alternatives

The Planning Director may:

- Approve the CUP Extension.
- Deny the CUP Extension and direct staff to make Findings for the denial.

² LMC [§ 15-1-10\(G\)](#)

³ LMC [§ 15-1-21](#)

- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

B: 2024 CUP Final Action Letter

C: Applicant's Extension Request



Planning Department

January 15, 2026

1251 Kearns Blvd, LLC
c/o Mark Fischer

CC: Jonathan DeGray

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1251 Kearns Boulevard

Zoning District: General Commercial, Frontage Protection Zone

Application: Extension of Conditional Use Permit

Project Number: PL-25-06747 (Original CUP: PL-22-05240)

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 15, 2026

Project Summary: The Applicant seeks a one-year extension of the Conditional Use Permit approved by the Planning Commission on November 13, 2024, for a 3,795-square-foot addition to the Blind Dog Restaurant in the Frontage Protection Zone.

Action Taken

On January 15, 2026, the Planning Director conducted a public hearing and approved a one-year extension for the Conditional Use Permit (CUP) for an addition at 1251 Kearns Boulevard in the Frontage Protection Zone, according to the following findings of fact, conclusions of law, and conditions of approval:

Background:

1251 Kearns Boulevard is in the General Commercial (GC) Zoning District within the Frontage Protection Zone (FPZ), which requires CUP review by the Planning Commission for any new construction within the 100-foot FPZ.

Findings of Fact



Planning Department

1. On October 23, 2024, the Planning Commission reviewed a CUP for an addition to the Blind Dog Restaurant at 1251 Kearns Boulevard in the FPZ and directed staff to draft a Final Action Letter approving the CUP.
2. On November 13, 2024, the Planning Commission conducted a public hearing and approved the CUP with conditions of approval to mitigate parking deficiencies and require future improvements to the Parking Area to bring it into compliance with the Off-Street Parking requirements outlined in Chapter 15-3 of the Land Management Code.
3. Pursuant to LMC § 15-1-10(G), the Planning Director may grant an extension of a CUP for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10(E) or other provisions of the LMC in effect at the time of the extension request.
4. In accordance with LMC § 15-1-10(G), the Applicant submitted the written request for the CUP extension within one year of the Planning Commission's Final Action approving the CUP; the Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes in circumstance, including no physical changes to the Property or surroundings that would result in an unmitigated impact or a finding of noncompliance with the LMC.

Conclusions of Law

1. The CUP Extension request complies with LMC § 15-1-10(G), *Conditional Use Permit Review, Expiration*.

Conditions of Approval

1. Development of the addition at 1251 Kearns Boulevard is subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Planning Commission Final Action letter, dated November 13, 2024.
2. If a building permit is not issued by November 13, 2026, and the Planning Commission has not approved another one-year extension, this approval shall expire, and a new CUP application must be submitted and reviewed by the Planning Commission.

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)-699-7741 or email elissa.martin@parkcity.gov.



Planning Department

Sincerely,

Rebecca Ward, Planning Director

CC: Elissa Martin



Planning Department

November 13, 2024

1251 Kearns, LLC
P.O. Box 683010
Park City, Utah 84060

CC: Mark Fischer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 1251 Kearns Boulevard

Zoning District: General Commercial; Frontage Protection Overlay

Application: Conditional Use Permit

Project Number: PL-22-05240

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 13, 2024

Project Summary: The Applicant proposes enclosing an Outdoor Dining Area, creating a 3,795-square-foot addition to the Blind Dog Restaurant/Yard Commercial Complex at 1251 Kearns Boulevard, in the 100-foot Frontage Protection Zone, a parking reduction of 23% from required parking, and a shared parking agreement with 1351 Kearns Boulevard.

Action Taken

On August 28, 2024, the Planning Commission conducted a work session on the proposed addition at 1251 Kearns Boulevard and shared parking agreement between 1251 and 1351 Kearns Boulevard. On October 23, 2024, the Planning Commission conducted a public hearing on the proposal and directed staff to draft findings of fact, conclusions of law, and conditions of approval for a 3,795-square-foot addition to the Blind Dog Restaurant at 1251 Kearns Boulevard and a shared parking agreement between 1251 and 1351 Kearns Boulevard. On November 13, 2024, the Planning Commission conducted a public hearing and approved the Conditional Use Permit for the addition to the Blind Dog Restaurant according to the following findings of fact, conclusions of law, and conditions of approval:



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Findings of Fact

1. On April 15, 2022, the Applicant submitted a Conditional Use Permit (CUP) application to enclose an outdoor dining area, creating a 3,795-square-foot addition to the Blind Dog Restaurant and Yard Commercial Complex at 1251 Kearns Boulevard.
2. 1251 Kearns Boulevard is in the General Commercial Zoning District within the Frontage Protection Zone (FPZ), which requires CUP review by the Planning Commission for any new construction within the 100-foot FPZ.
3. The Blind Dog Restaurant is one of three tenants occupying the Yard Commercial Complex; the other two tenants are the Boneyard Saloon and the Kimball Arts Center.
4. On June 10, 2009, the Planning Commission approved a CUP for an Indoor Entertainment Facility and commercial parking lot at 1251 Kearns Boulevard; the Final Action Letter states that the Indoor Entertainment Facility was 14,110 square feet and required 72 parking spaces (5 parking spaces per 1,000 square feet).
5. In 2011, the Planning Department approved outdoor dining for 12 tables along Kearns Boulevard for the Blind Dog Outdoor Dining Area (PL-11-01257).
6. In 2016, the Planning Department approved an outdoor dining permit for 4,054 square feet of rooftop dining and 613 square feet of outdoor patio dining for the Boneyard Saloon (PL-16-03263).
7. Through 2017, the site had approximately 339 parking spaces across 4.6 acres, serving the parking demand of the three commercial uses.
8. In 2017, the City Council approved Ordinance 2017-14 for The Yard Subdivision – First Amended Plat, a two-lot subdivision, which separated 1.86-acres subsequently purchased by the City and dedicated a portion of the property as public Right-of-Way.
9. The available parking on the 2.31-acre lot containing the Boneyard Saloon, the Blind Dog Restaurant, and an Indoor Entertainment Facility (currently the Kimball Art Center), was reduced by roughly ~235 parking spaces.
10. According to the findings of fact in Ordinance 2017-14, the remaining 104 parking spaces on-site at The Yard were considered adequate for the existing Restaurants (The Boneyard and the Blind Dog).
11. Ordinance 2017-14 findings also describe the “Event Center” (currently Kimball Art Center) with a net leasable “floor area of 6,887 square feet, which triggers 35



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- parking spaces” based on the parking standard for an Indoor Entertainment Facility.
12. The 2017 Yard Subdivision Plat Amendment created a non-compliance with parking at 1251 Kearns Boulevard; thus Ordinance 2017-14 Condition of Approval 4 required that “In order for the event center on Lot 1 to continue operation, the applicant shall secure parking of the missing parking spaces on their Lot or on Lot 2. Should the applicant fail to obtain a lease of the required parking for the event center for whatever reason, the applicant shall cease to operate the event center. “
 13. The Planning Commission continued the CUP application at their August 10, 2022 meeting and again at the October 12, 2022 meeting to allow the Applicant additional time to conduct a Parking Study for The Yard complex.
 14. On August 28, 2024, the Planning Commission held a work session to review the CUP for the Blind Dog Addition as well as a CUP for the neighboring property, 1351 Kearns Boulevard, for construction of an increased Parking Area within the FPZ. (The Applicant later withdrew the Parking Area expansion within the FPZ request.) The Planning Commission requested additional updated application materials regarding the existing parking, proposed parking, and renderings to show the proposed addition at 1251 Kearns Boulevard in the context of the FPZ and entry corridor.
 15. On October 23, 2024, the Planning Commission held a public hearing to review the CUP for the Blind Dog Addition with updated materials submitted by the Applicant.
 16. The Applicant submitted an updated Parking Study indicating the existing Parking Area at 1251 Kearns Boulevard has 120 striped parking spaces, with non-compliant Parking Area Landscaping and bike parking.
 17. The existing parking infrastructure at 1251 Kearns Boulevard is not compliant with LMC Chapter 15-3 Off-Street Parking Requirements.
 18. LMC § 15-3-9 requires bike parking for 10% of Off-Street Parking, and bike parking to be mounted in concrete, be installed no more than 50 feet from the primary entrance, be inverted-U, post and ring, corral or other type approved by the City Engineer and Transportation Planning Department. The existing bike parking does not meet this standard.
 19. Pursuant, to LMC § 15-3-3(D) parking areas are required to have a minimum 20% landscaped area as a percentage of the total parking area. The existing Yard parking lot does not meet this standard.



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20. LMC § 15-13-11 requires Electric Vehicle Charging Station Infrastructure (conduit) for fifty percent (50%) of the first one hundred (100) required Off-Street parking spaces for non-Residential Development and for five percent (5%) of required Off-Street parking spaces above one hundred (100).
21. The Applicant proposes to install one dual port EV Charging Station and the remaining required conduit at a future phase, conditioned below.
22. The Applicant requests a phased approach to installing the required improvements to the Parking Area as part of the CUP approval to synchronize the timing of the City’s public improvements with the installation of required EV Conduit and Parking Area Landscaping.
23. The City’s planned public improvements to surrounding Rights-of-Way, including Woodbine Way, Homestake Road, and Kearns Boulevard, may impact portions of The Yard Parking Area along the perimeter.
24. There are internal portions of the Parking Area that will not be impacted by the City’s future Right-of-Way improvements.
25. The Applicant’s updated measurements of the three commercial spaces within The Yard at 1251 Kearns Boulevard indicate that the total required parking spaces for the existing commercial uses and the proposed Blind Dog Addition, combined, is 156.
26. The Applicant’s Parking Study proposed a 20% parking reduction based on proximity to public transit.
27. The Parking deficit (with the proposed addition) is 36 spaces, requiring Planning Commission approval of a 23% parking reduction to approve the CUP for the Blind Dog Addition, per the parking area calculations below:

Business	Floor Area SF (2024)	Commercial Use category	Parking Requirement	Required Parking Spaces
Blind Dog Existing Restaurant	5,330	Restaurant, Standard	1 space per 100 square feet of Net Leasable Floor Area	53
Blind Dog enclosed patio addition	3,423	Restaurant, Standard	1 space per 100 square feet of Net Leasable Floor Area	34
Blind Dog outdoor patio dining area	1,198	Restaurant, Outdoor Dining	CUP Site Specific Review (1 space per 100 square feet of Net Leasable Floor Area)	12
Boneyard Restaurant and Saloon	4,732	Restaurant, Standard and Bar	1 space per 100 square feet of Net leasable Floor Area	47



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Boneyard Restaurant and Saloon rooftop dining area	2,836	Restaurant, Outdoor Dining	N/A (approved w/o requirement for increased parking)	--
Kimball Arts Center	8,756	Public and Quasi-Public Institution	1 space per 1000 square feet Gross Floor Area	9
Total parking required	26,275			156
On-Site parking provided				120
Parking deficit				36

28. Currently, overflow parking for The Yard patrons is on 1351 Kearns Boulevard and along the public Woodbine Way Right-of-Way. LMC Section 15-3-2(C) requires Applicants to provide sufficient parking on-site. Public parking spaces on Woodbine Way are not the exclusive use of the Applicant’s property and do not count towards the on-site parking requirement for either property.
29. As a mitigation measure to off-set the parking deficit at 1251 Kearns Boulevard, the Applicant proposes a shared parking agreement between 1251 and 1351 Kearns Boulevard (The Emporium commercial complex), which contains 19 parking spaces for use of the businesses at 1251 Kearns Boulevard that operate in evening hours.
30. The Parking area at The Emporium also has a parking deficiency and can benefit from the shared parking agreement with The Yard to provide off-site parking in the daytime hours.
31. The proposed Blind Dog addition will expand the Net Leasable Floor Area from 5,330 square feet to 8,753 square feet for internal space and a 1,198-square-foot Outdoor Dining Area.
32. The General Commercial Zoning District and the FPZ require protection of view sheds in the entry corridors; the Planning Commission has discretion to require reduced building height within the FPZ.
33. The proposed addition will extend the front-facing façade of the Blind Dog Restaurant along Kearns Boulevard by approximately 72 feet; the façade is broken into three offset sections.
34. The tallest portion of the proposed addition is on the corner of Kearns Boulevard and Homestake Drive, within the 100-foot FPZ, and is 28 feet, the maximum height allowed in the General Commercial Zoning District.
35. The proposed addition is designed to be set back from the future multi-use pathway along Kearns Boulevard and buffered with landscaping; the current



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design does not include a dedicated pedestrian ingress/ egress from the multi-use pathway and the Blind Dog Restaurant.

- 36. The proposed addition does not affect current loading and unloading zones, ingress and egress to the property, or internal circulation.
- 37. The proposed addition may cause impacts to stormwater drainage, that must be mitigated.
- 38. The location of the proposed addition, where outdoor dining area currently exists, is buffered from Kearns Boulevard ROW with tall trees; a mix of conifers and evergreens.
- 39. The proposed addition to 1251 Kearns Boulevard can be reasonably conditioned to mitigate the reasonably anticipated detrimental effects of the proposed Addition in accordance with applicable standards outlined in LMC Section 15-1-10(E):

1. size and location of the Site;	The existing site of the proposed addition is a 2.3-acre lot located at 1251 Kearns Boulevard in the Bonanza Park Neighborhood. The lot contains The Yard commercial complex, with three tenants: the Kimball Arts Center, the Boneyard Restaurant and Saloon, and the Blind Dog Restaurant, which is the portion of the building that is being proposed for expansion, by enclosing an existing outdoor dining area.
2. traffic considerations including capacity of the existing Streets in the Area;	The property is accessed from Kearns Boulevard (S.R. 248) with additional access points along Homestake Road and Woodbine Avenue. No new access points are proposed.
3. utility capacity, including Storm Water run-off;	A Condition of Approval requires Site design to address storm water run-off to be approved by the City Engineer prior to issuance of Building permit.
4. emergency vehicle Access;	In July of 2024, the Park City Fire District confirmed the proposal meets their required standards.
5. location and amount of off-Street parking;	Please see the parking findings herein.
6. internal vehicular and pedestrian circulation system;	The proposed addition does not impact existing internal vehicular and pedestrian circulation at the property. The addition is set back from the City's planned shared use pathway along Kearns Boulevard by roughly 30 feet.
7. Fencing, Screening, and landscaping to separate	The Applicant's 3D renderings illustrate a landscaped buffer between the proposed addition and the public



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<p>the Use from adjoining Uses;</p>	<p>ROW. A Condition of Approval requires sufficient landscaping to ensure appropriate buffering.</p>
<p>8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;</p>	<p>The proposed addition would extend the front façade of the existing Blind Dog Restaurant within The Yard structure along Kearns Boulevard, by roughly 72 feet. The existing Blind Dog façade is broken up into three offset sections, measuring roughly 22.5 feet, 37 feet, and 10 feet.</p> <p>The proposed addition is designed to break up the façade into three offset sections as illustrated in the figure above. The tallest portion of the building is 28 feet and is roughly 16 feet distance from the 30-foot FPZ setback line. The FPZ requires mitigation to protect the entry corridor view shed.</p>
<p>9. usable Open Space;</p>	<p>The addition is proposed where an existing outdoor dining area exists currently. The site is predominately surface-level parking and structures with minimal landscaping.</p> <p>Anderson Lumberyard was first constructed on the site in 1982 and the structure has been expanded multiple times. The Applicant is required to bring the Parking Area into compliance with landscaping requirements, thus increasing landscaping within the surface-level parking area.</p>
<p>10. signs and lighting;</p>	<p>As illustrated on the Applicant’s plans, the Blind Dog addition is proposed to include a wall-mounted sign fronting Kearns Boulevard and one fronting Homestake Road. Signs must comply with Municipal Code of Park City Title 12 and require Sign Permit approval prior to installation.</p> <p>On August 20, 2024, the Board of Adjustment granted a Variance from the FPZ requirements to relocate “The Yard” sign to accommodate the City’s installation of a 12-foot shared use pathway along Kearns Boulevard.</p> <p>Outdoor lighting shall comply with LMC § 15-5-5(J), the dark sky code.</p>



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<p>11. physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;</p>	<p>The physical design of the proposed addition is compatible with surrounding structures. The design of the addition replicates the mass, scale, style, design and architectural detailing of the existing Blind Dog Restaurant.</p>
<p>12. noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;</p>	<p>The noise from the enclosed dining area will be less impactful than the existing outdoor dining area.</p>
<p>13. control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas;</p>	<p>The addition to the Restaurant does not affect the loading and unloading zones or screened areas for trash and recycling.</p>
<p>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;</p>	<p>The addition will not affect any changes to the ownership and management of the commercial property.</p>
<p>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; and</p>	<p>A Condition of Approval requires compliance with the Soils Ordinance during and after construction of the Blind Dog addition.</p>
<p>16. reviewed for consistency with the goals and objectives of the Park City</p>	<p>The Blind Dog Restaurant at 1251 Kearns Boulevard is within the Bonanza Park Neighborhood. The General Plan identifies this neighborhood as an</p>



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<p>General Plan; however such review for consistency shall not alone be binding.</p>	<p>authentic neighborhood, a local hub. The General Plan recommends protecting scenic views within this neighborhood: “Due to its location along both of the entry corridors to Park City, the Bonanza Park & Snow Creek Neighborhood is geographically tied to the Park City entry experience. The scenic views that are currently afforded to those entering the City are a defining characteristic of our town and should be preserved and enhanced.”</p>
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Conclusions of Law

1. The proposed application, as conditioned, complies with the requirements of the Land Management Code.
2. The proposed CUP for an addition in the FPZ is compatible with surrounding structures in use, scale, mass, and circulation.
3. The proposed CUP for an addition in the FPZ is consistent with the Park City General Plan.
4. The effects of the difference in use or scale of the CUP for an addition in the FPZ have been mitigated through careful planning and Conditions of Approval.

Conditions of Approval

1. The Proposed Blind Dog Addition shall be built consistent with the submitted plans, for up to 3,423 square feet of net leasable floor area and 1,198 square feet of outdoor dining area.
2. Future expansion of the 1,198-square-foot outdoor dining area is prohibited.
3. The existing Landscaped Buffer between the Blind Dog and Kearns Boulevard shall be maintained; any other vegetation impacted through construction of the addition shall be replaced in like and kind in compliance with the Municipal Code Wildland Urban Interface regulations and the LMC waterwise landscaping requirements.
4. A Parking Demand Reduction plan shall be drafted by the Applicant and reviewed and approved by the Planning Department prior to submittal of a building permit.
5. The Parking Demand Reduction plan shall include the draft shared parking agreement with The Emporium at 1351 Kearns Boulevard to satisfy 19 off-site parking spaces for The Yard. The draft shared parking agreement shall be reviewed and approved in form by the City Attorney’s Office. The final shared



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- parking agreement shall be recorded with Summit County prior to submittal of a building permit.
6. The Parking Demand Reduction plan shall include a robust program for incentivizing employees and patrons to bike and take transit to and from all tenants and business licensees at 1251 Kearns Boulevard..
 7. The shared parking agreement shall include a comprehensive strategy to balance the parking demand for daytime and evening operating hours of all businesses at both 1251 Kearns and 1351 Kearns Boulevard.
 8. Daytime parking hours at both properties shall be between 5:00AM – 5:00PM; Evening parking hours shall be between 5:00PM – 5:00AM.
 9. The shared parking agreement shall establish a minimum number of required parking spaces required for all businesses at both properties that operate during daytime hours and a minimum number of required parking spaces for all business at both properties that operate during evening hours.
 10. The shared parking agreement shall include a provision prohibiting new businesses that would create a parking deficit for either or both operating times (daytime and/or evening) without first revising the Parking Demand Reduction Plan and obtaining Planning Commission approval.
 11. A Parking Improvements Plan shall be included in the Parking Demand Reduction Plan, to specify details and timelines for future improvements required to be installed; the Parking Improvements Plan shall be submitted and approved by the Planning and Engineering Departments prior to submittal of a building permit. If modifications are required to the Parking Improvements Plan, the Applicant shall update the Parking Improvements Plan for Planning and Engineering review and approval.
 12. The Parking Improvements Plan shall identify areas on the Property to install a minimum of 32 Bike Parking spaces,. Sixteen of the bike parking spaces are required per LMC § 15-3-3(D) and shall be installed prior to Certificate of Occupancy being issued for the Blind Dog addition; the additional sixteen bike parking spaces shall be required to offset the parking deficit of 36 vehicle spaces, and shall be installed within one year of completion of the City's public improvements on the surrounding Rights-of-Way.
 13. The Parking Improvements Plan shall include a Landscaping Design for the Parking Area, compliant with LMC § 15-3-3(D), as amended; half of the required 20% of the Parking Area shall be installed prior to closure of the building permit for the Blind Dog addition and the remaining half of the required landscaping shall be installed within one year of completion of the City's public improvements



Planning Department

on the surrounding Rights-of-Way. The Applicant shall be required to submit a Parking Improvements Plan Bond in an amount to be determined by the City Engineer to ensure completion of the required improvements.

14. The Parking Improvements Plan shall identify areas where the required EV Charging Infrastructure (conduit) will be installed, pursuant to LMC § 15-3-11.
15. Public parking spaces on Woodbine Way are not the exclusive use of the Applicant's property and do not count towards the on-site parking requirement for either property; signage for exclusive parking along Woodbine is prohibited.
16. The Applicant shall submit an annual parking report to the Planning Department outlining compliance with the Parking Demand Reduction Plan and the shared parking arrangement by December 31 of each year. The Planning Department shall review the Parking Demand Reduction Plan for compliance and to ensure the neighboring properties, businesses and residents are not negatively impacted by the parking reduction and shared parking agreement. The Planning Department may require the Applicant to return to the Planning Commission for reevaluation of the parking reduction and shared parking agreement.
17. An approved Parking Reduction is only valid as long as an off-site parking agreement offsets at least 19 spaces and other parking demand reduction measures outlined above are proven to be effective.
18. New commercial uses at 1251 Kearns Boulevard will be evaluated for the Parking Requirement pursuant to LMC § 15-3, Off Street Parking.
19. Modifications to the Parking Reduction Plan and shared parking agreement may be requested by the Planning Department and/or Planning Commission to mitigate impacts to the surrounding neighborhood.

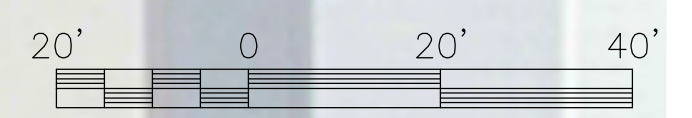
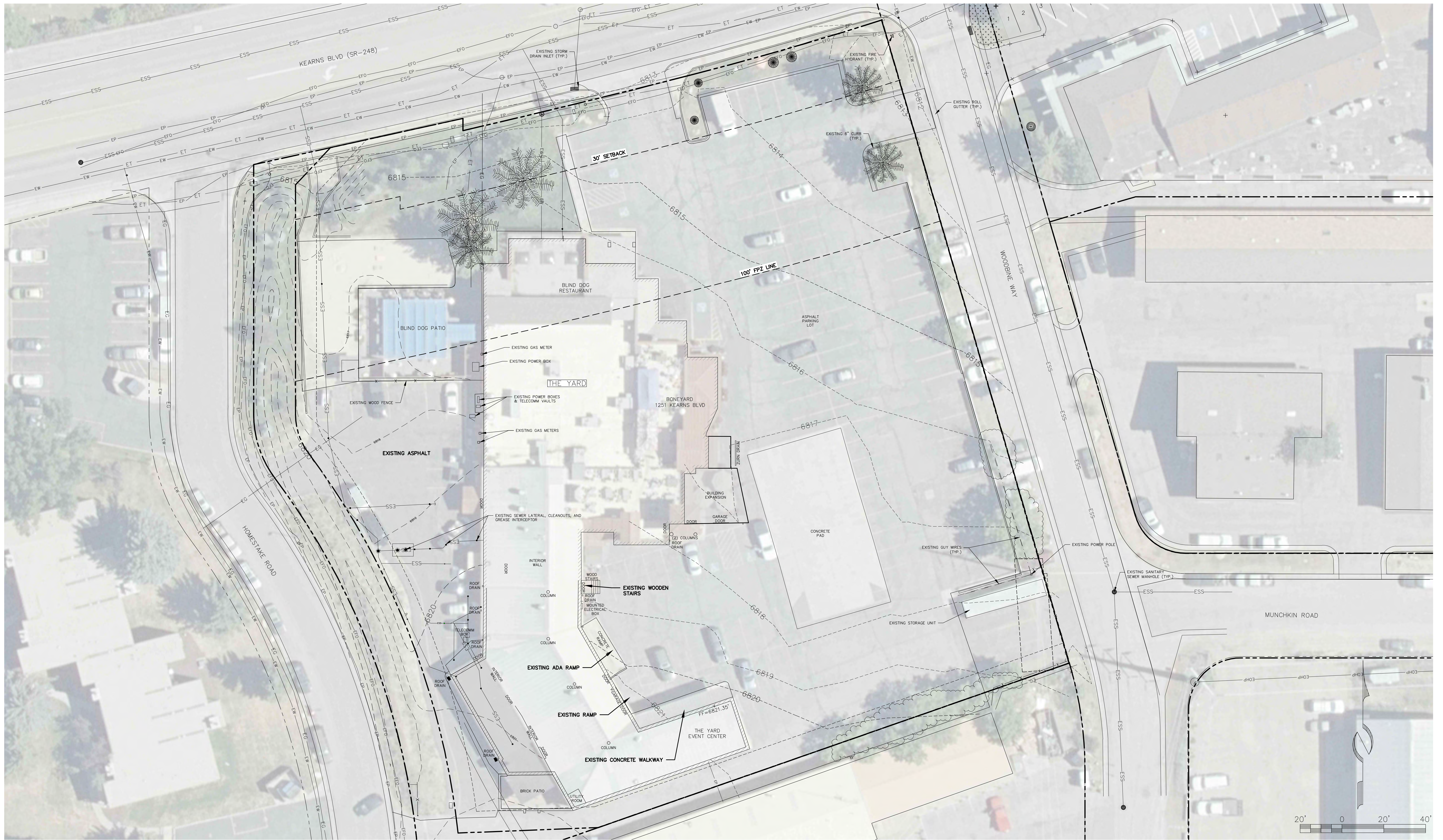
If you have questions or concerns regarding this Final Action Letter, please call Elissa Martin at 435-699-7741 or email elissa.martin@parkcity.org.

Sincerely,

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

Sarah Hall
Planning Commission Chair

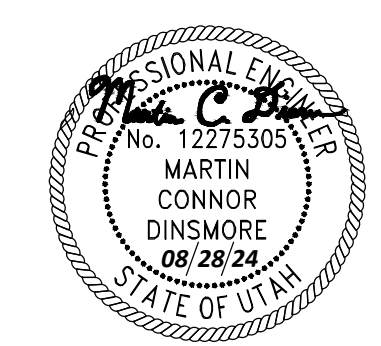
CC: Elissa Martin



- NOTES**
- Property Description: Lot A, The Yard Subdivision, Located in the West half of Section 9 Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah.
 - The existing conditions & utilities shown are from field survey & as-built information.

LEGEND

— ESS —	EXISTING SEWER
— EW —	EXISTING WATER
— ESD —	EXISTING STORM DRAIN
— EOHU —	EXTG OVERHEAD UTILITY
— EOHPP —	EXTG OVERHEAD POWER
— EG —	EXISTING GAS
— ET —	EXISTING TELECOMM
— EP —	EXISTING POWER
●	EXISTING STORM DRAIN MANHOLE
●	EXISTING SANITARY SEWER MANHOLE
■	EXISTING STORM DRAIN GRATES
■	EXISTING ELECTRICAL BOXES
●	EXISTING FIRE HYDRANT
●	EXISTING WATER VALVE
●	EXISTING WATER METER



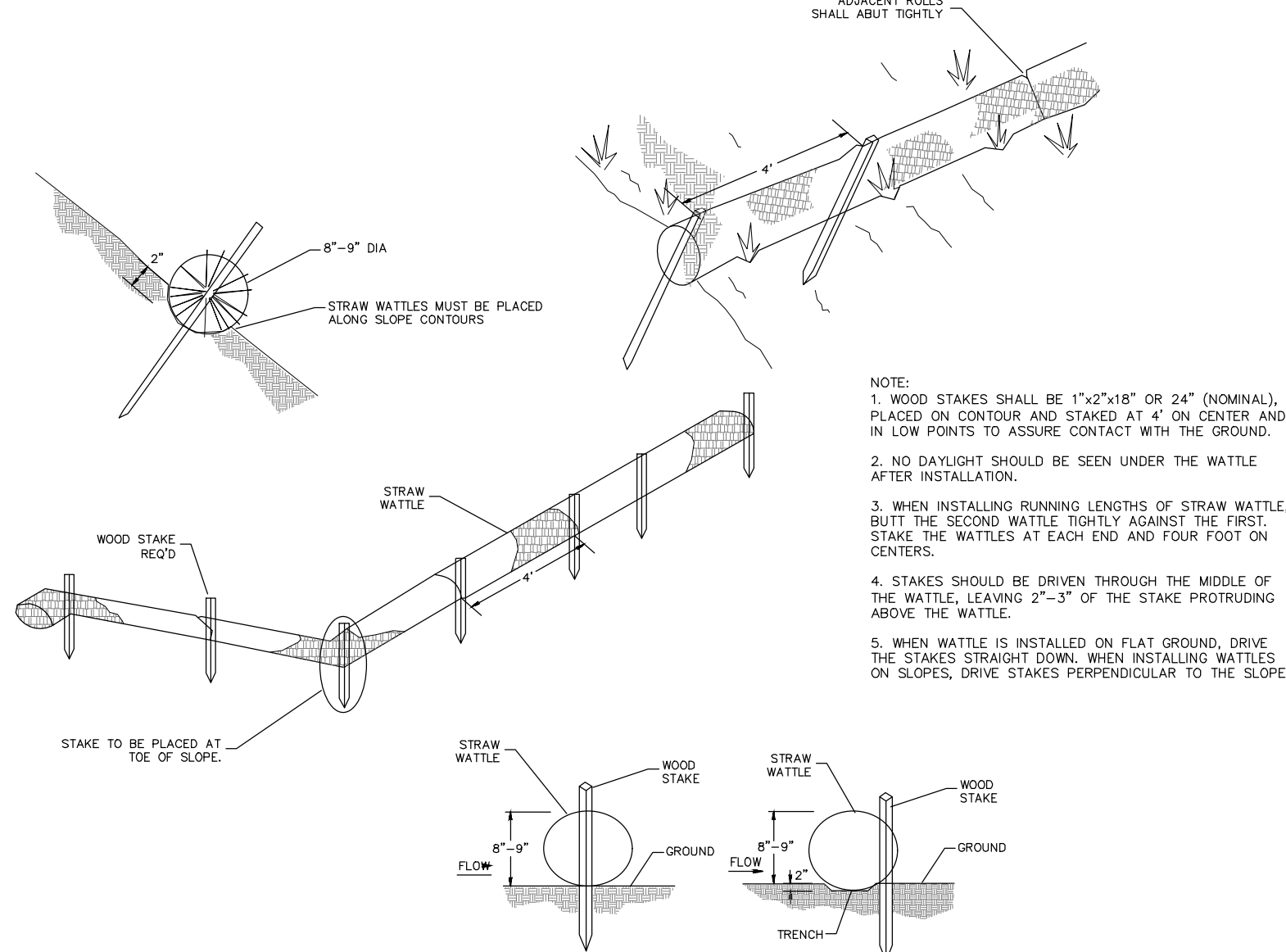
Alliance Engineering Inc.
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664
 (435) 649-9467

STAFF:
 MICHAEL DEMKOWICZ
 CONNOR DINSMORE
 ZACHARY ALHAMRA
DATE: 08/28/24

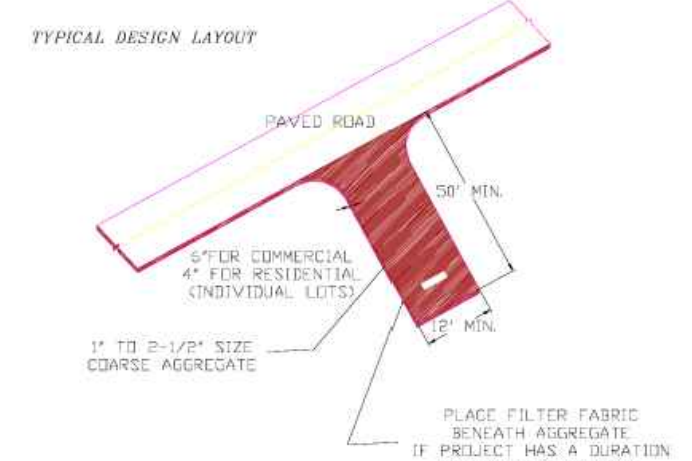
EXISTING CONDITIONS
BLIND DOG RESTAURANT EXPANSION
YARD SUBDIVISION
FOR: MARK FISCHER
JOB NO.: 9-3-19
FILE: X:\Prospector\dwg\The Yard\Yard-Civil-c3d.dwg

SHEET
1
OF
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STRAW WATTLE DETAIL



STABILIZED CONSTRUCTION ENTRANCE



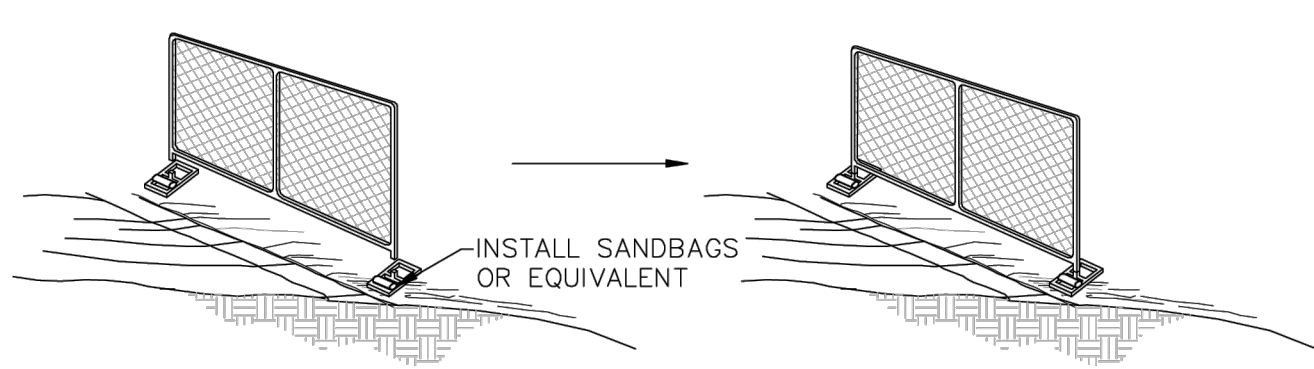
INSTALLATION:

1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 1/2 inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

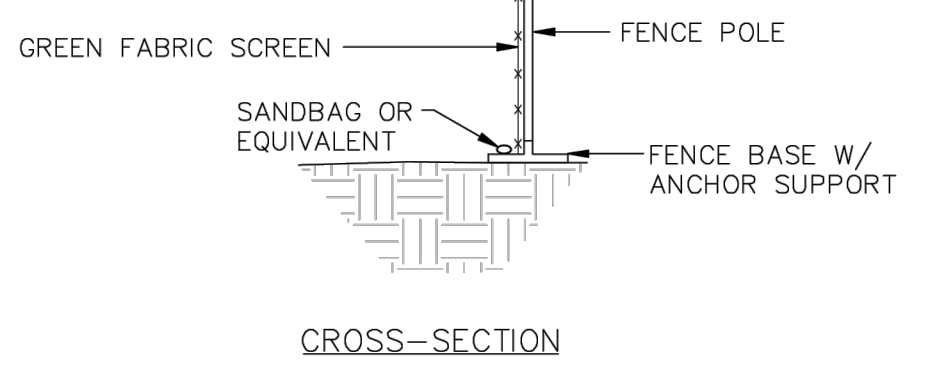
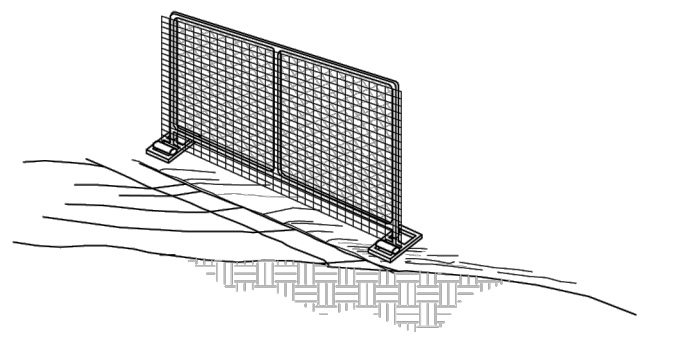
MAINTENANCE:

1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.

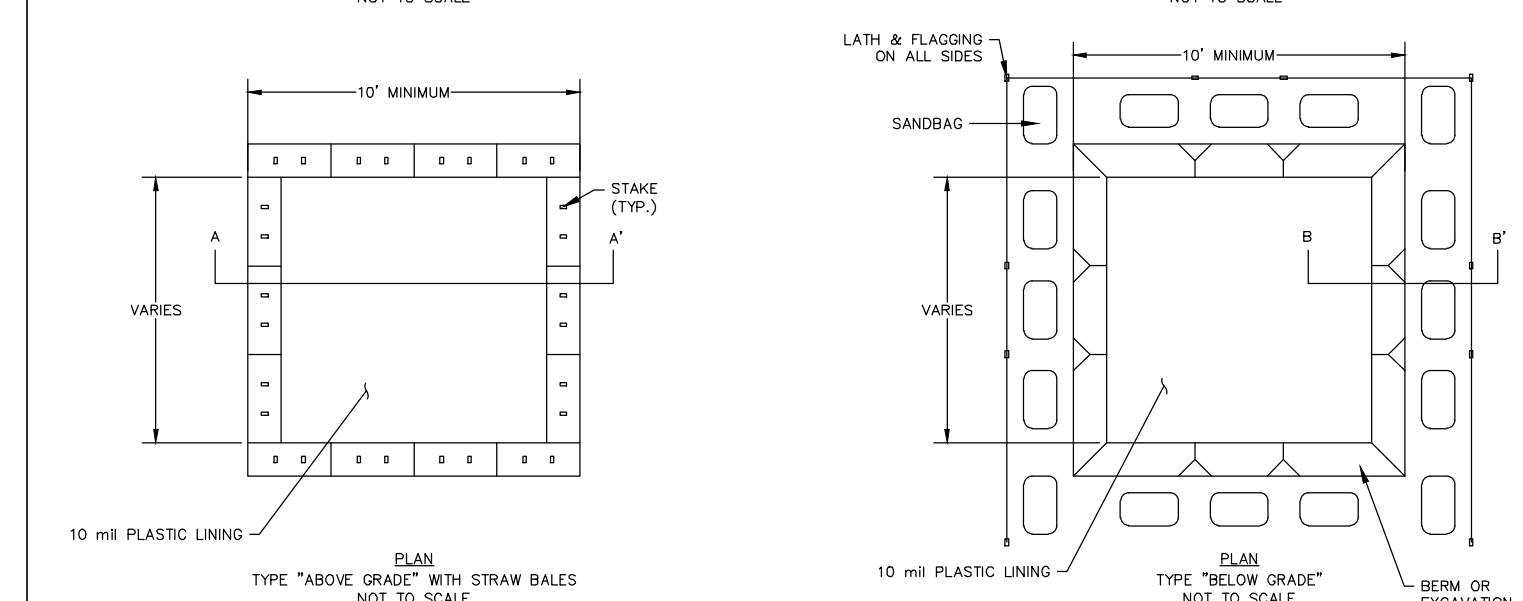
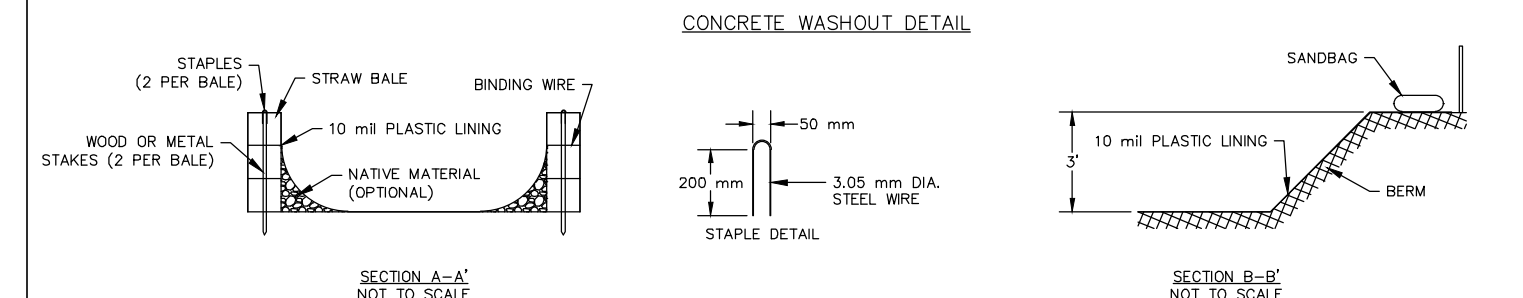
1. SECURE FENCE PANELS INTO BASE SUPPORTS
2. SECURE FENCE PANELS INTO BASE SUPPORTS



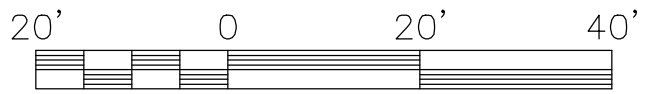
3. INSTALL GREEN FABRIC VISUAL BARRIER & SECURE TO FENCE



STANDARD DRAWING **CHAIN-LINK FENCE DETAIL**
 ALLIANCE ENGINEERING dtl\parkcity\chain-link fence

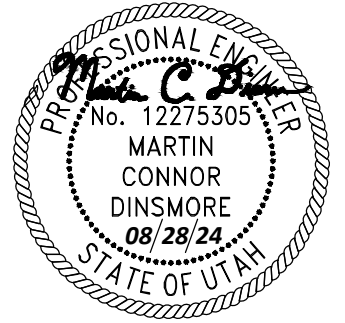


- NOTES:**
 1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. WASHOUT NEEDS TO BE EMPTIED AND REPAIRED WHEN 75% OF STORAGE CAPACITY IS FILLED.



CMP NOTES

1. Construction parking/traffic may not block the street without a permit (available from the Engineering Division)
2. Mud tracked out onto the street must be cleaned prior to the end of the work day.
3. The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.
4. Use onsite facilities for bathrooms.

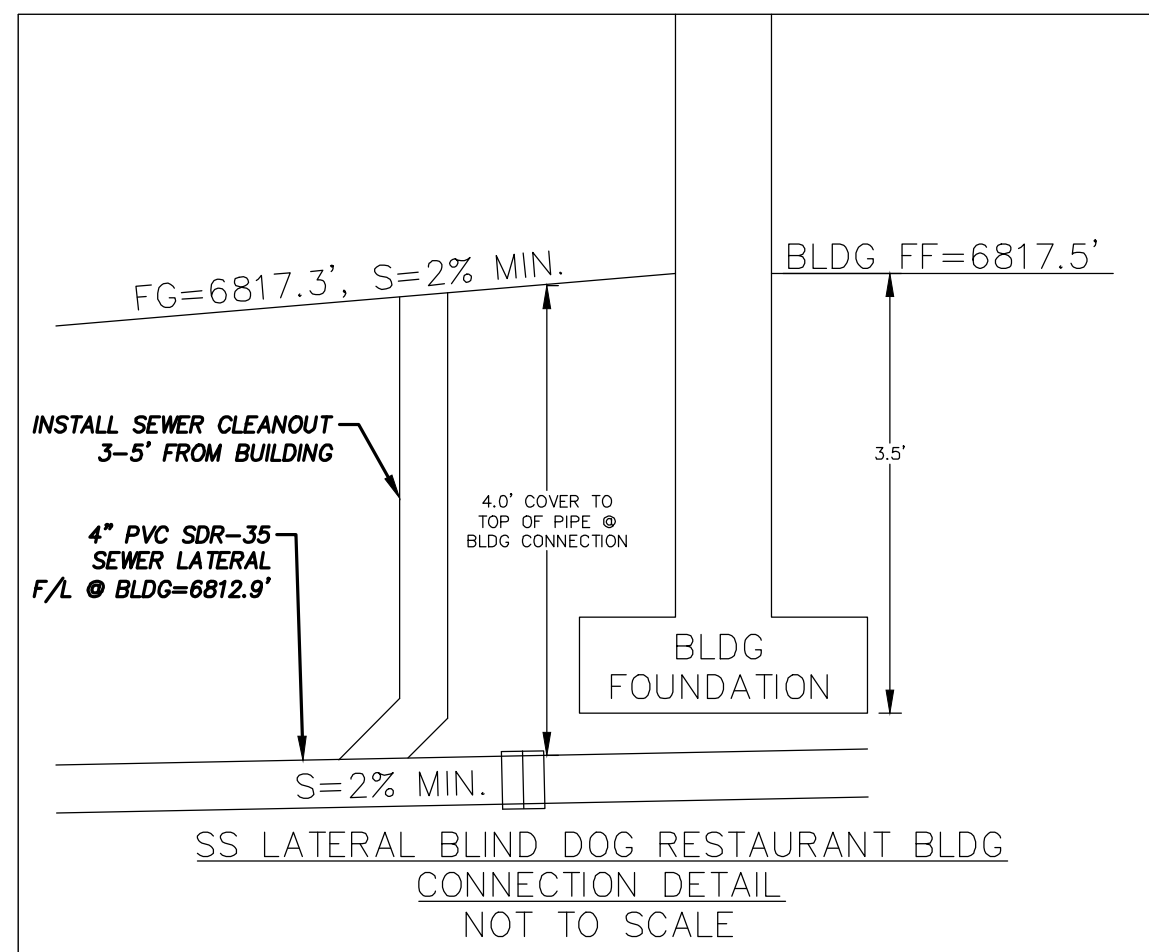
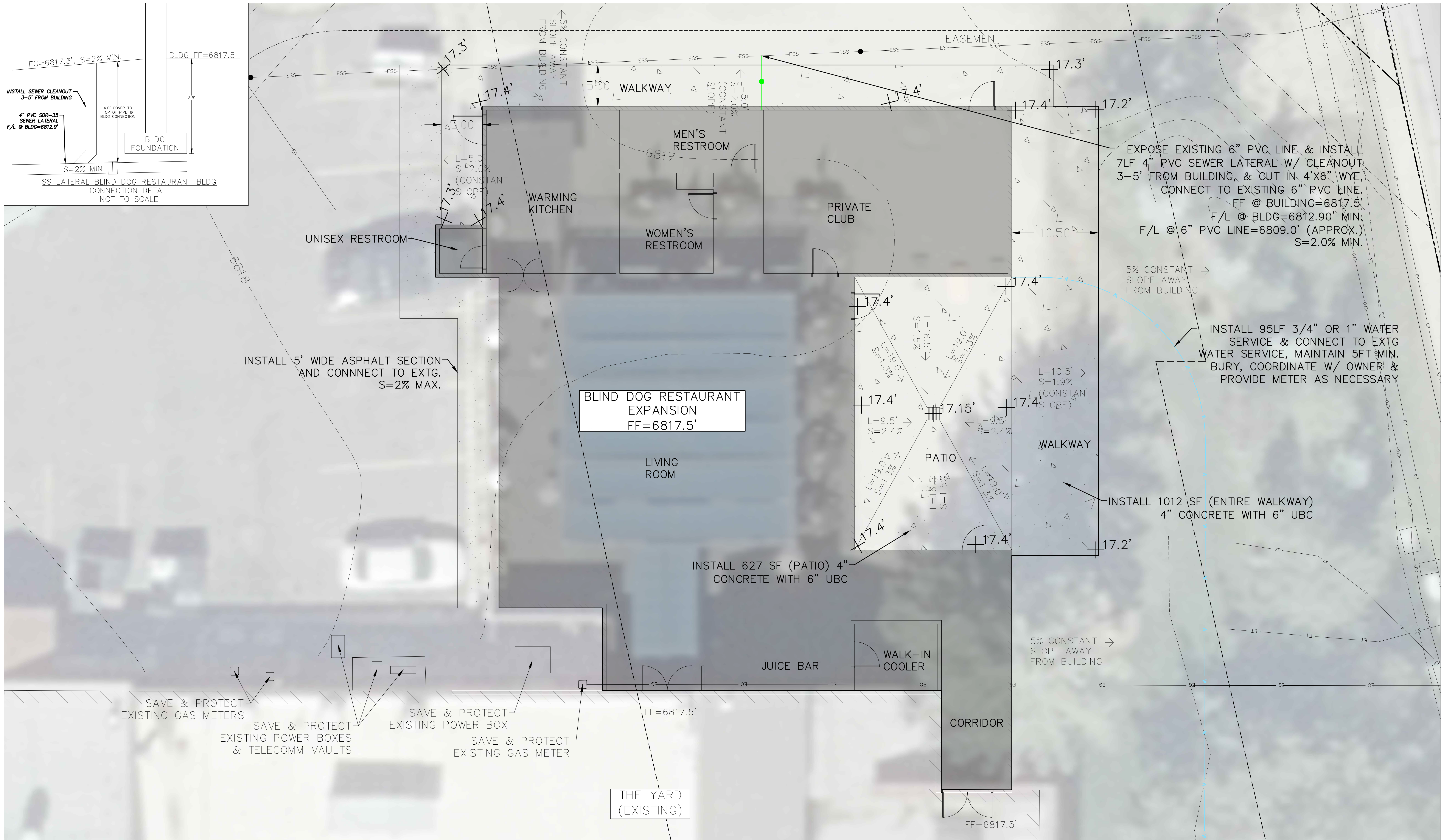


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STAFF:
 MICHAEL DEMKOWICZ
 CONNOR DINSMORE
 ZACHARY ALHAMRA
DATE: 08/28/24

CMP & SWPPP
BLIND DOG RESTAURANT EXPANSION
YARD SUBDIVISION
FOR: MARK FISCHER
JOB NO.: 9-3-19
FILE: X:\Prospector\dwg\The Yard\Yard-Civil-c3d.dwg

SHEET
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EXPOSE EXISTING 6" PVC LINE & INSTALL 7LF 4" PVC SEWER LATERAL W/ CLEANOUT 3-5' FROM BUILDING, & CUT IN 4"X6" WYE, CONNECT TO EXISTING 6" PVC LINE.
 FF @ BUILDING=6817.5'
 F/L @ BLDG=6812.90' MIN.
 F/L @ 6" PVC LINE=6809.0' (APPROX.)
 S=2.0% MIN.

INSTALL 5' WIDE ASPHALT SECTION AND CONNECT TO EXTG. S=2% MAX.

INSTALL 95LF 3/4" OR 1" WATER SERVICE & CONNECT TO EXTG WATER SERVICE, MAINTAIN 5FT MIN. BURY, COORDINATE W/ OWNER & PROVIDE METER AS NECESSARY

INSTALL 1012 SF (ENTIRE WALKWAY) 4" CONCRETE WITH 6" UBC

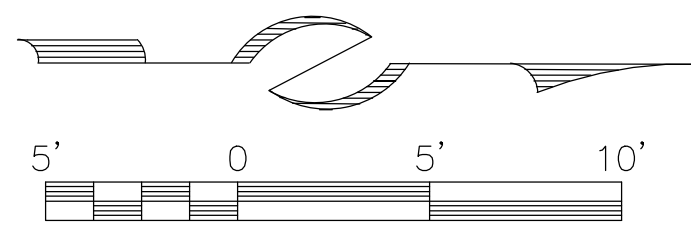
INSTALL 627 SF (PATIO) 4" CONCRETE WITH 6" UBC

SAVE & PROTECT EXISTING GAS METERS
 SAVE & PROTECT EXISTING POWER BOXES & TELECOMM VAULTS
 SAVE & PROTECT EXISTING POWER BOX
 SAVE & PROTECT EXISTING GAS METER

THE YARD (EXISTING)

LEGEND

ESS	EXISTING SEWER
EW	EXISTING WATER
ESD	EXISTING STORM DRAIN
EQU	EXTG OVERHEAD UTILITY
EQHP	EXTG OVERHEAD POWER
EG	EXISTING GAS
ET	EXISTING TELECOMM
EP	EXISTING POWER
•	EXISTING STORM DRAIN MANHOLE
•	EXISTING SANITARY SEWER MANHOLE
•	EXISTING STORM DRAIN GRATES
•	EXISTING ELECTRICAL BOXES
•	EXISTING FIRE HYDRANT
•	EXISTING WATER VALVE
•	EXISTING WATER METER



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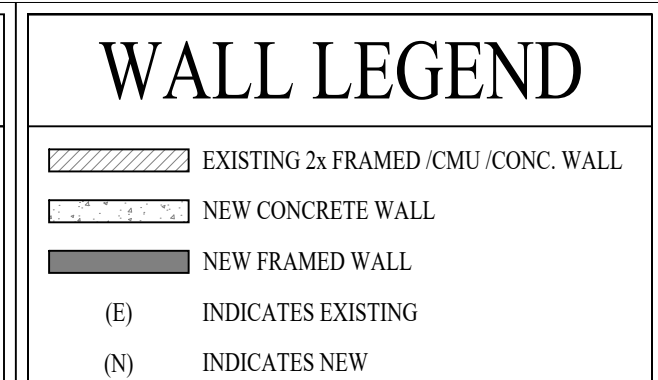
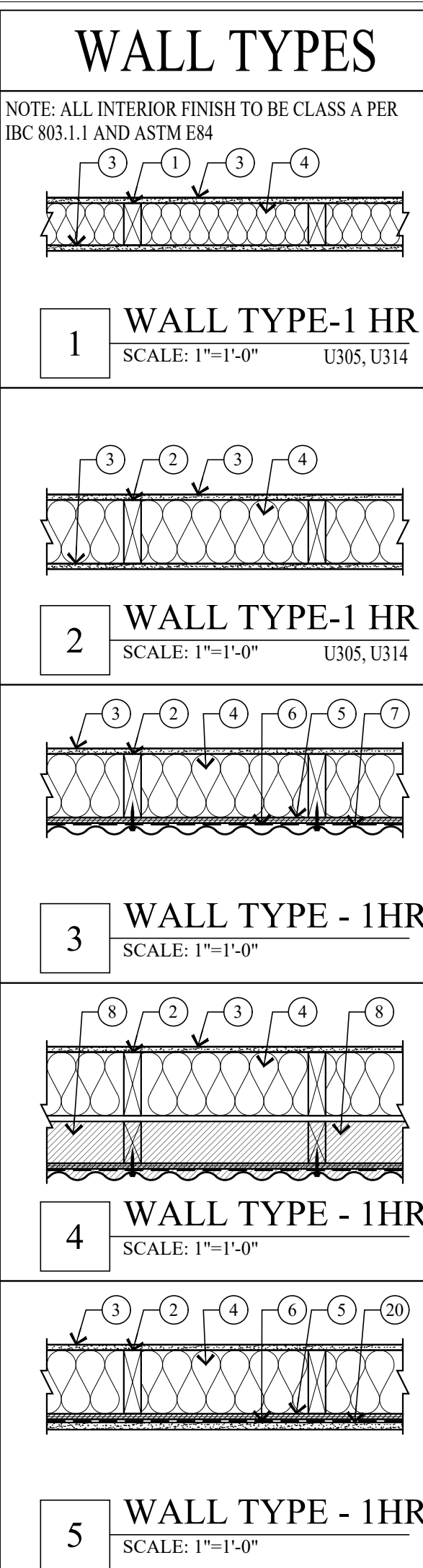
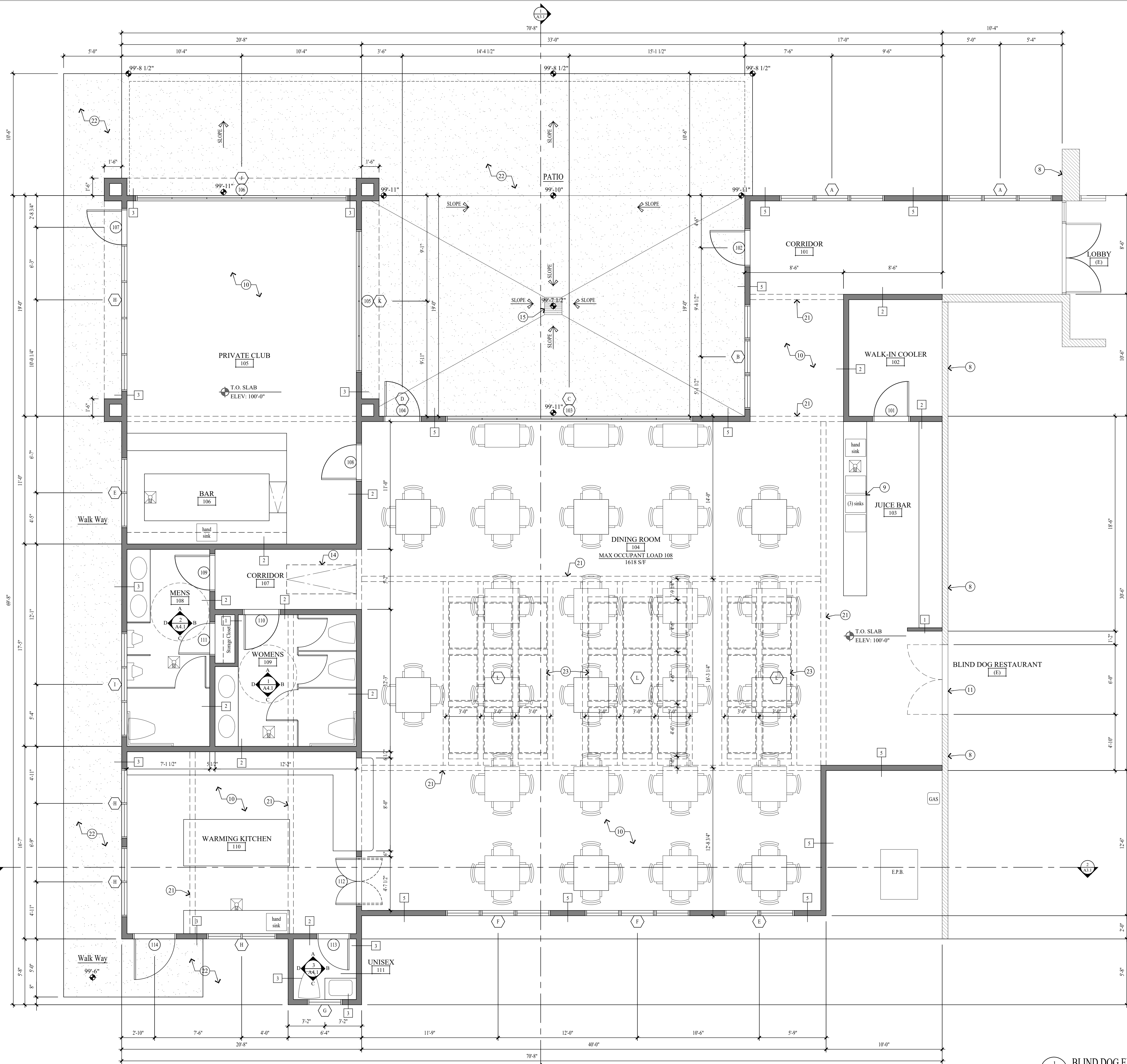
DATE: 08/28/24

SITE AND UTILITY PLAN
 BLIND DOG RESTAURANT EXPANSION
 YARD SUBDIVISION

FOR: MARK FISCHER
JOB NO.: 9-3-19
FILE: X:\Prospector\dwg\The Yard\Yard-Civil-c3d.dwg

SHEET
 2
OF
 4

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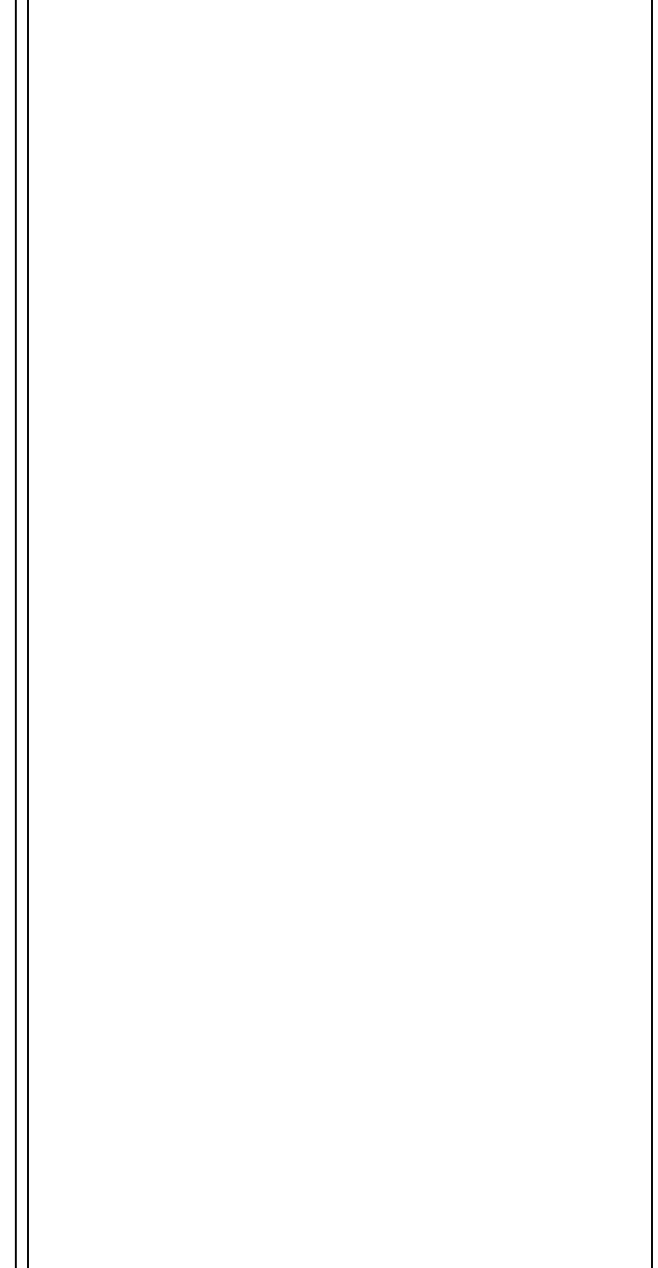


GENERAL NOTES

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-20 - 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-20 - TYP. FLOOR SLAB, SEE KEY NOTE #10 BELOW. ALL ROOF JOIST TO BE TJI FRAMING U.N.O. W/ BIB INSULATION R-49 - TYP.

- ### KEY NOTES
- 2x4 STUDS @ 16" O.C.
 - 2x6 STUDS @ 16" O.C.
 - 5/8" TYPE X GYPSUM BOARD.
 - INSULATION - SEE GENERAL NOTES 2 ABOVE.
 - 5/8" EXTERIOR PLYWOOD SHEATHING
 - LIQUID APPLIED, POLYMER-MODIFIED AIR/VAPOR BARRIER OR "TYVEK COMMERCIAL WRAP".
 - CORE 10 VERTICAL CORRUGATED SIDING, PROVIDE SOLID BLOCKING, HORIZONTAL @ 24" O.C.
 - HATCHED AREA INDICATES EXISTING WALL STRUCTURE. CONTRACTOR TO FIELD VERIFY.
 - 3 COMPARTMENT SINK - BY TENANT.
 - REMOVE EXISTING DOORS - CONTRACTOR TO FIELD VERIFY LOCATION. REPAIR WALL AS NEEDED.
 - SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL.
 - GUTTER & DOWN SPOUT W/ HEAT TAPE.
 - PULL DOWN LADDER FOR ATTIC ACCESS. LADDER TO BE RATED 500 LB MIN. ROUGH OPENING 30"x72".
 - HEAVY DUTY 18"x18" FLOOR DRAIN W/ INTEGRAL TRAP FOR SEDIMENT BUCKET. W/ FLOOR CLEAN OUT.
 - FLOOR PAN W/ DRAIN @ WATER HEATER.
 - ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (35# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM RIDGE.
 - COMPOSITE RIDGE VENT; COBRA OR EQUAL.
 - 2x6x4-0" VELUX SKY LIGHTS - (24) TOTAL.
 - SYNTHETIC STUCCO SYSTEM.
 - DASHED LINE INDICATES BEAM/WALL ABOVE.
 - 4" REINFORCED CONCRETE PATIO AND WALK WAY ON 4" GRAVEL BASE.



1 BLIND DOG EXPANSION FLOOR PLAN
SCALE: 1/4"=1'-0"

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

PROJECT DESCRIPTION:

BLIND DOG RESTAURANT
EXPANSION

SHEET DESCRIPTION:

BLIND DOG EXPANSION
FLOOR PLAN

REVISIONS:

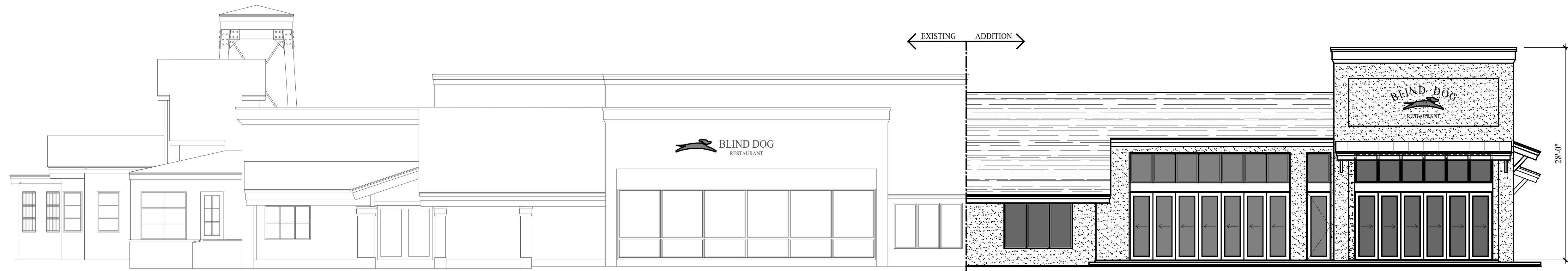
NO.	DATE	DESCRIPTION

DATE: OCTOBER 08, 2024

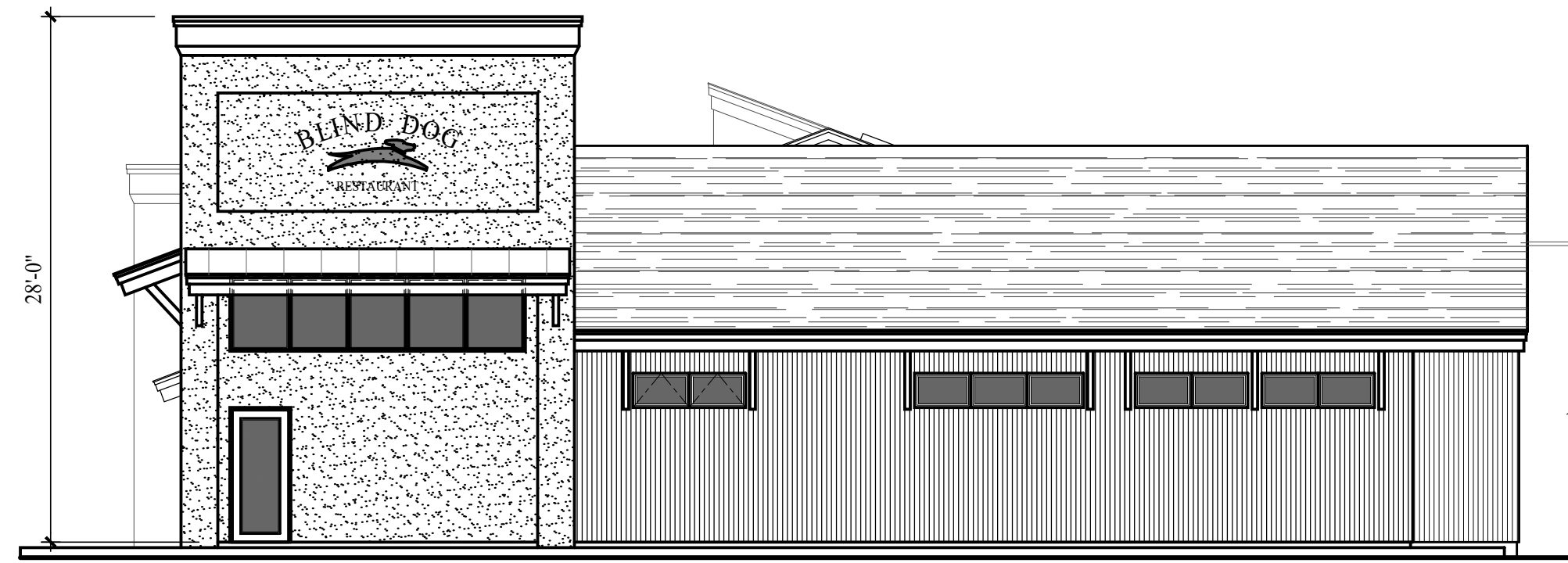
PROJECT NUMBER: 2109-01

SHEET NUMBER: **A1.1**

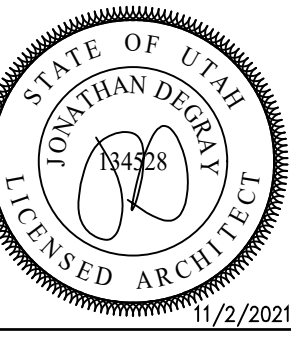
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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



Jonathan DeGray
A r c h i t e c t

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

PROJECT DESCRIPTION:
BLIND DOG RESTAURANT
EXPANSION

1251 KEARNS BOULEVARD, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ELEVATIONS

REVISIONS:

DATE:
OCTOBER 08, 2024

PROJECT NUMBER:
2109-01

SHEET NUMBER:
A2.2

Page 23 of 16

Jonathan DeGray - Architect

October 28, 2025

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

Attn: Planning Department

Re: CUP Approval Extension
Blind Dog Expansion
1251 Kerns BLVD.

Dear Staff,

The owners of the Blind Dog Restaurant are requesting an extension of their CUP approval which expires November 17, 2025. Due to timing issues with their general contractor schedule and additional expenses caused by water impact fees, they are requesting a 12-month extension. This will provide enough time for them to organize additional financing and coordinate general contractor scheduling.

We appreciate your cooperation in this matter. Please let us know if you need additional information.

Sincerely,



Jonathan DeGray - Architect

614 Main Street, Suite 302

P.O. [REDACTED]

Email: [REDACTED] Web: www.degrayarchitect.com

Planning Department Staff Report



Subject: 841 Lowell Avenue
Application: PL-25-06632
Author: Meredith Covey, Planner II
Date: January 15, 2026
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) at 841 Lowell, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Chris Goff
Location: 841 Lowell Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential
Reason for Review: The Planning Director reviews and takes Final Action on HDDRs.¹

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

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

Background

841 Lowell includes Lots 8, 9, and 10 of Block 30 of Snyder’s Addition to Park City. There is an existing Single-Family Dwelling (SFD) on site that straddles three Lots. The three Lots are under one parcel ID (Parcel No. SA-311-A), and upon demolition of the existing SFD, the Applicant will coordinate with Summit County to create three individual parcel numbers for the three Old Town Lots. The Applicant proposes to then construct three SFDs, one on each Lot. This Application is for the SFD proposed on Lot 10.

¹ LMC [§ 15-2.1-6\(B\)](#)



Image 1: 841 Lowell with the existing residence as viewed from Lowell Avenue

Lot 10 is an 1,875-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District.



Image 2: Context map of 841 Lowell Avenue (highlighted in yellow) the HR-1 Zoning District is shown in light blue.

Analysis

(I) The proposal to construct a Single-Family Dwelling complies with Historic Residential – 1 Zoning District requirements outlined in Land Management Code Chapter 15-2.2.

Land Management Code (LMC) [§ 15-2.2-2](#) establishes a SFD as an allowed Use in the HR-1 Zoning District.

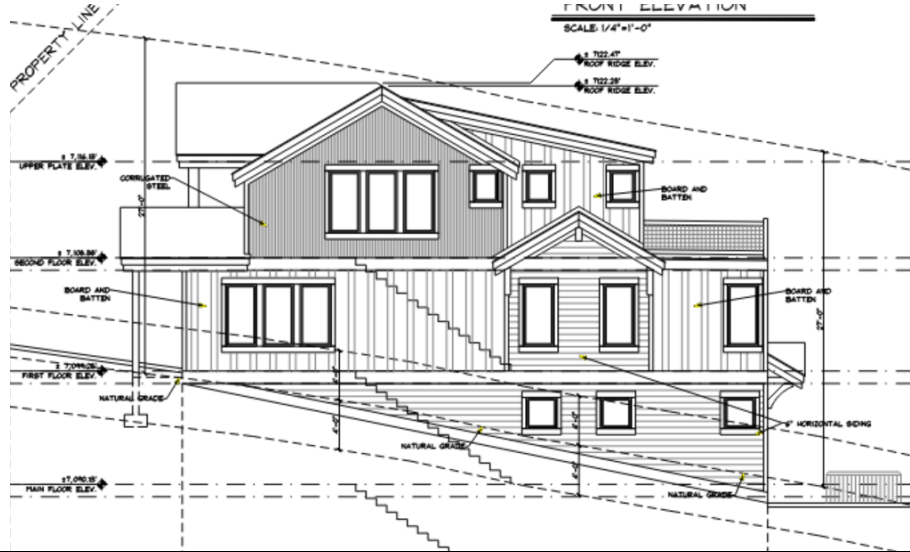
LMC [§ 15-2.2-3](#) outlines lot and site requirements for the Zoning District, shown in the table below:

Zoning Requirement	Analysis
Minimum Lot Size – 1,875 square feet	Complies: The Lot is 1,875 square feet.
Maximum Lot Size – 5,625 square feet	
Minimum Lot Width – 25 feet	Complies: 25 feet
Maximum Building Footprint – 843 square feet ²	Complies: 842 square feet

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

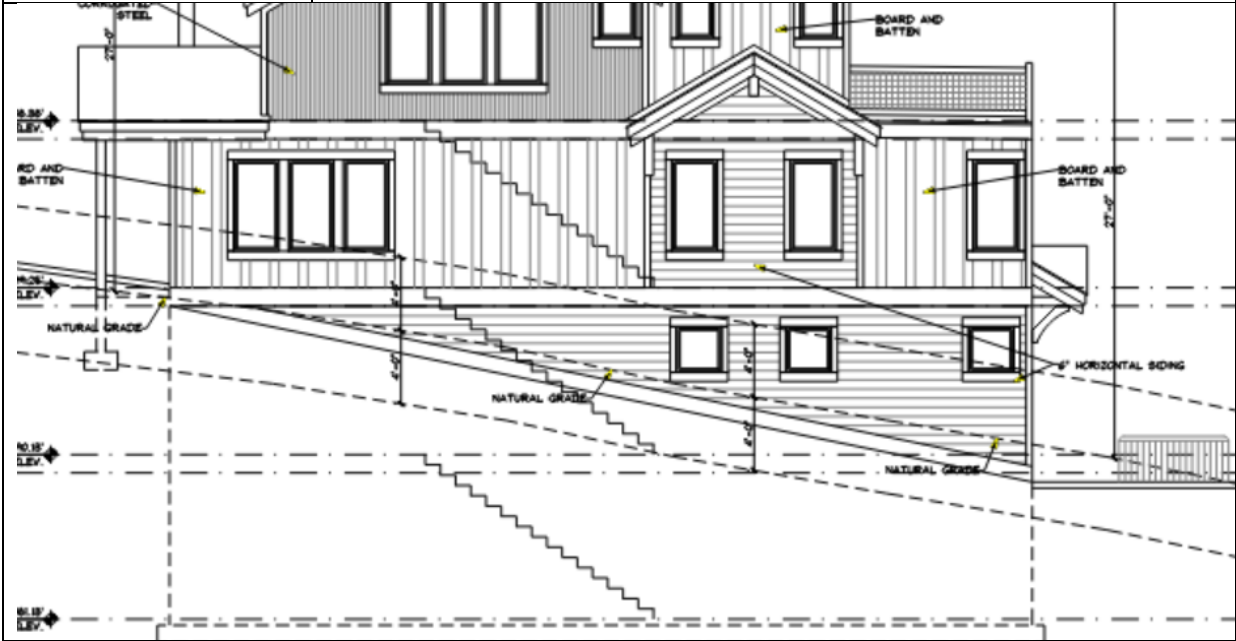
<p>Front and Rear Setbacks are established based on Lot Depth pursuant to LMC § 15-2.2-3. For a Lot that is 75 feet deep the Front and Rear Setbacks must be 10 feet each and a total of 20 feet.</p>	<p>Complies: 11-foot Front Setback 13-foot Rear Setback</p> <p>The proposed plans (Exhibit B) show a patio that encroaches into the Rear Setback. Pursuant to LMC § 15-2.2-3(H)(10) patios not more than 30” above Final Grade are permitted within one foot from the Rear Lot Line. The proposed patio is located one foot from the Rear Lot Line and is compliant.</p> <p>Pursuant to LMC § 15-4-2 Fences are permitted in the Rear Setback if they are less than 6 feet in height. The proposed Fence is 6 feet and is compliant.</p> <p>Pursuant to LMC § 15-2.2-3(H)(8) hot tubs are permitted no closer than 3 feet from the Lot Line. The proposed hot tub is 3 feet from the Rear Lot Line; Condition of Approval 20 requires that the hot tub be screened.</p> <p>Pursuant to LMC § 15-2.2-3(H)(10) pathways or steps not more than 30 inches above Final Grade are permitted one foot from the Rear Lot Line. The proposed pathway is compliant.</p>
<p>Side Setbacks are established based on Lot width pursuant to LMC § 15-2.2-3. For a Lot 25 feet wide the Side Setbacks must be 3 feet each with a total of 6 feet.</p>	<p>Complies:</p> <p>The Structure is set back 3 feet from each Side Lot Line.</p> <p>Pursuant to LMC § 15-2.2-3(J)(4) 1 foot roof overhangs are permitted on Lots with a Side Setback of less than five feet. The proposed roof overhangs are one foot and are compliant.</p>

LMC § 15-2.1-5 outlines structure's height requirements, shown in the table below:

Zoning Requirement	Analysis
<p>Building Height – 27 feet above Existing Grade</p>	<p>Complies: 26.73 feet from Existing Grade</p>  <p>The drawing is a front elevation of a house on a sloped lot. It shows a main floor and an upper floor. Key height markers include: Main Floor Elev. at 17' 0" 1/2", First Floor Elev. at 17' 0" 1/2", Second Floor Elev. at 17' 10" 3/4", and Upper Plate Elev. at 17' 10" 3/4". Two roof ridge elevations are shown: 26' 7" 1/2" and 26' 7" 1/2". The existing natural grade is shown as a dashed line sloping downwards from left to right. The structure's roofline is shown as a solid line. A property line is indicated on the left. The drawing is titled 'FRONT ELEVATION' and has a scale of 1/4" = 1'-0".</p>
<p>Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters</p>	<p>Complies: The proposed maximum interior height of the Structure is 34 feet 10 inches.</p>
<p>A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade.</p>	<p>Complies: The structure steps back 10 feet at 17 feet 10 inches.</p>
<p>The roof pitch of a Structure's Contributing Roof Form shall be</p>	<p>Complies: When viewed from the primary public right-of-way the contributing roof form is a 10:12 pitch.</p>

<p>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 (such as porches, bay window roofs, etc.).</p>	<p>As demonstrated in the proposed plans (Exhibit B) the roof pitch at the front of the Structure is a 10:12 pitch and extends 18 feet 8 inches when measured from the primary public right-of-way to the rear of the building. The roof then transitions to a 7:12 roof pitch for 1 foot 7 inches.</p>
--	---

<p>Final Grade within 4 feet of Existing Grade</p>	<p>Complies: The Applicant was issued a Determination of Interpolated Grade by the Planning Director on October 14, 2025 (Exhibit C). The proposed Final Grade is within four feet of existing grade as shown below:</p>
--	---



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

Pursuant to LMC [§ 15-3-6\(A\)](#) two parking spaces are required for a SFD. LMC [§ 15-3-4\(A\)\(1\)](#) requires single garages be 11 feet wide by 20 feet deep. The proposed garage is 11 feet wide by 22 feet and 2 inches deep and is compliant. [LMC § 15-3-3\(F\)](#) requires that Parking Spaces be 9 feet wide by 18 feet long. The proposed Parking Space in front of the garage is 18 feet 4 inches long and 10 feet wide.

The Applicant proposes parking in tandem satisfied by the garage and parking in the driveway.

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

The proposal is analyzed for compliance with LMC [§ 15-13-8](#) *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic District*:

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

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

<p>environmental sustainability benefits shall be respected and maintained.</p>	<p>Site proposed to be removed. Condition of Approval 8 requires that the Applicant replace any Significant Vegetation removed in an equivalent manner on site.</p>
<p>(2) Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.</p>	<p>Condition of Approval Recommended: The Applicant submitted a landscape plan that replaces the vegetation proposed to be removed. Condition of Approval 8 requires that the Applicant replace any Significant Vegetation removed in an equivalent manner on Site.</p>
<p>(3) A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.</p>	<p>Condition of Approval Recommended: The Applicant has not proposed detailed landscaping plans. Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.</p>
<p>(4) Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District.</p>	<p>Condition of Approval Recommended: Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.</p>
<p>(5) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the soil water retention and permeability of a site.</p>	<p>Condition of Approval Recommended: The Applicant has not submitted detailed storm water/drainage mitigation plans. Condition of Approval 10 requires the Applicant to submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit</p>

	issuance.
(6) The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.	Condition of Approval Recommended Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
<i>d. Retaining Walls</i>	Condition of Approval Recommended: Staff Recommends Condition of Approval 24 that at the time of Building Permit submittal, any proposed retaining walls must be clearly identified on the plans, showing height and material.
<i>e. Fences</i>	The Applicant does not propose any new Fencing as part of this application.
<i>f. Paths, Steps, Handrails, & Railings (Not Associated with Porches)</i>	
(1) New paths and walkways should have a modest, unobtrusive appearance in order to support the sense of a natural setting.	Complies: The Applicant proposes a concrete path to lead to the entry of the Structure, as well as a simple pathway along the west side of the Structure.
(2) New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and	Complies: The Applicant proposes minor stairs on the hillside that are visually unobtrusive.

<p>massing. To break up the mass of longer-run stairs, changes in the materials of the stairs shall be considered.</p>	
<p><i>g. Gazebos, Pergolas, and other Shade Structures</i></p>	<p>The Applicant does not propose any gazebos, pergolas or other shade Structures as part of this application.</p>
<p><i>h. Parking Areas & Driveways</i></p>	
<p>1. Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of the primary structure when feasible. When locating a parking area in a rear yard is not physically possible, the off street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a site shall be considered when feasible.</p>	<p>Complies: The Applicant proposes a single car garage with tandem parking which will visually minimize the impact of vehicles on the Streetscape.</p>
<p>2. Parking areas and vehicular access shall be visually subordinate to character-defining Streetscape or character area elements.</p>	<p>Complies: The new driveway is at grade and the entry to the SFD is proud of the proposed garage.</p>
<p>3. The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in comprehensive, complimentary and integrated design.</p>	<p>Complies: The Applicant proposes a driveway leading to a single car garage that is visually subordinate the Structure.</p>
<p>4. Landscape separations shall be provided between parking areas, drives, service areas, and public use areas, like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed</p>	<p>Complies: The Applicant does not propose multiple parking areas or driveways. The Applicant proposes landscaping surrounding the proposed driveway.</p>

to function year-round.	
5. When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted.	Complies: The new driveway will not significantly impact the topography of the Building or any Significant Site features.
6. When locating new off-street parking areas and driveways, the existing topography of a building site and significant site features shall be minimally impacted.	Complies: The new driveway will not significantly impact the topography of the Building or any Significant Site features.
7. For an approved two-car garage, driveway access to the two-car garage may be provided by one maximum 10-foot-wide curb cut and one maximum 10-foot-wide driveway is allowed to access each of the two garages. The two driveways: <ul style="list-style-type: none"> A. Shall be separated with at least 18 inches of landscaping; and B. Shall include a vertical element at least 18 inches in height, 18 inches in width, and in a length to be approved by the Engineering Department, depending on Right-of-Way encroachments, turning radii, and Sight Distance Triangle. 	Condition of Approval required: The Applicant proposes one driveway. Condition of Approval 21 requires the Applicant reduce the width of the driveway to 10 feet prior to submitting a Building Permit
8. Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. Permeable paving may not be appropriate for all driveways and parking areas.	Complies: The Applicant proposes concrete for the driveway.
9. Consider avoiding paving up to	Complies: The Applicant proposes

<p>the building foundation in order to reduce heat-island effect, building temperature, damage to the foundation, and storm-water runoff problems.</p>	<p>landscaping between the driveway and the foundation of the home to reduce heat island effect.</p>
<p>10. Snow storage from driveways shall be provided on site.</p>	<p>Condition of Approval recommended: The Applicant proposes a heated driveway to mitigate snow. Condition of Approval 12 requires the Applicant to obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.</p>
<p>2. Primary Structures</p>	
<p><i>a. Mass, Scale & Height</i></p>	
<p>(1) The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area.</p>	<p>Complies: The new SFD complies with the maximum Building Footprint requirements for the HR-1 Zoning District as outlined above. The size and massing of the proposed Building on the Site does not differ significantly from other Sites in the character area.</p>
<p>(2) Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged.</p>	<p>Complies: The proposed SFD design utilizes rectangular Building forms and gable roofs.</p>
<p>(3) Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.</p>	<p>Complies: The proposed SFD design complies with the Lot and Site and Building Height requirements for the HR-1 Zoning District.</p>
<p>(4) Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should</p>	<p>Complies: The larger massing of the new SFD is stepped back and located at the rear of the Lot such that the massing and building design aligns with the natural topography of the site, which slopes downhill toward the rear of the</p>

align in relation to the topography allowing these elements to “step up” or “step down” the block.	Lot.
(5) The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.	Complies: The proposed SFD respects the scale of the Historic character and does not represent any abrupt changes in scale.
(6) A larger building shall be divided into ‘modules’ that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.	Complies: The SFD includes distinct modules to break up massing.
(7) Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.	Complies: The proposed SFD design includes variations in roof Height.
(8) Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.	Complies: The proposal will reinforce visual unity of the Streetscape because a SFD will be constructed on a Lot that would otherwise be vacant.
(9) Regardless of lot frontage, the primary façade shall be compatible with the width of	Complies: The proposal complies with the Lot and Site Requirements of the HR-1 Zoning District.

<p>surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.</p>	
<p>(10) When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form and scale.</p>	<p>Complies: The length of the new SFD is approximately 50 feet. The SFD design includes a step back of 10 feet at 17 feet 10 inches such that the design follows the downward slope toward the rear of the Lot.</p>
<p>(11) New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings.</p>	<p>Complies: The proposed SFD is not significantly taller or shorter than adjacent Buildings.</p>
<p>(12) Primary facades shall be limited to one to two stories in height. (Generally, historic residential facades are about 15 to 20 feet in height from top of the foundation to the top of the gable.)</p>	<p>Complies: The primary façade of the SFD is one story in height.</p>
<p>(13) Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.</p>	<p>Complies: The SFD design follows the topography of the downward slope toward the rear of the Lot.</p>

<p>(14) Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that relate to the height of the buildings along the street front shall be considered.</p>	<p>Complies: The SFD design follows the topography of the downward slope toward the rear of the Lot.</p>
<p>(15) Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including the cross-canyon view. This may be appropriate when taller portions will not be seen from a primary public right-of-way.</p>	<p>Complies: The SFD design follows the topography of the downward slope toward the rear of the Lot. The secondary façade is stepped back and appears to be only two stories from the Street frontage.</p>
<p>(16) Taller portions of buildings shall be constructed so as to minimize obstruction of sunlight to adjacent yards and windows.</p>	<p>Complies: The proposed SFD design leaves sufficient space between adjacent Properties such that sunlight to adjacent Yards and windows will not be obstructed.</p>
<p><i>b. Foundation</i></p>	
<p>(1) Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.</p>	<p>Complies: The proposed foundation material is concrete and is minimally visible when viewed from the primary public right-of-way.</p>
<p>(2) A site shall be returned to original grade following construction of a</p>	<p>Condition of Approval Recommended: Condition of Approval 13 requires that</p>

<p>foundation. When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above Final grade on the primary façade No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.</p>	<p>the proposed foundation is not more than 8" visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.</p>
<p>(3) A site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.</p>	<p>Condition of Approval Recommended: Condition of Approval 14 requires that the Site shall be re-graded to blend with the grade of adjacent Sites and not create the need for incompatible retaining walls.</p>
<p>(4) A site shall be re-graded so all water drains away from the structure and does not enter the foundation.</p>	<p>Condition of Approval Recommended: Condition of Approval 14 requires that the Site shall be re-graded so all water drains away from the Structure and does not enter the foundation.</p>
<p>(5) Window or egress wells, when needed, shall not be located on the primary facade. Window or egress wells shall be located beyond the midpoint of the secondary facades, on the tertiary elevation, or in a location that is not visible from the primary public right-of-way.</p>	<p>Complies: The Applicant does not propose any window wells.</p>
<p><i>c. Doors</i></p>	
<p>(1) The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance.</p>	<p>Complies: The proposed SFD design includes a well-defined primary entrance fronting Lowell Avenue.</p>
<p>(2) New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.</p>	<p>Complies: The Applicant proposes wood for all exterior doors.</p>

<p>(3) Doors shall be designed and finished with trim elements similar to those used historically.</p>	<p>Complies: The Applicant proposes wood for all exterior doors.</p>
<p><i>d. Windows</i></p>	
<p>(1) Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.</p>	<p>Complies: The solid-to-void ratio is well balanced, and the amount of glazing is appropriate on each side of the Structure.</p>
<p>(2) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.</p>	<p>Complies: The proposed windows are proportional in scale to the scale of the Building. The windows match the historic 2:1 ratio commonly found in the Historic District.</p>
<p>(3) The placement and grouping of windows shall be similar to those seen historically.</p>	<p>Complies: The proposed windows are grouped together and there are no large expanses of glass proposed.</p>
<p>(4) Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.</p>	<p>Complies: The majority of the proposed windows match the historic 2:1 ratio.</p>
<p>(5) The number of different window sizes and styles on a building or structure shall be limited.</p>	<p>Complies: The windows are limited in design types, similar in style.</p>
<p>(6) Wood or metal windows similar to</p>	<p>Complies: The proposed windows are to</p>

<p>those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.</p>	<p>be wood or aluminum clad wood in material.</p>
<p>(7) New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate for glazing on the primary façade.</p>	<p>Complies: The proposed windows are clear in their glazing.</p>
<p>(8) Window muntins shall be true divided lights or simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.</p>	<p>Complies: The proposed muntins are not snap-in muntins.</p>
<p><i>e. Roofs</i></p>	
<p>(1) Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.</p>	<p>Complies: The dominant Roof Forms at the site are sloping and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area. The primary Roof Form that is visible from the right-of-way is 10:12 on the rear of the Building.</p>
<p>(2) Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.</p>	<p>Complies: The dominant Roof Forms on the Structure are sloping at a 10:12 pitch and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area.</p>
<p>(3) The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This</p>	<p>Complies: The proposed SFD complies with building height requirements of the HR-1 District and is not significantly taller or shorter than other Buildings within the</p>

<p>similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.</p>	<p>Streetscape.</p>
<p>(4) Roofs shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.</p>	<p>Condition of Approval recommended: Staff recommends Condition of Approval 22 requiring that roofs be designed to minimize snow shedding onto adjacent properties. The Applicant does not propose any snow-guard devices.</p>
<p>(5) New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible.</p>	<p>Complies: The Applicant does not propose solar panels, skylights, ventilators, or mechanical equipment on the roof.</p>
<p>(6) Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective.</p>	<p>Condition of Approval recommended: Staff recommends Condition of Approval 16 requiring that roofing materials have a Solar Reflectivity Index (SRI) of 35 or less.</p>
<p>(7) Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave</p>	<p>Complies: The Applicant proposes asphalt shingles as the primary roofing material.</p>

returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.	
<i>f. Dormers</i>	The Applicant does not propose any dormers as part of this Application.
<i>g. Gutters and Downspouts</i>	
(1) Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.	Complies: Gutters are proposed to tie into a gravel sump drainage system.
<i>h. Chimneys and Stovepipes</i>	The Applicant does not propose any chimneys
<i>Porches</i>	
(1) Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.	Complies: The Applicant proposes a second story porch that is 4 feet 6 inches deep and is set under the main roofline to minimize the impact on the Streetscape.
(2) Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings.	Complies: The second story porch is small in scale.
(3) The height of porch decks shall be similar to those found on historic building(s) in the Historic District.	Complies: The Applicant does not propose a porch deck.
(4) Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the	Complies: The proposed porch is small in scale and is set under the main roofline to minimize the impact on the Streetscape.

visual rhythm of the buildings and site elements.	
(5) The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.	Complies: The Applicant does not propose a porch deck.
(6) Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of four inches and a maximum of eight inches square.	Complies: The proposed railings are metal and are simple in form and design.
<i>j. Architectural Features</i>	
(1) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.	Complies: The overall proposed design and materials are simple and compatible with the Historic District.
3. Mechanical and Utility Systems and Service Equipment	
a. Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by incorporating it into the appearance as an element of the design.	Condition of Approval recommended: The Applicant proposes a hot tub on the rear patio. Staff recommends Condition of Approval 17 requiring that all mechanical equipment be fully Screened from adjacent Properties.
b. Ground-level equipment shall be screened from view using landscape elements such as fences, low stone	Condition of Approval recommended: The Applicant proposes a hot tub on the rear patio. Staff recommends Condition

walls, or perennial plant materials.	of Approval 17 requiring that all mechanical equipment, including the spa tub, be fully Screened from adjacent Properties.
c. Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. When this is not possible, rooftop equipment shall be set back or screen from all views. Placement of rooftop equipment shall be sensitive to views from upper floors or neighboring buildings.	Complies: The Applicant does not propose any rooftop mechanical equipment.
d. New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.	Complies: The Applicant does not propose any new communication equipment.
e. Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.	Complies: The Applicant does not propose any service equipment or trash containers.
4. Materials	
a. Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.	Complies: Pursuant to LMC § 15-13-8(B)(4), the proposed materials are a fiber cement board called "Hardie Plank". The proposed materials are demonstrated to be durable and reflect the appearance of wood siding used historically.
b. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches.	Complies: The proposed siding is to be similar to those on Historic Structures. The Applicant proposes horizontal siding where visible from the primary public right of way to complement the streetscape. The Applicant proposes vertical siding on the secondary and tertiary facades.

<p>Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.</p>	
<p>c. Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.</p>	<p>Complies: The proposed materials follow a hierarchy with the concrete foundation located at the bottom of the Structure.</p>
<p>5. Paint and Color</p>	
<p>a. Paint color is not regulated by the Regulations.</p>	
<p>b. Original materials such as brick and stone that was historically left unpainted shall not be painted.</p>	<p>Condition of Approval Recommended: Brick and stone, where historically unpainted shall not be painted</p>
<p>c. Wood siding that is not painted, shall be finished with a durable stain or treatment that complements and does not distract from adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department for wood finishes and treatments that are compatible with the Historic Districts..</p>	<p>Complies: The Applicant does not propose wood siding, and instead proposes a fiber cement siding that is painted.</p>
<p>d. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.</p>	<p>Complies: The Applicant does not propose any unfinished wood siding.</p>

<p>e. Low-VOC (volatile organic compound) paints and finishes should be used when possible.</p>	<p>Condition of Approval recommended: Staff recommends Condition of Approval 18 requiring that low-VOC (volatile organic compound) paints and finishes be used when possible.</p>
<p>6. <i>Garages</i></p>	
<p><i>Attached Garages</i></p>	
<p>1. A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a garage addition.</p>	<p>Condition of Approval: Staff recommends Condition of Approval 23 requiring the garage door be no greater than 9 feet wide by 9 feet tall.</p>
<p>2. Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.</p>	<p>Complies: The proposed garage is a single car wide; the Applicant proposes Tandem Parking in the driveway. The proposed Parking Space in front of the garage is 18 feet 4 inches long and 10 feet wide.</p>
<p>3. Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.</p>	<p>Complies: The Applicant does not propose a side-by-side parking configuration.</p>
<p>4. Garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated. When excavation is not required, the pedestrian entrance shall be proud of the garage wall plane.</p>	<p>Complies: The proposed garage door is set back from the pedestrian entrance. The pedestrian entrance is articulated by being proud of the garage.</p>
<p>7. <i>Decks</i></p>	<p><i>The Applicant does not propose any Decks.</i></p>
<p><i>Balcony and Roof Decks</i></p>	
<p>a. New balconies and roof decks shall be visually subordinate to the new</p>	<p>Complies: The Applicant proposes one rooftop Deck that is on the rear of the</p>

building and shall be minimally visible from the primary public right-of-way.	Structure and is not visible from the primary public right-of-way.
b. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	Complies: The proposed Rooftop Deck is simple in material. The proposed railings are metal.
<i>New Accessory Structures</i>	The Applicant does not propose any Accessory Structures.
<i>Additions to Existing Non-Historic Structures</i>	The Applicant proposes the construction of a new SFD and does not include an addition of an existing Non-Historic Structure.
<i>Reconstruction of Non-Surviving Structures</i>	The Applicant does not propose reconstructing any non-surviving structures. There is no evidence of any non-surviving Historic Structure at the Site.

(IV) The Development Review Committee reviewed the proposal on January 6, 2026, and confirmed the proposal, as conditioned, complies with their required standards.³

Notice

Staff published notice on the City's website and posted notice to the property on December 23, 2025, Staff mailed courtesy notice to property owners within 100 feet on December 23, 2025.⁴

Public Input

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

Alternatives

The Planning Director may:

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

Exhibits

A: Draft Final Action Letter

B: Proposed Plans

C: Interpolated Grade Planning Director Determination; 2025

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

⁴ LMC [§ 15-1-21](#)



Planning Department

January 15, 2026

Chris Goff

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 841 Lowell Avenue

Zoning District: Historic Residential – 1

Application: Historic District Design Review

Project Number: PL-25-06632

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 15, 2026

Project Summary: The Applicant proposes a new Single-Family Dwelling in the Historic Residential – 1 Zoning District.

Action Taken

On January 15, 2026, the Planning Director conducted a public hearing and approved the Historic District Design Review for 841 Lowell Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 841 Lowell contains Lots 8, 9, and 10 of Block 30 of Snyder’s Addition to Park City.
2. There is an existing Single-Family Dwelling (SFD) on site that straddles the three Lots, which are owned by the Applicant under one parcel ID (Parcel No. SA-311-A).
3. The Applicant proposes to demolish the existing SFD and construct three SFDs – one on each of Lot.
 - a. This application is only for the SFD proposed on Lot 10.
4. Land Management Code (LMC) § 15-2.2-2 establishes that a SFD is an allowed Use.
5. LMC § 15-2.2-3 outlines lot and site requirements for the Zoning District, shown in the table below:



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Zoning Requirement	Analysis
Minimum Lot Size – 1,875 square feet	Complies: The Lot is 1,875 square feet.
Maximum Lot Size – 5,625 square feet	
Minimum Lot Width – 25 feet	Complies: 25 feet
Maximum Building Footprint – 843 square feet ¹	Complies: 842 square feet
<p>Front and Rear Setbacks are established based on Lot Depth pursuant to LMC § 15-2.2-3. For a Lot that is 75 feet deep the Front and Rear Setbacks must be 10 feet each and a total of 20 feet.</p>	<p>Complies: 11-foot Front Setback 13-foot Rear Setback</p> <p>The proposed plans (Exhibit B) show a patio that encroaches into the Rear Setback. Pursuant to LMC § 15-2.2-3(H)(10) patios not more than 30” above Final Grade are permitted within one foot from the Rear Lot Line. The proposed patio is located one foot from the Rear Lot Line and is compliant.</p> <p>Pursuant to LMC § 15-4-2 Fences are permitted in the Rear Setback if they are less than 6 feet in height. The proposed Fence is 6 feet and is compliant.</p> <p>Pursuant to LMC § 15-2.2-3(H)(8) hot tubs are permitted no closer than 3 feet from the Lot Line. The proposed hot tub is 3 feet from the Rear Lot Line; Condition of Approval 20 requires that the hot tub be screened.</p> <p>Pursuant to LMC § 15-2.2-3(H)(10) pathways or steps not more than 30 inches above Final Grade are permitted one foot from the Rear Lot Line. The proposed pathway is compliant.</p>

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



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<p>Side Setbacks are established based on Lot width pursuant to LMC § 15-2.2-3. For a Lot 25 feet wide the Side Setbacks must be 3 feet each with a total of 6 feet.</p>	<p>Complies:</p> <p>The Structure is set back 3 feet from each Side Lot Line.</p> <p>Pursuant to LMC § 15-2.2-3(J)(4) 1 foot roof overhangs are permitted on Lots with a Side Setback of less than five feet. The proposed roof overhangs are one foot and are compliant.</p>
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6. LMC § 15-2.1-5 outlines structure's height requirements, shown in the table below:

Zoning Requirement	Analysis
<p>Building Height – 27 feet above Existing Grade</p>	<p>Complies: 26.73 feet from Existing Grade</p>
<p>Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that</p>	<p>Complies: The proposed maximum interior height of the Structure is 34 feet 10 inches.</p>



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<p>supports the ceiling joists or roof rafters</p>	
<p>A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade.</p>	<p>Complies: The structure steps back 10 feet at 17 feet 10 inches.</p>
<p>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.</p>	<p>Complies: When viewed from the primary public right-of-way the contributing roof form is a 10:12 pitch.</p> <p>As demonstrated in the proposed plans (Exhibit B) the roof pitch at the front of the Structure is a 10:12 pitch and extends 18 feet 8 inches when measured from the primary public right-of-way to the rear of the building. The roof then transitions to a 7:12 roof pitch for 1 foot 7 inches.</p>



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<p>Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.).</p>	
<p>Final Grade within 4 feet of Existing Grade</p>	<p>Complies: The Applicant was issued a Determination of Interpolated Grade by the Planning Director on October 14, 2025 (Exhibit C). The proposed Final Grade is within four feet of existing grade as shown below:</p>

- Pursuant to LMC § 15-3-6(A) two parking spaces are required for a SFD. LMC § 15-3-4(A)(1) requires single garages be 11 feet wide by 20 feet deep. The proposed garage is 11 feet wide by 22 feet and 2 inches deep and is compliant. LMC § 15-3-3(F) requires that Parking Spaces be 9 feet wide by 18 feet long.



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The proposed Parking Space in front of the garage is 18 feet 4 inches long and 10 feet wide.

- 8. The Applicant proposes parking in tandem satisfied by the garage and parking in the driveway.
- 9. The proposal, as conditioned, complies with LMC § 15-13-8 Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.

LMC Requirement	Analysis of Proposal
B. Specific Regulations	
1. Site	
<i>a. Building Setbacks & Orientation</i>	
(1) Lot coverage of new buildings shall be compatible with the surrounding Historic Sites.	Complies: The proposed Structure meets the Zoning District requirements for Building Setbacks and maximum Building Footprint and is compatible with surrounding Historic Sites.
(2) Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space.	Complies: The proposed Structure has a front entrance that is oriented towards the street. The proposed Structure is compliant with the HR-1 Zoning District Lot and Site requirements.
(3) The historic town grid shall be preserved by retaining the formal	Complies: The Lot size is compliant with the maximum Lot size for the HR-1



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<p>street pattern, maintaining historic lot sizes rather than aggregating the historic-sized lots into larger lots, and preserving the regular rhythm and pattern of lot sizes in a way that reinforces the perception of the grid.</p>	<p>Zoning District and preserves the regular rhythm and pattern of Lot sizes in the Historic District.</p>
<p>(4) A new building shall be oriented parallel to the site's lot lines, similar to that of historic building orientations. When similar front yard setbacks are characteristic of the Streetscape or character area, a new building's façade shall be aligned with neighboring buildings' facades. When a variety of building setbacks is part of the historic context, a new building shall be located within the range of setbacks seen historically.</p>	<p>Complies: The proposed Structure is oriented parallel to the site's Lot Lines with the Front Facade aligned with the neighboring Building's Facades facing towards the primary public right-of-way.</p>
<p>(5) New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade</p>	<p>Complies: The proposed Structure's primary entrance is oriented towards the Street and is consistent with Historic Buildings within the character area.</p>
<p>(6) Side yard setbacks similar to those seen historically within the Streetscape or character area shall be established in order to reinforce the pattern of built and open space. The historic rhythm of building spacing in the immediate Streetscape or character area shall be especially considered.</p>	<p>Complies: The proposed Structure has Side Setbacks compliant with the regulations of the HR-1 Zoning District.</p>
<p><i>b. Topography & Grading</i></p>	



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<p>(1) The natural topography and original grading of a site shall be maintained when feasible.</p>	<p>Complies: The applicant proposes maintaining the Natural Grade of the site, which slopes down toward the rear of the site.</p>
<p>(2) Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.</p>	<p>Complies: The proposed Building design includes a step down to follow the downward Slope toward the rear of the Site.</p>
<p>(3) A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.</p>	<p>Complies: The proposed Building design follows the natural Slope of the site, which slopes downhill toward the rear of the site.</p>
<p><i>c. Landscaping and Vegetation</i></p>	
<p>(1) Existing landscape features that contribute to the character of the Historic District and existing landscape features that provide environmental sustainability benefits shall be respected and maintained.</p>	<p>Condition of Approval Recommended: The Applicant proposes to install landscaping on the Site to include trees and shrubs to replace the vegetation on Site proposed to be removed. Condition of Approval 8 requires that the Applicant replace any Significant Vegetation removed in an equivalent manner on site.</p>
<p>(2) Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced</p>	<p>Condition of Approval Recommended: The Applicant submitted a landscape plan that replaces the vegetation proposed to be removed. Condition of Approval 8 requires that the Applicant replace any Significant Vegetation removed in an equivalent manner on Site.</p>



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<p>with similar vegetation near the original location.</p>	
<p>(3) A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.</p>	<p>Condition of Approval Recommended: The Applicant has not proposed detailed landscaping plans. Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.</p>
<p>(4) Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District.</p>	<p>Condition of Approval Recommended: Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.</p>
<p>(5) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the soil water retention and permeability of a site.</p>	<p>Condition of Approval Recommended: The Applicant has not submitted detailed storm water/drainage mitigation plans. Condition of Approval 10 requires the Applicant to submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.</p>
<p>(6) The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to</p>	<p>Condition of Approval Recommended Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan</p>



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<p>maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.</p>	<p>demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.</p>
<p><i>d. Retaining Walls</i></p>	<p>Condition of Approval Recommended: Staff Recommends Condition of Approval 24 that at the time of building permit submittal, any proposed retaining walls must be clearly identified on the plans, showing height and material.</p>
<p><i>e. Fences</i></p>	<p>The Applicant does not propose any new Fencing as part of this application.</p>
<p><i>f. Paths, Steps, Handrails, & Railings (Not Associated with Porches)</i></p>	
<p>(1) New paths and walkways should have a modest, unobtrusive appearance in order to support the sense of a natural setting.</p>	<p>Complies: The Applicant proposes a concrete path to lead to the entry of the Structure, as well as a simple pathway along the west side of the Structure.</p>
<p>(2) New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing. To break up the mass of longer-run stairs, changes in the materials of the stairs shall be</p>	<p>Complies: The Applicant proposes minor stairs on the hillside that are visually unobtrusive.</p>



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considered.	
<i>g. Gazebos, Pergolas, and other Shade Structures</i>	The Applicant does not propose any gazebos, pergolas or other shade Structures as part of this application.
<i>h. Parking Areas & Driveways</i>	
1. Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of the primary structure when feasible. When locating a parking area in a rear yard is not physically possible, the off street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a site shall be considered when feasible.	Complies: The Applicant proposes a single car garage with tandem parking which will visually minimize the impact of vehicles on the Streetscape.
2. Parking areas and vehicular access shall be visually subordinate to character-defining Streetscape or character area elements.	Complies: The new driveway is at grade and the entry to the SFD is proud of the proposed garage.
3. The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in comprehensive, complimentary and integrated design.	Complies: The Applicant proposes a driveway leading to a single car garage that is visually subordinate the Structure.
4. Landscape separations shall be provided between parking areas, drives, service areas, and public	Complies: The Applicant does not propose multiple parking areas or



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<p>use areas, like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed to function year-round.</p>	<p>driveways. The Applicant proposes landscaping surrounding the proposed driveway.</p>
<p>5. When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted.</p>	<p>Complies: The new driveway will not significantly impact the topography of the Building or any Significant Site features.</p>
<p>6. When locating new off-street parking areas and driveways, the existing topography of a building site and significant site features shall be minimally impacted.</p>	<p>Complies: The new driveway will not significantly impact the topography of the Building or any Significant Site features.</p>
<p>7. For an approved two-car garage, driveway access to the two-car garage may be provided by one maximum 10-foot-wide curb cut and one maximum 10-foot-wide driveway is allowed to access each of the two garages. The two driveways:</p> <ul style="list-style-type: none"> A. Shall be separated with at least 18 inches of landscaping; and B. Shall include a vertical element at least 18 inches in height, 18 inches in width, and in a length to be approved by the Engineering Department, depending on Right-of-Way encroachments, turning radii, and Sight Distance Triangle. 	<p>Condition of Approval required: The Applicant proposes one driveway. Condition of Approval 21 requires the Applicant reduce the width of the driveway to 10 feet prior to submitting a building permit.</p>



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<p>8. Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. Permeable paving may not be appropriate for all driveways and parking areas.</p>	<p>Complies: The Applicant proposes concrete for the driveway.</p>
<p>9. Consider avoiding paving up to the building foundation in order to reduce heat-island effect, building temperature, damage to the foundation, and storm-water runoff problems.</p>	<p>Complies: The Applicant proposes landscaping between the driveway and the foundation of the home to reduce heat island effect.</p>
<p>10. Snow storage from driveways shall be provided on site.</p>	<p>Condition of Approval recommended: The Applicant proposes a heated driveway to mitigate snow. Condition of Approval 12 requires the Applicant to obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.</p>
<p>2. Primary Structures</p>	
<p><i>a. Mass, Scale & Height</i></p>	
<p>(1) The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area.</p>	<p>Complies: The new SFD complies with the maximum Building Footprint requirements for the HR-1 Zoning District as outlined above. The size and massing of the proposed Building on the Site does</p>



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	not differ significantly from other Sites in the character area.
(2) Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged.	Complies: The proposed SFD design utilizes rectangular Building forms and gable roofs.
(3) Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.	Complies: The proposed SFD design complies with the Lot and Site and Building Height requirements for the HR-1 Zoning District.
(4) Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.	Complies: The larger massing of the new SFD is stepped back and located at the rear of the Lot such that the massing and building design aligns with the natural topography of the site, which slopes downhill toward the rear of the Lot.
(5) The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.	Complies: The proposed SFD respects the scale of the Historic character and does not represent any abrupt changes in scale.
(6) A larger building shall be divided into ‘modules’ that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed throughout the entire	Complies: The SFD includes distinct modules to break up massing.



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<p>building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.</p>	
<p>(7) Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.</p>	<p>Complies: The proposed SFD design includes variations in roof Height.</p>
<p>(8) Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.</p>	<p>Complies: The proposal will reinforce visual unity of the Streetscape because a SFD will be constructed on a Lot that would otherwise be vacant.</p>
<p>(9) Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.</p>	<p>Complies: The proposal complies with the Lot and Site Requirements of the HR-1 Zoning District.</p>
<p>(10) When the overall length of a new structure is greater than seen historically, the design shall</p>	<p>Complies: The length of the new SFD is approximately 50 feet. The SFD design</p>



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<p>employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form and scale.</p>	<p>includes a step back of 10 feet at 17 feet 10 inches such that the design follows the downward slope toward the rear of the Lot.</p>
<p>(11) New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings.</p>	<p>Complies: The proposed SFD is not significantly taller or shorter than adjacent Buildings.</p>
<p>(12) Primary facades shall be limited to one to two stories in height. (Generally, historic residential facades are about 15 to 20 feet in height from top of the foundation to the top of the gable.)</p>	<p>Complies: The primary façade of the SFD is one story in height.</p>
<p>(13) Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.</p>	<p>Complies: The SFD design follows the topography of the downward slope toward the rear of the Lot.</p>
<p>(14) Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that relate to the height of the buildings along the street front shall be considered.</p>	<p>Complies: The SFD design follows the topography of the downward slope toward the rear of the Lot.</p>



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<p>(15) Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including the cross-canyon view. This may be appropriate when taller portions will not be seen from a primary public right-of-way.</p>	<p>Complies: The SFD design follows the topography of the downward slope toward the rear of the Lot. The secondary façade is stepped back and appears to be only two stories from the Street frontage.</p>
<p>(16) Taller portions of buildings shall be constructed so as to minimize obstruction of sunlight to adjacent yards and windows.</p>	<p>Complies: The proposed Building design leaves sufficient space between adjacent Properties such that sunlight to adjacent Yards and windows will not be obstructed.</p>
<p><i>b. Foundation</i></p>	
<p>(1) Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.</p>	<p>Complies: The proposed foundation material is concrete and is minimally visible when viewed from the primary public right-of-way.</p>
<p>(2) A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above Final grade on the primary façade</p>	<p>Condition of Approval Recommended: Condition of Approval 13 requires that the proposed foundation is not more than 8" visible on the primary facade, and 2</p>



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<p>No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.</p>	<p>feet visible on the secondary and tertiary facades.</p>
<p>(3) A site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.</p>	<p>Condition of Approval Recommended: Condition of Approval 14 requires that the Site shall be re-graded to blend with the grade of adjacent Sites and not create the need for incompatible retaining walls.</p>
<p>(4) A site shall be re-graded so all water drains away from the structure and does not enter the foundation.</p>	<p>Condition of Approval Recommended: Condition of Approval 14 requires that the Site shall be re-graded so all water drains away from the Structure and does not enter the foundation.</p>
<p>(5) Window or egress wells, when needed, shall not be located on the primary facade. Window or egress wells shall be located beyond the midpoint of the secondary facades, on the tertiary elevation, or in a location that is not visible from the primary public right-of-way.</p>	<p>Complies: The Applicant does not propose any window wells.</p>
<p><i>c. Doors</i></p>	
<p>(1) The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance.</p>	<p>Complies: The proposed SFD design includes a well-defined primary entrance fronting Lowell Avenue.</p>
<p>(2) New doors shall be similar in location, size, and material to those seen traditionally in the</p>	<p>Complies: The Applicant proposes wood for all exterior doors.</p>



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<p>Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.</p>	
<p>(3) Doors shall be designed and finished with trim elements similar to those used historically.</p>	<p>Complies: The Applicant proposes wood for all exterior doors.</p>
<p><i>d. Windows</i></p>	
<p>(1) Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.</p>	<p>Complies: The solid-to-void ratio is well balanced, and the amount of glazing is appropriate on each side of the Structure.</p>
<p>(2) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.</p>	<p>Complies: The proposed windows are proportional in scale to the scale of the Building. The windows match the historic 2:1 ratio commonly found in the Historic District.</p>
<p>(3) The placement and grouping of windows shall be similar to those seen historically.</p>	<p>Complies: The proposed windows are grouped together and there are no large expanses of glass proposed.</p>
<p>(4) Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly</p>	<p>Complies: The majority of the proposed windows match the historic 2:1 ratio.</p>



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<p>referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.</p>	
<p>(5) The number of different window sizes and styles on a building or structure shall be limited.</p>	<p>Complies: The windows are limited in design types, similar in style.</p>
<p>(6) Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.</p>	<p>Complies: The proposed windows are to be wood or aluminum clad wood in material.</p>
<p>(7) New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate for glazing on the primary façade.</p>	<p>Complies: The proposed windows are clear in their glazing.</p>
<p>(8) Window muntins shall be true divided lights or simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.</p>	<p>Complies: The proposed muntins are not snap-in muntins.</p>
<p><i>e. Roofs</i></p>	
<p>(1) Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also</p>	<p>Complies: The dominant Roof Forms at the site are sloping and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area. The primary Roof Form that is visible from the right-of-way is 10:12 on the rear of the Building.</p>



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<p>encouraged. Roofs shall be in scale with those on historic structures.</p>	
<p>(2) Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.</p>	<p>Complies: The dominant Roof Forms on the Structure are sloping at a 10:12 pitch and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area.</p>
<p>(3) The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.</p>	<p>Complies: The proposed SFD complies with building height requirements of the HR-1 District and is not significantly taller or shorter than other Buildings within the Streetscape.</p>
<p>(4) Roofs shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.</p>	<p>Condition of Approval recommended: Staff recommends Condition of Approval 22 requiring that roofs be designed to minimize snow shedding onto adjacent properties. The Applicant does not propose any snow-guard devices.</p>
<p>(5) New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights</p>	<p>Complies: The Applicant does not propose solar panels, skylights, ventilators, or mechanical equipment on the roof.</p>



Planning Department

<p>should be installed parallel to the roof plane when feasible.</p>	
<p>(6) Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective.</p>	<p>Condition of Approval recommended: Staff recommends Condition of Approval 16 requiring that roofing materials have a Solar Reflectivity Index (SRI) of 35 or less.</p>
<p>(7) Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.</p>	<p>Complies: The Applicant proposes asphalt shingles as the primary roofing material.</p>
<p><i>f. Dormers</i></p>	<p>The Applicant does not propose any dormers as part of this Application.</p>
<p><i>g. Gutters and Downspouts</i></p>	
<p>(1) Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.</p>	<p>Complies: Gutters are proposed to tie into a gravel sump drainage system.</p>
<p><i>h. Chimneys and Stovepipes</i></p>	<p>The Applicant does not propose any chimneys</p>



Planning Department

<i>Porches</i>	
(1) Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.	Complies: The Applicant proposes a second story porch that is 4 feet 6 inches deep and is set under the main roofline to minimize the impact on the Streetscape.
(2) Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings.	Complies: The second story porch is small in scale.
(3) The height of porch decks shall be similar to those found on historic building(s) in the Historic District.	Complies: The Applicant does not propose a porch deck.
(4) Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.	Complies: The proposed porch is small in scale and is set under the main roofline to minimize the impact on the Streetscape.
(5) The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.	Complies: The Applicant does not propose a porch deck.
(6) Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If	Complies: The proposed railings are metal and are simple in form and design.



Planning Department

<p>balusters are used, they should be no more than two inches square. Columns should be a minimum of four inches and a maximum of eight inches square.</p>	
<p><i>j. Architectural Features</i></p>	
<p>(1) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.</p>	<p>Complies: The overall proposed design and materials are simple and compatible with the Historic District.</p>
<p><i>3. Mechanical and Utility Systems and Service Equipment</i></p>	
<p>a. Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by incorporating it into the appearance as an element of the design.</p>	<p>Condition of Approval recommended: The Applicant proposes a hot tub on the rear patio. Staff recommends Condition of Approval 17 requiring that all mechanical equipment be fully Screened from adjacent Properties.</p>
<p>b. Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.</p>	<p>Condition of Approval recommended: The Applicant proposes a hot tub on the rear patio. Staff recommends Condition of Approval 17 requiring that all mechanical equipment, including the spa tub, be fully Screened from adjacent</p>



Planning Department

	Properties.
c. Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. When this is not possible, rooftop equipment shall be set back or screen from all views. Placement of rooftop equipment shall be sensitive to views from upper floors or neighboring buildings.	Complies: The Applicant does not propose any rooftop mechanical equipment.
d. New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.	Complies: The Applicant does not propose any new communication equipment.
e. Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.	Complies: The Applicant does not propose any service equipment or trash containers.
4. Materials	
a. Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.	Complies: Pursuant to LMC § 15-13-8(B)(4), the proposed materials are a fiber cement board called "Hardie Plank". The proposed materials are demonstrated to be durable and reflect the appearance of wood siding used historically.
b. The primary siding material for new structures shall appear similar to those on historic structures in the	Complies: The proposed siding is to be similar to those on Historic Structures.



Planning Department

<p>Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.</p>	<p>The Applicant proposes horizontal siding where visible from the primary public right of way to complement the streetscape. The Applicant proposes vertical siding on the secondary and tertiary facades.</p>
<p>c. Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.</p>	<p>Complies: The proposed materials follow a hierarchy with the concrete foundation located at the bottom of the Structure.</p>
<p>5. <i>Paint and Color</i></p>	
<p>a. Paint color is not regulated by the Regulations.</p>	
<p>b. Original materials such as brick and stone that was historically left unpainted shall not be painted.</p>	<p>Condition of Approval Recommended: Brick and stone, where historically unpainted shall not be painted</p>
<p>c. Wood siding that is not painted, shall be finished with a durable stain or treatment that complements and does not distract from adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department for</p>	<p>Complies: The Applicant does not propose wood siding, and instead proposes a fiber cement siding that is painted.</p>



Planning Department

<p>wood finishes and treatments that are compatible with the Historic Districts..</p>	
<p>d. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.</p>	<p>Complies: The Applicant does not propose any unfinished wood siding.</p>
<p>e. Low-VOC (volatile organic compound) paints and finishes should be used when possible.</p>	<p>Condition of Approval recommended: Staff recommends Condition of Approval 18 requiring that low-VOC (volatile organic compound) paints and finishes be used when possible.</p>
<p>6. <i>Garages</i></p>	
<p><i>Attached Garages</i></p>	
<p>1. A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a garage addition.</p>	<p>Condition of Approval: Staff recommends Condition of Approval 23 requiring the garage door be no greater than 9 feet wide by 9 feet tall.</p>
<p>2. Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.</p>	<p>Complies: The proposed garage is a single car wide; the Applicant proposes Tandem Parking in the driveway. The proposed Parking Space in front of the garage is 18 feet 4 inches long and 10 feet wide.</p>
<p>3. Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset</p>	<p>Complies: The Applicant does not propose a side-by-side parking configuration.</p>



Planning Department

in the front wall plane.	
4. Garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated. When excavation is not required, the pedestrian entrance shall be proud of the garage wall plane.	Complies: The proposed garage door is set back from the pedestrian entrance. The pedestrian entrance is articulated by being proud of the garage.
7. Decks	<i>The Applicant does not propose any Decks.</i>
<i>Balcony and Roof Decks</i>	
a. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.	Complies: The Applicant proposes one rooftop Deck that is on the rear of the Structure and is not visible from the primary public right-of-way.
b. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	Complies: The proposed Rooftop Deck is simple in material. The proposed railings are metal.
<i>New Accessory Structures</i>	The Applicant does not propose any Accessory Structures.
<i>Additions to Existing Non-Historic Structures</i>	The Applicant proposes the construction of a new SFD and does not include an addition of an existing Non-Historic Structure.
<i>Reconstruction of Non-Surviving Structures</i>	The Applicant does not propose reconstructing any non-surviving structures. There is no evidence of any



Planning Department

	non-surviving Historic Structure at the Site.
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Conclusions of Law

1. The proposal complies with LMC § 15-11-12 *Historic District or Historic Site Review*.
2. The proposal, as conditioned, complies with LMC Chapter 15-2.2-3 *Historic Residential – 1*.
3. The proposal, as conditioned, complies with LMC § 15-13-8 *Regulations for New Residential Sites in the Historic District*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved January 15, 2026 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The Applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
5. The Applicant shall obtain Chief Building Official approval for proposed snow release plans for the site. The Applicant shall provide adequate snow storage for the new driveway on site and obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance.
6. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.



Planning Department

7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. The Applicant shall replace any significant vegetation removed in an equivalent manner on site.
9. The Applicant shall submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
10. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
11. The Applicant shall configure drainage behind retaining walls away from the walls to abate retaining wall failure.
12. The Applicant shall obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.
13. The proposed foundation shall not be more than 8" visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.
14. The site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls. The site shall be re-graded so all water drains away from the structure and does not enter the foundation.
15. The Applicant shall obtain an Encroachment Agreement for the heated driveways prior to Building Permit issuance.
16. Roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
17. All mechanical equipment shall be fully screened from adjacent properties.
18. Low VOC paints and finishes should be used when possible.
19. Mature trees shall be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.
20. The hot tub shall be set at least 3 feet from the Rear Lot Line and shall be screened.
21. Prior to submitting a building permit application, the width of the driveway shall be reduced to 10 feet.
22. Roofs shall be designed to minimize snow shedding onto adjacent properties.
23. The garage door shall be no greater than 9 feet wide by 9 feet tall.
24. At the time of building permit submittal, any proposed retaining walls must be clearly identified on the plans, showing height and material.



Planning Department

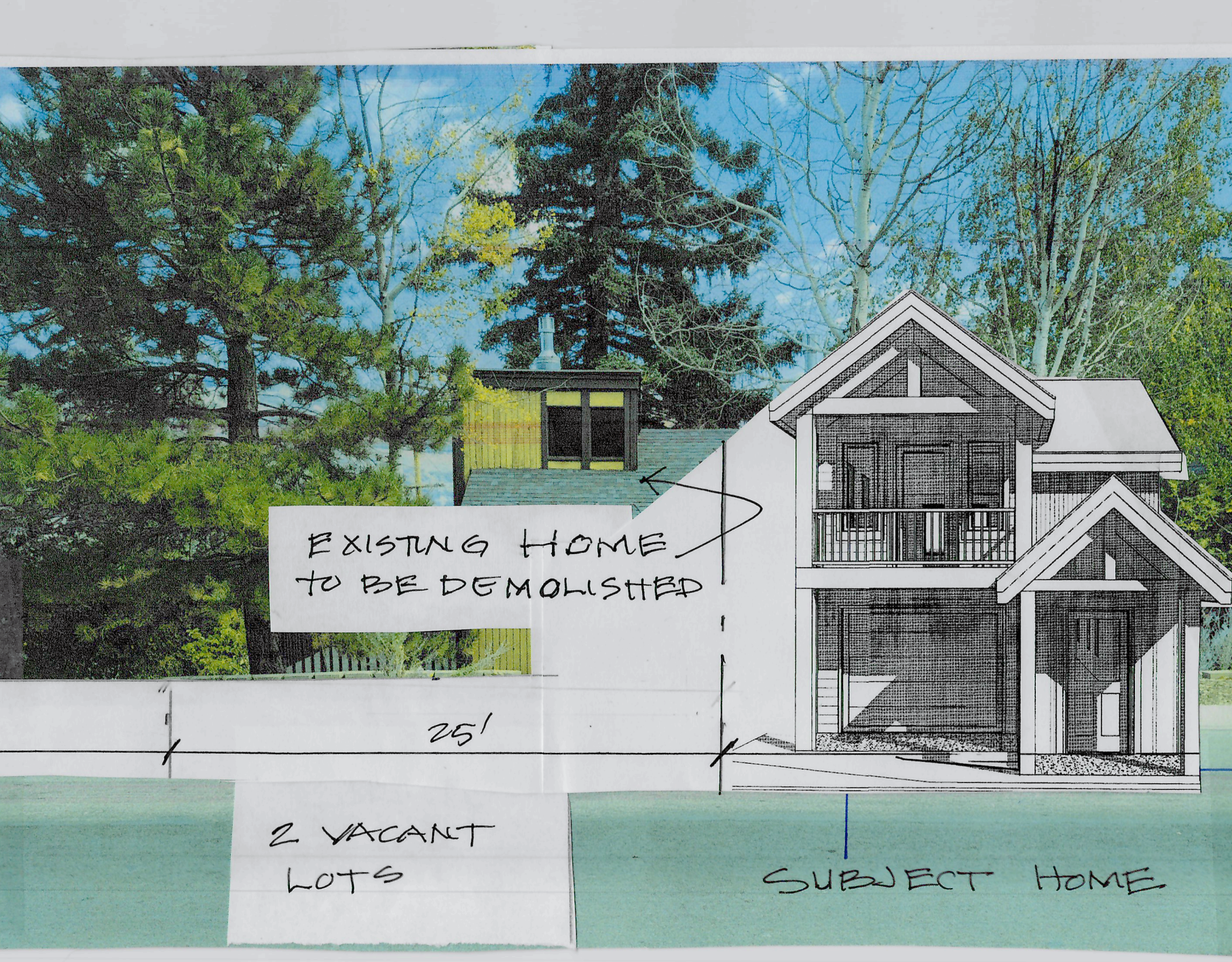
25. Prior to submitting a building permit, the Applicant shall demolish the existing structure and coordinate with Summit County to create three individual parcel numbers for the three Old Town Lots.

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

Sincerely,

Rebecca Ward
Planning Director

CC: Meredith Covey
Planner II



EXISTING HOME TO BE DEMOLISHED

25'

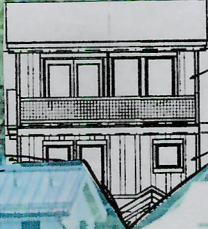
25'

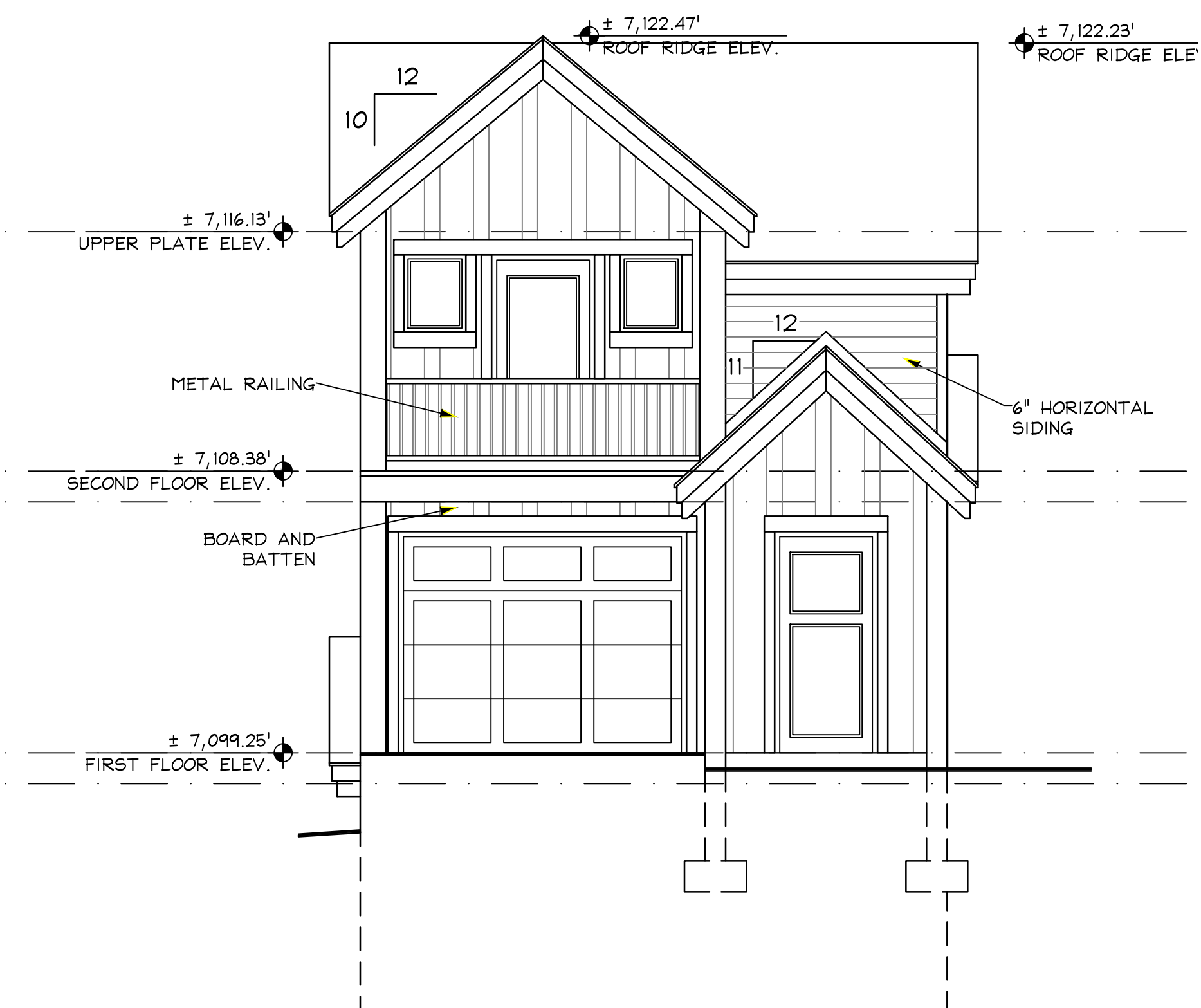
2 VACANT LOTS

SUBJECT HOME

822 LOWELL AVE

SUBJECT HOME
←





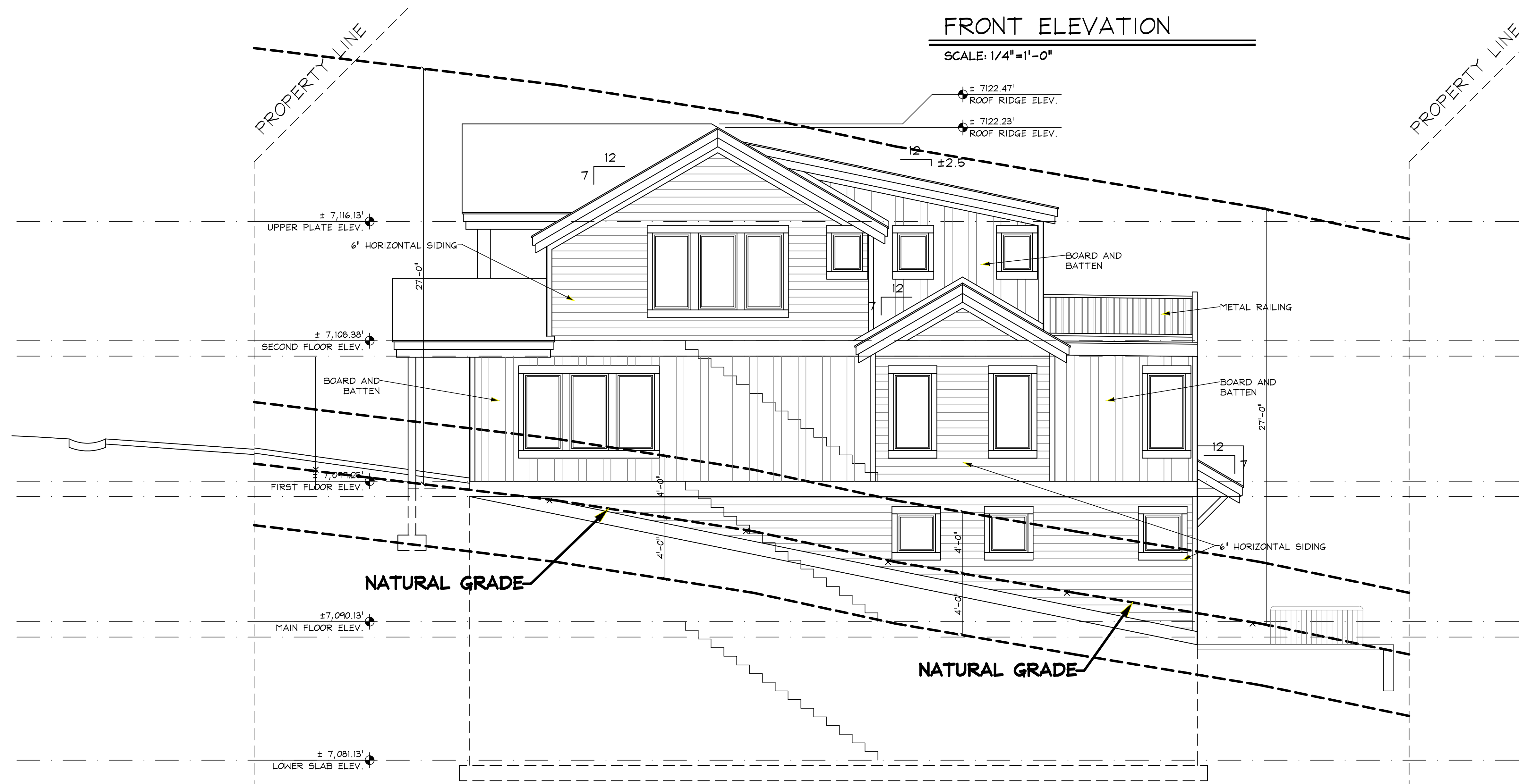
FRONT ELEVATION

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

MATERIAL LEGEND FOR EXTERIOR

VERTICAL BOARD AND BATTEN	HORIZONTAL 6\"/>
CORRUGATED STEEL	

NOTE: ALL EXTERIOR TRIM TO BE "HARDI-PLANK"



RIGHT ELEVATION

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

SEE SHEET #A-2 FOR ADD. NOTES

GOFF RESIDENCE BLDG "C"
 APPROX. 841 LOWELL AVENUE, PARK CITY, UTAH

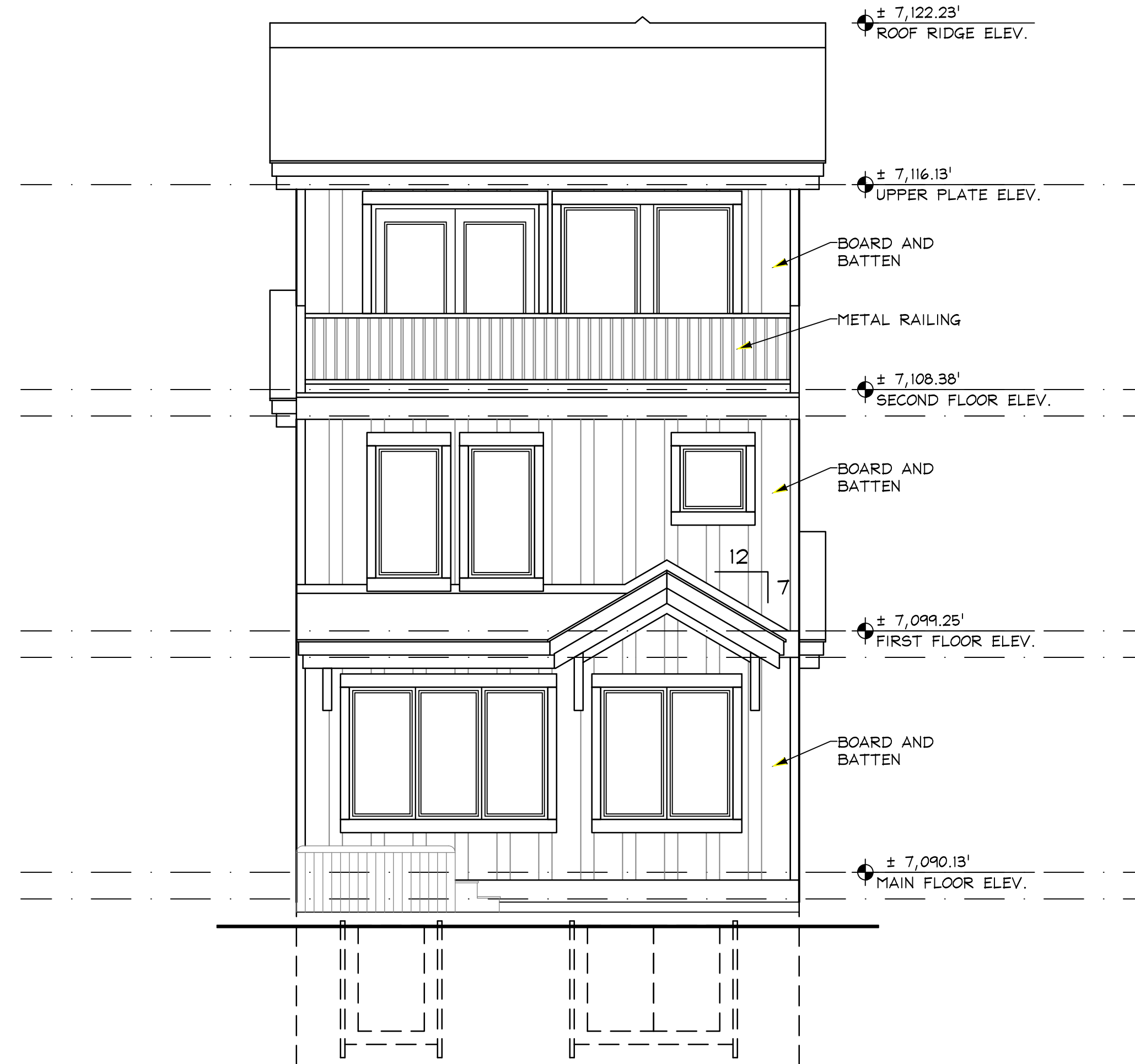
Craig Kitterman & Associates Architects
 1079 E. Murray-Holladay Road Holladay, Utah 84117 Office: 801-270-8606

PROJECT # 25-12

DATE PRINTED 12/18/2025

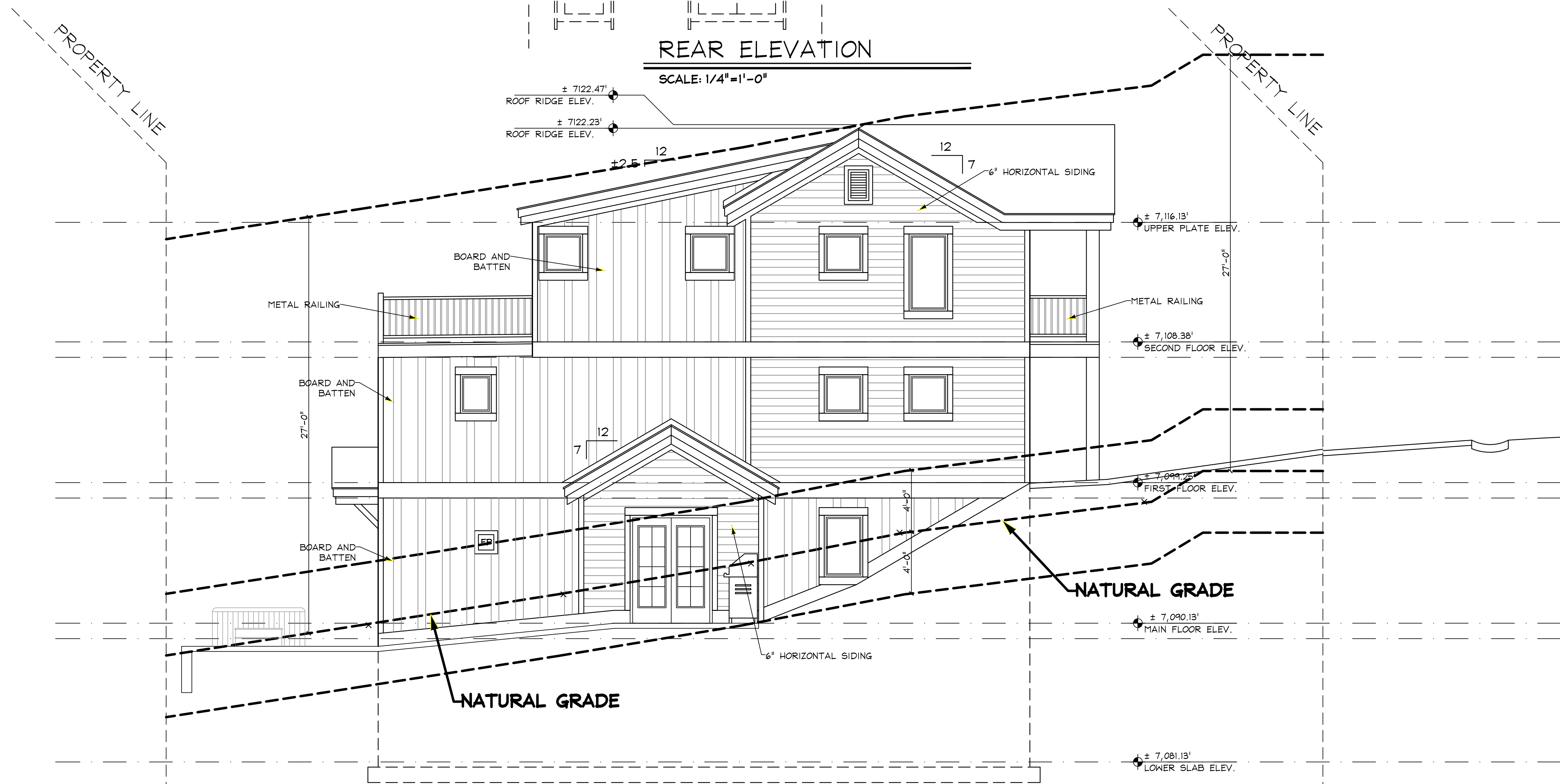


A5



REAR ELEVATION

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



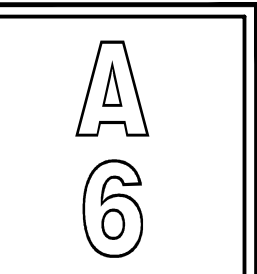
LEFT ELEVATION

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

SEE SHEET #A-2 FOR ADD. NOTES

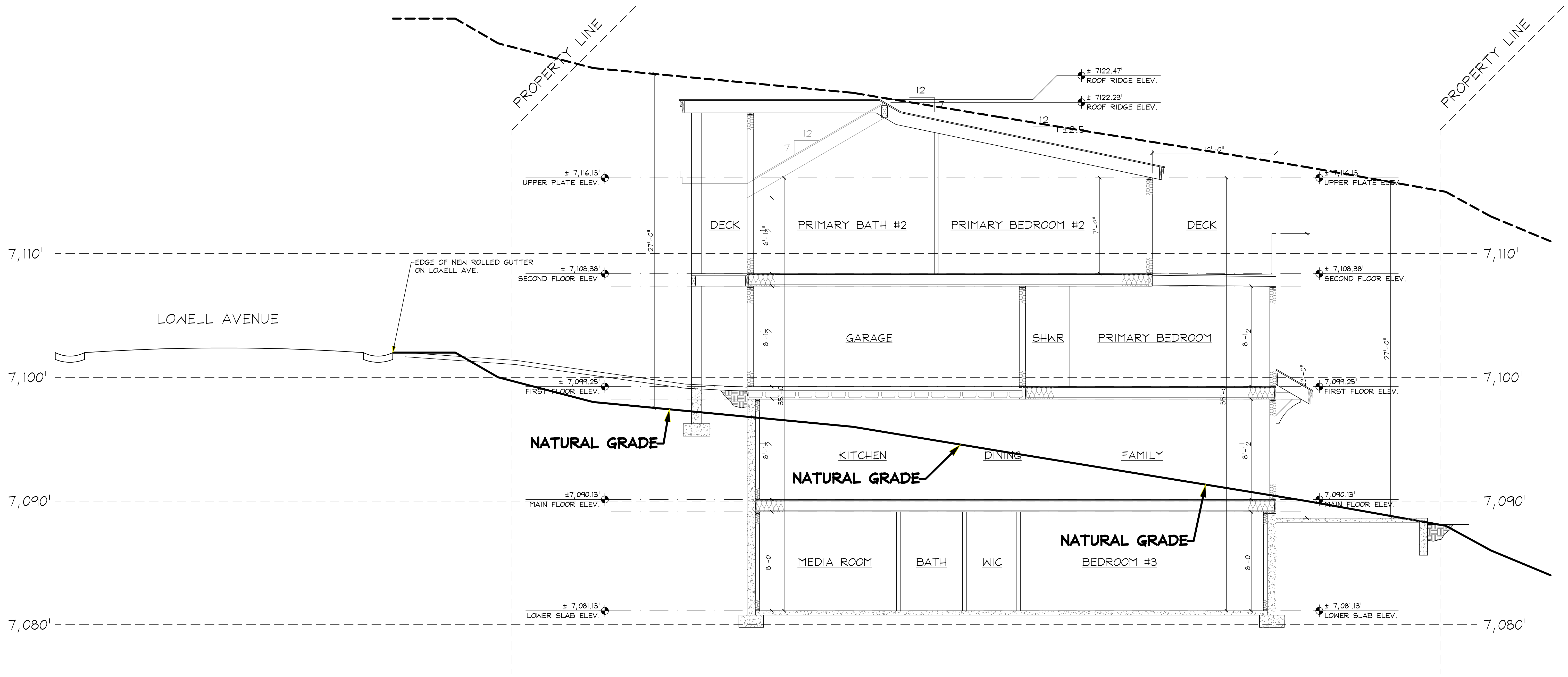
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7,110' 7,110' 7,110'

± 7,116.13' UPPER PLATE ELEV.

± 7,108.38' SECOND FLOOR ELEV.

± 7,108.38' SECOND FLOOR ELEV.

7,110'

LOWELL AVENUE

EDGE OF NEW ROLLED GUTTER ON LOWELL AVE.

± 7,099.25' FIRST FLOOR ELEV.

± 7,099.25' FIRST FLOOR ELEV.

7,100'

7,100'

7,100'

NATURAL GRADE

KITCHEN NATURAL GRADE

DINING

FAMILY

± 7,090.13' MAIN FLOOR ELEV.

± 7,090.13' MAIN FLOOR ELEV.

7,090'

7,090'

7,090'

NATURAL GRADE

BEDROOM #3

± 7,081.13' LOWER SLAB ELEV.

± 7,081.13' LOWER SLAB ELEV.

7,080'

7,080'

7,080'

SEE SHEET #A-2 FOR ADD. NOTES

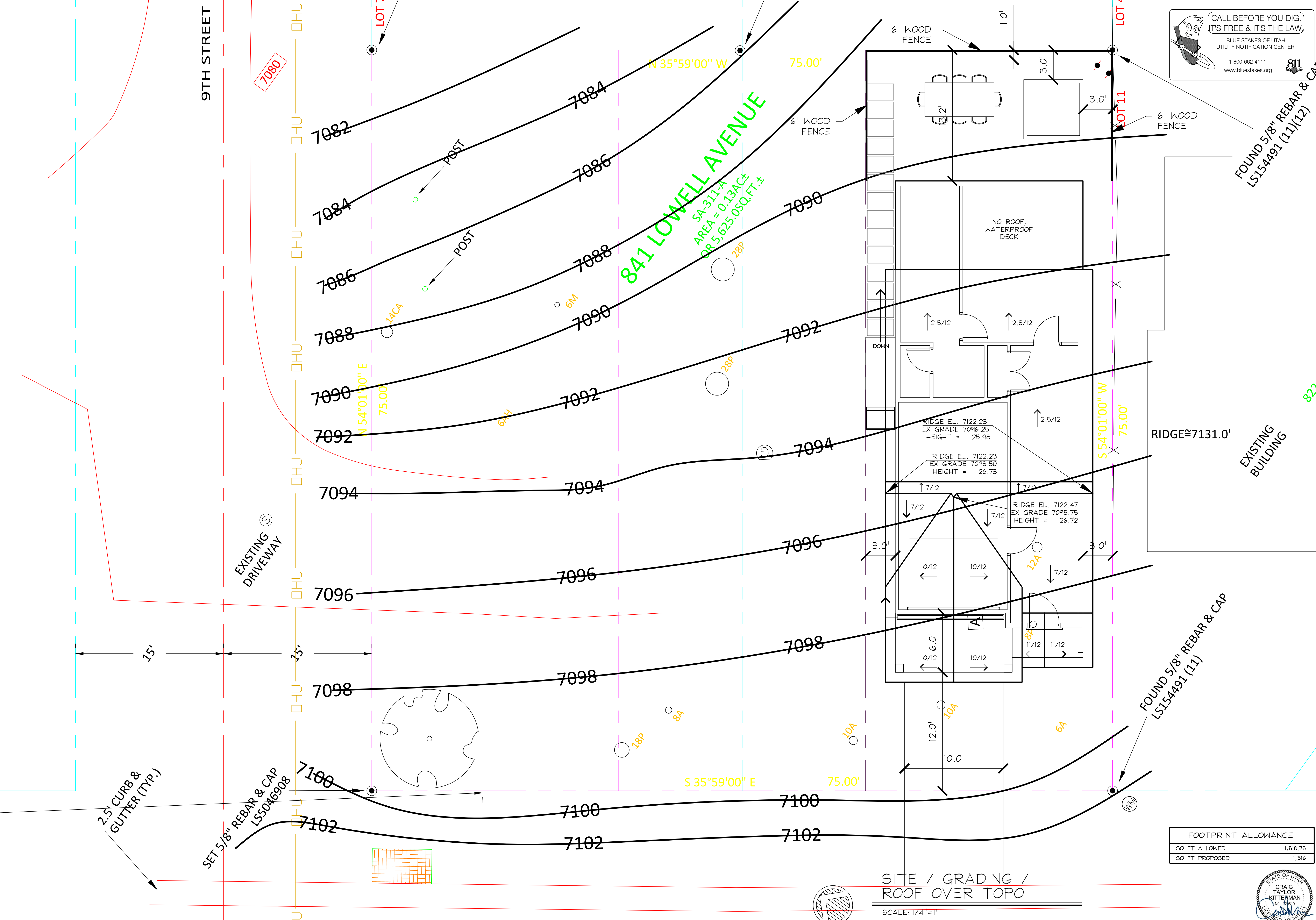
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BUILDING SECTION "A"
SITE SECTION "C"
 SCALE: 1/4" = 1'-0"



A
7



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811

FOUND 5/8" REBAR & CAP
LS154491 (11)(12)

EXISTING BUILDING

RIDGE ≈ 7131.0'

FOUND 5/8" REBAR & CAP
LS154491 (11)

FOOTPRINT ALLOWANCE	
50 FT ALLOWED	1,518.75
50 FT PROPOSED	1,516

SITE / GRADING /
ROOF OVER TOPO

SCALE: 1/4"=1'

"C"

GOFF RESIDENCE BLDG

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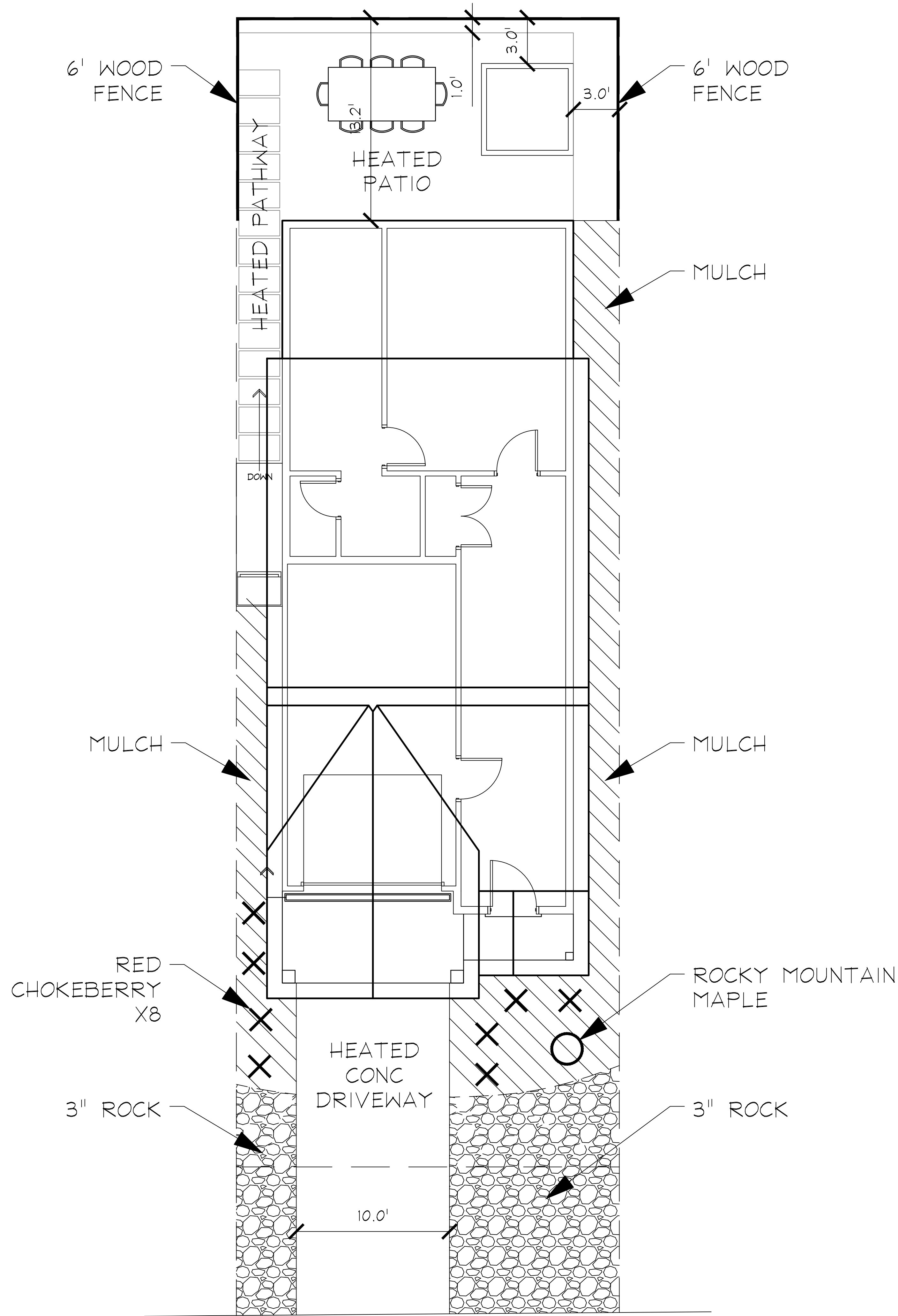
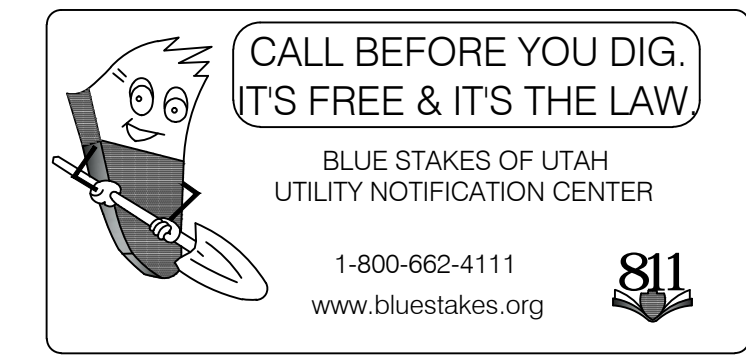
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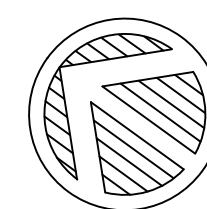
A

1.1





LOWELL AVENUE



LANDSCAPING PLAN

SCALE: 1/4"=1'

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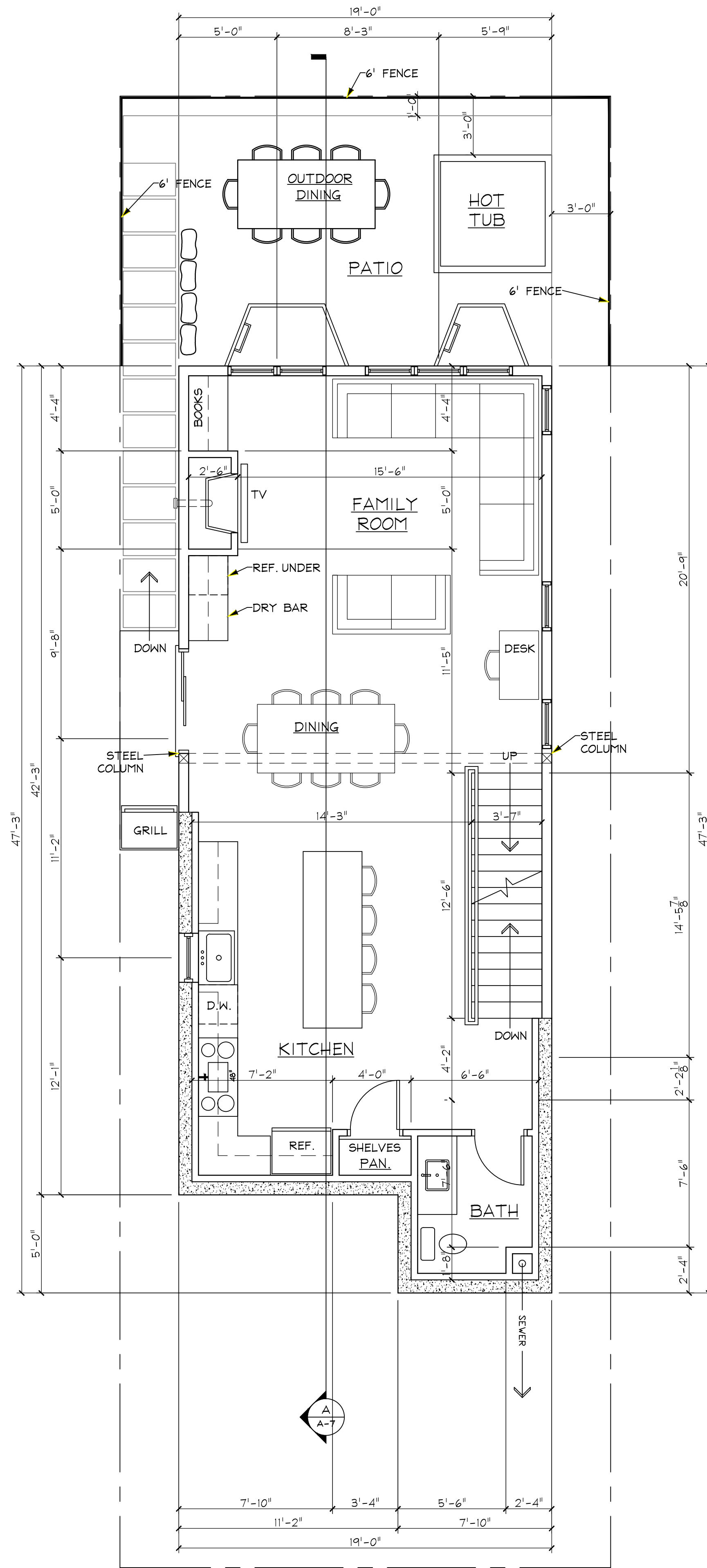
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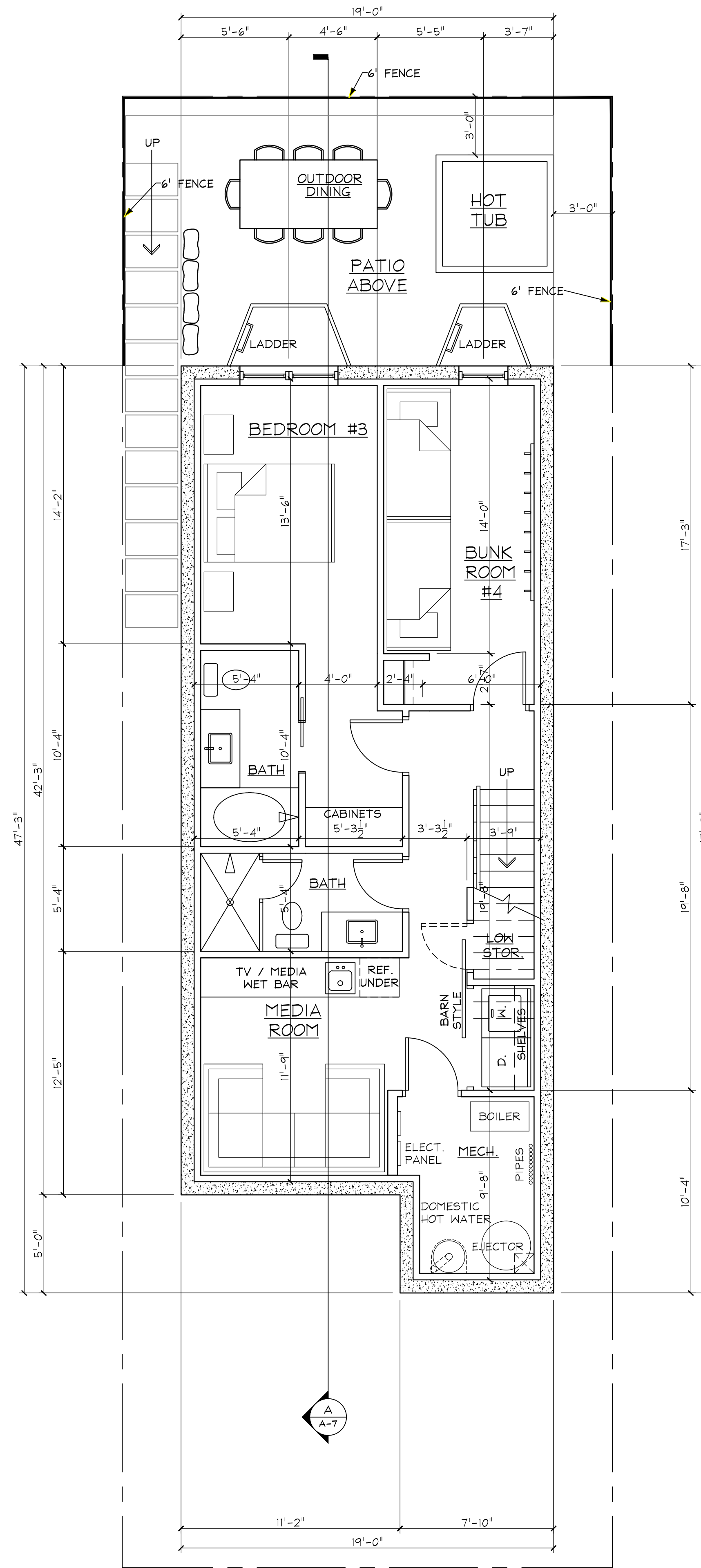


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MAIN FLOOR PLAN

SCALE: 1/4"=1'-0" 842 SQ. FT.



BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0" 842 SQ. FT.

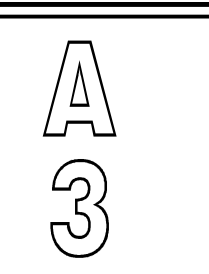
SEE SHEET #A-2 FOR ADD. NOTES



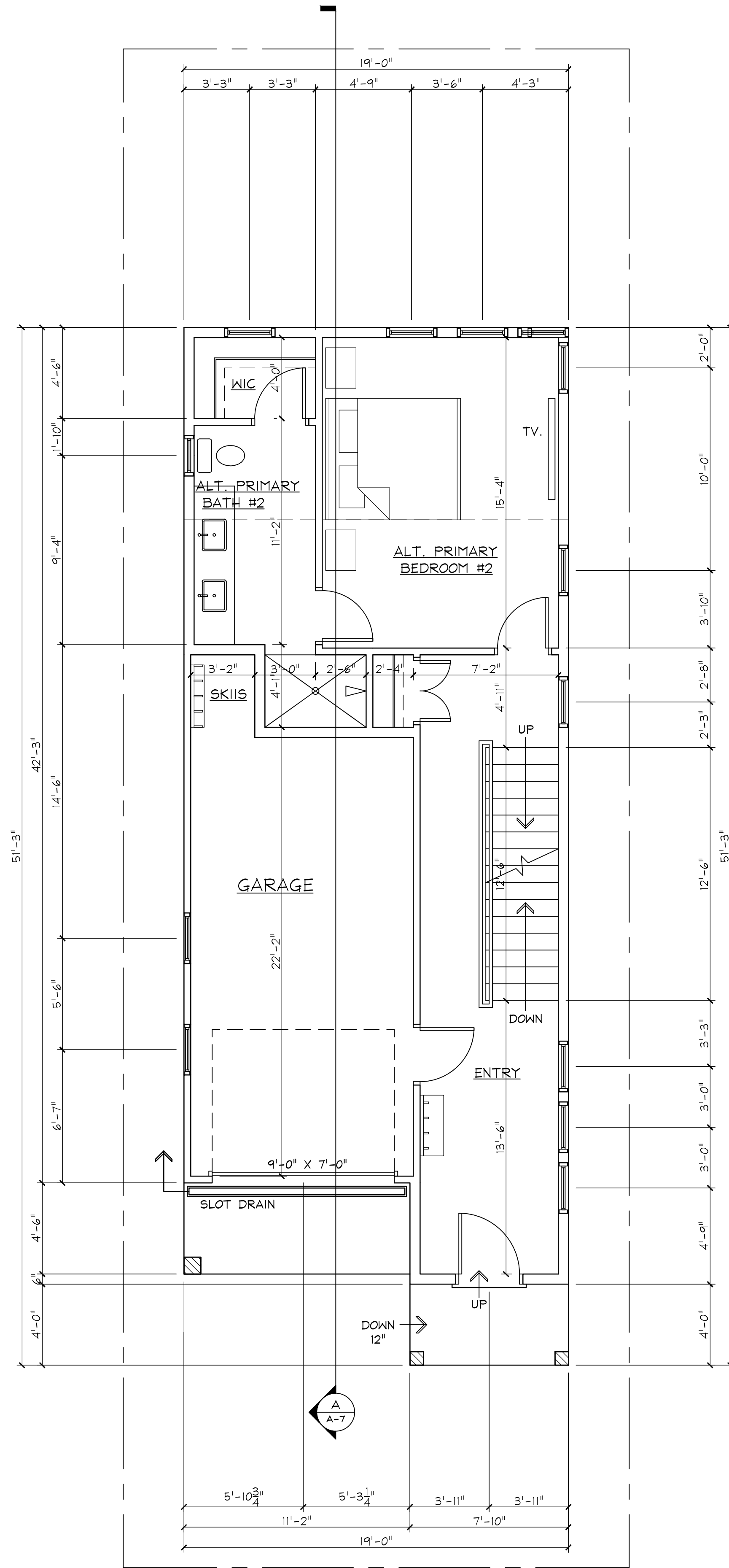
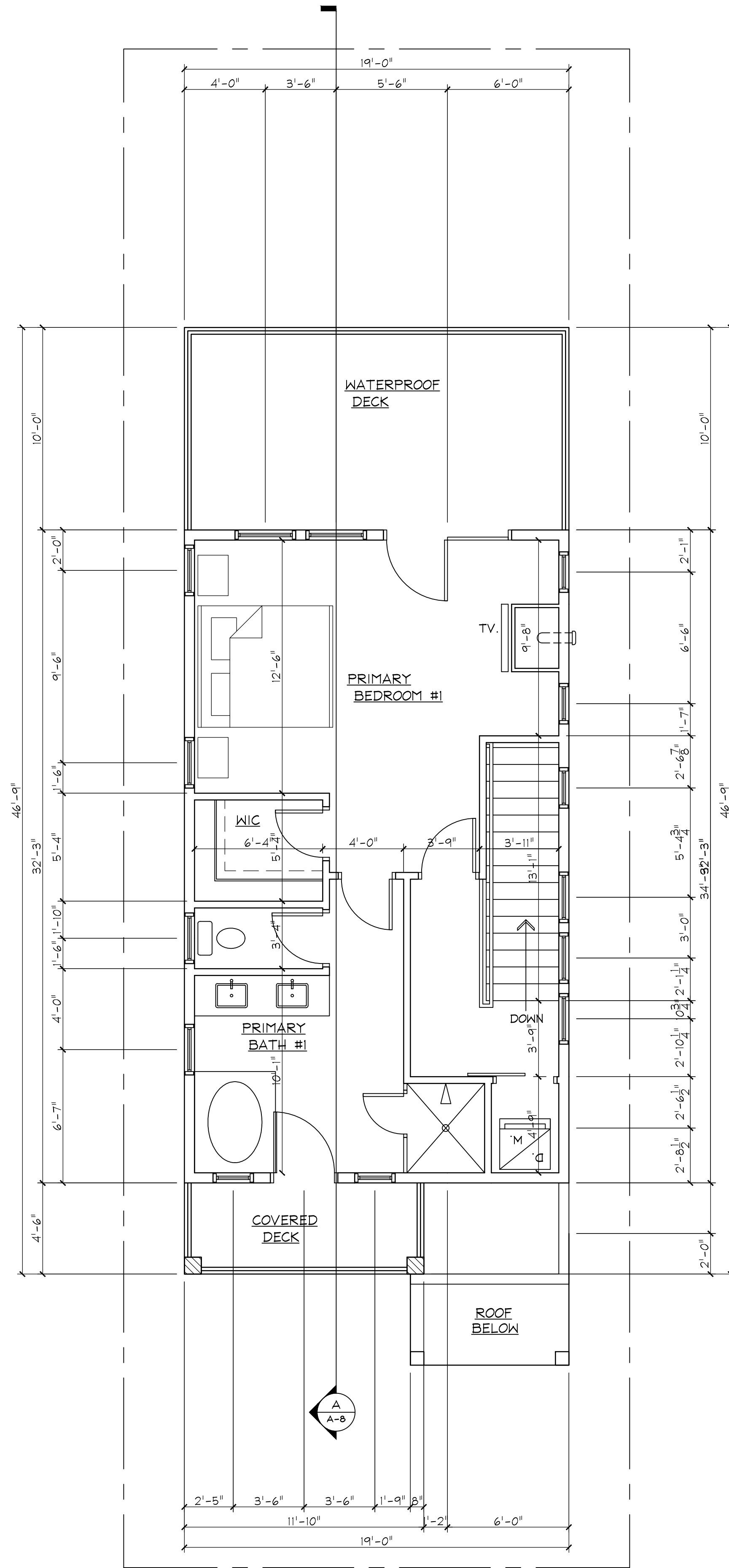
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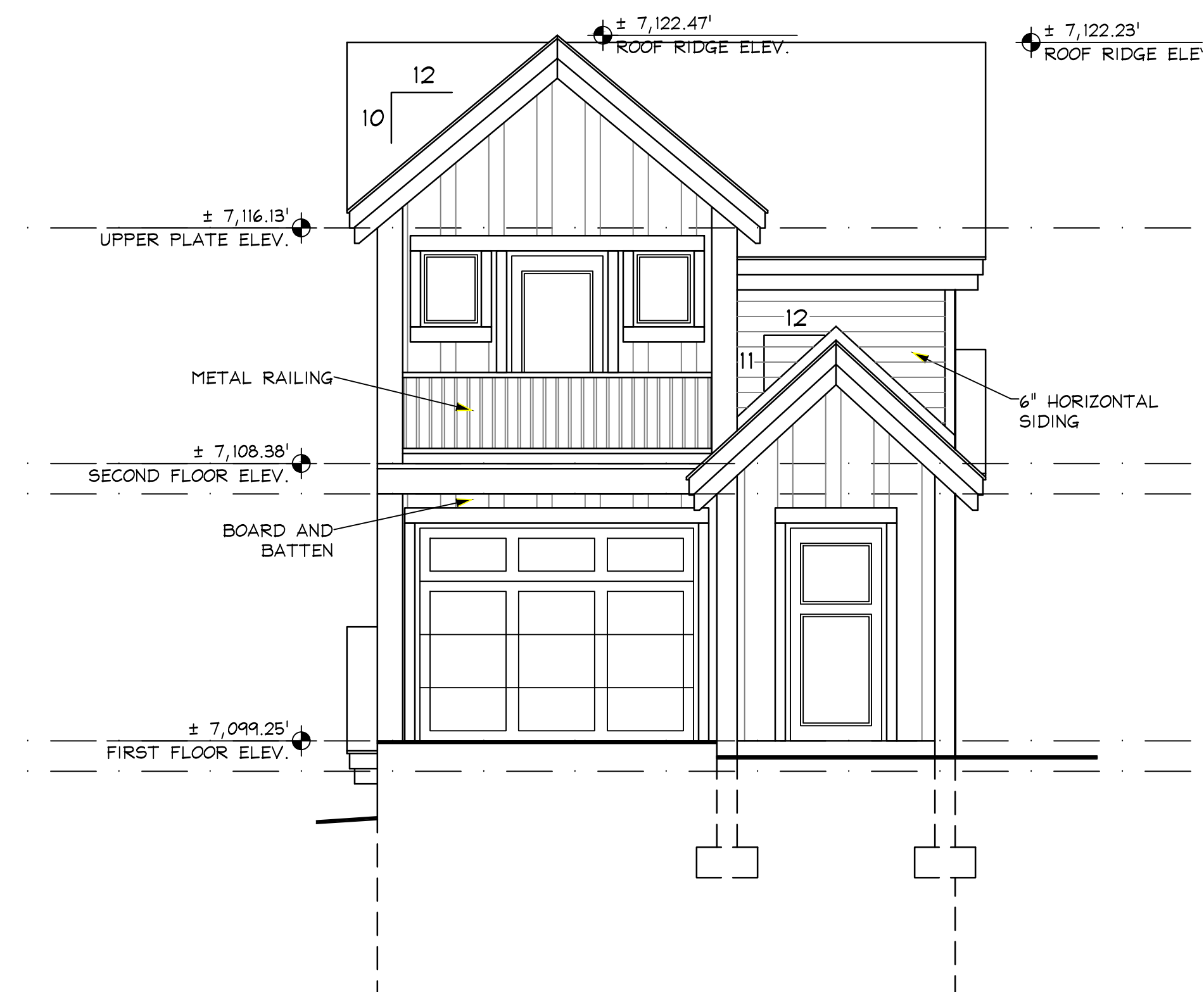
SEE SHEET #A-2 FOR ADD. NOTES



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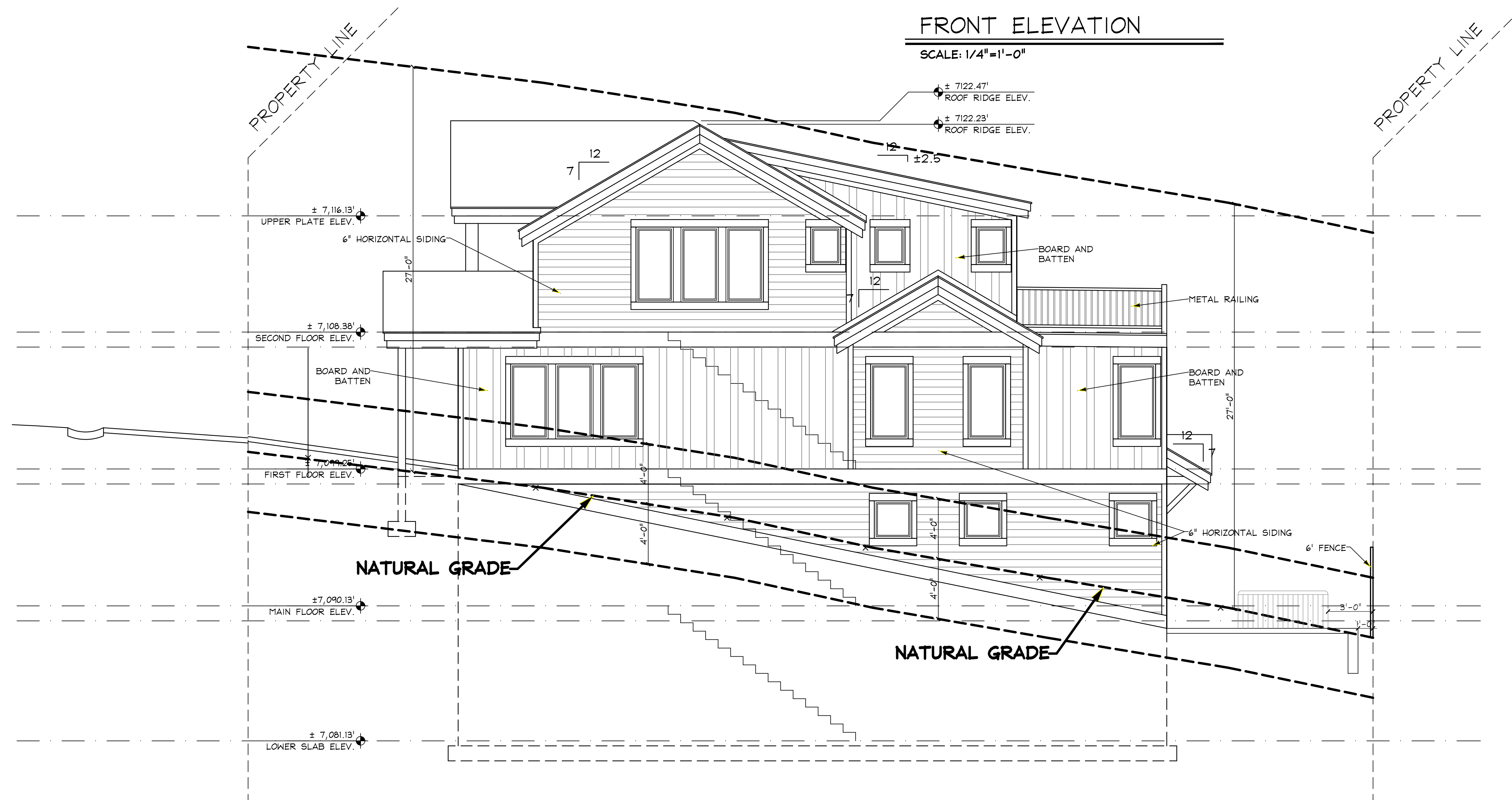


FRONT ELEVATION

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

MATERIAL LEGEND FOR EXTERIOR	
	VERTICAL BOARD AND BATTEN
	HORIZONTAL 6\"/>
	CORRUGATED STEEL

NOTE: ALL EXTERIOR TRIM TO BE "HARDI-PLANK"



RIGHT ELEVATION

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

SEE SHEET #A-2 FOR ADD. NOTES

GOFF RESIDENCE BLDG "C"
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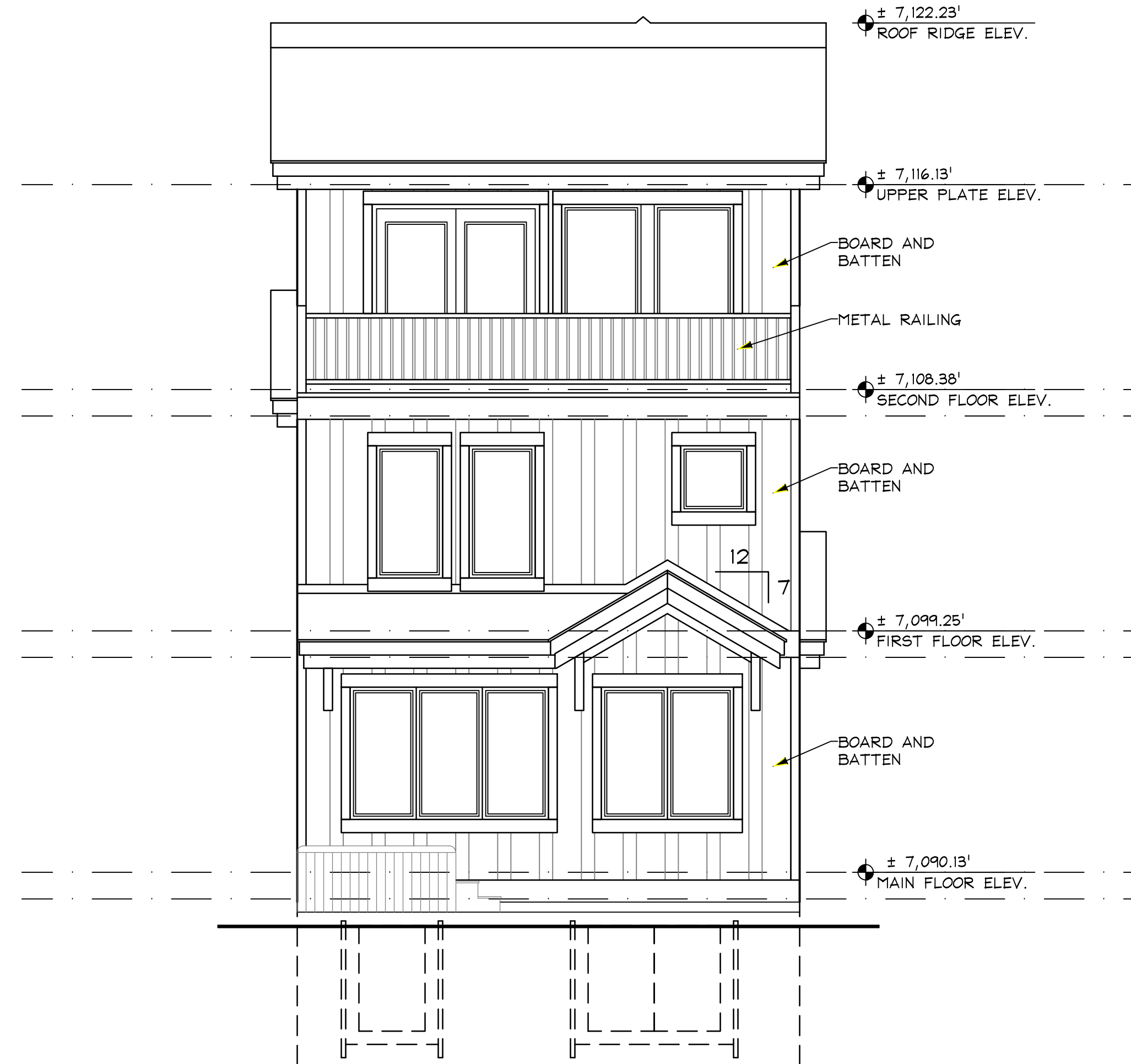
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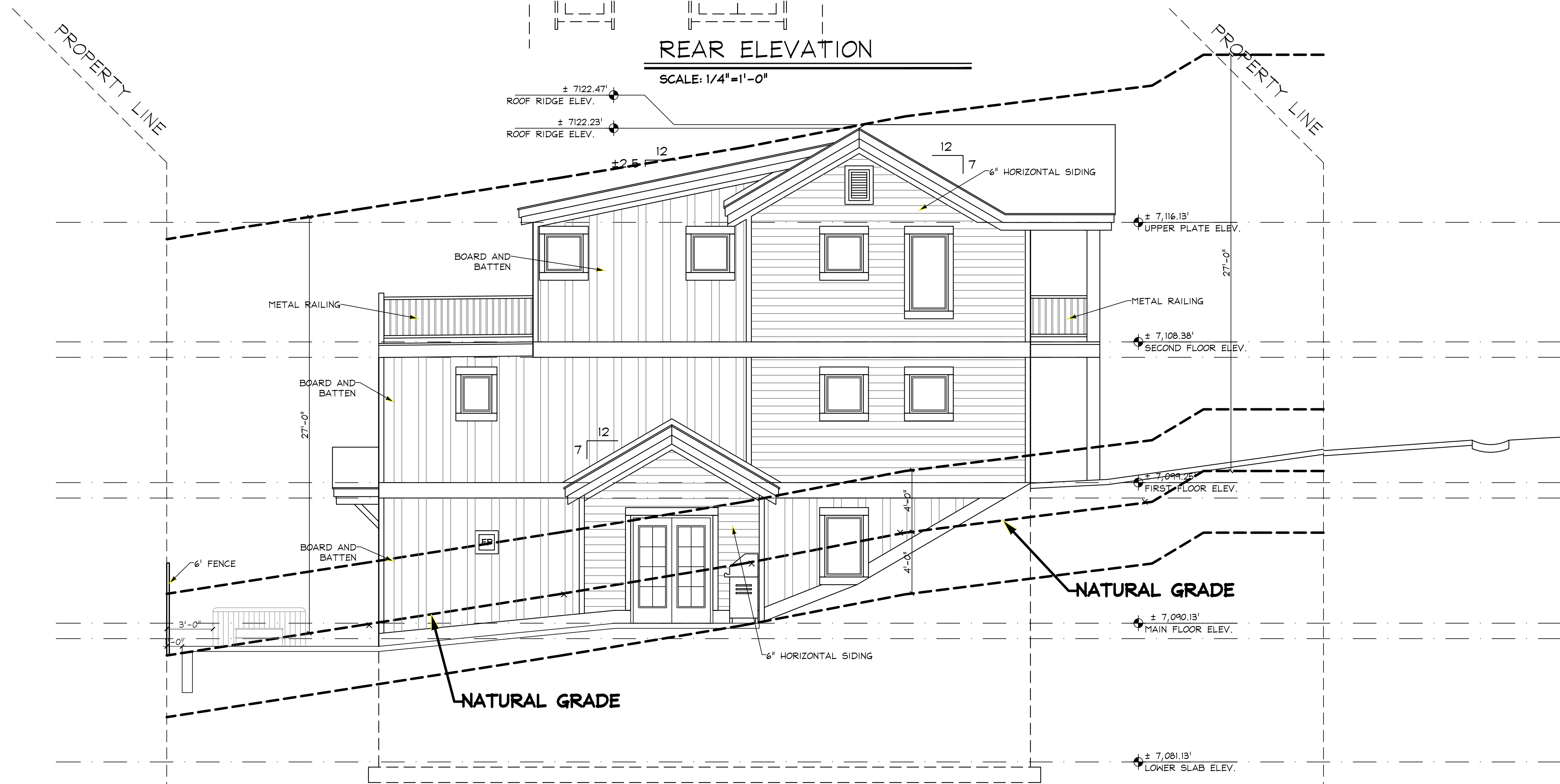
A5





REAR ELEVATION

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



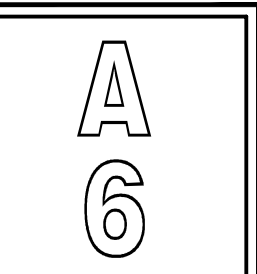
LEFT ELEVATION

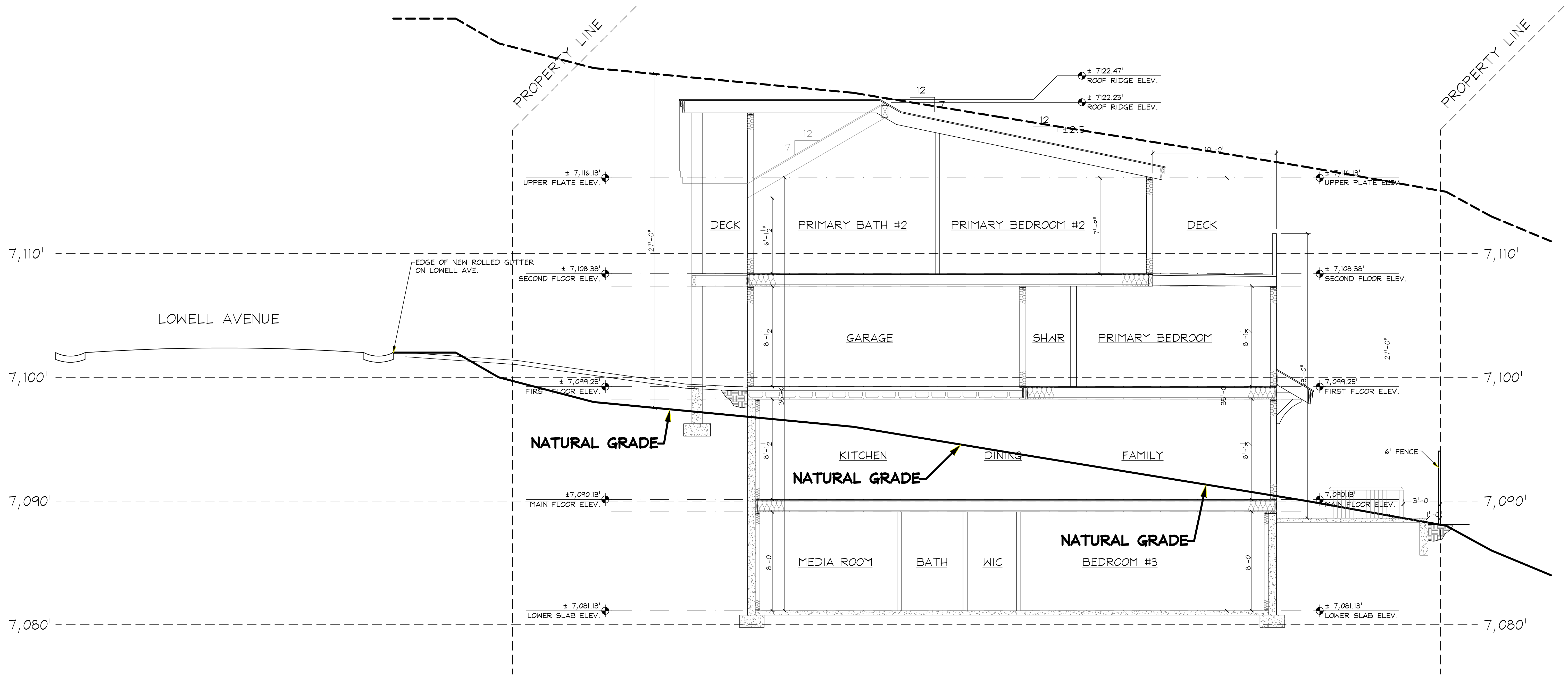
SCALE: 1/4"=1'-0"

SEE SHEET #A-2 FOR ADD. NOTES

PROJECT #
25-12

DATE PRINTED
12/23/2025





SEE SHEET #A-2 FOR ADD. NOTES

BUILDING SECTION "A"
 SITE SECTION "C"
 SCALE: 1/4"=1'-0"



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25-12

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12/23/2025

A
7

GOFF RESIDENCE BLDG "C"
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Planning Department

October 14, 2025

Chris Goff

NOTICE OF PLANNING DIRECTOR DETERMINATION

RE: **Determination of Assumed Natural Grade for 841 Lowell Avenue**

841 Lowell is Lots 8, 9 & 10 of Block 30 of Snyder's Addition to Park City in the Historic Residential – 1 Zoning District. The Applicant submitted a Historic District Design Review Pre-Application and proposes to construct three new Single-Family Dwellings (SFD), one on each Lot. The Applicant will be required to submit a Steep Slope Conditional Use Permit and Historic District Design Reviews for each proposed SFD.

After reviewing the proposed interpolated grade on the attached Site and Grading Plan the attached Survey it is the Planning Director's determination that this interpolated grade appears to be appropriate for this site in context with reviewing the surrounding topography.

Any future construction activity shall be based off the topography shown on this attached plan.

Authority to make this determination is given under Land Management Code Section 15-15-1 *Defined Terms* "Grade, Natural:"

The Grade of the surface of the land prior to any Development Activity or any other man-made disturbance or Grading. The Planning Department shall estimate the Natural Grade, if not readily apparent, by reference elevations at points where the disturbed Area appears to meet the undisturbed portions of the Property. The estimated Natural Grade shall tie into the elevation and Slopes of the adjoining Properties without creating a need for a new retaining wall, abrupt differences in the visual Slope and elevation of the land, or redirecting the flow of run-off water.

Please include this Letter of Analysis, Site and Grading Plan and the Topographic Survey, with any future applications and construction plans/drawings for the Site and keep it in your records for this property.

If you have questions or concerns regarding this Determination Letter, please contact the Planning Department.

Sincerely,



Rebecca Ward
Planning Director

CC: Meredith Covey, Planner II

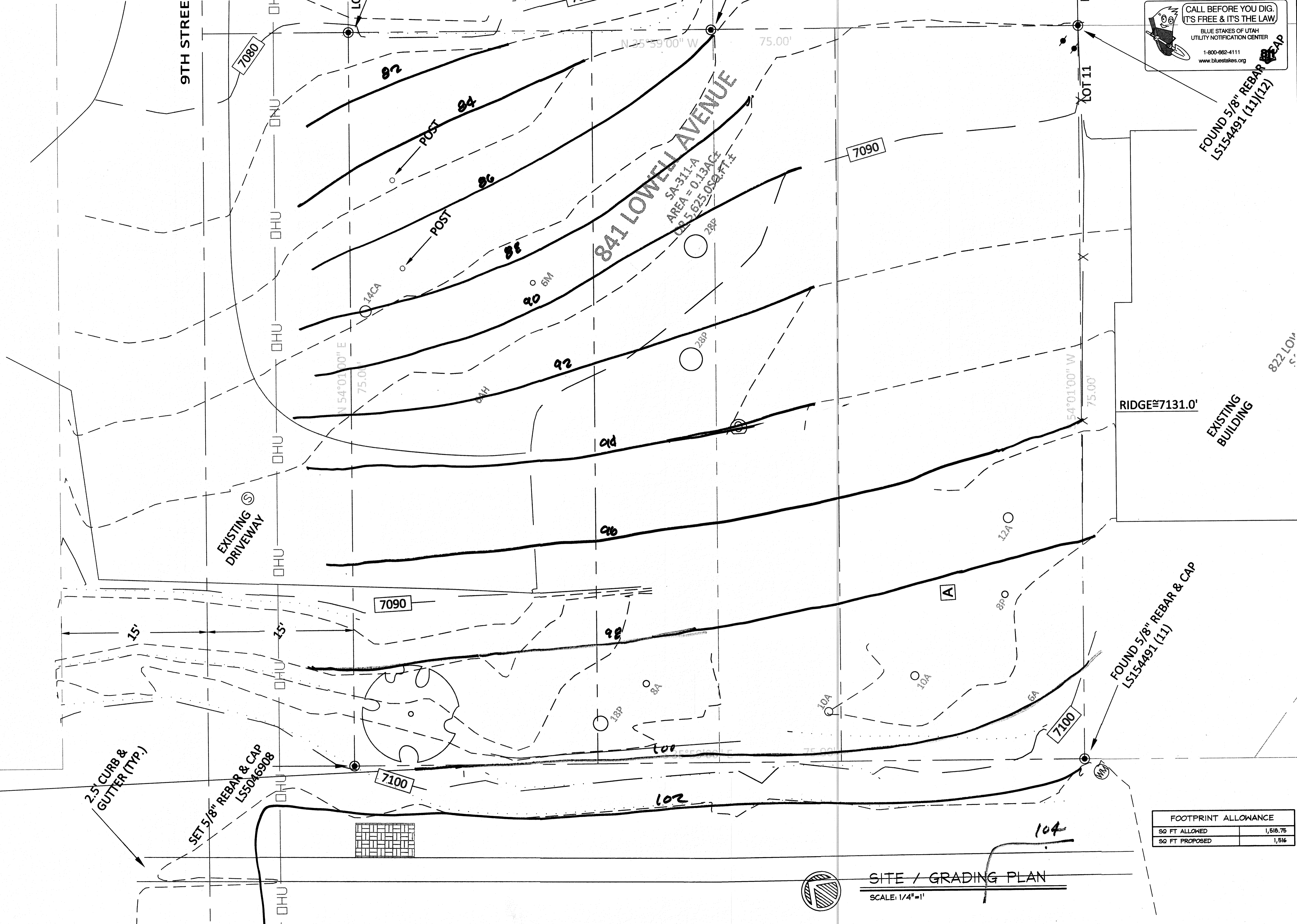
CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
www.bluestakes.org

FOUND 5/8" REBAR & CAP
LS154491 (11)(12)

GOFF RESIDENCE BLDG. "A"
LOWELL AVENUE, PARK CITY, UTAH

Craig Kitterman & Associates Architects
1079 E. Murray-Holladay Road Holladay, Utah 84117 Office: 801-270-8606

PROJECT # 25-12
DATE PRINTED 10/02/2025
A
1:1



FOOTPRINT ALLOWANCE	
50 FT ALLOWED	1,518.75
50 FT PROPOSED	1,516

SITE / GRADING PLAN

SCALE: 1/4"=1'

Planning Department Staff Report



Subject: 2900 Deer Valley Drive
Application: PL-25-06774
Author: Elle Anne, Planning Technician
Date: January 15, 2026
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the proposed plan to install a temporary tent for a private event, (II) conduct a public hearing, and (III) consider approving the Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Brand Storytelling;
Applicant Representative: Andrew Parkhill

Location: 2900 Deer Valley Drive

Zoning District: Residential Development

Adjacent Land Uses: Residential, Resort, Open Space

Reason for Review: The Planning Director or designee reviews and takes Final Action on Administrative Conditional Use Permits.¹

ACUP Administrative Conditional Use Permit
LMC Land Management Code
RD Residential Development

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

Summary

The Applicant, The Lodges at Deer Valley (The Lodges), proposes installing a 40-foot by 60-foot (2,400 square feet) temporary tent for a reception venue during the 2026 Brand Storytelling event. The tent will be installed in a private plaza area January 21-24, 2026. Temporary tents/structures/improvements are a conditional use in the RD Zoning District and require an Administrative Conditional Use Permit (ACUP).²

Background

The Lodges is located at 2900 Deer Valley Drive East in the Residential Development

¹ LMC [§ 15-1-8](#)

² LMC [§ 15-2.13-2\(B\)\(30\)](#)

(RD) Zoning District proximate to Deer Valley Resort. Since 2016, The Lodges has hosted the Brand Storytelling event. The Applicant received Planning Department approvals in 2020, 2022, 2023, 2024, and 2025, to install a temporary tent of the same size and dimensions to be used as a reception area for the main event.

Analysis

See Final Action Letter (Exhibit A).

The Development Review Committee reviewed the proposal on December 16, 2025, and requires Condition of Approval 6 in the Final Action Letter.³

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on December 30, 2025. Staff mailed courtesy notice to adjacent property owners on December 30, 2025.

Public Input

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

Alternatives

The Planning Director may:

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

Exhibits

A: Draft Final Action Letter

Attachment 1: Approved Plans

B: Recorded Plat

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



Planning Department

January 15, 2026

Andrew Parkhill
2900 Deer Valley Dr

CC: Brand Storytelling

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 2900 Deer Valley Drive

Zoning District: Residential Development

Application: Administrative Conditional Use Permit

Project Number: PL-25-06774

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 15, 2026

Project Summary: The Lodges at Deer Valley (The Lodges) proposes installing a 40-foot by 60-foot (2,400 square feet) temporary tent for a reception venue during the 2026 Brand Storytelling event. The tent will be installed in a private plaza area January 21-24, 2026.

Action Taken

On January 15, 2026, the Planning Director conducted a public hearing and approved the temporary tent according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant, The Lodges at Deer Valley (The Lodges), proposes installing a 40-foot by 60-foot (2,400 square feet) temporary tent for a reception venue during the 2026 Brand Storytelling event. The tent will be installed in a private plaza area January 21-24, 2026.
2. The Lodges is located at 2900 Deer Valley Drive East in the Residential Development (RD) Zoning District proximate to Deer Valley Resort. According to the Applicant, since 2016, the Lodges has hosted the Brand Storytelling event.



Planning Department

3. The Applicant received Planning Department approvals in 2020, 2022, 2023, 2024, and 2025 to install a temporary tent of the same size and dimensions to be used as a reception area for the main event.
4. Temporary tents/structures/improvements are a conditional use in the RD Zoning District and require an Administrative Conditional Use Permit (ACUP).
5. The temporary tent is 40 feet by 60 feet, or 2,400 square feet.
6. With the approval of the ACUP, the proposal to install a temporary tent complies with the RD Zoning District requirements in Land Management Code (LMC) Chapter 15-2.13.
 - a. Front Setback: 10 Feet
 - **Complies:** The temporary tent is located more than 150 feet from the front Lot line.
 - b. Side Setbacks: 12 Feet
 - **Complies:** The temporary tent is located 40 feet from the south side Lot line and more than 150 feet from the north side Lot line.
 - c. Rear Setbacks: 15 Feet
 - **Complies:** The temporary tent is located more than 150 feet from the rear Lot line.
 - d. Building Height: 28 feet from Existing Grade
 - **Complies:** The temporary tent will be a maximum of 20 feet tall, measured from the existing concrete patio.
 - e. Outdoor Events and Music requirements found in LMC § 15-2.13-8
 - Notification of Adjacent Property Owners
 - Staff mailed courtesy notice to adjacent property owners on December 30, 2025.
 - No violation of the City Noise Ordinance, Title 6
 - **Condition of Approval recommended:** See Condition of Approval 3.
 - Impacts on adjacent Residential Uses
 - **No required mitigation:** The temporary tent will be located within the existing plaza at The Lodges and will not impact adjacent Residential Uses.
 - Proposed plans for music, lighting, Structures, electrical, signs, etc.



Planning Department

- **Condition of Approval recommended:** See Condition of Approval 3. No lighting, signs, or changes to exterior lighting are proposed.
 - Parking demand and impacts on neighboring Properties.
 - **Condition of Approval recommended:** See Condition of Approval 4.
 - Duration and hours of operation.
 - **Condition of Approval recommended:** The temporary tent will be installed January 21-24, 2026. See Condition of Approval 5.
 - Impacts on emergency Access and circulation
 - **No required mitigation:** The Development Review Committee reviewed the proposal and confirmed the proposal conforms with the emergency access and circulation standards.
7. Tents are considered a Temporary Structure under the International Fire Code; the tent will require a Fire Permit to be submitted with the Building Department.
8. The Proposal, as conditioned, meets the standards of LMC § 15-4-16 Temporary Structures, Tents, and Vendors.
- a. **The Applicant shall provide written notice of the Property Owner's permission.**
 - **Complies:** The Lodges at Deer Valley HOA provided written approval.
 - b. **The proposed Use shall not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.**
 - **Condition of Approval recommended:** The temporary tent will not impede any existing on-site parking due to the location of installation – a private, interior plaza. The event manager plans up to 200 attendees per day. All attendees are invite-only and will stay at The Lodges or nearby properties. Deer Valley will assist with shuttling to The Lodges for any attendees staying off-site. See Condition of Approval 4.
 - c. **The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.**
 - **Condition of Approval recommended:** See Condition of Approval 3.



Planning Department

- d. **The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with LMC Section 15-5-5(J).**
- **No required mitigation:** The proposal does not include temporary signs or outdoor lighting.
9. The Planning Department shall approve an administrative 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.
10. The Planning Department 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.
11. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
- a. **Size and Location of the Site**
- **No required mitigation:** The site is developed and used as a Condominium Hotel. There are no proposed permanent physical changes to the site.
- b. **Traffic**
- **Condition of Approval recommended:** The tent is located within a private plaza, internal to the site, and will not impact traffic flow on any public Rights-of-Way. The event manager plans up to 200 attendees per day. All attendees are invite-only and will stay at The Lodges or nearby properties. Deer Valley will assist with shuttling to The Lodges for any attendees staying off-site. Programming starts at 10:00 AM and finishes at 7:00 PM. Attendees will not arrive at the same time. See Condition of Approval 4.
- c. **Utility Capacity**
- **No required mitigation:** On December 16, 2025, the Development Review Committee reviewed the proposal and had no comments regarding the utility capacity.
- d. **Emergency Vehicle Access**
- **No required mitigation:** The Park City Fire District reviewed the proposed temporary tent on December 16, 2025, and confirmed the proposal conforms with their requirements.



Planning Department

- e. **Off-Street Parking**
 - **Condition of Approval recommended:** Because most event attendees will stay at The Lodges, additional parking demand is not anticipated. Those attendees staying at nearby properties will arrive by shuttles run by Deer Valley. See Condition of Approval 4.
- f. **Internal Vehicular and Pedestrian Circulation**
 - **No required mitigation:** The temporary tent will not impact vehicle circulation or pedestrian access to the existing structures.
- g. **Fencing, Screening, and Landscaping**
 - **No required mitigation:** The tent is temporary and will be screened by the site's existing Structures. No changes to the landscaping are proposed or approved.
- h. **Building Mass, Bulk, and Orientation**
 - **No required mitigation:** The temporary tent is 40 feet by 60 feet or 2,400 square feet and fits within the existing plaza without impacting the pedestrian circulation.
- i. **Useable Open Space**
 - **No required mitigation:** The temporary tent will not impact any public Open Space.
- j. **Signs and Lighting**
 - **No required mitigation:** The Applicant does not propose temporary or permanent signs or outdoor lighting.
- k. **Physical Design and Compatibility with Surrounding Structures**
 - **No required mitigation:** The proposed temporary tent will be located within the existing plaza in an appropriate location for participants of the event to access easily.
- l. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors**
 - **Condition of Approval recommended:** See Condition of Approval 3. The site will not emit vibration, odors, steam, or other mechanical elements installed.
- m. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and the Screening of Trash and Recycling Pickup Areas**
 - **No required mitigation:** The temporary tent will not block delivery or service vehicle loading zones. The site has established trash and recycling locations.



Planning Department

n. **Expected Ownership and Management**

- **No required mitigation:** The installation of the temporary tent is overseen by Andrew Parkhill of Brand Storytelling. The Lodges at Deer Valley provided a letter supporting the event and signed the ACUP Application.

o. **Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, and Steep Slopes**

- **No required mitigation:** Not applicable. The temporary tent will be located on an existing hard-scaped patio and will not affect any environmentally sensitive lands, mine waste or steep slopes.

p. **Reviewed for Consistency with the Goals and Objectives of the Park City General Plan**

- **No required mitigation:** The Use is consistent with the Appendix for the General Plan Implementation Matrix Community Character Focus Area: Small Town Feel Strategy 1E and supports the continued success of the multi-seasonal tourism economy while preserving the community character.

q. **Radon Mitigation**

- **No required mitigation:** Not applicable; there is no residential component to this ACUP.

12. On December 16, 2025, the Development Review Committee reviewed the proposal and requires Condition of Approval 6.

13. Staff published notice on the City's website, City Hall, and the property owners on December 30, 2025. Staff mailed courtesy notice to adjacent property owners on December 30, 2025.

Conclusions of Law

1. The Application, as conditioned, complies with LMC Chapter 15-2.13 *Residential Development (RD) District*, LMC § 15-1-10(E) *Conditional Use Review Process*, and LMC § 15-4-16 *Temporary Structures, Tents, and Vendors*.
2. The proposed Use, as conditioned, will be compatible with the surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any difference in Use or scale have been mitigated through careful planning.

Conditions of Approval



Planning Department

1. The plans shall reflect substantial compliance with the plans reviewed on January 15, 2026, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in denial of a final Fire Permit.
2. The Applicant shall notify the Planning Department, in writing, prior to making any changes to these plans.
3. Speakers and general event noise shall comply with the City Noise Ordinance, Municipal Code of Park City Chapter 6-3.
4. The event manager shall ensure that all attendees staying at neighboring properties to The Lodges prioritize utilizing the shuttles provided by Deer Valley or encourage walking to ensure parking is reserved for guests of The Lodges.
5. The tent shall be installed no earlier than January 20, 2026, and shall be removed by January 25, 2026.
6. The Applicant shall submit a Fire Permit with the Building Department prior to installation of the temporary tent. Manufacturer specifications must indicate the tent can handle a ground snow load of a minimum 117 psf. Snow will need to be removed regularly either by pushing from the inside or brushing from the outside. Guy lines need to be tightened in between snowstorms.

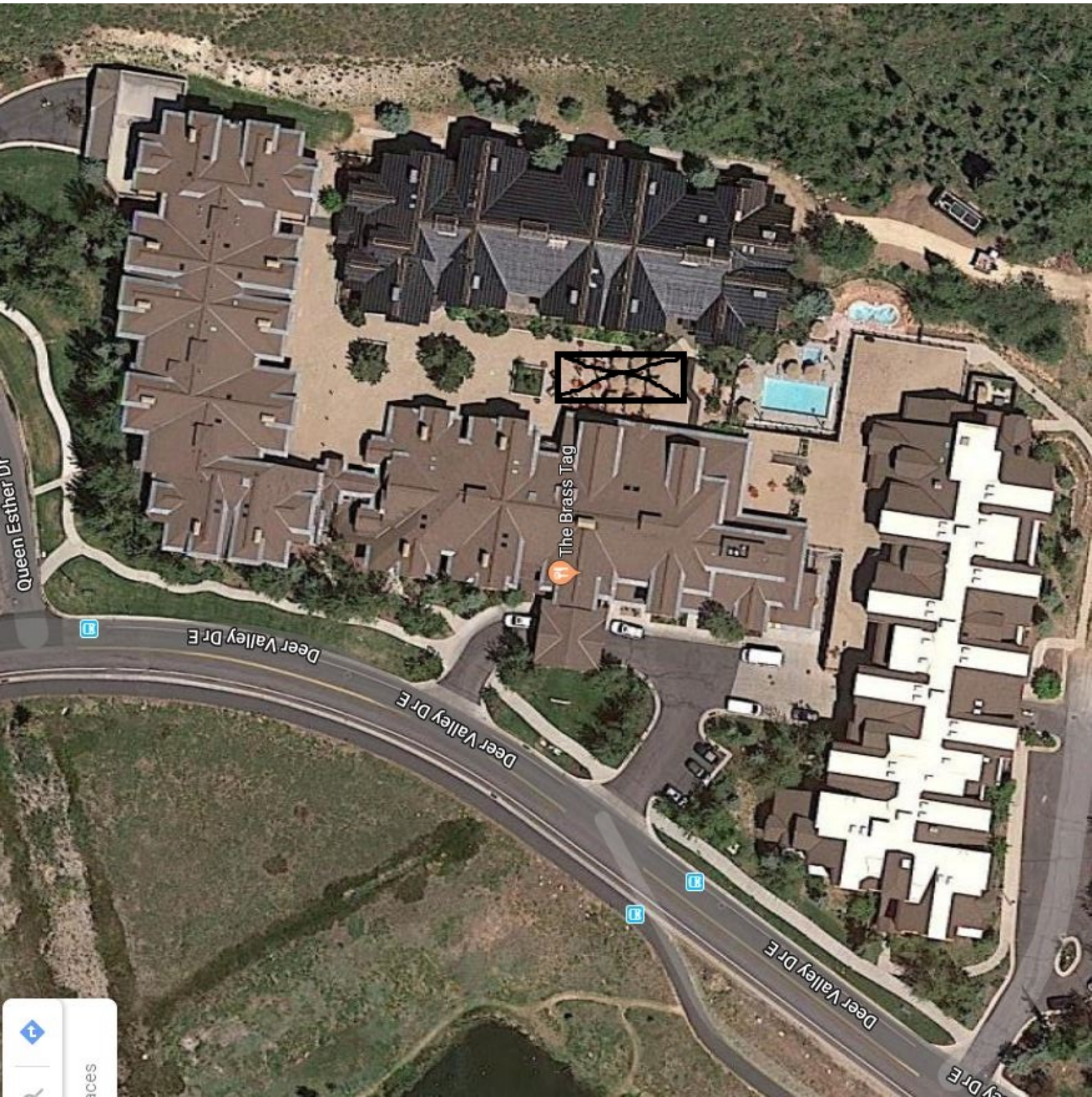
This Final Action may be appealed pursuant to LMC [§ 15-1-18](#). If you have questions or concerns regarding this Final Action Letter, please call 801-448-4745 or email elle.anne@parkcity.gov.

Sincerely,

Rebecca Ward
Planning Director

CC: Elle Anne, Project Planner

Attachment 1: Approved Plans





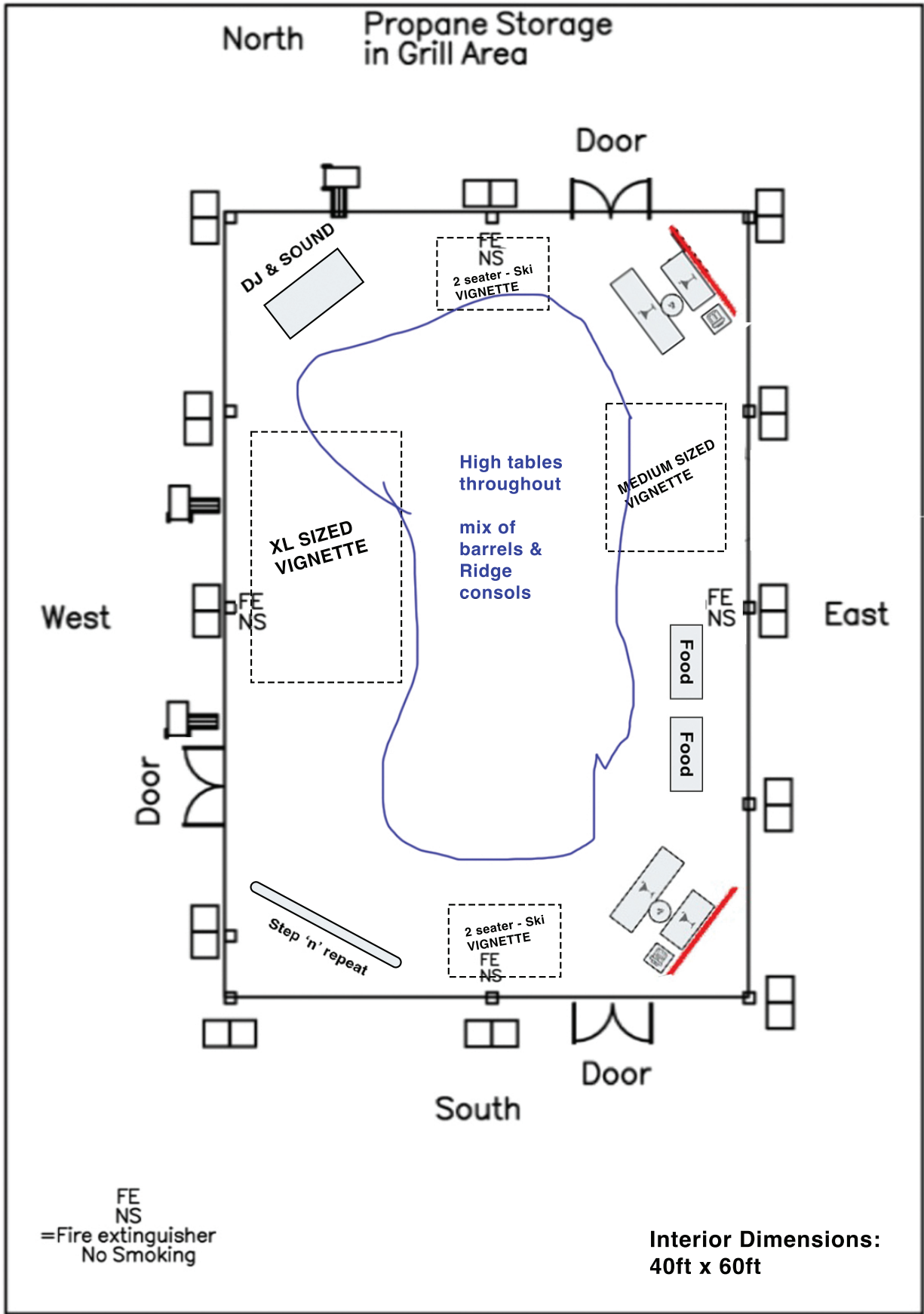
Propane
Storage

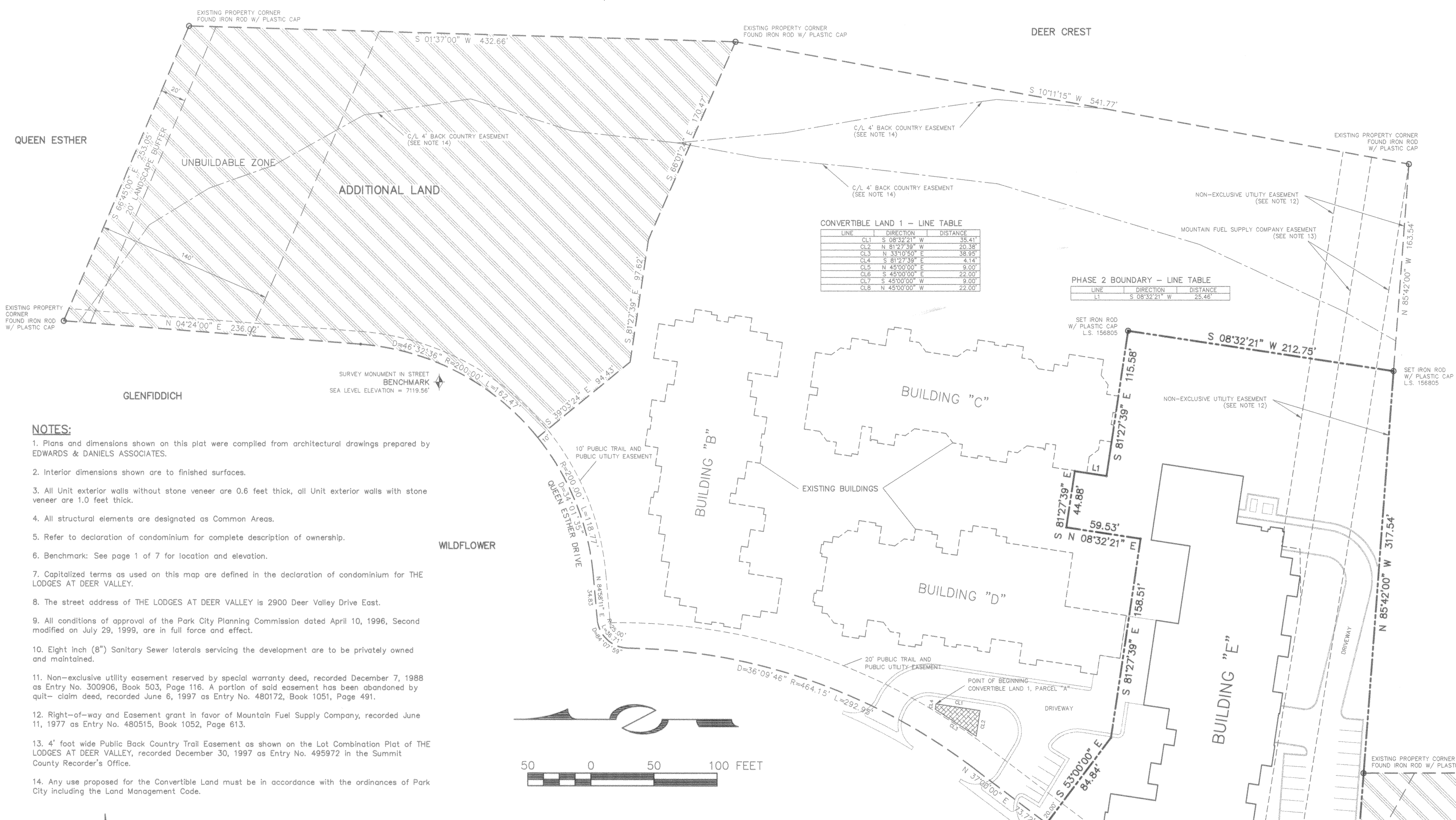
40 x 60
Canopy

Ramp

Stairs

Forklift/cart path





SURVEYOR'S CERTIFICATE

I, Daniel L. Shoell, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 156805 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner(s), this Record of Survey Map of THE LODGES AT DEER VALLEY, PHASE TWO, an Expandable Utah Condominium Project in accordance with the provisions of Section 57-8-13(1) of the Utah Condominium Ownership Act. I further certify that this map accurately represents the surveyed property.

Daniel L. Shoell 8/30/99
 DANIEL L. SHOELL, L.S. 156805 DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; Beginning at a point on the easterly right-of-way line of Deer Valley Drive East, a public right-of-way, which is due South 893.86 feet and due East 4263.10 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 53° 00' 00" East 84.84 feet; thence South 81° 27' 39" East 158.51 feet; thence North 08° 32' 21" East 59.53 feet; thence South 81° 27' 39" East 44.88 feet; thence South 08° 32' 21" West 25.46 feet; thence South 81° 27' 39" East 115.58 feet; thence South 08° 32' 21" West 212.75 feet; thence North 85° 42' 00" East 317.54 feet; thence North 85° 42' 00" West 208.79 feet; thence 67.20 feet along the arc of a 300 foot radius curve to the right (chord bears North 30° 34' 57" East 67.06 feet); thence North 37° 00' 00" East 222.78 feet to the point of beginning. Contains 101,401.7 square feet (2.328 Acres).

- NOTES:**
- Plans and dimensions shown on this plat were compiled from architectural drawings prepared by EDWARDS & DANIELS ASSOCIATES.
 - Interior dimensions shown are to finished surfaces.
 - All Unit exterior walls without stone veneer are 0.6 feet thick, all Unit exterior walls with stone veneer are 1.0 feet thick.
 - All structural elements are designated as Common Areas.
 - Refer to declaration of condominium for complete description of ownership.
 - Benchmark: See page 1 of 7 for location and elevation.
 - Capitalized terms as used on this map are defined in the declaration of condominium for THE LODGES AT DEER VALLEY.
 - The street address of THE LODGES AT DEER VALLEY is 2900 Deer Valley Drive East.
 - All conditions of approval of the Park City Planning Commission dated April 10, 1996, Second modified on July 29, 1999, are in full force and effect.
 - Eight inch (8") Sanitary Sewer laterals servicing the development are to be privately owned and maintained.
 - Non-exclusive utility easement reserved by special warranty deed, recorded December 7, 1988 as Entry No. 300906, Book 503, Page 116. A portion of said easement has been abandoned by quit-claim deed, recorded June 6, 1997 as Entry No. 480172, Book 1051, Page 491.
 - Right-of-way and Easement grant in favor of Mountain Fuel Supply Company, recorded June 11, 1977 as Entry No. 480515, Book 1052, Page 613.
 - 4' foot wide Public Back Country Trail Easement as shown on the Lot Combination Plat of THE LODGES AT DEER VALLEY, recorded December 30, 1997 as Entry No. 495972 in the Summit County Recorder's Office.
 - Any use proposed for the Convertible Land must be in accordance with the ordinances of Park City including the Land Management Code.

CONVERTIBLE LAND 1

PARCEL "A", a parcel of land located in Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; Beginning at a point South 806.21 feet and East 4357.30 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 08° 32' 21" West 35.41 feet; thence North 81° 27' 39" West 20.38 feet; thence North 33° 10' 50" East 38.95 feet; thence South 81° 27' 39" East 4.14 feet to the point of beginning. This description contains 0.01 Acres.

PARCEL "B", a parcel of land located in Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian; Beginning at a point South 1109.89 feet and East 4134.57 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 45° 00' 00" East 9.00 feet; thence South 45° 00' 00" East 22.00 feet; thence South 45° 00' 00" West 9.00 feet; thence North 45° 00' 00" West 22.00 feet to the point of beginning. This description contains 198.00 square feet.

CONSENT TO RECORD AND SUBORDINATION

The undersigned U.S. Bank National Association is the holder of a Deed of Trust dated June 30, 1997, and recorded June 30, 1997, as Entry No. 481740, in Book 1057, beginning at Page 87 of the official records of Summit County, Utah, together with related loan documents (collectively "Loan Documents") which constitute liens of record against the property to this Record of Survey Map, U.S. Bank National Association hereby subordinates the liens and encumbrances of the Loan Documents to this Record of Survey Map and to the rights of the Owners as set forth in the Declaration of Condominium for THE LODGES AT DEER VALLEY and consents to the recordation of this Record of Survey Map.

U.S. Bank National Association

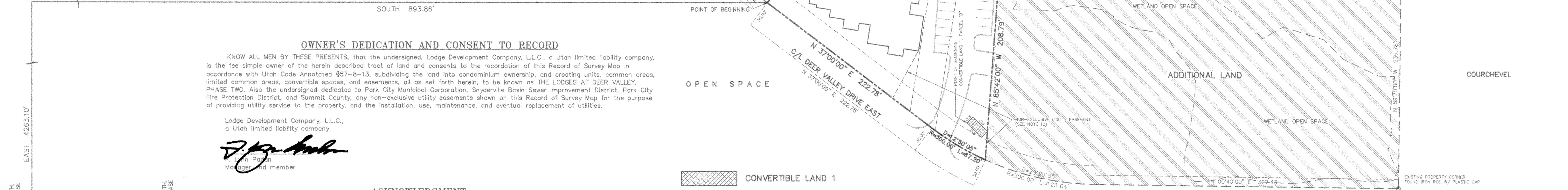
ACKNOWLEDGMENT

By *Shirley Lane*
 Vice Pres.

STATE OF Utah)
 COUNTY OF Salt Lake) SS.

On the 30 day of August, 1999, personally appeared before me *Robert M. Bowen*, being by me duly sworn, did say that he is the President of U.S. Bank National Association, that said instrument was signed in behalf of said corporation by authority of its by-laws or a resolution of its board of directors, and said *Robert M. Bowen* acknowledged to me that said corporation executed the same.

Stephanie Noorda
 Notary Public
 My Commission Expires: 2/16/03

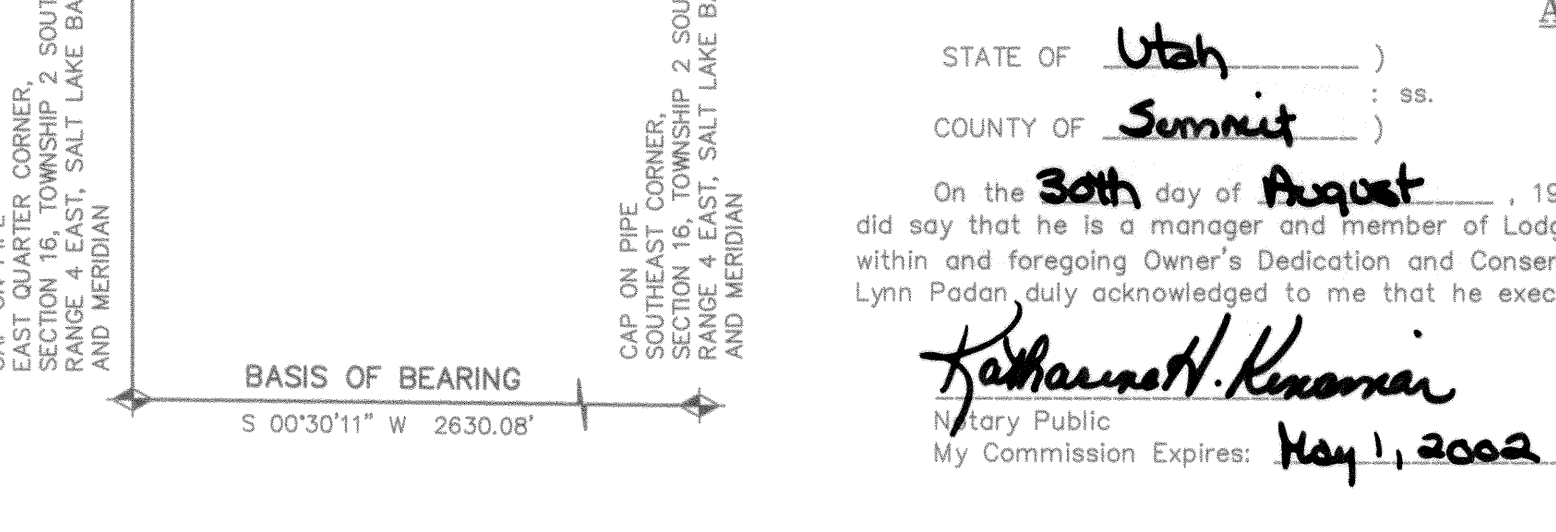


ACKNOWLEDGMENT

STATE OF Utah)
 COUNTY OF Summit) SS.

On the 30th day of August, 1999, personally appeared before me F. Lynn Padan, who, being by me duly sworn, did say that he is a manager and member of Lodge Development Company, L.L.C., a Utah limited liability company, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said limited liability company, and said F. Lynn Padan duly acknowledged to me that he executed the same on behalf of said limited liability company with proper authority.

Katherine K. Kevorian
 Notary Public
 My Commission Expires: May 1, 2002

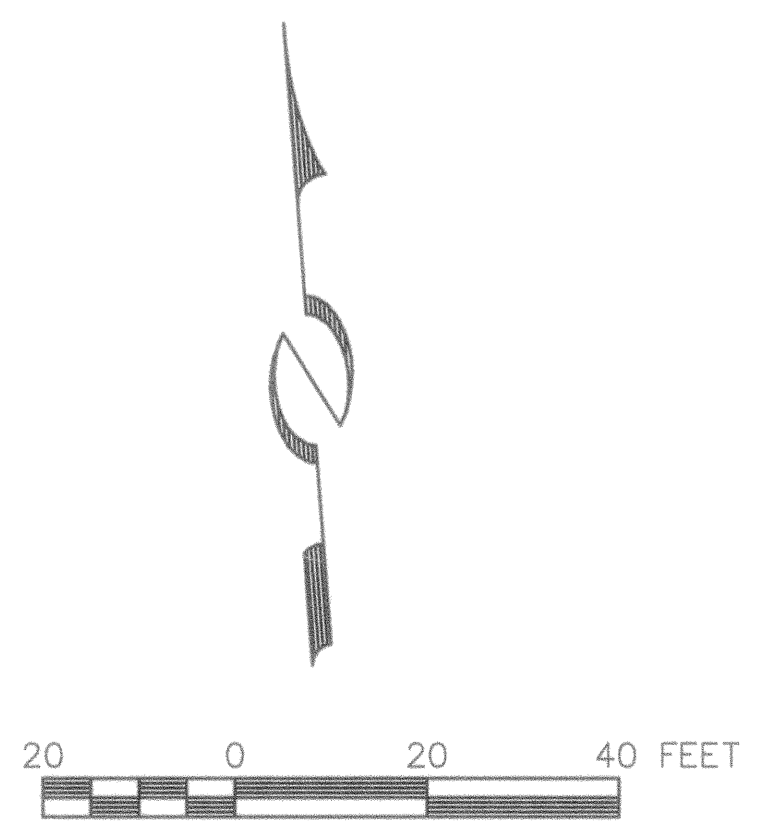


RECORD OF SURVEY MAP
THE LODGES AT DEER VALLEY
 PHASE TWO
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH

PSOMAS AND ASSOCIATES 2825 E. COTTONWOOD PKWY., SUITE 120 SALT LAKE CITY, UTAH 84121 (801) 270-5777	SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS <u>31st</u> DAY OF <u>August</u> , 1999 A.D. BY <i>Paul W. Jantz</i> S.B.S.I.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS <u>3rd</u> DAY OF <u>SEPTEMBER</u> , 1999 A.D. BY <i>Michael Moran</i> CHAIRMAN	ENGINEERS CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS <u>31st</u> DAY OF <u>AUGUST</u> , 1999 A.D. BY <i>Eric W. O'Leary PE</i> PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>9th</u> DAY OF <u>SEPTEMBER</u> , 1999 A.D. BY <i>M.D. Hays</i> PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS <u>26th</u> DAY OF <u>August</u> , 1999 A.D. BY <i>Shirley Lane</i> PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS <u>26th</u> DAY OF <u>August</u> , 1999 A.D. BY <i>Shirley Lane</i> MAYOR	#548350 RECORDED STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF <u>Coalition Title</u> DATE <u>9-13-99</u> TIME <u>8:27 AM</u> BOOK <u>-</u> PAGE <u>-</u> \$ <u>273.00</u> FEE <i>Deanne M. Dunn</i> RECORDER
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- NOTES:**
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY EDWARDS & DANIELS ASSOCIATES.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL UNIT EXTERIOR WALLS WITHOUT A STONE VENEER ARE 0.6 FEET THICK. ALL UNIT EXTERIOR WALLS WITH A STONE VENEER ARE 1.0 FEET THICK.
 4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
 6. BENCHMARK: SEE PAGE 1 OF 8 FOR LOCATION AND ELEVATION.
 7. CAPITALIZED TERM AS USED ON THIS MAP ARE DEFINED IN THE DECLARATION OF CONDOMINIUM FOR THE LODGES AT DEER VALLEY.
 8. THE STREET ADDRESS OF THE LODGES AT DEER VALLEY IS 2900 DEER VALLEY DRIVE EAST.
 9. ALL CONDITIONS OF APPROVAL OF THE PARK CITY PLANNING COMMISSION DATED APRIL 10, 1996, SECOND MODIFIED ON JULY 29, 1999, ARE IN FULL FORCE AND EFFECT.



- CONVERTIBLE LAND 1
- CONVERTIBLE SPACE 1
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP ASSOCIATED WITH CONVERTIBLE SPACE 1
- ADDITIONAL LAND

RECORD OF SURVEY MAP
THE LODGES AT DEER VALLEY

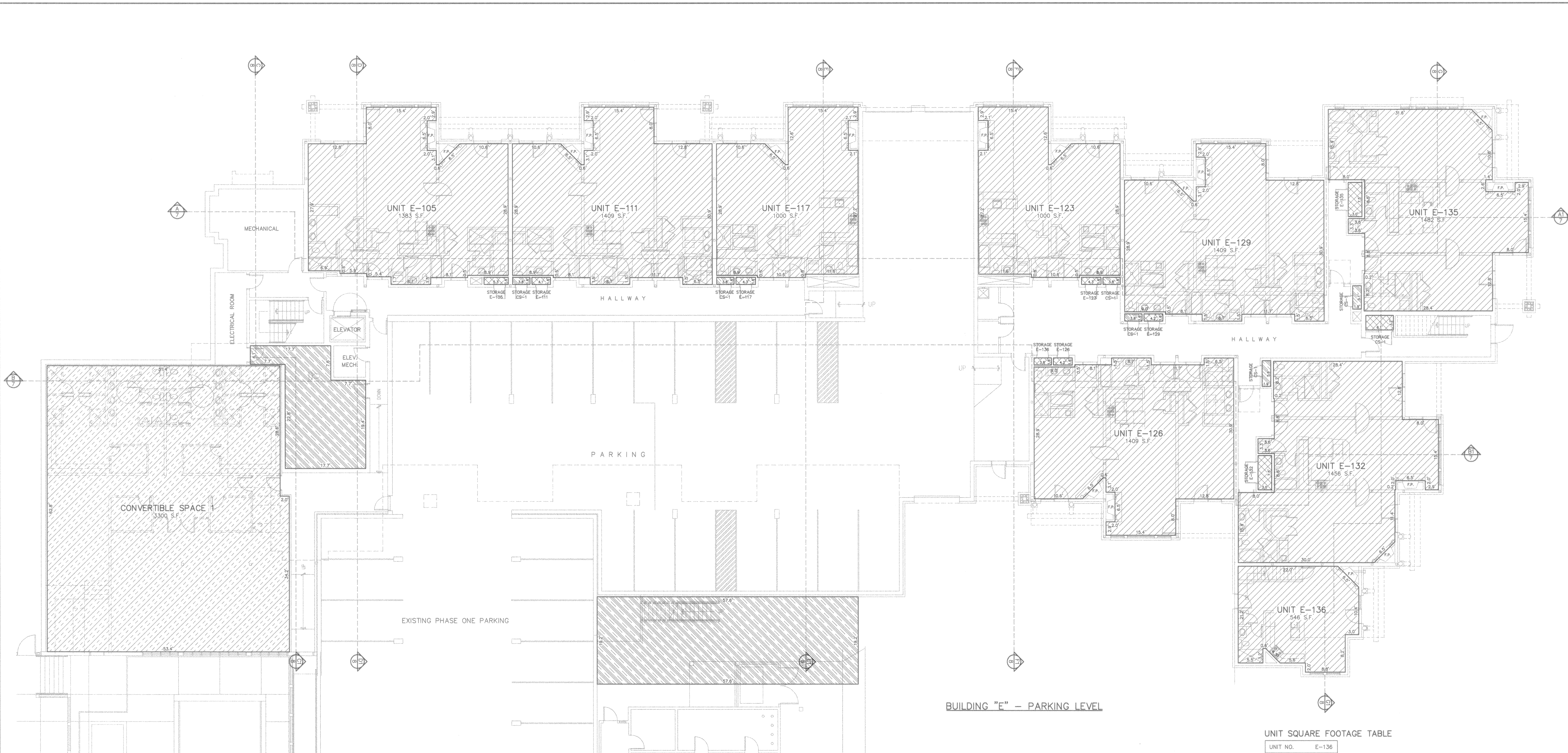
PHASE TWO
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
 LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH

PAGE 2 OF 8

II: 548350 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
 AT THE REQUEST OF *Coalition Title*
 DATE *9-13-99* TIME *8:21 AM* BOOK *---* PAGE *---*
\$273.00 FEE *Dorene M. Quinn* RECORDER *Deputy*

LODGES AT DEER VALLEY PHASE II



BUILDING "E" - PARKING LEVEL

UNIT SQUARE FOOTAGE TABLE

UNIT NO.	E-136
PLAZA LEVEL	350
PARKING LEVEL	546
TOTAL	896

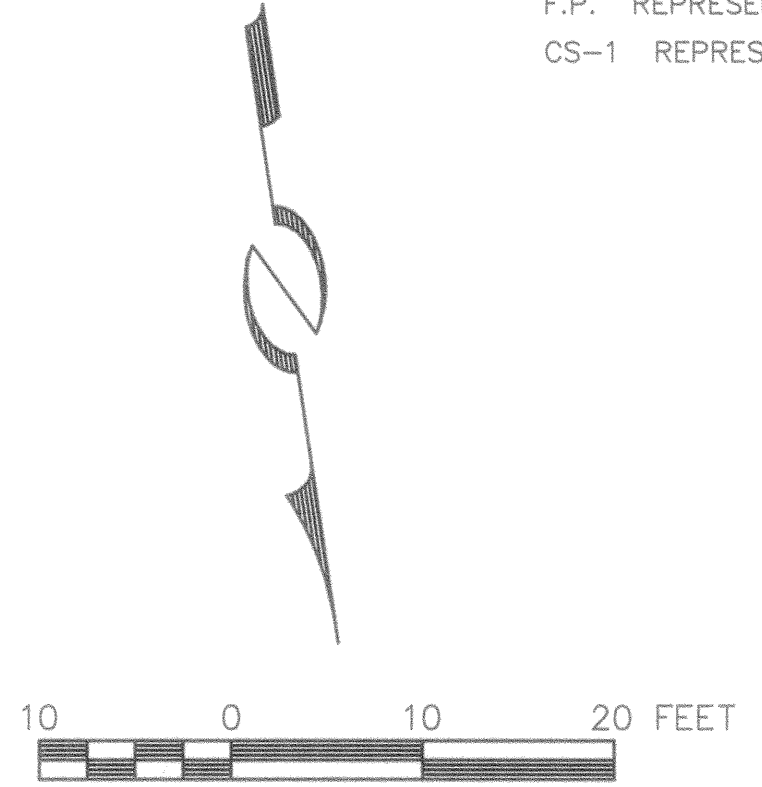
LEGEND

- S.F. REPRESENTS SQUARE FEET.
- F.P. REPRESENTS FIREPLACE
- CS-1 REPRESENTS CONVERTIBLE SPACE 1

NOTES:

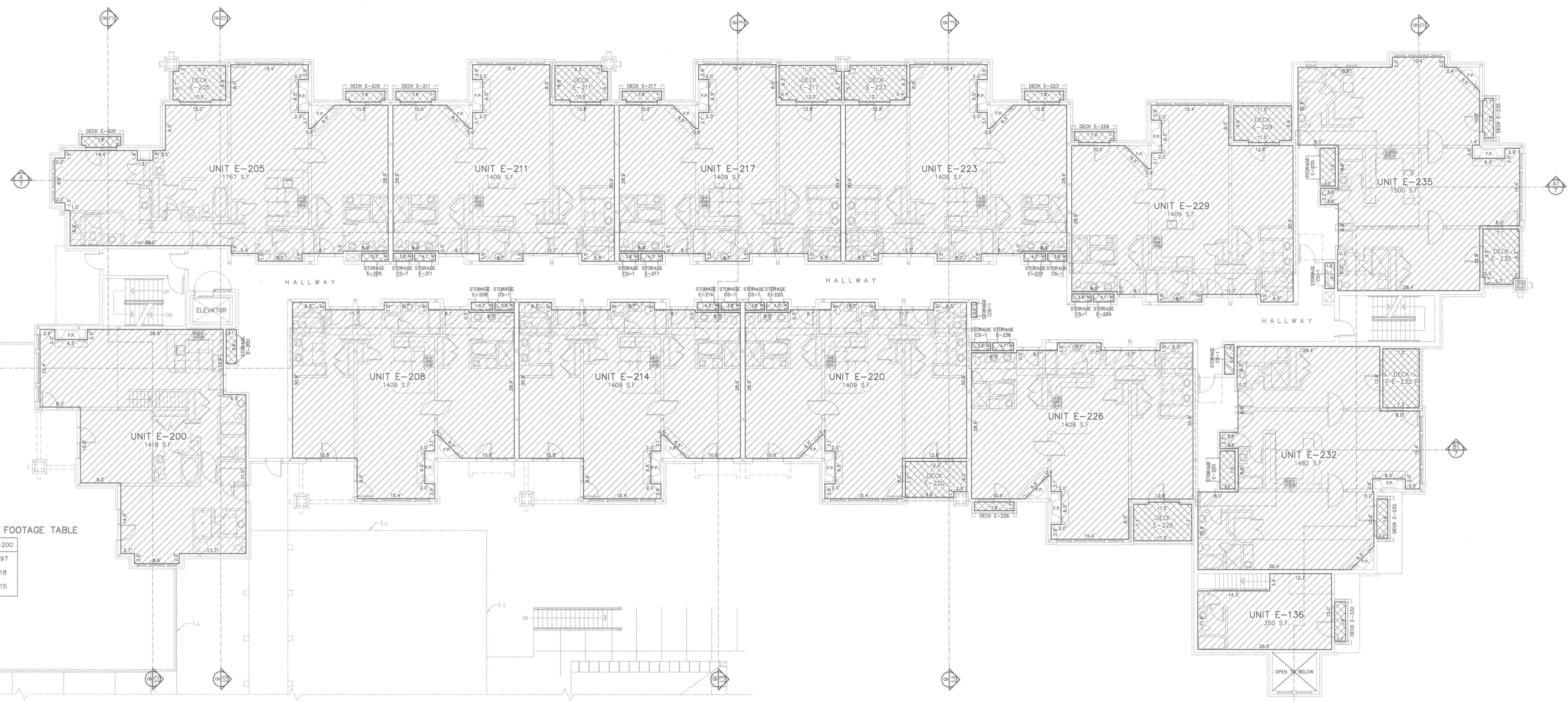
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RECORD OF SURVEY MAP
THE LODGES AT DEER VALLEY
 PHASE TWO
 A UTAH EXPANDABLE CONDOMINIUM PROJECT
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 PARK CITY, SUMMIT COUNTY, UTAH

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UNIT SQUARE FOOTAGE TABLE

UNIT NO.	E-200
UPPER LEVEL	497
PLAZA LEVEL	1418
TOTAL	1915








BUILDING "E" - PLAZA LEVEL

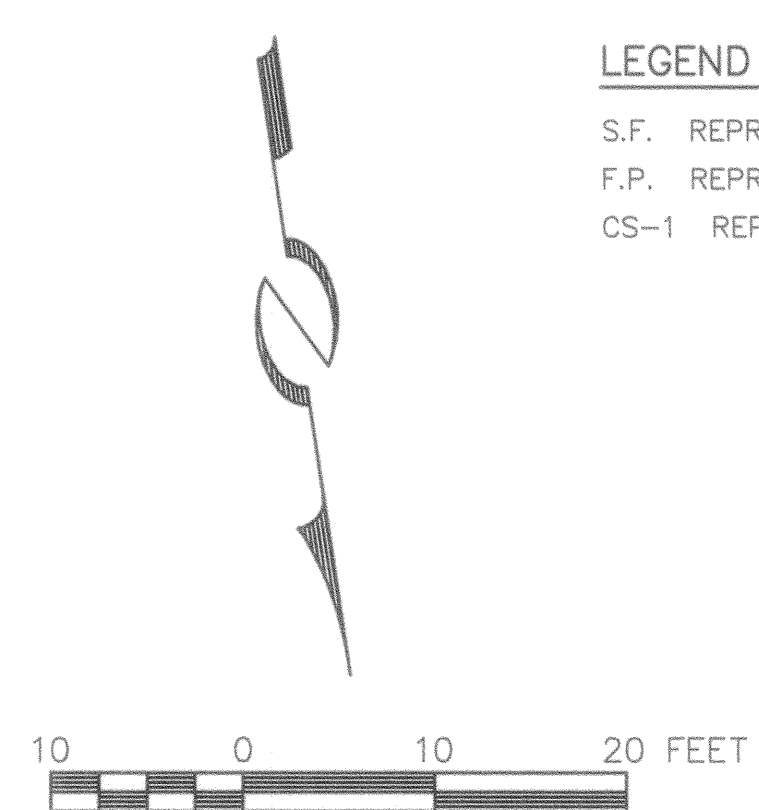
UNIT SQUARE FOOTAGE TABLE

UNIT NO.	E-136
PLAZA LEVEL	350
PARKING LEVEL	546
TOTAL	896

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LEGEND

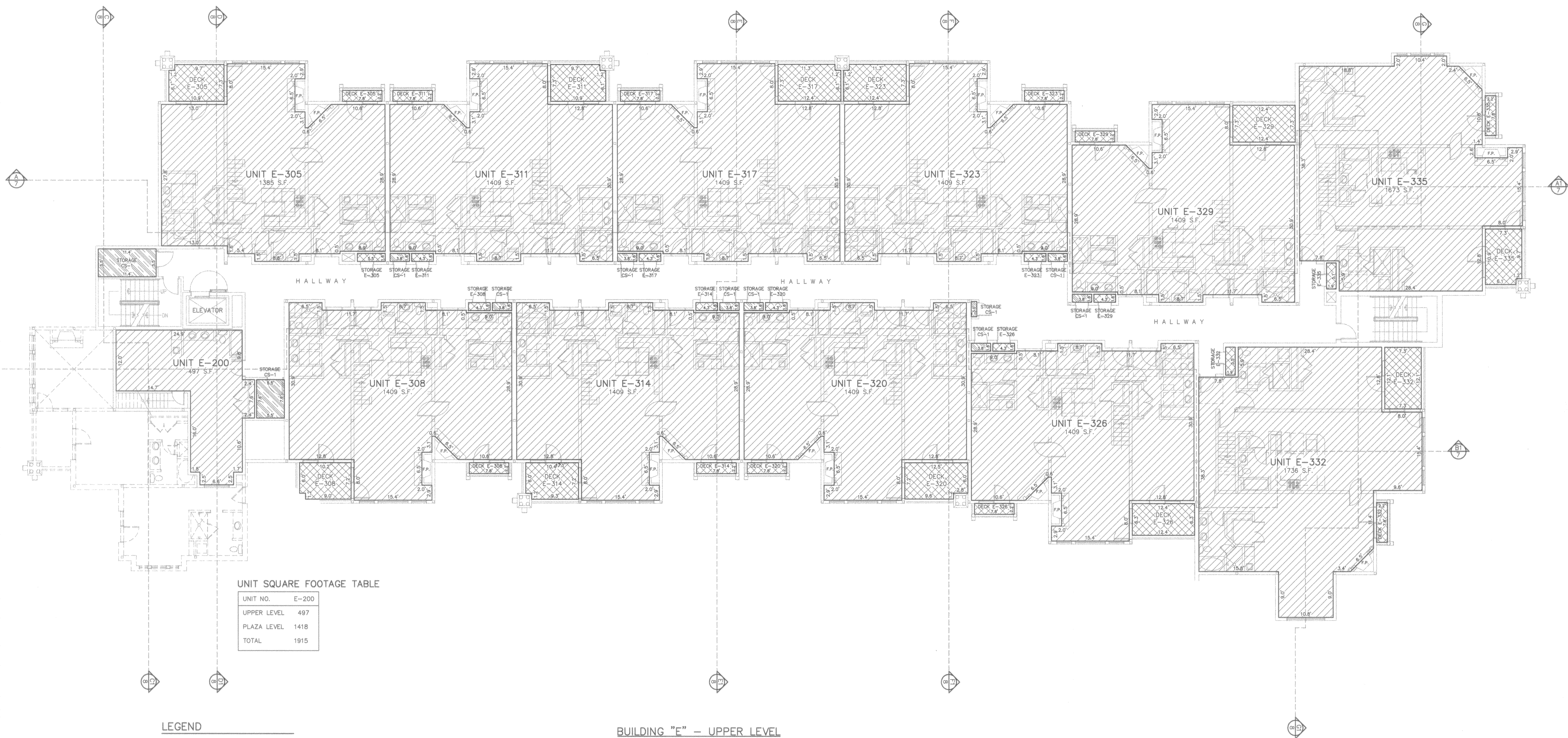
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 FEE *Doane M. Damm*
 RECORDER *Deputy*



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LEGEND

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BUILDING "E" -- UPPER LEVEL



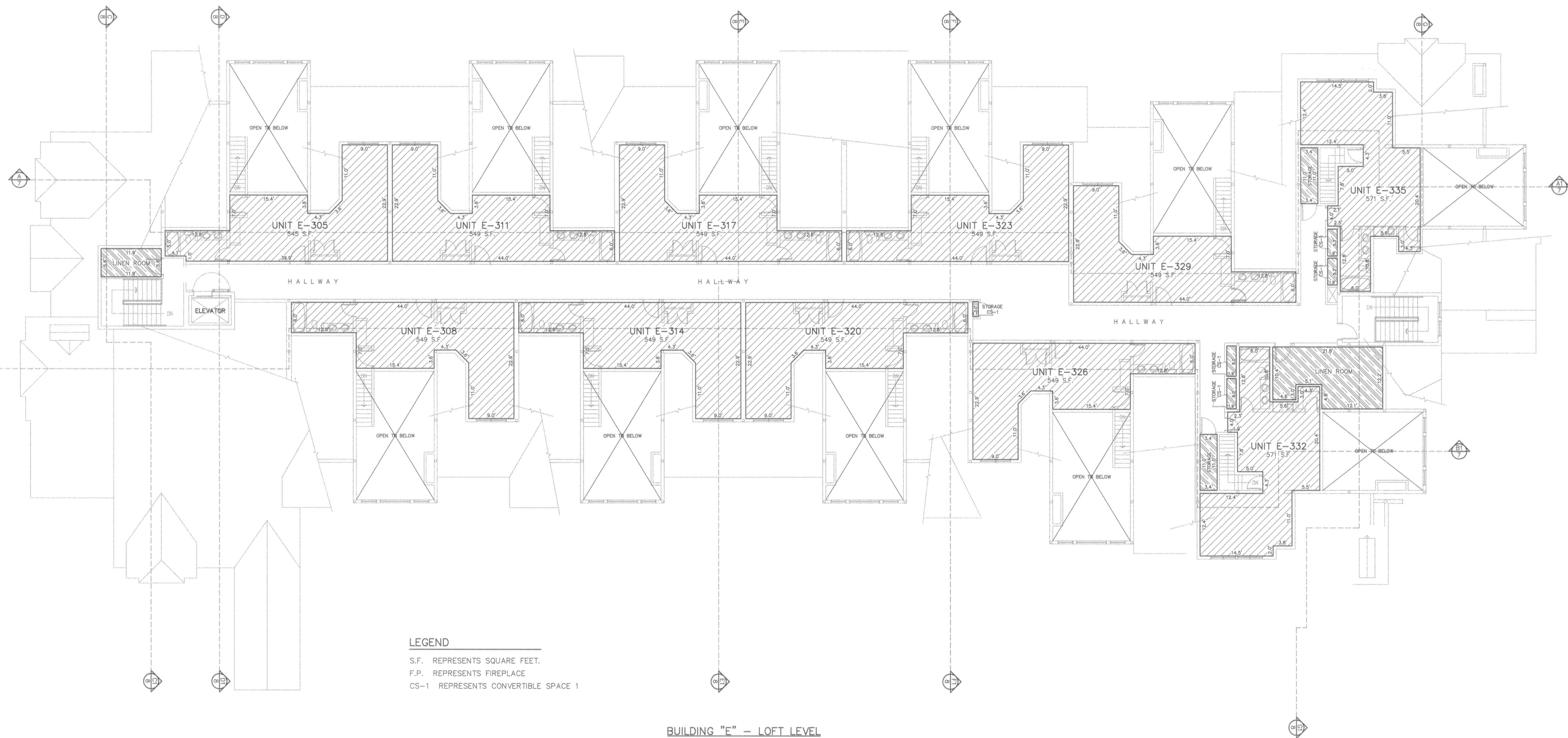
UNIT SQUARE FOOTAGE TABLE

UNIT NO.	E-305	E-308	E-311	E-314	E-317	E-320	E-323	E-326	E-329	E-332	E-335
LOFT LEVEL	545	549	549	549	549	549	549	549	549	571	571
UPPER LEVEL	1385	1409	1409	1409	1409	1409	1409	1409	1409	1736	1673
TOTAL	1930	1958	1958	1958	1958	1958	1958	1958	1958	2307	2244

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LEGEND
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BUILDING "E" - LOFT LEVEL

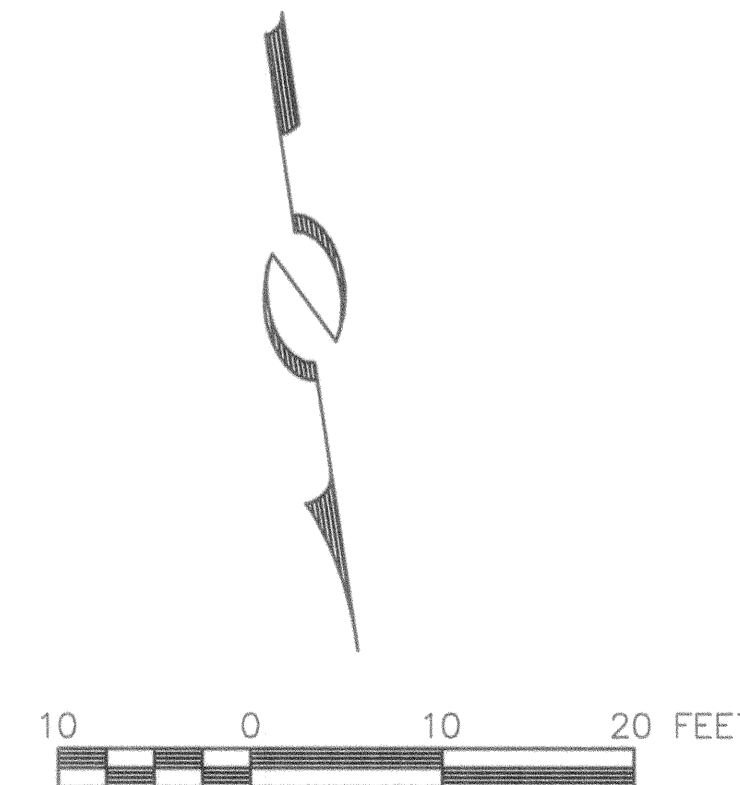
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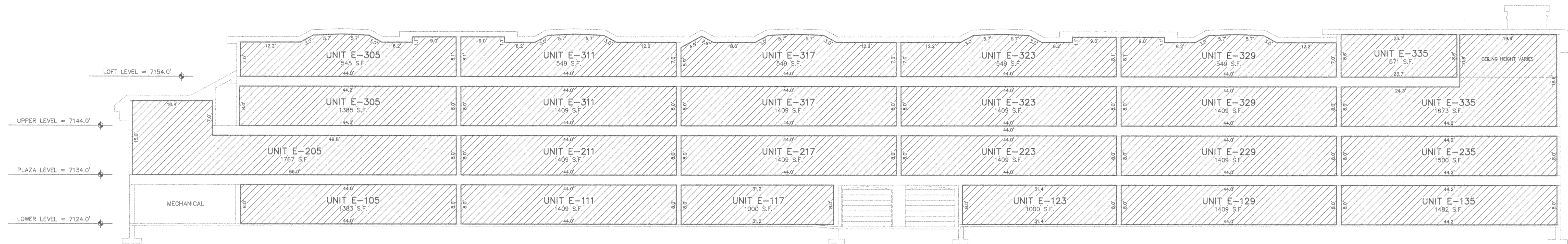
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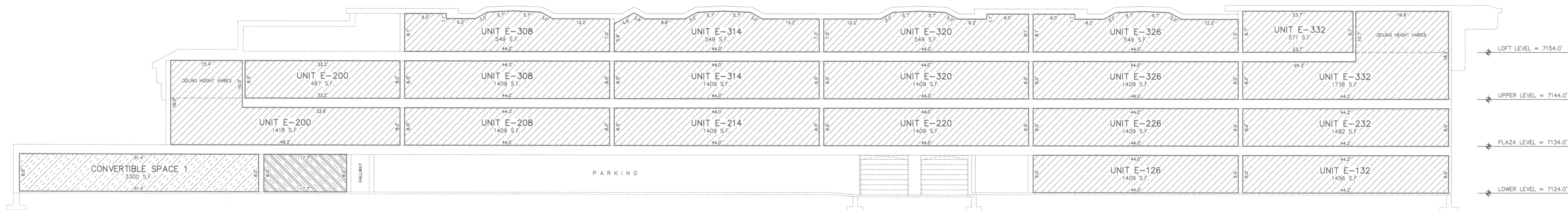
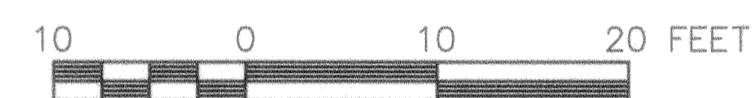


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BUILDING "E" - SECTION "A"



BUILDING "E" - SECTION "B"

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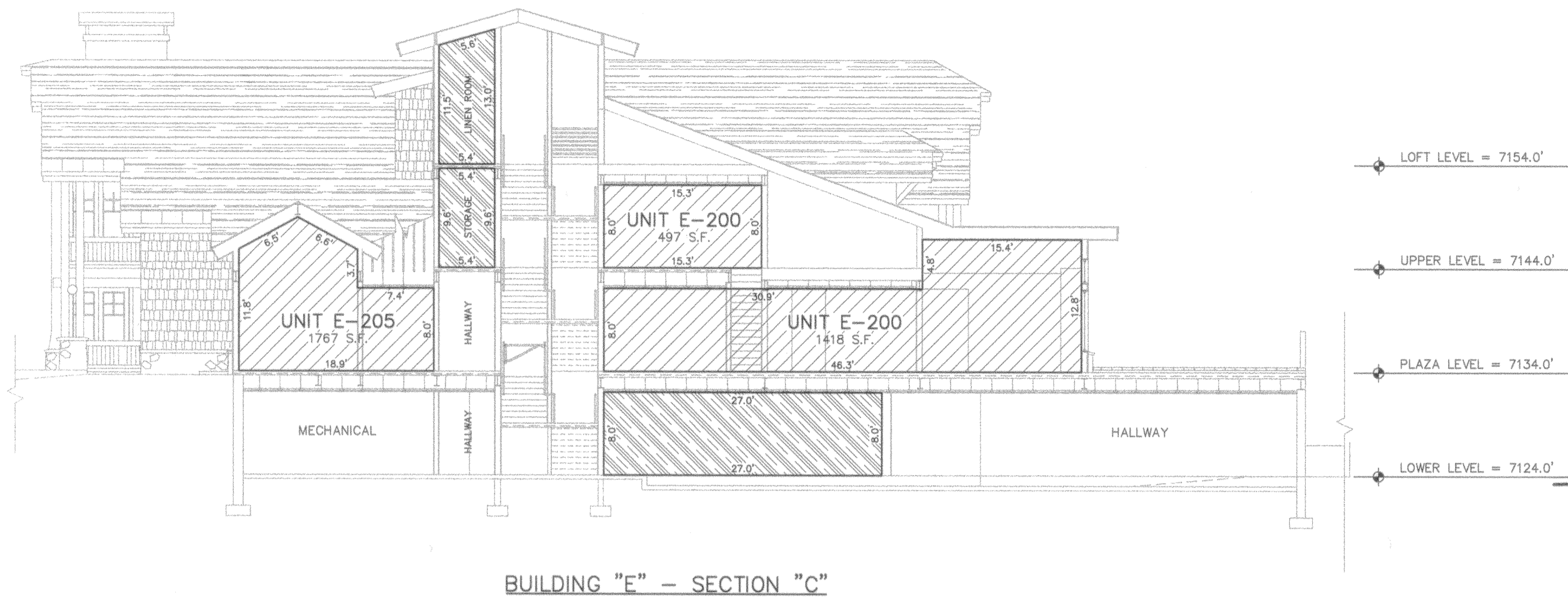
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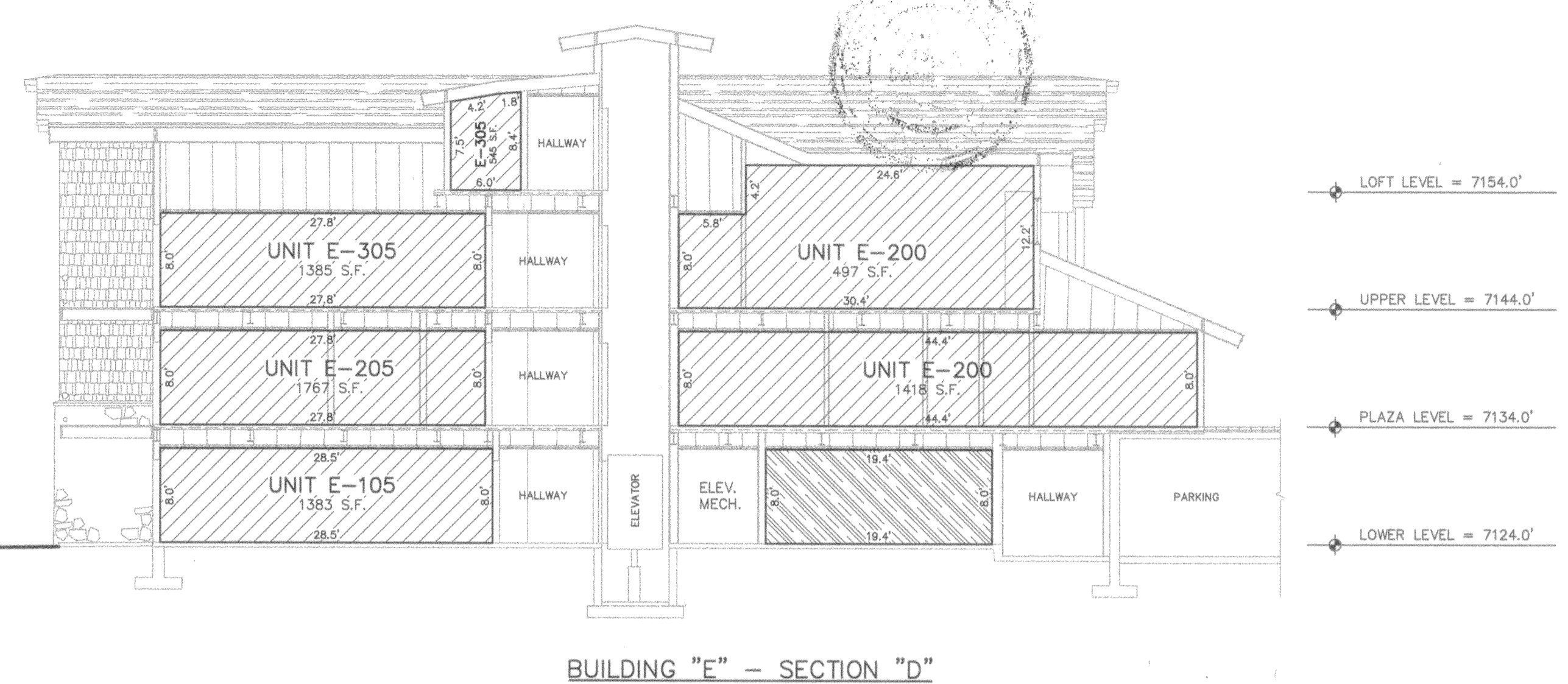
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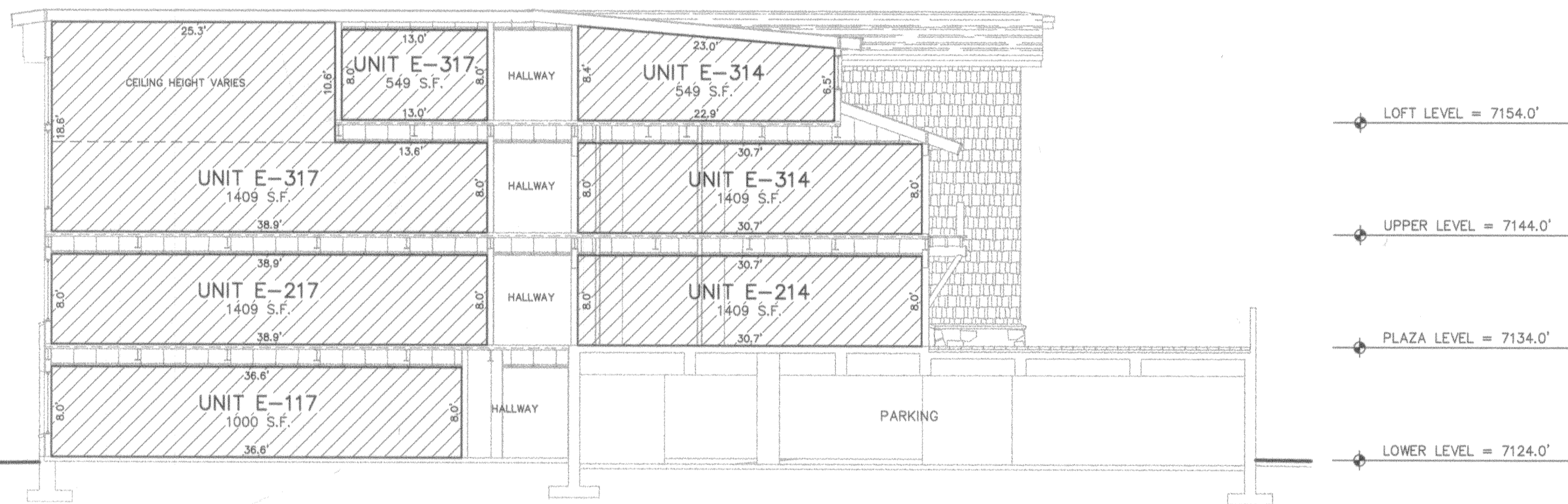
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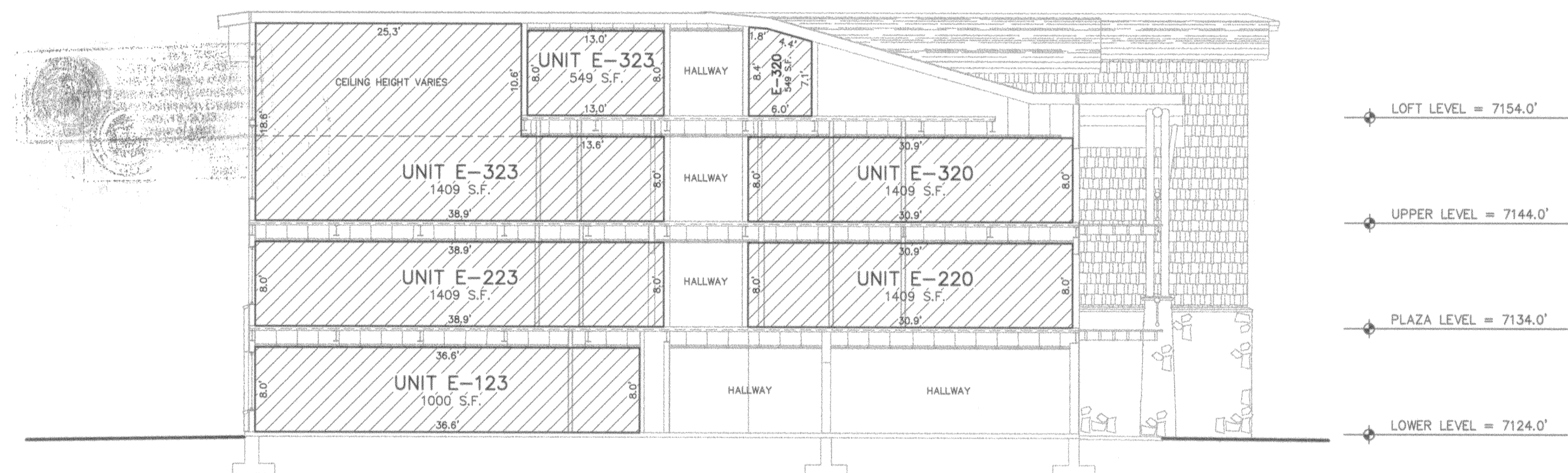
BUILDING "E" - SECTION "C"



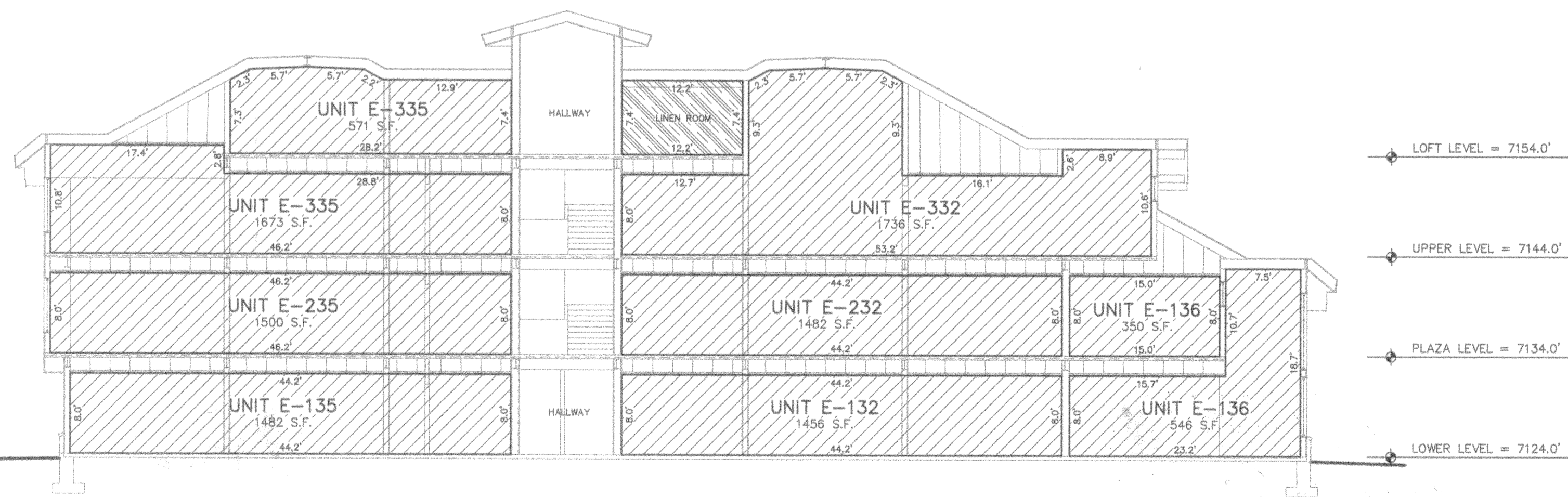
BUILDING "E" - SECTION "D"










BUILDING "E" - SECTION "E"



BUILDING "E" - SECTION "F"



BUILDING "E" - SECTION "G"

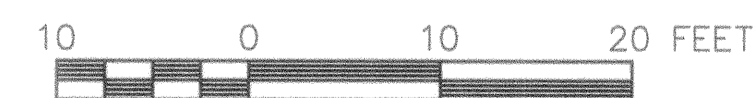
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Planning Department Staff Report



Subject: 7520 Royal Street
Application: PL-25-06796
Author: Jaron Ehlers, Planner I
Date: January 15, 2026
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the Administrative Conditional Use Permit (ACUP) to install a Temporary Structure at 7520 Royal Street from January 16, 2026, to January 18, 2026, (II) conduct a public hearing, and (III) consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: C. Hope Eccles
Jaime Martin, Applicant Representative

Location: 7520 Royal Street

Zoning District: Residential Development, Sensitive Land Overlay

Adjacent Land Uses: Multi-Unit Dwellings, Ski Resort Village, Commercial

Reason for Review: The Planning Director reviews Administrative Conditional Use Permits for Temporary Structures.¹

ACUP Administrative Conditional Use Permit
CUP Conditional Use Permit
DRC Development Review Committee
LMC Land Management Code
MPD Master Planned Development
RD Residential Development
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 install a 400-square-foot Temporary Structure for use as a pop-up display retail space for J.Crew and U.S. Ski & Snowboard from January 16-18, 2026. The Temporary Structure is proposed at The Goldener Hirsch Hotel (7520 Royal Street) within the Residential Development (RD) Zoning District, the Sensitive Land Overlay (SLO), and the Deer Valley Master Planned Development (MPD).

¹ LMC [§ 15-1-8\(E\)](#).



Figure 1: The Goldener Hirsch is highlighted in orange. To the north is the Park City Fire District Station and The Chateaux. To the south is Deer Valley Resort and the Silver Lake Lodge.

The Temporary Structure would be located on an outdoor patio at The Hirsch Restaurant.

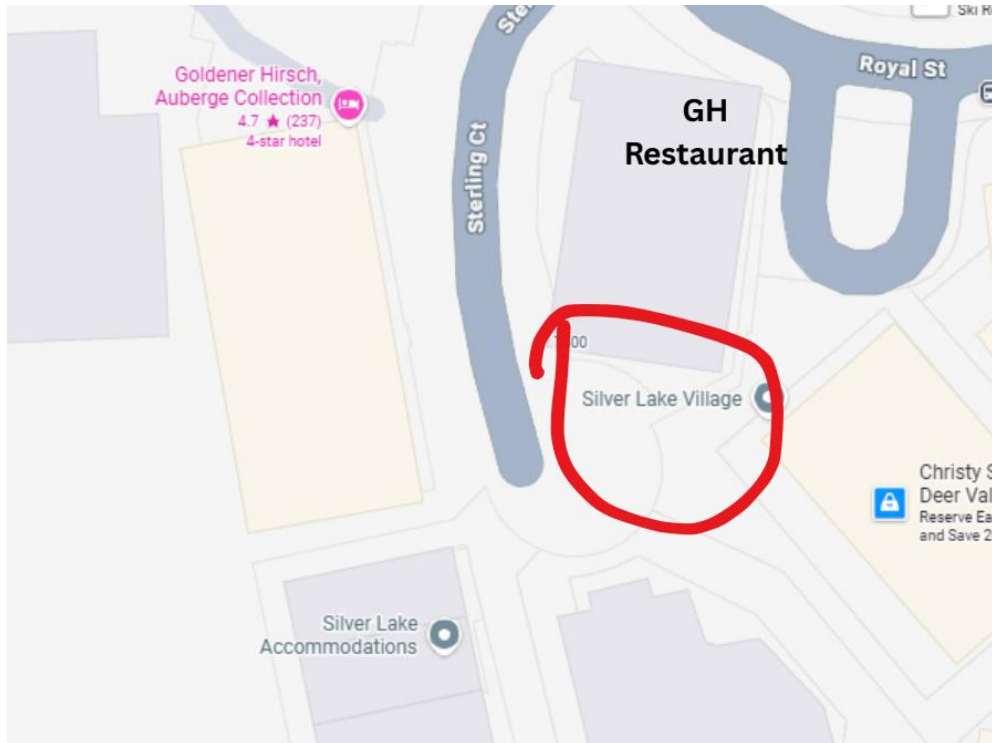


Figure 2: Location of the patio where the Temporary Structure will be installed. Image provided by Applicant (Attachment 1).

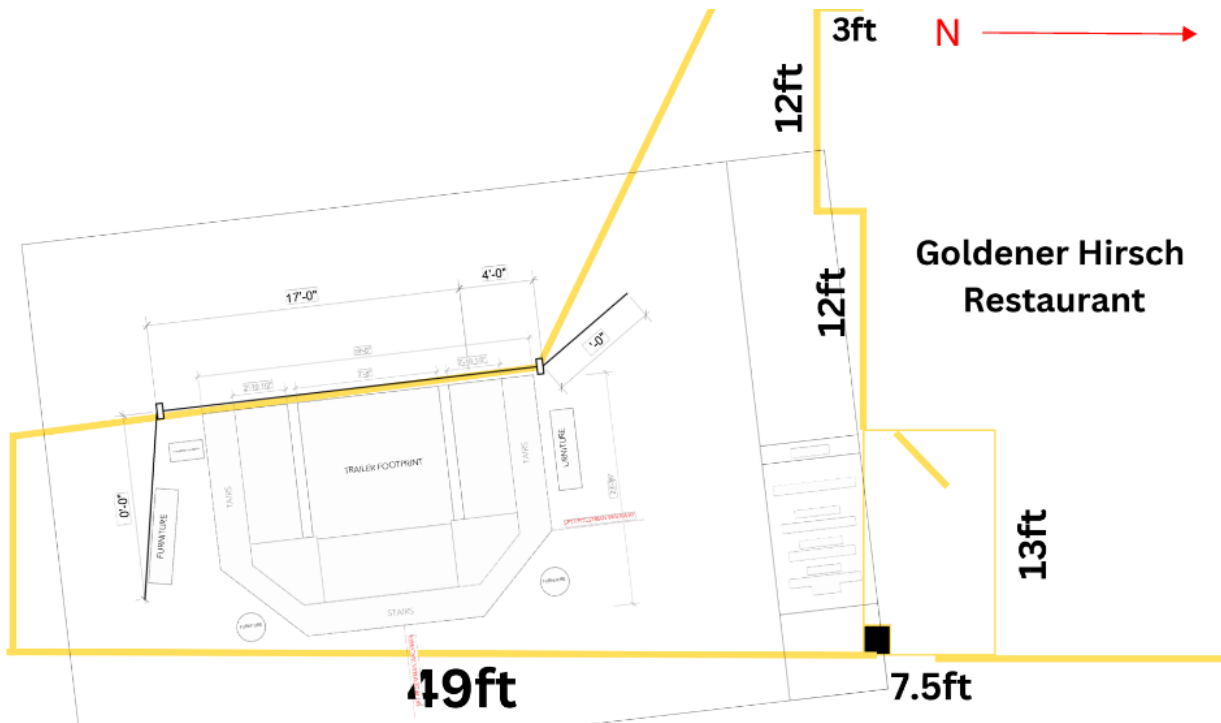


Figure 3: Site plan provided by Applicant (Attachment 1).



Figure 4: Picture of proposed Temporary Structure. Instead of Volvo, it will be branded for J.Crew and U.S. Ski & Snowboard. Image provided by Applicant (Attachment 1).



Figure 5: An image showing the patio is located above Grade on top of the Parking Garage.

Background

On December 12, 2016, the Planning Commission approved a Conditional Use Permit (CUP) for The Goldener Hirsch (Exhibit B). Condition of Approval 23 from the 2016 Final Action Letter states: “Outdoor activities on the Plaza, including Outdoor Dining and outdoor events, require compliance with the Land Management Code, including approval of Administrative Conditional Use permits, if applicable.”

The Goldener Hirsch is part of the Deer Valley Resort 13th Amended and Restated Large Scale MPD (Deer Valley MPD). On February 26, 2025, the 13th Amended Deer Valley MPD was approved by the Planning Commission (Exhibit C).

On January 2, 2026, the Applicant applied for an ACUP for a Temporary Structure. On January 6, 2025, Staff deemed the application complete.

Analysis

See Draft Final Action Letter (Exhibit A) for analysis.

The Development Review Committee reviewed the proposal on January 6, 2026, and found it complies with their standards.²

² The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering

Department Review

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

Notice

Staff published notice on the City's website and posted notice to the property on January 2, 2026. Staff mailed courtesy notice to adjacent property owners on January 5, 2026.³

Public Input

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

Alternatives

The Planning Director may:

- Approve the ACUP to install a Temporary Structure at 7520 Royal Street from January 16, 2026, to January 18, 2026.
- Deny the ACUP to install a Temporary Structure at 7520 Royal Street from January 16, 2026, to January 18, 2026, and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Final Action Letter

Attachment 1: Proposed Plans

B: 2016 Goldener Hirsch Conditional Use Permit Final Action Letter

C: 13th Amended Deer Valley Master Planned Development

D: Silver Lake Plaza Association Approval Letter

Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)



Planning Department

January 15, 2026

Jaime Martin

CC: C. Hope Eccles

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 7520 Royal Street

Zoning District: Residential Development, Sensitive Land Overlay

Application: Administrative Conditional Use Permit

Project Number: PL-25-06796

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 15, 2026

Project Summary: The Applicant Proposes a 400-Square-Foot Temporary Structure from January 16, 2026, to January 18, 2026, for a Pop-Up Vendor at The Goldener Hirsch.

Action Taken

On January 15, 2026, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit (ACUP) to install a Temporary Structure at 7520 Royal Street from January 16, 2026, to January 18, 2026, according to the following findings of fact, conclusions of law, and conditions of approval.

Procedural History

1. On December 12, 2016, the Planning Commission approved a Conditional Use Permit (CUP) for The Goldener Hirsch. Condition of Approval 23 from the 2016 Final Action Letter states: "Outdoor activities on the Plaza, including Outdoor Dining and outdoor events, require compliance with the Land Management Code, including approval of Administrative Conditional Use permits, if applicable."
2. On February 26, 2025, the 13th Amended Deer Valley MPD was approved by the Planning Commission.
3. On January 2, 2026, the Applicant applied for an ACUP for a Temporary Structure. On January 6, 2025, Staff deemed the application complete.



Planning Department

Findings of Fact

1. The Applicant proposes to install a 400-square-foot Temporary Structure for use as a pop-up display retail space for J.Crew and U.S. Ski & Snowboard from January 16-18, 2026.
2. The proposed Temporary Structure is at The Goldener Hirsch Hotel (7520 Royal Street) within the Residential Development (RD) Zoning District, the Sensitive Land Overlay (SLO), and the Deer Valley Master Planned Development (MPD).
3. The Temporary Structure would be located on an outdoor patio at The Hirsch Restaurant.

Residential Development Zoning District Requirements

4. Land Management Code (LMC) [§ 15-2.13-2\(B\)\(3\)](#) states that Temporary Improvements are Administrative Conditional Uses.
5. The Temporary Structure will be located within the Common Area of the Golden Deer Phase One Subdivision (Summit County Entry [#334606](#)). The Applicant has provided proof of approval by the Silver Lake Plaza Association.
6. Detached Accessory Structures must not exceed 18 feet in Height (LMC [§ 15-2.13-3\(G\)\(9\)](#)). The proposed Structure is nine Feet in Height.

Sensitive Land Overlay Zone Regulations

7. The proposed Temporary Structure is entirely on an existing patio with no expansion of site disturbance.

Temporary Structures, Tents, and Vendors

8. A Temporary Structure cannot be up for more than 180 Days (LMC [§ 15-15-1](#)). The proposed Temporary Structure would be up for a maximum of three days, from January 16-18, 2026 (Condition of Approval 7).
9. Written notice of Property Owner's permission (the Manager of the Goldener Hirsch) is provided as part of the Application (LMC [§ 15-4-16\(B\)\(1\)](#)).
10. Parking is not diminished because the Temporary Structure is on an existing patio and intended to serve pedestrian traffic along the Silver Lake Plaza (LMC [§ 15-4-16\(B\)\(2\)](#)).
11. The proposed Temporary Structure is along the edge of the patio, away from the main plaza area with most of the pedestrian traffic and routes for emergency personnel. The Development Review Committee (DRC) reviewed the project on January 6, 2026, and confirmed it met their standards (LMC [§ 15-4-16\(B\)\(3\)](#)).
12. The Temporary Structure and its users shall abide by the Noise Ordinance, Municipal Code Chapter 6-3 (Condition of Approval 3) (LMC [§ 15-4-16\(B\)\(4\)](#)).



Planning Department

- 13. The Applicant shall comply with the Sign Code, Title 12 (Condition of Approval 4) (LMC [§ 15-4-16\(B\)\(5\)](#)).
- 14. The Temporary Structure will require a Fire Permit from the Building Department prior to installation to ensure compliance with the Summit County Health Code, the Fire Code, and International Building Code (Condition of Approval 5) (LMC [§ 15-4-16\(B\)\(6\)](#) and LMC [§ 15-4-16\(B\)\(7\)](#)).
- 15. The Applicant shall adhere to all applicable City and State licensing requirements (LMC [§ 15-4-16\(B\)\(8\)](#)).

Conditional Use Permit Review Criteria, Land Management Code Section 15-1-10(E)
16.

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	<p>No required mitigation</p> <p>The Temporary Structure is on an existing above-grade patio. The area is already developed and used for Outdoor Dining.</p>
Traffic conditions including capacity of the existing Streets in the Area	<p>No required mitigation</p> <p>The Engineering Department's Traffic Impact Study (TIS) Guidelines require a TIS if a development will generate 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff.</p> <p>There will be no new vehicle trips generated as the users of the Temporary Structure will be pedestrians already using the Silver Lake Plaza.</p>
Utility capacity	<p>No required mitigation</p> <p>The proposed Temporary Structure will not increase Utility usage beyond what is required for existing Uses, as confirmed by the DRC on January 6, 2026.</p>
Emergency vehicle Access	<p>No required mitigation</p>



Planning Department

	With the Temporary Structure located on an existing patio, emergency vehicle Access is unchanged, as confirmed by the DRC on January 6, 2026.
Off-Street Parking	No required mitigation See Finding of Fact 10.
Internal vehicular and pedestrian circulation system	No required mitigation The proposed Temporary Structure is on an existing above-grade patio and does not encroach on the existing pedestrian plaza or internal vehicular system.
Fencing, Screening, and Landscaping	No required mitigation There is no Fencing, Screening, or Landscaping required or proposed with this application.
Building mass, bulk, and orientation	No required mitigation The proposed Temporary Structure is in an area already used for Outdoor Dining and is appropriate in size and scale for the Site because it will not impede the existing pedestrian circulation system.
Usable Open Space	No required mitigation There are no proposed changes to existing Open Space as the area affected is an existing paved patio.
Signs and lighting	Condition of Approval recommended Staff recommends Condition of Approval 4 requiring a Sign Permit for any proposed Signs. Any outdoor lighting must be down-directed and fully shielded, with bulbs 3000 degrees Kelvin or less (LMC § 15-5-5(J)).
Physical design and Compatibility	No required mitigation The proposed Temporary Structure is appropriate



Planning Department

	in size, scale, and design for the intended Use.
Noise, vibration, odors, steam, or other mechanical factors	<p>Condition of Approval recommended</p> <p>Staff recommends Condition of Approval 3: “The Use shall comply with Municipal Code Chapter 6-3 Noise.”</p> <p>Staff recommends Condition of Approval 6 which limits hours of operation to noon to 5 p.m.</p>
Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas	<p>Condition of Approval recommended</p> <p>The proposed location of the Temporary Structure will not affect any loading or unloading zones. Condition of Approval 8 requires all trash and recycling to be located inside The Goldener Hirsch.</p>
Expected Ownership	<p>No mitigation required</p> <p>The submitted application form is signed by C. Hope Eccles. The Silver Lake Plaza Association provided a letter of approval.</p>
Environmentally Sensitive Lands	<p>No mitigation required</p> <p>The Temporary Structure is not on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and is outside of the Park City Soils Ordinance boundary.</p>
Reviewed for consistency with the goals and objectives of the General Plan	<p>No mitigation required</p> <p>The proposed Use of the Site is consistent with Strategy 1E of the Small Town Feel Focus Area of the 2025 General Plan, as it helps provide a comfortable visitor experience and supports the resort economy.</p>
Radon Mitigation	<p>No mitigation required</p>



Planning Department

	LMC § 15-1-10(E)(17) only applies to residential Conditional Uses.
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Conclusions of Law

1. The proposed Use is compatible with the requirements of the Residential Development District, LMC Chapter 15-2.13.
2. The proposed Use is compatible with the requirements of the Sensitive Land Overlay, LMC Chapter 14-2.21.
3. The proposed Use is compatible with the requirements of Temporary Structures, Tents, and Vendors, LMC Section 15-4-16.
4. The proposed Use is compatible with the requirements of Conditional Use Review Process, LMC Section 15-1-10.
5. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the final plans submitted to the Planning Department and reviewed January 15, 2026, by the Planning Director.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for the review and approval/denial in accordance with the applicable standards by the Planning Director prior to installation.
3. The Applicant shall adhere to Municipal Code of Park City Chapter 6-3, Noise.
4. Prior to any installation of Signage, the Applicant must receive a Sign Permit from the Planning Department.
5. The Use shall not violate the Summit County Health Code, the Fire Code, or State regulations on a mass gathering and shall receive a Fire Permit from the Building Department prior to installation.
6. The Use shall only be operated from noon to 5 PM daily.
7. The Temporary Structure may only be operated from January 16, 2026, through January 18, 2026, and must be deconstructed immediately after.
8. All trash and recycling receptacles must be located inside The Goldener Hirsch and not visible to guests.

This Final Action may be appealed pursuant to LMC [§ 15-1-18](#). If you have questions or



Planning Department

concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.gov.

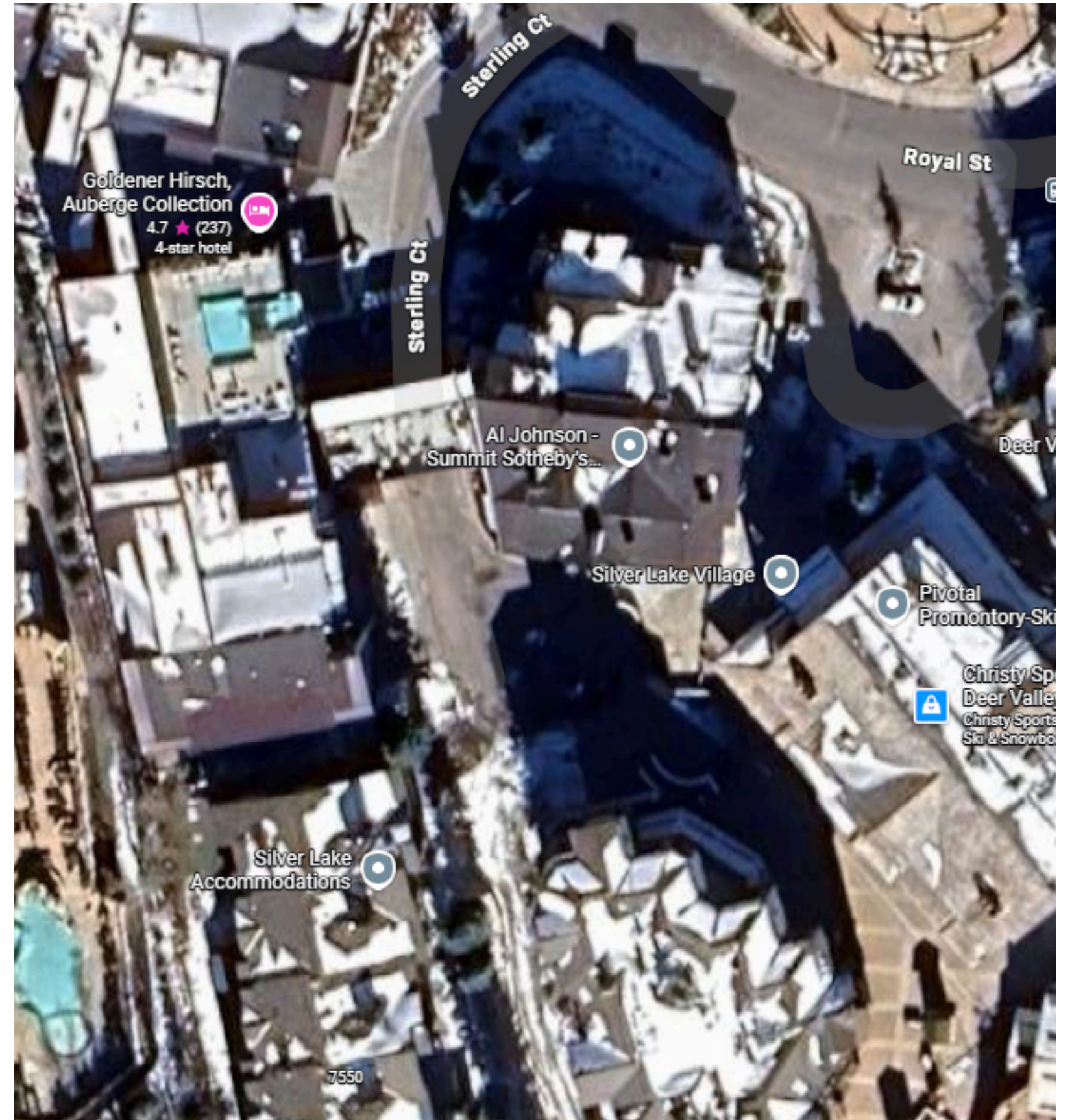
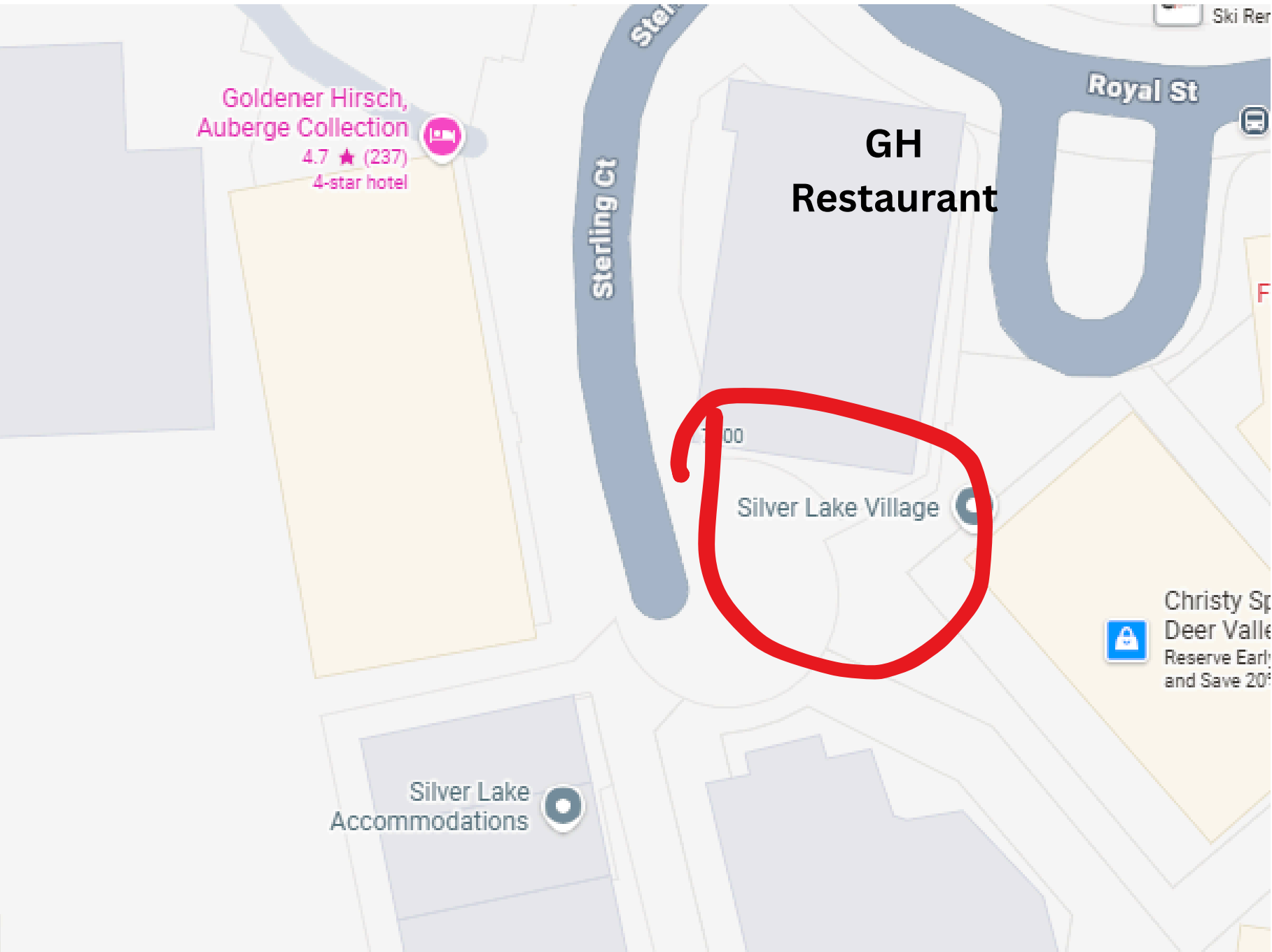
Sincerely,

Rebecca Ward, Planning Director

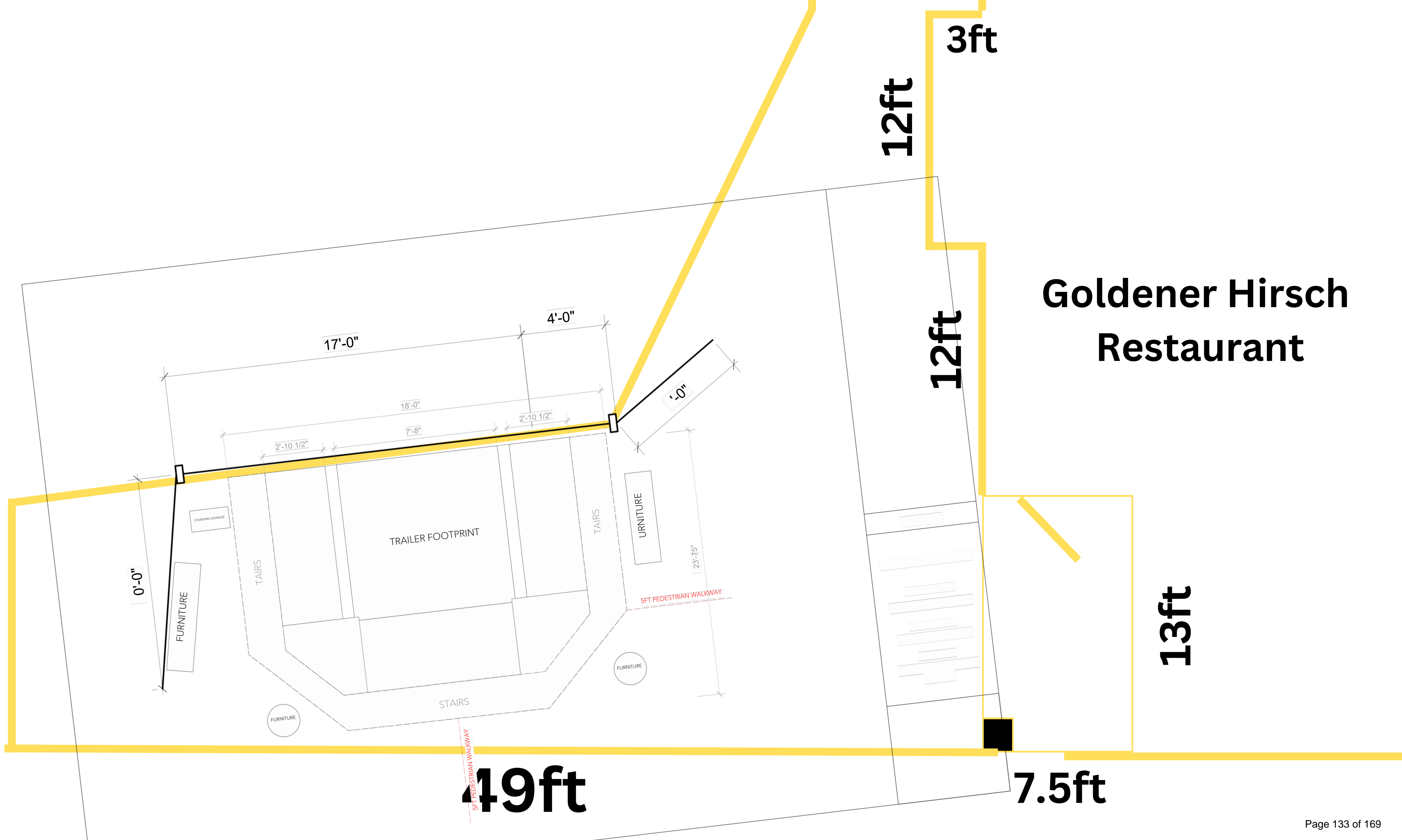
CC: Jaron Ehlers, Project Planner

Attachment 1: Approved Plans

Patio with activation



ft



Goldener Hirsch Restaurant

49ft

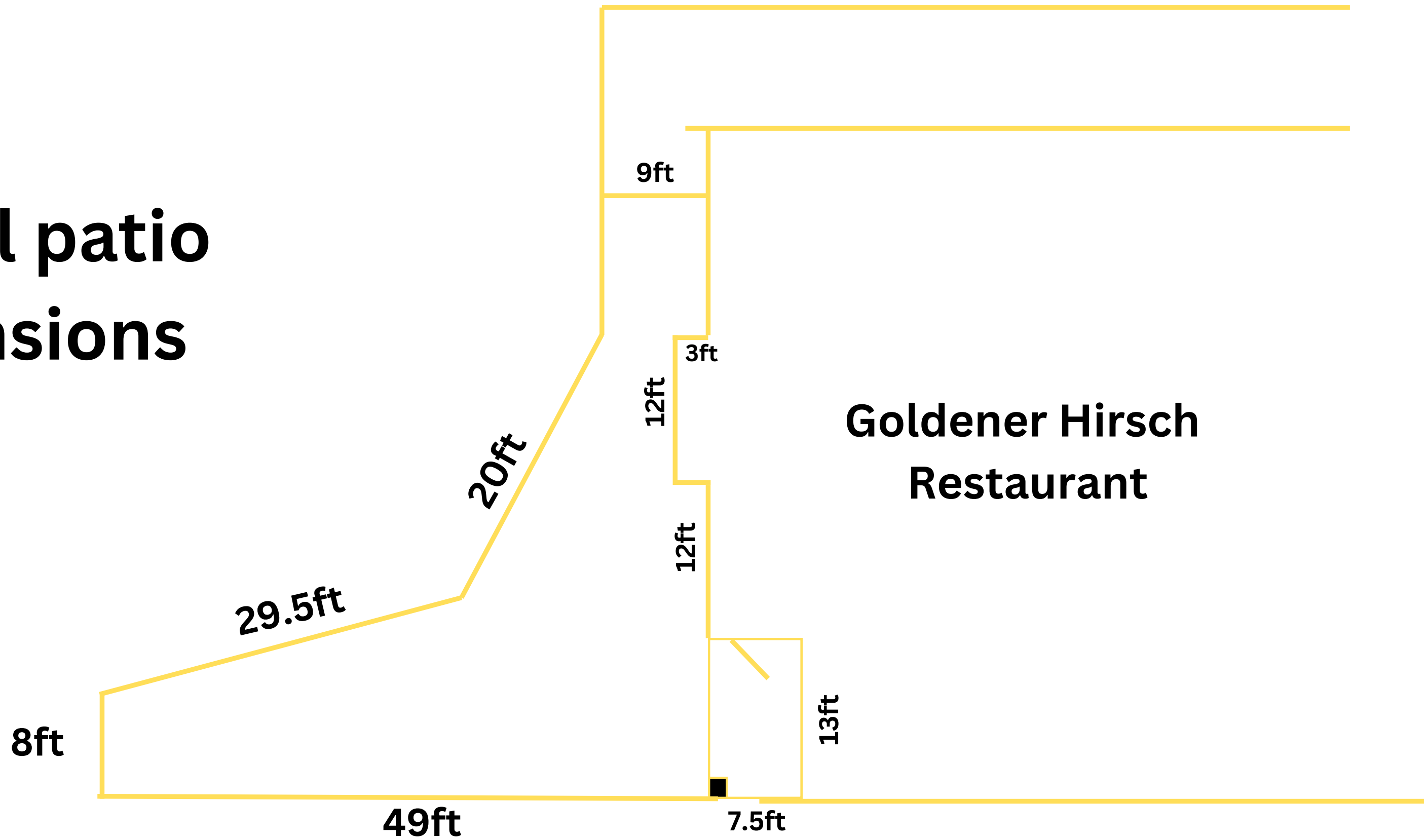
12ft

12ft

13ft

7.5ft

Overall patio dimensions



**Goldener Hirsch
Restaurant**



Motus Production
1508 Bay Rd, #508
Miami Beach, FL 33139
Attn: Grant Leasia

RE: CT Gcube Trailer

CRE Proj. No: 25.601.83
Date: December 8, 2025

Dear Grant,

Clark Reder Engineering Inc. has completed the structural peer review of the CT Guerrilla Cube temporary event trailer. Documents were provided by A. Hussain-Ross, P.E. from Epiphany Engineering Inc. and are attached for reference. It is our understanding that installation will take place from January 14-18, 2026, at the Goldener-Hirsch Hotel in Park City, Utah.

The purpose of this review is to evaluate whether the submitted structural documentation complies with the structural requirements of the applicable building codes for the state of Utah. This review is limited in scope and will be conducted to the extent necessary to render an opinion regarding the stability and integrity of the primary structural system of the project.

At no time shall it be construed that the project peer reviewer, in providing structural peer review services, is supplanting, or supplementing the Structural Engineer of Record in their professional responsibility for the design of the primary structural system. No attempt will be made to verify dimensions, except to the extent necessary to review the adequacy of a particular structural component. This prepared peer review report is intended for the one-time use in connection with this project and location. Any reuse without written approval or adaptation by Clark Reder Engineering, Inc. is prohibited.

We have completed our structural peer review for the above referenced project for conformance to the structural provisions of the 2021 International Building Code, ASCE 7-16, and ASCE 37-14. The proposed temporary structure consists of a two-story framed temporary event trailer consisting of aluminum/steel members, plywood panels, hinged awnings/floorings, and signage consistent with temporary outdoor activations. The second floor is inaccessible in design provided.

The proposed design loads were reviewed with respect to gravity and lateral loading criteria. The dead load consists of the self-weight of the structure (CT Cube Dry Weight = 8.0 kN (1,810 lbs)). Occupancy live loads are produced by the use and occupancy of the structure per Table 1607.1, Roof LL = 5.5 kN (1,250 lbs) and Interior LL = 4.2 kPa (100 psf) of the temporary event trailer although the roof platform does not permit occupants unless railings comply with applicable codes and standards with respect to dimensions, load capacities and maximum openings. No snow loads are permitted. Seismic lateral loads were not addressed in the calculations, which is consistent with the temporary nature of the structure (in the event of an

earthquake, the event shall be suspended until such time that the structure has been inspected by a competent person on site). Wind speeds were reviewed up to 85 kph (52.8 mph). A High Wind Action Plan (HWAP) is required for this project and must be strictly followed for the duration of the event. As described in the documentation, the HWAP must follow:

40 kph (24.8 mph) monitor floor and awnings for movement; remove personnel from interior (lower platform) or otherwise secure decks

50 kph (31.1 mph) remove occupants from roof (upper platform), if applicable

60 kph (37.3 mph) close cube

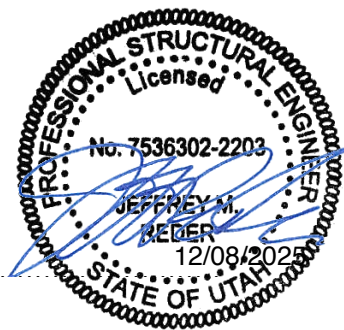
85 kph (52.8 mph), if no ballast used, remove cube from site and store in protected location

Ballast considerations were reviewed and found that the cube must be secured with 2,000 lbs of ballast when closed, or removed from site and stored if wind speeds are expected to exceed 85 kph (52.8 mph). If cube is open, 3,000 lbs of ballast is required, or close the structure if wind speeds are expected to exceed 60 kph (37.3 mph).

In conclusion, the CT Guerrilla Cube temporary event trailer was reviewed and will be structurally adequate as described in the original documentation.

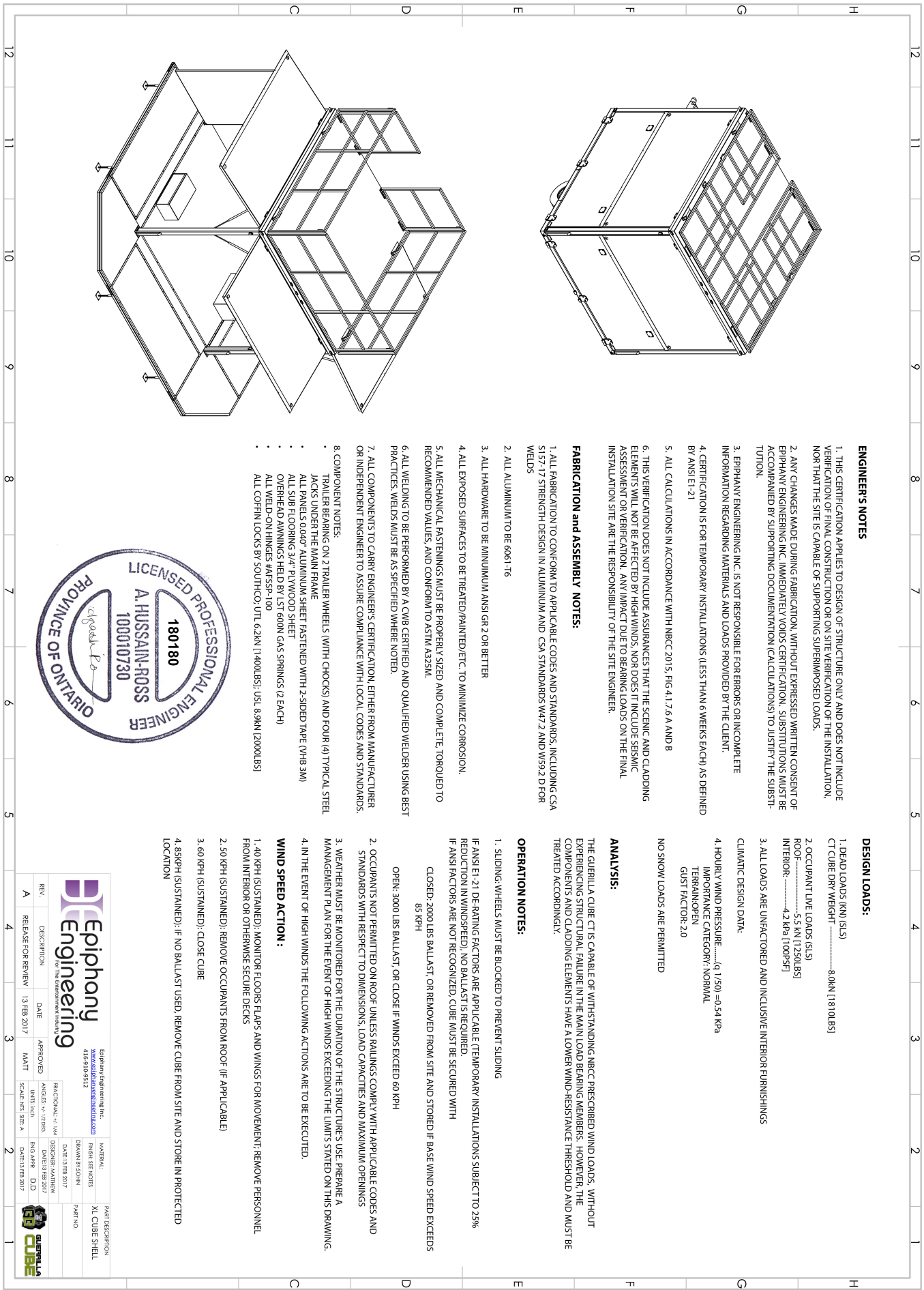
We trust this information is sufficient for your needs at this time. Please do not hesitate to contact our office should you have any questions or require additional information.

Regards,
Clark-Reder Engineering, Inc.



Jeffrey M. Reder, P.E.
UT Registration #: 7536302-2203

Cole Loughridge
Cole Z. Loughridge



ENGINEER'S NOTES

1. THIS CERTIFICATION APPLIES TO DESIGN OF STRUCTURE ONLY AND DOES NOT INCLUDE VERIFICATION OF FINAL CONSTRUCTION OR ON SITE VERIFICATION OF THE INSTALLATION, NOR THAT THE SITE IS CAPABLE OF SUPPORTING SUPERIMPOSED LOADS.
2. ANY CHANGES MADE DURING FABRICATION, WITHOUT EXPRESSED WRITTEN CONSENT OF EPIPHANY ENGINEERING INC. IMMEDIATELY VOIDS CERTIFICATION. SUBSTITUTIONS MUST BE ACCOMPANIED BY SUPPORTING DOCUMENTATION (CALCULATIONS) TO JUSTIFY THE SUBSTITUTION.
3. EPIPHANY ENGINEERING INC. IS NOT RESPONSIBLE FOR ERRORS OR INCOMPLETE INFORMATION REGARDING MATERIALS AND LOADS PROVIDED BY THE CLIENT.
4. CERTIFICATION IS FOR TEMPORARY INSTALLATIONS (LESS THAN 6 WEEKS EACH) AS DEFINED BY ANS I E1-21
5. ALL CALCULATIONS IN ACCORDANCE WITH NBCC 2015, FIG.4.1.7.6 A AND B
6. THIS VERIFICATION DOES NOT INCLUDE ASSURANCES THAT THE SCENIC AND CLADDING ELEMENTS WILL NOT BE AFFECTED BY HIGH WINDS, NOR DOES IT INCLUDE SEISMIC ASSESSMENT OR VERIFICATION. ANY IMPACT DUE TO BEARING LOADS ON THE FINAL INSTALLATION SITE ARE THE RESPONSIBILITY OF THE SITE ENGINEER.

FABRICATION and ASSEMBLY NOTES:

1. ALL FABRICATION TO CONFORM TO APPLICABLE CODES AND STANDARDS, INCLUDING CSA S157-17 STRENGTH DESIGN IN ALUMINIUM AND CSA STANDARDS W47.2 AND W59.2 D FOR WELDS
2. ALL ALUMINIUM TO BE 6061-T6
3. ALL HANDWARE TO BE MINIMUM ANS I GR 2 OR BETTER
4. ALL EXPOSED SURFACES TO BE TREATED/PAINTED/ETC. TO MINIMIZE CORROSION.
5. ALL MECHANICAL FASTENINGS MUST BE PROPERLY SIZED AND COMPLETE, TORQUED TO RECOMMENDED VALUES, AND CONFORM TO ASTM A325M.
6. ALL WELDING TO BE PERFORMED BY A CWB CERTIFIED AND QUALIFIED WELDER USING BEST PRACTICES. WELDS MUST BE AS SPECIFIED WHERE NOTED.
7. ALL COMPONENTS TO CARRY ENGINEER'S CERTIFICATION, EITHER FROM MANUFACTURER OR INDEPENDENT ENGINEER TO ASSURE COMPLIANCE WITH LOCAL CODES AND STANDARDS.

- COMPONENT NOTES:**
- TRAILER BEARING ON 2 TRAILER WHEELS (WITH CHOCKS) AND FOUR (4) TYPICAL STEEL JACKS UNDER THE MAIN FRAME
 - ALL PANELS 0.040" ALUMINIUM SHEET FASTENED WITH 2-SIDED TAPE (VHB 3M)
 - ALL SUB FLOORING 3/4" PLYWOOD SHEET
 - OVERHEAD AWNING HELD BY LST 600N GAS SPRINGS (2 EACH)
 - ALL WELD-ON HINGES #A155P-100
 - ALL COFFIN LOCKS BY SOUTHCO: UTL 6.26N (1400 LBS); USL 8.96N (2000 LBS)



DESIGN LOADS:

1. DEAD LOADS (KN) (SL) CUB DRY WEIGHT ----- 8.0KN (1810 LBS)
 2. OCCUPANT LIVE LOADS (SL) ROOF ----- 5.5 KN (1250 LBS) INTERIOR ----- 4.2 KPa (1009 PSF)
 3. ALL LOADS ARE UNFACTORED AND INCLUSIVE INTERIOR FURNISHINGS
- CLIMATIC DESIGN DATA:
4. HOURLY WIND PRESSURE ----- (q 1/50) = 0.54 KPa IMPORTANCE CATEGORY: NORMAL TERRAIN: OPEN GUST FACTOR: 2.0
- NO SNOW LOADS ARE PERMITTED

ANALYSIS:

THE GURILLA CUBE CT IS CAPABLE OF WITHSTANDING NBCC PRESCRIBED WIND LOADS, WITHOUT EXPERIENCING STRUCTURAL FAILURE IN THE MAIN LOAD BEARING MEMBERS. HOWEVER, THE COMPONENTS AND CLADDING ELEMENTS HAVE A LOWER WIND-RESISTANCE THRESHOLD AND MUST BE TREATED ACCORDINGLY.

OPERATION NOTES:

1. SLIDING: WHEELS MUST BE BLOCKED TO PREVENT SLIDING
- IF ANS I E1-21 DE-RATING FACTORS ARE APPLICABLE TEMPORARY INSTALLATIONS SUBJECT TO 25% REDUCTION IN WIND SPEED, NO BALLAST IS REQUIRED.
- IF ANS I FACTORS ARE NOT RECOGNIZED, CUBE MUST BE SECURED WITH
- CLOSED: 2000 LBS BALLAST OR REMOVED FROM SITE AND STORED IF BASE WIND SPEED EXCEEDS 89 KPH
- OPEN: 3000 LBS BALLAST OR CLOSE IF WINDS EXCEED 60 KPH

WIND SPEED ACTION :

1. 40 KPH (SUSTAINED): MONITOR FLOORS FLAPS AND WINGS FOR MOVEMENT; REMOVE PERSONNEL FROM INTERIOR OR OTHERWISE SECURE DECKS
2. 50 KPH (SUSTAINED): REMOVE OCCUPANTS FROM ROOF (IF APPLICABLE)
3. 60 KPH (SUSTAINED): CLOSE CUBE
4. 85 KPH (SUSTAINED): IF NO BALLAST USED, REMOVE CUBE FROM SITE AND STORE IN PROTECTED LOCATION



REV. A	DESCRIPTION	DATE	APPROVED	MAT	SCALE: NTS 3/8" = 1'
RELEASE FOR REVIEW	13 FEB 2017				

<p>Epiphany Engineering Inc. 416-910-9512 www.epiphanyengineering.com</p>	<p>MATERIAL: ALUMINIUM FRONT: SEE NOTES DRAWN BY: SCOMI DATE: 13 FEB 2017</p>	<p>PART DESCRIPTION: GURILLA CUBE PART NO. XL CUBE SHELL</p>
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<p>DESIGNER: MATTHEW DATE: 13 FEB 2017</p>	<p>ENGINEER: D.D. DATE: 13 FEB 2017</p>
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ADDENDUM: Snow Monitoring and Snow Removal Protocol

CT Guerrilla Cube Temporary Event Trailer

1. Scope and Purpose

This addendum establishes the minimum required procedures for snow monitoring and snow removal for the CT Guerrilla Cube temporary event trailer (“the Structure”) during deployment in winter conditions. The Structure is not assigned an engineered snow-load rating. Therefore, continuous monitoring and prompt removal of accumulated snow are required to maintain safety and prevent excessive environmental loading.

This document is intended to supplement existing engineering drawings, vendor specifications, and permit submissions.

2. Environmental Conditions and Limitations

The Structure shall not be subjected to sustained or excessive snow loads. Due to the absence of a rated design snow load, operational procedures must ensure that snow accumulation is mitigated before loading approaches levels that could compromise structural performance.

The Owner/Operator shall actively monitor weather conditions and implement this protocol throughout the activation period.

3. Inspection and Monitoring Requirements

3.1 Inspection Frequency

Baseline Conditions (no active snowfall):

A minimum of two daily inspections—prior to event opening and immediately following event close.

Active Snowfall or Forecasted Snowfall:

Inspections shall occur at intervals not exceeding 120 minutes

Post-Event / Overnight Accumulation:

The Structure shall undergo a mandatory inspection ****before occupancy or use**** on the following day.

3.2 Inspection Areas

Inspections shall include, at minimum:

- * Roof surfaces for accumulation, drift, ice formation, or uneven loading
- * Awnings, overhangs, signage, or auxiliary components
- * Structural surfaces for signs of deformation, deflection, or audible distress
- * Door systems
- * Ground conditions adjacent to the Structure

4. Snow Accumulation Thresholds

The following action thresholds are established to maintain conservative safety margins:

0.5–1.0 inch accumulation:

Removal shall begin at the first safe opportunity.

1–3 inches accumulation:

Removal is mandatory. Monitoring frequency shall increase to 60-minute intervals during continued snowfall.

>3 inches accumulation or rapid/wet accumulation:

The Structure shall be closed to public use. Accumulation must be removed before reopening. Vendor or engineering consultation is recommended.

Extreme conditions (e.g., heavy wet snow, wind-driven drifting, significant ice loads):

The Structure shall be closed, secured, and inspected prior to resuming activity.

5. Snow Removal Procedures

5.1 Approved Equipment

- * Non-metallic snow tools (soft-bristle roof broom, plastic shovel)
- * Extension rakes designed for rooftop clearing
- * Ladder use only by trained personnel and only if consistent with manufacturer guidance

Metal tools or tools with sharp edges shall not be used on the Structure.

5.2 Removal Methodology

- * Snow shall be removed from ground level when possible.
- * Removal shall progress from roof edges toward center to reduce lateral loading.
- * No personnel shall access the roof unless explicitly permitted by the manufacturer.
- * Snow and ice shall be cleared from auxiliary components (awnings, signage, etc.).
- * Ice melt products shall not be applied to the Structure.

After removal, a visual inspection must confirm the absence of structural irregularities.

6. Operational Suspension Criteria

The Structure shall be evacuated and operations suspended immediately if any of the following occur:

- * Visible deflection, deformation, or audible structural distress
- * Accumulation exceeding stated thresholds
- * Inability to safely remove snow due to weather conditions
- * Vendor or engineering recommendation to suspend operation

Reopening shall occur only after conditions are corrected and inspection is performed.

7. Weather Tracking Requirements

The Operator must monitor weather forecasts and real-time conditions using a recognized meteorological service (e.g., NOAA).

Monitoring shall include:

- * Hourly checks during operational periods
- * Storm tracking beginning 24 hours prior to predicted snowfall
- * Adjusted staffing and equipment planning based on forecasted accumulation

8. Responsibility and Compliance

The Owner/Operator assumes full responsibility for implementing this protocol as a condition of using the Structure in winter or snow-bearing environments.

The vendor's provision of this addendum does not constitute a structural snow-load certification and shall not be interpreted as such. This protocol is an operational mitigation measure, not a substitute for engineered load ratings.

10. Acknowledgment

By signing below, the Operator acknowledges receipt of this addendum and agrees to comply with all monitoring, removal, and documentation requirements herein.

Operator: GIAN LASHER

Date: 12/9/25





December 12, 2016

Hope Eccles
First Security Bank Building
79 S. Main Street
2nd Floor
Salt Lake City, UT 84111

NOTICE OF PLANNING COMMISSION ACTION

<u>Application #</u>	PL-15-02967
<u>Address</u>	7520, 7530, 7540, 7570 Royal Street
<u>Description</u>	Conditional Use Permit
<u>Action Taken</u>	Approved with conditions
<u>Date of Action</u>	November 30, 2016

On November 30, 2016, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission approved your application based on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. The property is located at 7520-7570 Royal Street East with access proposed off of Sterling Court, a private street.
2. The property is zoned Residential Development subject to the Eleventh Amended and Restated Large Scale Master Planned Development, aka Deer Valley MPD, as amended.
3. On October 16, 2015, the applicant submitted a request for a Conditional Use Permit for an expansion of the existing Goldener Hirsch Inn located at 7520-7570 Royal Street East.
4. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Deer Valley Master Planned Development Permit, submitted on April 27, 2016, for concurrent review. The MPD amendment application requests to combine Silver Lake Village Lots F, G and H into one Lot I and to transfer 843 sf of residential uses (0.4215 UE) from Lot D to Lot I. Lot D would be reduced to 5.5785 UE of residential uses.
5. This Conditional Use Permit is subject to approval of the Second Amended Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat amendment, submitted on October 16, 2016, for concurrent review. The plat amendment application requests combination of Silver Lake Village Lots F, G, and H into one lot, Lot I.
6. The 1.17 acre Lot I is currently vacant undeveloped land that has been used as a temporary parking lot for Silver Lake Village and Deer Valley Resort for thirty years

or more. This property provides approximately 60 temporary parking spaces (depending on the level of parking management) on a roughly paved surface.

7. The Deer Valley MPD assigns a total of 34 UE to Silver Lake Village Lots F, G and H and 6 UE to Silver Lake Village Lot D.
8. The Twelfth Amendment to the Deer Valley MPD notes that Lot D is assigned 2,062 square feet of commercial area plus support commercial uses.
9. Lot D is the location of the existing Goldener Hirsch Inn. The Hirsch currently has a total of 11,104 sf of residential floor area (20 separate units). The DV MPD allocated 6 UE of residential density (12,000 sf). The existing building also contains 3,493 sf of platted commercial floor area, based on the Golden Deer Condominium and First Amended Golden Deer Condominium plats. This support commercial (restaurant, bar, lounge, gift shop, front desk, etc.) consists of 2,062 sf of DV MPD assigned commercial and 1,431 sf of support commercial approved with the 1988 Golden Deer (MPD) approval. An additional 500 sf of support meeting space was also approved.
10. At the time of MPD approval support commercial/support meeting space was based on the total floor area of the building minus the parking garage and support commercial (24,693 sf). A total of 4,532 sf of support commercial/support meeting space was permitted (2,062 sf from DV MPD and 2470 sf based on the building floor area).
11. The total existing support commercial and support meeting space in the Goldener Hirsch Inn is 3,993 sf (3,493 of platted commercial floor area plus the 500 sf of common area meeting space on the second floor). No changes are proposed to the commercial areas.
12. The MPD does not assign commercial to Lots F, G, and H (aka Lot I). These Lots are allowed support commercial calculated per the LMC at the time of approval of the CUP. The applicants are not proposing support commercial with this permit.
13. On October 16, 2015, the Planning Department received a complete application for a Conditional Use Permit (CUP) requesting approval for a total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size (area) from 570 to 2,379 square feet. The total residential floor area includes the 843 sf (0.4215 UE) transferred from the existing Inn (on Lot D) and the 68,000 sf (34 UE) entitled with the Deer Valley MPD for Lots F, G, and H, per the proposed 12th Amended Deer Valley MPD.
14. The project has a total of 31 lockouts associated with the 38 units to facilitate the viability of existing hotel operations. The lockout unit floor area is included in the total unit area and the parking calculations.
15. The proposed building is oriented towards Sterling Court and generally has a north/south axis. The site is broken into more than one volumetric mass in order to match the scale of the surrounding buildings. The north building contains sixteen units ranging from 2,180 to 2,265 sf. and an ADA unit on the ground floor. The center building contains six units of approximately 2,000 to 2,379 sf and includes the lobby and amenities. The south building contains sixteen units comprised of eight 570- 588 sf hotel rooms and eight units of approximately 1,808 sf to 2,205 sf
16. The total proposed building area is 154,578 square feet. Included in the total area, in addition to the 68,843 square feet of residential units, are approximately 8,300 square feet of residential accessory uses (recreation amenities, business center,

workout area, etc.); 22,878 square feet of circulation, back of house, restrooms, etc.), 3,398 square feet of support meeting space, a 2,162 square foot required ADA unit as common area, and 49,077 sf of parking garage (in addition to the 68,843 square feet of residential units). This area is exclusive of any unenclosed porches, decks, and patios.

17. No UE are required for residential accessory uses, support meeting space, back of house area, or the parking garage. No support commercial uses are proposed with this Conditional Use Permit.
18. The Deer Valley MPD does not require open space on this parcel as the unit equivalent formula is used for density calculations.
19. Building Height allowed per the Deer Valley MPD is 59' (plus 5' to 64'), provided that the peak of the roof does not exceed USGS elevation 8186'. The base elevation is identified as USGS elevation 8122'. The proposed building does not exceed USGS elevation 8186' to the highest part of the roof.
20. The proposed building is similar in physical design, mass, and scale to surrounding buildings and while different than surrounding structures in terms of architectural style, design, and character, the proposed building has elements that provide a continuity and compatibility of design for the Silver Lake Village. By incorporating similar design elements and materials, as required by the Deer Valley Design Review Board, the applicant has worked to make the building compatible with surrounding structures in terms of style, design, and detailing. By reducing the amount of glazing, reworking the balcony design, and provided additional building articulation, particularly along Royal Street, the revised building is more compatible with the general architectural theme of the Village while providing a more updated and fresh style to the area. The proposed design does not detract from the overall architectural character of the area.
21. Final design approval by the Deer Valley Architectural Review Board is a requirement of the Deer Valley MPD.
22. Parking requirements are based on the size and number of residential units. A minimum of 76 spaces are required for the number and sizes of proposed units. A total of 110 parking spaces are proposed within an underground parking garage. Thirty-four extra parking spaces will be available for flexible use for public parking and overflow.
23. The Goldener Hirsch will continue to meet the parking requirements for the remaining residential units with existing underground parking under the Goldener Hirsch Inn building. A hotel managed shuttle service is proposed to reduce traffic trips. Guest parking will be managed through valet service within the parking structure.
24. A final utility plan, including location and details for storm water facilities and dry utilities, to be located on the property, in addition to all other utilities, will be provided with the building permit plans for final approval by the City Engineer, SBWRD, and the Fire District.
25. Sterling Court provides access, including emergency access, to the project from Royal Street East. There is a fire code compliant turn around area at the southern end of the Court. Enhanced fire protection and emergency access for the west side of the property were coordinated with the adjacent property owner (Stein's) and will be reflected on the final utility and fire protection plans to be submitted with the

building permit plans.

26. Enhanced pedestrian pathways along the eastern property line are proposed, as well as pedestrian pathways and outdoor plazas between the spa pool area and the recreation area and ski locker rooms.
27. Natural vegetation on the southern portion of the site includes native grasses and shrubs.
28. Four existing buildings in the Silver Lake Village area with access off of Sterling Court (Goldener Hirsch, Royal Plaza, The Inn, and Mt Cervin) generally have a north-south orientation and are similar in height and scale to the proposed building as designed with vertical and horizontal articulation and massing broken into three main components.
29. The Land Management Code allows for 20' setbacks along Royal Street (25' for front facing garage), 12' side setbacks, and 15' rear setbacks. The proposed building has a 20' setback along Royal Street, a 15' setback along Sterling Court (a private street) (per the subdivision plat), a 12' setback along the west side property line and a 15' rear setback adjacent to the Mt. Cervin property line. The Planning Commission may alter interior setbacks within the Deer Valley MPD at the time of review of the associated plat amendment.
30. All exterior lights and signs must comply with the applicable Park City ordinances and code. Exterior lights must be identified on the building permit plans and shall be down-directed and shielded. No additional signs are proposed with this permit. Approval of a sign permit is required prior to installation of any new regulated signs.
31. A condominium plat and condominium declaration to identify private, common, and limited common areas shall be recorded prior to sale of any unit.
32. The Deer Valley MPD is not subject to the requirements of the Sensitive Lands Overlay.
33. The site is within the area subject to the City's Urban Wildland Interface Ordinance for fire prevention.
34. On January 13, 2016 the Planning Commission discussed the proposal, conducted a public hearing, and continued the item to February 24, 2016.
35. On February 24, 2016 the public hearing was continued to a date uncertain. There was no public input provided at the hearings on January 13th or February 24th, 2016.
36. Staff received public input from a neighboring property owner in May expressing safety concerns with the driveway access onto Sterling Court; the height of the proposed sky bridge blocking views; and potential pedestrian conflicts with service vehicles, cars, and emergency vehicles if access is permitted on Sterling Court instead of Royal Street East.
37. The project was on hold until August 2016 for the applicant to resolve ownership and utility issues.
38. Staff maintained contact with the property owner and upon receipt of revised plans and contacted this neighbor to set up a meeting to discuss the above mentioned safety concerns.
39. The applicant provided a traffic and safety analysis of the project on September 20, 2016 for inclusion in the Planning Commission packet.
40. On September 28, 2016, the City Engineer provided a memo addressing the safety and adequacy of Sterling Court and made a finding that Sterling Court should function adequately with the added density and should not be a safety concern.

41. Legal notice was published in the Park Record and on the Utah Public Notice Website on September 9, 2016 and the property was re-posted on September 14, 2016 for the September 28, 2016 hearing. Courtesy mailing was provided to the property owners within 300' of the property.
42. The Conditional Use Permit application was reviewed for consistency with the Park City General Plan.
43. The applicant stipulates to the conditions of approval.

Conclusions of Law:

1. The CUP is consistent with the Deer Valley Master Planned Development, as amended and the Park City Land Management Code.
2. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

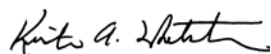
Conditions of Approval:

1. The plans and application for a Building Permit must be in substantial compliance with the plans reviewed by the Planning Commission on November 30, 2016.
2. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Master Planned Development Permit and the Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat.
3. Prior to building permit issuance the amended subdivision plat for Silver Lake Village to combine Lots F, G, and H into one lot of record, shall be recorded at Summit County. The plat shall identify the 15' setbacks along Sterling Court.
4. Prior to building permit issuance a final landscape plan shall be reviewed and approved by the Planning and Building Departments.
5. Prior to building permit issuance the plans shall be approved by the Deer Valley Architectural Review Board.
6. The final landscape plan shall comply with the City's Wildland Urban Interface Ordinance for defensible space and fire prevention. Drought tolerant landscaping and water conservation measures shall be used per requirements in the LMC.
7. All conditions of approval of the Deer Valley Master Planned Development, as amended, apply to this project.
8. A Construction Mitigation Plan shall be submitted at the time of Building Permit application. The Plan shall include a regulation for construction traffic, including how excavated materials will leave the site. Downhill truck traffic is required to use Marsac Avenue, a State Highway, rather Royal Street, a residential city collector street due to the location of an emergency run-away truck ramp off Marsac Avenue, unless otherwise authorized by the City Engineer and Chief Building Official. The CMP shall address closure dates due to Special Events, as well as other items requested by the Chief Building Official.
9. All exterior lights and signs must comply with applicable Park City ordinances and codes.
10. Exterior lighting must be identified on the building permit plans and shall be down-directed and shielded. Any existing, non-conforming exterior lighting shall be brought into compliance with the current LMC requirements.

11. Approval of a sign permit is required prior to installation of any regulated signs.
12. A final utility plan shall be provided with the building permit application for final approval by the City Engineer, SBWRD, and the Fire District prior to building permit issuance.
13. A final fire protection plan must be submitted to and approved by the Chief Building Official and Fire District prior to Certificate of Occupancy.
14. Sterling Court meets the minimum width of 20' for emergency access. No parking is permitted along the Court and curbs shall be painted and/or signed to clearly mark the 20' fire lane.
15. As common area, the required ADA unit may not be sold. A residential unit must be rented in conjunction with the ADA unit unless the ADA unit is included in the total residential UE.
16. All exterior mechanical vents and extrusions shall be painted to match the exterior siding materials.
17. Exterior mechanical equipment shall be screened to mitigate for any mechanical factors that might affect people and property off-site.
18. Standard Project Conditions of Approval apply to this project.
19. Storm water system must retain the first flush of a storm as defined by the State of Utah. Storm water system shall be shown on the final utility plan.
20. Above ground dry utility facilities shall be located on the property.
21. Pool and plaza hours are limited from 7AM to 10PM and compliance with the Park City noise ordinance is required.
22. Applicant shall submit a report and evidence of noise, disturbance, and activity complaints on and off-site, including the resolution of any complaint matters, to the Planning Commission one year from issuance of Certificate of Occupancy. Staff will provide an update to the Planning Commission. The Commission may add additional Conditions of Approval to meet the Conditional Use Permit requirements for mitigation of noise, based on the report and evidence of complaints.
23. Outdoor activities on the Plaza, including outdoor dining and outdoor events, require compliance with the Land Management Code, including approval of administrative Conditional Use permits, if applicable.

If you have questions regarding your project or the action taken please contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,



Kirsten Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

**DEER VALLEY RESORT THIRTEENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
February 26, 2025**

WHEREAS, Royal Street Land Company, a Utah corporation (“Royal Street”) heretofore submitted to the Planning Commission of Park City (“Commission”) certain items with relation to a residential, commercial, and recreational development project known as Deer Valley / Lake Flat Area Development (“Project”) which items were listed in the original Permit granted for the Project by Commission and are incorporated herein by reference; and

WHEREAS, Commission found that such items submitted by Royal Street complied with and satisfied all applicable requirements of the Park City Land Management Code as then in force, to permit the construction of the Project as a planned unit development pursuant to the planned unit development exception then contained in the Park City Land Management Code; and

WHEREAS, Commission heretofore issued to Royal Street a Special Exception Permit dated September 27, 1977, with relation to the Project, which Special Exception Permit was amended by an Amended Special Exception Permit dated June 27, 1979 issued to Royal Street and by a Second Amended and Restated Special Exception Permit dated January 27, 1982, a Third Amendment to Special Exception Permit dated May 17, 1984, a Fourth Amendment to Special Exception Permit dated February 21, 1985, a Fifth Amended and Restated Special Exception Permit dated December 23, 1986, a First Amendment to Fifth Amended and Restated Special Exception Permit dated November 29, 1989, a Second Amendment to Fifth Amended and Restated Special Exception Permit dated April 11, 1990, a Sixth Amended and Restated Special Exception Permit dated October 10, 1990, a Seventh Amended and Restated Large Scale Master Planned Development Permit dated April 14, 1993, an Eighth Amended and Restated Large Scale Master Planned Development Permit dated April 25, 2001, a Ninth Amended and Restated Large Scale Master Planned Development Permit dated June 28, 2006, a Tenth Amended and Restated Large Scale Master Planned Development Permit dated August 12, 2009, an Eleventh Amended and Restated Large Scale Master Planned Development Permit dated March 23, 2011, and a Twelfth Amended and Restated Large Scale Master Planned Development Permit dated November 30, 2016 (collectively, the “Large Scale Master Planned Development Permit”), which were issued to Deer Valley Resort Company, who together with Deer Valley Development Company are the permittee (“Permittee”), as assignee and successor to the rights of Royal Street under the Special Exception Permit; and

WHEREAS, Permittee and Commission desire to further amend and restate the Large Scale Master Planned Development Permit to reflect actions approved by the Commission with respect to the future development of the Snow Park Village base area with a new parking structure, as well as create a new base village for the Project, consisting of additional residential housing, nightly lodging, parking, retail space, commercial uses, food and beverage outlets, a transit center, ski lifts, recreational and event facilities, improved open space and related facilities (“Snow Park Village”); and

WHEREAS, Permittee has requested modification to the Large Scale Master Planned Development Permit and Commission is willing to grant said modifications as herein set forth; and

WHEREAS, Commission finds that it is in the best interest of Park City and its citizens that Permittee be granted the right to construct and develop the Project as a Master Planned Development in accordance with the Park City Land Management Code passed and adopted December 22, 1983, effective January 1, 1984 as the same has been amended by Ordinance to the date hereof (herein designated the “Code”), including without limitation those portions of the Code attached hereto as Exhibit 4, and in accordance with the Large Scale Master Planned Development Permit as amended and restated hereby.

NOW THEREFORE, the Large Scale Master Planned Development Permit is hereby amended and restated to authorize and grant the right, and Permittee is hereby authorized and granted the right, to develop and construct the Project, subject to Planning Commission approval of any required Conditional Use Permits for site specific development and City Council approval and recordation of any required subdivision plats, as outlined and detailed in this: (A) Thirteenth Amended and Restated Large Scale Master Planned Development Permit (“Permit”) including the Exhibits hereto and those documents and items submitted by Permittee as aforesaid, as a Master Planned Development pursuant to the Master Planned Development provisions contained in the Code; and, (B) the Agreement dated July 12, 1978, between Park City, as “City”, and Royal Street, as “Royal Street”, as amended by an Amendment to Agreement dated May 29, 1979, a Second Amendment to Agreement dated April 3, 1980, a Third Amendment to Agreement dated August 21, 1980, as amended and restated in its entirety by a Fourth Amendment and Restatement of Agreement, a Fifth Amendment to Agreement dated May 17, 1984, and a Sixth Amendment to Agreement dated February 21, 1985, and all subsequent amendments, which are all incorporated herein by reference and which Agreement as so amended is herein referred to as the “Agreement”, and as such Agreement may hereafter be further amended from time to time. Park City is hereinafter referred to in this Permit as “City”.

A. Densities. For purposes of determining densities in the Project:

1) Insofar as the following portions of the Project are concerned, the authorized densities shall be as follows:

<u>Parcel Designation</u>	<u>Authorized Dwelling Units</u>
Northwest Multi-Family (Fawn grove)	80
North Entrance Multi-Family (Pinnacle)	40
North Hillside Multi-Family (Pinnacle)	46
Southwest Multi-Family (Aspenwood)	30
Southwest Multi-Family (Courchevel)	13.5
Northwest Hillside Multi-Family (Daystar)	24
South Entrance Multi-Family (Stonebridge)	50
South Multi-Family (Lakeside)	60
West Multi-Family (Pine Inn and Trails End)	40
Total	383.5

For purposes of determining densities on the parcels designated in this Subparagraph A (1), a single family home or an apartment containing two bedrooms or more constituted a dwelling Unit, a one-bedroom apartment constituted one-half of a dwelling Unit, and a hotel room or lodge room constituted one-half of a dwelling Unit. The parcels in this subparagraph have all been developed as of the date hereof.

2) Insofar as all portions of the Project other than the nine parcels containing 383.5 dwelling Units identified in Subparagraph A (1) above are concerned, an apartment Unit containing one bedroom or more shall constitute a dwelling Unit and a hotel room or lodge room shall constitute one-half of a dwelling Unit.

3) If approved in advance by Commission and Permittee, the owner of any development parcel in the Project shall have the right to have the densities permitted on said development parcel calculated in accordance with Subparagraph A(1) or Subparagraph A(2) above and/or with Exhibit 1 attached hereto (whichever is applicable) or in accordance with the Unit Equivalent formula in effect at the time of this pending application as set forth in Exhibit 4 (“Unit Equivalent Formula”). In the event of election of an owner to utilize said Unit Equivalent Formula and approval thereof by Commission and Permittee, the maximum number of Unit Equivalents which may be contained in the structures built upon said development parcel shall not exceed the permitted number of dwelling Units to be constructed thereon determined in accordance with Subparagraph A(1) or Subparagraph A(2) above and/or with Exhibit 1 attached hereto (whichever is applicable) and the number of Unit Equivalents as constructed on said development parcel shall for all purposes hereof be deemed the number of units constructed thereon. Approval of use of the Unit Equivalent Formula by Commission and Permittee shall not, and cannot, alter or release any private land use covenants between the owner and Deer Valley, or others, concerning development of the property or the density permitted thereon. Certain provisions of this Permit require compliance with the Code as it may, from time to time, be amended. However, the Unit Equivalents and Support Commercial shall be calculated in accordance with the 2022 LMC for all phases of the Snow Park project, including future conditional use permits and according to the phasing plan approved by the Planning Commission, and February 26, 2025, Phase I CUP Final Action Letter, expressly including condition of approval 51.

4) Insofar as the following portions of the Project are concerned, the authorized densities, permitted on the development parcels are required to be calculated in accordance with the Unit Equivalent Formula:

<u>Parcel Designation</u>	<u>Authorized Unit Equivalents</u>
Snow Park Village	209.75
Total	209.75

B. Unit Size. Except for units with relation to which the owner elected or elects to or is required to utilize the Unit Equivalent formula, there shall be no size limitation for Units constructed on any parcel provided that following construction the parcel proposed to be developed contains a minimum of 60% open space and otherwise complies with MPD and all applicable

zoning regulations.

C. Development Parcel Designations. Development parcel designations, prescribed densities, parcel sizes, building height limitations (the height limitation for each parcel will be determined by reference to the Code in effect at time of application for approval of the development of the parcel, with the exception of the Snow Park Village parcels which are described below in C(2)) and the status of development of the parcels as of the date hereof are reflected on Exhibit 1. The Project has had a total of 2,110 residential Units (exclusive of employee housing Units) within the Project. Permittee shall have the right to develop 209.75 Unit Equivalents within the Snow Park Village, subject to the conditions and requirements of the Park City Design Guidelines, the Deer Valley Design Guidelines, and the following:

1) **Conditional Use Review.** Prior to the sale or development by Permittee of each parcel in Snow Park Village, Permittee shall submit a site-specific plan with relation to such parcel to the Commission requesting approval for construction on the parcel. In addition, the Permittee shall request the establishment of building site conditions with relation to the parcel. Accordingly, Permittee or persons acting on its behalf shall file with the Community Development Department of City a completed application form supported by the information set forth in the Code for a conditional use permit, as the same may be amended from time to time. The procedure for the approval or disapproval of any site-specific plan shall be based upon the provisions of this Permit and the conditional use criteria of the Code in effect on the date of application. Components of the Project, other than land development parcels, are listed on Exhibits 2 and 3.

2) **Dimensional Requirements.** Building height limitations shall be in accordance with Exhibit 1, Exhibit 4, and the vertical Building Height Envelope is as set forth in the Planning Director Determination of Natural Grade, Dated February 18, 2021.

D. Subdivision of Development Parcels. Prior to the sale of any individual lots on any parcel listed on Exhibit 1 developed for residential use as a “subdivision” as defined by the City subdivision ordinance and state statute, the party electing to establish a subdivision on said parcel shall comply with all applicable provisions of the City subdivision ordinance in effect at the time of application. The procedure for the approval or disapproval of any subdivision application shall be based upon the procedure provided in the City subdivision ordinance in effect at the time of application.

Prior to the filing of a condominium plat and declaration of condominium to establish a condominium on any parcel listed on Exhibit 1, the party electing to establish a condominium shall comply with all applicable provisions of any City condominium ordinance in effect at the time of application. The procedure for the approval or disapproval of any condominium shall be based upon the Utah Code and any City condominium ordinance in effect at the time of application.

E. Applicability of Sensitive Area Overlay Zone. For projects within the Deer Valley Large Scale Master Planned Development, the density limitations of the Sensitive Area Overlay Zone do not apply because Master Planned Developments approved prior to the adoption of the Sensitive Area Overlay Zone are vested in terms of density. Site planning standards can be applied only to the extent that they do not unequivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply.

F. Relationship to National Standards. The provisions of the Code and any other applicable zoning and development ordinances including national standards with respect to engineering or building requirements as adopted by City, in effect in City on the date hereof, shall govern the development within the Project, except as otherwise provided herein.

G. Off-Street Parking. Parking required with relation to each portion of the Project shall be based upon Code as in effect at the time application for a building permit for such portion of the Project as is filed with City. For purposes of calculating required parking, the Project shall be deemed to be zoned Residential Development District (RD) Master Planned Development (MPD). Parking for each separate development parcel in the Project shall be determined in accordance with the Code at the time of application for Conditional Use approval. Any additional parking shall not encroach into zoned open space. Parking for the Snow Park Village parking structure shall be operated in accordance with the conditions of approval for the Snow Park Village conditional use permit(s). Notwithstanding condition of approval number 6 of the February 26, 2026, Final Action Letter, off-street parking associated with Snow Park Village shall continue in accordance with the standards in the 12th MPD until such time as a building permit for the construction of the parking structure is issued, unless otherwise approved in connection with a future development approval.

H. Commercial Space, Support Commercial, and Meeting Space. Exhibit 2 hereto lists commercial and certain support spaces allotted to the Project. The commercial uses for Snow Park Village are restricted in utilization to the following parcels in the Snow Park Village:

- Pine Inn Multi-Family Parcel
- Snow Park Lodge Multi-Family Parcel (Black Diamond Lodge)
- Snow Park Village (Combination of Snow Park Hotel Parcel and Snow Park Parking Area Parcel)
- Snow Park Day Center Parcel

Utilization of portions of the commercial uses category for Snow Park Village within any of the above listed parcels is subject to the specific approval of both Permittee and Commission.

In addition to the commercial uses permitted in the Project, “Commercial Use, Support”, “Commercial Use, Resort Support”, “Meeting Space”, “Residential Accessory Uses”, and “Resort Accessory Uses”, all as defined in the Unit Equivalent Formula described in 2022 LMC, attached as Exhibit 4. Modifications to Unit Equivalents will be addressed as part of the Phase 2 Snow Park Village Conditional Use Permit and will be calculated in accordance with the 2022 LMC, as described in the findings and conditions of the February 26, 2025, Final Action Letter.

I. Employee Housing. Permittee has been required to cause the development of 112 employee (affordable) housing units pursuant to prior editions of this Permit. Prior to the date of this Permit, Permittee has developed or caused to be developed units qualifying under the low and moderate income housing exception of the Code as follows:

Project Location	Number of Qualifying Units
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A. Units in Deer Valley:	
Little Belle Manager Unit	1
Stag Lodge Manager Unit	1
Sterlingwood Manager Unit	1
Bald Eagle Caretaker Units	2
Mt. Cervin Manager Unit	1
Deer Valley Club Manager Unit	1
B. Units Other Than in Deer Valley:	
Parkside Apartments	42
Fireside Apartments / Condos	42
Washington Mill Apts.	8
Peace House	3
Aspen Villas / Silver Meadows (Participation)	9
Fawn grove Employee Unit	1
Total	112

The City acknowledges full satisfaction of Permittee’s employee housing obligations for development occurring prior to the date of this Permit in accordance with the Twelfth Amended and Restated Large Scale Master Planned Development Permit dated November 30, 2016 (the “12th Amendment”) with respect to the then applicable Affordable Housing Guidelines under Park City Resolution 13-15 (“Resolution 13-15”). Resolution 13-15 has since been replaced by both Resolution 25-2020, which increased the required ratio of affordable housing unit equivalents from 15% to 20% of the total residential unit equivalents being constructed, and Resolution 05-2021 which addressed HOA fees for affordable housing units. Based the tentative calculation of AUEs proposed for the development at Snow Park Village, Deer Valley’s preliminary affordable housing requirement is 67.1 AUEs, subject to confirmation by the Park City Housing Authority based upon the Phase 2 application for vertical development above the Snow Park Village parking structure, which AUEs may be located anywhere within the municipal boundaries of Park City, within reasonable walking distance of public transit. The Ski Rail site may be considered a pre-approved location for DVR’s affordable housing units for Snow Park project. AUEs must be delivered and made available for use prior to the issuance of certificate of occupancy for dwellings above the Snow Park Village parking structure.

For future permits/redevelopment, projects shall be obligated to comply with all applicable ordinances of City relating to the creation and construction of employee housing, including ordinances that are adopted after the date of this Permit, except for the Snow Park Village, which is vested under the parameters approved by Resolution 05-2021. Deer Valley will be given credit for the previously developed units identified above when computing the employee housing obligation under applicable ordinances. If at the time a new employee/affordable housing ordinance is adopted, the number of existing employee/affordable housing units built by Deer Valley or persons acting on its behalf outside of Snow Park Village exceeds the number of units required by the new ordinance, credit shall be given against the ordinance imposed obligation, but in no event shall the City be obligated to reimburse Deer Valley for any excess, or to permit the

assignment of the employee/affordable housing credits. If a new affordable housing ordinance is adopted, the number of existing units built by Deer Valley or those acting on its behalf outside of Snow Park Village falls short of the newly imposed ratio of employee units to conventional units, Deer Valley agrees to be bound by the provisions of the newly adopted ordinance; provided, however, that the new ordinance shall apply only to those applications for site specific approvals or amendments approved after the adoption of the new employee/affordable housing ordinance or resolution.

J. Technical Reports. Permittee shall submit updated technical reports with regard to traffic monitoring, water systems, and sewer systems for review by Commission as significant changes occur in those systems and as needed for specific project review as required by the Community Development Director and Public Works Director prior to density approval.

K. Public Use of Ski Facilities. Use of all ski facilities within the jurisdiction of City, as described on Exhibit 3, shall be open to the general public and shall not be restricted to owners of property located in Deer Valley or to members of any private club. Furthermore, all charges, fees and costs paid by the general public for the use of such facilities shall not exceed the charges, fees and costs paid by owners of property located in Deer Valley.

L. Trails. There are 4 types of trails in Deer Valley:

- 1) Bicycle paths located within street rights-of-way;
- 2) Pedestrian paths connecting parcels together within a community;
- 3) Connecting paths connecting communities together; and
- 4) Hiking trails to provide access to the mountain.

Bicycle paths shall be located within street rights-of-way dedicated to City and shall be operated and maintained by City as shown on applicable trails master plans.

Pedestrian paths shall be hard surfaced, a minimum of five feet wide, a maximum of six feet wide and built to public sidewalk specifications. These paths shall connect development parcels together and connect development parcels to commercial nodes. At the time of conditional use approval of a particular development parcel, the developer of said parcel shall provide a pedestrian path across said parcel connecting to the paths on the adjoining parcels. The location of these paths shall be determined by the parcel developer and by City staff with the Deer Valley Trails Master Plan used as a guide. The locations shall be modified as necessary to take into consideration topography and existing trails, and shall tie into the bus system which serves Deer Valley. These paths shall form a year-round system. Maintenance shall be the responsibility of the parcel owner. A 10 to 15 foot wide easement (easement size shall be determined at the time of site specific conditional use approval) for each pedestrian path shall be dedicated to City and is required to be shown on the recorded plat for the applicable development parcel.

It is recognized by the parties that the property within the Deer Valley Resort is private property. Public access to ski runs is at the discretion of Permittee. Summer public access and non-destructive summer use which includes casual hiking on ski runs shall be allowed by Permittee subject to reasonable rules and regulations.

In the event that City in its sole discretion determines that City should hold any easements for hiking, City shall make a request that an easement be granted for any or all of the hiking trails that City desires to hold within or adjacent to ski runs shown on the Trails Master Plan. In the event that City obtains a formal agreement, City agrees to maintain such hiking trails, and Permittee will provide legal descriptions, signage and grant to City an easement (minimum of 10 feet to maximum of 15 feet wide) to maintain such hiking trails without hard surface and without winter maintenance. If City desires to upgrade the hiking trails beyond that which currently exists, City agrees to bear the cost of those improvements. The Trails Master Plan shall serve as a general guide in determining the final location of said hiking trails. In the event City obtains and holds formal easements for hiking trails, City shall indemnify and hold Permittee and its successors and assigns harmless from and against any loss, damage, injury or responsibility with relation to any such trail and any claims, demands or causes of action from any person resulting from injuries sustained while utilizing any hiking trails for which City has obtained and holds easements. Said public easement shall also be subject to such additional reasonable rules and regulations as Permittee deems appropriate to eliminate possible interference with the operation and maintenance of the ski resort, or in the interest of safety or security.

M. Open Space. With the exception of those parcels identified on Exhibit 1 and those areas and items listed on Exhibit 2 as “commercial and support space”, all remaining property in the Project is hereby designated “landscaped open space” as that term is defined in the Code as presently in effect and shall remain substantially free from structures, roads and parking lots except as otherwise approved by City or permitted by the Code as presently in effect. The “landscaped open space” shall be maintained and operated by Permittee at Permittee’s sole cost and expense.

N. Fire Considerations. All buildings or structures located within the Bald Eagle, Silver Lake, and North Silver Lake Communities shall be fire sprinkled in accordance with UBC 38-1-82.

O. Water Improvements. Permittee agrees that, as a condition of and concurrently with issuance to Permittee of a building permit for the construction of any buildings or structures comprising a portion of the Project, Permittee shall be obligated to agree in writing to construct and convey to City storage facilities, pumping facilities, and transmission lines, as agreed upon and approved by the Public Works Director and City Engineer at the time of issuance of said building permit, to the extent necessary to store and transmit culinary water, irrigation water, and water for fire flows to the buildings and structures covered by the building permit and to connect the same to the water system of City, and shall evidence to the satisfaction of City the ability of Permittee to comply with such agreements.

Permittee agrees that completion of the action required by this Section with relation to any building or structure included in the Project shall be deemed a condition precedent to the right to occupy and utilize the building or structure. Commission and Permittee agree that the general level of water facilities construction for the Project required by this Section O has been heretofore accomplished by Permittee.

The existing agreement relating to water rights and water facilities for Deer Valley development entered into November 17, 1988 between Permittee as “DVRC”, Royal Street as “Royal Street”, and City as “Park City” and the Deer Valley Water Facilities Improvement

Agreement dated March 31, 1994 between City, Royal Street and Permittee (as “DVRC”) and the Amendment to the 1994 Deer Valley Water Facilities Improvement Agreement dated May 12, 2006 between City as “Park City”, Royal Street and Permittee (as “DVRC”) are made a part of this Permit by reference.

P. Sewer Considerations. Although City has no responsibility for sewer approvals; the Snyderville Basin Sewer Improvement District has indicated the following with respect to sewerage in Deer Valley: Projected flow calculations are based on average wastewater flow from residential units and make no distinction regarding size. In other words, the Sewer District does not follow the “unit equivalent” concept as does City.

The Sewer District has previously reviewed both the Upper and Lower Deer Valley sewer systems and made the following comments: Upper System (American Flag / Silver Lake Community) - There are two sections of sewer within the American Flag Subdivision that limit upstream, new growth to approximately 325 additional residential units. There are several sections with only slightly greater capacity. This concern or limitation was eliminated by construction of a new sewer trunk line from Royal Street through the Westview Parcel in 1988. Lower System (Solamere, Queen Esther, Fawn grove) - A portion of the trunk sewer serving this area was replaced in 1985 to provide greater capacity for Hanover and Park Con projects as well as Deer Valley’s. These three developers executed an agreement with the District which identified their anticipated development and the percentage of the cost they would fund to “reserve” capacity in the sewer system. Of the present sewer capacity of approximately 1385 units, Deer Valley has approximately 200 units available for future development. However, there are downstream sections of sewer that have less capacity than the new Deer Valley North Road sewer. This problem will be pursued with the developers as necessary.

Q. Doe Pass Road. Within Snow Park Village, unless otherwise approved as part of the Snow Park Village subdivision, Permittee shall improve the existing privately owned Doe Pass Road consistent with Condition 19 of the Final Action Letter approved February 26, 2025. Prior to or concurrent with subdivision plat recordation, Permittee shall grant the City a perpetual public use easement over Doe Pass Road that will allow perpetual public access rights, including emergency, utility, and vehicular access over Doe Pass Road. Permittee shall coordinate road closures or events on Doe Pass Road with the City.

R. Public Transit Center. Within Snow Park Village, Permittee shall construct a public transit center in accordance with the Snow Park Village conditional use permits.

S. Gondola. Permittee shall install a gondola that connects Snow Park Village to Park Peak with a stop in the Silver Lake Community Area and connecting to East Village (“New Base Area”) conceptually depicted by the blue line in the image attached hereto as Exhibit 5. Details on the location of the bottom terminal and final route for the gondola, including construction phasing, shall be included in the future conditional use permit applications for development of buildings over the parking structure. Permittee shall realign the existing Carpenter Express lift to the extent needed to facilitate the construction of the Snow Park Village gondola. Nothing in this Subsection S or Exhibit 5 authorizes the City to regulate any portion of Permittee’s resort located outside of Park City’s boundaries.

T. Severability. If any provision or provisions of this Permit shall be held or deemed to be, or shall, in fact, be illegal, inoperative, or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent, whatsoever.

U. Term of Permit. The term of this Permit is governed by the Twenty-Ninth Edition of the Land Management Code of Park City as revised as of April 1, 1993, but shall not terminate any earlier than allowed in the Project Partnership Agreement dated as of November 18, 2025.

V. Effective Date. This Permit shall be effective upon the recordation of the Subdivision Plat vacating the public right of way in accordance with Ordinance 2023-56.

Approved as of this day of February 26, 2025.

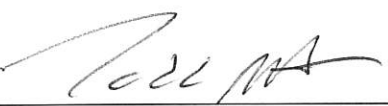
PARK CITY PLANNING COMMISSION:

By: 

Planning Commission Chair

Consented to by:

DEER VALLEY DEVELOPMENT COMPANY

By: 

Authorized Representative

DEER VALLEY RESORT COMPANY, LLC

By: 

Authorized Representative

**DEER VALLEY RESORT THIRTEENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT EXHIBIT 1
DEVELOPMENT PARCELS¹**

PERMITTED DENSITY

PARCEL NAME	(UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	PARCEL HEIGHT (FEET)	SIZE (ACRES)
DEER VALLEY COMMUNITY					
Stonebridge & Boulder Creek Multi-Family	50	54	1	28	10.23
Aspenwood Multi-Family	30	30		28	9.21
Pine Inn & Trails End Multi-Family	40	45	1	35	8.52
In The Trees (South Multi-Family) Multi-Family	14	14		28-45	2.87
Black Diamond Lodge (Snow Park Lodge Multi-Family)	29	27		28-75	5.70
Courcheval Multi-Family	13.5	27	1	35	1.82
Daystar Multi-Family	24	24		28	9.84
Fawngrove Multi-Family	50	50		28	12.05
Chateaux Fawngrove Multi-Family	10.5	11	2	28	Incl
Bristlecone Multi-Family	20	20		28	Incl
Lakeside Multi-Family	60	60		28	6.49
Solamere Single Family (includes Oaks, Royal Oaks & Hidden Oaks)	274	274		28	237.81
Pinnacle Multi-Family	86	86		28	36.80
Comstock Lodge (East Bench Multi-Family)	10.5	21	1	35	3.50
Red Stag Lodge	8.5	11	1	35	Incl
Powder Run Multi-Family	25	33	1	35	3.20
Wildflower (Deer Valley North Lot 1 Multi-Family)	11	14	1	28	1.04
Glenfiddich (Deer Valley North Lot 2 Multi-Family)	12	12		28	1.45
Chapparral (Deer Valley North Lot 3 Multi-Family)	15	20	1	28	1.44
Northeast Multi-Family					12.65
Lodges @ Deer Valley	73.25	85	3	28-35	
Silver Baron Lodge	42.75	50	12	28.35	
Snow Park Village (Snow Park Hotel & Parking Sites)	209.75	0	4	28-45	24.28
Total Deer Valley Community	1108.75				
AMERICAN FLAG COMMUNITY					
American Flag Single Family	93	93		28	83.04
LaMaconnerie Multi-Family	15	15		28	6.19
Total American Flag Community	108				
NORTH SILVER LAKE COMMUNITY					
Westview Single Family	15	1		28	40.69
Evergreen Single Family	36	36		28	27.60
NSL Homesite Parcel #1	1	1		35	1.90
Belleterre Single Family	10	10		28	11.42
Bellevue Townhomes (NSL Subdivision Lot 1)	24	14	10	28	4.62
Bellemont Townhomes (NSL Subdivision Lots 2A and 2A-1)	18	12	10	28	3.75
NSL Subdivision Lot 2B	54	0		45	5.96
BelleArbor Townhomes (NSL Subdivision Lot 2C)	43	21	10	28-35	8.25
NSL Subdivision Lot 2D Open Space Lot	0	0	5	0	4.03
Total North Silver Lake Community	201				
SILVER LAKE COMMUNITY					
Stag Lodge Multi-Family	50	52	6	28-35	7.34
Cache Multi-Family	12	12		28	1.77
Sterlingwood Multi-Family	18	18		28-35	2.48

Stein Eriksen Lodge Multi-Family	66.75	65	11	28-35	10.86
Little Belle Multi-Family	20	20		28	3.66
Chateaux At Silver Lake Lot 23 Deer Valley Club Estates					
Subdivision)	65	78	1	28.45	3.24
Sterling Lodge (Lot 2 Silver Lake East Subdivision)	14	14		28-45	0.61
Royal Plaza Multi-Family (Silver Lake Village Lot A)	7.6215	13	1	59 (A)	0.48
Mt. Cervin Plaza Multi-Family (Silver Lake Village Lot B)	7.5	7		59 (A)	0.54
Inn at Silver Lake (Silver Lake Village Lot C)	10	8		59 (A)	0.50
Goldener Hirsch Inn (Silver Lake Village Lot D)	5.5785	18	1	59 (A)	0.35
Mt. Cervin Multi-Family (Silver Lake Village Lot E)	16	15		59 (A)	0.53
Silver Lake Village Lot F	0	0		59 (A)	0.35
Silver Lake Village Lot G	0	0		59 (A)	0.38
Silver Lake Village Lot H	0	0		59 (A)	0.44
Silver Lake Village Lot I (combination of Silver Lake Village lots F, G, H)	34.4215	38	13,14,15	59 (A)	1.17
SL Knoll Condominiums	4	4		35	0.76
Knoll Estates Single Family	21	21		35	9.90
Black Bear Lodge (Lot 22 Deer Valley Club Estates Subdivision)	51	51		35	1.39
Knollheim Single Family	20	5	7	35	1.84
Alpen Rose Single Family	2	2		35	0.66
Silverbird Multi-Family	6	6		35	0.80
Ridge Multi-Family	24	24		35	2.34
Enclave Multi-Family	17	17		28-35	1.79
Twin Pines Multi-Family	8	8		28-35	1.33
Collages Single Family	11	11		28	7.06
Alta Vista Subdivision	7	7		35	6.02
Woods Multi-Family	16	7	8	28-35	2.41
Trailside Multi-Family	9	9		28-35	1.46
Aspen Hollow Multi-Family	16	16		28-35	3.18
Ridgepoint Multi-Family	38	38		28-35	5.60
Total Silver Lake Community	614.8715				
BALD EAGLE COMMUNITY					
Bald Eagle Single Family	78	58	9	28	35.65
Total Bald Eagle Community	78				
TOTAL CONVENTIONAL UNITS					
	2110.6215				
EMPLOYEE HOUSING UNITS					
Little Belle	1				
Stag Lodge	1				
Sterlingwood	1				
Bald Eagle	2				
Mt. Cervin	1				
Deer Valley Club	1				
TOTAL EMPLOYEE HOUSING UNITS	7				

NOTES

1. These projects have been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density than base permitted density.
2. One small unit was separately permitted in this project using .5 unit of density.
3. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (85) than base permitted density (73.25).
4. This parcel is required to use the Unit Equivalent Formula contained in Section 15-6-8 of the Code.
5. This parcel has been platted as open space, with the open space applying to the open space requirement of Lot 2B.
6. Two additional units were permitted in this project on land that was not a part of the Deer Valley MPD.
7. This parcel was originally permitted as 20 MF units but subsequently developed as 5 single family homesites.
8. This parcel was permitted as 16 units. Subsequently 9 of the unit development rights were acquired by the homeowners and dedicated as open space.
9. This parcel was originally permitted as a combination of single family and multi-family. The multi-family uses were converted to single family with a density reduction from 78 to 58 units.
10. The development density on these parcels is less than the original permitted density at the election of the developer.
11. The transfer of 1.75 Unit Equivalents to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on June 28, 2006.
12. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (50) than base permitted density (42.75). The transfer of 1 Unit Equivalent to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on March 23, 2011.
13. Prior to issuance of a building permit on Lot 1, the Property owner shall submit an Historic Mine Waste report. If Historic Mine Waste is located on the site, a mitigation plan shall also be submitted compliant with the Park City Soils Boundary Ordinance.
14. Building on Lot 1 shall be designed to be broken into more than one volumetric mass above final grade, exhibiting both horizontal and vertical articulation. Common underground parking is permitted.
15. The transfer of 0.4215 UE from Lot D to Lot 1 was approved by Planning Commission on November 30, 2016.

A. Lots in the Silver Lake Village Subdivision have a development height limitation tied to a base elevation of 8122' with peak of roof not to exceed elevation 8186'.

**DEER VALLEY RESORT THIRTEENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT EXHIBIT 2
COMMERCIAL AND SUPPORT SPACE**

LOCATION	RETAIL	RESTAURANT (3)	COMM'L, OFFICES	ADMIN., SUPPORT & OTHER	TOTAL	TRANSFER TO RESIDENTIAL	DEVELOPED	REMAINING
SNOW PARK LODGE	13807	26958		85578	126343	126343	0	0
SNOW PARK TICKET SALES BUILDING				5112	5112	5112	0	0
SNOW PARK PLAZA BUILDING	3100		16000	4180	23280	23280	0	0
SNOW PARK VILLAGE (1) (7)	21890				21890		21890	
SILVER LAKE LODGE (5) (6)	1200	29160		30790	61150	46150	15000	
EMPIRE LODGE (4)		22456		12544	35000	30453	4547	
SILVER LAKE COMMUNITY (2)	27962		4265	12938	45165	31954	11968	
NORTH SILVER LAKE COMMUNITY	8000			6525	14525		14525	
MAINTENANCE, WHSE, & SHOPS (6)		78574	20265	46724	46724	31724	15000	
TOTAL	75959			204391	379189	295016	82930	

NOTES:

(1) General Snow Park Commercial may only be utilized on certain parcels with approval of the Commission and Permittee. 18110 square feet of General Snow Park Commercial has previously been allocated to and is included in totals for Snow Park Lodge.

(2) 10125 square feet of Silver Lake Community commercial has previously been allocated to and is included in totals for Silver Lake Lodge (1994 Silver Lake Lodge expansion 6990 sf and 1998 Silver Lake Lodge expansion 3135 sf). Remainder of Silver Lake Community commercial consists of:

Developed Space:	
Royal Plaza	14312
Mt. Cervin Plaza	8080
Goldener Hirsch Inn	2062 (see note #5)
Chateaux at Silver Lake	7500
Total	31954
Transferred to Royal Plaza Residential	1243
Allocated but Undeveloped Space:	
Silver Lake Village Lot C	7000

Remainder Unallocated	4968
Total	45165

- (3) Includes kitchen, receiving and storage.
- (4) Maximum size of Empire Lodge is 35,000 sf of which 30,453 sf has been developed. See Amended and Restated Development Agreement for Flagstaff Mountain (Instrument # 806100)
- (5) Commercial uses on Silver Lake Village Lot D includes 2,062 sf as allocated from this Amended and Restated Large Scale MPD, plus support commercial uses.
- (6) The project includes infrastructure supportive of a gondola with a realigned Carpenter lift to extend into the Snow Park project and allow for the gondola; and a new beginner ski pod adjacent to the new gondola alignment serviced by the new "Lift 7" circulator lift. The table above for a) Silver Lake Lodge and b) Maintenance, WHSE, Shops includes the following additional square footage:
 - up to 15,000 additional square feet at the current Deer Valley maintenance facilities south of Silver Lake; and
 - up to 15,000 additional square feet of restaurant/commercial facilities for expansion of public or skier service at Silver Lake Lodge.

**DEER VALLEY RESORT THIRTEENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT EXHIBIT 3
OTHER PROJECT COMPONENTS, ALSO KNOWN AS SKI FACILITIES**

ITEM	PARK CITY	OUTSIDE PARK CITY
<u>SKI AREA (1)</u>		
CHAIRLIFTS	17*	15*
GONDOLA	2*	2*
SKI TRAILS AND BOWLS	76*	114*
SNOWMAKING	X	X
SKI PATROL / UTILITY STATIONS:		
BALD EAGLE MTN.	X	
BALD MTN.	X	
FLAGSTAFF MTN.	X	
LITTLE BALDY		X
JORDANELLE BASE		X
EMPIRE CANYON	X	
<u>AMENITIES</u>		
SNOW PARK LAKES & MEADOWS	X	
SNOW PARK EXISTING LOTS AND FUTURE GARAGE PARKING	X	
PEDESTRIAN TRAIL SYSTEM	X	X
MOUNTAIN BIKING TRAILS SYSTEM	X	X
SNOWSHOE TOMMYS CABIN		X
CUSHINGS CABIN	X	
BIRDSEYE CABIN	X	
JORDANELLE BASE		X
SNOW PARK CONCERT AMPHITHEATRE	X	

(1) *ADDITIONAL SKI AREA FACILITIES AS DEMAND DICTATES, SUBJECT TO PROVISIONS OF PARK CITY LAND MANAGEMENT CODE AND OTHER APPLICABLE JURISDICTIONS. NOTHING IN THIS 13th MPD IS INTENDED TO REGULATE FACILITIES OUTSIDE OF PARK CITY MUNICIPAL BOUNDARIES.

**DEER VALLEY RESORT THIRTEENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT EXHIBIT 4
EXCERPTS FROM PARK CITY LAND MANAGEMENT CODE AS OF
DECEMBER 1, 2020**

UNIT EQUIVALENT FORMULA:

15-6-8 Unit Equivalents

Density of Development is a factor of both the Use and size of Structures built within a project. In order to allow for, and to encourage, a variety of unit configurations, Density shall be calculated on the basis of Unit Equivalents. Unless otherwise stipulated, one (1) Unit Equivalent equates to one (1) single family Lot, 2,000 square feet of Multi-Family Dwelling floor area, or 1,000 square feet of commercial or office floor area. A duplex Lot equates to two (2) Unit Equivalents, unless otherwise stipulated by the Master Planned Development (MPD). The MPD may stipulate maximum Building Footprint and/or maximum floor area for single family and duplex Lots. Residential Unit Equivalents for Multi-Family Dwellings shall be calculated on the basis of one (1) Unit Equivalent per 2,000 square feet and portions of Unit Equivalents for additional square feet above or below 2,000. For example: 2,460 square feet of a multi-family unit shall count as 1.23 Unit Equivalents.

Affordable Housing units required as part of the MPD approval, and constructed on Site do not count towards the residential Unit Equivalents of the Master Plan. Required ADA units do not count towards the residential Unit Equivalents.

Support Uses and accessory meeting space use Unit Equivalents as outlined in Section 15-6-8(C) and (D) below.

- A. **CALCULATING RESIDENTIAL UNIT SQUARE FOOTAGE.** Unit square footage shall be measured from the interior of the exterior unit walls. All bathrooms, halls, closets, storage and utility rooms within a unit will be included in the calculation for square footage. Exterior hallways, common circulation and hotel use areas, such as lobbies, elevators, storage, and other similar Areas, will not be included. Common outdoor facilities, such as pools, spas, recreation facilities, ice-skating rinks, decks, porches, etc. do not require the Use of Unit Equivalents.
- B. **LOCKOUTS.** For purposes of calculating Unit Equivalents, Lockouts shall be included in the overall square footage of a unit.
- C. **SUPPORT COMMERCIAL WITHIN RESIDENTIAL MASTER PLANNED DEVELOPMENTS.** Within a Hotel or Nightly Rental condominium project, the Floor Area of Support Commercial uses may not exceed five percent (5%) of the total Floor Area of the approved residential Unit Equivalents. Any unused support commercial floor area may be utilized for meeting space Uses.
- D. **MEETING SPACE.** Within a Hotel or Condominium project, Floor Area of meeting space may not exceed five percent (5%) of the total Floor Area of the approved residential unit equivalents. Any unused meeting space floor area may be utilized for support commercial uses within a Hotel or Nightly Rental Condominium project.
- E. **COMMERCIAL UNIT EQUIVALENTS.** Commercial spaces, approved as a part of a

Master Planned Development, shall be calculated on the basis of one (1) Unit Equivalent per 1000 square feet of Net Leasable Floor Area, exclusive of common corridors, for each part of a 1,000 square foot interval. For example: 2,460 square feet of commercial Area shall count as 2.46 Unit Equivalents.

F. **RESIDENTIAL ACCESSORY USES.** Residential Accessory Uses include typical back of house uses and administration facilities that are for the benefit of the residents of a commercial Residential Use, such as a Hotel or Nightly Rental Condominium project and that are common to the residential project and are not located within any individual Residential unit. Residential Accessory Uses do not require the use of Unit Equivalents and include, but are not limited to, such Uses as:

- Ski/Equipment lockers
- Lobbies
- Registration
- Concierge
- Bell stand/luggage storage
- Maintenance Areas
- Mechanical rooms and shafts
- Laundry facilities and storage
- Employee facilities
- Common pools, saunas and hot tubs, and exercise areas not open to the public
- Telephone Areas
- Guest business centers
- Public restrooms
- Administrative offices
- Hallways and circulation
- Elevators and stairways

G. **RESORT ACCESSORY USES.** The following Uses are considered accessory for the operation of a resort for winter and summer operations. These Uses are considered typical back of house uses and are incidental to and customarily found in connection with the principal Use or Building and are operated for the convenience of the Owners, occupants, employees, customers, or visitors to the principal resort Use. Accessory Uses associated with an approved summer or winter resort do not require the Use of a Unit Equivalent. These Uses include, but are not limited to, such Uses as:

- Information
- Lost and found
- First Aid
- Mountain patrol
- Administration
- Maintenance and storage facilities
- Emergency medical facilities
- Public lockers
- Public restrooms
- Employee restrooms, employee locker rooms, employee break rooms, and employee dining areas
- Ski school/day care facilities
- Instruction facilities

- Ticket sales
- Equipment/ski check
- Circulation and hallways for these Resort Accessory Uses

CERTAIN DEFINITIONS FROM SECTION 15-15-1:

Commercial Use. Retail Business, service establishments, professional offices, and other enterprises that include commerce and/or trade and the buying and selling of goods and services.

Commercial Use, Support. A Commercial Use oriented toward the internal circulation of a Development, for the purpose of serving the needs of the residents or users of that Development, and not Persons drawn from Off-Site.

Commercial Use, Resort Support. A Commercial Use that is clearly incidental to, and customarily found in connection with, the principal resort Use, and which is operated and maintained for the benefit or convenience of the Owner, occupants, employees, customers of, or visitors to, the principal Use.

BUILDING HEIGHT:

15-2.13.4 BUILDING HEIGHT (Residential (RD) Development)

A. MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:


1. Gable, hip, Barrel, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
2. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
3. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
4. Church spires, bell towers, and like architectural features subject to the Architectural Guidelines, LMC Chapter 15-5, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.
5. Elevator Penthouses may extend up to eight feet (8') above the Zone Height.
6. Ski lifts and tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Planning Commission.
7. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a height of sixty-five feet (65').

**DEER VALLEY RESORT THIRTEENTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT EXHIBIT 5
DEPICTION OF GONDOLA ALIGNMENT**



To Whom it May Concern:

The Silver Lake Village Plaza association is aware of and approves of C Hope Eccles' application for a temporary structure (MLK Weekend Retail Pop Up) to be placed on the restaurant patio of the Goldener Hirsch that lies within the existing easement from the Silver Lake Village Plaza Association. We believe the temporary structure is advancing the goals contemplated under the original easement including increased activation by drawing people into the village.



Christopher M. Conabee
Vice President
Silver Lake Village Plaza Association

1-7-26